

DATED

2025

**AARON JOHN MIZZI**

**AND**

**KRISTYN AMBER HILL**

---

**SECTION 32 STATEMENT**

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**Property: 15 Peters Road, Belgrave VIC**



34 Heversham Drive  
SEAFORD VIC 3198  
Tel: 03 9789 7655  
Email: [info@langlaw.com.au](mailto:info@langlaw.com.au)

Ref: NN:25/6128

# 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	15 PETERS ROAD, BELGRAVE VIC 3160
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Vendor's name	Aaron John Mizzi	Date	/ /
Vendor's signature	<div></div>		
Vendor's name	Kristyn Amber Hill	Date	/ /
Vendor's signature	<div></div>		

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:

Not Applicable

### 3.2 Road Access

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

☐

### 3.3 Designated Bushfire Prone Area

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

☒

### 3.4 Planning Scheme

☒ The required specified information is as follows:

(a) Name of planning scheme Yarra Ranges

(b) Name of responsible authority Yarra Ranges Shire

(c) Zoning of the land LDRZ - Low Density Residential Zone

Bushfire Management Overlay (BMO)  
Erosion Managements Overlay (EMO)  
Significant Landscape Overlay (SLO) (SLO22)



## 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 2000m<sup>2</sup>; (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. SEE ATTACHMENTS

Certificate of Title Volume: 9026 Folio: 090  
Title Plan 205997N  
Land Information Certificate  
Water Information Statement  
Planning Permit  
Plans  
Building Notice  
Report to Yarra Ranges Shire  
Planning Property Report

## 14. GST WITHHOLDING NOTICE

Pursuant to Section 14-255 Schedule 1 Taxation Administration Act 1953 (Cwlth)

[X] The purchaser is NOT required to withhold GST at settlement.

# 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.

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

Page 1 of 2

VOLUME 09026 FOLIO 090

Security no : 124126134527G  
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### LAND DESCRIPTION

Lot 1 on Title Plan 205997N.  
PARENT TITLE Volume 05009 Folio 683  
Created by instrument F224277 05/03/1974

### REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
AARON JOHN MIZZI  
KRISTYN AMBER HILL both of 15 PETERS ROAD BELGRAVE VIC 3160  
AJ104337K 01/08/2011

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU404825C 01/06/2021  
WESTPAC BANKING CORPORATION

CAVEAT AY089145S 12/06/2024  
Caveator  
VICTORIA LEGAL AID  
Grounds of Claim  
CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
KRISTYN AMBER HILL  
Date  
31/05/2024  
Estate or Interest  
INTEREST AS CHARGE  
Prohibition  
UNLESS I/WE CONSENT IN WRITING  
Lodged by  
VICTORIA LEGAL AID  
Notices to  
GRANTS & QUALITY ASSURANCE of LEVEL 9 570 BOURKE STREET MELBOURNE VIC 3000

CAVEAT AY505814K 17/10/2024  
Caveator  
VIC RAJAH FAMILY LAWYERS PTY LTD ACN: 166077685  
Grounds of Claim  
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
AARON JOHN MIZZI  
Date  
01/10/2024  
Estate or Interest  
INTEREST AS CHARGE  
Prohibition  
ABSOLUTELY  
Lodged by  
TURNER LEGAL & CONVEYANCING  
Notices to  
LYNNE TURNER of 34-36 HEVERSHAM DRIVE SEAFORD VIC 3198

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.

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

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Page 2 of 2

### DIAGRAM LOCATION

SEE TP205997N 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: 15 PETERS ROAD BELGRAVE VIC 3160

### ADMINISTRATIVE NOTICES

NIL

eCT Control 16977H ST GEORGE BANK  
Effective from 01/06/2021

DOCUMENT END

# Imaged Document Cover Sheet

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TITLE PLAN		EDITION 1	TP 205997N			
<b>Location of Land</b>  Parish: NARREE WORRAN Township: Section: Crown Allotment: Crown Portion:  Last Plan Reference: LP8952 Derived From: VOL 9026 FOL 090 Depth Limitation: NIL		<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>  <div>ALL THAT piece - of land delineated and coloured red and blue on the map hereon being Lot 18 - on Plan of Subdivision No.8952 Parish of Narree Worran County of - - - - - Mornington Together with a right of carriageway over the roads coloured - -- brown on Plan of Subdivision No.6310 - - - - -</div> <b>ENCUMBRANCES REFERRED TO</b>  As to the land coloured blue- - -- THE EASEMENTS (if any) existing- - over the same by virtue of Section 98 of the Transfer of Land Act- --		<div>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 07/10/2003 VERIFIED: CP</div> <div>COLOUR CODE R=RED BL=BLUE</div>				
<table border="1"><thead><tr><th>TABLE OF PARCEL IDENTIFIERS</th></tr></thead><tbody><tr><td>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>PARCEL 1 = LOT 18 ON LP8952</td></tr></tbody></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 = LOT 18 ON LP8952
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 = LOT 18 ON LP8952						
LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets			

# LAND INFORMATION CERTIFICATE

Section 229 Local Government Act 1989

PO Box 105  
Lilydale Vic 3140  
Call 1300 368 333  
Fax (03) 9735 4249  
ABN 21 973 226 012  
[www.yarraranges.vic.gov.au](http://www.yarraranges.vic.gov.au)  
[mail@yarraranges.vic.gov.au](mailto:mail@yarraranges.vic.gov.au)



Certificate Number: 121012  
Issue Date: 11-Jul-2025  
Applicant Reference: 77400829-015-1:181018

Landata  
DX 250639  
MELBOURNE VIC

This certificate provides information regarding valuation, rates, charges, other monies owing and any orders and notices made under the Local Government Act 1958, Local Government Act 1989, Local Government Act 2020 or under a local law or by 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.

## PROPERTY INFORMATION

**Assessment Number:** 58296/2  
**Property Address:** 15 Peters Road, Belgrave VIC 3160  
**Property Description:** Lot 18 LP8952 Sec B Ca 32 PNarree Worran

## VALUATION INFORMATION

**Current Level of Value Date:** 1 January 2025  
**Operative Date of Value:** 01-Jul-2025  
**Site Value:** 490,000  
**Capital Improved Value:** 650,000  
**Net Annual Value:** 32,500

## FINANCIAL INFORMATION

Rates and Charges Levied Year Ending 30 June 2026		Rates and Charges Summary	
Rate or Charge Type	Annual Charge	Description	Balance Outstanding
General Rates	1,643.35	Legal Charges Arrears	0.00
Waste Charge	777.00	Arrears & Previous Year Interest	986.00
Emergency Services and Volunteer Fund	248.45	Current Interest on Arrears	0.00
		Interest on Current Rates	0.00
		Current Year Rates	2,668.80
		Pension Concession Rebate	-316.00
		Payments since 1 July 2025	0.00
		Overpayment	0.00
		Other	0.00
		Total Rates Outstanding	3,338.80
		Chargeable Works &/or EUA	0.00
		Local Govt Act 1989–Sec. 227	0.00
<b>Total Annual Charge</b>	<b>2,668.80</b>	<b>Balance Outstanding</b>	<b>\$3,338.80</b>

## Payment can be made by:

- BPAY – Biller Code 8979 Reference 582962
- On Council's website at [yarraranges.vic.gov.au/payments](http://yarraranges.vic.gov.au/payments) by Visa or Mastercard using Reference 582962



**NOTICES AND ORDERS:** There are/are no outstanding notices or orders on the land served by Council under the Local Government (Miscellaneous) Act 1958, Local Government Act 1989 or a local law or by-law of Council which still apply as at the date of this Certificate.  
Details of any Notice or Order Served.

**FLOOD LEVEL:** Council has not specified a flood level for this property. However, Council cannot warrant that this property may be/ is not subject to flooding. Melbourne Water may have additional information which is not held by Council, which may reveal this property is subject to flooding. Melbourne Water's flood information can be obtained from metropolitan water authorities. It is therefore recommended that you contact Yarra Valley Water/South East Water for more accurate and detailed information.

There is/is no potential liability for rates under the Cultural and Recreational Lands Act 1963.

There is/is no potential liability for land to become rateable under Section 173 of the Local Government Act 1989.

There is/is no potential liability for land to become rateable under Section 174A of the Local Government Act 1989.

**The 2025/2026 Rates are yet to be finalised. This is an estimate only. Please contact the Rates team on 1300 368 333 if you have any further questions.**

There is no outstanding amount required to be paid for recreational purposes or any transfer of land required to Council for recreational purposes under Section 18 of the Subdivision Act 1988 or the Local Government Act (Miscellaneous) Act 1958

**OTHER INFORMATION**

While Council does not impose a time limit as to when a certificate may be updated verbally, it should be noted that Council will not be held responsible for any information provided or confirmed verbally. A new certificate could be applied for if this is not satisfactory.

I hereby certify that as at the date of this certificate, the information given is true and correct for the property described.



**Jim Stewart**

Executive Officer, Property Rating Services  
(Contact Property Rating Services on 1300 368 333 for any enquiries)  
Received the sum of \$29.70 being the fee for this Certificate.

Date: 11-Jul-2025

Turner Legal & Conveyancing C/-  
InfoTrack (Smokeball)  
E-mail: certificates@landata.vic.gov.au

Statement for property:  
LOT 18 15 PETERS ROAD BELGRAVE  
3160  
18 LP 8952

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
59D//19015/8	LANDATA CER 77400829-024-3	11 JULY 2025	49771122

## 1. Statement of Fees Imposed

The property is classified as a serviced property with respect to charges which as listed below in the Statement of Fees.

### (a) By Other Authorities

<b>Parks Victoria - Parks Service Charge</b>	01/07/2025 to 30/09/2025	\$22.45
<b>Melbourne Water Corporation Total Service Charges</b>	01/07/2025 to 30/09/2025	\$31.25

### (b) By South East Water

<b>Water Service Charge</b>	01/07/2025 to 30/09/2025	\$21.97
<b>Sewerage Service Charge</b>	01/07/2025 to 30/09/2025	\$100.41
<b>Subtotal Service Charges</b>		<b>\$176.08</b>
<b>Arrears</b>		<b>\$419.90</b>
<b>TOTAL UNPAID BALANCE</b>		<b>\$595.98</b>

- The meter at the property was last read on 21/05/2025. Fees accrued since that date may be estimated by reference to the following historical information about the property:

**Water Usage Charge** **\$3.84 per day**

- Financial Updates (free service) are only available online please go to (type / copy the complete address shown below): <https://secureapp.southeastwater.com.au/PropertyConnect/#/order/info/update>

\* Please Note: if usage charges appear above, the amount shown includes one or more of the following:

Water Usage, Recycled Water Usage, Sewage Disposal, Fire Service Usage and Trade Waste Volumetric Fees.

Interest may accrue on the South East Water charges listed in this statement if they are not paid by the due date as set out in the bill.

AUTHORISED OFFICER:



LARA SALEMBIER  
GENERAL MANAGER  
CUSTOMER EXPERIENCE

**South East Water**  
**Information Statement Applications**  
PO Box 2268, Seaford, VIC 3198

- The total annual service fees and volumetric fees for water usage and sewerage disposal for each class of property are set out at [www.southeastwater.com.au](http://www.southeastwater.com.au).
- Updates of rates and other charges will only be provided for up to six months from the date of this statement.
- If this property has recently been subdivided from a "parent" title, there may be service or other charges owing on the "parent" which will be charged to this property, once sold, that do not appear on this statement. You must contact us to see if there are any such charges as they may be charged to this property on sale and should therefore be adjusted with the owner of the parent title beforehand.
- If the property is sold, the vendor is liable to pay all fees incurred in relation to the property until the vendor gives South East Water a Notice of Disposition of Land required by the Water (General) Regulations 2021, please include the Reference Number set out above in that Notice.
- Fees relating to the property may change from year-to-year in accordance with the Essential Service Commission's Price Determination for South East Water.
- Every fee referred to above is a charge against the property and will be recovered from a purchaser of the property if it is not paid by the vendor.
- Information about when and how outstanding fees may be paid, collected and recovered is set out in the Essential Services Commission's Customer Service Code, Urban Water Businesses.
- If this Statement only sets out rates and fees levied by Parks Victoria and Melbourne Water, the property may not be connected to South East Water's works. To find out whether the property is, or could be connected upon payment of the relevant charges, or whether it is separately metered, telephone 131 694.
- For a new connection to our water or sewer services, fees / charges will be levied.

## 2. Encumbrance Summary

Where available, the location of sewers is shown on the attached plan. Please ensure where manholes appear, that they remain accessible at all times "DO NOT COVER". Where driveways/paving is proposed to be constructed over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset, the owner will be responsible for all costs associated with any demolition and or re-instatement works, necessary to allow maintenance and or repair of the asset effected. Where changes to the surface levels requires maintenance shafts/holes to be altered, all works must be carried out by South East Water approved contractors only. For information call 131694. For all other works, prior consent is required from south East Water for any construction over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset.

To assist in identifying if the property is connected to South East Waters sewerage system, connected by a shared, combined or encroaching drain, it is recommended you request a copy of the Property Sewerage Plan. A copy of the Property Sewerage Plan may be obtained for a fee at [www.southeastwater.com.au](http://www.southeastwater.com.au) Part of the Property Sewerage Branch servicing the property may legally be the property owners responsibility to maintain not South East Waters. Refer to Section 11 of South East Waters Customer Charter to determine if this is the case. A copy of the Customer Charter can be found at [www.southeastwater.com.au](http://www.southeastwater.com.au). When working in proximity of drains, care must be taken to prevent infiltration of foreign material and or ground water into South East Waters sewerage system. Any costs associated with rectification works will be charged to the property owner.

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.

The discharge of sewage from the property is via a Pressure Sewer System which comprises property boundary kit (non-return valve and housing), pump unit, tank and control box located within the property boundary and the

AUTHORISED OFFICER:

A handwritten signature in black ink, appearing to read "Lara Salembier".

LARA SALEMBIER  
GENERAL MANAGER  
CUSTOMER EXPERIENCE

**South East Water**  
**Information Statement Applications**  
PO Box 2268, Seaford, VIC 3198

property discharge line connected to the reticulated sewerage system. SOUTH EAST WATER RESPONSIBILITY: The ongoing maintenance of the Pressure Sewer System PROPERTY OWNER RESPONSIBILITY: The property owner is responsible for the ongoing maintenance of pipe work from the pressure sewer system to any building on the property and all electricity costs to operate the Pressure Sewer System.

**ENCUMBRANCE ENQUIRY EMAIL [infostatements@sew.com.au](mailto:infostatements@sew.com.au)**

If no plan is attached to this Statement, South East Water is not aware of any works belonging to South East Water being present on the property.

If a plan is attached to this Statement, it indicates the nature of works belonging to South East Water, their approximate location, and the approximate location of any easement relating to those works.

**Important Warnings**

The map base for any attached plan is not created by South East Water which cannot and does not guarantee the accuracy, adequacy or completeness of any information in the plan, especially the exact location of any of South East Water's works, which may have changes since the attached plan was prepared. Their location should therefore be proven by hand before any works are commenced on the land.

Unless South East Water's prior written approval is obtained, it is an offence to cause any structure to be built or any filling to be placed on a South East Water easement or within 1 metre laterally of any of its works or to permit any structure to be built above or below any such area.

Any work that requires any South East Water manhole or maintenance shaft to be altered may only be done by a contractor approved by South East Water at the property owner's cost.

If the owner builds or places filling in contravention of that requirement, the owner will be required to pay the cost of any demolition or re-instatement of work that South East Water considers necessary, in order to maintain, repair or replace its asset.

This Statement does not include any information about current or outstanding consent issued for plumbing works on at the property.

### 3. Disclaimer

This Statement does not contain all the information about the property that a prospective purchaser may wish to know. Accordingly, appropriate enquiries should be made of other sources and information.

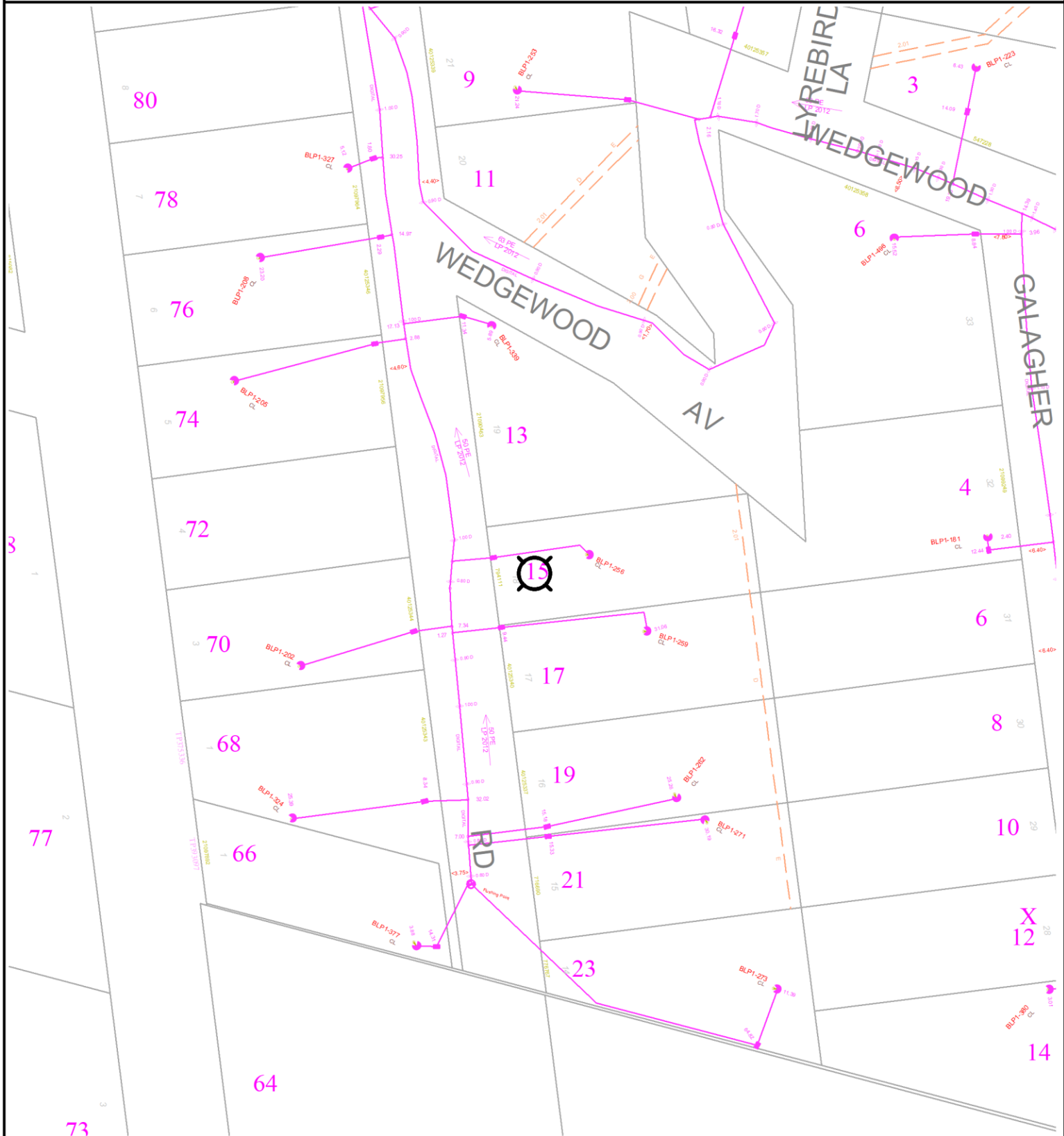
South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian Consumer Law.

AUTHORISED OFFICER:

A handwritten signature in black ink, appearing to read "Lara Salembier".

LARA SALEMBIER  
GENERAL MANAGER  
CUSTOMER EXPERIENCE

**South East Water**  
**Information Statement Applications**  
PO Box 2268, Seaford, VIC 3198



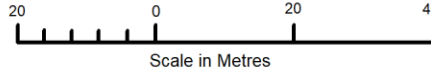
**WARNING:** This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

	Title/Road Boundary		Subject Property		Maintenance Hole
	Proposed Title/Road		Sewer Main & Property Connections		Inspection Shaft
	Easement		Direction of Flow		Offset from Boundary
<b>Melbourne Water Assets</b>					
	Sewer Main		Underground Drain		Natural Waterway
	Maintenance Hole		Channel Drain		Underground Drain M.H.

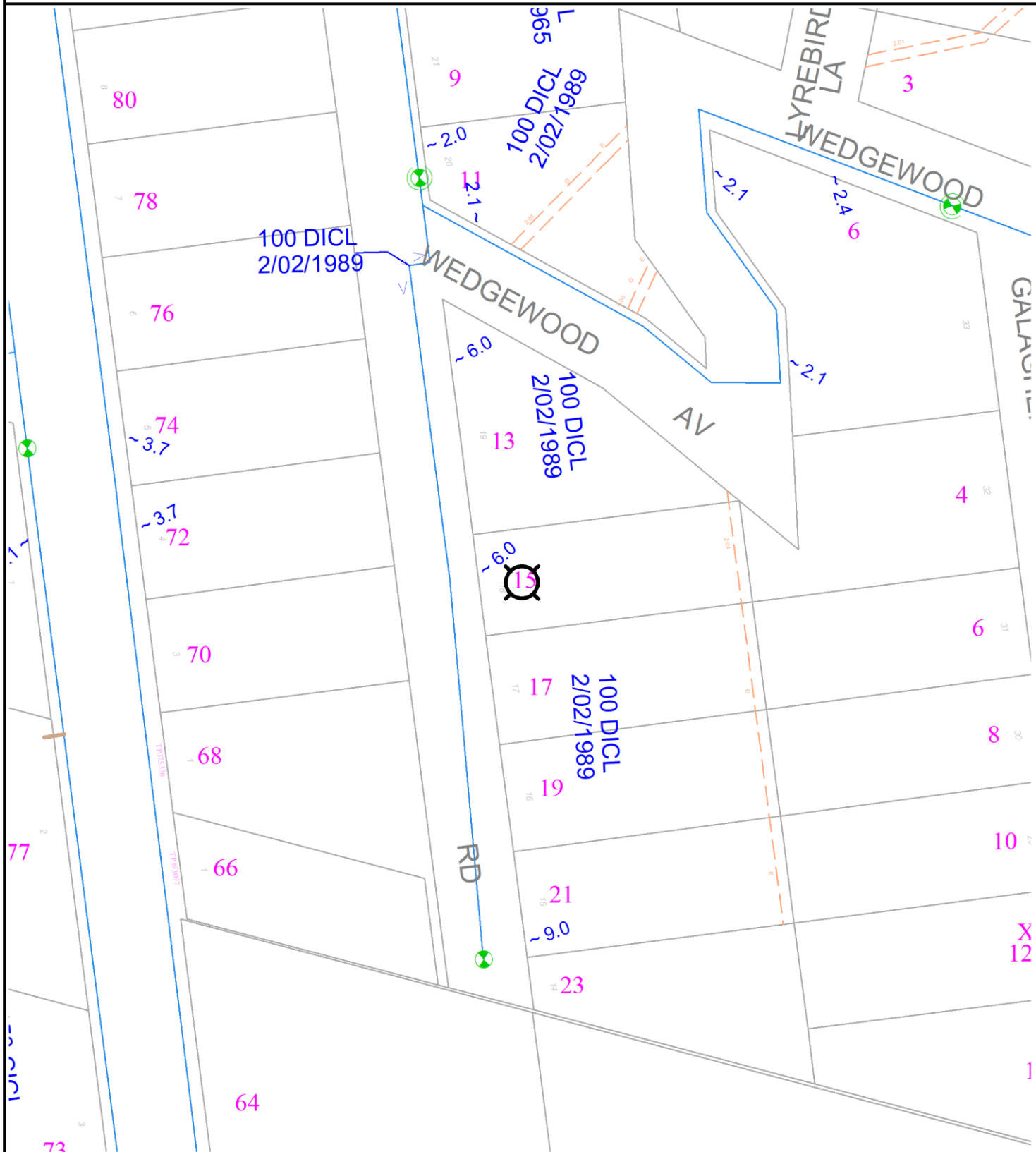


Property: Lot 18 15 PETERS ROAD BELGRAVE 3160

Case Number: 49771122



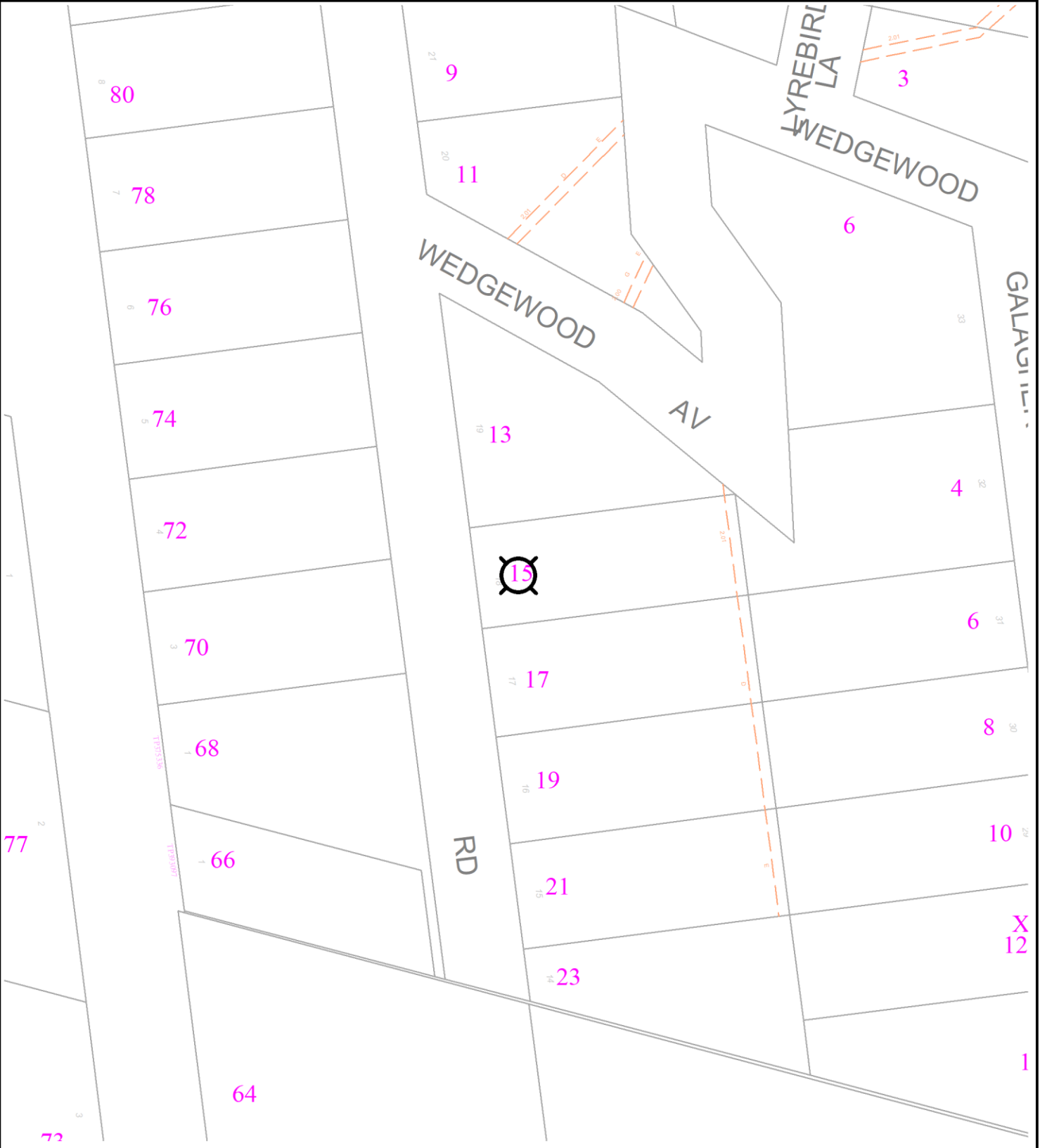
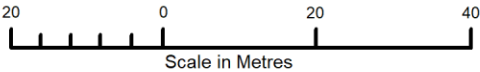
Date: 11JULY2025



**WARNING:** This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

	Title/Road Boundary		Subject Property		Hydrant
	Proposed Title/Road		Water Main Valve		Fireplug/Washout
	Easement		Water Main & Services		Offset from Boundary





**WARNING:** This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

LEGEND			
	Title/Road Boundary		Subject Property
	Proposed Title/Road		Recycled Water Main Valve
	Easement		Recycled Water Main & Services
			Hydrant
			Fireplug/Washout
			Offset from Boundary ~ 1.0

# Property Clearance Certificate

## Land Tax



INFOTRACK / TURNER LEGAL & CONVEYANCING

Your Reference:	25/6128
Certificate No:	92212687
Issue Date:	11 JUL 2025
Enquiries:	ESYSPROD

Land Address:	15 PETERS ROAD BELGRAVE VIC 3160
---------------	----------------------------------

Land Id	Lot	Plan	Volume	Folio	Tax Payable
12603808	1	205997	9026	90	\$0.00

Vendor: KRISTYN HILL & AARON MIZZI  
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MR AARON JOHN MIZZI	2025	\$470,000	\$0.00	\$0.00

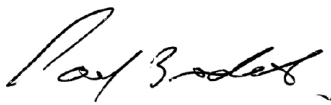
Comments: Property is exempt: LTX Principal Place of Residence.

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):	\$650,000
SITE VALUE (SV):	\$470,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$0.00





# Notes to Certificate - Land Tax

**Certificate No:** 92212687

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## 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 = \$1,860.00

Taxable Value = \$470,000

Calculated as \$1,350 plus ( \$470,000 - \$300,000) multiplied by 0.300 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$6,500.00

Taxable Value = \$650,000

Calculated as \$650,000 multiplied by 1.000%.

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## Land Tax - Payment Options

### BPAY



Billers Code: 5249  
Ref: 92212687

### 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: 92212687

### 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 / TURNER LEGAL & CONVEYANCING

<b>Your Reference:</b>	25/6128
<b>Certificate No:</b>	92212687
<b>Issue Date:</b>	11 JUL 2025
<b>Enquires:</b>	ESYSPROD

**Land Address:** 15 PETERS ROAD BELGRAVE VIC 3160

Land Id	Lot	Plan	Volume	Folio	Tax Payable
12603808	1	205997	9026	90	\$0.00
AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment	
110	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:** \$650,000

**SITE VALUE:** \$470,000

**CURRENT CIPT CHARGE:** \$0.00

# Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 92212687

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## 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 / TURNER LEGAL & CONVEYANCING

Your Reference:	25/6128
Certificate No:	92212687
Issue Date:	11 JUL 2025

Land Address: 15 PETERS ROAD BELGRAVE VIC 3160

Lot	Plan	Volume	Folio
1	205997	9026	90

Vendor: KRISTYN HILL & AARON MIZZI

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: 92212687

## 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

<p><b>BPAY</b></p> <div><div><p>Billers Code: 416073 Ref: 92212687</p></div></div> <p><b>Telephone &amp; Internet Banking - BPAY®</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</p> <p><a href="http://www.bpay.com.au">www.bpay.com.au</a></p>	<p><b>CARD</b></p> <div><div><p>Ref: 92212687</p></div></div> <p><b>Visa or Mastercard</b></p> <p>Pay via our website or phone 13 21 61. A card payment fee applies.</p> <p><a href="http://sro.vic.gov.au/payment-options">sro.vic.gov.au/payment-options</a></p>	<p><b>Important payment information</b></p> <p>Windfall gains tax payments must be made using only these specific payment references.</p> <p>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</p>
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\*\*\*\* Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning \*\*\*\*

## ROADS PROPERTY CERTIFICATE

The search results are as follows:

Turner Legal & Conveyancing C/- InfoTrack (Smokeball)  
135 King Street  
SYDNEY 2000  
AUSTRALIA

Client Reference: 574361

NO PROPOSALS. As at the 11th July 2025, 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®.

15 PETERS ROAD, BELGRAVE 3160  
SHIRE OF YARRA RANGES

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: 11th July 2025

Telephone enquiries regarding content of certificate: 13 11 71

**[Vicroads Certificate] # 77400829 - 77400829111922 '574361'**

# PLANNING CERTIFICATE

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

## CERTIFICATE REFERENCE NUMBER

1155981

## APPLICANT'S NAME & ADDRESS

TURNER LEGAL & CONVEYANCING C/- INFOTRACK  
(SMOKEBALL) C/- LANDATA  
DOCKLANDS

## VENDOR

MIZZI, AARON JOHN

## PURCHASER

NOT KNOWN, NOT KNOWN

## REFERENCE

574361

This certificate is issued for:

LOT 1 PLAN TP205997 ALSO KNOWN AS 15 PETERS ROAD BELGRAVE  
YARRA RANGES SHIRE

The land is covered by the:

YARRA RANGES PLANNING SCHEME

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

The land:

- is included in a LOW DENSITY RESIDENTIAL ZONE
- is within a BUSHFIRE MANAGEMENT OVERLAY
- and a EROSION MANAGEMENT OVERLAY
- and a SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 22

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

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

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

11 July 2025

**Sonya Kilkeny**  
Minister for Planning

Additional site-specific controls may apply.  
The Planning Scheme Ordinance should be checked carefully.

The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

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

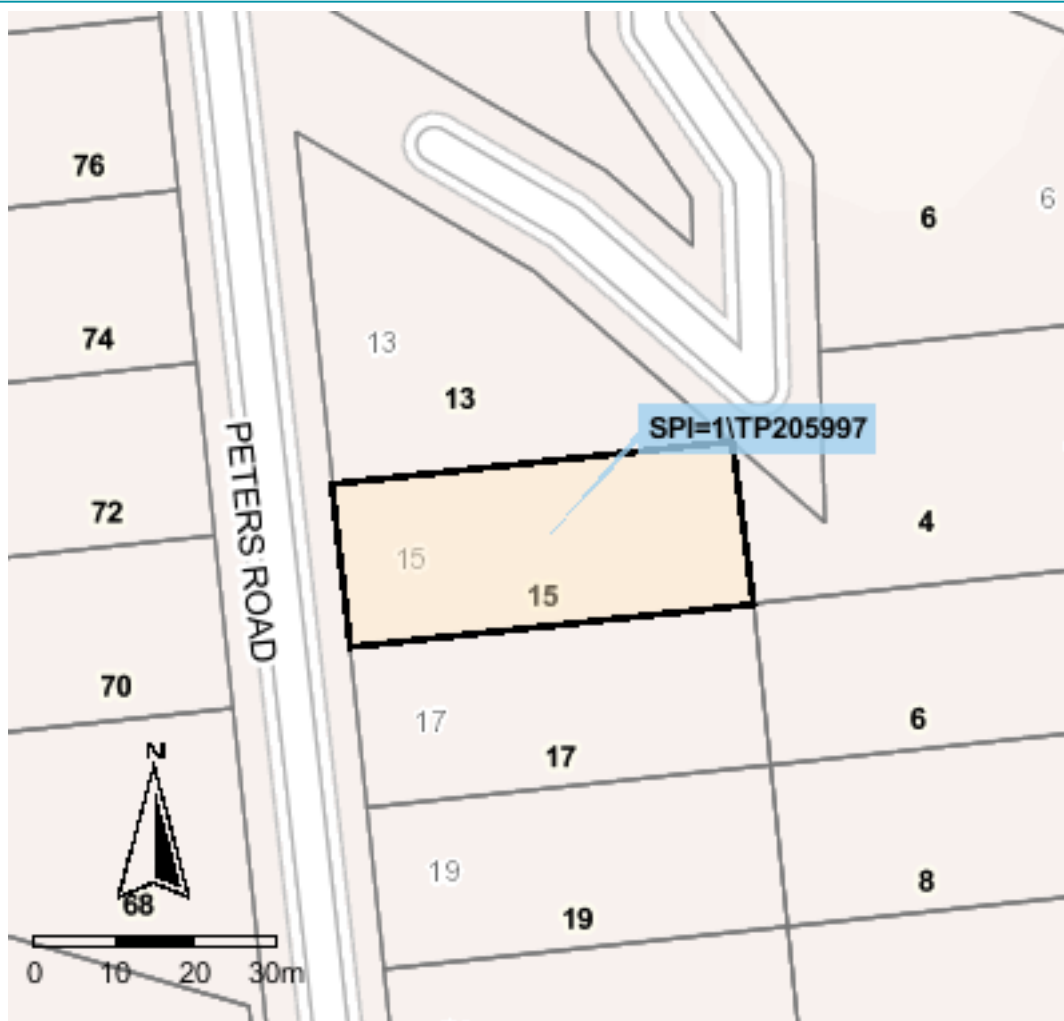
LANDATA®  
T: (03) 9102 0402  
E: [landata.enquiries@servictoria.com.au](mailto:landata.enquiries@servictoria.com.au)

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

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

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

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



Copyright © State Government of Victoria. Service provided by [maps.land.vic.gov.au](http://maps.land.vic.gov.au)

### Choose the authoritative Planning Certificate

#### *Why rely on anything less?*

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.

Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour. Next business day delivery, if further information is required from you.

### Privacy Statement

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



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 18 July 2025 03:19 PM

PROPERTY DETAILS

Address: **15 PETERS ROAD BELGRAVE 3160**

Lot and Plan Number: **Lot 1 TP205997**

Standard Parcel Identifier (SPI): **1\TP205997**

Local Government Area (Council): **YARRA RANGES**

Council Property Number: **220776**

Planning Scheme: **Yarra Ranges**

Directory Reference: **Melway 75 E8**

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

[Planning Scheme - Yarra Ranges](#)

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: **MONBULK**

OTHER

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

Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

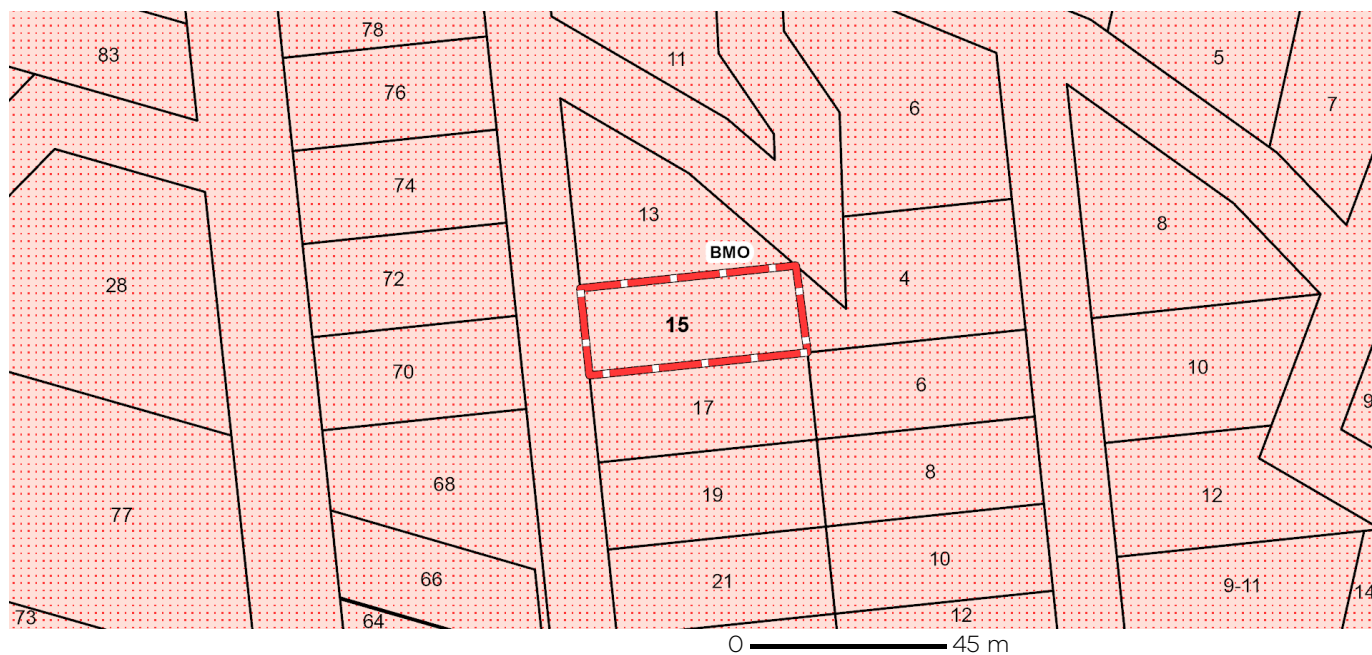
[LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)  
[SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)



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

## Planning Overlays

### BUSHFIRE MANAGEMENT OVERLAY (BMO)

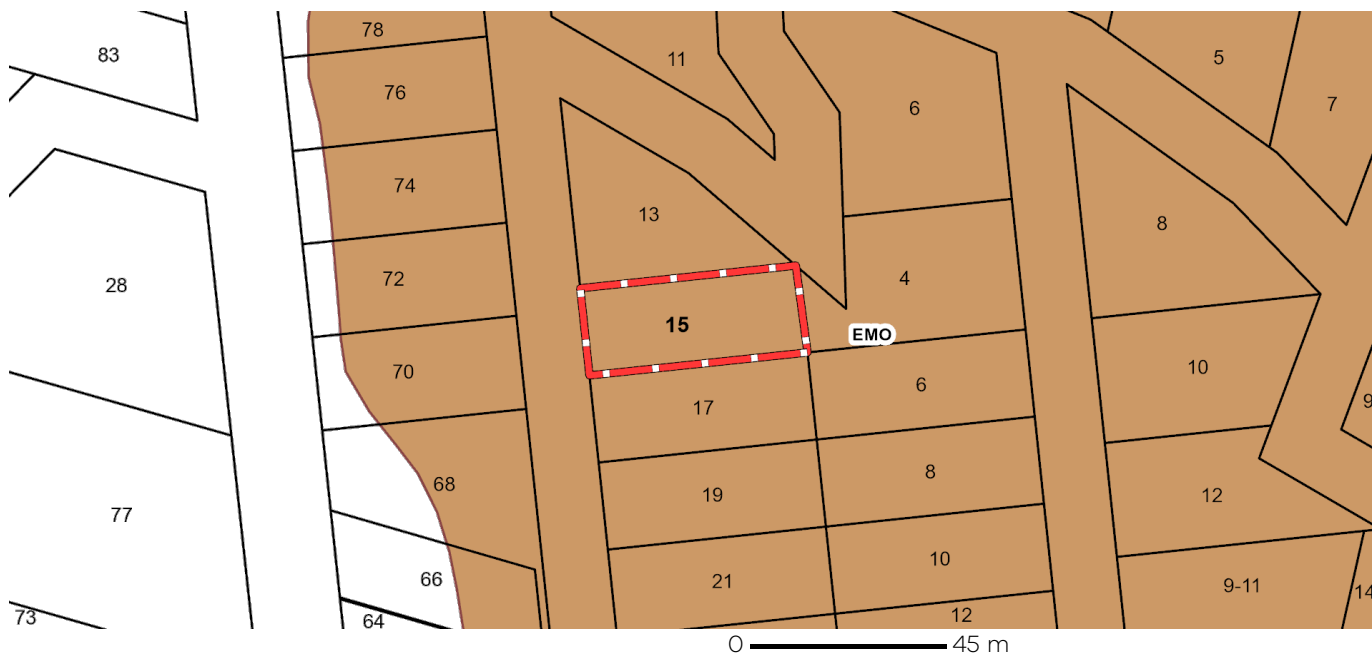


 **BMO - Bushfire Management Overlay**

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

### EROSION MANAGEMENT OVERLAY (EMO)

### EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)



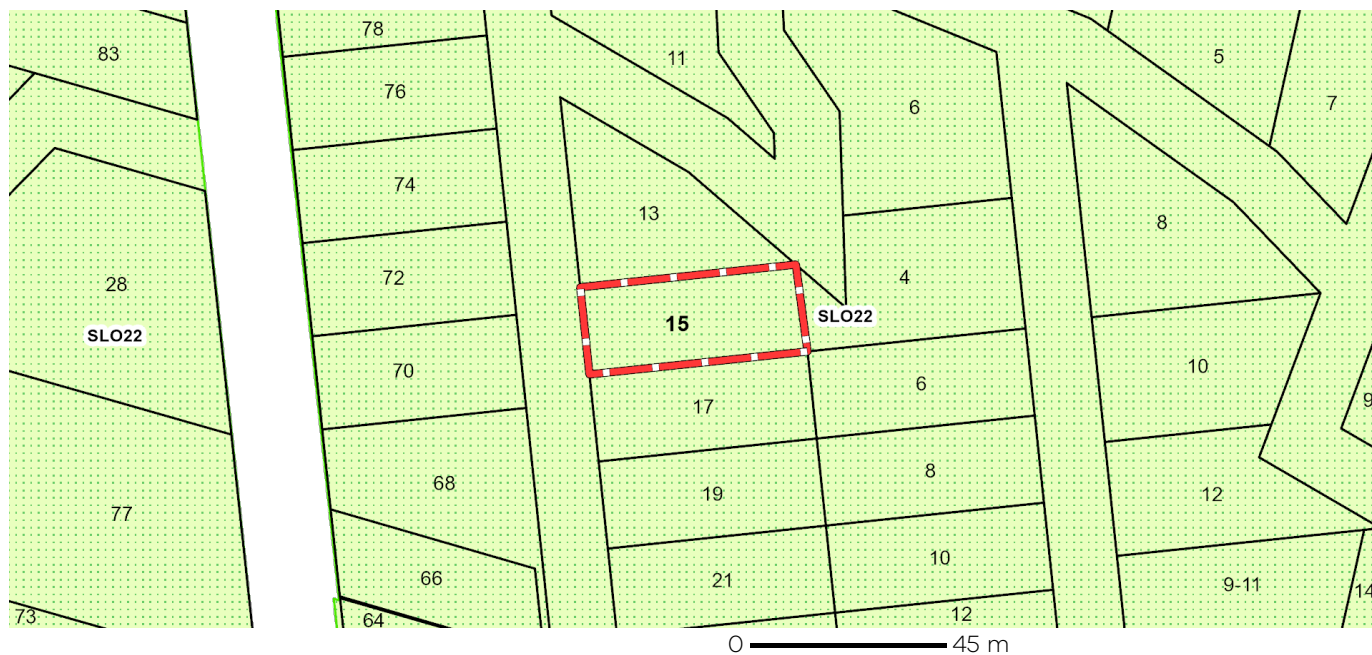
 **EMO - Erosion Management Overlay**

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

## Planning Overlays

[SIGNIFICANT LANDSCAPE OVERLAY \(SLO\)](#)

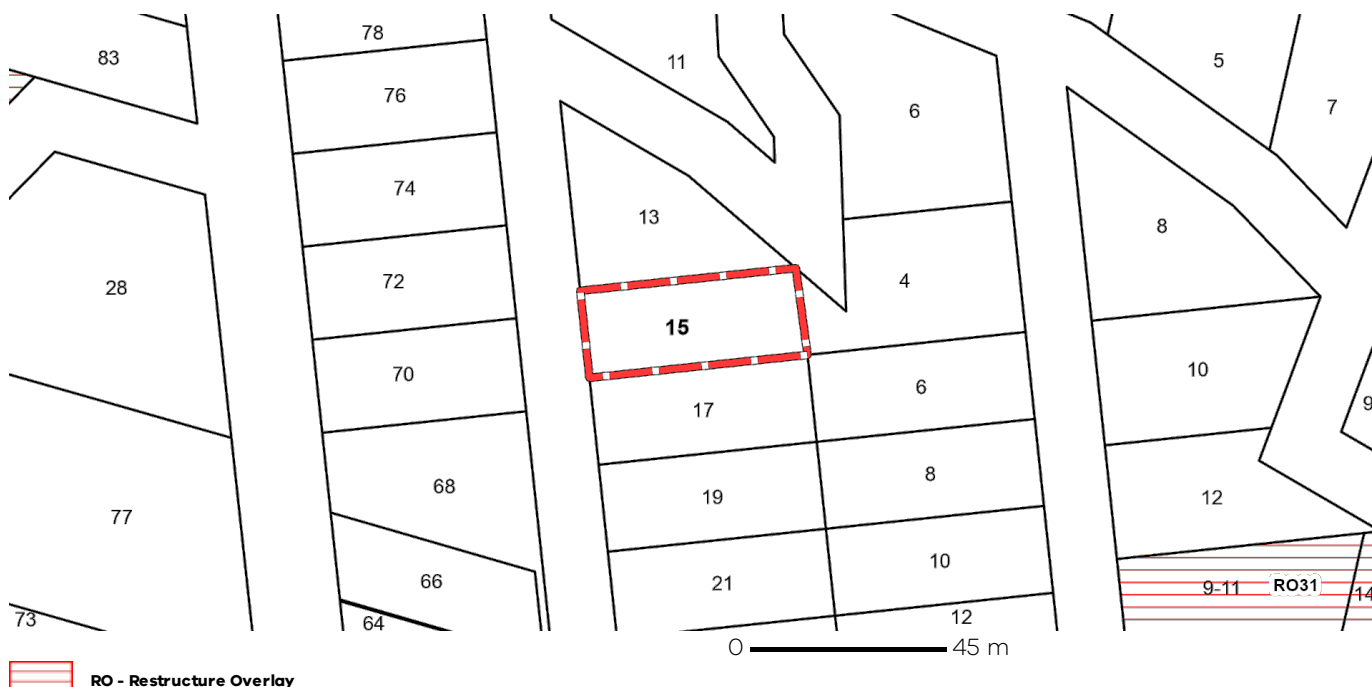
[SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 22 \(SLO22\)](#)



### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[RESTRUCTURE OVERLAY \(RO\)](#)



## Further Planning Information

Planning scheme data last updated on 17 July 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>

## 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 \(environment.vic.gov.au\)](#)

# PLANNING PERMIT

Permit No: YR-2021/363

Planning Scheme: Yarra Ranges Planning Scheme

Responsible Authority: Yarra Ranges Council

Address of the land: 15 Peters Road,(Lot 18 LP8952), Belgrave

The permit allows: Buildings and works to extend an existing dwelling

---

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The layout of the site and the size of any proposed buildings and works shown on the endorsed plans shall not be altered or modified without the written consent of the Responsible Authority.
2. This permit will expire if the development is not started within two years of the date of this permit. The Responsible Authority may extend this period if a request is made in writing before the permit expires or within six months afterwards.  
This permit will expire if the development is not completed within four years of the date of this permit. A request may be made to Responsible Authority to extend the time to complete a development or a stage of the development if:
  - a. The request for an extension is made within 12 months of the permit expiry.
  - b. The development or stage has lawfully commenced before the permit expiry.
3. The external finish of the permitted building(s) must match the existing building(s) or utilise muted non-reflective tones to the satisfaction of the Responsible Authority.
4. This permit authorises the removal of tree(s) numbered 2 and 3 as shown on the arborist report (TAG Consulting Arbor, dated 5 October 2021). All other trees with the exception of Trees 1, 4 and 5 (which are dead) must be retained to the satisfaction of the Responsible Authority.
5. No new earthworks beyond those that have already been undertaken are permitted without written approval from the Responsible Authority.
6. Stormwater to be directed to a legal point of discharge to the satisfaction of the Responsible Authority.

---

**Date Issued: 9 November 2021**  
**Application: YR-2021/363**  
**Page 1/4**



**Signature of Responsible Authority**  
*Planning & Environment Regulations 2015 Form 4*

**Notes:**

Building works approved under this planning permit shall not be commenced until a building permit has also been obtained under the *Building Act 1993* and the *Building Regulations 2018*.

The granting of this permit does not obviate the necessity for compliance with the requirements of any other authority under any act, regulation or local law.

This permit only relates to buildings and works in a Erosion Management Overlay and a Significant Landscape Overlay on the subject land.

---

**Date Issued: 9 November 2021**  
**Application: YR-2021/363**  
**Page 2/4**



**Signature of Responsible Authority**  
*Planning & Environment Regulations 2015 Form 4*

## IMPORTANT INFORMATION ABOUT THIS PERMIT

### What has been decided?

The responsible authority has issued a permit.

### Can the Responsible Authority amend this permit?

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

### When does a permit begin?

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

### When does a permit expire?

1. A permit for the development of land expires if:
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
  - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of the land expires if:
  - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit, or
  - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if:
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
  - the use does not start within the time specified in the permit, or if no time is specified, within two years after the completion of the development; or
  - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in Section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision:
  - the use or development of any stage is to be taken to have started when the plan is certified; and
  - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.



### **What about appeals?**

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







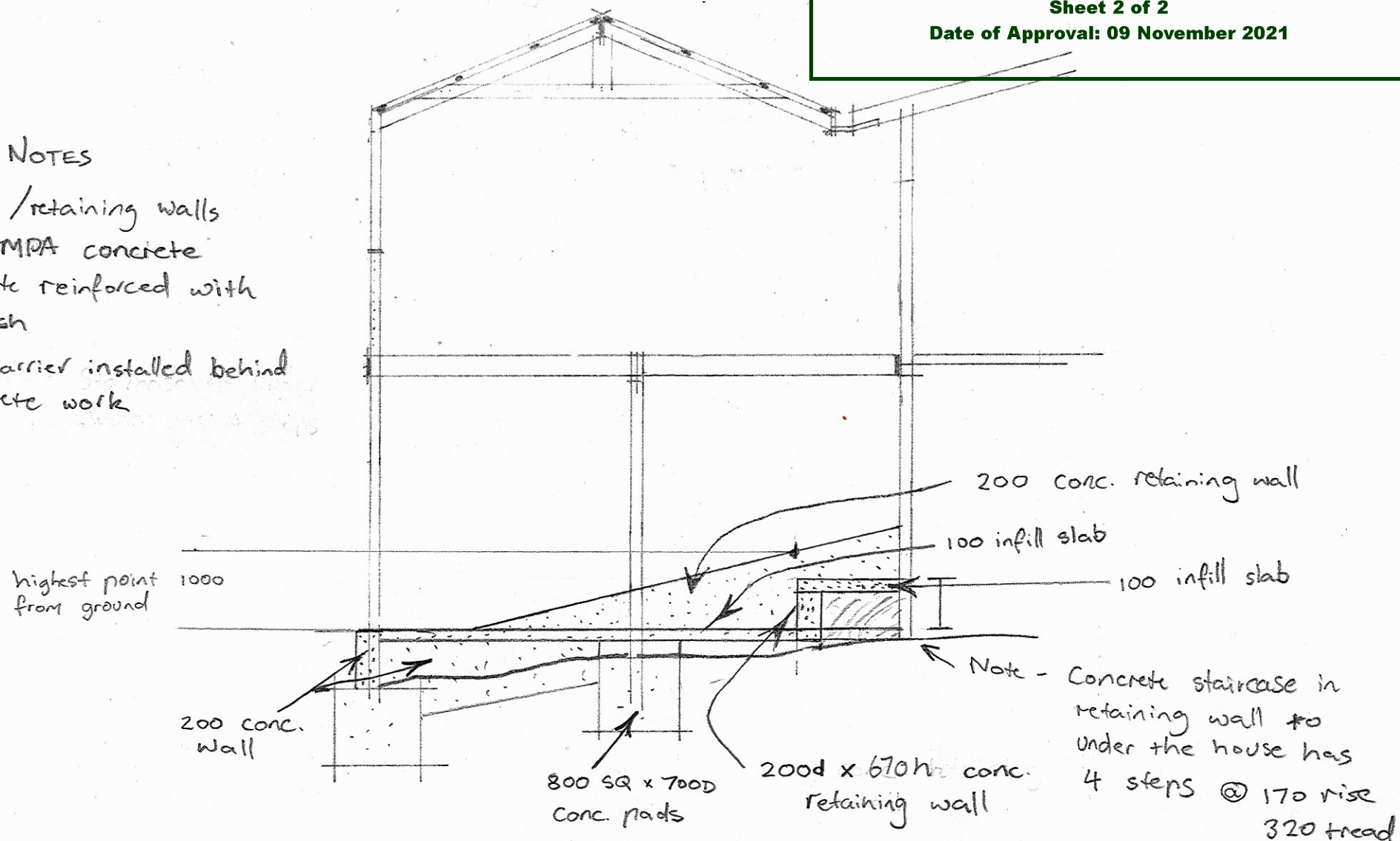
**YARRA RANGES COUNCIL  
YARRA RANGES PLANNING SCHEME**

**This endorsed plan is in accordance with  
and forms part of Planning Permit:  
YR-2021/363**

**Sheet 2 of 2  
Date of Approval: 09 November 2021**

**GENERAL NOTES**

- All slabs / retaining walls are 32 MPA concrete
- All concrete reinforced with F82 mesh
- Vapour barrier installed behind all concrete work



**SLAB / RETAINING WALLS**



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

**CERTIFICATE OF COMPLIANCE – for BUILDING WORKS**

This certificate is issued to .....

Postal address..... Postcode.....

Email.....

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

.....NUMBER 15 PETERS ROAD, BELGRAVE.....

**Nature of proposed building work:**

Construction of a ...LIGHT WEIGHT CLAD EXTENSION TO THE EXISTING BUILDING.....

Version of BCA applicable to this certificate BCA - 2016

**Building Classification:**

Class 1A

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

Building work relating to...CONSTRUCTION OF THE SLAB & RETAINING WALL ...

**Building Works Inspected:**

Slab Steel Stage.

**The building work certified by the certificate complies with the following provisions of the Building Act 1993, Building Regulations 2018 or National Construction Code:**

1. AS 1170 Pts 1 & 2 Loading
  2. AS 4100 Steel Structures
  3. AS 1720 Timber Structures Code
  4. AS 1684 Parts 1 & 2 Residential Timber Framed Construction
  5. AS 2870.2011 Residential Slabs and Footings – Construction
- and reference to the recommendations outlined in AS 2870.2011.

I inspected the photos of the slab and retaining wall building works referred to above.

I certify that the photos of the building work inspected by me 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.

Name: Charles Lawrance Address: P O Box 533 Yarra Glen 3775 Email: cel@cel.com.au

Building practitioner registration category and class: Professional Engineer Registration No.:PE0000297

Signature:

Date of issue of certificate: ...27/07/2021.....

**YARRA RANGES COUNCIL  
YARRA RANGES PLANNING SCHEME**

**This document is in accordance with  
and forms part of Planning Permit:  
YR-2021/363**

**Endorsed Document  
2 page(s)**

**Date of Approval: 09 November 2021**



## PHOTOS



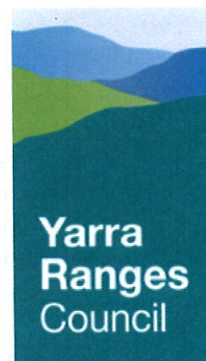


Our Ref: ONC/9843/2021  
Enquires: John Harrison  
Phone: 1300 368 333

Yarra Ranges Council  
PO Box 105  
Lilydale Vic 3140  
DX 34051

Call 1300 368 333  
Fax 03 9735 4249

mail@yarraranges.vic.gov.au  
www.yarraranges.vic.gov.au



23 February 2021

Mr A J Mizzi and Ms K A Hill  
15 Peters Road  
BELGRAVE VIC 3160

Dear Mr Mizzi and Ms Hill

**15 Peters Road, Belgrave VIC 3160**  
Lot 18 LP8952 Sec B Ca 32 PNarree Worran

Further to an inspection on **4 February 2021** by Council's Building and Planning Compliance Officer, John Harrison, the attached **building notice** is served because I am of the opinion that building work being the verandah and deck addition and enclosure of the subfloor area of the deck into a habitable addition to the dwelling has been and is being carried out without a building permit required by the **Building Act 1993**.

A check of Council's building permit register indicated that a building permit has not been lodged with Council for the building work on the building and land. Building works carried out without a Permit constitutes a breach of Section 16 of the Act.

Accordingly, I have issued the attached Building Notice.

You are required to show cause in writing to the Municipal Building Surveyor within the period specified on the building notice as to why the illegal building works should not be demolished and the building reinstated back to its former legal condition. If you do not show sufficient cause within this time, a Building Order will be served requiring the building work to be demolished.

*You are also **Ordered to STOP Building Work** or work pursuant to Section 112 of the Building Act 1993 except to 'make safe', e.g., propping or bracing. Note: This **Order to Stop Work** must be cancelled by council before resuming the building work. The issue of a building permit by a Private Building Surveyors is required prior to commencement of any building work.*

If you wish to retain the building or building work you will be required to engage a draftsman or architect to prepare as built drawings and documentation for the building work and appoint a registered Building Surveyor to assess that the works comply with all the requirements of the Act, Building Regulations and Building Code of Australia. A Building Permit will also be required to complete the work or bring the work into compliance. Upon the satisfactory completion of the relevant building work the Building Surveyor is to issue a Certificate of Final Inspection or an Occupancy Permit.

It's important that you also make enquires with Council's Planning Department to determine if a planning permit is required as your building surveyor cannot provide certification or issue a Building Permit until a planning permit is obtained and in some cases a planning permit application may be refused or the works may be prohibited under the Planning Scheme.

The illegal building work can remain and the notice be cancelled once Council receives either a copy of your building surveyor's certification that the plans, documentation and building works comply or a copy of their report identifying all rectification works required to bring the works into compliance and a copy of a Building Permit for those works and the completion of the building work.

Should you require any clarification on Council's requirements or want to discuss representations in relation to this matter, please do not hesitate to contact **John Harrison** on the number provided.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R. Flynn', written in a cursive style.

**Robert Flynn**  
Deputy Municipal Building Surveyor

FOR ALL ENQUIRIES PLEASE CONTACT **JOHN HARRISON** ON 1300 368 333

Our Ref: ONC/9843/2021 (MR)

**FORM 11**

**Regulation 180**

**Building Act 1993**

**BUILDING REGULATIONS 2018**

**BUILDING NOTICE**

This Building Notice is served under  
Section 106 of the Building Act 1993.

Yarra Ranges Council

PO Box 105

Lilydale Vic 3140

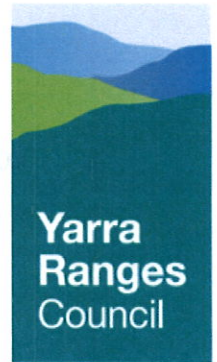
DX 34051

Call 1300 368 333

Fax 03 9735 4249

mail@yarraranges.vic.gov.au

www.yarraranges.vic.gov.au



**1. To**

Mr A J Mizzi and Ms K A Hill

**Of:** 15 Peters Road

BELGRAVE VIC 3160

("Owner")

**2. LOCATION OF THE BUILDING AND LAND TO WHICH THIS NOTICE APPLIES:**

**15 Peters Road, Belgrave VIC 3160**

Lot 18 LP8952 Sec B Ca 32 PNarree Worran

Municipal District: Yarra Ranges Shire Council

**3. FROM**

I am a delegate of the **Municipal Building Surveyor** of the **Yarra Ranges Shire Council** and am authorised to cause a **building notice** to be served on you, as the owner of the building and land to which this notice applies, under Division 2 or Part 8 of the **Building Act 1993 ("Act")**.

**4. INSPECTION DETAILS**

I caused the building and land to be inspected on 4 February 2021.

**5. QUALIFICATIONS**

5.1. Name and Qualification(s) of person who carried out inspection:

5.1.1. John Harrison - Council's Building & Planning Compliance Officer

**6. REASON(S) WHY THIS NOTICE WAS SERVED**

In accordance with section 106 of the **Building Act 1993**, I am of the opinion that the following circumstance exists—

6.1. The following **building work** or work has been and is being carried out on the building and land **without a building permit** being issued and in force under the Building Act 1993:

6.1.1. A verandah and deck addition; and

6.1.2. Enclosure of the subfloor area of the deck into a habitable addition to the dwelling



## 7. YOU ARE REQUIRED TO SHOW CAUSE

7.1. Under section 108 of the **Building Act 1993**, you are required to **SHOW CAUSE in writing** within **60** days (by 24 April 2021) of the date of service of this notice—

7.1.1. Why you should not be required to **demolish** the building work and **reinstate** the building back to its former legal condition.

### 7.2. Specified manner for making representations—

The manner for making representations in response to the matters contained in this notice is **in writing**—

7.2.1. to the attention of: **John Harrison** and include the property address and Our Ref: **ONC/9843/2021**; and,

7.2.2. **by email sent to Council at: [mail@yarraranges.vic.gov.au](mailto:mail@yarraranges.vic.gov.au); or,**

7.2.3. by mail sent to—  
Municipal Building Surveyor  
Yarra Ranges Council  
PO Box 105  
Lilydale VIC 3140

**Note:** If further work is required to be carried out a building permit will be required to be issued by the relevant building surveyor and relevant documentation provided to Council prior to any works commencing.

### BUILDING NOTICE SERVED BY



.....  
**Robert Flynn**

Deputy Municipal Building Surveyor

Building practitioner No.: BS-U 1482

Pursuant to written delegation under section 216B of the *Building Act 1993* from the Municipal Building Surveyor of the Yarra Ranges Shire Council

[mail@yarraranges.vic.gov.au](mailto:mail@yarraranges.vic.gov.au)

PO Box 105, Lilydale

Municipal District: Yarra Ranges Shire Council

Building Notice No. **ONC/9843/2021**

**DATE OF MAKING: 23 FEBRUARY 2021**

## PHOTOS

Photo Number	1
Date photo taken:	
Location:	15 Peters Road, Belgrave VIC 3160
Photo taken by:	John Harrison
View:	Current aerial



The aerial photograph shows a residential property at 15 Peters Road, Belgrave VIC 3160. The property is outlined in red and contains a large house with solar panels. The surrounding area is heavily wooded. A scale bar in the bottom right corner indicates 0 to 8 meters. The road is labeled 'Peters Rd' on the left side of the image.



Photo Number	1a
Date photo taken:	
Location:	15 Peters Road, Belgrave VIC 3160
Photo taken by:	John Harrison
View:	Aerial 2014 appears to show verandah and deck under construction





Photo Number	2
Date photo taken:	4 February 2021
Location:	15 Peters Road, Belgrave VIC 3160
Photo taken by:	John Harrison
View:	South side of attached verandah and deck and enclosure of the subfloor area of the deck



Photo Number	3
Date photo taken:	4 February 2021
Location:	15 Peters Road, Belgrave VIC 3160
Photo taken by:	John Harrison
View:	Eastern side of attached verandah and deck and enclosure of the subfloor area of the deck





Photo Number	4
Date photo taken:	4 February 2021
Location:	15 Peters Road, Belgrave VIC 3160
Photo taken by:	John Harrison
View:	North side of attached verandah and deck and enclosure of the subfloor area of the deck



Photo Number	5
Date photo taken:	4 February 2021
Location:	15 Peters Road, Belgrave VIC 3160
Photo taken by:	John Harrison
View:	Sub-floor area of deck view south

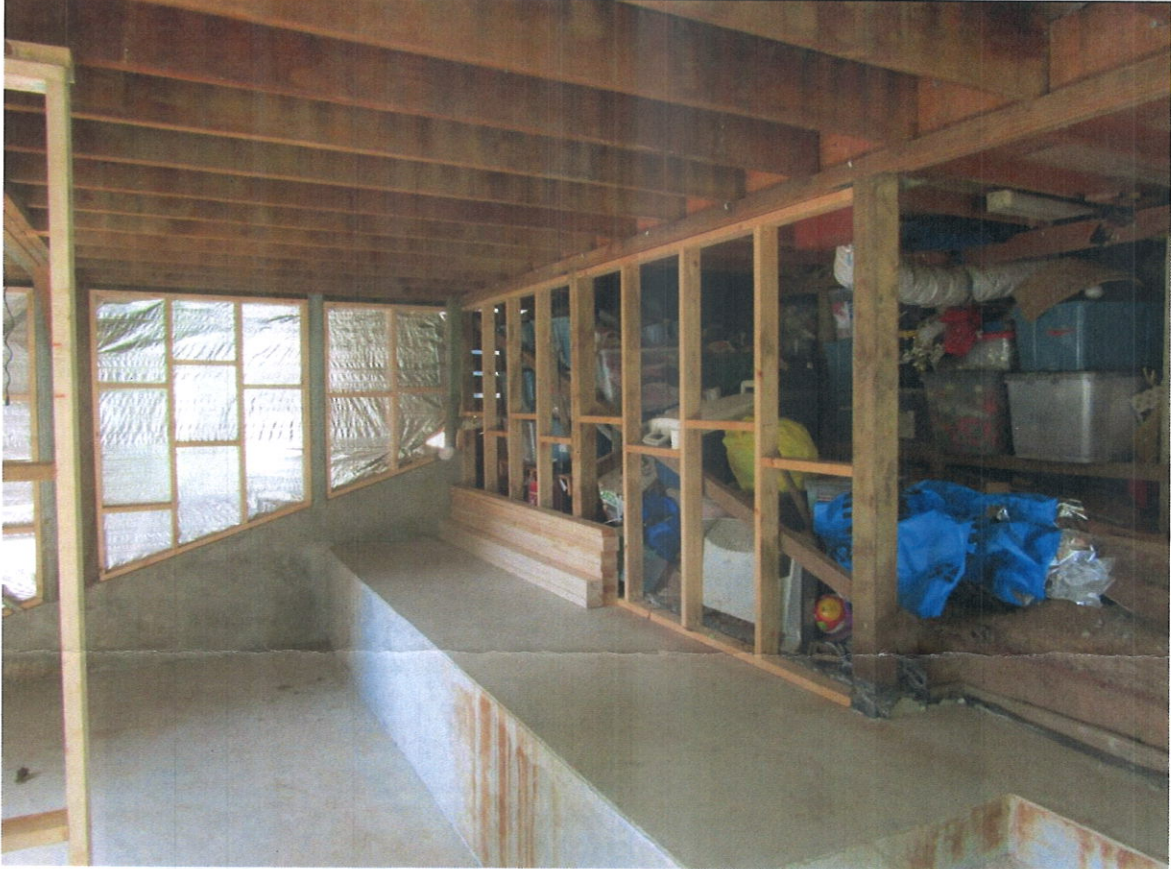




Photo Number	6
Date photo taken:	4 February 2021
Location:	15 Peters Road, Belgrave VIC 3160
Photo taken by:	John Harrison
View:	Sub-floor area of deck view south





Photo Number	7
Date photo taken:	4 February 2021
Location:	15 Peters Road, Belgrave VIC 3160
Photo taken by:	John Harrison
View:	Sub floor area of deck view east



Photo Number	8
Date photo taken:	4 February 2021
Location:	15 Peters Road, Belgrave VIC 3160
Photo taken by:	John Harrison
View:	Sub floor area of deck view east





## NOTES:

### 1. Representation by Owner and Cancellation of Notice:

Under Section 109 of the Act an owner may make representations to the Municipal Building Surveyor about the matters contained in the Building Notice. Any representations are to be made in writing to the Municipal Building Surveyor before the end of the "show cause" period. The Municipal Building Surveyor may cancel a building notice if he considers it appropriate to do so after considering any representations made under section 109 (Section 110 of the Act).

### 2. Building Order

Subject to Section 107 of the Act, the Municipal Building Surveyor may make a Building Order under Section 111 after the end of the time allowed for making representations.

### 3. Appeals to the Building Appeals Board

Under Section 142(1) an owner of a building or land may appeal to the Building Appeals Board (Phone: 1300 815 127 or Web: [www.vba.vic.gov.au](http://www.vba.vic.gov.au)) within 30 days of the date of this notice against a decision to serve a notice or the failure or refusal within a reasonable time to cancel a notice.

Victorian Building Authority  
Building Appeals Board  
PO Box 536  
Melbourne VIC 3001

### 4. Building Permit Required

Subject to regulation 23 and Schedule 3 of the *Building Regulations* 2018 a building permit is required before carrying out any building work or change of the occupation or use of a building

### 5. Indictable offences relating to carrying out building work

A number of sections of the Building Amendment (Enforcement and Other Measures) Act 2017 came into effect on 24 May 2017 including two new indictable offences under section 16B of the Act that affect people and body corporates in the business of building (including those who manage or arrange the carrying out of building work):

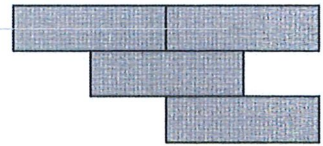
- They must not carry out building work for which a building permit is required, if they know that a building permit is required to carry out that work and that a building permit to carry out that work is not in force;
- They must not carry out building work if they know the building work is not being carried out in accordance with the Act, building regulations or the building permit issued in relation to that work.

### 6. Occupation

Occupation and use of the building or structure is not permitted except in accordance with the building permit and occupancy permit or certificate of final inspection.

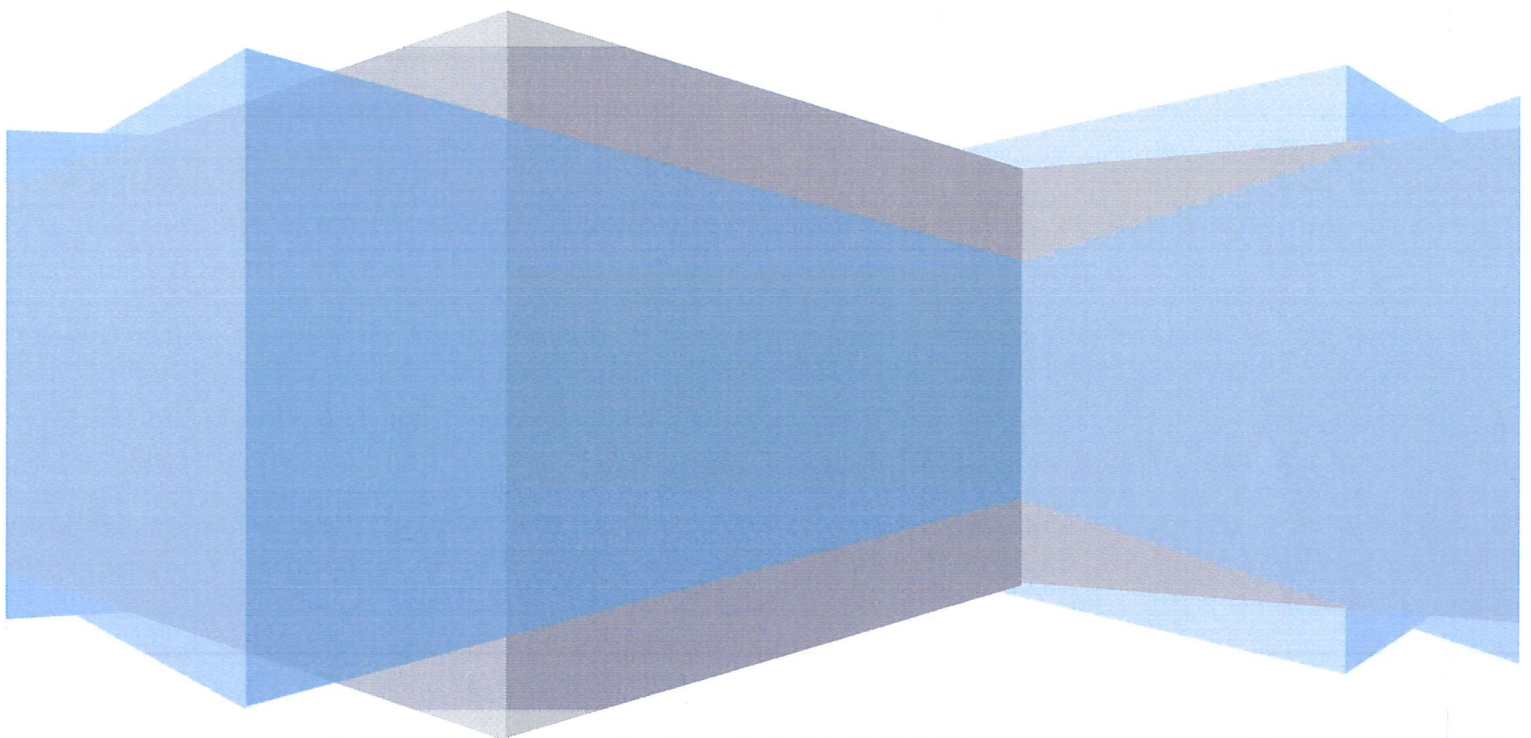
### 7. Meaning of 'Demolish'

'Demolish' means the demolition and removal of any structure, building or building work that has not been approved by previous building permit/s or does not otherwise legally exist and the reinstatement of the legally existing site conditions.



15 PETERS ROAD BELGRAVE

## RESPONSE TO YRC RFI



**LES KROENERT & ASSOCIATES PTY LTD**

ABN 55 006 235 365

CONSULTING STRUCTURAL AND CIVIL ENGINEERS

Les Kroenert DipCE MIEAust CPEng (Reg) MACSEV

4 Collins Place Kilsyth Vic 3137



**REGISTERED**  
Building Practitioner

Ph: 9723 0300

Mob: 0402 246 161



TO: YARRA RANGES COUNCIL.

FROM: LES KROENERT & ASSOCIATES PTY LTD.

PROJECT ADDRESS: 15 PETERS ROAD BELGRAVE.

SPECIFICALLY: AS-CONSTRUCTED WORKS.

This Company was commissioned to inspect and structurally certify the existing steel works, steel posts, deck, verandah frame, window opening and potential lintel requirement to determine their structural integrity in accordance with Australian Standards

The Inspection took place on Tuesday 26 April, 2022 with Mr. Mizzi, the Owner

The findings of the Inspection are listed below

### UPPER FLOOR DECKING/VERANDAH AREA

The deck area is 8 metres long and 4 metres wide with sheet roofing over - this area is 1.1m away from the house. The house rafter and the deck area roof beam are connected by a roof bracket.

The structural sections of the deck and verandah framing are listed in Table 1, along with attached drawing:

Table 1. Upper deck/verandah framing

Members	Sections
Rafter	140 x 45 @ 1200 c/c
Collar tie	140 x 45 @ 2400 c/c
Posts	100 x 100 x 3.0 SHS
Roof beam	190 x 45
Roof battens	70 x 45 @ 600 c/c
Ridge beam	140 x 45

From the Inspection, the upper floor framing is deemed to be structurally sound

**LES KROENERT & ASSOCIATES PTY LTD**

ABN 55 006 235 365

CONSULTING STRUCTURAL AND CIVIL ENGINEERS

Les Kroenert DipCE MIEAust CPEng (Reg) MACSEV

4 Collins Place Kilsyth Vic 3137



**REGISTERED**  
Building Practitioner

Ph: 9723 0300

M-F: 9402 246 161

## SUB FLOOR AREA

### EXISTING WORKS

The sub floor enclosure area for the habitable room was inspected with structural members listed in table 2 below See attached Drawings referenced 21-315DH Sheets 01-05

Table 2. Subfloor area structural member

Members	Sections
Floor joists	190 x 45 @ 450 c/c
Bearer	2/240 x 45
Posts	100 x 100 x 3.0 SHS
Bracing	45 x 45 SHS

### REMEDIAL WORKS TO BE UNDERTAKEN

For the sub floor area, some works are recommended before it can be certified.

1. Extra bolting on bearer.

It is recommended extra bolting at bearer joint to connect bearer to existing floor beam (refer to DWG sheet 05).

2. Bearing supports for bearer

An EA or similar section is recommended to welded below the 2/240 x 45 bearer to the existing posts (100 x 100 x 3.0 SHS) to provide bearing support to the timber bearer and prevent splitting of the member across the timber grains at the bolting connection between the post and the bearer (refer to DWG sheet 05)

Please contact this Office by email if you have any queries about this Report



L. A. KROENERT

PE0002226

27 APRIL 2022

REF. NO. 21-315DH

**LES KROENERT & ASSOCIATES PTY LTD**

ABN 55 006 235 365

CONSULTING STRUCTURAL AND CIVIL ENGINEERS

Les Kroenert DipCE MIEAust CPEng (Reg) MACSEV

4 Collins Place Kilsyth Vic 3137



**REGISTERED**  
Building Practitioner

Ph: 9723 0300

M-F: 0402 246 161



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

**CERTIFICATE OF COMPLIANCE FOR BUILDING WORK**

**TO :** YARRA RANGES COUNCIL

**PHONE:**

**ADDRESS :** 61-65 Anderson Street, Lilydale, 3140

**This Certificate is issued in relation to the building works at :**

**ADDRESS :** 15 PETERS ROAD BELGRAVE

**ARCH/BLDR/OWNER :** AARON MIZZI

**Nature of Building Work Inspected:** AS-CONSTRUCTED WORKS

**Building Classification** Class 1a

**BCA VOLUME 2:** Section 3 Part B1 Part 3.0 & Schedule 4

**I CERTIFY THAT THE PART OF THE BUILDING WORKS as STRUCTURAL WORKS - only certified by this Certificate, complies with the following provisions of Building Act 1993, Building Regulations 2018 or National Construction Code**

NCC 2019	BCA VOL 2 AMENDMENT 1
AS/NZS1170.0-2002	PART 0: GENERAL PRINCIPLES
AS/NZS 1170.1-2002	PART 1: PERMANENT, IMPOSED AND OTHER ACTIONS
AS/NZS 1170.2-2011	PART 2: WIND ACTIONS
AS1720.1-2010	TIMBER STRUCTURES
AS4100-1998	STEEL STRUCTURES
AS3600-2018	CONCRETE STRUCTURES
AS3700-2018	MASONRY STRUCTURES
AS 4100-1998	STEEL STRUCTURES
AS/NZS 4600-2018	COLD ROLLED STEEL

**Prescribed classes of building works for which this Certificate is issued**

AS-CONSTRUCTED WORKS

**Building Works Inspected:** VERANDAH, DECK ADDITION & SUBFLOOR ENCLOSURE FOR HABITABLE ROOM

**STRUCTURAL DRAWINGS REF No:** 21-315DH **Sheets:** 02-05 and **COC-D**

**REPORT REF No:** 21-315DH pages 1-3

**PREPARED BY:** LES KROENERT & ASSOCIATES PTY LTD

**INSPECTION DATE:** 1:00 TUESDAY 26 APRIL 2022

**I inspected the Building works referred to above**

**I certify that the building works inspected by me 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.**

**Signature**



**L.A. KROENERT** PE0002226

**Date of issue :** 27/04/2022

**Ref:** 21-315DH

**ENDORSED BUILDING ENGINEER:** L. A. KROENERT

**ENDORSED BUILDING ENGINEER CATEGORY:** CIVIL

**REGISTRATION NUMBER:** PE0002226

**POSTAL ADDRESS:** 4 COLLINS PLACE KILSYTH 3137

**PHONE :** 9723 0300

**EMAIL :** info@leskroenert.com.au



## CERTIFICATE OF COMPLIANCE FOR PROPOSED BUILDING WORK

TO :

ADDRESS :

This Certificate is issued in relation to the proposed building works at :

**15 PETERS ROAD BELGRAVE**

Nature of proposed building work :

AS-CONSTRUCTED WORKS

ARCH/BLDR/OWNER : AARON MIZZI

SOIL REPORT & REF. NO : -

Building Classification : 1A

Rise in Storeys: -

Storeys contained: -

BCA Volume 1: Section B Part B1 & Schedule 4

BCA Volume 2: Section 3 Part 3.0 & Schedule 4

I **DID** PREPARE THIS DESIGN, AND I CERTIFY THAT THE PART OF THE DESIGN DESCRIBED AS :

**STRUCTURAL MATTER: VERANDAH, DECK ADDITION & SUB FLOOR ENCLOSURE FOR HABITABLE ROOM only**

as certified by this Certificate, complies with the following provisions of Building Act 1993, Building Regulations 2018 or National Construction Code

NCC 2019

AS/NZS 1170.0-2002

AS/NZS 1170.1-2002

AS/NZS 1170.2-2011

AS/NZS 1684-2010

AS1720.1-2010

AS2870-2011

AS4100-2020

AS3600-2018

AS3700-2018

AS4773.1 - 2015

AS4055-2012

AS/NZS4600-2018

AS3500.3-2018

BCA VOL 2 AMENDMENT 1

PART 0: GENERAL PRINCIPLES

PART 1: PERMANENT, IMPOSED AND OTHER ACTIONS

PART 2: WIND ACTIONS

RESIDENTIAL TIMBER FRAMED CONSTRUCTION

TIMBER STRUCTURES

RESIDENTIAL SLABS AND FOOTINGS

STEEL STRUCTURES

CONCRETE STRUCTURES

MASONRY STRUCTURES

SMALL MASONRY BUILDINGS

WIND LOADING ON HOUSING

COLD ROLLED STEEL

PLUMBING AND DRAINAGE

Documents setting out the design that is certified by this Certificate :

Doc. No	Doc. Date	Type of document	Number of pages	Prepared by
21-315DH	27/04/2022	Structural Engineering drawings	1-5	Les Kroenert & Assocs
21-315DH	----	Structural Engineering computations	----	Les Kroenert & Assocs

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.

SIGNATURE:



L. A. KROENERT

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GENERAL NOTES

- G1 These drawings shall be read in conjunction with Architectural and other Consultants Drawings and Specifications and with all other written instructions as issued during the course of the Contract.
- G2 Any discrepancy shall be brought to the attention of Engineer and be resolved before work proceeds.
- G3 All dimensions shall be obtained from the Architect's Drawings and shall be verified by Builder before commencing work and before preparing any Shop Drawings. Engineer's Drawings shall not be sealed. Only written dimensions if given must be applied.
- G4 Approval for a substitution will not constitute authority for a Variation Payment.
- G5 All materials and Workmanship shall be in accordance with the relevant and current SAA Codes, the BCA, and all Site Procedures shall comply with all Occupational Health and Safety Codes of Practice.
- G6 During construction the Contractor shall be responsible to maintain the structure in a stable and safe condition ensuring that no-part of the structure is over-stressed.
- G7 The structural design referred to in these Drawings has been designed for the following:  
Live Loads  
1. RESIDENTIAL  
Floors 1.5 kPa  
Roofs 0.25 kPa (or as applicable)  
Garages 3.0 kPa  
Ret/Walls 3.0 kPa

FOUNDATIONS

- F1 All footings shall be cast \_\_\_\_\_ into Approved \_\_\_\_\_ having a minimum Allowable Bearing Pressure of; \_\_\_\_\_ kPa AT A MINIMUM OF \_\_\_\_\_ DEEP
- F2 All Foundations to be Inspected- Approved by the relevant Building Inspector before concrete is cast.
- F3 Ground-slabs shall be placed on a 0.2mm polythene vapour barrier and 50mm of bedding sand. The vapour barrier shall extend up the side of all edge beams and be laid under the first course of brickwork in brick construction, or otherwise adequately flashed to prevent water seeping into the vapour barrier.
- F4 The subgrade beneath ground slabs shall be undisturbed natural ground having a minimum allowable bearing capacity of 30 kPa. All soil/clay containing significant amounts of organic matter shall be removed.
- F5 Filling used in the construction of a non-suspended slab shall consist of controlled or rolled fill as specified in AS2870-1996 Section 6.4.2 (and detailed below). Where the fill does not comply with this specification, the slab-panels shall be designed as a suspended slab.

CONTROLLED FILL shall be placed in accordance with AS3798. Sand-fill may be placed to maximum of 800mm deep, well compacted in 200mm layers using a vibrating plate or vibrating roller.

SITE-DERIVED FILL and other non-sand fill may be placed to a depth of 450mm, well compacted in 150mm layers by a vibrating roller. All fill shall be moist during compaction.

ROLLED FILL consists of material compacted in layers by repeated rolling with the excavation machine. Rolled fill shall not exceed 600mm depth for sand, compacted in 150mm thick layers. Other fill-materials shall not exceed 300mm depth, compacted in 100mm layers. All fill shall be moist during compaction.

SOIL REPORT

- S1 These Drawings refer to;  
Soil Report Ref: \_\_\_\_\_  
Prepared by: \_\_\_\_\_
- S2 These Drawings refer to;  
Abarist Report Ref: \_\_\_\_\_  
Prepared by: \_\_\_\_\_
- S3 Site is Classified as: \_\_\_\_\_ in accordance with AS2870 2011.
- S4 Builder and Owner shall take particular note of the "GENERAL CONSTRUCTION AND SITE MAINTENANCE REQUIREMENTS" as specified in the Soil Report.
- S5 These Drawings refer to;  
Landslip Risk Ref: \_\_\_\_\_  
Prepared by: \_\_\_\_\_

CONCRETE

- C1 All workmanship and materials and testing (if any) shall be in accordance with AS3600.
- C2(a) Concrete grades shall be:  
Footings: 20 MPa  
Slabs and Beams: 25 MPa
- C2(b) Concrete used in cavity-fill reo-brick-walls and brick-piers shall be a minimum grade of 25MPa and have 10mm aggregate. Retaining walls shall have water-proof additive to Manufacturer's Specs.
- C2(c) Use 50mm Thick VOID FORMER EPS-CLASS SL
- C3 Concrete sizes shown are minimum and do not include finishes. Beam depths include slab thickness.
- C4 Concrete must not be reduced, or penetrated in any way without the prior Approval of the Engineer.
- C5 COVER TO REINFORCEMENT SHALL BE;

EXPOSURE CLASS:	A1	A1	A2	B1
ELEMENT:	FORMED AND NOT EXPOSED TO WEATHER	RESIDENTIAL FOOTINGS IN NON-AGGRESSIVE SOILS	OTHER MEMBERS IN CONTACT WITH NON-AGGRESSIVE SOILS	ABOVE GROUND EXTERIOR EXPOSED TO WEATHER
MINIMUM CONCRETE GRADE (MPa):	25	20	25	32
COVER TO REO (mm):				
STRIP FOOTINGS	---	50	65	---
COLUMNS	40	---	75	50
BEAMS	25	---	40	30
SLABS AND WALLS	20	30	---	30

- C6 Concrete Formwork shall comply with AS 1509.
- C7 Corridors, pipes, and the like shall not be placed in the concrete cover.
- C8 Minimum times between placing the concrete and removal of form-work shall be;  
Vertical faces 4 Days  
Slabs (props left under) 10 Days  
Slabs (props removed) 21 Days  
Beam Soffit (props left under) 14 Days  
Beams (props removed) 28 Days  
Minimum lap to reinforcement fabric shall be 2-No cross wires plus 25mm.
- C9 Minimum lap to reinforcement bars shall be 600mm.
- C10 Cantier to suspended slabs shall be 3mm for every 1500mm of span unless noted otherwise.
- C11 Construction joints where not shown shall be properly formed to standard details and Reinforcement practices and be located to the Approval of the Engineer.
- C12 Construction joints where not shown shall be properly formed to standard details and Reinforcement practices and be located to the Approval of the Engineer.
- C13 RF denotes ribbed reinforcement fabric to AS 1304  
N denotes deformed bars to AS 1302  
R denotes structural grade plain bars to AS 1302
- C14 Where brickwork is to support concrete slabs or beams, two layers of malthold or similar shall be provided to prevent bond. Vertical faces of concrete to be kept free from brickwork with 12mm thickness of bituminous concrete or similar approved material.
- C15 Under no circumstances shall masonry be constructed on concrete slabs or beams until form-work and props have been removed.

TIMBER

- T1 All timber framing, connections, and materials shall be in accordance with AS 1684 and Supplements, and with AS1720.1, and with the current IPC Timber Framing Manual.
- T2 All timber sizes are nominal only. Timber must conform with the tolerances allowed by the Regulations.
- T3 All rafters are to be tied-down sufficiently to generate full member capacity to support the structure using standard generic metal straps, plates, cleats and similar approved systems.
- T4 No substitutions or splices without the prior Approval in writing of the Engineer.
- T5 All wall bracing shall comply with AS1684.
- T6 Timber top or bottom plates that are constructed onto brickwork shall be tied-down with galvanised hoop-iron straps 1200mm long at 1000mm c/c.
- T7 Timber bottom plates that are supported on concrete shall be 10mmØ masonry bolted at 1000mm c/c.

BRICKWORK AND BLOCKWORK

- B1 All workmanship and materials shall comply with AS3700.
- B2 Unless detailed or noted otherwise on these Drawings, provide articulation joints in all brickwork and blockwork walls at 3m centres and within 4m of all corners.
- B3 Bricks and concrete blocks shall have a minimum compressive strength of 52 MPa.
- B4 Mortar for walls shall be 1:1:6 cement:lime:sand unless otherwise noted, and shall be machine mixed and volume batched.
- B5 Mortar for reinforced brickwork shall be 1:1:25:3 cement:lime:sand.
- B6 All bed and perp. joints shall be filled with mortar without furrowing to a nominal thickness of 10mm.
- B7 Wall-ties shall have a minimum embedment of 50mm in the bedding joint of each leaf and shall comply with the requirements of AS2699. Size, type, spacing shall comply with AS3700 MASONRY CODE Clause 3.8
- B8 Where masonry anchors are specified, brickwork shall be constructed of solid units.
- B9 When AJ is beside window/door, provide 10mm flexible filler between window/door frame and brickwork.

FOUNDATION MAINTENANCE BY OWNER

- FN1 Foundations placed on reactive clays require maintenance to minimize moisture variation. Moisture variation will cause swelling and shrinkage of the clays, and could result in damage to the foundation and the super-structure.
- FN2 The following measures based on recommendations from AS2870 are considered to be a minimum requirement -
- (a) Drainage of the Site  
The site should be drained so that water can not pond against or near the building. The ground immediately adjacent to the building should be graded to fall away from the building at least 50mm in the first 1000mm and continue to grade away, or provide a surface drain to enable water to drain away. The sub-floor space in timber floored buildings should be drained or otherwise kept free from all water.
- (b) Limitation of Gardens  
The development of gardens should not upset any drainage requirements, nor should they interfere with the sub-floor ventilation. Garden beds adjacent to the Building should be avoided, and where this is not avoided care should be taken not to over-water the beds.
- (c) Restriction on Large Trees  
Trees are a potential source of damage to the foundations. To reduce but not to eliminate the possibility of damage due to the effect of tree roots, trees should be restricted to a distance from the building of 1.5 times the height of the mature tree.
- The attention of the Owner of the Building is directed to a publication by the CSIRO, Sheet No 10-81 titled "GUIDE TO HOME OWNERS ON FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE" for further information.

STRUCTURAL STEEL

- S1 Structural steelwork shall be in accordance with AS4100.
- S2 All welding shall be performed by an appropriately Registered Tradesmen to AS1554 and shall be 6mm continuous fillet welding unless noted otherwise.
- S3 Structural steelwork shall be in accordance with AS1204/AS1163 for Grade 250 MPa steel.
- S4 Internal Steel members shall be grit blasted, and primed with Approved zinc-based primer prior to site delivery.
- S5 Exposed steelwork directly supporting brickwork/concrete shall be hot-dip galvanised after fabrication.
- S6 Steel angles will have a minimum end-bearing of 150mm on brickwork. Unequal angles shall be constructed with the longer-leg vertical (LLV).
- S7 Camber for structural steel beams will be 2mm per 1000mm of span.
- S8 All cleats and drilling for fixing of other members shall be provided by Fabricator.
- S9 All gusset and cleats are to be 10mm thick mild-steel unless noted otherwise.
- S10 All bolting shall be 16mm diameter bolts, Grade 4.6/S to AS1111. High-strength bolts where specified shall be Grade 8.8/S to AS1552.
- S11 The ends of tubular members are to be sealed with nominal thickness plates and continuously welded.
- S12 All steel columns to retaining wall shall be hot-dip galvanised.

BUSH FIRE ALERT (B.A.L.)

- BF1 All construction must comply with specific BAL requirements for this property whether noted/detailed in these design documents or not.

PROJECT AS-CONSTRUCTED WORKS

VERANDAH, DECK ADDITION & SUB FLOOR ENCLOSURE FOR HABITABLE ROOM

CLIENT

AARON MIZZI

ADDRESS

15 PETERS ROAD BELGRAVE

LES KROENERT & ASSOCIATES PTY LTD

CONSULTING STRUCTURAL AND CIVIL ENGINEERS

ABN 55 006 235 365  
PHONE 9723 0300

REV. DATE BY DESCRIPTION

Orig	27/04/2022	DH	ORIGINAL SET
A			
B			
C			

PROJECT REF.

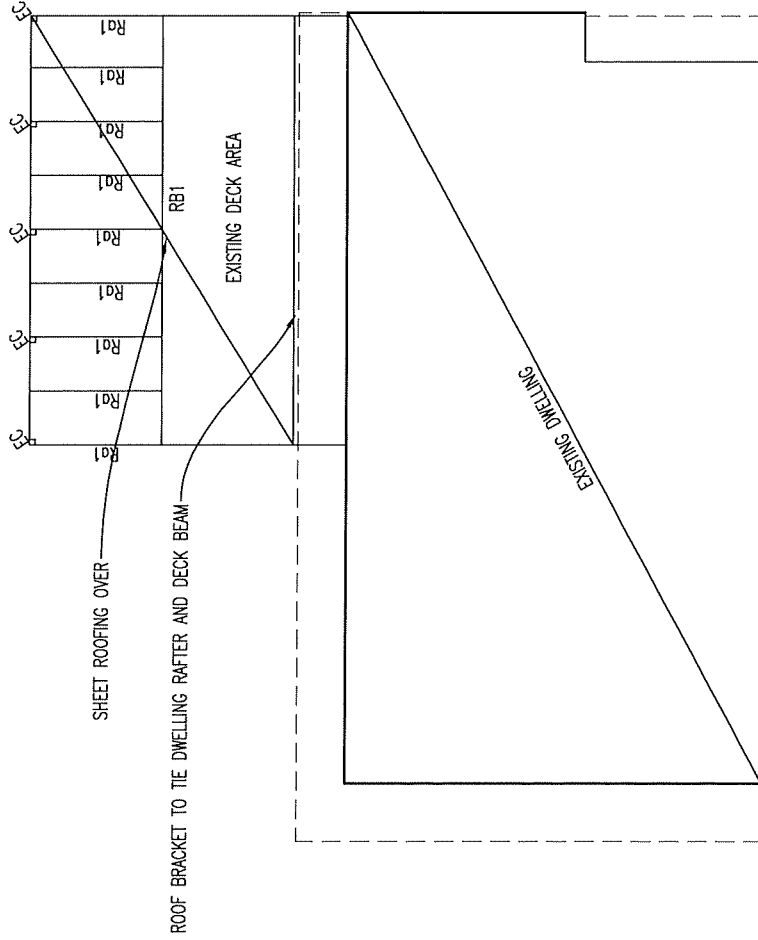
21-315DH

DRAWING No.

01

DATE

27/04/2022

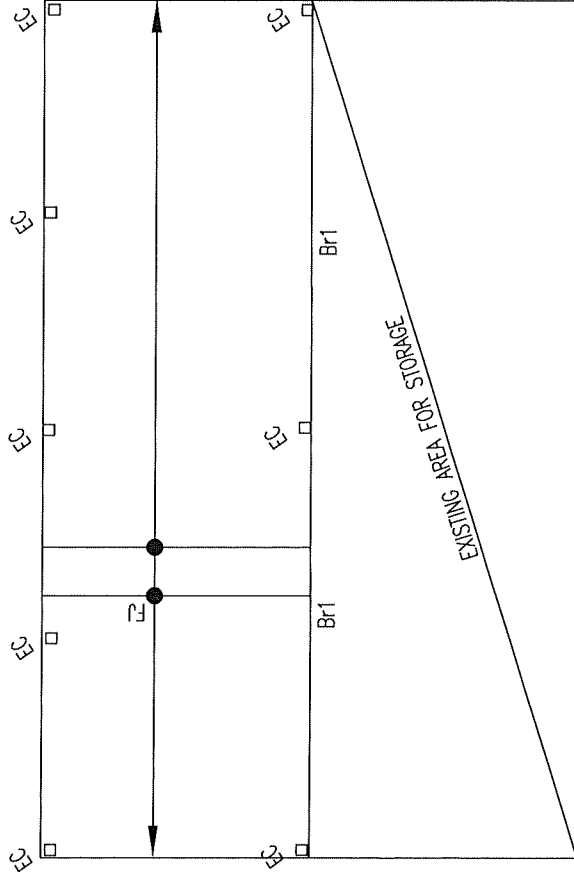


MEMBER SCHEDULE		
MEMBER	SECTION	REMARK
RB1	190x45	-
Ra1	140x45	-
EC	100x100x3 SHS	-
* NAIL LAMINATE DOUBLE BEAMS		

PLAN: UPPER FLOOR PLAN  
SC: 1/100 @ A3

PROJECT	AS-CONSTRUCTED WORKS			REV.	DATE	BY	DESCRIPTION	PROJECT REF. 21-315DH	
	VERANDAH, DECK ADDITION & SUB FLOOR ENCLOSURE FOR HABITABLE ROOM			Orig.	27/04/2022	DH	ORIGINAL SET	DRAWING No.	02
CLIENT	AARON MIZZI			A				DATE	27/04/2022
	ADDRESS 15 PETERS ROAD BELGRAVE			B				Project Notes:	
LES KROENERT & ASSOCIATES PTY LTD	CONSULTING STRUCTURAL AND CIVIL ENGINEERS 4 COLLINS PLACE, KILSYTH VIC 3137 ABN 55 006 235 365 PHONE 9723 0300			C					
				D					
				E					
				F					

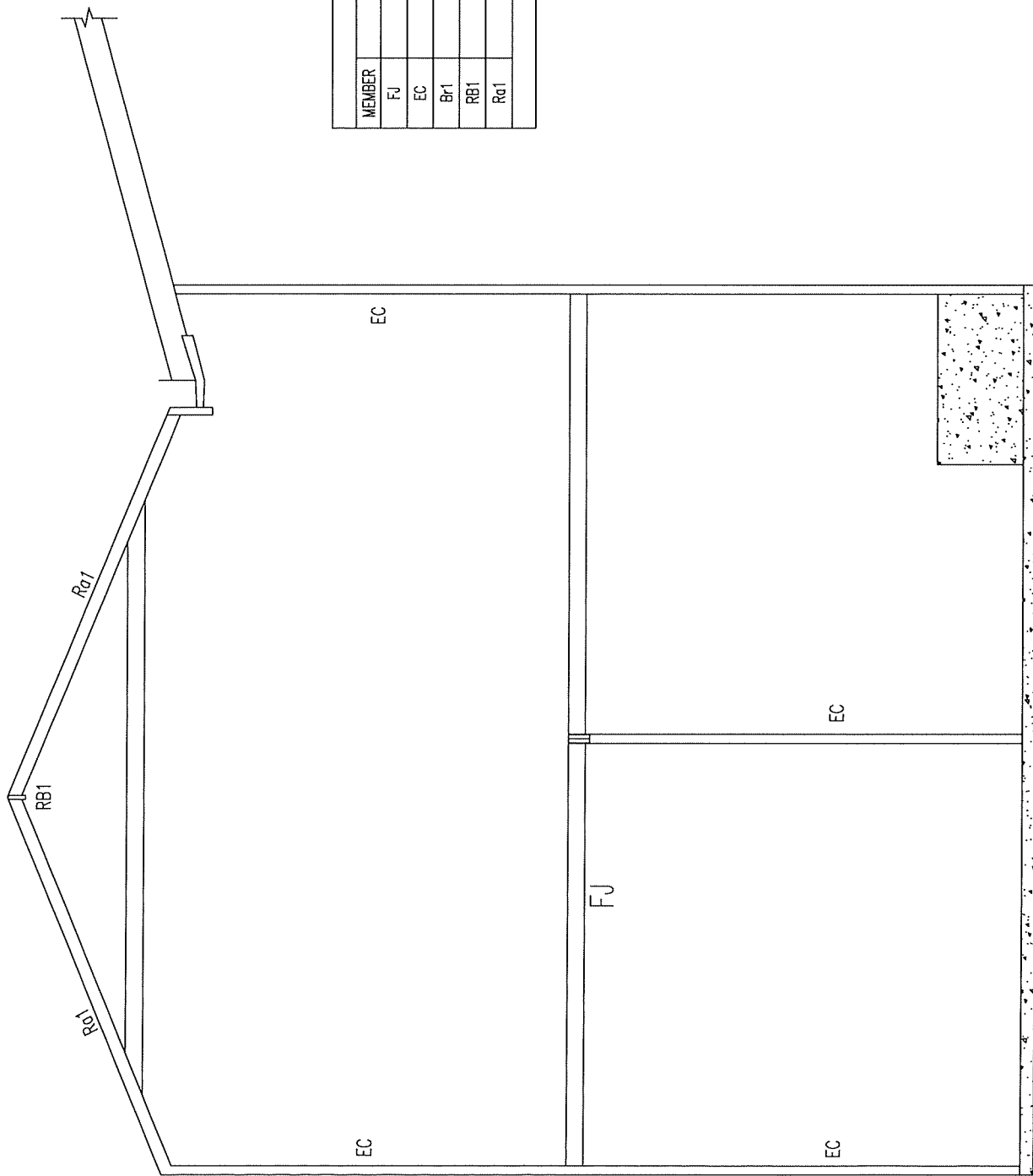
- NOTES:
- BUILDER TO BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING WORK.
  - ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND CURRENT CODES.
  - THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECT'S AND OTHER ENGINEERING DRAWINGS, AND OTHER ASSOCIATED DOCUMENTS-SPECIFICATIONS. DRAWINGS MUST NOT BE SCALED.
  - BUILDER IS RESPONSIBLE FOR STRUCTURAL STABILITY DURING CONSTRUCTION.
  - NO MATERIAL SUBSTITUTION WITHOUT WRITTEN APPROVAL FROM ENGINEER.



MEMBER SCHEDULE		
MEMBER	SECTION	REMARK
FJ	190x45	Ø 450 C/C
EC	100x100x3.0 SHS	-
Br1	2/240x45	-
* NAIL LAMINATE DOUBLE BEAMS		

PLAN: SUB FLOOR PLAN  
 SC: 1/50  
 @ A3

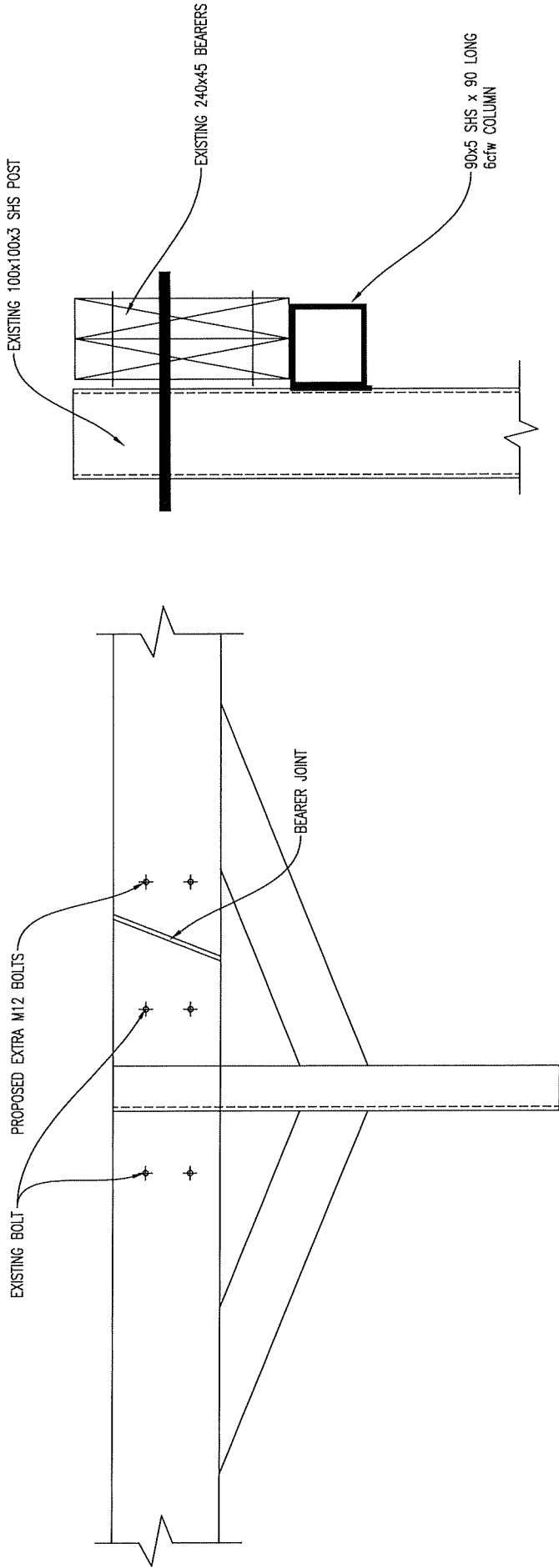
PROJECT AS-CONSTRUCTED WORKS VERANDAH, DECK ADDITION & SUB FLOOR ENCLOSURE FOR HABITABLE ROOM				NOTES: 1. BUILDER TO BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING WORK. 2. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND CURRENT CODES. 3. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECT'S AND OTHER ENGINEERING DRAWINGS, AND OTHER ASSOCIATED DOCUMENTS-SPECIFICATIONS. 4. DRAWINGS MUST NOT BE SCALED. 5. BUILDER IS RESPONSIBLE FOR STRUCTURAL STABILITY DURING CONSTRUCTION. 6. NO MATERIAL SUBSTITUTION WITHOUT WRITTEN APPROVAL FROM ENGINEER.				REV.	DATE	BY	DESCRIPTION	PROJECT REF. 21-315DH  DRAWING No. 03  DATE 27/04/2022  Project Notes: ---
				Orig.	27/04/2022	DH	ORIGINAL SET					
CLIENT ARON MIZZI				A								
ADDRESS 15 PETERS ROAD BELGRAVE				B								
LES KROENERT & ASSOCIATES PTY LTD CONSULTING STRUCTURAL AND CIVIL ENGINEERS 4 COLLINS PLACE, KILSYTH VIC 3137 ABN 55 006 235 365 PHONE 9723 0300				C								
				D								
				E								
				F								



MEMBER SCHEDULE		
MEMBER	SECTION	REMARK
FJ	190x45	Ø 450 C/C
EC	100x100x3.0 SHS	-
Ra1	2/240x45	-
RB1	190x45	-
Ra1	140x45	-
* NAIL LAMINATE DOUBLE BEAMS		

ELEVATION: DECK AND SUBFLOOR AREA  
SC: 1/50  
A3

PROJECT AS-CONSTRUCTED WORKS VERANDAH, DECK ADDITION & SUB FLOOR ENCLOSURE FOR HABITABLE ROOM			NOTES: 1. BUILDER TO BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING WORK. 2. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND CURRENT CODES. 3. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECT'S AND OTHER ENGINEERING DRAWINGS, AND OTHER ASSOCIATED DOCUMENTS-SPECIFICATIONS. 4. DRAWINGS MUST NOT BE SCALED. 5. BUILDER IS RESPONSIBLE FOR STRUCTURAL STABILITY DURING CONSTRUCTION. 6. NO MATERIAL SUBSTITUTION WITHOUT WRITTEN APPROVAL FROM ENGINEER.			PROJECT REF. 21-315DH		
CLIENT AARON MIZZI						DRAWING No. 04		
ADDRESS 15 PETERS ROAD BELGRAVE			DATE 27/04/2022			Project Notes: -----		
LES KROENERT & ASSOCIATES PTY LTD								
CONSULTING STRUCTURAL AND CIVIL ENGINEERS								
4 COLLINS PLACE, KILSYTH VIC 3137								
ABN 55 006 235 365								
PHONE 9723 0300								



DETAIL: PROPOSED EXTRA BOLTING  
 SC: 1/10  
 @ A3

DETAIL: PROPOSED BEARING SUPPORT  
 SC: 1/20  
 @ A3

PROJECT AS-CONSTRUCTED WORKS VERANDAH, DECK ADDITION & SUB FLOOR ENCLOSURE FOR HABITABLE ROOM CLIENT AARON MIZZI ADDRESS 15 PETERS ROAD BELGRAVE LES KROENERT & ASSOCIATES PTY LTD CONSULTING STRUCTURAL AND CIVIL ENGINEERS ABN 55 006 235 365 4 COLLINS PLACE, KILSYTH VIC 3137	PROJECT REF. 21-315DH	
	DRAWING No. 05	
	DATE 27/04/2022	
	Project Notes:	
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	Orig.	27/04/2022
	A.	
	B.	
	C.	
	D.	
	BY	DESCRIPTION
	DH	ORIGINAL SET