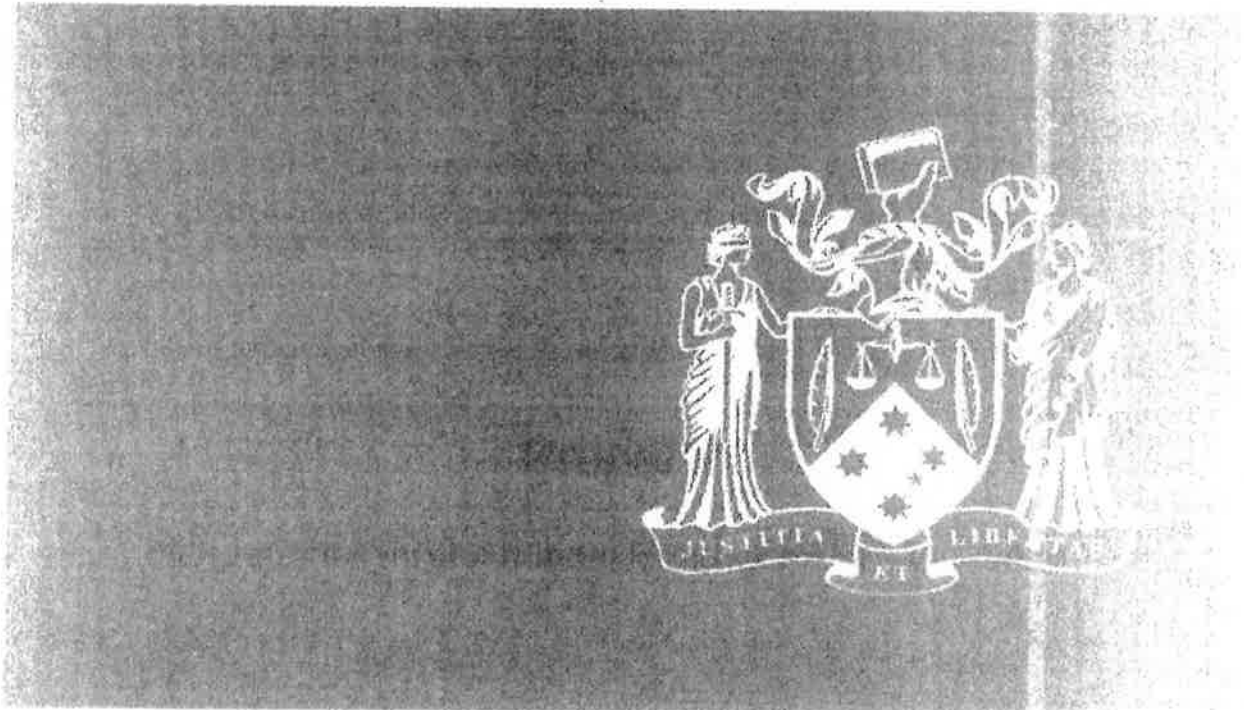


Contract of Sale of Land

Property

841 Jeparit-Warracknabeal Road JEPARIT VIC 3423



Contract of Sale of Land

IMPORTANT NOTICE TO PURCHASERS – COOLING-OFF

Cooling-off period (Section 31 of the *Sale of Land Act 1962*)

You may end this contract within 3 clear business days of the day that you sign the contract if none of the exceptions listed below applies to you.

You must either give the vendor or the vendor's agent written notice that you are ending the contract or leave the notice at the address of the vendor or the vendor's agent to end this contract within this time in accordance with this cooling-off provision.

You are entitled to a refund of all the money you paid EXCEPT for \$100 or 0.2% of the purchase price (whichever is more) if you end the contract in this way.

EXCEPTIONS: the 3-day cooling-off period does not apply if:

- you bought the property at a publicly advertised auction or on the day on which the auction was held; or
- you bought the land within 3 clear business days before a publicly advertised auction was to be held; or
- you bought the land within 3 clear business days after a publicly advertised auction was held; or
- the property is used primarily for industrial or commercial purposes; or
- the property is more than 20 hectares in size and is used primarily for farming; or
- you and the vendor previously signed a contract for the sale of the same land in substantially the same terms; or
- you are an estate agent or a corporate body.

NOTICE TO PURCHASERS OF PROPERTY OFF-THE-PLAN

Off-the-plan sales (Section 9AA(1A) of the *Sale of Land Act 1962*)

You may negotiate with the vendor about the amount of the deposit moneys payable under the contract of sale, up to 10 per cent of the purchase price.

A substantial period of time may elapse between the day on which you sign the contract of sale and the day on which you become the registered proprietor of the lot.

The value of the lot may change between the day on which you sign the contract of sale of that lot and the day on which you become the registered proprietor.

Approval

This contract is approved as a standard form of contract under section 53A of the *Estate Agents Act 1980* by the Law Institute of Victoria Limited. The Law Institute of Victoria Limited is authorised to approve this form under the *Legal Profession Uniform Law Application Act 2014*.

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Disclaimer

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WARNING TO ESTATE AGENTS
DO NOT USE THIS CONTRACT FOR SALES OF 'OFF THE PLAN' PROPERTIES
UNLESS IT HAS BEEN PREPARED BY A LEGAL PRACTITIONER

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Contract of Sale of Land

The vendor agrees to sell and the purchaser agrees to buy the property, being the land and the goods, for the price and on the terms set out in this contract.

The terms of this contract are contained in the –

- particulars of sale; and
- special conditions, if any; and
- general conditions (which are in standard form: see general condition 6.1)

in that order of priority.

SIGNING OF THIS CONTRACT

WARNING: THIS IS A LEGALLY BINDING CONTRACT. YOU SHOULD READ THIS CONTRACT BEFORE SIGNING IT.

Purchasers should ensure that they have received a section 32 statement from the vendor before signing this contract. In this contract, "section 32 statement" means the statement required to be given by a vendor under section 32 of the *Sale of Land Act 1962*.

The authority of a person signing –

- under power of attorney; or
 - as director of a corporation; or
 - as agent authorised in writing by one of the parties –
- must be noted beneath the signature.

Any person whose signature is secured by an estate agent acknowledges being given by the agent at the time of signing a copy of the terms of this contract.

SIGNED BY THE PURCHASER

..... on
Print name(s) of person(s) signing:

State nature of authority, if applicable: _____

This offer will lapse unless accepted within [] clear business days (3 clear business days if none specified)
In this contract, "business day" has the same meaning as in section 30 of the *Sale of Land Act 1962*

SIGNED BY THE VENDOR

..... on
Print name(s) of person(s) signing:

WAYNE PETER ROBSON

State nature of authority, if applicable: _____

The **DAY OF SALE** is the date by which both parties have signed this contract.

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Particulars of Sale

Vendor's estate agent

Name A1 Real Estate, Portland
 Address 111 Bentinck Street, Portland 3305
 Email sales@A1realestate.solutions Ref Michael Golby
 Tel 55232200 Mob 0409527029 Fax _____

Vendor

Name WAYNE PETER ROBSON
 Address 841 Jeparit-Warracknabeal Road Jeparit 3423
 ABN/ACN _____
 Email _____

Vendor's legal practitioner or conveyancer

Name Peter Cahill
 Address 48 Edward Street, Bendigo Vic 3550
 Email pwc@petercahill.com.au Ref 21/0534
 Tel 0354439833 Mob _____ Fax _____

Purchaser's estate agent

Name Not Applicable
 Address _____
 Email _____ Ref _____
 Tel _____ Mob _____ Fax _____

Purchaser

Name _____
 Address _____
 ABN/ACN _____
 Email _____

Purchaser's legal practitioner or conveyancer

Name _____
 Address _____
 Email _____ Ref _____
 Tel _____ Fax _____ DX _____

Land (general conditions 7 and 13)

The land is described in the table below –

Certificate of Title reference	being lot	on plan
Volume 08271 Folio 870	1	665983F
Volume 09189 Folio 821	1	751945K
Volume _____ Folio _____		

If no title or plan references are recorded in the table, the land is as described in the section 32 statement or the register search statement and the document referred to as the diagram location in the register search statement attached to the section 32 statement

The land includes all improvements and fixtures

Property address

The address of the land is:

841 Jeparit-Warracknabeal Road JEPARIT VIC 3423

Goods sold with the land (general condition 6.3(f)) (list or attach schedule)

All fixtures and fittings, curtains, drapes and blinds, light fittings, floor coverings, TV antenna, dishwasher, silos, fuel tanks, water troughs, tanks and associated pumps.

Payment

Price _____

Deposit _____ by ____ / ____ / ____ (of which _____ has been paid)

Balance _____ payable at settlement

Deposit bond☐ General condition 15 applies only if the box is checked**Bank guarantee**☐ General condition 16 applies only if the box is checked**GST** (general condition 19)

Subject to general condition 19.2, the price includes GST (if any), unless the next box is checked

☐ GST (if any) must be paid in addition to the price if the box is checked☐ This sale is a sale of land on which a 'farming business' is carried on which the parties consider meets the requirements of section 38-480 of the GST Act if the box is checked☐ This sale is a sale of a 'going concern' if the box is checked☐ The margin scheme will be used to calculate GST if the box is checked**Settlement** (general conditions 17 & 26.2)

is due on ____ / ____ / ____ 60 Days from the Date of Sale or Earlier by Agreement

unless the land is a lot on an unregistered plan of subdivision, in which case settlement is due on the later of:

- the above date; and
- the 14th day after the vendor gives notice in writing to the purchaser of registration of the plan of subdivision.

Lease (general condition 5.1)☐ At settlement the purchaser is entitled to vacant possession of the property unless the box is checked, in which case the property is sold subject to*:

(*only one of the boxes below should be checked after carefully reading any applicable lease or tenancy document)

☐ a lease for a term ending on ____ / ____ / ____ with ____ options to renew, each of ____ years

OR

☐ a residential tenancy for a fixed term ending on ____ / ____ / ____

OR

☐ a periodic tenancy determinable by notice**Terms contract** (general condition 30)☐ This contract is intended to be a terms contract within the meaning of the Sale of Land Act 1962 if the box is checked. (Reference should be made to general condition 30 and any further applicable provisions should be added as special conditions)**Loan** (general condition 20)☐ This contract is subject to a loan being approved and the following details apply if the box is checked:

Lender: Not applicable at auction

(or another lender chosen by the purchaser)

Loan amount: no more than _____ Approval date: ____ / ____ / ____

Building report☐ General condition 21 applies only if the box is checked**Pest report**☐ General condition 22 applies only if the box is checked

General Conditions

Contract Signing

1 ELECTRONIC SIGNATURE

- 1.1 In this general condition "electronic signature" means a digital signature or a visual representation of a person's handwritten signature or mark which is placed on a physical or electronic copy of this contract by electronic or mechanical means, and "electronically signed" has a corresponding meaning.
- 1.2 The parties consent to this contract being signed by or on behalf of a party by an electronic signature.
- 1.3 Where this contract is electronically signed by or on behalf of a party, the party warrants and agrees that the electronic signature has been used to identify the person signing and to indicate that the party intends to be bound by the electronic signature.
- 1.4 This contract may be electronically signed in any number of counterparts which together will constitute the one document.
- 1.5 Each party consents to the exchange of counterparts of this contract by delivery by email or such other electronic means as may be agreed in writing.
- 1.6 Each party must upon request promptly deliver a physical counterpart of this contract with the handwritten signature or signatures of the party and all written evidence of the authority of a person signing on their behalf, but a failure to comply with the request does not affect the validity of this contract.

2 LIABILITY OF SIGNATORY

Any signatory for a proprietary limited company purchaser is personally liable for the due performance of the purchaser's obligations as if the signatory were the purchaser in the case of a default by a proprietary limited company purchaser.

3 GUARANTEE

The vendor may require one or more directors of the purchaser to guarantee the purchaser's performance of this contract if the purchaser is a proprietary limited company.

4 NOMINEE

The purchaser may no later than 14 days before the due date for settlement nominate a substitute or additional person to take a transfer of the land, but the named purchaser remains personally liable for the due performance of all the purchaser's obligations under this contract.

Title

5 ENCUMBRANCES

- 5.1 The purchaser buys the property subject to:
 - (a) any encumbrance shown in the section 32 statement other than mortgages or caveats; and
 - (b) any reservations, exceptions and conditions in the crown grant; and
 - (c) any lease or tenancy referred to in the particulars of sale.
- 5.2 The purchaser indemnifies the vendor against all obligations under any lease or tenancy that are to be performed by the landlord after settlement.

6 VENDOR WARRANTIES

- 6.1 The vendor warrants that these general conditions 1 to 35 are identical to the general conditions 1 to 35 in the form of contract of sale of land published by the Law Institute of Victoria Limited and the Real Estate Institute of Victoria Ltd in the month and year set out in the header of this page.
- 6.2 The warranties in general conditions 6.3 and 6.4 replace the purchaser's right to make requisitions and inquiries.
- 6.3 The vendor warrants that the vendor:
 - (a) has, or by the due date for settlement will have, the right to sell the land; and
 - (b) is under no legal disability; and
 - (c) is in possession of the land, either personally or through a tenant; and
 - (d) has not previously sold or granted any option to purchase, agreed to a lease or granted a pre-emptive right which is current over the land and which gives another party rights which have priority over the interest of the purchaser; and
 - (e) will at settlement be the holder of an unencumbered estate in fee simple in the land; and
 - (f) will at settlement be the unencumbered owner of any improvements, fixtures, fittings and goods sold with the land.
- 6.4 The vendor further warrants that the vendor has no knowledge of any of the following:
 - (a) public rights of way over the land;
 - (b) easements over the land;
 - (c) lease or other possessory agreement affecting the land;
 - (d) notice or order directly and currently affecting the land which will not be dealt with at settlement, other than the usual rate notices and any land tax notices;
 - (e) legal proceedings which would render the sale of the land void or voidable or capable of being set aside.
- 6.5 The warranties in general conditions 6.3 and 6.4 are subject to any contrary provisions in this contract and disclosures in the section 32 statement.
- 6.6 If sections 137B and 137C of the *Building Act 1993* apply to this contract, the vendor warrants that:
 - (a) all domestic building work carried out in relation to the construction by or on behalf of the vendor of the home was carried out in a proper and workmanlike manner; and

- (b) all materials used in that domestic building work were good and suitable for the purpose for which they were used and that, unless otherwise stated in the contract, those materials were new; and
 - (c) domestic building work was carried out in accordance with all laws and legal requirements, including, without limiting the generality of this warranty, the *Building Act 1993* and regulations made under the *Building Act 1993*.
- 6.7 Words and phrases used in general condition 6.6 which are defined in the *Building Act 1993* have the same meaning in general condition 6.6.

7 IDENTITY OF THE LAND

- 7.1 An omission or mistake in the description of the property or any deficiency in the area, description or measurements of the land does not invalidate the sale.
- 7.2 The purchaser may not:
- (a) make any objection or claim for compensation for any alleged misdescription of the property or any deficiency in its area or measurements; or
 - (b) require the vendor to amend title or pay any cost of amending title.

8 SERVICES

- 8.1 The vendor does not represent that the services are adequate for the purchaser's proposed use of the property and the vendor advises the purchaser to make appropriate inquiries. The condition of the services may change between the day of sale and settlement and the vendor does not promise that the services will be in the same condition at settlement as they were on the day of sale.
- 8.2 The purchaser is responsible for the connection of all services to the property after settlement and the payment of any associated cost.

9 CONSENTS

The vendor must obtain any necessary consent or licence required for the vendor to sell the property. The contract will be at an end and all money paid must be refunded if any necessary consent or licence is not obtained by settlement.

10 TRANSFER & DUTY

- 10.1 The purchaser must prepare and deliver to the vendor at least 7 days before the due date for settlement any paper transfer of land document which is necessary for this transaction. The delivery of the transfer of land document is not acceptance of title.
- 10.2 The vendor must promptly initiate the Duties on Line or other form required by the State Revenue Office in respect of this transaction, and both parties must co-operate to complete it as soon as practicable.

11 RELEASE OF SECURITY INTEREST

- 11.1 This general condition applies if any part of the property is subject to a security interest to which the *Personal Property Securities Act 2009 (Cth)* applies.
- 11.2 For the purposes of enabling the purchaser to search the Personal Property Securities Register for any security interests affecting any personal property for which the purchaser may be entitled to a release, statement, approval or correction in accordance with general condition 11.4, the purchaser may request the vendor to provide the vendor's date of birth to the purchaser. The vendor must comply with a request made by the purchaser under this condition if the purchaser makes the request at least 21 days before the due date for settlement.
- 11.3 If the purchaser is given the details of the vendor's date of birth under general condition 11.2, the purchaser must
- (a) only use the vendor's date of birth for the purposes specified in general condition 11.2; and
 - (b) keep the date of birth of the vendor secure and confidential.
- 11.4 The vendor must ensure that at or before settlement, the purchaser receives—
- (a) a release from the secured party releasing the property from the security interest; or
 - (b) a statement in writing in accordance with section 275(1)(b) of the *Personal Property Securities Act 2009 (Cth)* setting out that the amount or obligation that is secured is nil at settlement; or
 - (c) a written approval or correction in accordance with section 275(1)(c) of the *Personal Property Securities Act 2009 (Cth)* indicating that, on settlement, the personal property included in the contract is not or will not be property in which the security interest is granted.
- 11.5 Subject to general condition 11.6, the vendor is not obliged to ensure that the purchaser receives a release, statement, approval or correction in respect of personal property—
- (a) that—
 - (i) the purchaser intends to use predominantly for personal, domestic or household purposes; and
 - (ii) has a market value of not more than \$5000 or, if a greater amount has been prescribed for the purposes of section 47(1) of the *Personal Property Securities Act 2009 (Cth)*, not more than that prescribed amount; or
 - (b) that is sold in the ordinary course of the vendor's business of selling personal property of that kind.
- 11.6 The vendor is obliged to ensure that the purchaser receives a release, statement, approval or correction in respect of personal property described in general condition 11.5 if—
- (a) the personal property is of a kind that may or must be described by serial number in the Personal Property Securities Register; or
 - (b) the purchaser has actual or constructive knowledge that the sale constitutes a breach of the security agreement that provides for the security interest.
- 11.7 A release for the purposes of general condition 11.4(a) must be in writing.

- 11.8 A release for the purposes of general condition 11.4(a) must be effective in releasing the goods from the security interest and be in a form which allows the purchaser to take title to the goods free of that security interest.
- 11.9 If the purchaser receives a release under general condition 11.4(a) the purchaser must provide the vendor with a copy of the release at or as soon as practicable after settlement.
- 11.10 In addition to ensuring that a release is received under general condition 11.4(a), the vendor must ensure that at or before settlement the purchaser receives a written undertaking from a secured party to register a financing change statement to reflect that release if the property being released includes goods of a kind that are described by serial number in the Personal Property Securities Register.
- 11.11 The purchaser must advise the vendor of any security interest that is registered on or before the day of sale on the Personal Property Securities Register, which the purchaser reasonably requires to be released, at least 21 days before the due date for settlement.
- 11.12 The vendor may delay settlement until 21 days after the purchaser advises the vendor of the security interests that the purchaser reasonably requires to be released if the purchaser does not provide an advice under general condition 11.11.
- 11.13 If settlement is delayed under general condition 11.12 the purchaser must pay the vendor—
- (a) interest from the due date for settlement until the date on which settlement occurs or 21 days after the vendor receives the advice, whichever is the earlier; and
 - (b) any reasonable costs incurred by the vendor as a result of the delay—
as though the purchaser was in default.
- 11.14 The vendor is not required to ensure that the purchaser receives a release in respect of the land. This general condition 11.14 applies despite general condition 11.13.
- 11.15 Words and phrases which are defined in the *Personal Property Securities Act 2009 (Cth)* have the same meaning in general condition 11 unless the context requires otherwise.

12 BUILDER WARRANTY INSURANCE

The vendor warrants that the vendor will provide at settlement details of any current builder warranty insurance in the vendor's possession relating to the property if requested in writing to do so at least 21 days before settlement.

13 GENERAL LAW LAND

- 13.1 The vendor must complete a conversion of title in accordance with section 14 of the *Transfer of Land Act 1958* before settlement if the land is the subject of a provisional folio under section 23 of that Act.
- 13.2 The remaining provisions of this general condition 13 only apply if any part of the land is not under the operation of the *Transfer of Land Act 1958*.
- 13.3 The vendor is taken to the holder of an unencumbered estate in free simple in the land if there is an unbroken chain of title starting at least 30 years before the day of sale proving on the face of the documents the ownership of the entire legal and equitable estate without the aid of other evidence.
- 13.4 The purchaser is entitled to inspect the vendor's chain of title on request at such place in Victoria as the vendor nominates.
- 13.5 The purchaser is taken to have accepted the vendor's title if:
- (a) 21 days have elapsed since the day of sale; and
 - (b) the purchaser has not reasonably objected to the title or reasonably required the vendor to remedy a defect in the title.
- 13.6 The contract will be at an end if:
- (a) the vendor gives the purchaser a notice that the vendor is unable or unwilling to satisfy the purchaser's objection or requirement and that the contract will end if the objection or requirement is not withdrawn within 14 days of the giving of the notice; and
 - (b) the objection or requirement is not withdrawn in that time.
- 13.7 If the contract ends in accordance with general condition 13.6, the deposit must be returned to the purchaser and neither party has a claim against the other in damages.
- 13.8 General condition 17.1 [settlement] should be read as if the reference to 'registered proprietor' is a reference to 'owner' in respect of that part of the land which is not under the operation of the *Transfer of Land Act 1958*.

Money

14 DEPOSIT

- 14.1 The purchaser must pay the deposit:
- (a) to the vendor's licensed estate agent; or
 - (b) if there is no estate agent, to the vendor's legal practitioner or conveyancer; or
 - (c) if the vendor directs, into a special purpose account in an authorised deposit-taking institution in Victoria specified by the vendor in the joint names of the purchaser and the vendor.
- 14.2 If the land sold is a lot on an unregistered plan of subdivision, the deposit:
- (a) must not exceed 10% of the price; and
 - (b) must be paid to the vendor's estate agent, legal practitioner or conveyancer and held by the estate agent, legal practitioner or conveyancer on trust for the purchaser until the registration of the plan of subdivision.

- 14.3 The deposit must be released to the vendor if:
- (a) the vendor provides particulars, to the satisfaction of the purchaser, that either-
 - (i) there are no debts secured against the property; or
 - (ii) if there are any debts, the total amount of those debts together with any amounts to be withheld in accordance with general conditions 24 and 25 does not exceed 80% of the sale price; and
 - (b) at least 28 days have elapsed since the particulars were given to the purchaser under paragraph (a); and
 - (c) all conditions of section 27 of the *Sale of Land Act 1962* have been satisfied.
- 14.4 The stakeholder must pay the deposit and any interest to the party entitled when the deposit is released, the contract is settled, or the contract is ended.
- 14.5 The stakeholder may pay the deposit and any interest into court if it is reasonable to do so.
- 14.6 Where the purchaser is deemed by section 27(7) of the *Sale of Land Act 1962* to have given the deposit release authorisation referred to in section 27(1), the purchaser is also deemed to have accepted title in the absence of any prior express objection to title.
- 14.7 Payment of the deposit may be made or tendered:
- (a) in cash up to \$1,000 or 0.2% of the price, whichever is greater; or
 - (b) by cheque drawn on an authorised deposit-taking institution; or
 - (c) by electronic funds transfer to a recipient having the appropriate facilities for receipt.
- However, unless otherwise agreed:
- (d) payment may not be made by credit card, debit card or any other financial transfer system that allows for any chargeback or funds reversal other than for fraud or mistaken payment, and
 - (e) any financial transfer or similar fees or deductions from the funds transferred, other than any fees charged by the recipient's authorised deposit-taking institution, must be paid by the remitter.
- 14.8 Payment by electronic funds transfer is made when cleared funds are received in the recipient's bank account.
- 14.9 Before the funds are electronically transferred the intended recipient must be notified in writing and given sufficient particulars to readily identify the relevant transaction.
- 14.10 As soon as the funds have been electronically transferred the intended recipient must be provided with the relevant transaction number or reference details.
- 14.11 For the purpose of this general condition 'authorised deposit-taking institution' means a body corporate for which an authority under section 9(3) of the *Banking Act 1959 (Cth)* is in force.

15 DEPOSIT BOND

- 15.1 This general condition only applies if the applicable box in the particulars of sale is checked.
- 15.2 In this general condition "deposit bond" means an irrevocable undertaking to pay on demand an amount equal to the deposit or any unpaid part of the deposit. The issuer and the form of the deposit bond must be satisfactory to the vendor. The deposit bond must have an expiry date at least 45 days after the due date for settlement.
- 15.3 The purchaser may deliver a deposit bond to the vendor's estate agent, legal practitioner or conveyancer within 7 days after the day of sale.
- 15.4 The purchaser may at least 45 days before a current deposit bond expires deliver a replacement deposit bond on the same terms and conditions.
- 15.5 Where a deposit bond is delivered, the purchaser must pay the deposit to the vendor's legal practitioner or conveyancer on the first to occur of:
- (a) settlement;
 - (b) the date that is 45 days before the deposit bond or any replacement deposit bond expires;
 - (c) the date on which this contract ends in accordance with general condition 35.2 [default not remedied] following breach by the purchaser; and
 - (d) the date on which the vendor ends this contract by accepting repudiation of it by the purchaser.
- 15.6 The vendor may claim on the deposit bond without prior notice if the purchaser defaults under this contract or repudiates this contract and the contract is ended. The amount paid by the issuer satisfies the obligations of the purchaser under general condition 15.5 to the extent of the payment.
- 15.7 Nothing in this general condition limits the rights of the vendor if the purchaser defaults under this contract or repudiates this contract, except as provided in general condition 15.6.
- 15.8 This general condition is subject to general condition 14.2 [deposit].

16 BANK GUARANTEE

- 16.1 This general condition only applies if the applicable box in the particulars of sale is checked.
- 16.2 In this general condition:
- (a) "bank guarantee" means an unconditional and irrevocable guarantee or undertaking by a bank in a form satisfactory to the vendor to pay on demand any amount under this contract agreed in writing, and
 - (b) "bank" means an authorised deposit-taking institution under the *Banking Act 1959 (Cth)*.
- 16.3 The purchaser may deliver a bank guarantee to the vendor's legal practitioner or conveyancer.
- 16.4 The purchaser must pay the amount secured by the bank guarantee to the vendor's legal practitioner or conveyancer on the first to occur of:
- (a) settlement;
 - (b) the date that is 45 days before the bank guarantee expires;

- (c) the date on which this contract ends in accordance with general condition 35.2 [default not remedied] following breach by the purchaser; and
 - (d) the date on which the vendor ends this contract by accepting repudiation of it by the purchaser.
- 16.5 The vendor must return the bank guarantee document to the purchaser when the purchaser pays the amount secured by the bank guarantee in accordance with general condition 16.4.
- 16.6 The vendor may claim on the bank guarantee without prior notice if the purchaser defaults under this contract or repudiates this contract and the contract is ended. The amount paid by the bank satisfies the obligations of the purchaser under general condition 16.4 to the extent of the payment.
- 16.7 Nothing in this general condition limits the rights of the vendor if the purchaser defaults under this contract or repudiates this contract except as provided in general condition 16.6.
- 16.8 This general condition is subject to general condition 14.2 [deposit].

17 SETTLEMENT

- 17.1 At settlement:
- (a) the purchaser must pay the balance; and
 - (b) the vendor must:
 - (i) do all things necessary to enable the purchaser to become the registered proprietor of the land; and
 - (ii) give either vacant possession or receipt of rents and profits in accordance with the particulars of sale.
- 17.2 Settlement must be conducted between the hours of 10.00 am and 4.00 pm unless the parties agree otherwise.
- 17.3 The purchaser must pay all money other than the deposit in accordance with a written direction of the vendor or the vendor's legal practitioner or conveyancer.

18 ELECTRONIC SETTLEMENT

- 18.1 Settlement and lodgement of the instruments necessary to record the purchaser as registered proprietor of the land will be conducted electronically in accordance with the *Electronic Conveyancing National Law*. This general condition 18 has priority over any other provision of this contract to the extent of any inconsistency.
- 18.2 A party must immediately give written notice if that party reasonably believes that settlement and lodgement can no longer be conducted electronically. General condition 18 ceases to apply from when such a notice is given.
- 18.3 Each party must:
- (a) be, or engage a representative who is, a subscriber for the purposes of the *Electronic Conveyancing National Law*,
 - (b) ensure that all other persons for whom that party is responsible and who are associated with this transaction are, or engage, a subscriber for the purposes of the *Electronic Conveyancing National Law*, and
 - (c) conduct the transaction in accordance with the *Electronic Conveyancing National Law*.
- 18.4 The vendor must open the electronic workspace ("workspace") as soon as reasonably practicable and nominate a date and time for settlement. The inclusion of a specific date and time for settlement in a workspace is not of itself a promise to settle on that date or at that time. The workspace is an electronic address for the service of notices and for written communications for the purposes of any electronic transactions legislation.
- 18.5 This general condition 18.5 applies if there is more than one electronic lodgement network operator in respect of the transaction. In this general condition 18.5 "the transaction" means this sale and purchase and any associated transaction involving any of the same subscribers.
To the extent that any interoperability rules governing the relationship between electronic lodgement network operators do not provide otherwise:
- (a) the electronic lodgement network operator to conduct all the financial and lodgement aspects of the transaction after the workspace locks must be one which is willing and able to conduct such aspects of the transaction in accordance with the instructions of all the subscribers in the workspaces of all the electronic lodgement network operators after the workspace locks;
 - (b) if two or more electronic lodgement network operators meet that description, one may be selected by purchaser's incoming mortgagee having the highest priority but if there is no mortgagee of the purchaser, the vendor must make the selection.
- 18.6 Settlement occurs when the workspace records that:
- (a) there has been an exchange of funds or value between the exchange settlement account or accounts in the Reserve Bank of Australia of the relevant financial institutions or their financial settlement agents in accordance with the instructions of the parties; or
 - (b) if there is no exchange of funds or value, the documents necessary to enable the purchaser to become registered proprietor of the land have been accepted for electronic lodgement.
- 18.7 The parties must do everything reasonably necessary to effect settlement:
- (a) electronically on the next business day, or
 - (b) at the option of either party, otherwise than electronically as soon as possible –
if, after the locking of the workspace at the nominated settlement time, settlement in accordance with general condition 18.6 has not occurred by 4.00 pm, or 6.00 pm if the nominated time for settlement is after 4.00 pm.
- 18.8 Each party must do everything reasonably necessary to assist the other party to trace and identify the recipient of any missing or mistaken payment and to recover the missing or mistaken payment.
- 18.9 The vendor must before settlement:
- (a) deliver any keys, security devices and codes ("keys") to the estate agent named in the contract,
 - (b) direct the estate agent to give the keys to the purchaser or the purchaser's nominee on notification of settlement by the vendor, the vendor's subscriber or the electronic lodgement network operator;

- (c) deliver all other physical documents and items (other than the goods sold by the contract) to which the purchaser is entitled at settlement, and any keys if not delivered to the estate agent, to the vendor's subscriber or, if there is no vendor's subscriber, confirm in writing to the purchaser that the vendor holds those documents, items and keys at the vendor's address set out in the contract, and

give, or direct its subscriber to give, all those documents and items and any such keys to the purchaser or the purchaser's nominee on notification by the electronic lodgement network operator of settlement.

19 GST

- 19.1 The purchaser does not have to pay the vendor any amount in respect of GST in addition to the price if the particulars of sale specify that the price includes GST (if any).
- 19.2 The purchaser must pay to the vendor any GST payable by the vendor in respect of a taxable supply made under this contract in addition to the price if:
- (a) the particulars of sale specify that GST (if any) must be paid in addition to the price; or
 - (b) GST is payable solely as a result of any action taken or intended to be taken by the purchaser after the day of sale, including a change of use; or
 - (c) the particulars of sale specify that the supply made under this contract is of land on which a 'farming business' is carried on and the supply (or part of it) does not satisfy the requirements of section 38-480 of the GST Act; or
 - (d) the particulars of sale specify that the supply made under this contract is of a going concern and the supply (or a part of it) does not satisfy the requirements of section 38-325 of the GST Act.
- 19.3 The purchaser is not obliged to pay any GST under this contract until a tax invoice has been given to the purchaser.
- 19.4 If the particulars of sale specify that the supply made under this contract is of land on which a 'farming business' is carried on:
- (a) the vendor warrants that the property is land on which a farming business has been carried on for the period of 5 years preceding the date of supply; and
 - (b) the purchaser warrants that the purchaser intends that a farming business will be carried on after settlement on the property.
- 19.5 If the particulars of sale specify that the supply made under this contract is a 'going concern':
- (a) the parties agree that this contract is for the supply of a going concern; and
 - (b) the purchaser warrants that the purchaser is, or prior to settlement will be, registered for GST; and
 - (c) the vendor warrants that the vendor will carry on the going concern until the date of supply.
- 19.6 If the particulars of sale specify that the supply made under this contract is a 'margin scheme' supply, the parties agree that the margin scheme applies to this contract.
- 19.7 In this general condition:
- (a) 'GST Act' means *A New Tax System (Goods and Services Tax) Act 1999 (Cth)*; and
 - (b) 'GST' includes penalties and interest.

20 LOAN

- 20.1 If the particulars of sale specify that this contract is subject to a loan being approved, this contract is subject to the lender approving the loan on the security of the property by the approval date or any later date allowed by the vendor.
- 20.2 The purchaser may end the contract if the loan is not approved by the approval date, but only if the purchaser:
- (a) immediately applied for the loan; and
 - (b) did everything reasonably required to obtain approval of the loan; and
 - (c) serves written notice ending the contract, together with written evidence of rejection or non-approval of the loan, on the vendor within 2 clear business days after the approval date or any later date allowed by the vendor; and
 - (d) is not in default under any other condition of this contract when the notice is given.
- 20.3 All money must be immediately refunded to the purchaser if the contract is ended.

21 BUILDING REPORT

- 21.1 This general condition only applies if the applicable box in the particulars of sale is checked.
- 21.2 The purchaser may end this contract within 14 days from the day of sale if the purchaser:
- (a) obtains a written report from a registered building practitioner or architect which discloses a current defect in a structure on the land and designates it as a major building defect;
 - (b) gives the vendor a copy of the report and a written notice ending this contract; and
 - (c) is not then in default.
- 21.3 All money paid must be immediately refunded to the purchaser if the contract ends in accordance with this general condition.
- 21.4 A notice under this general condition may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.
- 21.5 The registered building practitioner may inspect the property at any reasonable time for the purpose of preparing the report.

22 PEST REPORT

- 22.1 This general condition only applies if the applicable box in the particulars of sale is checked.
- 22.2 The purchaser may end this contract within 14 days from the day of sale if the purchaser:
- (a) obtains a written report from a pest control operator licensed under Victorian law which discloses a current pest infestation on the land and designates it as a major infestation affecting the structure of a building on the land;

- (b) gives the vendor a copy of the report and a written notice ending this contract; and
 - (c) is not then in default.
- 22.3 All money paid must be immediately refunded to the purchaser if the contract ends in accordance with this general condition.
- 22.4 A notice under this general condition may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.
- 22.5 The pest control operator may inspect the property at any reasonable time for the purpose of preparing the report.

23 ADJUSTMENTS

- 23.1 All periodic outgoings payable by the vendor, and any rent and other income received in respect of the property must be apportioned between the parties on the settlement date and any adjustments paid and received as appropriate.
- 23.2 The periodic outgoings and rent and other income must be apportioned on the following basis:
- (a) the vendor is liable for the periodic outgoings and entitled to the rent and other income up to and including the day of settlement; and
 - (b) the land is treated as the only land of which the vendor is owner (as defined in the *Land Tax Act 2005*); and
 - (c) the vendor is taken to own the land as a resident Australian beneficial owner; and
 - (d) any personal statutory benefit available to each party is disregarded in calculating apportionment.
- 23.3 The purchaser must provide copies of all certificates and other information used to calculate the adjustments under general condition 23, if requested by the vendor.

24 FOREIGN RESIDENT CAPITAL GAINS WITHHOLDING

- 24.1 Words defined or used in Subdivision 14-D of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* have the same meaning in this general condition unless the context requires otherwise.
- 24.2 Every vendor under this contract is a foreign resident for the purposes of this general condition unless the vendor gives the purchaser a clearance certificate issued by the Commissioner under section 14-220 (1) of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*. The specified period in the clearance certificate must include the actual date of settlement.
- 24.3 The remaining provisions of this general condition 24 only apply if the purchaser is required to pay the Commissioner an amount in accordance with section 14-200(3) or section 14-235 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* ("the amount") because one or more of the vendors is a foreign resident, the property has or will have a market value not less than the amount set out in section 14-215 of the legislation just after the transaction, and the transaction is not excluded under section 14-215(1) of the legislation.
- 24.4 The amount is to be deducted from the vendor's entitlement to the contract consideration. The vendor must pay to the purchaser at settlement such part of the amount as is represented by non-monetary consideration.
- 24.5 The purchaser must:
- (a) engage a legal practitioner or conveyancer ("representative") to conduct all the legal aspects of settlement, including the performance of the purchaser's obligations under the legislation and this general condition; and
 - (b) ensure that the representative does so.
- 24.6 The terms of the representative's engagement are taken to include instructions to have regard to the vendor's interests and instructions that the representative must:
- (a) pay, or ensure payment of, the amount to the Commissioner in the manner required by the Commissioner and as soon as reasonably and practicably possible, from moneys under the control or direction of the representative in accordance with this general condition if the sale of the property settles;
 - (b) promptly provide the vendor with proof of payment; and
 - (c) otherwise comply, or ensure compliance, with this general condition;
- despite:
- (d) any contrary instructions, other than from both the purchaser and the vendor; and
 - (e) any other provision in this contract to the contrary.
- 24.7 The representative is taken to have complied with the requirements of general condition 24.6 if:
- (a) the settlement is conducted through an electronic lodgement network; and
 - (b) the amount is included in the settlement statement requiring payment to the Commissioner in respect of this transaction.
- 24.8 Any clearance certificate or document evidencing variation of the amount in accordance with section 14-235(2) of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* must be given to the purchaser at least 5 business days before the due date for settlement.
- 24.9 The vendor must provide the purchaser with such information as the purchaser requires to comply with the purchaser's obligation to pay the amount in accordance with section 14-200 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*. The information must be provided within 5 business days of request by the purchaser. The vendor warrants that the information the vendor provides is true and correct.
- 24.10 The purchaser is responsible for any penalties or interest payable to the Commissioner on account of late payment of the amount.

25 GST WITHHOLDING

- 25.1 Words and expressions defined or used in Subdivision 14-E of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* or in *A New Tax System (Goods and Services Tax) Act 1999 (Cth)* have the same meaning in this general condition unless the context requires otherwise. Words and expressions first used in this general condition and shown in *italics* and marked with an asterisk are defined or described in at least one of those Acts.

- 25.2 The purchaser must notify the vendor in writing of the name of the recipient of the *supply for the purposes of section 14-255 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* at least 21 days before the due date for settlement unless the recipient is the purchaser named in the contract.
- 25.3 The vendor must at least 14 days before the due date for settlement provide the purchaser and any person nominated by the purchaser under general condition 4 with a GST withholding notice in accordance with section 14-255 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*, and must provide all information required by the purchaser or any person so nominated to confirm the accuracy of the notice.
- 25.4 The remaining provisions of this general condition 25 apply if the purchaser is or may be required to pay the Commissioner an *amount in accordance with section 14-250 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* because the property is *new residential premises or *potential residential land in either case falling within the parameters of that section, and also if the sale attracts the operation of section 14-255 of the legislation. Nothing in this general condition 25 is to be taken as relieving the vendor from compliance with section 14-255.
- 25.5 The amount is to be deducted from the vendor's entitlement to the contract *consideration and is then taken to be paid to the vendor, whether or not the vendor provides the purchaser with a GST withholding notice in accordance with section 14-255 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*. The vendor must pay to the purchaser at settlement such part of the amount as is represented by non-monetary consideration.
- 25.6 The purchaser must:
- engage a legal practitioner or conveyancer ("representative") to conduct all the legal aspects of settlement, including the performance of the purchaser's obligations under the legislation and this general condition; and
 - ensure that the representative does so.
- 25.7 The terms of the representative's engagement are taken to include instructions to have regard to the vendor's interests relating to the payment of the amount to the Commissioner and instructions that the representative must:
- pay, or ensure payment of, the amount to the Commissioner in the manner required by the Commissioner and as soon as reasonably and practicably possible, from moneys under the control or direction of the representative in accordance with this general condition on settlement of the sale of the property;
 - promptly provide the vendor with evidence of payment, including any notification or other document provided by the purchaser to the Commissioner relating to payment; and
 - otherwise comply, or ensure compliance, with this general condition, despite:
- any contrary instructions, other than from both the purchaser and the vendor; and
 - any other provision in this contract to the contrary.
- 25.8 The representative is taken to have complied with the requirements of general condition 25.7 if:
- settlement is conducted through an electronic lodgement network; and
 - the amount is included in the settlement statement requiring payment to the Commissioner in respect of this transaction.
- 25.9 The purchaser may at settlement give the vendor a bank cheque for the amount in accordance with section 16-30 (3) of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*, but only if:
- so agreed by the vendor in writing; and
 - the settlement is not conducted through an electronic lodgement network.
- However, if the purchaser gives the bank cheque in accordance with this general condition 25.9, the vendor must:
- immediately after settlement provide the bank cheque to the Commissioner to pay the amount in relation to the supply; and
 - give the purchaser a receipt for the bank cheque which identifies the transaction and includes particulars of the bank cheque, at the same time the purchaser gives the vendor the bank cheque.
- 25.10 A party must provide the other party with such information as the other party requires to:
- decide if an amount is required to be paid or the quantum of it, or
 - comply with the purchaser's obligation to pay the amount,
- in accordance with section 14-250 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*. The information must be provided within 5 business days of a written request. The party providing the information warrants that it is true and correct.
- 25.11 The vendor warrants that:
- at settlement, the property is not new residential premises or potential residential land in either case falling within the parameters of section 14-250 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* if the vendor gives the purchaser a written notice under section 14-255 to the effect that the purchaser will not be required to make a payment under section 14-250 in respect of the supply, or fails to give a written notice as required by and within the time specified in section 14-255; and
 - the amount described in a written notice given by the vendor to the purchaser under section 14-255 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* is the correct amount required to be paid under section 14-250 of the legislation.
- 25.12 The purchaser is responsible for any penalties or interest payable to the Commissioner on account of non-payment or late payment of the amount, except to the extent that:
- the penalties or interest arise from any failure on the part of the vendor, including breach of a warranty in general condition 25.11; or
 - the purchaser has a reasonable belief that the property is neither new residential premises nor potential residential land requiring the purchaser to pay an amount to the Commissioner in accordance with section 14-250 (1) of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*.
- The vendor is responsible for any penalties or interest payable to the Commissioner on account of non-payment or late payment of the amount if either exception applies.

Transactional

26 TIME & CO-OPERATION

- 26.1 Time is of the essence of this contract.
- 26.2 Time is extended until the next business day if the time for performing any action falls on a day which is not a business day.
- 26.3 Each party must do all things reasonably necessary to enable this contract to proceed to settlement, and must act in a prompt and efficient manner.
- 26.4 Any unfulfilled obligation will not merge on settlement.

27 SERVICE

- 27.1 Any document required to be served by or on any party may be served by or on the legal practitioner or conveyancer for that party.
- 27.2 A cooling off notice under section 31 of the *Sale of Land Act 1962* or a notice under general condition 20 [loan approval], 21 [building report] or 22 [pest report] may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.
- 27.3 A document is sufficiently served:
 - (a) personally, or
 - (b) by pre-paid post, or
 - (c) in any manner authorized by law or by the Supreme Court for service of documents, including any manner authorised for service on or by a legal practitioner, whether or not the person serving or receiving the document is a legal practitioner, or
 - (d) by email.
- 27.4 Any document properly sent by:
 - (a) express post is taken to have been served on the next business day after posting, unless proved otherwise;
 - (b) priority post is taken to have been served on the fourth business day after posting, unless proved otherwise;
 - (c) regular post is taken to have been served on the sixth business day after posting, unless proved otherwise;
 - (d) email is taken to have been served at the time of receipt within the meaning of section 13A of the *Electronic Transactions (Victoria) Act 2000*.
- 27.5 In this contract 'document' includes 'demand' and 'notice', 'serve' includes 'give', and 'served' and 'service' have corresponding meanings.

28 NOTICES

- 28.1 The vendor is responsible for any notice, order, demand or levy imposing liability on the property that is issued or made before the day of sale, and does not relate to periodic outgoings.
- 28.2 The purchaser is responsible for any notice, order, demand or levy imposing liability on the property that is issued or made on or after the day of sale, and does not relate to periodic outgoings.
- 28.3 The purchaser may enter the property to comply with that responsibility where action is required before settlement.

29 INSPECTION

The purchaser and/or another person authorised by the purchaser may inspect the property at any reasonable time during the 7 days preceding and including the settlement day.

30 TERMS CONTRACT

- 30.1 If this is a 'terms contract' as defined in the *Sale of Land Act 1962*:
 - (a) any mortgage affecting the land sold must be discharged as to that land before the purchaser becomes entitled to possession or to the receipt of rents and profits unless the vendor satisfies section 29M of the *Sale of Land Act 1962*; and
 - (b) the deposit and all other money payable under the contract (other than any money payable in excess of the amount required to so discharge the mortgage) must be paid to a legal practitioner or conveyancer or a licensed estate agent to be applied in or towards discharging the mortgage.
- 30.2 While any money remains owing each of the following applies:
 - (a) the purchaser must maintain full damage and destruction insurance of the property and public risk insurance noting all parties having an insurable interest with an insurer approved in writing by the vendor;
 - (b) the purchaser must deliver copies of the signed insurance application forms, the policies and the insurance receipts to the vendor not less than 10 days before taking possession of the property or becoming entitled to receipt of the rents and profits;
 - (c) the purchaser must deliver copies of any amendments to the policies and the insurance receipts on each amendment or renewal as evidence of the status of the policies from time to time;
 - (d) the vendor may pay any renewal premiums or take out the insurance if the purchaser fails to meet these obligations;
 - (e) insurance costs paid by the vendor under paragraph (d) must be refunded by the purchaser on demand without affecting the vendor's other rights under this contract;
 - (f) the purchaser must maintain and operate the property in good repair (fair wear and tear excepted) and keep the property safe, lawful, structurally sound, weatherproof and free from contaminations and dangerous substances;
 - (g) the property must not be altered in any way without the written consent of the vendor which must not be unreasonably refused or delayed;
 - (h) the purchaser must observe all obligations that affect owners or occupiers of land;

- (i) the vendor and/or other person authorised by the vendor may enter the property at any reasonable time to inspect it on giving 7 days written notice, but not more than twice in a year.

31 LOSS OR DAMAGE BEFORE SETTLEMENT

- 31.1 The vendor carries the risk of loss or damage to the property until settlement.
- 31.2 The vendor must deliver the property to the purchaser at settlement in the same condition it was in on the day of sale, except for fair wear and tear.
- 31.3 The purchaser must not delay settlement because one or more of the goods is not in the condition required by general condition 31.2, but may claim compensation from the vendor after settlement.
- 31.4 The purchaser may nominate an amount not exceeding \$5,000 to be held by a stakeholder to be appointed by the parties if the property is not in the condition required by general condition 31.2 at settlement.
- 31.5 The nominated amount may be deducted from the amount due to the vendor at settlement and paid to the stakeholder, but only if the purchaser also pays an amount equal to the nominated amount to the stakeholder.
- 31.6 The stakeholder must pay the amounts referred to in general condition 31.5 in accordance with the determination of the dispute, including any order for payment of the costs of the resolution of the dispute.

32 BREACH

A party who breaches this contract must pay to the other party on demand:

- (a) compensation for any reasonably foreseeable loss to the other party resulting from the breach; and
- (b) any interest due under this contract as a result of the breach.

Default 841 Jeparit-Warracknabeal Road

33 INTEREST

Interest at a rate of 2% per annum plus the rate for the time being fixed by section 2 of the *Penalty Interest Rates Act 1983* is payable at settlement on any money owing under the contract during the period of default, without affecting any other rights of the offended party.

34 DEFAULT NOTICE

- 34.1 A party is not entitled to exercise any rights arising from the other party's default, other than the right to receive interest and the right to sue for money owing, until the other party is given and fails to comply with a written default notice.
- 34.2 The default notice must:
 - (a) specify the particulars of the default; and
 - (b) state that it is the offended party's intention to exercise the rights arising from the default unless, within 14 days of the notice being given -
 - (i) the default is remedied; and
 - (ii) the reasonable costs incurred as a result of the default and any interest payable are paid.

35 DEFAULT NOT REMEDIED

- 35.1 All unpaid money under the contract becomes immediately payable to the vendor if the default has been made by the purchaser and is not remedied and the costs and interest are not paid.
- 35.2 The contract immediately ends if:
 - (a) the default notice also states that unless the default is remedied and the reasonable costs and interest are paid, the contract will be ended in accordance with this general condition; and
 - (b) the default is not remedied and the reasonable costs and interest are not paid by the end of the period of the default notice.
- 35.3 If the contract ends by a default notice given by the purchaser:
 - (a) the purchaser must be repaid any money paid under the contract and be paid any interest and reasonable costs payable under the contract; and
 - (b) all those amounts are a charge on the land until payment; and
 - (c) the purchaser may also recover any loss otherwise recoverable.
- 35.4 If the contract ends by a default notice given by the vendor:
 - (a) the deposit up to 10% of the price is forfeited to the vendor as the vendor's absolute property, whether the deposit has been paid or not; and
 - (b) the vendor is entitled to possession of the property; and
 - (c) in addition to any other remedy, the vendor may within one year of the contract ending either:
 - (i) retain the property and sue for damages for breach of contract; or
 - (ii) resell the property in any manner and recover any deficiency in the price on the resale and any resulting expenses by way of liquidated damages; and
 - (d) the vendor may retain any part of the price paid until the vendor's damages have been determined and may apply that money towards those damages; and
 - (e) any determination of the vendor's damages must take into account the amount forfeited to the vendor.
- 35.5 The ending of the contract does not affect the rights of the offended party as a consequence of the default.

SPECIAL CONDITIONS

Auction

The Rules and Information Sheet for the conduct of the auction shall be as set out in Schedules of the Sale of Land (Public Auctions) Regulations 2014 or any rules prescribed by regulations which modify or replace those Rules.

Access

Upon the Contract becoming an unconditional contract the Vendor at his own risk and expense shall be entitled through his agents to store 330 tonne of grain in one silo on the property after the date of settlement and go upon the Land with vehicles and machinery to collect and transport the grain from the silo until 30 November 2021.

GUARANTEE and INDEMNITY

I/We, _____ of _____

and _____ of _____

being the **Sole Director / Directors of** ACN
(called the "Guarantors") IN CONSIDERATION of the Vendor selling to the Purchaser at our request the Land described in this Contract of Sale for the price and upon the terms and conditions contained therein **DO** for ourselves and our respective executors and administrators **JOINTLY AND SEVERALLY COVENANT** with the said Vendor and their assigns that if at any time default shall be made in payment of the Deposit Money or residue of Purchase Money or interest or any other moneys payable by the Purchaser to the Vendor under this Contract or in the performance or observance of any term or condition of this Contract to be performed or observed by the Purchaser I/we will immediately on demand by the Vendor pay to the Vendor the whole of the Deposit Money, residue of Purchase Money, interest or other moneys which shall then be due and payable to the Vendor and indemnify and agree to keep the Vendor indemnified against all loss of Deposit Money, residue of Purchase Money, interest and other moneys payable under the within Contract and all losses, costs, charges and expenses whatsoever which the Vendor may incur by reason of any default on the part of the Purchaser. This Guarantee shall be a continuing Guarantee and Indemnity and shall not be released by:-

- (a) any neglect or forbearance on the part of the Vendor in enforcing payment of any of the moneys payable under the within Contract;
- (b) the performance or observance of any of the agreements, obligations or conditions under the within Contract;
- (c) by time given to the Purchaser for any such payment performance or observance;
- (d) by reason of the Vendor assigning his, her or their rights under the said Contract; and
- (e) by any other thing which under the law relating to sureties would but for this provision have the effect of releasing me/us, my/our executors or administrators.

IN WITNESS whereof the parties hereto have set their hands and seals

this _____ day of _____ 20____

SIGNED SEALED AND DELIVERED by the said

Print Name.....

in the presence of:

Witness.....

Director (Sign)

SIGNED SEALED AND DELIVERED by the said

Print Name.....

in the presence of:

Witness.....

Director (Sign)

SECTION 32 **STATEMENT**

PURSUANT TO DIVISION 2 OF PART II
SECTION 32 OF THE SALE OF LAND ACT 1962 (VIC)

Vendor:	Wayne Peter Robson
Property:	841 Jeparit-Warracknabeal Road Jeparit VIC 3423

VENDORS REPRESENTATIVE

Peter Cahill

PO Box 665
BENDIGO VIC 3552
48 Edward Street
BENDIGO VIC 3550
Tel: 03 5443 9833
Email: pwc@petercahill.com.au

Ref: 21/0534

32A FINANCIAL MATTERS

Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is contained in the attached certificate/s and as follows-

Their total does not exceed \$4,000

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:- None to the Vendors knowledge

At settlement the rates will be adjusted between the parties, so that they each bear the proportion of rates applicable to their respective periods of occupancy in the property.

32B INSURANCE

- (a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: - Not Applicable

32C LAND USE

- (a) **RESTRICTIONS**

Information concerning any easement, covenant or similar restriction affecting the land (whether registered or unregistered) is as follows:-

- Easements affecting the land are as set out in the attached copies of title.
- Covenants affecting the land are as set out in the attached copies of title.
- Other restrictions affecting the land are as attached.
- Particulars of any existing failure to comply with the terms of such easement, covenant and/or restriction are as follows:-

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction affecting the land. The Purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements and which are not registered or required to be registered against the Certificate of Title.

- (b) **BUSHFIRE**

This land is in a designated bushfire- prone area within the meaning of the regulations made under the *Building Act 1993*.

- (c) **ROAD ACCESS**

There is access to the Property by Road.

- (d) **PLANNING**

See attached reports

32D NOTICES

The Vendor is not aware of any Notices, Declarations, Property Management Plans, Reports, Recommendations or Orders in respect of the land issued by a Government Department or Public Authority or any approved proposal directly and currently affecting the land however the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor.

32E BUILDING PERMITS

Particulars of any Building Permit issued under the *Building Act 1993* during the past seven years (where there is a residence on the land):-

Is contained in the attached Certificates.

32F OWNERS CORPORATION

The Land is NOT affected by an Owners Corporation within the meaning of the *Owners Corporation Act 2006*.

32G GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

(1) The land, in accordance with a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987* is NOT –

- land that is to be transferred under the agreement.
- land on which works are to be carried out under the agreement (other than Crown land).
- land in respect of which a GAIC is imposed

32H SERVICES

Service	Status
Electricity supply	Connected
Gas supply	Not connected
Water supply	Connected
Sewerage	Not connects
Telephone services	Connected

Connected indicates that the service is provided by an authority and operating on the day of sale. The Purchaser should be aware that the Vendor may terminate any account with a service provider before settlement, and the purchaser may need to have the service reconnected.

32I TITLE

Attached are the following document/s concerning Title: Certificates of Title Volume 8279 Folio 870 and Volume 9189 Folio 821

A copy of the Register Search Statement/s and the document/s, or part of the document/s, referred to as the diagram location in the Register Search Statement/s that identifies the land and its location.

ATTACHMENTS

Attached are the following document/s concerning the above listed Title(s):

- All documents noted as attached within this Section 32 Statement
- Due Diligence Checklist

DATE OF THIS STATEMENT

/ /20

Name of the Vendor

Wayne Peter ROBSON

Signature/s of the Vendor

x 

The Purchaser acknowledges being given a duplicate of this statement signed by the Vendor before the Purchaser signed any contract.

The Purchaser further acknowledges being directed to the DUE DILIGENCE CHECKLIST.

DATE OF THIS ACKNOWLEDGMENT

/ /20

Name of the Purchaser

Signature/s of the Purchaser

x

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.

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 - Volume 8271 Folio 870

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

VOLUME 08271 FOLIO 870

Security no : 124088879407B
Produced 24/03/2021 02:32 PM

LAND DESCRIPTION

Lot 1 on Title Plan 665983F.
PARENT TITLE Volume 06122 Folio 375
Created by instrument B022227 27/07/1960

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
WAYNE PETER ROBSON of 841 JEPARIT-WARRACKNABEAL ROAD JEPARIT VIC 3423
AL097775Y 21/05/2014

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU099512U 02/03/2021
SUNCORP-METWAY LTD

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

DIAGRAM LOCATION

SEE TP665983F FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AT795826W (E)	NOMINATION OF ECT TO LC	Completed	23/11/2020
AU099511W (E)	DISCHARGE OF MORTGAGE	Registered	02/03/2021
AU099512U (E)	MORTGAGE	Registered	02/03/2021

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 841 JEPARIT-WARRACKNABEAL ROAD JEPARIT VIC 3423

ADMINISTRATIVE NOTICES

NIL

eCT Control 18478R FIRST LEGAL

Effective from 02/03/2021

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 665983F						
Location of Land Parish: BATYIK Township: Section: Crown Allotment: 22 (PT) Crown Portion: Last Plan Reference: Derived From: VOL 8271 FOL 870 Depth Limitation: 50 FEET		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 25/10/2000 VERIFIED: GB							
<table border="1"> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = CA 22 (PT)</td> </tr> </table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA 22 (PT)	
TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = CA 22 (PT)									
LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets							

Register Search Statement - Volume 9189 Folio 821

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

VOLUME 09189 FOLIO 821

Security no : 124088879403G
Produced 24/03/2021 02:32 PM

LAND DESCRIPTION

Lot 1 on Title Plan 751945K.
PARENT TITLE Volume 06122 Folio 375
Created by instrument G413787 24/11/1976

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
WAYNE PETER ROBSON of 841 JEPARIT-WARRACKNABEAL ROAD JEPARIT VIC 3423
AL097775Y 21/05/2014

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU099512U 02/03/2021
SUNCORP-METWAY LTD

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

DIAGRAM LOCATION

SEE TP751945K FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AT795826W (E)	NOMINATION OF ECT TO LC	Completed	23/11/2020
AU099511W (E)	DISCHARGE OF MORTGAGE	Registered	02/03/2021
AU099512U (E)	MORTGAGE	Registered	02/03/2021

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 841 JEPARIT-WARRACKNABEAL ROAD JEPARIT VIC 3423

ADMINISTRATIVE NOTICES

NIL

eCT Control 18478R FIRST LEGAL

Effective from 02/03/2021

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 751945K						
Location of Land Parish: BATYIK Township: Section: Crown Allotment: 22 (PT) Crown Portion: Last Plan Reference Derived From VOL 9189 FOL 821 Depth Limitation: 15.24 m		Notations IN THE MALLEE COUNTRY FOR THE PURPOSES OF THE LAND ACT. ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 25/10/2002 VERIFIED: DA							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2" style="padding: 5px;"> WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962 </td> </tr> <tr> <td colspan="2" style="padding: 5px;"> PARCEL 1 = CA 22 (PT) </td> </tr> </table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA 22 (PT)	
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WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = CA 22 (PT)									
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links							
		Sheet 1 of 1 sheets							

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 23 March 2021 03:38 PM

PROPERTY DETAILS

Address: **841 JEPARIT-WARRACKNABEAL ROAD JEPARIT 3423**
Lot and Plan Number: **More than one parcel - see link below**
Standard Parcel Identifier (SPI): **More than one parcel - see link below**
Local Government Area (Council): **HINDMARSH**
Council Property Number: **72380**
Planning Scheme: **Hindmarsh**
Directory Reference: **Vicroads 26 C4**

www.hindmarsh.vic.gov.au

[Planning Scheme - Hindmarsh](#)

This property has 2 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Grampians Wimmera Mallee Water**
Urban Water Corporation: **Grampians Wimmera Mallee Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

[View location in VicPlan](#)

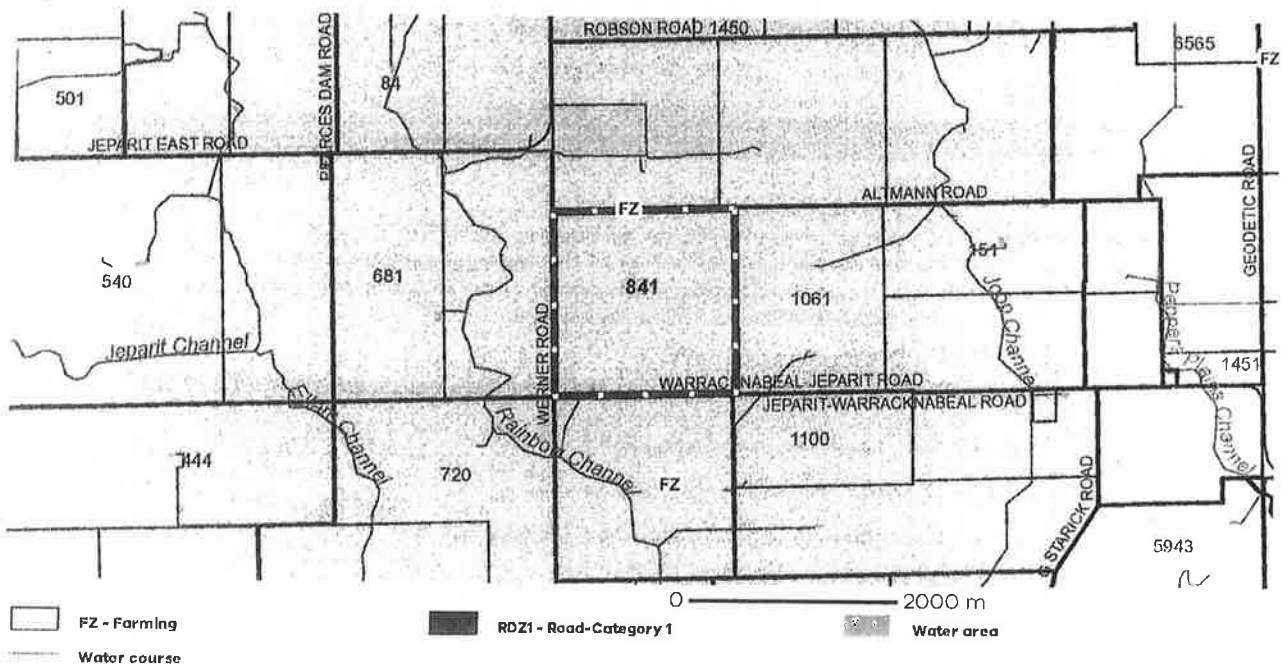
STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
Legislative Assembly: **LOWAN**

Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)



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

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 52C (4) of the Sale of Land 1992 (Vic)

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

Planning Overlay

None affecting this land - there are overlays in the vicinity

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)



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

Further Planning Information

Planning scheme data last updated on 17 March 2021.

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

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

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

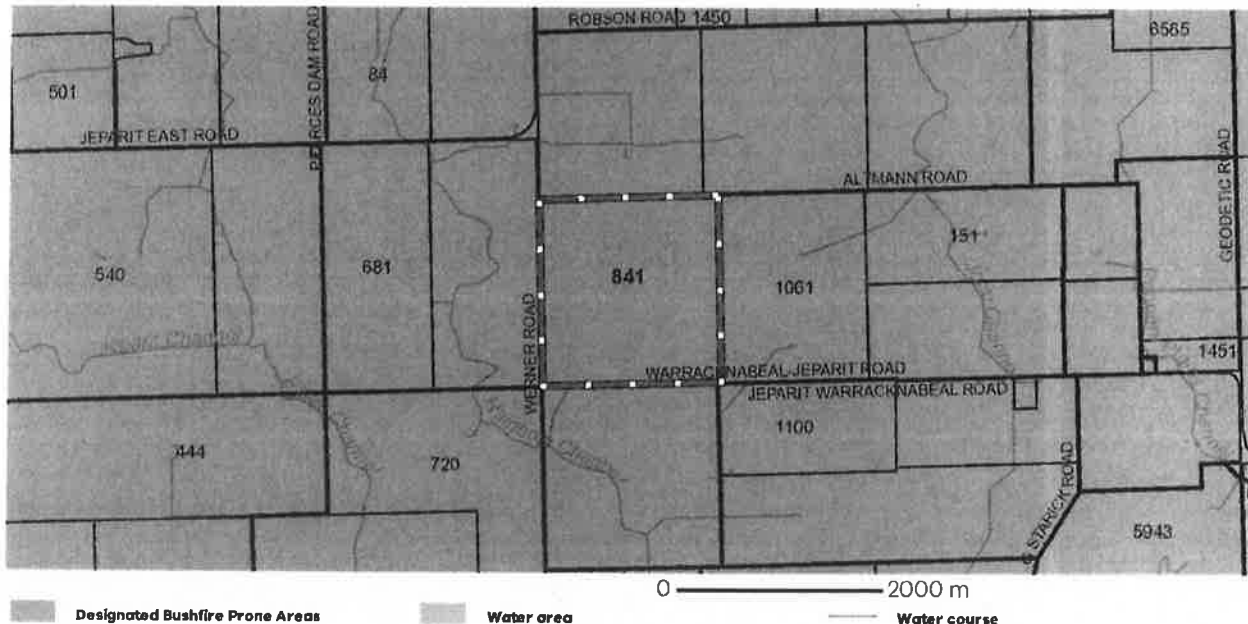
PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

Designated Bushfire Prone Areas

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



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

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

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <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>.

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**FORM 2
Building Act 1993
BUILDING REGULATIONS 2006
Regulation 313**

**BUILDING PERMIT
BS-U 31230/20160059/0**

Administration
Centre

PO Box 250
92 Nelson Street
MILL VIC 3418
Ph: (03) 5391 4444

email:
info@hindmarsh.vic.gov.au

website:
www.hindmarsh.vic.gov.au

RAIN 26 550 541 746

Customer Service
Centres

Jeparit
10 Roy Street
JEPARIT VIC 3423
Ph: (03) 5391 4450

Dimboola
101 Lloyd Street
DIMBOOLA VIC 3414
Ph: (03) 5391 4452

Rainbow
15 Federal Street
RAINBOW VIC 3424
Ph: (03) 5391 4451

Issued to

Agent of Owner/Owner	Mr JASON STONE
Postal Address	PO BOX 555 STAWELL VIC 3380
Address for serving or giving of documents	Mr JASON STONE ACTION STEEL INDUSTRIES PTY LTD PO BOX 555 STAWELL VIC 3380
Contact Person	Mr JASON STONE

Ownership/Property Details (only if agent of owner listed above) Prop ref:

Owner	Mr WAYNE PETER ROBSON		
Postal Address	PO BOX 22 JEPARIT VIC 3423		
Contact Person			
Street Number	Street	Town/Area	Postcode
841	JERPARIT- WARRACKNABEAL ROAD	JEPARIT	3423
Lots	LP/PS:	Volume	Folio
		08271	870
Crown Allotment	Section	Parish of	County of

Builder

Name	Martin Grace
Address	Action Steel Industries 20-24 Playford Street STAWELL VIC 3380

Details of building practitioners and architects

To be engaged in the building work

Name	Category	Registration No.
Martin Grace	Builder	CB-L 22410

Engaged in the Documentation

Name	Category	Registration No.
ALAN BARHAM	Civil Engineer	EC-1541

Total Value of Project	Value of Building Work for this permit	Site Area (M²)	Total floor area of new building work (M²)
\$64,394	\$64,394	3138510	540

Nature of building work and Building Classification

Nature of Works	BCA Code	Part of Building
New Building	7	WHOLE - Farm Shed

Prescribed Reporting Authorities

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

Prescribed Reporting Authority	Matter Reported On	Regulations
Hindmarsh Shire Council	Stormwater LPD	610

Mandatory Inspection Notification Stages

Foundations Inspection
Reinforcement Inspection
Completion of Framework
Final upon completion of all building work

Occupation or Use of building

An occupancy permit inspection is required prior to the occupation or use of this building

Commencement and completion

This building work must commence by 28/09/2017 and the work must be completed by 28/09/2019.

Signed



Name	Terry Baker	Registration Number	BS-U 31230
Building Permit Number	BS-U 31230/20160059/0	Date of issue of permit	28/09/2016

Notes:

- Under regulation 318 an owner of a building or land, for which a building permit has been issued, must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work. The penalty for non-compliance is 10 penalty units.
- Under regulation 317 the person in charge of the carrying out of the building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans, specifications and documents are available for inspection at the allotment while the building work is in progress. **They must also take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor and the number and date of issue of this permit are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies.**
- Include building practitioners with continuing involvement in the building work.
- Include only building practitioners with no further involvement in the building work.
- Domestic builders carrying out domestic building work forming part of this permit (where the contract price for that work is more than \$16,000) must be covered by an insurance policy as required under section 135 of the Building Act 1993.

Permit Conditions:

General Conditions

All works authorised by this permit shall comply with the provisions of the Building Act 1993, Building Regulations 2006, BCA*, other relevant standards, plans and specifications and any Local Laws of the Municipality. No variation from the approved documents shall be permitted without the written consent of the Relevant Building Surveyor. The owner and/or builder is responsible to obtain any other required permits or consents prior to commencing work. A copy of this Building Permit, approved plans and documents are to be retained on-site at all times during the construction period.

A 'Certificate of Final Inspection' **MUST** be obtained upon completion of the approved building works.

Copies of permit plans and specifications to be kept on site:

Under Regulation 317 the person in charge of the carrying out of building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans, specifications and documents are available for inspection at the allotment while the building work is in progress.

Building Site Signs

The person in charge of the building work to which this permit applies shall take all reasonable steps to ensure that they display in a conspicuous position a sign on the building site that contains the following information:

- The registered number and contact details of the builder.
- The registered number and contact details of the building surveyor.
- The building permit number and date of issue of the permit.

Notification of change in details:

Under Regulation 318 an owner of a building or land, for which a building permit has been issued, must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work. The penalty for non-compliance is 10 penalty units.

FIRE EXTINGUISHERS

The *farm shed* must be provided with not less than one portable fire extinguisher for every 500 m² of floor area or part thereof, distributed as evenly as practicable throughout the building.

Two portable fire extinguishers are required by installed with a minimum size and type as follows:

- (i) of ABE type; and
- (ii) not less than 4.5 kg in size; and
- (iii) installed in accordance with Section 3 of AS 2444.

Disposal of Stormwater

All roof water, including the overflow from any rainwater tanks if any, is to be collected by gutters and downpipes designed in accordance with Part 3.5.2 of the Building Code of Australia and disposed of by discharging

- Into the existing stormwater disposal system.
- clear of all out buildings and any neighbouring property
- 3.0m clear of the proposed building and property boundary.

CERTIFICATES

A **Plumbing Industry Commission Compliance Certificate** (if applicable) issued under Section 221ZH of the Building Act 1993 for the plumbing work on this project is to be supplied on completion and prior to the issue of the Occupancy Permit / Certificate of Final Inspection, if the plumbing work (labour and materials) has a total value of \$750 or more. Plumbing work

including roofing can only be undertaken by a licensed plumber.

NOTE 1: It is strongly recommended that prior to undertaking any excavation works, a check be carried out for the existence of underground services. For Australia-wide information from communications, gas, water and electricity suppliers on the location of underground cables and pipes, ***'Dial 1100 - Before You Dig'***

NOTE 2: Extensions of time for domestic building permits may be granted subject to the following:

- A written application to the Relevant Building Surveyor stating the reasons for the claim, and a description of the extent and value of the works to be completed.
- Payment of the applicable fees.

NOTE 3: The maximum number of inspections allowed to complete this project is **4 inspections**. Please ensure all works required are fully completed up to the approved documentation **before** an inspection is arranged. Any additional inspections required due to incomplete work or non-compliant work at time of inspection will be subject to additional fees at current rates.

TGM Group Pty Ltd
1315 Sturt Street
Ballarat Vic 3350
P.O. Box 563 W
T 053 424 0000
F 053 424 0001
E info@tgmgroup.com.au

Ballarat | Melbourne | Geelong



TGM Ref: 12694-155 (R1507-01)

Building Act 1993

Building Regulations 2006

REGULATION 1507: CERTIFICATE OF COMPLIANCE – DESIGN

To:

Relevant Building Surveyor:

Postal Address:

From:

Building Practitioner:

Postal Address:

TGM Group Pty Ltd
Alan T. Barham
TGM Group Pty Ltd
P.O. Box 563 W
1315 Sturt Street
BALLARAT Vic 3350

Category & Class: Civil Engineer

Property Details:

Number: **841**

Lot/s: -

Crown Allotment: -

Municipal District: -

Street/Road: **Warracknabeal Rd**

LP/PS: -

Section: -

City/Suburb/Town: **Jeparit**

Volume: -

Parish: -

Folio: -

County: -

Compliance

I did prepare the design and I certify that the part of the design described as:

30m Long x 18m Wide x 6.0m High Portal Framed Hay Shed

complies with Part 3.11 of the Building Code of Australia, 2016 – Structural Provisions.

Design Documents

Drawing Nos.: **A01, A02, A03**

Job Ref: ASI-572 (Rev.B)

Prepared by: **Action Steel Industries Pty Ltd**

Date: **5.09.2016**

Specifications: -

Prepared by: -

Date: -

Computations: **Pages 1 to 23**

Job Ref: 12694-155 (Rev.01)

Prepared by: **TGM Group Pty Ltd**

Date: **September 2016**

Test Reports: -

Prepared by: -

Date Issued

Date: -

Other Documents: -

Prepared by: -

28 SEP 2016

Date: - 10 5 9

Hindmarsh Shire Council
Date Issued
Building Permit No
THESE APPROVED DOCUMENTS MUST BE KEPT IN CONJUNCTION
WITH ATTACHED CONDITIONS OF BUILDING PERMIT
SIGNED:
RELEVANT BUILDING SURVEYOR

Signature:

Registration No:

Name of Building Practitioner:

Date:

EC-1541

Alan T. Barham

9th of September, 2016

TGM Group Pty Ltd
1315 Sturt Street
Ballarat
VIC 3350
Australia
Phone: 03 9371 1111
Fax: 03 9371 1112
Email: info@tgmgroup.com.au

Ballarat | Melbourne | Geelong



TGM Ref: 12694-155 (R1507-01)

Building Act 1993

Building Regulations 2006

REGULATION 1507: CERTIFICATE OF COMPLIANCE – DESIGN

To:

Relevant Building Surveyor:

Postal Address:

From:

Building Practitioner:

Postal Address:

TGM Group Pty Ltd
Alan T. Barham
TGM Group Pty Ltd
P.O. Box 563 W
1315 Sturt Street
BALLARAT Vic 3350

Category & Class: Civil Engineer

Property Details:

Number: **841**

Lot/s: -

Crown Allotment: -

Municipal District: -

Street/Road: **Warracknabeal Rd**

LP/PS: -

Section: -

City/Suburb/Town: **Jeparit**

Volume: -

Parish: -

Folio: -

County: -

Compliance

I did prepare the design and I certify that the part of the design described as:

30m Long x 18m Wide x 6.0m High Portal Framed Hay Shed

complies with Part 3.11 of the Building Code of Australia, 2016 – Structural Provisions.

Design Documents

Drawing Nos.: **A01, A02, A03**
Job Ref: ASI-572 (Rev.B)

Prepared by: **Action Steel Industries Pty Ltd**

Date: **5.09.2016**

Specifications: -

Prepared by: -

Date: -

Computations: **Pages 1 to 23**
Job Ref: 12694-155 (Rev.01)

Prepared by: **TGM Group Pty Ltd**

Date: **September 2016**

Test Reports: -

Prepared by: -

Date: -

Other Documents: -

Prepared by: -

Hindmarsh Shire Council
Date Issued: **28 Sep 2016**
Building Permit No: **16-059**

Signature:

Registration No:

Name of Building Practitioner:

Date:

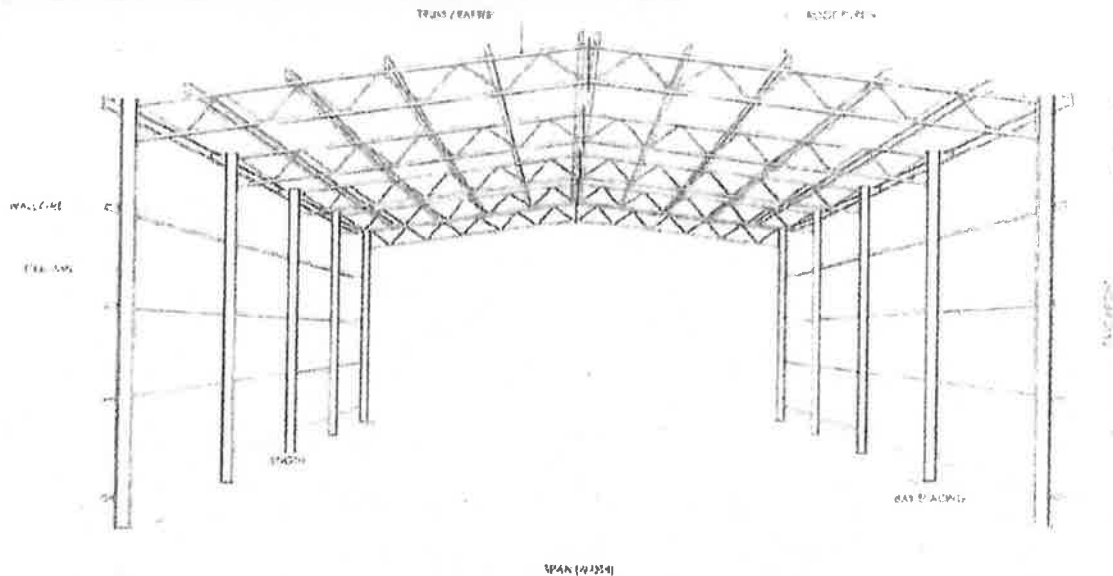
EC-1541

Alan T. Barham

9th of September, 2016

THESE APPROVED DOCUMENTS MUST BE READ IN CONJUNCTION
WITH ATTACHED CONDITIONS OF BUILDING PERMIT
SIGNED: **[Signature]**
RELEVANT BUILDING SURVEYOR

STRUCTURAL COMPUTATIONS



PROJECT:

Proposed Rural Hay Shed
30m L x 18m W x 6.0m H
Warracknabeal Road
Jeparit VIC
for Wayne Robson

HINDMARSH SHIRE COUNCIL
APPROVED PLAN

CLIENT:

Action Steel Industries Pty Ltd
20-24 Playford Street
Stawell VIC 3380

PROJECT No:

12694-155

REVISION No:

01

DATE:

September '16



Wind Region: A1
Terrain Cat. : 2
Imp. Level : 1

Reference: 12694-155
Designed By: NG
Date: August 2016

Description

Shed Dimensions: 30m Long x 18m Wide x 6.0m High
Location: 841 Jeparit-Warracknabeal Rd
Warracknabeal
VIC
Client: Action Steel Industries Pty Ltd

Wind Region: A1
Terrain Category: 2
Importance Level: 1

Structural computations and certification is required for proposed steel portal framed shed at the above mentioned location.

The shed has been designed for the following conditions:

- Fully enclosed building
- South side wall permanently open

Portal action is to be utilised to resist cross wind loading from the North and South. End wind loading from the East and West will be resisted via roof and wall bracing.

Footings have been designed based on assumed parameters mentioned below:

- founding material - naturally occurring stiff clay
- 100 kPa minimum allowable bearing capacity
- 10 kPa skin friction (if required)



Wind Region: A1
Terrain Cat. : 2
Imp. Level : 1

Reference: 12694-155
Designed By: NG
Date: August 2016

Framing Summary

Portal Column:	310 UB 40	
Truss Top Chord:	65x2.5 SHS (Grade 450)	
Truss Btm Chord:	65x2.5 SHS (Grade 450)	- doubled at eaves to first web junction
Truss Webs:	30 x 1.6 SHS (Grade 450)	- doubled first 6 webs
Truss Depth (mm):	650	
Eave Connexion:	16 Thick End Plate, 10 Thick Web Stiffeners, 8 Thick Gussets 2 M24	Top and Bottom
Ridge Connexion:	16 Thick End Plate, 8 Thick Gussets 2 M16	Top and Bottom
Purlins:	Adopt C200-15 purlins at 1200mm maximum spacings 2 rows bridging for single spans 1 row bridging for double spans	- 900mm end spacings + first 4 from eaves
Side Wall Girts:	Adopt C200-15 side wall girts at 1200mm maximum spacings 2 rows bridging for single spans 1 row bridging for double spans	
End Wall Girts:	Adopt C150-15 end wall girts at 1200mm maximum spacings 2 rows bridging for single spans 1 row bridging for double spans	
Portal Footings:	600Ø x 2500mm Deep Pier (minimum, without slab above) 2100mm socket into naturally occurring stiff clay 600Ø x 2200mm Deep Pier (minimum, with slab above) 1800mm socket into naturally occurring stiff clay	
Roof Bracing:	10mm Diameter Wire Strand	additional 6-N16 vertical bars (loose)
Wall Bracing:	10mm Diameter Wire Strand	
End Wall Mullion:	200 UB 22	
Door Beams:	200 UB 22	
Door Mullions:	N/A	

HINDMARSH SHIRE COUNCIL
APPROVED PLAN



Proposed Shed
Action Steel Industries Pty Ltd

Project No.: 12694-155
Designed: NG
Date: August 2016
Wind Analysis WA01

WIND V5.00

TGM Group Pty Ltd

Design: (Wind Analysis WA01) Victoria (Outside Melbourne), Non-temporary structure
Importance: Low degree of hazard to life in the event of failure, Life = 50 years, Non-Cyclonic, APE = 100 years, APE.Serv = 25 years
Pressures: Wu.max = 0.90kPa, Ws/Wu = 0.81

Location - Fig 3.1(A), 3.1(B)

Location = Victoria (Outside Melbourne)
Region = A
Sub region = 1

Importance Low degree of hazard to life in the event of failure

Importance level = 1 1,2,3,4,(C)ustom
Design working life = 50 Years AS1170.0 Cl F3
Cyclonic = N (Y)es, (N)o

Annual prob. of exceedance (APE) = 100 years
Annual prob. of exceed. Serv. (APE.s) = 25 years Ref. AS1170.0 - App C

Design wind speed (Vdes,q) - Cl 2.3

Ultimate regional wind speed (VR) = 41 m/s For a 1:100 APE - Cl 3.2, Table 3.1
Serv. regional wind speed (VR.s) = 37 m/s For a 1:25 APE.s - Cl 3.2, Table 3.1
Factor for reg. C or D (F) = 1.00 Cl 3.4
Factor for reg. C or D (F.s) = 1.00 (R < 50 yrs)
Minimum Ultimate speed (Vdes,θ) = 30 m/s - Cl 2.3
Ratio VR.s / VR = 0.90

Ratio Ws / Wu = 0.81 Crane W20 = 0.24 kPa

Design wind data for non-cyclonic areas with APE of 1:100 years

Dir (θ)	Vdes,θ m/s	Wu kPa	Ws kPa
N	36.7	0.81	0.66
S	36.7	0.81	0.66
E	30.9	0.57	0.47
W	38.6	0.90	0.73
NE	34.8	0.73	0.59
SW	38.6	0.90	0.73
SE	32.8	0.65	0.53
NW	38.6	0.90	0.73

Site wind data for non-cyclonic areas with APE of 1:100 years

Dir (θ)	Id (*1)	VR*Id	Ave. Ht (z) m	Cat	Mz	Ms	Mt	Vsit,θ m/s	Wu kPa
N	0.90	36.9	6.8	2.0	0.94	1.00	1.00	34.8	0.73
NE	0.80	32.8	6.8	2.0	0.94	1.00	1.00	30.9	0.57
E	0.80	32.8	6.8	2.0	0.94	1.00	1.00	30.9	0.57
SE	0.80	32.8	6.8	2.0	0.94	1.00	1.00	30.9	0.57
S	0.85	34.9	6.8	2.0	0.94	1.00	1.00	32.8	0.65
SW	0.95	39.0	6.8	2.0	0.94	1.00	1.00	36.7	0.81
W	1.00	41.0	6.8	2.0	0.94	1.00	1.00	38.6	0.90
NW	0.95	39.0	6.8	2.0	0.94	1.00	1.00	36.7	0.81

*1 - Refer to Table 3.2 and Cl 3.3, TC Interpolated



Proposed Shed

Action Steel Industries Pty Ltd

Project No.: 12694-155

Designed: NG

Date: August 2016

End Wall Mullion

STEEL MULLION V5.00

TGM Group Pty Ltd

Member: (End Wall Mullion) 200UB22.3 (G300) - No flybracing
 Bending: $M_{in} = 18.6 \text{ kNm} < \phi M_b(1400, \alpha_m = 1.00) = 58.7 \text{ kNm}$
 $M_{out} = 16.4 \text{ kNm} < \phi M_b(4900, \alpha_m = 1.13) = 28.4 \text{ kNm}$
 Combined: In-plane = 0.29, Out-of-plane = 0.32
 Deflection: $\delta_{in} = L/545$ (9mm), $\delta_{out} = L/619$ (8mm)
 Reactions: (Each end) $R_{in} = 15.2 \text{ kN}$, (Each end) $R_{out} = 13.4 \text{ kN}$

OK (0.32)

OK (0.58)

OK (0.32)

OK

Geometry

Span ($L = L_{ex}$) =	4900 mm	Girt Cts ($L_e = L_{ey}$) =	1400 mm (Outside flange)
Centres (cts) =	7500 mm	Moment modification factor (α_m) =	1.00
Eff. length inside (L_{eo}) =	4900 mm	No. Flybraces to inside flange =	0 (> 500 for seg length)
$\alpha_{mo} =$	1.13		
Loadings Wind area reduction not applied			
Wall area =	36.8 m ²	Apply wind reduction =	N (Yes, N) o
$W_s/W_u =$	0.81	Area reduction (k_a) =	1.00 AS 1170.2 Table 5.4
Ult. wind load in ($W_{u.in}$) =	0.69 kPa		
$c_{pe} =$	0.7	$c_{pl} =$	0.5
		$w_{in} =$	6.21 kN/m
Ult. wind load out ($W_{u.out}$) =	0.54 kPa		
$c_{pe} =$	0.65	$c_{pl} =$	0.7
		$w_{out} =$	5.47 kN/m
Axial compression (N_c) =	0.0 kN	Eccentricity (e_{cc}) =	101 mm
		$D/2 =$	101 mm
Horz. Point loads			
Wind load ($p_{wl.in}$) =	kN	Position =	2450 mm from bottom
Wind load ($p_{wl.out}$) =	kN		
$w_{in} =$	6.21 kN/m	$w_{out} =$	5.47 kN/m
$p_{in} =$	0.00 kN	$p_{out} =$	0.00 kN
$M_{in} =$	18.6 kNm	$M_{out} =$	16.4 kNm
		$R_{in} =$	15.2 kN
		$R_{out} =$	13.4 kN
		$M_{add} =$	0.00 kNm
		$M_{max} + M_{add} =$	18.6 kNm

Capacity

Description = 200UB22.3 (G300)	Warping constant (I_w) =	26 x10 ⁹ mm ⁴
Flange yield (f_yf) =	Torsional constant (J) =	45 x10 ³ mm ⁴
Web yield (f_yw) =	Effective section mod. (Z_{ex}) =	227 x10 ³ mm ³
Area ($A_g = A_n$) =	Effective section mod. (Z_{ey}) =	60.3 x10 ³ mm ³
Stiffness (I_x) =	Elastic modulus (E) =	200000 MPa - Cl 1.4
Stiffness (I_y) =	Shear modulus (G) =	80000 MPa - Cl 1.4
$\alpha_b =$	$r_x =$	85.5 mm
$\phi =$	$r_y =$	31.0 mm
Bending		
$M_{sx} = \min(f_yf, f_yw) \cdot Z_{ex} =$	72.6 kNm - Cl 5.2.1	$\phi M_{sx} =$ 65.4 kNm
Inward: $M_{oa} =$	287.2 kNm $\alpha_s = 0.899$	$\alpha_m = 1.00$
Outward: $M_{oa} =$	36.0 kNm $\alpha_s = 0.385$	$\alpha_{m.o} = 1.13$
Compression		
$\phi N_s = 0.9 \cdot k_f \cdot A_n \cdot f_y =$	826.6 kN	
$\phi N_{cx} = \phi N_{cx1} = \phi N_s \cdot \alpha_{cx} =$	645.2 kN	
$\phi N_{cy} = \phi N_{cy1} = \phi N_s \cdot \alpha_{cy} =$	706.6 kN	
$\phi N_c = \min(\phi N_{cx}, \phi N_{cy}) =$	645.2 kN	
Combined		
$\phi M_{rxc} = \phi M_{sx} \cdot (1 - N_c / \phi N_s) =$	65.4 kNm	OK (0.29)
$\phi M_{ixc} = \phi M_{sx} \cdot (1 - N_c / \phi N_{cx1}) =$	65.4 kNm	OK (0.29)
$\phi M_{oxc} = \phi M_{bx} \cdot (1 - N_c / \phi N_{cy}) =$	58.7 kNm	OK (0.32)
In-plane member ratio = $M_x / \phi M_{sx} + N_c / \phi N_{cx1} =$	0.29	OK (0.29)
Out-of-plane member ratio = $M_x / \phi M_{bx} + N_c / \phi N_{cy} =$	0.32	OK (0.32)

Deflections

Ireq'd $W_{Ls.in}$ ($L/250$) =	9.6 x10 ⁶ mm ⁴	< Critical	$\delta W_{Ls.in} =$	9.0 mm	Span / 545
Ireq'd $W_{Ls.out}$ ($L/250$) =	8.5 x10 ⁶ mm ⁴		$\delta W_{Ls.out} =$	7.9 mm	Span / 619



Wind Region: A1
Terrain Cat. : 2
Imp. Level : 1

Reference: 12694-155
Designed By: NG
Date: August 2016

Building Geometry

Building Length =	30	m	d/b cross =	0.60	
Building Width =	18	m	d/b end =	1.67	
Column Height =	6	m	h/d cross =	0.38	
Pitch, α =	7.5	°	h/d end =	0.23	
Purlin Height =	0.2	m			
h =	6.8	m	Dead Load =	0.12	kPa
Bay Spacing =	7.5	m	Live Load =	0.25	kPa
Truss Depth =	0.65	m			

Site Wind Data

Region =	A1		
Terrain Category =	2		
Importance Level =	1		
qu North =	0.81	kPa	cross wind
qu South =	0.81	kPa	cross wind
qu East =	0.57	kPa	end wind
qu West =	0.90	kPa	end wind
qs/qu =	0.81		

External Coefficients

Roof, U/D =	-0.9	-0.4	$\alpha < 10^\circ$	Windward =	0.7
	-0.5	0.0	$\alpha < 10^\circ$	Leeward, cross =	-0.5
	-0.3	0.1	$\alpha < 10^\circ$	Leeward, end =	-0.3
	-0.2	0.2	$\alpha < 10^\circ$		
Side Wall =	-0.65				
	-0.5				
	-0.3				
	-0.2				

Internal Coefficients

Cross Wind =	North-South		End Wind =	East-West	
Area Dominant =	180	m ²	Area Dominant	180	m ²
Opening Location =	windward	and leeward	Opening Location	side	
Area Walls =	425	m ²	Area Walls =	425	m ²
Area Roof =	540	m ²	Area Roof =	540	m ²
Permeability =	1.0	%	Permeability =	1.0	%
A other =	10	m ²	A other =	10	m ²
Ratio =	18.66		Ratio =	18.66	
Cpi =	0.7	table 5.1(B)	Cpi =	-0.65	table 5.1(B)
Cpi =	-0.5	table 5.1(B)	Cpi =	-0.2	table 5.1(B)



Wind Region: A1
 Terrain Cat. : 2
 Imp. Level : 1

Reference: 12694-155
 Designed By: NG
 Date: August 2016

Cross Wind 1 South

Load Width = 7.5 m
 h = 6.79 m

Dead Load = 0.90 kN/m
 Live Load = 1.88 kN/m

qu = 0.81 kPa

Cpl = 0 0.7

ka =	1
kc,e =	0.8
kc,i =	0.8
kl =	1
kp =	1

Loading - Without Internal Pressures

Windward = 3.40 kN/m
 Leeward = -2.43 kN/m

Roof, $\alpha < 10^\circ$, up =
 -4.37 kN/m
 -2.43 kN/m
 -1.46 kN/m
 -0.97 kN/m

Roof, $\alpha < 10^\circ$, down =
 -1.94 kN/m
 0.00 kN/m
 0.49 kN/m
 0.97 kN/m

Loading - With Internal Pressures

Windward = 0.00 kN/m
 Leeward = -5.83 kN/m

Roof, $\alpha < 10^\circ$, up =
 -7.78 kN/m
 -5.83 kN/m
 -4.86 kN/m
 -4.37 kN/m

Roof, $\alpha < 10^\circ$, down =
 -5.35 kN/m
 -3.40 kN/m
 -2.92 kN/m
 -2.43 kN/m



Wind Region: A1
 Terrain Cat. : 2
 Imp. Level : 1

Reference: 12694-155
 Designed By: NG
 Date: August 2016

Cross Wind 2 North

Load Width = 7.5 m
 h = 6.79 m

Dead Load = 0.90 kN/m
 Live Load = 1.88 kN/m

qu = 0.81 kPa

Cpi = 0 -0.5

ka =	1
kc,e =	0.8
kc,i =	0.8
kl =	1
kp =	1

Loading - Without Internal Pressures

Windward = 3.40 kN/m
 Leeward = -2.43 kN/m

Roof, $\alpha < 10^\circ$, up =
 -4.37 kN/m
 -2.43 kN/m
 -1.46 kN/m
 -0.97 kN/m

Roof, $\alpha < 10^\circ$, down =
 -1.94 kN/m
 0.00 kN/m
 0.49 kN/m
 0.97 kN/m

Loading - With Internal Pressures

Windward = 5.83 kN/m
 Leeward = 0.00 kN/m

Roof, $\alpha < 10^\circ$, up =
 -1.94 kN/m
 0.00 kN/m
 0.97 kN/m
 1.46 kN/m

Roof, $\alpha < 10^\circ$, down =
 0.49 kN/m
 2.43 kN/m
 2.92 kN/m
 3.40 kN/m



Wind Region: A1
 Terrain Cat. : 2
 Imp. Level : 1

Reference: 12694-155
 Designed By: NG
 Date: August 2016

End Wind 1 West

Load Width = 7.5 m
 h = 6.79 m
 Dead Load = 0.90 kN/m
 Live Load = 1.88 kN/m

qu = 0.90 kPa

Cpi = 0.0 -0.65
 Cpe Roof = -0.9
 Cpe Side = -0.65

ka =	1
kc,e =	0.8
kc,l =	0.8
kl =	1
kp =	1

Loading - Without Internal Pressures

Side Wall = -3.51 kN/m
 Roof, $\alpha < 10^\circ$, up = -4.86 kN/m

Loading - With Internal Pressures

Side Wall = 0.00 kN/m
 Roof, $\alpha < 10^\circ$ = -1.35 kN/m

END WIND LOADING NOT CRITICAL

End Wind 2 West

Load Width = 7.5 m
 h = 6.79 m
 Dead Load = 0.90 kN/m
 Live Load = 1.88 kN/m

qu = 0.9 kPa

Cpi = 0 -0.2
 Cpe Roof = 0.2
 Cpe Side = -0.2

ka =	1
kc,e =	0.8
kc,i =	0.8
kl =	1
kp =	1

Loading - Without Internal Pressures

Side Wall = -1.08 kN/m
 Roof, $\alpha < 10^\circ$, up = 1.08 kN/m

Loading - With Internal Pressures

Side Wall = 0.00 kN/m
 Roof, $\alpha < 10^\circ$ = 2.16 kN/m

END WIND LOADING NOT CRITICAL



Wind Region: A1
Terrain Cat.: 2
Imp. Level: 1

Reference: 12694-155
Designed By: NG
Date: August 2016

Portal Column Design

Column: 310 UB 40

1 - Combined Bending & Compression - Out-of-Plane Capacity

M* max = 81.8 kNm *Section OK*
N*c max = 46.1 kN
Height = 6.00 m
S restraint = 5.35 m *under side of truss*

ØMsx = 182 kNm
ØNs = 1430 kNm
ØNt = 1500 kNm

Le = 4.55 m *0.85(H) or 0.85(S)*
αm = 1.75
ØMbx = 143 kNm
ØNcy = 449 kN
M*/ØMbx+N*/ØNcy = 0.675 *Member OK*

Load Case: 1.2G + 1.5Q

2 - Combined Bending & Compression - Out-of-Plane Capacity

M* max = 107.3 kNm *Section*
N*c max = 40.8 kN
Height = 6.00 m
S restraint = 5.35 m *under side of truss*

Le = 4.55 m *0.85(H) or 0.85(S)*
αm = 1.75
ØMbx = 143 kNm
ØNcy = 449 kN
M*/ØMbx+N*/ØNcy = 0.841 *Member OK*

Load Case: 1.2G + Wu South (cpl = -0.5)

3 - Combined Bending & Tension

M* max = 142.9 kNm *Section OK*
N*t max = 56.8 kN
Height = 6.00 m
S restraint = 5.35 m *under side of truss*

Le = 4.55 m *0.85(H) or 0.85(S)*
αm = 1.75
ØMbx = 143 kNm
ØNt = 1500 kN
M*/ØMbx-N*/ØNt = 0.961 *Member OK*

Load Case: 0.9G + Wu North (cpl = +0.7)

Adopt: 310 UB 40

Truss = 22.3 mm
Span / 807 ok
Sway = 59.3 mm
Height / 101 accept



Wind Region: A1
Terrain Cat.: 2
Imp. Level: 1

Reference: 12694-155
Designed By: NG
Date: August 2016

Truss Chord Design

Chords: 65x2.5 SHS (Grade 450)

Load Case 1: 1.2G + 1.5Q

$\phi N_s = 247$ kNm
 $\phi N_t = 233$ kNm

Eave:

N* top = -103.0 kN
N* btm = 152.0 kN
N* other = 91.0 kN

Ridge:

N* top = 115.0 kN
N* btm = -100.0 kN
N* other = kN

Load Case 2: 1.2G + Wu South (cpi = -0.5)

Eave:

N* top = -146.0 kN
N* btm = 200.0 kN
N* other = 138.0 kN

Ridge:

N* top = 87.0 kN
N* btm = -61.0 kN
N* other = kN

Load Case 3: 0.9G + Wu North (cpi = +0.7)

Eave:

N* top = 186.0 kN
N* btm = -267.0 kN
N* other = kN

Ridge:

N* top = -138.0 kN
N* btm = 99.0 kN
N* other = 106.0 kN

Design Forces:

Eave:

N*c top = 186.0 kN
N*c btm = 200.0 kN
N*c other = 138.0 kN
N*t = -267.0 kN

Ridge:

N*c top = 115.0 kN
N*c btm = 99.0 kN
N*c other = 106.0 kN
N*t = -138.0 kN

Design Capacities:

Web Geometry

	Eave	Eave	Ridge	Ridge		
	ϕN_{cy} (kN)	Le y (m)	ϕN_{cy} (kN)	Le y (m)		
ϕN_{cy} top =	220	1.00	220	1.00	ok	ok
ϕN_{cy} btm =	241	0.50	241	0.50	ok	ok
ϕN_{cy} other =	220	1.00	220	1.00	ok	ok
$\phi N_t =$	233				fail	

FB Geometry

	Eave	Eave	Ridge	Ridge		
	ϕN_{cx} (kN)	Le x (m)	ϕN_{cx} (kN)	Le x (m)		
ϕN_{cx} top =	220	1.00	220	1.00	ok	ok
ϕN_{cx} btm =	241	0.50	117	2.25	ok	ok
ϕN_{cx} other =	137	2.00	117	2.25	fail	ok
$\phi N_t =$	233				ok	

HINDMARSH SHIRE COUNCIL
APPROVED PLAN



Wind Region: A1
Terrain Cat. : 2
Imp. Level : 1

Reference: 12694-155
Designed By: NG
Date: August 2016

Truss Web Design

Webs: 30 x 1.6 SHS (Grade 450)

Load Case 1: 1.2G + 1.5Q

N* first 4 = 44 kN
N* other = 26 kN

Load Case 2: 1.2G + Wu South (cpi = -0.5)

N* first 4 = 45 kN
N* other = 26 kN

Load Case 3: 0.9G + Wu North (cpi = +0.7)

N* first 4 = 70 kN
N* other = 37 kN

ØNs = 70.9 kNm
ØNt = 67 kNm

Design Forces:

N* first 4 = 70 kN
N* other = 37 kN

Le = 0.75 m
φNc double = 98 kN
φNc single = 49 kN

Double Check: double ok

Single Check: single ok

- double webs first 6

Eave Connection

Truss Depth = 0.65 m
N*t = -267 kN
Prying Factor = 1.3
N* Bolt = -174 kN

No. Bolts = 2
Bolt Size = M24
ØNtf (kN) = 234 kN

Bolt (8.8/S)	ØNtf (kN)
M16	104
M20	163
M24	234
M30	373

Therefore, Connection: ok

Adopt: 2 M24 Top and Bottom

Ridge Connection

Truss Depth = 0.65 m
N*t = -138 kN
Prying Factor = 1.3
N* Bolt = -90 kN

No. Bolts = 2
Bolt Size = M16
ØNtf (kN) = 104 kN

Bolt (8.8/S)	ØNtf (kN)
M16	104
M20	163
M24	234
M30	373

Therefore, Connection: ok

Adopt: 2 M16 Top and Bottom



Wind Region: A1
Terrain Cat. : 2
Imp. Level : 1

Reference: 12694-155
Designed By: NG
Date: August 2016

Cross Wind 1 South

Spacings = 1.2 m
Spans = 7.5 m
No. Spans = 1 1 or 2

ka = 1
kc,e = 1
kc,i = 1
kl = 1
kp = 1

Wind Loading

Wu = -0.87 kN/m

Local Pressure Effects

Spacings in LP = 0.9 m
Wu = -0.66 kN/m
Cpe eff. (kl = 1.5) = -0.45
Cpe eff. (kl = 2.0) = -0.90
Wu (kl = 1.5) = -0.33 kN/m
Wu (kl = 2.0) = -0.66 kN/m
Mu (kl = 1.5) = -1.68 kNm
Mu (kl = 2.0) = -1.95 kNm
Wu eff (kl = 1.5) = -0.24 kN/m
Wu eff (kl = 2.0) = -0.28 kN/m

WU + LP (kl = 1.5) = -0.90 kN/m
WU + LP (kl = 2.0) = -0.93 kN/m

qu =	0.81	kPa
h =	6.79	m
a =	3.60	m

Cpe =	-0.9	-0.9
Cpi =	0.0	0.7

Live Load = 0.32 kPa
DL = 0.14 kN/m
LL = 0.38 kN/m
w* in = 0.75 kN/m

Wind Loading + Internal Pressures

Wu = -1.40 kN/m

Local Pressure Effects

kc,e = 0.9
kc,i = 0.9
Wu = -1.05 kN/m

WU + LP (kl = 1.5) = -1.29 kN/m
WU + LP (kl = 2.0) = -1.33 kN/m

HINDMARSH SNICE CRYSTAL
APPROVED PLAN



Wind Region: A1
Terrain Cat.: 2
Imp. Level: 1

Reference: 12694-155
Designed By: NG
Date: August 2016

Cross Wind 2 North

Spacings = 1.2 m
Spans = 7.5 m
No. Spans = 1 1 or 2

$k_a = 1$
 $k_{c,e} = 1$
 $k_{c,i} = 1$
 $k_l = 1$
 $k_p = 1$

Wind Loading

$W_u = -0.87$ kN/m

Local Pressure Effects

Spacings in LP = 0.9 m
 $W_u = -0.66$ kN/m
 $C_{pe} \text{ eff. } (k_l = 1.5) = -0.45$
 $C_{pe} \text{ eff. } (k_l = 2.0) = -0.90$
 $W_u (k_l = 1.5) = -0.33$ kN/m
 $W_u (k_l = 2.0) = -0.66$ kN/m
 $M_u (k_l = 1.5) = -1.68$ kNm
 $M_u (k_l = 2.0) = -1.95$ kNm
 $W_u \text{ eff } (k_l = 1.5) = -0.24$ kN/m
 $W_u \text{ eff } (k_l = 2.0) = -0.28$ kN/m

$W_u + LP (k_l = 1.5) = -0.90$ kN/m
 $W_u + LP (k_l = 2.0) = -0.93$ kN/m

$q_u =$	0.81	kPa
$h =$	6.79	m
$a =$	3.60	m

$C_{pe} =$	-0.9	0.1
$C_{pi} =$	0.0	-0.5

Live Load = 0.32 kPa
DL = 0.14 kN/m
LL = 0.38 kN/m
 $w^* \text{ in } = 0.75$ kN/m

Wind Loading + Internal Pressures

$W_u = 0.52$ kN/m

Local Pressure Effects

$k_{c,e} = 0.9$
 $k_{c,i} = 0.9$
 $W_u = 0.39$ kN/m

$W_u + LP (k_l = 1.5) = 0.15$ kN/m
 $W_u + LP (k_l = 2.0) = 0.12$ kN/m



Wind Region: A1
Terrain Cat.: 2
Imp. Level: 1

Reference: 12694-155
Designed By: NG
Date: August 2016

End Wind 1 **West**

Spacings = 1.2 m
 Spans = 7.5 m
 No. Spans = 1 1 or 2

ka = 1
 kc,e = 1
 kc,i = 1
 kl = 1
 kp = 1

Wind Loading

Wu = -0.97 kN/m

Local Pressure Effects

Spacings in LP = 1.2 m
 Wu = -0.97 kN/m
 Cpe eff. (kl = 1.5) = -0.45
 Cpe eff. (kl = 2.0) = -0.90
 Wu (kl = 1.5) = -0.49 kN/m
 Wu (kl = 2.0) = -0.97 kN/m
 R = -1.33 kN
 x = 2.74 m
 Mu (kl = 1.5) = -1.82 kNm
 R = -1.54 kN
 x = 1.58 m
 Mu (kl = 2.0) = -1.22 kNm
 Wu eff (kl = 1.5) = -0.26 kN/m
 Wu eff (kl = 2.0) = -0.17 kN/m

WU + LP (kl = 1.5) = -1.23 kN/m
 WU + LP (kl = 2.0) = -1.15 kN/m

qu =	0.9	kPa
h =	6.79	m
a =	3.60	m

Cpe =	-0.9	-0.9
Cpi =	0.00	-0.65

Live Load = 0.32 kPa
 DL = 0.14 kN/m
 LL = 0.38 kN/m
 w* in = 0.75 kN/m

Wind Loading + Internal Pressures

Wu = -0.24 kN/m

Local Pressure Effects

kc,e = 0.9
 kc,i = 0.9
 Wu = -0.24 kN/m

HINDMARSH SHIRE COUNCIL
APPROVED PLAN

WU + LP (kl = 1.5) = -0.50 kN/m
 WU + LP (kl = 2.0) = -0.42 kN/m



Wind Region: A1
Terrain Cat. : 2
Imp. Level : 1

Reference: 12694-155
Designed By: NG
Date: August 2016

End Wind 2 **West**

Spacings = 1.2 m
 Spans = 7.5 m
 No. Spans = 1 1 or 2

ka = 1
 kc,e = 1
 kc,i = 1
 kl = 1
 kp = 1

qu =	0.9	kPa
h =	6.79	m
a =	3.60	m

Cpe =	0.2	0.2
Cpi =	0.0	-0.2

Live Load = 0.32 kPa
 DL = 0.14 kN/m
 LL = 0.38 kN/m
 w* in = 0.75 kN/m

Wind Loading

Wu = 0.22 kN/m

Wind Loading + Internal Pressures

Wu = 0.39 kN/m

Local Pressure Effects

Spacings in LP = 1.2 m
 Wu = 0.22 kN/m
 Cpe eff. (kl = 1.5) = -0.45
 Cpe eff. (kl = 2.0) = -0.90
 Wu (kl = 1.5) = -0.49 kN/m
 Wu (kl = 2.0) = -0.97 kN/m
 R = -1.33 kN
 x = 2.74 m
 Mu (kl = 1.5) = -1.82 kNm
 R = -1.54 kN
 x = 1.58 m
 Mu (kl = 2.0) = -1.22 kNm
 Wu eff (kl = 1.5) = -0.26 kN/m
 Wu eff (kl = 2.0) = -0.17 kN/m

Local Pressure Effects

kc,e = 0.9
 kc,i = 0.9
 Wu = 0.39 kN/m

WU + LP (kl = 1.5) = -0.04 kN/m
 WU + LP (kl = 2.0) = 0.04 kN/m

WU + LP (kl = 1. 0.13 kN/m
 WU + LP (kl = 2. 0.22 kN/m



Wind Region: A1
Terrain Cat. : 2
Imp. Level : 1

Reference: 12694-155
Designed By: NG
Date: August 2016

Design Loading - Without Internal Pressures

IN (DL + LL) =	0.75	kN/m
IN (1.2DL + Wu) =	...	kN/m
OUT (0.9G + Wu) =	-0.84	kN/m
OUT (0.9G + Wu + LP) =	-1.10	kN/m
OUT (0.9G + Wu + LP) =	-1.02	kN/m

Spacing LP Region =	0.90	m
a =	3.60	m
a/2 =	1.80	m

Design Loading - With Internal Pressures

IN (DL + LL) =	0.75	kN/m
IN (1.2DL + Wu) =	...	kN/m
OUT (0.9G + Wu) =	-1.27	kN/m
OUT (0.9G + Wu +	-1.16	kN/m
OUT (0.9G + Wu +	-1.20	kN/m

No. Rows Affected =	4
No. Rows Affected =	2

General Purlins

Section:	C200-15	@	1200	mm cts.	7500	max. span
OUT single span	1.22	kN/m	2	rows bridging	ok	fail
OUT double span	1.22	kN/m	1	rows bridging	ok	fail
IN single span	1.22	kN/m	1	rows bridging	ok	ok
IN double span	1.22	kN/m	1	rows bridging	ok	ok

Comment: Adopt C200-15 purlins at 1200mm maximum spacings
2 rows bridging for single spans
1 row bridging for double spans

Local Pressure Region (KI = 1.5)

Local Pressure:	C200-15	@	900	mm cts.	7500	max. span
OUT single span	1.22	kN/m	2	rows bridging	ok	ok
OUT double span	1.22	kN/m	1	rows bridging	ok	ok

Comment: Adopt C200-15 purlins at 900mm maximum spacings
2 rows bridging for single spans
1 row bridging for double spans

Local Pressure Region (KI = 2.0)

Local Pressure:	C200-15	@	900	mm cts.	7500	max. span
OUT single span	1.22	kN/m	2	rows bridging	ok	ok
OUT double span	1.22	kN/m	1	rows bridging	ok	ok

Comment: Adopt C200-15 purlins at 900mm maximum spacings
2 rows bridging for single spans
1 row bridging for double spans

HINDMARSH COLLEGE
APPROVED PLAN



Wind Region: A1
Terrain Cat. : 2
Imp. Level : 1

Reference: 12694-155
Designed By: NG
Date: August 2016

Cross Wind 1 South

Spacings = 1.2 m
Span = 7.5 m
No. Spans = 1 1 or 2

ka = 1
kc,e = 1
kc,i = 1
kl = 1
kp = 1

Windward/Leeward

Wu = -0.49 kN/m

Cpe eff. (kl = 1.5) = -0.25
Wu (kl = 1.5) = -0.24 kN/m
Mu (kl = 1.5) = -0.72 kNm
Wu eff (kl = 1.5) = -0.10 kN/m

Wu + LP = -0.59 kN/m

Side Walls

Cpe = -0.65
Wu = -0.63 kN/m

qu =	0.81	kPa
h =	6.79	m
a =	3.60	m

Cpe =	-0.5	-0.5
Cpl =	0.0	0.7

Live Load = 0.32 kPa
DL = 0.14 kN/m
LL = 0.38 kN/m
w* in = 0.75 kN/m

Windward/Leeward + Internal Pressures

Wu = -1.05 kN/m

kc,e = 0.9
kc,i = 0.9

Wu + LP = -1.14 kN/m

Side Walls + Internal Pressures

Cpe = -0.65
Wu = -1.18 kN/m



Wind Region: A1
Terrain Cat. : 2
Imp. Level : 1

Reference: 12694-155
Designed By: NG
Date: August 2016

Cross Wind 2

North

Spacings = 1.2 m
Span = 7.5 m
No. Spans = 1 1 or 2

ka = 1
kc,e = 1
kc,i = 1
kl = 1
kp = 1

Windward/Leeward

Wu = 0.68 kN/m

Cpe eff. (kl = 1.5) = 0.35
Wu (kl = 1.5) = 0.34 kN/m
Mu (kl = 1.5) = 1.01 kNm
Wu eff (kl = 1.5) = 0.14 kN/m

Wu + LP = 0.82 kN/m

Side Walls

Cpe = -0.65
Wu = -0.63 kN/m

qu =	0.81	kPa
h =	6.79	m
a =	3.60	m

Cpe =	0.7	0.7
Cpi =	0.0	-0.5

Live Load = 0.32 kPa
DL = 0.14 kN/m
LL = 0.38 kN/m
w* ln = 0.75 kN/m

Windward/Leeward + Internal Pressures

Wu = 1.05 kN/m

kc,e = 0.9
kc,i = 0.9

Wu + LP = 1.18 kN/m

Side Walls + Internal Pressures

Cpe = -0.65
Wu = -0.13 kN/m

**HINDMARSH SHIRE COUNCIL
APPROVED PLAN**



Wind Region: A1
 Terrain Cat. : 2
 Imp. Level : 1

Reference: 12694-155
 Designed By: NG
 Date: August 2016

End Wind 1 **West**

Spacings = 1.2 m
 Span = 6 m
 No. Spans = 1 1 or 2

ka = 1
 kc,e = 1
 kc,i = 1
 kl = 1
 kp = 1

qu =	0.9	kPa
h =	6.79	m
a =	3.60	m

Cpe =	0.7	0.7
Cpi =	0.0	-0.5

Live Load = 0.37 kPa
 DL = 0.14 kN/m
 LL = 0.44 kN/m
 w* in = 0.84 kN/m

Windward/Leeward

Wu = 0.76 kN/m

Cpe eff. (kl = 1.5) = 0.35
 Wu (kl = 1.5) = 0.38 kN/m
 Mu (kl = 1.5) = 0.87 kNm
 Wu eff (kl = 1.5) = 0.19 kN/m

Wu + LP = 0.95 kN/m

Windward/Leeward + Internal Pressures

Wu = 1.17 kN/m

kc,e = 0.9
 kc,i = 0.9

Wu + LP = 1.34 kN/m

Side Walls

Cpe = -0.5
 Wu = -0.54 kN/m

Side Walls + Internal Pressures

Cpe = -0.5
 Wu = 0.00 kN/m



Wind Region: A1
Terrain Cat.: 2
Imp. Level: 1

Reference: 12694-155
Designed By: NG
Date: August 2016

End Wind 2 **West**

Spacings = 1.4 m
Span = 6 m
No. Spans = 1 1 or 2

ka = 1
kc,e = 1
kc,i = 1
kl = 1
kp = 1

Windward/Leeward

Wu = -0.25 kN/m

Cpe eff. (kl = 1.5) = -0.10
Wu (kl = 1.5) = -0.13 kN/m
Mu (kl = 1.5) = -0.29 kNm
Wu eff (kl = 1.5) = -0.06 kN/m

Wu + LP = -0.32 kN/m

Side Walls

Cpe = -0.5
Wu = -0.54 kN/m

qu =	0.9	kPa
h =	6.79	m
a =	3.60	m

Cpe =	-0.2	-0.2
Cpi =	0.0	0.2

Live Load = 0.33 kPa
DL = 0.17 kN/m
LL = 0.47 kN/m
w* in = 0.90 kN/m

Windward/Leeward + Internal Pressures

Wu = 0.00 kN/m

kc,e = 0.9
kc,i = 0.9

Wu + LP = -0.06 kN/m

Side Walls + Internal Pressures

Cpe = -0.5
Wu = -0.29 kN/m

HINDMARSH SHIRE COUNCIL
APPROVED PLAN



Wind Region: A1
Terrain Cat. : 2
Imp. Level : 1

Reference: 12694-155
Designed By: NG
Date: August 2016

SIDE WALL GIRT DESIGN

Design Loading - Without Internal Pressures

IN = 0.82 kN/m
OUT = -0.59 kN/m

Design Loading - With Internal Pressures

IN = 1.18 kN/m
OUT = -1.14 kN/m

Section:	C200-15	@	1200	mm cts.	7500	max. span
OUT single span	1.22	kN/m	2	rows bridging	ok	ok
OUT double span	1.22	kN/m	1	rows bridging	ok	ok
IN single span	1.22	kN/m	1	rows bridging	ok	ok
IN double span	1.22	kN/m	1	rows bridging	ok	ok

Comment: Adopt C200-15 side wall girts at 1200mm maximum spacings
2 rows bridging for single spans
1 row bridging for double spans

END WALL GIRT DESIGN

Design Loading - Without Internal Pressures

IN = 0.95 kN/m
OUT = -0.63 kN/m

Design Loading - With Internal Pressures

IN = 1.34 kN/m
OUT = -1.18 kN/m

Section:	C150-15	@	1200	mm cts.	6000	max. span
OUT single span	1.35	kN/m	2	rows bridging	ok	ok
OUT double span	1.35	kN/m	1	rows bridging	ok	ok
IN single span	1.35	kN/m	1	rows bridging	ok	ok
IN double span	1.35	kN/m	1	rows bridging	ok	ok

Comment: Adopt C150-15 end wall girts at 1200mm maximum spacings
2 rows bridging for single spans
1 row bridging for double spans



Wind Region: A1
Terrain Cat. : 2
Imp. Level : 1

Reference: 12694-155
Designed By: NG
Date: August 2016

Design Loading

DL = 17.1 kN
LL = 17.1 kN
P downward = 34.2 kN
P uplift = 56.8 kN

Geotechnical Parameters

Bearing Capacity = 100 kPa
Skin Friction Cap = 10 kPa

Downward Loading Design

Diameter = 0.6 m
Depth Ignored = 0.3 m
Slab Depth = 0.1 m
Concrete Density = 24 kN/m³
R end = 28.3 kN
F skin min. = 5.9 kN
Embed. (min.) = 0.31 m
F slab = 8.1 kN
D Req'd Bearing = 0.6 m

Uplift Design

D assume 1 = 2.50 m
D assume 2 = 2.20 m
F self weight = 17.0 kN
F self weight = 14.9 kN
F slab = 8.1 kN
Embed. (adjusted) = 2.11 m
Embed. (adjusted) = 1.79 m
D (adjusted) = 2.41 kN
D (adjusted) = 2.09 kN

Adopt: 600Ø x 2500mm Deep Pier (minimum, without slab above)
2100mm socket into naturally occurring stiff clay
600Ø x 2200mm Deep Pier (minimum, with slab above)
1800mm socket into naturally occurring stiff clay

HINDMARSH SHIRE COUNCIL

Hold Down Bolts

N* uplift = 56.8 kN
V* uplift = 27.2 kN
M* max = 10 kNm
Lever = 0.21 m
Prying Factor = 1.3
No. Bolts = 2
Bolt Size = M20
Nt* = 45.2 kN
V* = 6.8 kN
ØNtf = 78.4 kN
ØVnf = 44.6 kN
N*t/ØNtf + V*/ØVnf = 0.73 Connection OK

base uplift
base shear
base moment
base lever arm
top & btm.
per bolt

Pad Footing Design

Depth = 0.6 m
x min. = 2.1 m (no slab)
x min. = 1.8 m (with slab)

Adopt: SL82 Mesh Top and Bottom
60mm Cover (min.)

a = 14.04
b = 4.32
c = -52.48

Bolt Capacity	ØNtf (kN)	ØVfn (kN)
M12	27	15.1
M16	50.2	28.6
M20	78.4	44.6
M24	113	64.3
M30	180	103

Note: All HD Bolts Grade 4.6/5

Adopt: Minimum 4-M20 (4.6/5) H.D. Bolts

Additional Req: additional 6-N16 vertical bars (loose)



Wind Region: A1
Terrain Cat.: 2
Imp. Level: 1

Reference: 12694-155
Designed By: NG
Date: August 2016

End Wind Bracing - Cantilevered

Truss Span = 18.00 m
Truss Depth = 7.50 m
Load Width = 4.20 m
qu = 0.90 kPa
Cpn = 0.70 windward
w* = 2.65 kN/m

M* = ... kNm
R* = 48 kN
N* chord = ... kNm

Combined Bending

cpe = -0.9
cpi = -0.5
kce = 0.9
kci = 0.9
LW (m) = 1.2
w* (kN/m) = 0.30
M* (kNm) = 2.13
φMb (kNm) = 8.3 2-C200-15
φMb (kNm) = 12.1 2-C200-19

Bay 1 = 6.00 m Bracing Angle 1 39
Bay 2 = 6.00 m Bracing Angle 2 39
Bay 3 = 6.00 m Bracing Angle 3 39
Bay 4 = ... m Bracing Angle 4 #VALUE!

P* S1 = 8 kN P* BR1 = 10 kN
P* S2 = 24 kN P* BR2 = 30 kN
P* S3 = 40 kN P* BR3 = 51 kN
P* S4 = #VALUE! kN P* BR4 = #VALUE! kN

φNc S1 = 52.4 kN ok 2-C200-15 Combined = 0.408
φNc S2 = 52.4 kN ok 2-C200-15 Combined = 0.711
φNc S3 = 77.0 kN ok 2-C200-19 Combined = 0.772
φNc S4 = ... kN ok ... Combined = #VALUE!
combined actions accept

φNt BR1 = 44.0 kN ok 10mm wire strand
φNt BR2 = 44.0 kN ok 10mm wire strand
φNt BR3 = 63.3 kN ok 12mm wire strand
φNt BR4 = ... #VALUE! ...

Wall Bracing - Cantilevered

Wall Height = 4.50 m P* uplift = 29 kN
Bracing Angle 1 = 31 ° additional uplift to footings
P* eave = 48 kN
P* wall brace = 56 kN

φNt wall brace = 63.3 kN ok 12mm wire strand

φNc eave = 77.0 kN ok 2-C200-19 Combined = 0.875



MEMORANDUM

SUBJECT: LEGAL POINT OF DISCHARGE

TO: BUILDING SURVEYOR

FROM: ASSETS – INFRASTRUCTURE ENGINEER

DATE: 24 August 2016

RE: 841 Jeparit-Warracknabeal Rd JEPARIT

The Infrastructure Engineer received, from the Building Surveyor, a request for Legal Point of Discharge at 841 Jeparit-Warracknabeal Road JEPARIT for a new shed.

A drainage assessment was performed and it was deemed that:

- The LPD is internally within the property.
- The new shed must be connected to a new tank with a minimum storage capacity of 5000Lt.
- Storm water overflow from the tank is to be a minimum of three (3) meters away from any structure.

Aaron Huttig
Infrastructure Engineer

HINDMARSH SHIRE COUNCIL
APPROVED PLAN



HINDMARSH SHIRE COUNCIL

ABN 26 550 541 746

P.O. BOX 250 NHILL VIC 3418

PHONE (03) 53 914 444

FAX (03) 53 911 376

EMAIL: info@hindmarsh.vic.gov.au

OFFICE HOURS: 8.30 a.m. - 5.00 p.m., MON. - FRI.

BRANCH OFFICES ARE AT JEPARIT, RAINBOW AND DIMBOOLA

TAX INVOICE

Assessment Number

72380

Date of issue

19/01/2021

Total amount payable

\$929.00

Last day to pay

28/02/2021



033-3423 (1604)

Mr W P ROBSON
PO Box 22
JEPARIT VIC 3423

VALUATION AND RATE NOTICE FOR YEAR ENDING 30TH JUNE 2021

PROPERTY DETAILS

FINANCIAL DETAILS

THIRD INSTALMENT NOTICE

Residential/Property Address 841 Jeparit Warracknabeal Road JEPARIT VIC 3423

PH BATYIK LOT 1 TP751945K & LOT 1 TP665983F

V9189/8271 F821/870 314.59 HA

AVPCC: 530 Mixed farming and grazing

Arrears/Interest/Credits (-)

3rd Instalment

TOTAL DUE

\$0.00

\$929.00

\$929.00

Capital Improved Value: \$746,000
Site Value: \$598,000
Nett Annual Value: \$37,300

The Fire Services Levy is collected for the State Government, not Council.

VALUATION DATE: 1/1/2020

Interest at the rate of 10.0% per annum applies to all rates and charges not paid by the due date.

Ratepayers experiencing hardship and having trouble meeting their payments are encouraged to contact Council on 03 5391 4444 to discuss a possible payment plan or applying for Hardship under Council's Hardship Policy.

SEE OVER PAYMENT METHODS AND OTHER INFORMATION
Detach only if paying by post

Please return this section with your payment

NAME:

Mr W P ROBSON



Biller Code: 11783

Ref: 00723809

Assessment Number

72380

PLEASE QUOTE THE NUMBER
FOR PROMPT SERVICE

POST billpay

Biller Code: 3233

Ref: 7238 09

Pay to person at any
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