

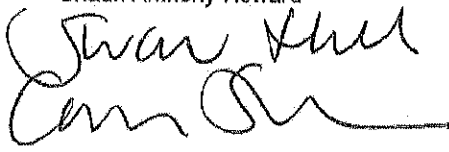
Vendor Statement

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

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

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

Land	10 MAY STREET, TULLAMARINE VIC 3043
------	-------------------------------------

Vendor's name	Shaun Anthony Howard	Date	15/11/2023
Vendor's signature			
	Signed by Swan Hill Conveyancing Services on behalf of the Vendor		
Vendor's name	Zoe Angela Brunwin	Date	15/11/2023
Vendor's signature			
	Signed by Swan Hill Conveyancing Services on behalf of the Vendor		

Purchaser's name	Date
Purchaser's signature	/ /
Purchaser's name	Date
Purchaser's signature	/ /

1. FINANCIAL MATTERS

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

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

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

Not Applicable

1.3 Terms Contract

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

Not Applicable

1.4 Sale Subject to Mortgage

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

Not Applicable

2. INSURANCE

2.1 Damage and Destruction

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

Not Applicable

2.2 Owner Builder

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

Not Applicable

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

☒ Is in the attached copies of title document/s

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

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easements, covenants or other similar restriction.

3.2 Road Access

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

☐

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area within the meaning of section 192A of the *Building Act* 1993 if the square box is marked with an 'X'

☐

3.4 Planning Scheme

- ☒ Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

Not Applicable

4.2 Agricultural Chemicals

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

NIL

4.3 Compulsory Acquisition

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

NIL

5. BUILDING PERMITS

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

Not Applicable

6. OWNERS CORPORATION

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

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

Not Applicable

8. SERVICES

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

Electricity supply ☐	Gas supply ☐	Water supply ☐	Sewerage ☐	Telephone services ☒
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9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

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

10. SUBDIVISION

10.1 Unregistered Subdivision

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

Not Applicable

10.2 Staged Subdivision

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

- (a) Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.
- (b) The requirements in a statement of compliance relating to the stage in which the land is included that have not been complied with are as follows:
NIL
- (c) The proposals relating to subsequent stages that are known to the vendor are as follows:
NIL
- (d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:
NIL

10.3 Further Plan of Subdivision

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

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

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

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable

12. DUE DILIGENCE CHECKLIST

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

is attached

13. ATTACHMENTS

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

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

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



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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

Page 1 of 1

VOLUME 08696 FOLIO 865

Security no : 124110493461Q
Produced 14/11/2023 03:25 PM

LAND DESCRIPTION

Lot 150 on Plan of Subdivision 070188.
PARENT TITLES :
Volume 08425 Folio 424 Volume 08502 Folio 953
Created by instrument LP070188 07/12/1967

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
SHAUN ANTHONY HOWARD
ZOE ANGELA BRUNWIN both of 26 KOPI WAY WOLLERT VIC 3750
AL538193T 04/12/2014

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU373907S 24/05/2021
MACQUARIE BANK LTD

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

DIAGRAM LOCATION

SEE LP070188 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: 10 MAY STREET TULLAMARINE VIC 3043

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 24/05/2021

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	LP070188
Number of Pages (excluding this cover sheet)	2
Document Assembled	14/11/2023 15:28

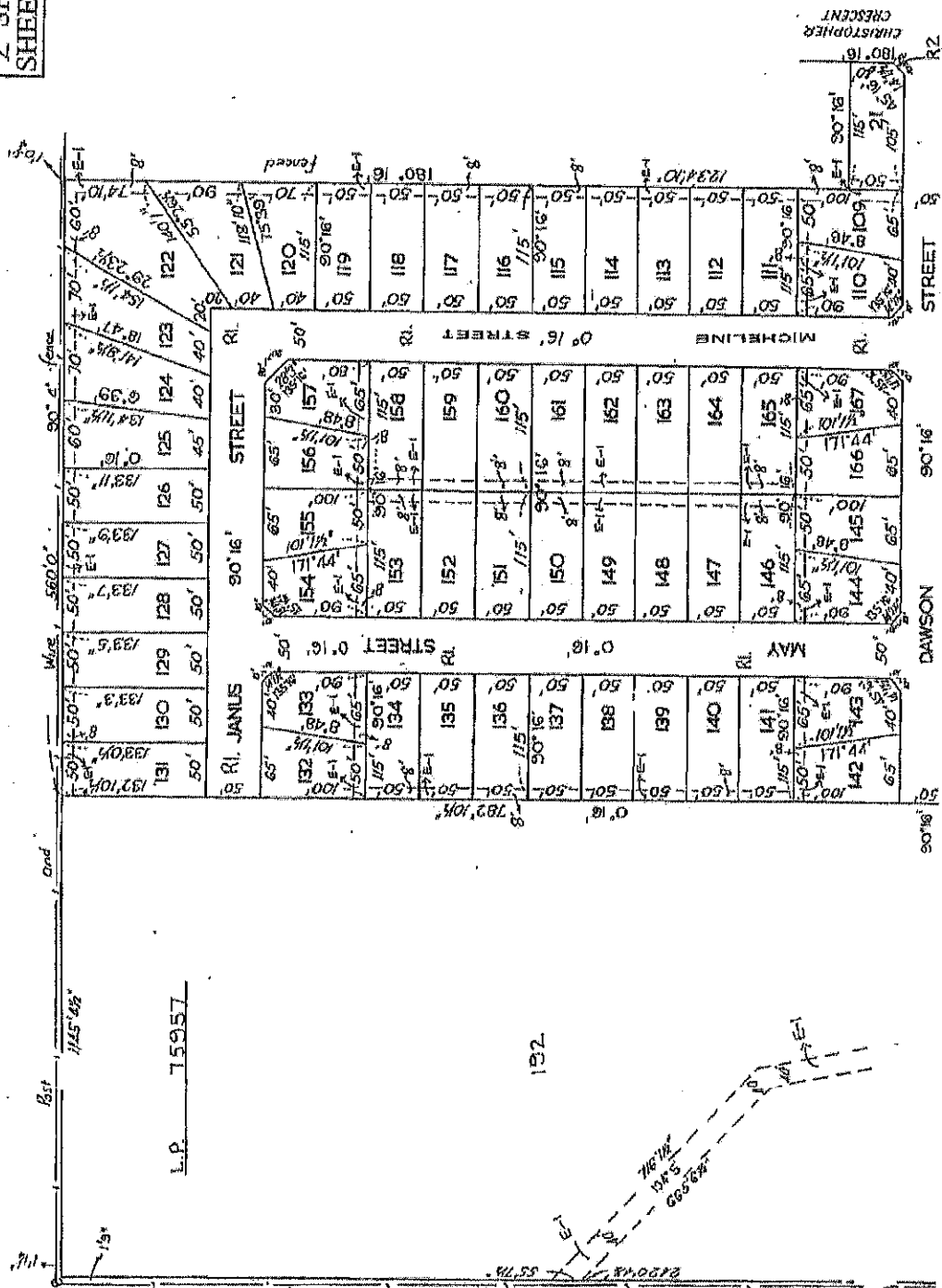
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LP 70188

2 SHEETS
SHEET 2



PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

981304

APPLICANT'S NAME & ADDRESS

SWAN HILL CONVEYANCING C/- TRICONVEY2 (RESELLER)
C/- LANDATA
DOCKLANDS

VENDOR

HOWARD, SHAUN

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

739576

This certificate is issued for:

LOT 160 PLAN LP70188 ALSO KNOWN AS 10 MAY STREET TULLAMARINE
HUME CITY

The land is covered by the:

HUME PLANNING SCHEME

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

The land:

- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 1

A detailed definition of the applicable Planning Scheme is available at :

<http://planningschemes.dpod.vic.gov.au/schemes/hume>

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

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

Additional site-specific controls may apply.
The Planning Scheme Ordinance should be checked carefully.
The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

Copies of Planning Schemes and Amendments can be inspected at the relevant municipal offices.

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

14 November 2023

Sonya Kilkenny
Minister for Planning

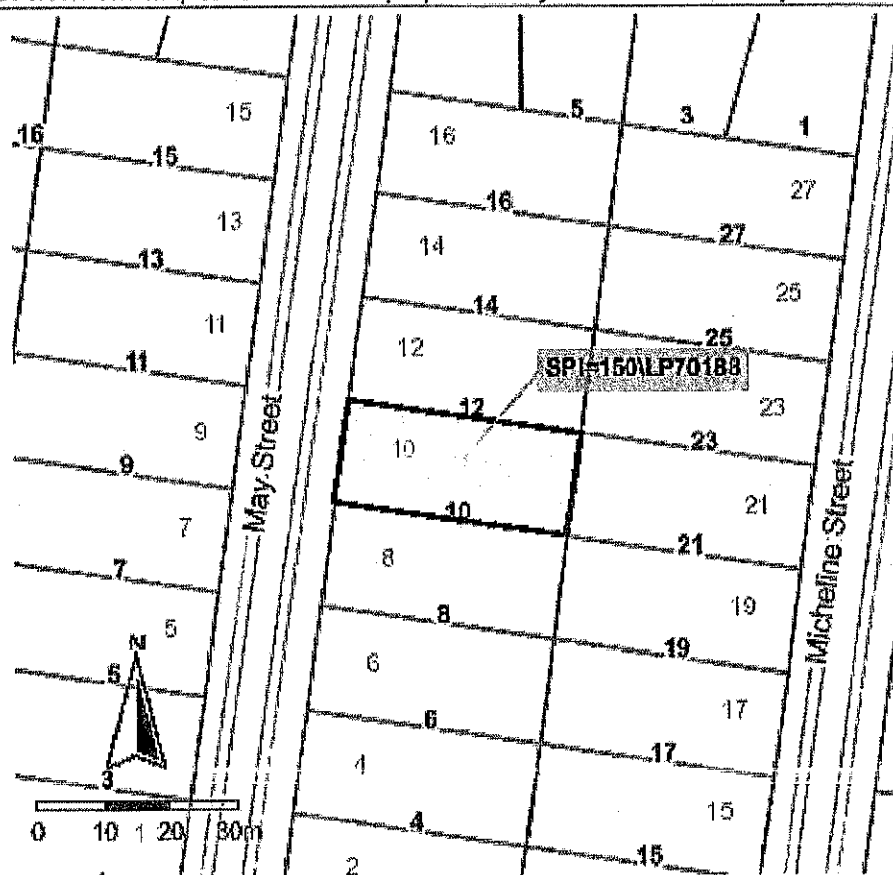


The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

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

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

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



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Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.
Next business day delivery, if further information is required from you.

Privacy Statement

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



PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 14 November 2023 09:24 PM

PROPERTY DETAILS

Address: **10 MAY STREET TULLAMARINE 3043**
Lot and Plan Number: **Lot 150 LP70188**
Standard Parcel Identifier (SPI): **150\LP70188**
Local Government Area (Council): **HUME**
Council Property Number: **501159**
Planning Scheme: **Hume**
Directory Reference: **Melway 16 H1**

www.hume.vic.gov.au

[Planning Scheme - Hume](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **Greater Western Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **JEMENA**

STATE ELECTORATES

Legislative Council: **WESTERN METROPOLITAN**
Legislative Assembly: **SUNBURY**

OTHER

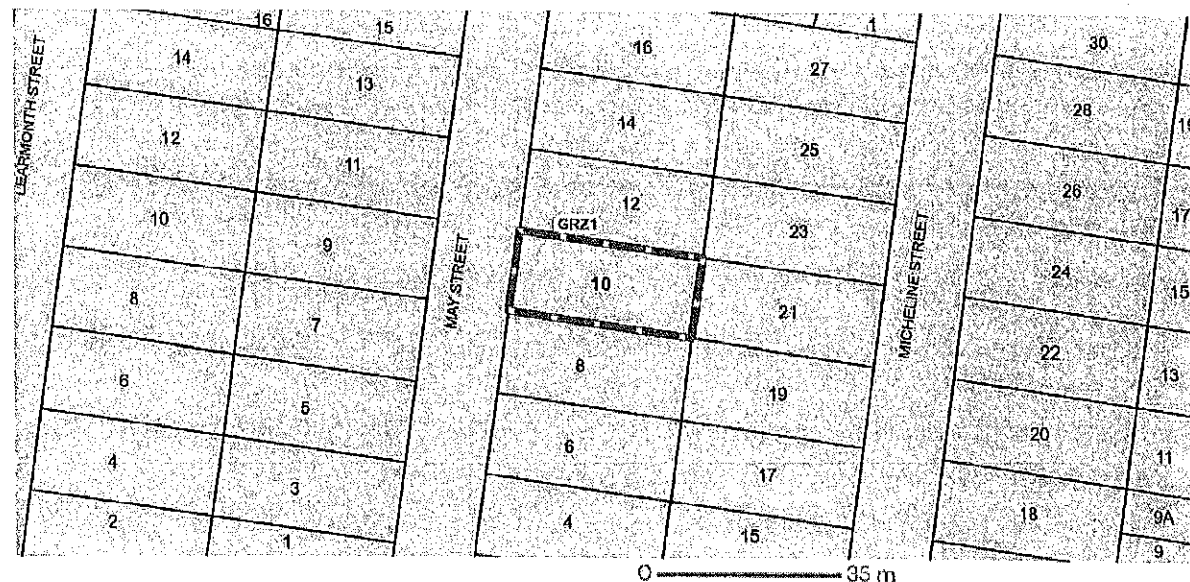
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural
Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



 GRZ - General Residential

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

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Read the full disclaimer at <https://www.hume.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: 10 MAY STREET TULLAMARINE 3043

Page 1 of 9

PLANNING PROPERTY REPORT



Environment,
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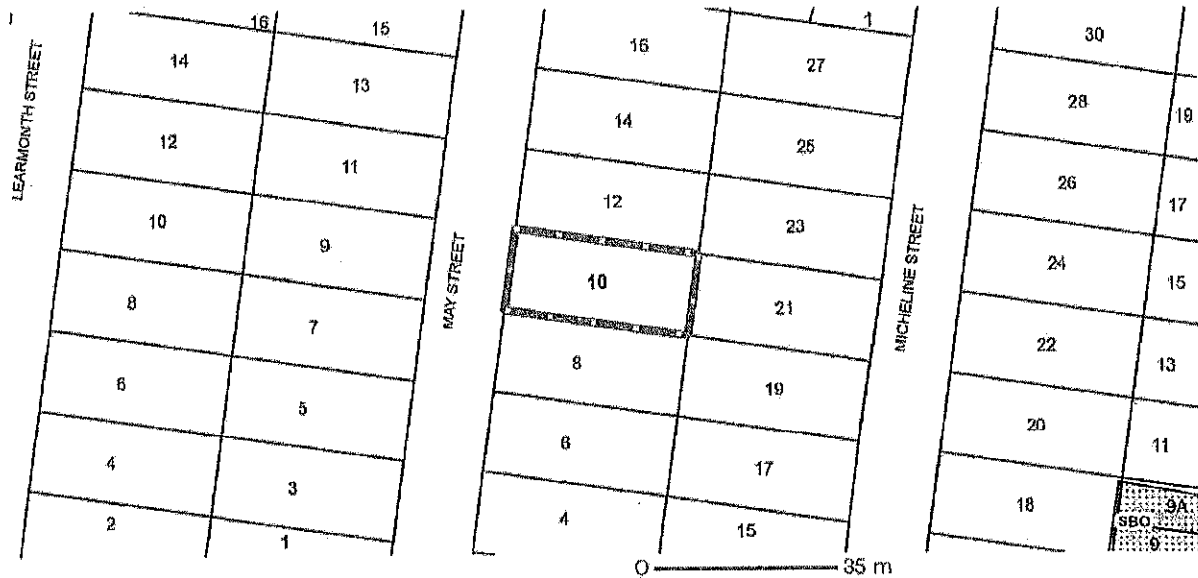
Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

SPECIAL BUILDING OVERLAY (SBO)



SBO - Special Building Overlay

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

Further Planning Information

Planning scheme data last updated on 10 November 2023.

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/vicoplan>

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

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PLANNING PROPERTY REPORT: 10 MAY STREET TULLAMARINE 3043

Page 2 of 3

PLANNING PROPERTY REPORT



Environment,
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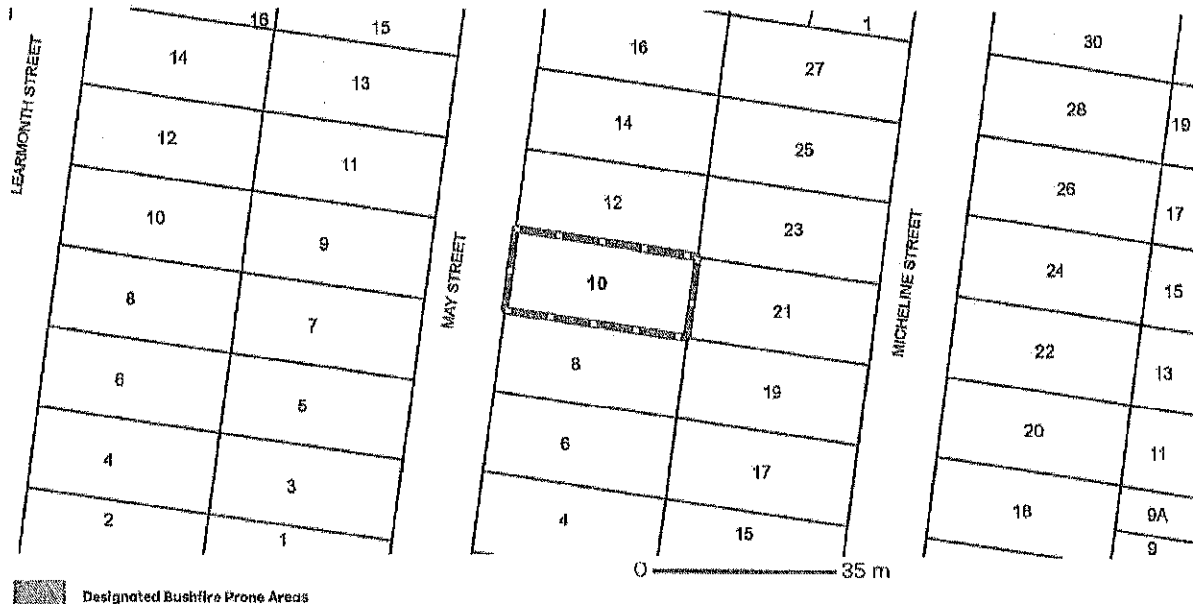
Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.

No special bushfire construction requirements apply. 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 \(environment.vic.gov.au\)](#).

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PLANNING PROPERTY REPORT: 10 MAY STREET TULLAMARINE 3043

Page 3 of 3

PROPERTY REPORT



Environment,
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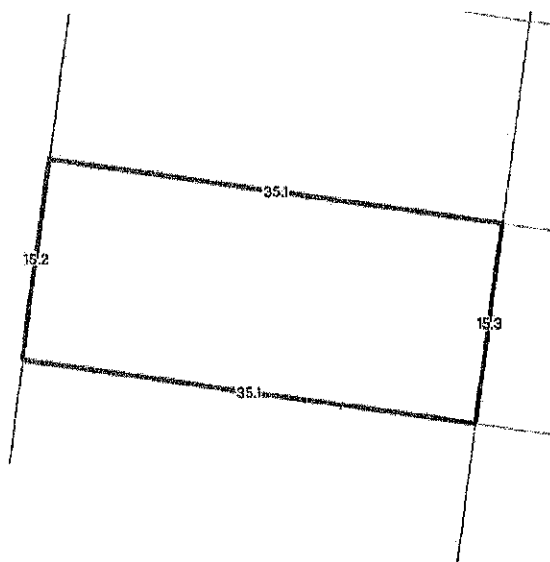
PROPERTY DETAILS

Address: **10 MAY STREET TULLAMARINE 3043**
Lot and Plan Number: **Lot 150 LP70188**
Standard Parcel Identifier (SPI): **150\LP70188**
Local Government Area (Council): **HUME**
Council Property Number: **501159**
Directory Reference: **Melway 15 H1**

www.hume.vic.gov.au

SITE DIMENSIONS

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



Area: 535 sq. m

Perimeter: 101 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: **Greater Western Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **JEMENA**

STATE ELECTORATES

Legislative Council: **WESTERN METROPOLITAN**
Legislative Assembly: **SUNBURY**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to address duplication with the Planning Property Reports which are DELWP's 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/>

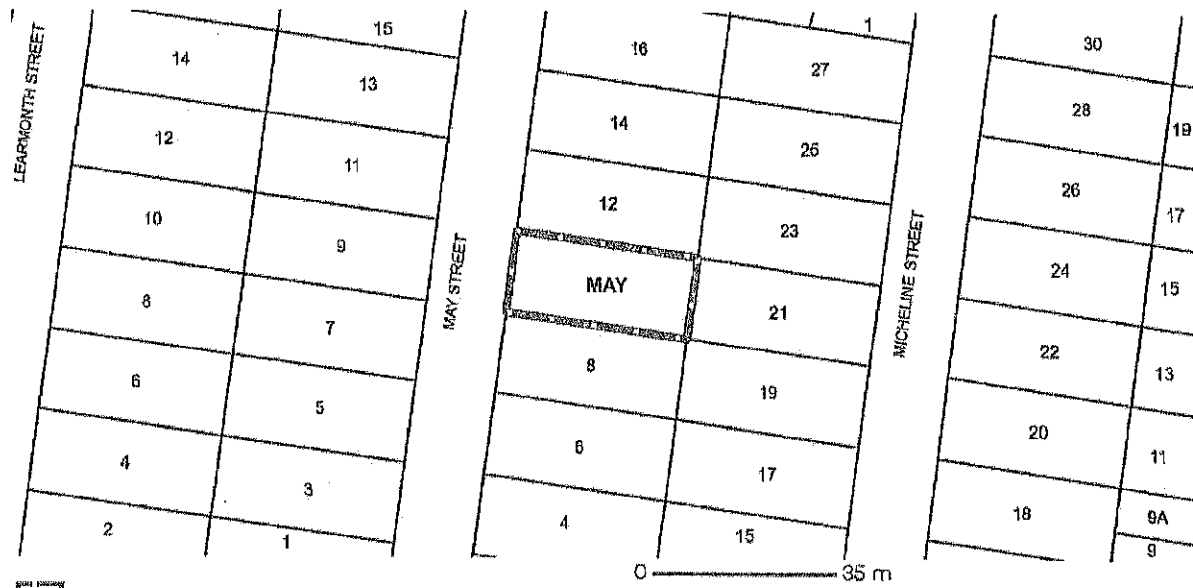
Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

PROPERTY REPORT



Environment,
Land, Water
and Planning

Area Map



Selected Property

Building Information Certificate 51(1)

Building Act 1993
Building Regulations 2018
Regulation 51(1)



1079 PASCOE VALE ROAD
BROADMEADOWS
VICTORIA 3047

Postal Address:
PO BOX 119
DALLAS 3047

Telephone: 03 9205 2200
Facsimile: 03 9309 0109
www.hume.vic.gov.au

SECURE ELECTRONIC REGISTRIES VICTORIA (SERV)
TWO MELBOURNE QUARTER
LEVEL 13/697 COLLINS ST
DOCKLANDS VIC 3008

Our Reference: **WBPI031899**
Your Reference: **739576**
Property Details: **10 MAY ST
TULLAMARINE VIC 3043
LOT 150 LP 70188 VOL 8696 FOL 865**
Property Number: **501159**
Municipal District: **HUME CITY COUNCIL**
Registered Owner: **SHAUN ANTHONY HOWARD & ZOE ANGELA BRUNWIN**

Building Approval and permit number	Our Ref No	Description of Work	Date Issued	RBS Name	RBS No	Occupancy Permit/Final certificate Number	Occupancy Permit/Final certificate Date

Please Note: There are no records of Building approvals or permits in the preceding 10 years to the knowledge of the Council.

Current certificates, notices or reports made under the Building Control Act 1981 / Building Act 1993			
Notice Date	Notice Type	RBS Name	RBS No

Please note
Permit, certificate, notice, order and report dates are accurate to the extent of Council's computer database information. If you wish to confirm actual issue dates you will be required to make application for copies of documents.
In relation to land liable to flooding or designated land, the applicant is advised that Melbourne Water became responsible for waterway management, floodplain management and regional drainage on 18 th November 2005. Melbourne Water is undertaking an ongoing process of investigation within this area, which may provide additional information applicable to this property. For information on flood levels please visit the Landata or SAI Global websites. Where Yarra Valley Water or City West Water is the relevant water authority this information can be obtained by purchasing a property information statement. The applicant is also advised to make reference to the Hume Planning Scheme.
For the purpose of regulation 810, Bushfire Prone Area maps are available at www.land.vic.gov.au
New Swimming Pool & Spa registration laws commenced 1 December 2010. Pool Owners must register their Swimming Pools & Spas with Council by 1 June 2020. www.hume.vic.gov.au for more information and registrations.
Pursuant to sec 24(5) - Building Act 1993 Community Infrastructure Levy payable in respect of this land. Bal Payable :\$ 0.00 For inquiries regarding Community Infrastructure Levy please call Council's Strategic Planning Department.
This advice is based on the most current information in Council's records.


PETER JOLLY
MUNICIPAL BUILDING SURVEYOR
HUME CITY COUNCIL

Date: 15 November 2023

Property No : 501159
 Certificate No : eLIC063184
LAND INFORMATION CERTIFICATE
 Year Ending: 30 June 2024
 All Enquiries and Updates to Rates on 9205 2688



ABN 14 854 354 856
 1079 PASCOE VALE ROAD
 BROADMEADOWS
 VICTORIA 3047

PO BOX 119
 DALLAS 3047

Telephone: 03 9205 2200
 Rates Dept 03 9205 2888
 Facsimile: 03 9309 0109
www.hume.vic.gov.au

Your Reference: 739576
 Date of Issue: 15/11/2023

SECURE ELECTRONIC REGISTRIES VICTORIA (SERV)
TWO MELBOURNE QUARTER
LEVEL 13/697 COLLINS ST
DOCKLANDS VIC 3008

Property Description:	Lot 150 LP 70188 Vol 8696 Fol 865
Property Situated:	10 MAY ST TULLAMARINE VIC 3043

Site Value \$490000	C.I.V. \$630000	N.A.V. \$31500
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The level of valuation is 1/01/2023 and the Date the Valuation was adopted for Rating Purposes is 1/07/2023

RATES AND CHARGES FROM	01/07/2023	TO	30/06/2024
	RATE LEVIED ON C.I.V.		BALANCES OUTSTANDING
General Rate	\$1,458.00		\$1,458.00
Land Use Rebate	\$0.00		\$0.00
Optional Waste Charges	\$89.60		\$89.60
Fire Service Property Levy	\$153.90		\$153.90
Special Charge / Rate	\$0.00		\$0.00
Waste Rates and Charges	\$496.67		\$496.67
Arrears as at 30/06/2023			\$0.00
Interest / Legal Costs			
TOTAL RATES AND CHARGES	\$2,198.17		\$2,198.17

**PLEASE NOTE :	Rates for 2023/2024 are payable by four Instalments on the following dates 30/09/2023, 30/11/2023, 29/02/2024 & 31/05/2024
------------------------	---

OTHER CHARGES				
Account Number / Description	Principal	Interest	Interest To	Balance

TOTAL OTHER CHARGES:

PEXA BPAY BILLER CODE HAS CHANGED, PLEASE SEE NEXT PAGE FOR DETAILS
TOTAL OUTSTANDING AT ISSUE DATE : \$2,198.17

All overdue rates and charges must be paid at settlement..

Property No : 501159
Certificate No : eLIC063164
LAND INFORMATION CERTIFICATE
Year Ending: 30 June 2024
All Enquiries and Updates to Rates on 9205 2688

Property Situated: 10 MAY ST TULLAMARINE VIC 3043

This Certificate provides information regarding valuations, rates, charges, other monies owing and any orders and notices made under the Local Government Act 2020, the Local Government Act 1958, Local Government Act 1989 or under a Local Law of the Council. This Certificate is not required to include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from the Council or the relevant authority. A fee may be charged for such information.

NOTICES, ORDERS, OUTSTANDING OR POTENTIAL LIABILITY / SUBDIVISIONAL REQUIREMENTS.

- There is no potential liability for Rates under the Cultural and Recreational Lands Act 1963.
- There is no potential liability for rates under section 173 or 174A of the Local Government Act 1989, nor is any amount due under section 227 of the Local Government Act 1989.
- There is no outstanding amount required to be paid for Recreational Purposes or any transfer of land required to be made to Council for Recreational Purposes under section 18 of the Subdivision Act 1988 or the Local Government Act 1958.

There are no notices or orders on the land that have been served by Council under the Local Government Act 1989, the Local Government Act 1958, or under a Local Law of the Council which have a continuing application as at the date of this certificate.

- It is recommended that new industrial and commercial property owners in particular, check the property complies with the conditions of any Planning Permits issued and the Hume Planning Scheme, to avoid enforcement proceedings. Contact Development Services on telephone (03) 9205 2309 for information on planning controls relating to the property.

New Swimming Pool & Spa registration laws commenced 1 December 2019. Pool Owners must register their Swimming Pools & Spas with Council by 1 June 2020. www.hume.vic.gov.au for more information and registrations.

I HEREBY CERTIFY THAT AS AT THE DATE OF ISSUE, THE INFORMATION GIVEN IN THIS CERTIFICATE IS A TRUE AND CORRECT DISCLOSURE OF THE MATTERS SET OUT ABOVE. RECEIVED \$28.80 BEING THE FEE REQUIRED FOR THIS CERTIFICATE.

Verbal update of information contained in this Certificate will only be given for 90 days after date of issue. Council cannot be held responsible for any information given verbally.



Delegated Officer
15/11/2023

Please Note: Council ownership records will only be updated on receipt of a Notice of Acquisition. Prompt attention will facilitate the new owners' dealings with council. All notices of acquisition can be sent directly to rates@hume.vic.gov.au

PEXA BPAY BILLER CODE HAS CHANGED



Biller Code: 357947
Ref: 9240722

If settling outstanding amounts via BPay please send advice to rates@hume.vic.gov.au



ABN 70 086 902 467

Information Statement & Certificate

SECTION 158 WATER ACT 1989

CONTACT
13 44 99

REFERENCE NO.

1218 2871 2125

DATE OF ISSUE - 14/11/2023

APPLICATION NO.

1163725

LANDATA COUNTER SERVICES

YOUR REF.
70896137-025-4

SOURCE NO. 99904685210

PROPERTY: 10 MAY STREET TULLAMARINE VIC 3043

Statement & Certificate as to Waterways & Drainage, Parks Service and Greater Western Water Charges

The sum of three hundred and fifty seven dollars and eighty two cents is payable in respect of the property listed above to the end of the financial year.

If applicable, additional volumetric charges may be raised for periods after the date of the last meter read.

Service Charge Type	Annual charge 1/07/2023 - 30/06/2024	Billing Frequency	Date Billed To	Year to Date Billed Amount	Outstanding Amount
WATERWAYS AND DRAINAGE CHARGE - RES	118.16	Quarterly	31/12/2023	59.08	0.00
PARKS SERVICE CHARGES	84.86	Annually	30/06/2024	84.86	0.00
WATER NETWORK CHARGE RESIDENTIAL	206.40	Quarterly	31/12/2023	103.20	0.00
SEWERAGE NETWORK CHARGE RESIDENTIAL	269.56	Quarterly	31/12/2023	134.78	0.00
TOTAL	678.98			381.92	0.00

Service charges owing to 30/06/2023	0.00
Service charges owing for this financial year	0.00
Volumetric charges owing to 1/11/2023.	60.76
Adjustments	0.00
Current amount outstanding	60.76
Plus remainder service charges to be billed	297.06
BALANCE including unbilled service charges	357.82

Greater Western Water property settlement payments can be made via BPAY. Please use the BPAY Biller code and reference below.

Biller Code: 8789
Reference: 1218 2871 2125



**Greater
Western
Water**

ABN 70 066 902 467

Information Statement & Certificate

SECTION 158 WATER ACT 1989

CONTACT
13 44 99

REFERENCE NO.

1218 2871 2125

DATE OF ISSUE - 14/11/2023

APPLICATION NO.

1163725

Please note the water meter on this property was last read on 1/11/2023.

The Information supplied below could be used to calculate the estimated volumetric charges from last meter read date 1/11/2023 to the settlement date.

Based on the water consumption from the last bill for this property, the average daily cost of volumetric charges is as follows:

Drinking Water Usage	\$1.68 per day
Sewerage Disposal Charge	\$0.34 per day

If a final meter reading is required for settlement purposes please contact Greater Western Water on 13 44 99 at least 7 business days prior to the settlement date. Please note that results of the final meter reading will not be available for at least two business days after the meter is read. An account for charges from the last meter read date 1/11/2023 to the final meter read date will be forwarded to the vendor of the property.

Where applicable, this statement gives particulars of Greater Western Water service charges as well as Parks Service and Waterways & Drainage service charges. Parks Service and Waterways & Drainage service charges are levied and collected on behalf of Parks Victoria and Melbourne Water Corporation respectively.

Section 274(4A) of the Water Act 1989 provides that all amounts in relation to this property that are owed by the owner are a charge on this property.

Section 275 of the Water Act 1989 provides that a person who becomes the owner of a property must pay to the Authority at the time the person becomes the owner of the property any amount that is, under Section 274(4A), a charge on the property.



ABN 70 066 902 467

Information Statement & Certificate

SECTION 158 WATER ACT 1989

CONTACT
13 44 99

REFERENCE NO.

1218 2871 2125

DATE OF ISSUE - 14/11/2023

APPLICATION NO.

1163725

Information given pursuant to section 158 of the Water Act 1989

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

Sewer & or Water Assets If available are shown on the attached Plan. Should this plan not display all of the requested property please contact Greater Western Water on 13 44 99.

AUTHORISED OFFICER:

A handwritten signature in black ink, appearing to read 'R. Charrett', with a horizontal line underneath.

ROHAN CHARRETT
GENERAL MANAGER
CUSTOMER EXPERIENCE

GREATER WESTERN WATER CORPORATION

Unless prior consent has been obtained from both GREATER WESTERN WATER and MELBOURNE WATER (Section 148 Water Act 1989), the erection and/or replacement of any structure or filling over or under any easement, sewer or drain, any interference with, any sewer, drain or watercourse, or any connection to any sewer drain or watercourse is PROHIBITED.

Greater Western Water provides information in this statement relating to waterways and drainage pursuant to Section 158 of the Water Act 1989, as an agent for Melbourne Water.

Please contact Greater Western Water prior to settlement for an update on these charges and remit payment to Greater Western Water immediately following settlement. Updates of rates and other charges will only be provided for up to three months from the date of this statement.

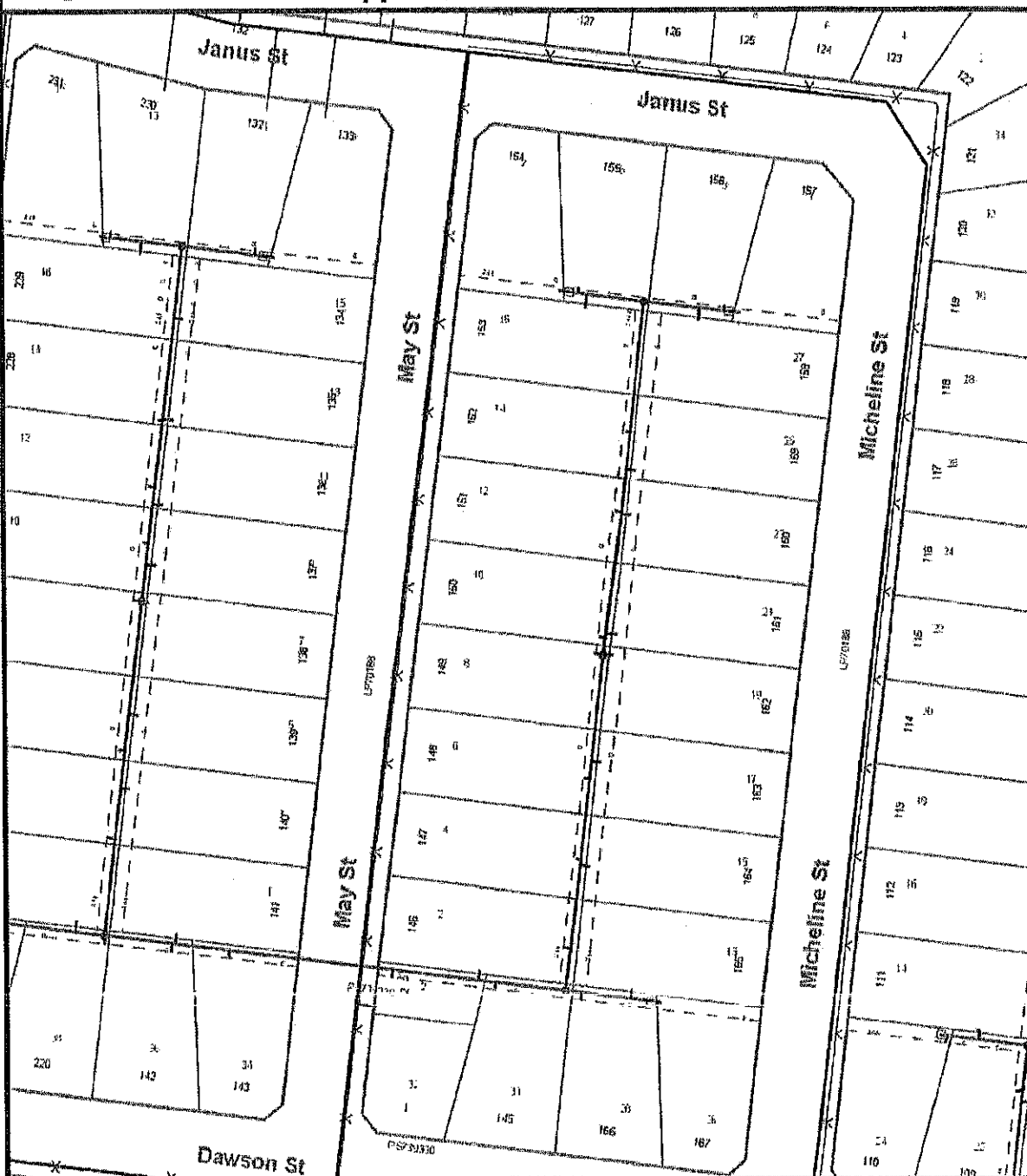


Greater
Western
Water

Encumbrance Plan

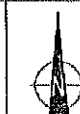
10 MAY STREET TULLAMARINE 3043

Application No. 1163725



LEGEND

	Circular Manhole		Recycled Water Main		MW Sewer Main
	Inspection Shaft		MW Channel		MW Abandoned Sewer Main
	Sewer Main		MW Abandoned Channel		MW Water Main
	Abandoned Sewer Main		MW Natural Waterway		MW Abandoned Water Main
	Water Main		MW Underground Drain		MW Manhole
	Abandoned Water Main		MW Abandoned Underground Drain		MW Abandoned Manhole



Date: 14/11/2023

Disclaimer: The location of assets must be proved in the field prior to the commencement of work. A separate plan showing asset labels should be obtained for any proposed works. These plans do not indicate private services. Greater Western Water does not guarantee and makes no representation or warranty as to the accuracy or scale of this plan. This corporation accepts no liability for any loss, damage or injury by any person as a result of any inaccuracy in this plan.



**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Swan Hill Conveyancing C/- Triconvey2 (Reseller)
135 King Street
SYDNEY 2000
AUSTRALIA

Client Reference: 739576

NO PROPOSALS. As at the 14th November 2023, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

10 MAY STREET, TULLAMARINE 3043
CITY OF HUME

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 14th November 2023

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 70896137 - 70896137152531 '739576'

Property Clearance Certificate

Land Tax



INFOTRACK / SWAN HILL CONVEYANCING

Your Reference: 232330
Certificate No: 67623625
Issue Date: 14 NOV 2023
Enquiries: ESYSPROD

Land Address: 10 MAY STREET TULLAMARINE VIC 3043

Land Id	Lot	Plan	Volume	Folio	Tax Payable
11728809	150	70188	8696	865	\$0.00

Vendor: ZOE BRUNWIN & SHAUN HOWARD

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MS ZOE ANGELA BRUNWIN	2023	\$467,000	\$0.00	\$0.00	\$0.00

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

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
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Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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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:	\$637,000
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SITE VALUE:	\$467,000
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CURRENT LAND TAX CHARGE:	\$0.00
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ABN 76 775 195 331 | ISO 9001 Quality Certified

sro.vic.gov.au | Phone 13 21 61 | GPO Box 1641 Melbourne Victoria 3001 Australia



Notes to Certificate - Land Tax

Certificate No: 67623625

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 cannot exceed the amount set out in the certificate, described as the "Current 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.

General Information

6. 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.
7. 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 = \$709.00

Taxable Value = \$467,000

Calculated as \$375 plus (\$467,000 - \$300,000) multiplied by 0.200 cents.

Land Tax - Payment Options

BPAY



Billor Code: 5249
Ref: 67623625

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

CARD



Ref: 67623625

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate updates are available at sro.vic.gov.au/certificates

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / SWAN HILL CONVEYANCING

Your Reference: 232330
Certificate No: 67623625
Issue Date: 14 NOV 2023

Land Address: 10 MAY STREET TULLAMARINE VIC 3043

Lot	Plan	Volume	Folio
150	70188	8698	865

Vendor: ZOE BRUNWIN & SHAUN HOWARD

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: 67623625

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 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.

General information

8. 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.
9. 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.
10. 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

BPAY



Billor Code: 416073
Ref: 67623629

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

CARD



Ref: 67623629

Visa or Mastercard

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

sro.vlc.gov.au/payment-options

Important payment information

Windfall gains tax payments must be made using only these specific payment references.

Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

GENERAL NOTES

- G1. BUILDER/CONTRACTOR MUST READ THESE DRAWINGS IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO THIS OFFICE/ARCHITECT BEFORE PROCEEDING WITH WORK.
- G2. CONTRACTORS SHALL ENSURE THAT THE LOCATIONS OF ALL UNDERGROUND SERVICES ARE IDENTIFIED PRIOR TO EXCAVATION.
- G3. THESE DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS SHALL BE TAKEN FROM THE ARCHITECTURAL DRAWINGS.
- G4. ANY SUBSTITUTION OR CHANGES TO THESE DRAWINGS TO BE APPROVED BY SKYCON CONSULTING ENGINEERS.
- G5. ALL MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS.
- G6. SHOP DRAWINGS WILL BE CHECKED.
- G7. THE STRUCTURAL ELEMENTS HAVE BEEN DESIGNED LIVE LOAD AS PER TABLE BELOW.

AREA	LOADING
ROOF	0.25 kPa
FLOOR	1.5 kPa
BALCONY	2.0 kPa
GARAGE	2.5 kPa

SITE DRAINAGE

- S1. SURFACE WATER SHALL BE GRADED AWAY FROM BUILDING SUCH THAT WATER CANNOT POND AGAINST OR NEAR THE BUILDING. THE GROUND IMMEDIATELY ADJACENT TO THE BUILDING SHALL BE GRADED AWAY WITH 50mm FALL OVER THE FIRST METRE. IN INSTANCES WHERE THE NATURAL GROUND FALLS TOWARDS BUILDING AND GRADING AWAY MAY BE IMPRACTICAL, A/D DRAIN SHALL BE PROVIDED 10m AWAY FROM BUILDING.
- S2. ROOF GUTTERS, DOWNPIPES, STORM WATER AND SEWERAGE DRAINAGE SHALL BE MAINTAINED TO PREVENT OVERFLOWS. ANY LEAKS SHALL BE PROMPTLY REPAIRED.

CONCRETE

- C1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3600.
- C2. CONCRETE COMPRESSIVE STRENGTH TO BE $f'_{cd} \geq 25 \text{ MPa}$ AND HAVE A SLUMP OF 80mm.
- C3. ALL CONCRETE SHALL BE COMPACTED USING MECHANICAL VIBRATION AND REINFORCEMENT SHALL BE SUPPORTED ON APPROVED BAR CHAIRS.
- C4. CONCRETE SHALL BE KEPT CLEAR OF SUPPORTING MASONRY WITH 2 LAYERS OF APPROVED DE-BONDING MEMBRANE.
- C5. 0.2mm THICK POLYETHYLENE MEMBRANE SHALL BE CONTINUOUS UNDER SLAB, TAPPED AT ALL SERVICES PENETRATION AND LAPPED 200mm MIN. UNLESS NOTED OTHERWISE, CLEAR COVER TO ALL REINFORCEMENTS SHALL BE AS FOLLOW.
- C6. - BEAM: 30mm COVER AND BE LAPPED AND TIED 500mm AT SPLICES
- SLAB: 20mm COVER AND POSITION WITHIN THE UPPERMOST ONE THIRD OF THE SLAB. MESH TO BE LAPPED 225mm MIN. AND SHALL BE SUPPORTED ON BAR CHAIRS AT 1000mm MAXIMUM SPACING BOTH WAYS.
- C7. ALL EXTERNAL AND INTERNAL BEAMS WIDER THAN SPECIFIED ON PLAN SHALL BE REINFORCED WITH AN ADDITIONAL N12 BAR TOP AND BOTTOM FOR EVERY 100mm INCREASE IN WIDTH.
- C8. WHERE THERE ARE BRITTLE FLOOR COVERINGS EXTRA MEASURES SHALL BE TAKEN TO CONTROL THE EFFECT OF SHRINKAGE CRACKING. SPECIFIC RECOMMENDATIONS ARE MADE IN SECTION 5.3.7 OF AS2870 FOR THE TREATMENT OF SLABS WITH BRITTLE FLOOR COVERINGS. SAWCUT JOINTS WHERE INDICATED ON THE DRAWINGS SHALL BE MADE WITHIN 24 HOURS OF THE COMPLETION OF THE POUR.

MASONRY

- M1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3700.
- M2. NON-LOADING BEARING WALLS SHALL BE KEPT 12mm CLEAR OF ANY STRUCTURAL MEMBERS OVER.
- M3. ARTICULATION JOINTS SHALL COMPLY WITH TECHNICAL NOTE N6.61 OF THE "CEMENT AND CONCRETE ASSOCIATION OF AUSTRALIA".
- M4. UNLESS NOTED OTHERWISE, ALL BRICKWORK TO HAVE A MINIMUM OF 40 MPa OF UNCONFINED COMPRESSIVE STRENGTH.
- M5. MORTAR MIX SHALL BE 1:1:6
- M6. GROUT FOR CAVITY FILLING TO HAVE A MINIMUM STRENGTH OF 32 MPa

TIMBER

- T1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1684 AND AS1720.
- T2. ALL MULTIPLE TIMBER MEMBERS SHALL BE LAMINATED IN ACCORDANCE WITH AS1684.
- T3. ALL TIMBER BEAMS AND LINTELS TO BE SUPPORTED ON 2/90 x 45 MGP10 STUDS UNLESS NOTED OTHERWISE.
- T4. THE DOWN OF ROOF ELEMENTS TO BE IN ACCORDANCE WITH AS1684.
- T5. PROPRIETARY TIMBER FIXINGS SHALL BE COMPATIBLE WITH TIMBER TREATMENTS.
- T6. ALL PROPRIETARY PRODUCTS (ie. CONNECTIONS AND FIXINGS) TO BE INSTALLED TO MANUFACTURER'S DESIGN AND SPECIFICATIONS.
- T7. PRECAUTIONS ARE TO BE MADE TO PREVENT SPLITTING OF TIMBER MEMBERS.
- T8. F17 GRADED LVL OR SMARTFRAME LVL'S MAY BE USED AS AN ACCEPTABLE ALTERNATIVE TO F17 KDH.

STEEL

- ST1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH AS4100.
- ST2. ALL WELDING SHALL BE IN ACCORDANCE WITH AS1554.
- ST3. ALL STRUCTURAL STEEL MUST BE PROTECTED FROM CORROSION IN ACCORDANCE WITH THE NCC CLAUSE 3.4.4.4 & TABLE 3.4.4.2
- ST4. UNLESS NOTED OTHERWISE, ALL STEEL BEAMS AND LINTELS TO HAVE 110mm MIN. END BEARING.
- ST5. ANY CHIPS OR FLAKING OF GALVANISING COATING TO STRUCTURAL STEEL WORK PRIOR TO OR DURING ERECTION IS TO BE REPAIRED WITH 2 COATS OF ZINC RICH PAINT. ALL SITE WELD OF GALVANISED STRUCTURAL STEELWORK ARE TO BE TOUCHED UP WITH 2 COATS OF ZINC RICH PAINT.

PROPOSED ALTERATION

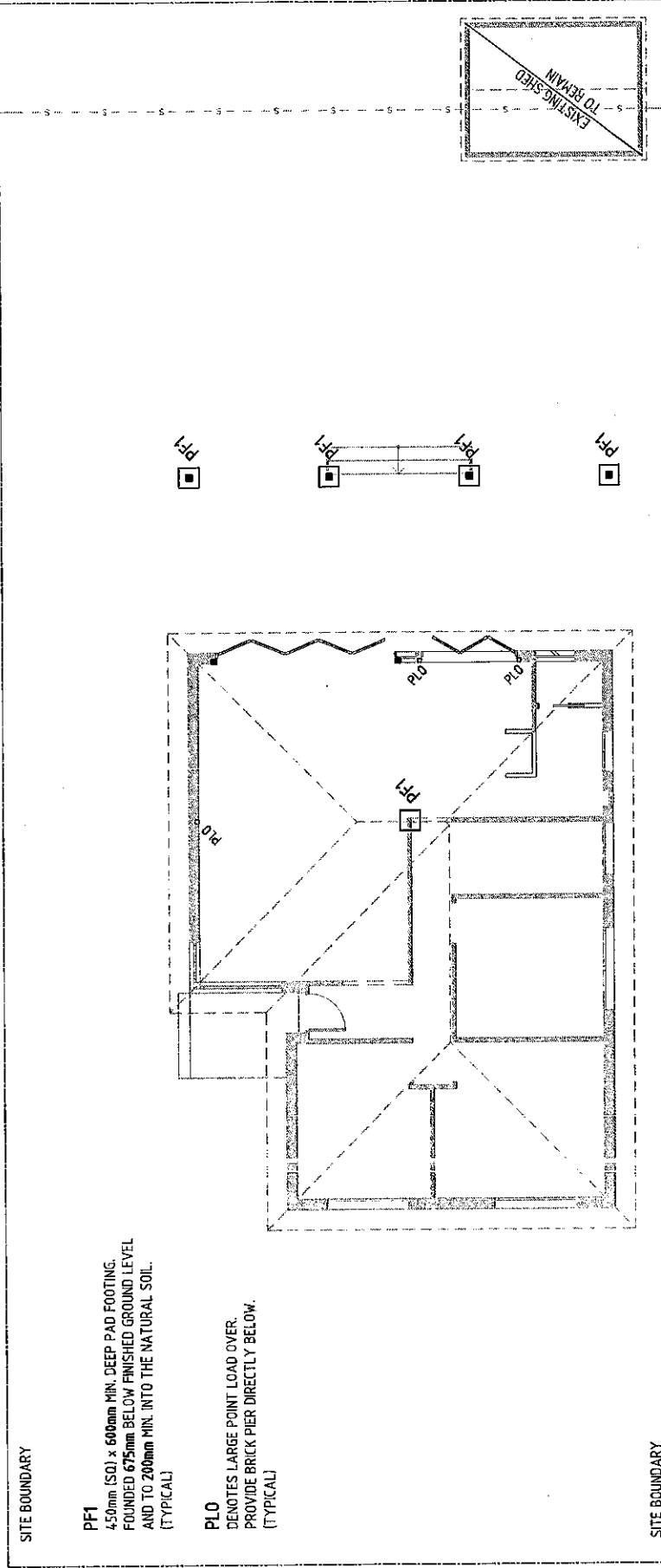
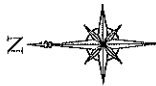
NO.10 MAY STREET
TULLAMARINE

DRAWING INDEX

- S1 GENERAL NOTES
S2 FOOTING LAYOUT PLAN
S3 ROOF FRAMING PLAN
S4 FRAMING DETAILS 1
S5 FRAMING DETAILS 2
S6 BRACING & A.J. PLAN
S7 BRACING DETAILS 1
S8 BRACING DETAILS 2

ISSUED FOR CONSTRUCTION
SUBJECT TO APPROVAL BY THE RELEVANT BUILDING SURVEYOR
OR STATUTORY AUTHORITY

PROPOSED ALTERATION		Designed By	Drawn By
NO.10 MAY STREET TULLAMARINE		V.P.	V.P.
J BUILD PROJECTS		Date:	Scale:
GENERAL NOTES		07.01.19	N/A
		Sheet Size:	Rev:
		A3	A
		Reference No.	Drawing No.
		1343	S1

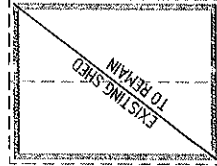
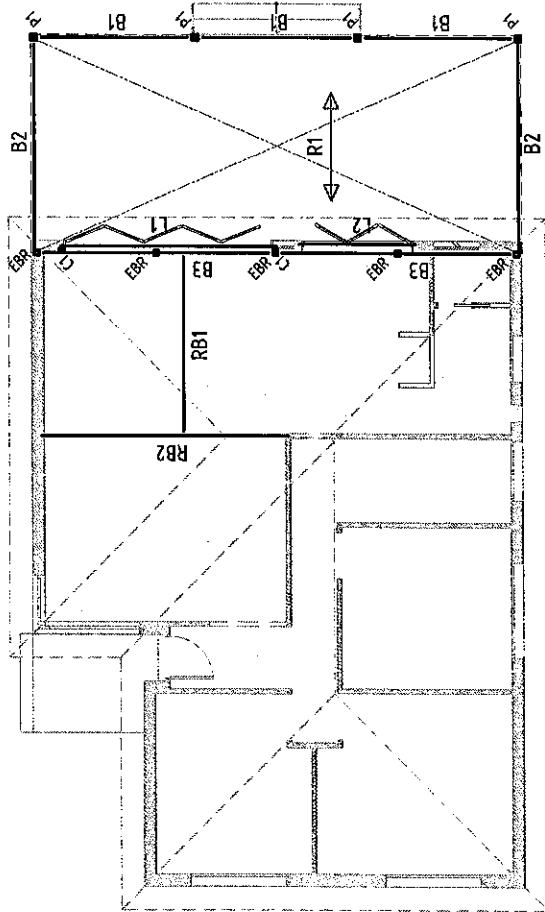
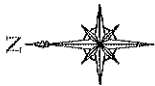


PROPOSED ALTERATION				Designed by:		Drawn by:	
NO.10 MAY STREET TULLAMARINE				V.P.		V.P.	
J BUILD PROJECTS				Date:		Scale:	
				07.01.19		1:100	
				Sheet Size:		Rev:	
				A3		A	
FOOTING LAYOUT PLAN				Reference No.		Drawing No.	
				1343		S2	

SKYCON
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 Email: ying.jiang@skyconconsulting.com.au
 ABN: 23147760102

REV	DATE	DESIGN	DRAWN	DESCRIPTION
A	14.01.19	V.P.	V.P.	ISSUED FOR CONSTRUCTION



MEMBER SCHEDULE

MARK	MEMBER SIZE	COMMENTS
L1	230 PFC + 125x75x10 UA	PFC + ANGLE (REFER TO DETAIL)
L2	240x45 MGP10 & 100x100x6 EA	PROVIDE 100 MIN. END BEARING TO STEEL LINTEL
RB1	290x45 F7 KOHW	CHAMFER END
RB2	2/360x45 HYPAN LVL	CHAMFER END
B1	290x45 F7 TREATED PINE	-
B2	240x45 F7 TREATED PINE	-
B3	100x45 F7 TREATED PINE	2 SPANS CONTINUOUS
R1	240x45 F7 TREATED PINE	RAFTERS @ 600 CTS.
P1	115x115 F7 LYPRESS PINE	TIMBER POST FOUNDED INTO PAD. REFER TO DETAIL
C1	89x89x3.5 SHS	STEEL COLUMN
EBR	DENOTES EXTENDA BRACKET	-

R1
← →
DENOTES RAFTERS SPAN DIRECTION

NOTE:
BUILDER IS RESPONSIBLE FOR PROPPING AND ENSURING THE STABILITY OF THE EXISTING STRUCTURE IS MAINTAINED DURING DEMOLITION.

STUD NOTE:
PROVIDE 290x45 MGP10 STUD SUPPORTS TO EACH END OF ALL LINTELS, BEAMS AND GIRDER TRUSSES UNLESS NOTED OTHERWISE.

EXTERNAL FRAMING NOTES
ALL EXPOSED TIMBER BEAMS AND LINTELS TO BE WEATHER TREATED.

DENOTES 30 x 1.0 PRYDA STRAP BRACE (WITH TENSIONERS) TO TOP RAFTERS. FIX TO EACH INTERSECTING RAFTER WITH 2 NAILS, WRAP AND FIX TO TOP PLATES WITH 6 NAILS AT EACH END. (TYPICAL)

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29 SEELY STREET, DANDENONG VIC 3175
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ABN: 2314776002

PROPOSED ALTERATION

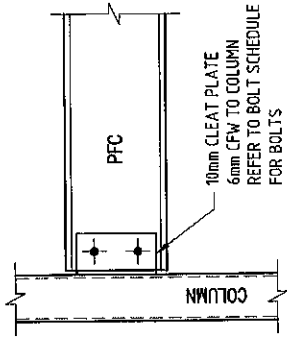
NO.10 MAY STREET
TULLAMARINE

J BUILD PROJECTS

ROOF FRAMING PLAN

Designed by:	V.P.	Drawn by:	V.P.
Date:	07.01.19	Scale:	1:100
Sheet Size:	A3	Rev:	A
Reference No.	134.3	Drawing No.	S3

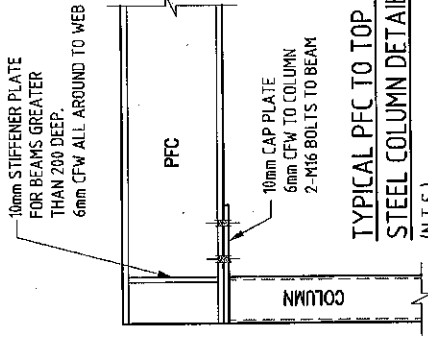
REV	DATE	DESIGN	DRAWN	DESCRIPTION
A	14.01.19	V.P.	V.P.	ISSUED FOR CONSTRUCTION



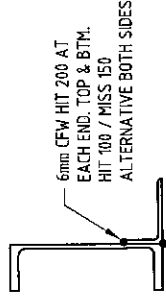
BOLT SCHEDULE		
BEAM DEPTH	BOLTS	
150 TO 200	2-M16	
201 TO 250	3-M16	
300 TO 380	3-M20	

10mm CLEAT PLATE
6mm CFW TO COLUMN
6mm CFW TO PFC
REFER TO BOLT SCHEDULE
FOR BOLTS

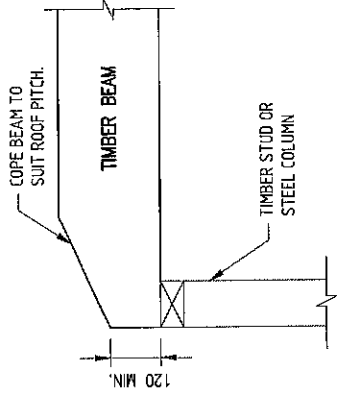
**TYPICAL PFC TO STEEL COLUMN
CLEAT CONNECTION DETAIL**
(N.T.S.)



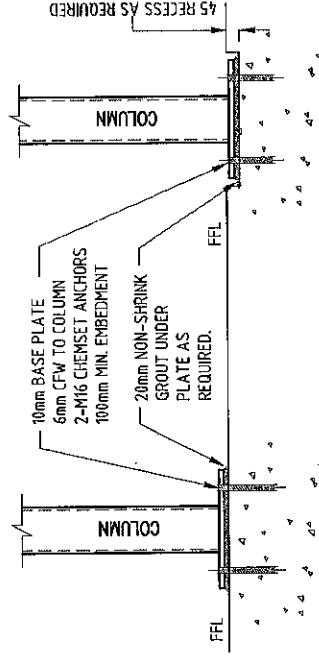
**TYPICAL PFC TO TOP OF
STEEL COLUMN DETAIL**
(N.T.S.)



TYPICAL 'PFC + UA' DETAIL
(N.T.S.)

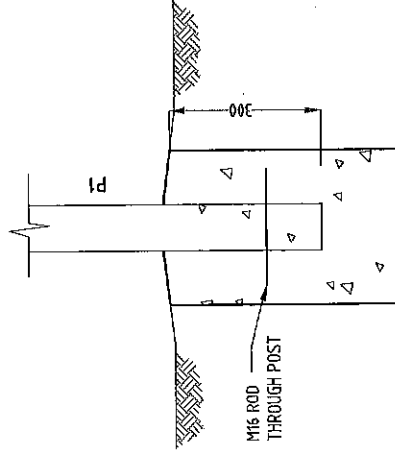


TYPICAL TIMBER BEAM COPE DETAIL
(N.T.S.)



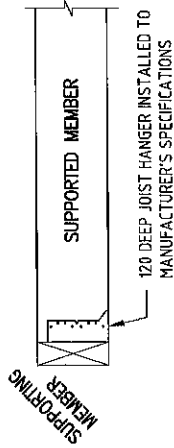
NOTE:
1. PROVIDE MIN. CONCRETE EDGE DISTANCES TO MANUFACTURER'S SPECIFICATIONS.
2. PROVIDE 50mm MAX RECESS IN SLAB/FOOTING IF REQUIRED

TYPICAL STEEL COLUMN TO FOOTING DETAIL
(N.T.S.)

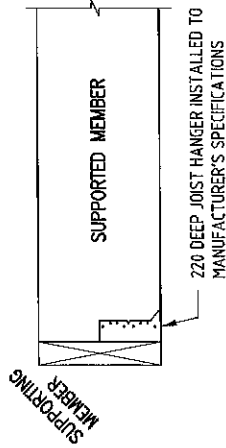


P1 TO FOOTING DETAIL

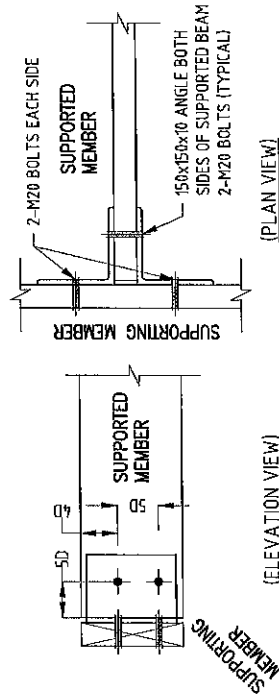
29 SEELY STREET, DANDENONG VIC 3175 Mob: 0432 777 189 Email: veng@skyconconsulting.com.au ABN: 2314 776092				PROPOSED ALTERATION			
				NO.10 MAY STREET TULLAMARINE			
				J BUILD PROJECTS			
				FRAMING DETAILS 1			
DESIGNED BY	V.P.	DRAWN BY	V.P.	DATE	07.01.19	SCALE	N.T.S.
SHEET	A3	REV	A	SHEET SIZE	1363	REFERENCE NO.	S4
REV	DATE	DESIGN	DRAWN	DESCRIPTION			
A	14.01.19	V.P.	V.P.	ISSUED FOR CONSTRUCTION			



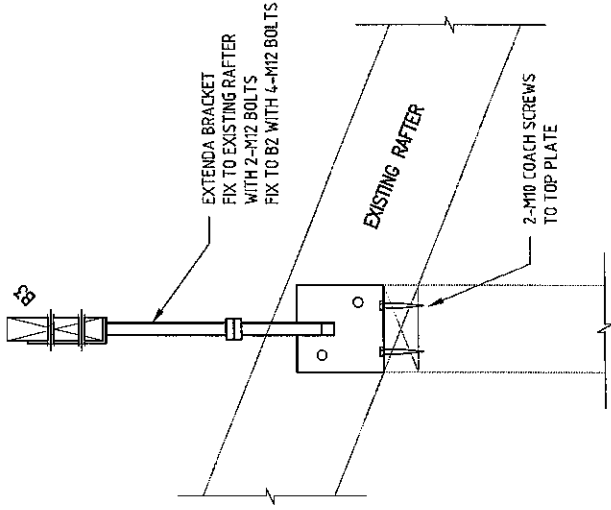
TYPICAL TIMBER TO TIMBER CONNECTION DETAIL
(FOR SUPPORTED BEAMS LESS THAN 140 DEEP)



TYPICAL TIMBER TO TIMBER CONNECTION DETAIL
(FOR SUPPORTED BEAMS LARGER THAN 140 BUT LESS THAN OR EQUALS 240 DEEP)



TYPICAL TIMBER TO TIMBER CONNECTION DETAIL
(ALL OTHER CASES)

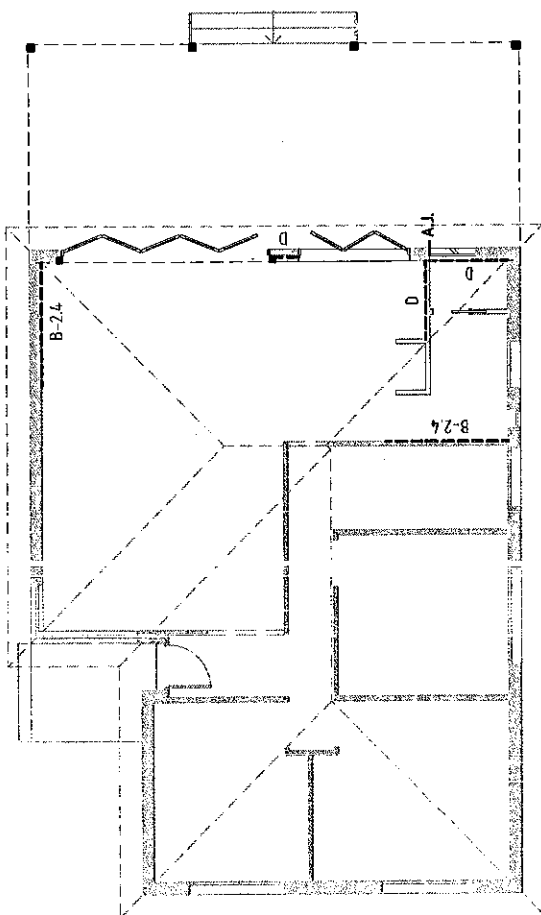


ROOF EXTENDA BRACKET DETAIL

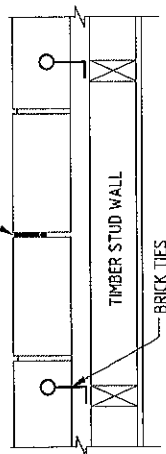
 29 SEELY STREET, DANDENONG VIC 3175 Mob: 0432 777 789 Email: veng.peong@skyconconsulting.com.au ABN: 2314760102				PROPOSED ALTERATION NO.10 MAY STREET TULLAMARINE J BUILD PROJECTS		Designed by: V.P. Date: 07.01.19 Sheet Size: A3 Reference No. 1343	Drawn by: V.P. Scale: N.T.S. Rev: A Drawing No. S5
REV DATE DESIGN DRAWN ISSUED FOR CONSTRUCTION V.P. V.P.				FRAMING DETAILS 2			
DESCRIPTION							



NOTE:
BRACING LENGTH SHOWN IN METERS.
eg: A-18 DENOTES "A" TYPE
BRACING AT 18m LONG.
BRACING TO EXTEND THE ENTIRE
LENGTH OF WALL WHERE NO
DIMENSION IS SHOWN.
BRACING PANELS MAY BE PLACED
ON EITHER SIDE OF STUD WALL.



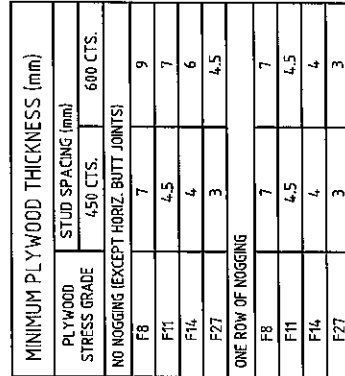
ALL ARTICULATION JOINTS
TO BE CONSTRUCTED IN
ACCORDANCE WITH TN61



BRICK VENEER WALL ARTICULATION JOINT DETAIL

A.J. — DENOTES ARTICULATION JOINT

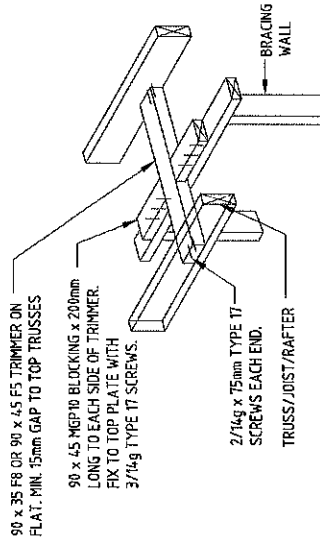
[illegible]



PLYWOOD WALL BRACING (TYPE C)
(BRACING CAPACITY - 3.4 kN/m)

NOTE:

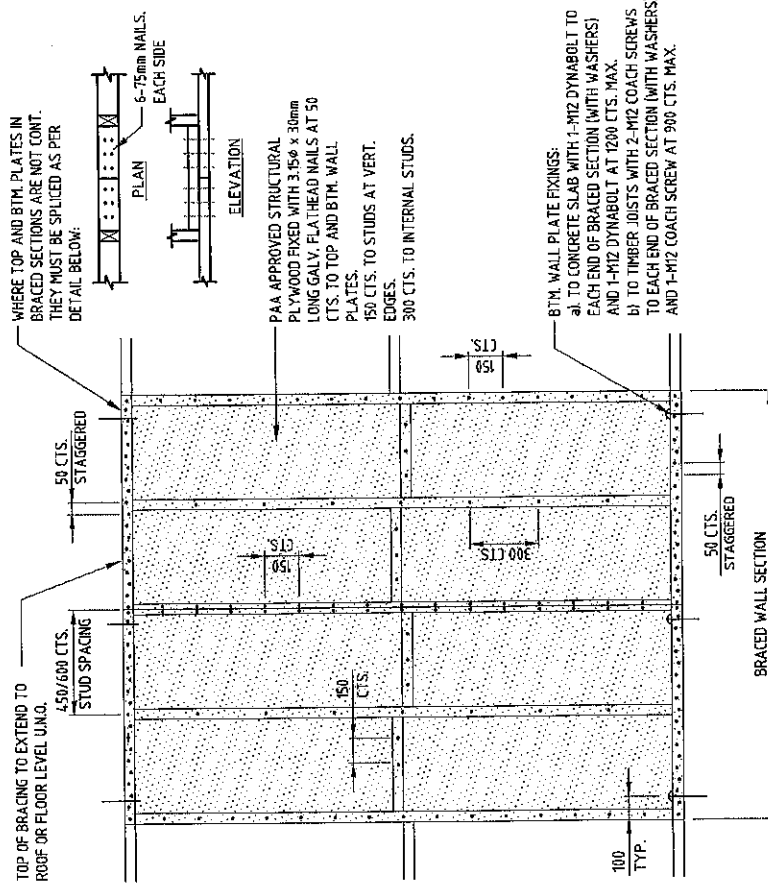
1. PLYWOOD BUTT JOINTS SHALL BE AT A COMMON STUD WITH CLOUTS AT CTS. SHOWN.
2. HORIZONTAL BUTT JOINTS TO BE FIXED TO NOGGING AT 56 CTS.
3. ALLOW TO PACK OUT ADJACENT STUDS WITH CONT. STRIPS OF PLY TO RECEIVE WALL LINING.
4. POWER FIX TOP PLATE AND END STUDS TO ADJACENT STEELWORK AT 600 CTS.



TYPICAL BRACED WALL TO TOP OF WALL CONNECTION DETAIL

DOUBLE DIAGONAL METAL
TENSION STRAPS (TYPE B)
(BRACING CAPACITY - 3.0 kN/m)

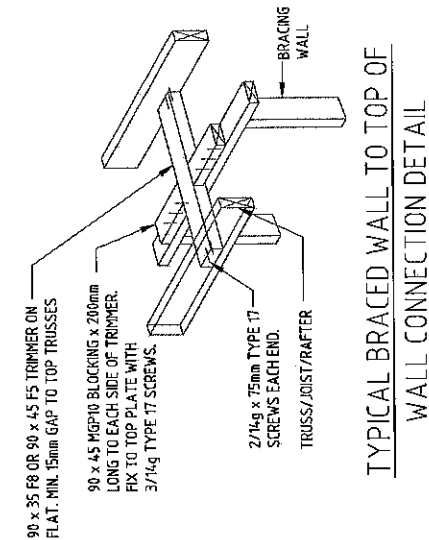
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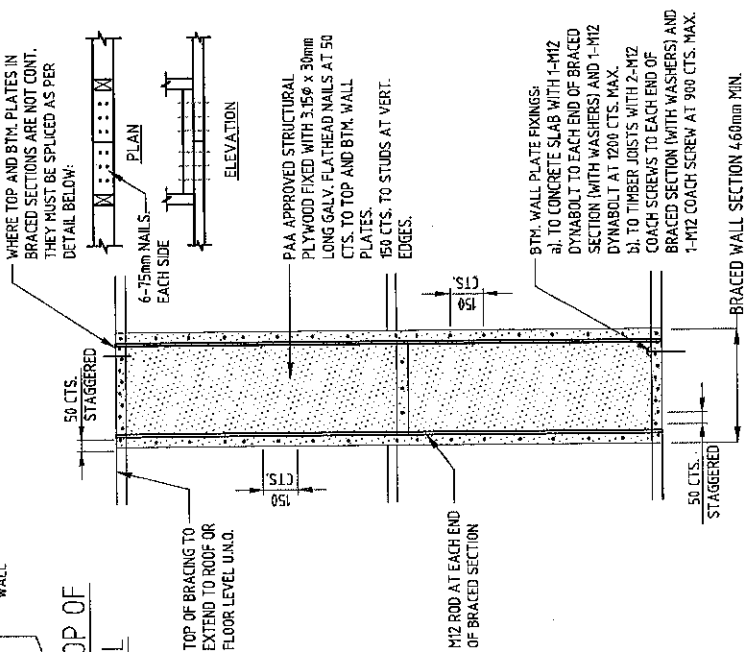
PLYWOOD WALL BRACING (TYPE D) (BRACING CAPACITY - 6.0 kN/m)

- NOTE:
- PLYWOOD BUTT JOINTS SHALL BE AT A COMMON STUD WITH CLOUTS AT CTS. SHOWN
 - HORIZ. BUTT JOINTS TO BE FIXED TO NOGGING AT 50 CTS.
 - ALLOW TO PACK OUT ADJACENT STUDS WITH CONT. STRIPS OF PLY TO RECEIVE WALL LINING.
 - POWER FIX TOP PLATE AND END STUDS TO ADJACENT STEELWORK AT 600 CTS.

MINIMUM PLYWOOD THICKNESS (mm)		
PLYWOOD STRESS GRADE	STUD SPACING (mm)	
F8	450 CTS.	600 CTS.
F11	7	9
F14	6	7
F17	4	6
F27	4	4.5



TYPICAL BRACED WALL TO TOP OF WALL CONNECTION DETAIL



PLYWOOD WALL BRACING (TYPE E) (BRACING CAPACITY - 6.0 kN/m)

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ABN: 2314-776072

PROPOSED ALTERATION
NO.10 MAY STREET
TULLAMARINE

J BUILD PROJECTS

BRACING DETAILS 1

Designed by: V.P.
Drawn by: V.P.
Date: 07.01.19
Scale: N.T.S.
Sheet Size: A3
Rev: A
Reference No.: 1343
Drawing No.: S8

REV	DATE	DESIGN	DRAWN	DESCRIPTION
A	14.01.19	V.P.	V.P.	ISSUED FOR CONSTRUCTION

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

CERTIFICATE OF COMPLIANCE FOR PROPOSED BUILDING WORK

To

Relevant building surveyor: Relevant Building Surveyor

Postal address:

Email:

From:

Building Practitioner: Skycon Consulting Engineers
Registration No. CEC-53877
Category and Class: Civil Engineer
Postal Address: Skycon Consulting Engineers Pty Ltd
29 Seely Street, Dandenong Vic 3175

This certificate is issued in relation to the proposed building work at:

Number: 10 Street Name: May Street Suburb: Tullamarine

Lot: PS:

Project No. 1343

Nature of proposed building work

Construction of an alteration

Storeys contained: 1 – 1 storey

Version of BCA applicable to certificate: 2016

Building classification

Part of building: House BCA Classification Class 1

Prescribed class of building work for which this certificate is issued:

Design or part of the design of building work relating to Structural matter

Documents setting out the design that is certified by this certificate

Drawing No. S1 – S8 (A)

Prepared By: Skycon Consulting

Date: 14.01.19

Computations: 1 - 4

Prepared By: Skycon Consulting

Date: 14.01.19

Other Documentation:

Soil Report:

Prepared By:

Date:

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

PART 3.2, 3.4 & 3.11 OF NCC 2016-Volume 2 including relevant AUSTRALIAN STANDARDS; AS/NZS1170.0-2002, AS/NZS1170.1-2002, AS/NZS1170.2-2011, AS1720.1-2010, AS3600-2009, AS4100-1998, AS3700-2011, AS1684.2-2010, AS1684.4-2010, AS2870-2011.

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.

Signed:



Skycon Consulting Engineers

Date: 14.01.2019

STRUCTURAL COMPUTATION

PROJECT: PROPOSED ALTERATION
AT: NO.10 MAY STREET, TULLAMARINE
JOB NO. 1343

CLIENT: J BUILD PROJECTS

BY: Veng Peung B. Eng (Hons)

Mark : B1 Beam



Try 290x45 F7 Treated Pine for length = 3300
Structural Category = 1

Section Properties
CSA = 11970 mm² $F_b = 16.20$ MPa
 $Z_{xx} = 568.6 \times 10^3$ mm³ $E = 7900.00$ MPa
 $I_{xx} = 81.0 \times 10^6$ mm⁴ $J_2 = 2.5$

GRAVITY/VERTICAL LOADS

UDL List (kPa) **DL** **RLL**
USER : User defined UDL = 0.4 0.25

Applied Loads

LC	TYPE	MAGNITUDE	LOCATION	#/F
A	U	SW self weight	0	
A	U	2.1*[USER]	0	

COMBINATION FACTORS

	DL	DL+RLL
DL x	1.35	1.20
LL x	-	1.50 (1.00)

Note : LC that can be applied to other members are in bold
Values in () are the serviceability combination factors

X-Axis Actions / Design check results

Critical Combination for Strength is DL

LIMIT STATE DESIGN

	DL	DL+RLL
K_1	0.57	0.94
Max Internal Actions		
Axial(kN)(-ve = comp)	0.00	0.00
Shear (kN)	-2.01	-3.08
Neg Moment(kN.m)	0.00	0.00
Pos Moment(kN.m)	1.66	2.54
f/F max	0.32 [m]	0.29 [m]
Deflect. (mm)	5.43	1.27*
Deflect. Ratio L/d	607	>1000
Reactions		
R1 Force(kN)- Left	2.01	3.08
R2 Force(kN)- Right	2.01	3.08
Sum of Reactions	(4.01 kN)	(6.17 kN)

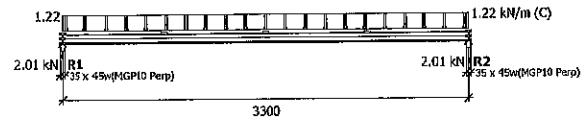
[] = Span Number () = Reaction Number () Sum of Reactions
* = Short term deflection only

ADOPT : 290x45 F7 Treated Pine for B1

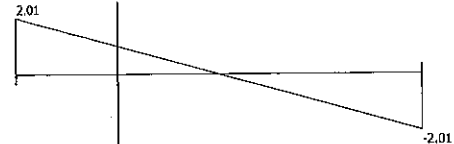
NOTES

(Design Span = 3300 mm.)

DL about the X-X Axis

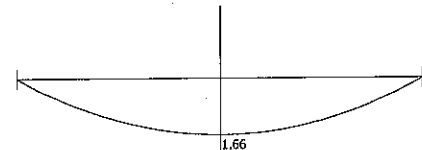


Shear (kN)



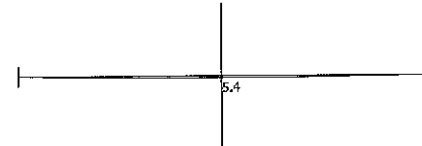
f/F = 0.13 @ 825

Moment (kN.m)



f/F = 0.32 @ 1650

Deflection (mm)



S/A = 0.43 @ 1650 (x10)

Mark : B3 Beam



Try 190x45 F7 Treated Pine for length = 2500 2500
Structural Category = 1

Section Properties
CSA = 7812 mm² $F_b = 16.20$ MPa
 $Z_{xx} = 242.2 \times 10^3$ mm³ $E = 7900.00$ MPa
 $I_{xx} = 22.5 \times 10^6$ mm⁴ $J_2 = 2.5$

GRAVITY/VERTICAL LOADS

UDL List (kPa) **DL** **RLL**
USER : User defined UDL = 0.4 0.25

Applied Loads

LC	TYPE	MAGNITUDE	LOCATION	#/F
A	U	SW self weight	0	
A	U	2.1*[USER]	0	

COMBINATION FACTORS

	DL	DL+RLL
DL x	1.35	1.20
LL x	-	1.50 (1.00)

Note : LC that can be applied to other members are in bold
Values in () are the serviceability combination factors

X-Axis Actions / Design check results

Critical Combination for Strength is DL

LIMIT STATE DESIGN

	DL	DL+RLL
K_1	0.57	0.94
Max Internal Actions		
Axial(kN)(-ve = comp)	0.00	0.00
Shear (kN)	-1.86	-2.88
Neg Moment(kN.m)	-0.93	-1.44
Pos Moment(kN.m)	0.52	0.81
f/F max	0.58 [m]	0.54 [m]
Deflect. (mm)	2.58 [2]	0.82 [1]*
Deflect. Ratio L/d	969 [2]	>1000 [1]
Reactions		
R1 Force(kN)- Left	1.11	1.73
R2 Force(kN)	3.71	5.76
R3 Force(kN)- Right	1.11	1.73
Sum of Reactions	(5.94 kN)	(9.21 kN)

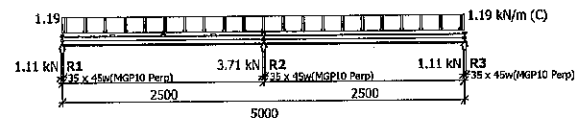
[] = Span Number () = Reaction Number () Sum of Reactions
* = Short term deflection only

ADOPT : 190x45 F7 Treated Pine for B3

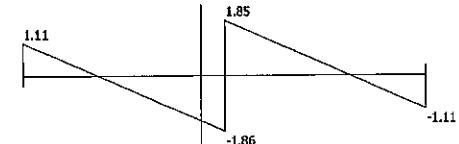
NOTES

(Design Spans = 2500 2500 (5000 mm continuous))

DL about the X-X Axis

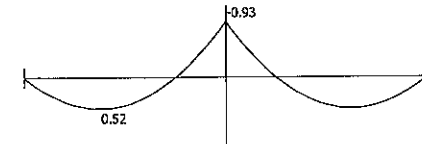


Shear (kN)



f/F = 0.30 @ 2203

Moment (kN.m)



f/F = 0.58 @ 2500

Deflection (mm)



S/A = 0.21 @ 4062 (x10)

Mark : L1 Beam



Try 230PFC 300Plus for length = 4200

Section Properties

CSA = 3200 mm² $Z_{xx} = 33.6 \times 10^3 \text{ mm}^3$
 $I_{xx} = 26.8 \times 10^8 \text{ mm}^4$ $F_y = 300 \text{ MPa}$
 $Z_{yy} = 233.0 \times 10^3 \text{ mm}^3$ $E = 200000 \text{ MPa}$
 $I_{yy} = 1.76 \times 10^8 \text{ mm}^4$

Built up section includes :

125x75x10 300 Unequal Angle
Note: The primary section only is used for strength checks
The additional sections are only assumed to increase the stiffness

GRAVITY/VERTICAL LOADS

UDL List (kPa) DL RLL
UDL1 : UDL list 1 = 0.9 0.25
USER : User defined UDL = 2.6 0

Applied Loads

LC	TYPE	MAGNITUDE	LOCATION	#F
A	U	SW 'self weight	0	
A	P	R>2RB1	1800	
A	U	1.8*(UDL1)	0	
A	P	R>2B3	2300	
A	U	0.4*(USER)	0	
A	U	2.1*(USER)	0	

COMBINATION FACTORS

DL DL+RLL

DL x 1.35 1.20

LL x 1.50 (1.00)

Note: LC that can be applied to other members are in bold

Values in () are the serviceability combination factors

X-Axis Actions / Design check results

Critical Combination for Strength is DL+RLL

LIMIT STATE DESIGN

	DL	DL+RLL
Max Internal Actions		
Axial(kN)(-ve = comp)	0.00	0.00
Shear (kN)	15.0	-16.4
Neg Moment(kN.m)	0.00	0.00
Pos Moment(kN.m)	18.4	21.0
f/F max	0.44 [g]	0.32 [m]
Deflect. (mm)	2.78	3.37
Deflect. Ratio L/d	>1000	>1000

Reactions

R1 Force(kN)- Left	15.0	16.3
R2 Force(kN)- Right	14.9	16.4
Sum of Reactions	(29.9 kN)	(32.7 kN)

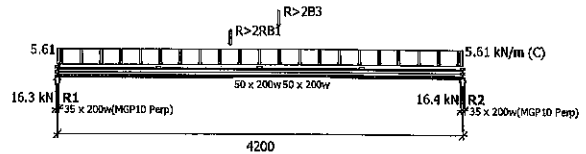
[] = Span Number () = Reaction Number () Sum of Reactions

ADOPT : 230PFC 300Plus for L1
Plus : 125x75x10 300 Unequal Angle

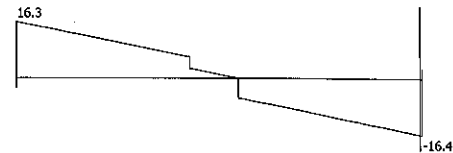
NOTES

(Design Span = 4200 mm.)

DL+RLL about the X-X Axis

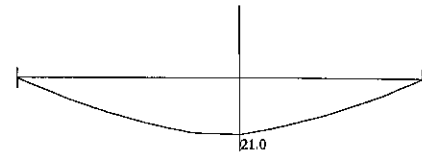


Shear (kN)



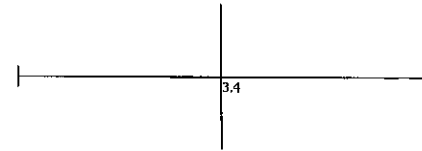
f/F = 0.07 @ 4182

Moment (kN.m)



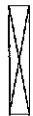
f/F = 0.32 @ 2300

Deflection (mm)



δ/Δ = 0.16 @ 2100 (x10)

Mark : L2 Beam



Try 240 x 45 MGP10 for length = 2200
Structural Category = 1

Section Properties

CSA = 10800 mm² $F_b = 15.30 \text{ MPa}$
 $Z_{xx} = 432.0 \times 10^3 \text{ mm}^3$ $E = 10000.00 \text{ MPa}$
 $I_{xx} = 51.8 \times 10^8 \text{ mm}^4$ $J_2 = 2$

GRAVITY/VERTICAL LOADS

UDL List (kPa) DL RLL
UDL1 : UDL list 1 = 0.9 0.25
USER : User defined UDL = 0.5 0

Applied Loads

LC	TYPE	MAGNITUDE	LOCATION	#F
A	U	SW 'self weight	0	
A	U	1.8*(UDL1)	0	
A	P	R>2B3	400	
A	U	1.1*(USER)	0	

COMBINATION FACTORS

DL DL+RLL

DL x 1.35 1.20

LL x 1.50 (1.00)

Note: LC that can be applied to other members are in bold

Values in () are the serviceability combination factors

X-Axis Actions / Design check results

Critical Combination for Strength is DL

LIMIT STATE DESIGN

	DL	DL+RLL
K_t	0.57	0.94
Max Internal Actions		
Axial(kN)(-ve = comp)	0.00	0.00
Shear (kN)	6.34	8.39
Neg Moment(kN.m)	0.00	0.00
Pos Moment(kN.m)	2.63	3.34
f/F max	0.83 [b]	0.67 [b]
Deflect. (mm)	3.85	0.63*
Deflect. Ratio L/d	572	>1000

Reactions

R1 Force(kN)- Left	6.34	8.39
R2 Force(kN)- Right	3.98	4.73
Sum of Reactions	(10.3 kN)	(13.1 kN)

[] = Span Number () = Reaction Number () Sum of Reactions

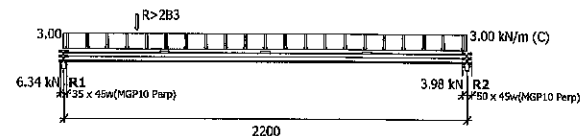
* = Short term deflection only

ADOPT : 240 x 45 MGP10 for L2

NOTES

(Design Span = 2200 mm.)

DL about the X-X Axis

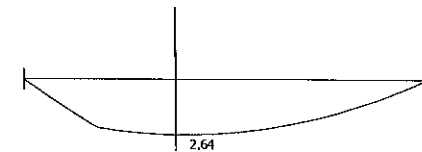


Shear (kN)



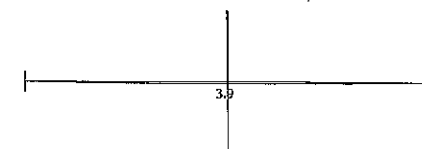
f/F = 0.59 @ 378

Moment (kN.m)



f/F = 0.67 @ 825

Deflection (mm)



δ/Δ = 0.31 @ 1100 (x10)

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Ver. : 3.20.6638, 10/1/19

Mark : R1 Beam



Try 240x45 F7 Treated Pine for length = 4300
Structural Category = 1

Section Properties
CSA = 9870 mm² $F_b = 16.20$ MPa
 $Z_{xx} = 386.6 \times 10^3$ mm³ $E = 7900.00$ MPa
 $I_{xx} = 45.4 \times 10^6$ mm⁴ $J_2 = 2.5$

GRAVITY/VERTICAL LOADS

UDL List (kPa) **DL** **RLL**
USER : User defined UDL = 0.4 0.25

Applied Loads

LC	TYPE	MAGNITUDE	LOCATION	f/F
A	U	SW self weight	0	
A	U	0.6*(USER)	0	

COMBINATION FACTORS

	DL	DL+RLL
DL x	1.35	1.20
LL x	-	1.50 (1.00)

Note : LC that can be applied to other members are in bold
Values in () are the serviceability combination factors

X-Axis Actions / Design check results

Critical Combination for Strength is DL

LIMIT STATE DESIGN

	DL	DL+RLL
K_1	0.57	0.94
Max Internal Actions		
Axial(kN)-ve = comp)	0.00	0.00
Shear (kN)	-0.84	-1.23
Neg Moment(kN.m)	0.00	0.00
Pos Moment(kN.m)	0.91	1.33
f/F max	0.26 [m]	0.23 [m]
Deflect. (mm)	9.01	1.86*
Deflect. Ratio L/d	477	>1000
Reactions		
R1 Force(kN)- Left	0.84	1.23
R2 Force(kN)- Right	0.84	1.23
Sum of Reactions	(1.69 kN)	(2.47 kN)

[] = Span Number () = Reaction Number () Sum of Reactions
* = Short term deflection only

ADOPT : 240x45 F7 Treated Pine for R1

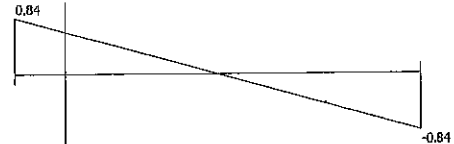
NOTES

(Design Span = 4300 mm.)

DL about the X-X Axis

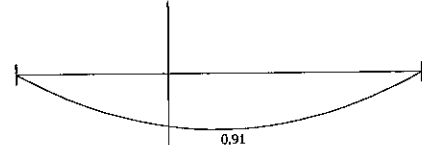


Shear (kN)



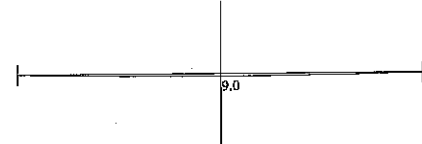
f/F = 0.10 @ 538

Moment (kN.m)



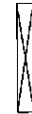
f/F = 0.26 @ 1612

Deflection (mm)



$\delta/\Delta = 0.72$ @ 2150 (x10)

Mark : RB1 Beam



Try 290x45 F17 KDHW for length = 3700
Structural Category = 1

Section Properties
CSA = 13050 mm² $F_b = 39.90$ MPa
 $Z_{xx} = 630.8 \times 10^3$ mm³ $E = 14000.00$ MPa
 $I_{xx} = 91.5 \times 10^6$ mm⁴ $J_2 = 2$

GRAVITY/VERTICAL LOADS

UDL List (kPa) **DL** **RLL**
UDL1 : UDL list 1 = 0.9 0.25

Applied Loads

LC	TYPE	MAGNITUDE	LOCATION	f/F
A	U	SW self weight	0	
A	P	4.8*3.6/4*(UDL1)	spn/2	

COMBINATION FACTORS

	DL	DL+RLL
DL x	1.35	1.20
LL x	-	1.50 (1.00)

Note : LC that can be applied to other members are in bold
Values in () are the serviceability combination factors

X-Axis Actions / Design check results

Critical Combination for Strength is DL

LIMIT STATE DESIGN

	DL	DL+RLL
K_1	0.57	0.94
Max Internal Actions		
Axial(kN)-ve = comp)	0.00	0.00
Shear (kN)	-2.87	-3.36
Neg Moment(kN.m)	0.00	0.00
Pos Moment(kN.m)	5.09	6.02
f/F max	0.39 [m]	0.28 [m]
Deflect. (mm)	6.79	0.89*
Deflect. Ratio L/d	544	>1000
Reactions		
R1 Force(kN)- Left	2.87	3.36
R2 Force(kN)- Right	2.87	3.36
Sum of Reactions	(5.75 kN)	(6.73 kN)

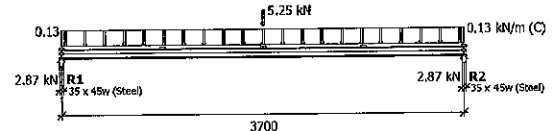
[] = Span Number () = Reaction Number () Sum of Reactions
* = Short term deflection only

ADOPT : 290x45 F17 KDHW for RB1

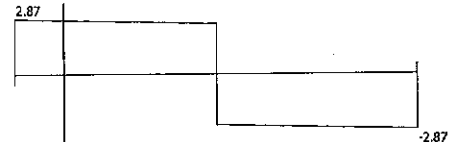
NOTES

(Design Span = 3700 mm.)

DL about the X-X Axis

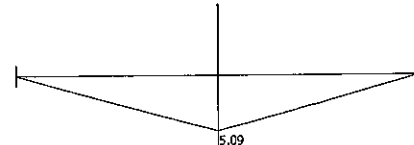


Shear (kN)



f/F = 0.17 @ 453

Moment (kN.m)



f/F = 0.39 @ 1850

Deflection (mm)



$\delta/\Delta = 0.54$ @ 1850 (x10)

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Ver. 3.20.5636, 10/1/19

Mark : RB2 Beam

Try 2/360x45 Hyspan for length = 4800
Structural Category = 1

Section Properties
CSA = 16200 mm² $F_y = 0.00$ MPa
 $Z_{xx} = 972.0 \times 10^3$ mm³ $E = 13200.00$ MPa
 $I_{xx} = 175.0 \times 10^8$ mm⁴ $J_2 = 2$

GRAVITY/VERTICAL LOADS

UDL List (kPa) DL RLL
UDL1: UDL list 1 = 0.9 0.25

Applied Loads

LC	TYPE	MAGNITUDE	LOCATION	i/F
A	U	SW self weight	0	
A	P	5.4*4.8/4*(UDL1)	spn/2	
A	P	R>1RB1	2000	

COMBINATION FACTORS

DL DL+RLL

DL x 1.35 1.20

LL x - 1.50 (1.00)

Note : LC that can be applied to other members are in bold
Values in () are the serviceability combination factors

X-Axis Actions / Design check results

Critical Combination for Strength is DL

LIMIT STATE DESIGN

	DL	DL+RLL
K_1	0.57	0.94
Max Internal Actions		
Axial(kN)(-ve = comp)	0.00	0.00
Shear (kN)	6.31	7.30
Neg Moment(kN.m)	0.00	0.00
Pos Moment(kN.m)	13.2	15.4
i/F max	0.41 [g]	0.29 [g]
Deflect. (mm)	8.50	1.07*
Deflect. Ratio L/d	564	>1000

Reactions

R1 Force(kN)- Left	6.31	7.30
R2 Force(kN)- Right	5.83	6.74
Sum of Reactions	(12.1 kN)	(14.0 kN)

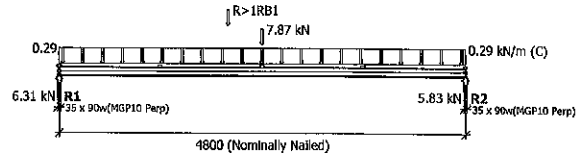
[] = Span Number () = Reaction Number () Sum of Reactions
* = Short term deflection only

ADOPT : 2/360x45 Hyspan for RB2

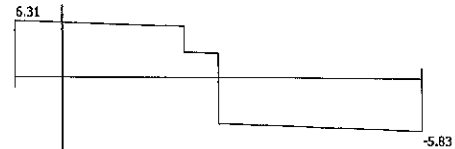
NOTES

(Design Span = 4800 mm.)

DL about the X-X Axis

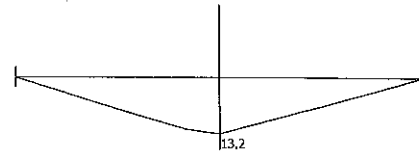


Shear (kN)



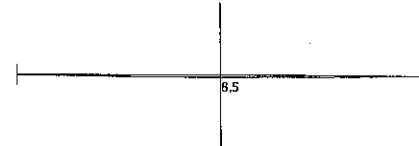
i/F = 0.11 @ 558

Moment (kN.m)



i/F = 0.31 @ 2400

Deflection (mm)



$\delta/\Delta = 0.60$ @ 2400 (x10)

