Docusign Envelope ID: C078F830-7C7B-8DAF-8384-1D2CAE0B90E9

14 RACE STREET PTY LTD (ACN 619 189 258)
Vendor

VENDOR STATEMENT

Property: 14 Race Street, Flora Hill 3550

Bendigo Office:
165 Queen Street
Bendigo Vic 3550

Geelong office:
Suite 7, Level 1
23-31 Gheringhap Street
Geelong Vic 3220

Tel (03) 5442 2100 | Ref: RC:26/6589
www.barelegal.com.au
Consultant Paralegals is Operated by Baré Legal ABN 56 621 801 750

Docusign Envelope ID: C078F830-7C7B-8DAF-8384-1D2CAE0B90E9

Vendor Statement

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

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

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

Land	**14 Race Street, Flora Hill 3550**

EXECUTED by **14 RACE STREET PTY LTD (ACN 619 189 258)** in accordance with section 127 of the *Corporations Act* 2001(Cth) by being signed by those people are authorised to sign on behalf of the company**:**

Signed by:
Michael Anthony Webster
84BE0A94C9EA4FE...

Director
Michael Anthony Webster

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

1. FINANCIAL MATTERS

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

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

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

	To	

Other particulars (including dates and times of payments):

1.3 **Terms Contract**

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

Not Applicable.

1.4 **Sale Subject to Mortgage**

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

Not Applicable.

1.5 **Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)**

The land is not withing the meaning of the CIPT Act and details are as follows:

AVPCC No. 102.2 – Vacant Inglobo Res Subdivisional Land – Multi Lot.

The entry date is: Not applicable.

The entry date within the meaning of the CIPT Act is not applicable.

2. INSURANCE

2.1 **Damage and Destruction**

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

Not Applicable.

2.2 **Owner Builder**

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

Not Applicable.

3. LAND USE

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

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

Is in the attached copies of title documents.

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

To the best of the vendors knowledge there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.

3.2 **Road Access**

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

3.3 **Designated Bushfire Prone Area**

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

3.4 **Planning Scheme**

Attached is a certificate with the required specified information.

4. NOTICES

4.1 **Notice, Order, Declaration, Report or Recommendation**

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

Are contained in the attached certificates and/or statements.

4.2 **Agricultural Chemicals**

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

There are none to the Vendors knowledge

4.3 **Compulsory Acquisition**

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

There are none to the Vendors knowledge

5. BUILDING PERMITS

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

Not Applicable.

6. OWNERS CORPORATION

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

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

8. SERVICES

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

Electricity supply ☒	Gas supply ☒	Water supply ☒	Sewerage ☒	Telephone services ☒

9. TITLE

Attached are copies of the following documents:

9.1 **Registered Title**

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

10. SUBDIVISION

10.1 **Unregistered Subdivision**

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

Not Applicable.

10.2 **Staged Subdivision**

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

Not Applicable.

10.3 **Further Plan of Subdivision**

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

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

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

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

(a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and

(b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12. DUE DILIGENCE CHECKLIST

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

☒ Vacant Residential Land or Land with a Residence

☐ Attach Due Diligence Checklist (this will be attached if ticked)

13. ATTACHMENTS

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

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

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

Register Search Statement Volume 12485 Folio 983
Plan PS910344S
Section 173 Agreement AW142157J
Planning Property Report
Property Report
Land Information Certificate
Water Information Certificate
Land Tax Certificate
Building Certificate
Mining activity report

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

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.

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 12485 FOLIO 983 Security no : 124137899906C
Produced 25/08/2026 11:28 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 910344S.
PARENT TITLE Volume 06977 Folio 375
Created by instrument PS910344S 28/06/2023

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
14 RACE STREET PTY LTD of 1/15 HARRIES ROAD COORPAROO QLD 4151
PS910344S 28/06/2023

ENCUMBRANCES, CAVEATS AND NOTICES

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.

AGREEMENT Section 173 Planning and Environment Act 1987
AW142157J 10/10/2022

DIAGRAM LOCATION

SEE PS910344S FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 14 RACE STREET FLORA HILL VIC 3550

ADMINISTRATIVE NOTICES

NIL

eCT Control 21818A CONSULTANT PARALEGALS CONVEYANCING
Effective from 28/06/2023

DOCUMENT END

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Document Type	**Plan**
Document Identification	**PS910344S**
Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**25/08/2026 11:28**

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PLAN OF SUBDIVISION

EDITION 1

PS 910344S

LOCATION OF LAND

PARISH: SANDHURST

TOWNSHIP: -

SECTION: H2

CROWN ALLOTMENT: 4

CROWN PORTION: -

TITLE REFERENCE: VOL. 6977 FOL. 375

LAST PLAN REFERENCE: TP 312815A

POSTAL ADDRESS: 14 RACE STREET
(at time of subdivision) FLORA HILL, VIC 3550

MGA CO-ORDINATES: E: 258 435 ZONE: 55
(of approx centre of land in plan) N: 5 926 100 MGA 2020

Council Name: Greater Bendigo City Council

Council Reference Number: SC/497/2021/1
Planning Permit Reference: DS/497/2021
SPEAR Reference Number: S196406C

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied

Digitally signed by: Liz Commadeur for Greater Bendigo City Council on 12/10/2022

Statement of Compliance issued: 14/02/2023

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION: 15.24 metres

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No. DS/497/2021

This survey has been connected to permanent marks No(s) 590, 1033, 1126, 1499
In Proclaimed Survey Area No. 34

NOTATIONS

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Drainage	3	This Plan	Land in This Plan & City of Greater Bendigo
E-1	Pipelines or Ancillary Purposes	3	This Plan Section 136 of the Water Act 1989	Coliban Region Water Corporation

ADRIAN CUMMINS & ASSOCIATES
CONSULTING SURVEYORS
bsi. ISO 9001:2015 Quality Management
FS 520895
360 DEGREE SURVEYING PTY. LTD.
7 Contempo Court East Bendigo 3550
Tel. 03 54425133
Email surveyors@adriancummins.com

SURVEYORS FILE REF: AB 8601-22-01

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 2

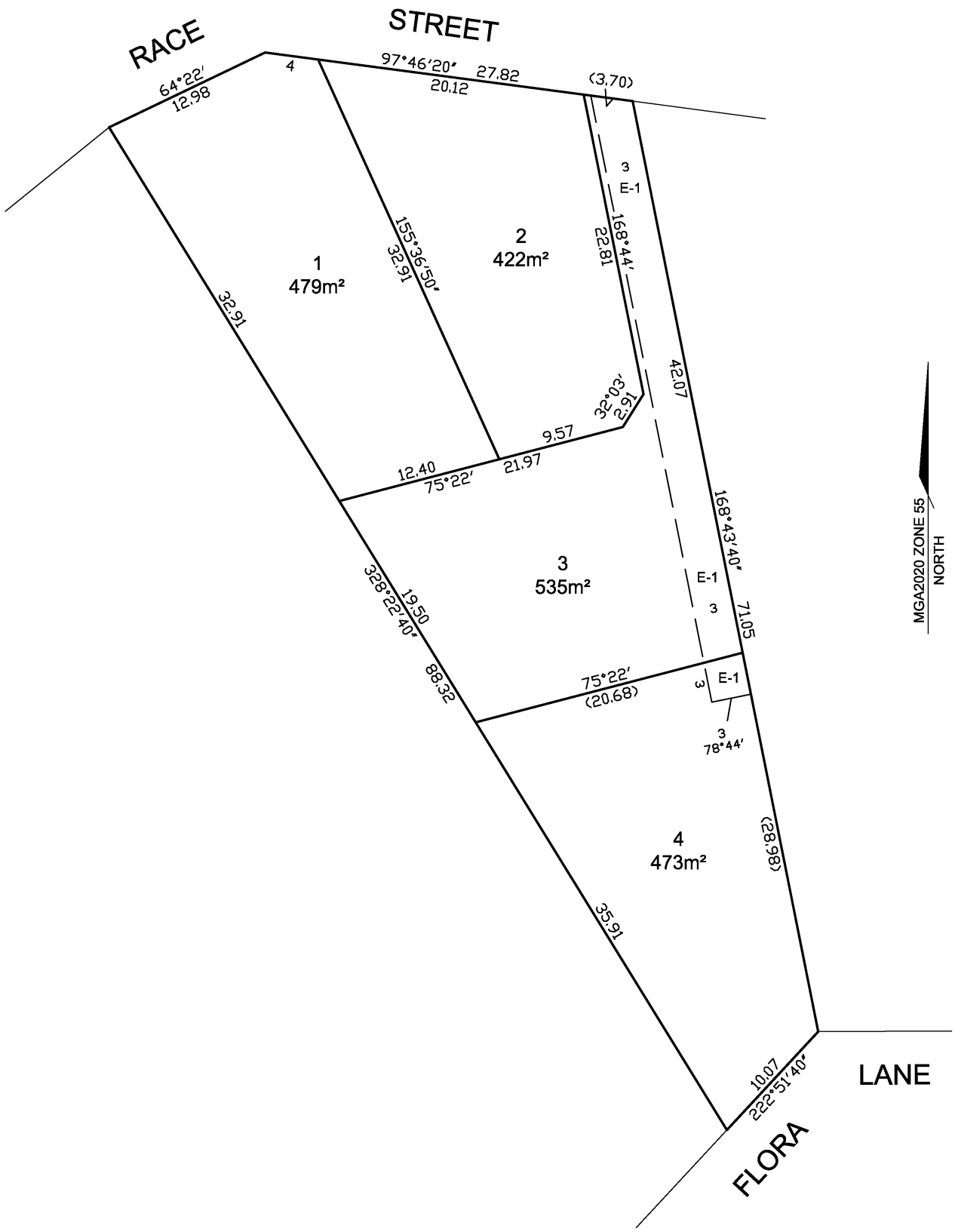
Digitally signed by: Andrew Gordon Thomson, Licensed Surveyor,
Surveyor's Plan Version (01),
14/09/2022, SPEAR Ref: S196406C

PLAN REGISTERED
TIME: 2:38pm DATE: 28/06/2023
T. LOCOCK
Assistant Registrar of Titles

Amended by: Andrew Gordon Thomson, Licensed Surveyor 28/06/2023.

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PS 910344S



ADRIAN CUMMINS & ASSOCIATES
CONSULTING SURVEYORS

ISO 9001:2015 Quality Management
FS 520895

360 DEGREE SURVEYING PTY. LTD.
7 Contempo Court East Bendigo 3550
Tel. 03 54425133
Email surveyors@adriancummins.com

SCALE 1:300

3 1.5 0 3 6 9 12
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 2

Digitally signed by: Andrew Gordon Thomson, Licensed Surveyor,
Surveyor's Plan Version (01),
14/09/2022, SPEAR Ref: S196406C

Digitally signed by:
Greater Bendigo City Council,
12/10/2022,
SPEAR Ref: S196406C

Amended by: Andrew Gordon Thomson, Licensed Surveyor 28/06/2023.

Department of Transport and Planning

Electronic Instrument Statement

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Produced 25/08/2026 11:28:20 AM

Status	Registered	Dealing Number	AW142157J
Date and Time Lodged	10/10/2022 10:16:09 AM		

Lodger Details

Lodger Code	16984L
Name	BECK LEGAL
Address	
Lodger Box	
Phone	
Email	
Reference	MME:152318-2405

APPLICATION TO RECORD AN INSTRUMENT

Jurisdiction VICTORIA

Privacy Collection Statement
The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Estate and/or Interest
FEE SIMPLE

Land Title Reference
6977/375

Instrument and/or legislation
RECORD - AGREEMENT - SECTION 173
Planning & Environment Act - section 173

Applicant(s)

Name	GREATER BENDIGO CITY COUNCIL
Address	
Street Number	15
Street Name	HOPETOUN
Street Type	STREET
Locality	BENDIGO
State	VIC
Postcode	3550

Additional Details

Reference :MME:152318-2405
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and Planning

Electronic Instrument Statement

Refer Image Instrument

The applicant requests the recording of this Instrument in the Register.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	GREATER BENDIGO CITY COUNCIL
Signer Name	JOSHUA CRAIG ENNIS
Signer Organisation	BOWCOLE PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	10 OCTOBER 2022

File Notes:
NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

Reference :MME:152318-2405
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

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Document Type	**Instrument**
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becklegal
Solicitors

Agreement pursuant to section 173 of the Planning and Environment Act 1987 (Vic)

BETWEEN

GREATER BENDIGO CITY COUNCIL

and

14 RACE STREET PTY LTD

AW142572

177 View St Bendigo Vic 3550
PO Box 628 Bendigo Vic 3552
DX 55011 Bendigo

Phone 03 5445 3333
Fax 03 5445 3355

Email info@becklegal.com.au
www.becklegal.com.au

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THIS AGREEMENT is made the 28 day of September 2022

PARTIES:

GREATER BENDIGO CITY COUNCIL of 15 Hopetoun Street, Bendigo in the State of Victoria

(Council)

AND

14 RACE STREET PTY LTD (ACN 619 189 258) of Level 1 444 Logan Road, Stones Corner in the State of Queensland

(the Owner)

BACKGROUND:

A. The Owner is the registered proprietor of the Land.

B. Council is the Responsible Authority for the administration and enforcement of the Act for the Scheme.

C. The Land is within the municipality of Council and affected by the Scheme.

D. On 18 November 2021 Council issued the Planning Permit which permits 4 lot subdivision and removal of native vegetation.

E. Condition 6 of the Planning Permit provides:

"Prior to the issue of statement of compliance, the applicant/owner must enter into an Agreement under Section 173 of the Planning and Environment Act 1987.
Such agreement must covenant that;
a) The owner will maintain each on-site treatment system and/or detention system and not modify without prior written approval from the responsible authority.
b) The owner shall allow duly authorised officers of the responsible authority to inspect the systems at mutually agreed times.
c) The owner will pay for all costs associated with the construction and maintenance of each onsite treatment and detention system."

F. If the Land is encumbered by a mortgage, the mortgage is identified in the Definitions and the Mortgagee's consent will be affixed to the Agreement.

G. The parties acknowledge that this Agreement provides for:

(a) matters intended to satisfy Condition 6 of the Planning Permit;

(b) matters intended to achieve and advance the objectives of planning in Victoria; and

(c) matters intended to achieve and advance the objectives of planning in the Scheme and is made pursuant to Section 173 of the Act.

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1. DEFINITIONS

In this Agreement:

Act means the *Planning and Environment Act 1987* (Vic).

Agreement means this Agreement, including the Schedule and Annexures and the background to this Agreement.

Business Day means Monday to Friday excluding public holidays in Victoria.

Endorsed Plans means the plan or plans endorsed with the Stamp of Council from time to time attached to the Planning Permit.

Lot means any lot created by the proposed subdivision under the Planning Permit.

Land means all that piece of land being Crown Allotment 4 Section H2 Parish of Sandhurst being the whole of the land described in Certificate of Title Volume 06977 Folio 375.

Planning Permit means planning permit DS/497/2021 a copy of which can be inspected from Council Offices upon appointment.

Plan of Subdivision means the proposed plan of subdivision of the Land a copy of which can be inspected from Council Offices upon appointment.

Scheme means the Greater Bendigo Planning Scheme or any other planning scheme which applies to the Land from time to time.

2. INTERPRETATION

The parties agree and acknowledge that in this Agreement:

2.1 The singular includes the plural and the plural includes the singular.

2.2 A reference to a gender includes a reference to each other gender.

2.3 The reference to a person includes a reference to a firm, corporation, association or other entity and their successors in law.

2.4 If a party consists of more than one person this Agreement binds them jointly and each of them severally.

2.5 A reference to a statute includes any statute amending, consolidating or replacing that statute and includes any subordinate instruments made under that statute.

2.6 The Background to this Agreement is and will be deemed to form part of this Agreement including any terms defined within the Background.

3. COMMENCEMENT

This Agreement came into force on the date it was made and set out above or and if no date is specified on the day in which the Agreement was registered on the relevant Certificate of Title to the Land.

4. TERMINATION OF AGREEMENT

This Agreement may be ended by mutual agreement between Council and the Owner either wholly or in part or as to any part of the Land. As soon as reasonably practicable

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after this Agreement has ended, Council must, at the request and at the cost of the Owner, apply to the Registrar of Titles under Section 183 of the Act to cancel the recording of this Agreement on the Register.

5. OWNER'S COVENANTS

5.1 Specific Obligations on the Owner

5.1.1 The Owner agrees to complete the on-site stormwater detention system and/or water quality treatment system prior to connection to Council's drainage system.

5.1.2 The Owner agrees to maintain each on-site stormwater detention system and/or water quality treatment system installed on the Land and will not modify either system without prior written approval from Council.

5.1.3 The Owner agrees to allow duly authorised officers of Council to inspect the on-site stormwater detention system and/or water quality treatment system at mutually agreed times.

5.1.4 The Owner will pay for all the costs associated with the construction and maintenance of the on-site stormwater detention system and/or water quality treatment system.

5.2 Further Obligations on the Owner

5.2.1 Covenants run with the Land

The Owner's obligations in this Agreement are intended to take effect as covenants which shall be annexed to and run at law and in equity with the Land and every part of it, and bind the Owner and their successors, assignees and transferees, the registered proprietor or proprietors for the time being of the Land and every part of the Land.

5.2.2 Successors in title

Until this Agreement is recorded on the folio of the Register which relates to the Land pursuant to Section 181 of the Act, the Owner must ensure that its successors in title give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement including requiring the successors in title to execute a deed agreeing to be bound by the terms of this Agreement. Until that deed is executed, the Owner, being party to this Agreement, remain liable to perform all of the Owner's obligations contained in this Agreement.

5.2.3 Further assurance

The Owner agrees to do all that is necessary to enable Council to make an application to the Registrar of Titles to make a recording of this Agreement on the Certificate of Title to the Land in accordance with Section 181 of the Act, including the signing of any further agreement, acknowledgement or other document which relates to the Land.

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5.2.4 Payment of Council's costs

The Owner agrees to pay on demand to Council Council's costs and expenses incurred and incidental to the preparation, execution and registration of this Agreement pursuant to Section 181 of the Act, together with all costs of enforcing this Agreement if deemed necessary by Council.

5.2.5 Mortgagee to be bound

The Owner agrees to obtain the consent of any Mortgagee to be bound by the covenants in this Agreement if the Mortgagee becomes mortgagee in possession of the Land.

5.2.6 Indemnity

The Owner agrees to indemnify and keep Council, its officers, employees, agents, workmen and contractors indemnified from and against all costs, expenses, losses or damages which they or any of them may sustain, incur or suffer or be or become liable for or in respect of any suit, action, proceeding, judgment or claim brought by any person arising from any non-compliance with this Agreement.

5.2.7 Non-compliance

If the Owner has not complied with this Agreement within 14 days after the date of service on the Owner by Council of a notice which specified the Owner's failure to comply with any provision of this Agreement, the Owner agrees:

5.2.7.1 to allow Council's officers, employees, contractors or agents to enter the Land and rectify the non-compliance;

5.2.7.2 to pay to Council on demand, Council's reasonable costs and expenses incurred as a result of the Owner's non-compliance; and

5.2.7.3 to pay interest at the rate of 2% above the rate prescribed under Section 2 of the *Penalty Interest Rates Act 1983* on all monies which are due and payable but remain owing under this Agreement until they are paid in full;

And the Owner agrees;

5.2.7.4 to accept a certificate signed by the Chief Executive Officer of Council (or any nominee of the Chief Executive Officer) as prima facie proof of the costs incurred by Council in rectifying the Owner's non-compliance with this Agreement;

5.2.7.5 that any payments made for the purposes of this Agreement shall be appropriated first in payment of any interest and any unpaid costs of Council and then applied in repayment of the principal sum; and

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5.2.7.6 that all costs or other monies which are due and payable under this Agreement but which remain owing shall be a charge on the Land until they are paid in full.

5.3 **Council access**

The Owner agrees to allow Council and its officers, employees, contractors or agents or any of them to enter the Land (at any reasonable time) to assess compliance with this Agreement.

5.4 **Owner's warranty**

The Owner warrants and covenants that:

5.4.1 the Owner is the registered proprietor (or is entitled to become the registered proprietor) of the Land and is also the beneficial owner of the Land;

5.4.2 there are no mortgages, liens, charges or other encumbrances or leases or any rights inherent in any person other than the Owner affecting the Land which have not been disclosed by the usual searches of the folio of the Register for the Land or notified to Council;

5.4.3 no part of the Land is subject to any rights obtained by adverse possession or subject to any easements or rights described or referred to in Section 42 of the *Transfer of Land Act 1958*; and

5.4.4 until this Agreement is recorded on the folio of the Register which relates to the Land, the Owner will not sell, transfer, dispose of, assign, mortgage or otherwise part with possession of the Land or any part of the Land without first disclosing to any intended purchaser, transferee, assignee or mortgagee the existence and nature of this Agreement.

6. GENERAL

6.1 **Council's powers not restricted**

This Agreement does not fetter or restrict Council's power or discretion in respect of any of Council's decision making powers including but not limited to an ability to make decisions under the *Local Government Act 1989*, and the *Local Government Act 2020* or to make or impose requirements or conditions in connection with any use or development of the Land or the granting of any planning permit, the approval or certification of any plans of subdivision or consolidation relating to the Land or the issue of a statement of compliance in connection with any such plans.

6.2 **Time of the essence**

Time is of the essence as regards all dates, periods of time and times specified in this Agreement.

6.3 **Governing law and jurisdiction**

This Agreement is governed by and is to be construed in accordance with the laws of Victoria. Each party irrevocably and unconditionally submits to the non-exclusive

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jurisdiction of the courts and tribunals of Victoria and waives any right to object to proceedings being brought in those courts or tribunals.

6.4 **Enforcement and severability**

6.4.1 This Agreement shall operate as a contract between the parties and be enforceable as such in a court of competent jurisdiction regardless of whether, for any reason, this Agreement were held to be unenforceable as an Agreement pursuant to Division 2 of Part 9 of the Act.

6.4.2 If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void, then it shall be severed and the other provisions of this Agreement shall remain operative.

7. NOTICES

7.1 **Service of notice**

A notice or other communication required or permitted to be served by a party on another party must be in writing and may be served:

7.1.1 by delivering it personally to that party;

7.1.2 by sending it by prepaid post addressed to that party at the address set out in this Agreement or subsequently notified to each party from time to time; or

7.1.3 by sending it by facsimile provided that a communication sent by facsimile shall be confirmed immediately in writing by the sending party or by hand delivery or prepaid post.

7.2 **Time of service**

A notice or other communication is deemed served

7.2.1 if delivered, on the next following business day;

7.2.2 if posted, on the expiration of two business days after the date of posting; or

7.2.3 if sent by facsimile, on the next following business day unless the receiving party has requested re-transmission before the end of that business day.

AU742575

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IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first hereinbefore written.

APPROVED under the **COMMON SEAL** of the **GREATER BENDIGO CITY COUNCIL** in the presence of:

GREATER BENDIGO CITY COUNCIL INCORPORATED 7-4-1864 THE COMMON SEAL OF

Chief Executive Officer

Full name: Craig William Niemann

Usual Address: 15 Hopetoun Street, Bendigo

SIGNED SEALED AND DELIVERED by **14 RACE STREET PTY LTD ACN 619 189 258** in accordance with section 127 of the *Corporations Act 2001* (Cth) by:

Signature of Director/Secretary

Michael Anthony Webster

Full name (print)

AU2025157

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PROPERTY REPORT

Energy, Environment and Climate Action

Created at 28 August 2026 03:47 PM

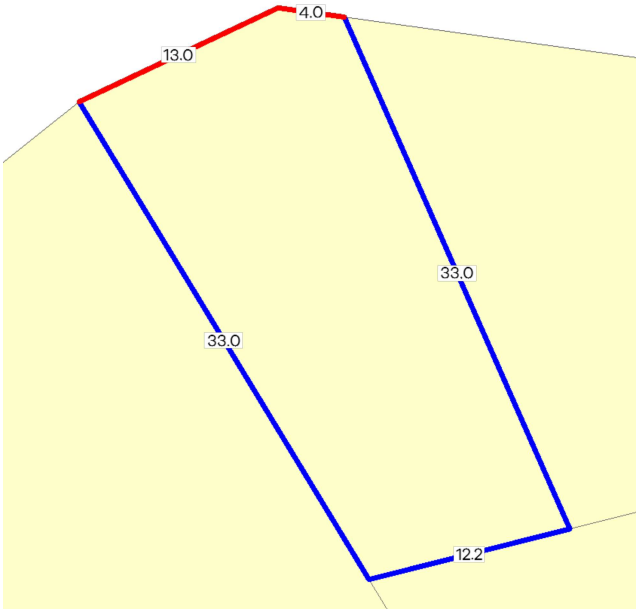
PROPERTY DETAILS

Address:	**14 RACE STREET FLORA HILL 3550**
Lot and Plan Number:	**Lot 1 PS910344**
Standard Parcel Identifier (SPI):	**1\PS910344**
Local Government Area (Council):	**GREATER BENDIGO**
Council Property Number:	**264541**
Directory Reference:	**Vicroads 607 U10**

www.bendigo.vic.gov.au

SITE DIMENSIONS

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



Area: 477 sq. m
Perimeter: 95 m
For this property:
Site boundaries
Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

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

UTILITIES

Rural Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Coliban Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**NORTHERN VICTORIA**
Legislative Assembly:	**BENDIGO EAST**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - Planning Property Report

Planning Property Reports can be found via these two links
Vicplan https://mapshare.vic.gov.au/vicplan/
Property and parcel search https://www.land.vic.gov.au/property-and-parcel-search

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PROPERTY REPORT

Energy, Environment and Climate Action

Area Map



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PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 28 August 2026 03:46 PM

PROPERTY DETAILS

Address:	**14 RACE STREET FLORA HILL 3550**
Lot and Plan Number:	**Lot 1 PS910344**
Standard Parcel Identifier (SPI):	**1\PS910344**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**264541**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 607 U10**

UTILITIES

Rural Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Coliban Water**
Melbourne Water:	**Outside drainage boundary**
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STATE ELECTORATES

Legislative Council:	**NORTHERN VICTORIA**
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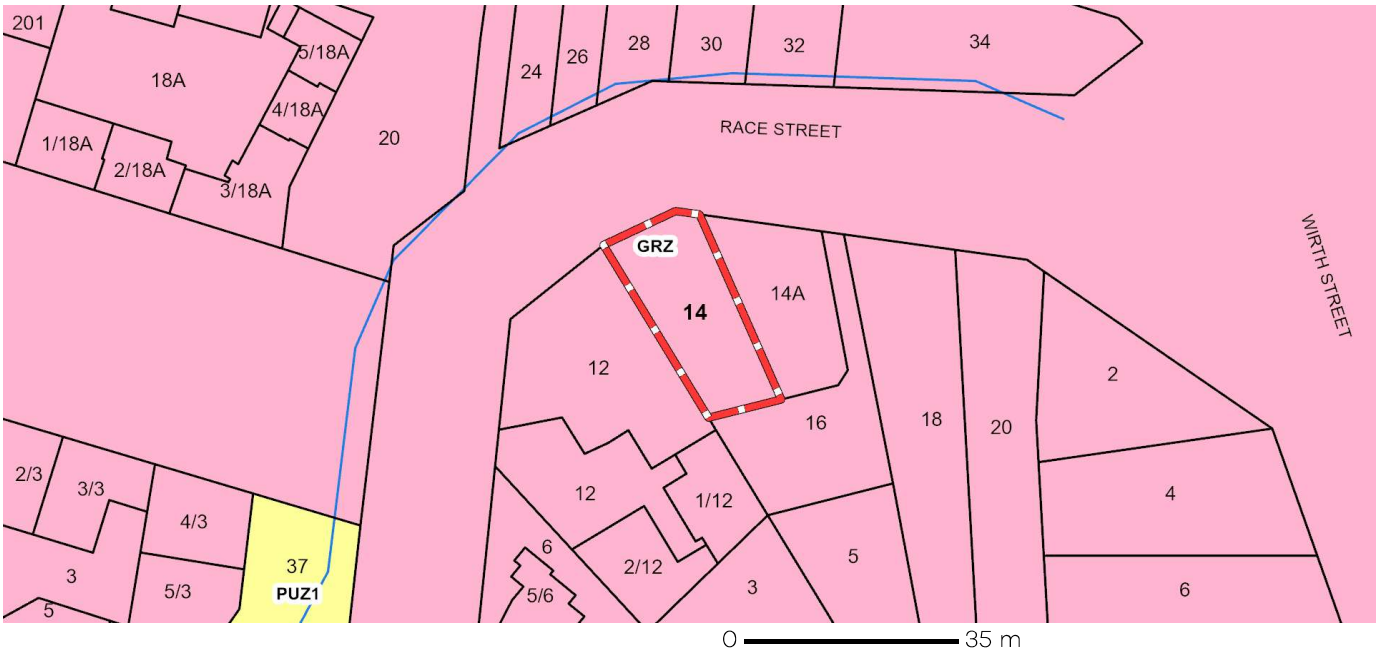
OTHER

Registered Aboriginal Party:	**Dja Dja Wurrung Clans Aboriginal Corporation**
Fire Authority:	**Fire Rescue Victoria & Country Fire Authority**

View location in VicPlan

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)
SCHEDULE TO THE GENERAL RESIDENTIAL ZONE (GRZ)



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

Planning Overlays

No planning overlay found

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

PLANNING PROPERTY REPORT

Department of Transport and Planning

Further Planning Information

Planning scheme data last updated on 28 August 2026.

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

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

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

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

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PLANNING PROPERTY REPORT

Department of Transport and Planning

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.

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

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



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

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

Create a BPA definition plan in VicPlan to measure the BPA.

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

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

Native Vegetation

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

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) https://mapshare.vic.gov.au/nvr/ and Native vegetation (environment.vic.gov.au) or please contact your relevant council.

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

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City of Greater Bendigo

Land Information Certificate

Your Reference: 81677836-001-3:100040
Certificate Number: 145757

Assessment Number: 212135 8 **Issue Date: 26-Aug-2026**

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Property and Valuation Details	
Property Address	14 Race Street, FLORA HILL 3550
Parcel Details	Lot 1 PS 910344S, Lot 3 PS 910344S, Lot 4 PS 910344S
Site Value	$620,000
Capital Improved Value	$620,000
Net Annual Value	$31,000
Basis of Valuation	Capital Improved Value
Level of Valuation Date	01-Jan-2026
Valuation Operative Date	01-Jul-2026
AVPCC	102.2 - Vacant Inglobo Res Subdivisional Land - Multi Lot

Rates and Charges	Current Amount Levied
General Rates	$2,267.05
Emergency Services and Volunteer Fund	$246.25
Total Levied	**$2,513.30**
Arrears Outstanding	$0.00
Current Legal Costs Outstanding	0.00
Arrears Legal Costs Outstanding	0.00
Interest to Date	$0.00
Total Outstanding	**$0.00**

Other Property Debt	$0.00

Total Outstanding for Property: $0.00

Lots are not rated separately. Property is subject to a supplementary valuation that may affect the amounts on this certificate. Total Land Area: 1487 m2

Biller Code: 268813
Ref: 2121358

Katelyn Stone
Coordinator of Rates & Valuations

To obtain an updated balance, please contact the Rates Team directly on 03 5434 6262.
Notices of Acquisitions can be forwarded to acquisitions@bendigo.vic.gov.au

This Certificate is issued under Section 229 of the Local Government Act 1989. The Rates & Charges for the year ending 30 June 2027 became payable on 1 July 2026. Overdue rates attract interest at the rate of 10.0% per annum. In accordance with Section 175(1) of the Local Government Act 1989, all outstanding rates and charges must be paid by the purchaser when that person becomes the owner of the land. Refer to this Certificate for Prescribed, general and other information.

Prescribed information

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

This Certificate is not required to include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from Council or the relevant authority. A fee may be charged for such information.

General information

There is no potential liability, other than any which may be shown on the front of this certificate, for rates under the Cultural & Recreational Lands Act 1963.

There is no outstanding amount, other than any which may be shown on the front of this Certificate, required to be paid for recreational purposes or any transfer of land required to the Council for recreational purposes under Section 18 of the Subdivision Act 1988 or the Local Government Act 1958.

There are no monies owed, other than any which may be shown on the front of this certificate, under Section 119 of the Act.

At the date of this Certificate, there are no notices or orders on the land that have continuing application under the Local Government Act 1958, Local Government Act 1989 or under a local law or by law of the Council, other than any which may be shown on the front of this certificate.

Confirmation of the existence of any Housing Act 1983 Orders can be made by contacting Environmental Health & Local Laws at the City of Greater Bendigo, PO Box 733, Bendigo 3552, Telephone 1300 002 642.
There is no money owed in relation to the land under section 94(5) of the Electricity Industry Act 2000.
There is not any environmental upgrade charge in relation to the land which is owed under Section 181C of the Local Government Act 1989.

The amounts shown on the front of this certificate includes any levy amount specified as being due in an assessment notice in relation to the land under Section 25 of the Fire Services Property Levy Act 2012.

Rates and charges

Rates and Charges for financial year ending 30 June 2027. All Rates and Charges due by four (4) instalments due 30 September 2026, 30 November 2026, 01 March 2027 and 31 May 2027.
Interest will be charged on payments received after the due dates at the rate of 10.0% p.a. This applies to both full payment and instalments.

Other information

This certificate is valid for 90 days from the date of issue. Amounts outstanding may vary if payments/adjustments are made after the issue date. It is the responsibility of the applicant to obtain an update prior to settlement.

After the issue of this certificate, Council may be prepared to provide a verbal update of the information to the applicant about the matters disclosed in this certificate, but if it does so, Council accepts no responsibility whatsoever for the accuracy of the verbal information given and no employee of the Council is authorised to bind Council by the giving of such verbal information. Updates will only be provided to the applicant.

Please note

Updates will not be provided after the 90-day period has passed, a new certificate will be required

Building Information Certificate

Regulation 51(1) | Building Regulations 2018

25-Aug-2026

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Location: 14 Race Street, FLORA HILL 3550 (Lot 1 PS 910344S)
Applicant Reference: 81677837-001-2:99977

Building permits, occupancy permits or certificates of final inspection issued in the past 10 years

Council has no record of any building approvals being issued on this property in the past 10 years.

Current determinations under Regulation 64(1) or exemptions under Regulation 231(2)

Council has no record of any current statement on this property.

Current notices or orders issued under the Building Act 1993

Council has no record of any current notice or order issued for this property.

Craig Kingston
Municipal Building Surveyor

CITY OF GREATER BENDIGO

PLEASE NOTE

This information is provided in good faith. Council accepts no responsibility for any errors or omissions.

City of Greater Bendigo
1300 002 642 | 189-229 Lyttleton Terrace, Bendigo | 125 High Street, Heathcote
PO Box 733 Bendigo VIC 3552 | requests@bendigo.vic.gov.au | www.bendigo.vic.gov.au

If you are deaf, hearing or speech impaired,
please call us via the National Relay Service
on **133 677** or **www.relayservice.com.au**

Coliban WATER

ABN 96 549 082 360

1300 363 200
www.coliban.com.au
PO Box 2770 BENDIGO DC
Victoria 3554

Bare Legal C/- LANDATA
Two Melbourne Quarter, Level 13, 697 Collins Street
Docklands

Information Statement Issue Date:
26 August 2026

Your Reference:
81677838-001-1

Settlement Date:
28 August 2026

Information Statement Number:
ISN-0000060582

Property Number:
LOC-000021144

Settlement Payment Reference:
2000000211445

Amount Due:
$0.00

Information Statement

(Special Meter Read)

Service Address: 14 Race Street, Flora Hill, VIC, 3550

Owner(s):	**Title(s):**
14 Race Street Pty Ltd (ACN 619 189 258) atf 14 Race Street Trust	Lot 1, Plan of Subdivision, Plan Number 910344S, Volume 12485, Folio 983, Parish of Sandhurst

Account Calculation:	
Fees and Charges	$0.00
Scheme Arrears	$0.00
Total amount in arrears:	$0.00
Calculated charges from last billing date to 28-08-2026 as detailed on the following page/s.	$0.00
Amount Due:	$0.00

If you are making a settlement payment via PEXA, please use the biller code 39156 and the settlement payment reference number detailed above.

In accordance with Section 275 (1) of the Water Act (1989), the person /s who becomes the owner of the property must pay any amount that is a charge on that property under Section 274 (4A).

Unless prior consent has been obtained, the Water Act (1989) prohibits:
The erection and/or placement of any building, wall, bridge, embankment, fill or removal of earth, machinery or other structure on land over which an easement exists, or within one (1) metre laterally, of any works of Coliban Water.

Property Number: LOC-000021144
Service Address: 14 Race Street, Flora Hill, VIC, 3550

Details for Services provided and their tariffs:

Encumbrances and other information:

* This property is connected to the sewer main via a private combined drain which is not an asset of Coliban Water. Applicants may need to undertake further enquiries to ascertain the actual connection point of the property.

* Water Available

* Sewerage Available

* Vacant Land.

* All acquisitions and dispositions are to be forwarded to Coliban Water via email: revenue@coliban.com.au

* Could the applicant please phone for an update on this certificate prior to settlement. Alternatively, you can email revenue@coliban.com.au for an update and provide the ISN number (Information Statement number) and settlement date in your email.

* Information Statements are valid for a period of 90 days from application date for service charges only.

* If you are making a settlement payment via PEXA, please use the biller code 39156 and the settlement payment reference number detailed on page 1. Once settlement is complete to ensure all the required information under the Water Act 1989, Section 159 continues to be provided to us during the property settlement process. Please advise all of the following details on the Notice of Acquisition/Disposition (with the relevant ownership details i.e. lot number/s, plan of subdivision number/s, volume number/s, folio number/s. The version of information being provided to the State Revenue Office (SRO) is adequate for our requirements.

Regards,

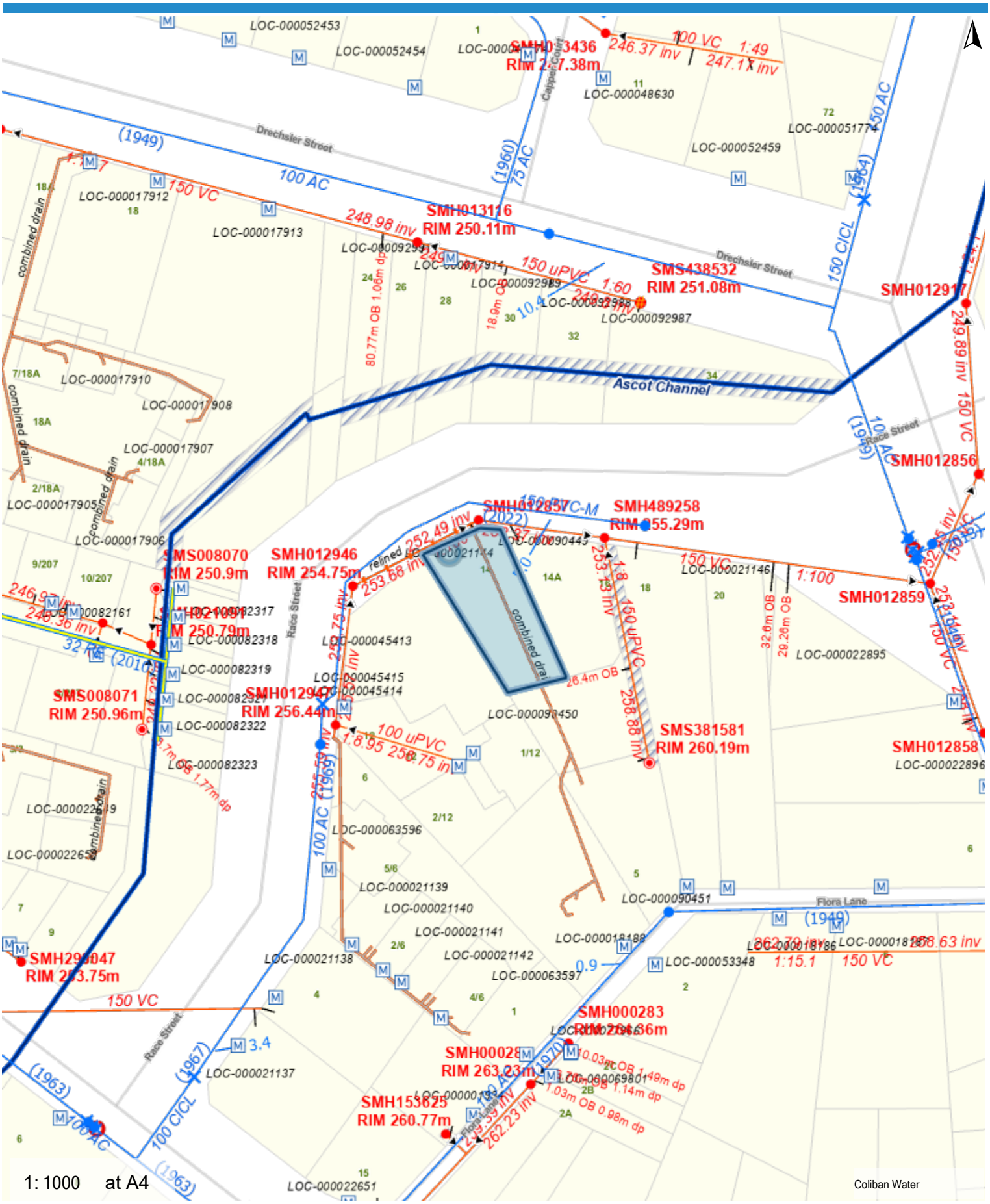


Customer Solutions Department

Property Report

Date: 26/08/26

Property Address: 14 Race Street, Flora Hill, VIC, 3550



Disclaimer: Coliban Water makes no representation or warranty regarding the accuracy or completeness of the information in this document. Coliban Water further accepts no responsibility for any omissions or inaccuracies that may exist, and disclaims all liability for any loss or damage which may arise directly or indirectly from reliance on the information in this document, whether or not that loss is caused by any negligence on the part of Coliban Water or its employees.

Our ref. PAS 21662 & SME 21662 **Contact:** Aaron Kenworthy 03 5448 0711

2 September 2026

Mike Webster
9 Jewell Court
EAST BENDIGO VIC 3550

Dear Mike

Required Coliban Water sewer works relating to PS 9103344S (Lots 1-4) and Sewer Main Extension 21662 - 14 Race Street, Flora Hill

This letter confirms that Coliban Water is currently investigating sewer infrastructure works that affect Lots 1, 3 and 4 at 14 Race Street, Flora Hill.

Following the issue of the Statement of Compliance and Practical Completion for the development, it was identified that an existing private sewerage drain (combined drain) servicing the residence at 3 Flora Lane remains in place.

Based on our investigations, the relocation of this drain should have been addressed as part of the development works before the Statement of Compliance was issued.

Coliban Water acknowledges that this matter was not identified at the time and is not the responsibility of the developer. Accordingly, any works required to provide 3 Flora Lane with a compliant sewer service connection will be managed by Coliban Water and will not be at cost to you as the developer.

Coliban Water is currently assessing options to provide a sewer main connection to service 3 Flora Lane. This means:

- The existing combined drain servicing 3 Flora Lane, traverses Lots 4, 3 and 1 at 14 Race Street and remains an active sewer connection.
- A Sewer Mains Extension is required to continue sewer service to 3 Flora Lane in accordance with current standards and requirement.
- The new sewer main will need to traverse the rear of Lot 4, enabling connection of 3 Flora Lane and permitting the removal/abandonment of the combined drain.
- Until removed/abandoned, the alignment of the combine drain will continue to impact any proposed buildings proposed for Lots 1 & 3.

We request your consideration while Coliban Water completes its investigations and arranges the required rectification works. In the meantime, we recommend that any prospective purchasers are made aware that this matter is under investigation and that rectification works may be required.

As such we will continue to keep you informed as investigations progress and will provide further updates once timing and delivery arrangements have been confirmed.

If you have any questions regarding this matter, please contact Aaron Kenworthy on 03 5434 1388 or via email aaron.kenworthy@coliban.com.au.

Yours sincerely



Monte Heintz
Development Engineering Manager

TERRACO

Civil Engineers
Project Managers
Development Consultants

APPROVED DRAINAGE PLAN

PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME

NO: DS/497/2021

Delegated Officer: Liz Commadeur
For and on behalf of the City of Greater Bendigo

Date: 23 March 2022 Page 1 of 4
All of this Document

ORIGINAL DRAWINGS
(These are the originals only if this text is RED)

GREATER BENDIGO CITY COUNCIL
ENGINEERING PLANS

APPROVED BY: Peter Brasier

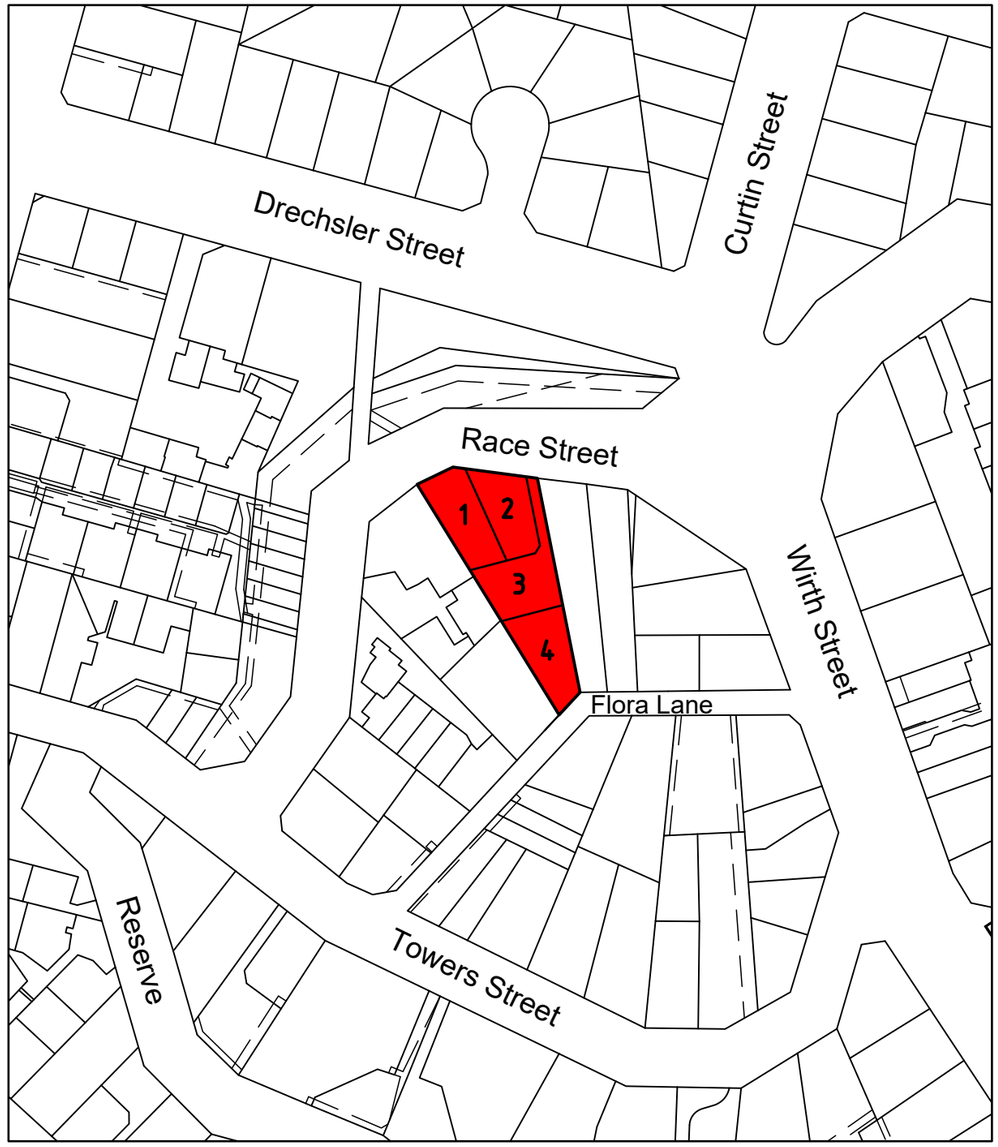
DATE: 23 March 2022

Mike Webster

14 Race Street
Layout and Drainage Plans

Not Yet Approved by Council

Drawing file:	LTO Ref:	Council Ref:	Water Auth. Ref:	Terraco Ref:	Version
20175 00 FP Council.dwg	----	DSD/729/2018	----	20175	2



Locality Plan - Flora Hill

NOT TO SCALE

Sheet Index

Sht	Ver	Description
1	1	Index & Locality Plan
2	1	Layout Plan
3	1	Drainage Longitudinal Section & Pit Schedule

GREATER BENDIGO CITY COUNCIL
ENGINEERING PLANS

APPROVED BY: Peter Brasier

DATE: 23 March 2022

GENERAL NOTES

1. Works are to comply with the current standards and specifications of the municipality. Contract is in accordance with AS2124-1992 including annexures.
2. This stage consists of lots 1 to 4.
3. The contractor must adhere to the code of practise for "Safety Precautions in Trenching Operations" under the "Occupational Health and Safety Act 2004".
4. The contractor must contact all servicing authorities to arrange service locations prior to commencement of excavation for this project.
5. Easements shown on these plans are 2.0m wide drainage easements, unless indicated otherwise.
6. Drainage pipes and pits are to be at 1.0m offset to property boundaries unless shown otherwise.
7. Drainage pipes are to be flush joint class 2 reinforced concrete unless shown otherwise.
8. Pits are to be constructed in accordance with the current standards of the Municipality.
9. Steel grates are to be hot dip galvanised after manufacture. The top of all grates must be approximately 150mm below the surrounding surface level. Grates are to be full pit size (ie. not insert grates) unless indicated otherwise.
10. Property drainage connections (150mm diameter) are to be provided in all easement pits, and in road drainage pits where shown.
11. Side entry pits in rollover kerb & channel are to be constructed using an approved rollover type lintel.
12. Step irons are not to be provided in any drainage pits.
13. Pipe stubs are to consist of one full pipe length unless shown otherwise.
14. Finished levels for Side Entry Pits must be determined from kerb levels, and lids should be sloped to suit nature strips etc. The FSL's indicated in the pit schedule are not kerb levels.
15. All trenches crossing pavement areas or beneath kerb or footpath are to be backfilled with 3% cement stabilised class 1 or class 3 fine crushed rock.
16. 150mm PVC pipes shown in the road reserve are for house drainage connections. They are to consist of sewer grade (SN8) uPVC pipes layed at 0.3m offset from the back of kerb with a minimum cover of 400mm. PVC Oblique branches are to be provided for each property as shown.
17. Fill areas are to be cleared and stripped of all organic material and topsoil prior to placement of selected fill material. Fill areas are to be inspected by the supervising Engineer prior to any fill being placed. Fill is to be placed and compacted in layers, with a minimum compaction of 95% of the maximum dry density as determined by the standard compaction test being achieved. 98% of maximum dry density must be achieved within road pavement areas.
18. All concrete must have a minimum compressive strength of 25MPa at 28 days. Kerb & Channel concrete must have an equivalent strength using not less than 280kg of cement per m3 of concrete.
19. Footpath crossovers are to be provided at locations where the footpath meets the kerb and channel. Refer to council SD15 for details.
20. Maximum driveway grade for any allotment is 1 in 7.
21. Minimum finished grade on any allotment is 1 in 150.
22. 50mm diameter service conduits are to be provided for water and gas services at the locations indicated on the plans.
23. Electricity cable conduits are to be installed as shown on the Power cable reticulation plan, in accordance with the requirements and specifications of Powercor.
24. Telstra conduits are to be installed as shown on the Telstra cable plan.
25. The location of all service conduits is to be marked 5mm into the face of both kerbs, immediately above the conduit with a uniform 50mm high letter (W,G,E,T etc.). Where conduits cross footpaths, the location is to be marked in the path (near the edge) in the same fashion.
26. Nature strips are to be topsoiled to a depth of approximately 100mm using material stockpiled from stripping, or approved imported material.
27. Pavement Testing. Tests to be completed at minimum 50m intervals. Pavement material to be placed and compacted in layers with minimum compaction of 100% of the maximum dry density as determined by the modified compaction test being achieved.
28. In accordance with Aboriginal Affairs Victoria guidelines, if any Aboriginal cultural material is discovered during construction the following will occur:
Works will cease immediately upon the discovery of any Aboriginal cultural material, and Aboriginal Affairs Victoria will be notified immediately of any such discovery at GPO Box 2392V, Melbourne 3001 or on (telephone) 1300 551 380.
If any suspected human remains are found, work in the area will cease and the Victoria Police and the State Coroner's Office will be informed of the discovery without delay. The State Coroner's Office can be contacted at any time on telephone (03) 9684 4444.
If there are reasonable grounds to suspect that the remains are Aboriginal, the discovery will also be reported to Aboriginal Affairs Victoria on telephone 1300 888 544 or (03)9208 3287 and the provisions of Division 2 of Part 2 of the Aboriginal Heritage Act 2006 will apply.
Officers of Aboriginal Affairs Victoria will be permitted access to the site at any reasonable time, for the purpose of monitoring adherence to conditions above.
29. The contractor must provide CCTV Survey of all new drainage pipes (300mm diameter and larger) at completion of works.

Ver	Revision Description	Date
6		
5		
4		
3		
2	Dual pipes added	22/03/2022
1	Original Issue	04/02/2022
0	Draft	-

Designed G.OShea Mar 2022 | Checked D.Robinson Mar 2022 | Approved A.Mertens Mar 2022

Notes/Legend

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Scale (m) NTS

All lengths are in metres and all levels are to Australian Height Datum (Original Sheet Size is A3)

City of Greater Bendigo - Flora Hill
Mike Webster
14 Race Street
Index & Locality Plan

Drawing file:	LTO Ref:	Council Ref:	Water Auth. Ref:	Terraco Ref:	Version	Sheet
20175 01 Notes COGB.dwg	----	DSD/729/2018	----	20175	2	1 of 3

Printed: 2022-03-23 08:13:54

Contractor to construct single residential driveway in accordance with IDM SD-240. Crossover to be a minimum width of 3m wide. Driveway to be constructed with 125mm thick concrete with a strength of 25 MPa and a 100mm minimum compacted depth with class 3 FCR bedding. Remove barrier kerb and channel shown in red for lot 3 driveway and dispose of offsite. Provide layback as per the IDM SD-120 and neatly reinstate.

GREATER BENDIGO CITY COUNCIL
ENGINEERING PLANS

APPROVED BY: Peter Brasier

DATE: 23 March 2022

Pit 1.2 to match into concrete driveway height with class D lid.

Class D lid.

Race Street

Flora Lane

(2x)100 PVC

150 PVC

150 PVC

1.00

1.1 1.2 1.3 1.4

3.70

3.0

42.19

22.90

28.98

BEWARE
EXISTING SERVICES
IN THIS VICINITY

3m Sewer &
Drainage easement.

2
422m²

3
536m²

4
473m²

1
479m²

Construct house drain to connect to kerb with SD-140 Heavy Duty Kerb Adaptor. Bring house drains 1m inside boundaries to lots 1 and 2 and bring to surface.

TBM 1
Rivet
RL 254.055

TBM 2
Rivet
RL 263.653

	Area	Volume required	Orifice size	Height	Recommend tank size
Lot 1	479m²	3.19m³	20mm	745mm	5000L
Lot 2	422m²	3.23m³	15mm	730mm	5000L
Lot 3	536m²	3.62m³	20mm	570mm	5000L
Lot 4	473m²	3.24m³	20mm	725mm	5000L

CONTRACTOR TO CONFIRM LOCATIONS & LEVELS OF SERVICES PRIOR TO COMMENCEMENT OF WORKS

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WARNING

BEWARE OF UNDERGROUND SERVICES

THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

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3		
2	Dual pipes added	22/03/2022
1	Original Issue	04/02/2022
0	Draft	-

Designed G.OShea Mar 2022 | Checked D.Robinson Mar 2022

Approved A.Mertens Mar 2022

Notes/Legend

Contours shown on plan indicate the approximate existing surface.
Contour interval 0.1m.

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Scale (m) H 1:250 0 2.5 5

All lengths are in metres and all levels are to Australian Height Datum (Original Sheet Size is A3)

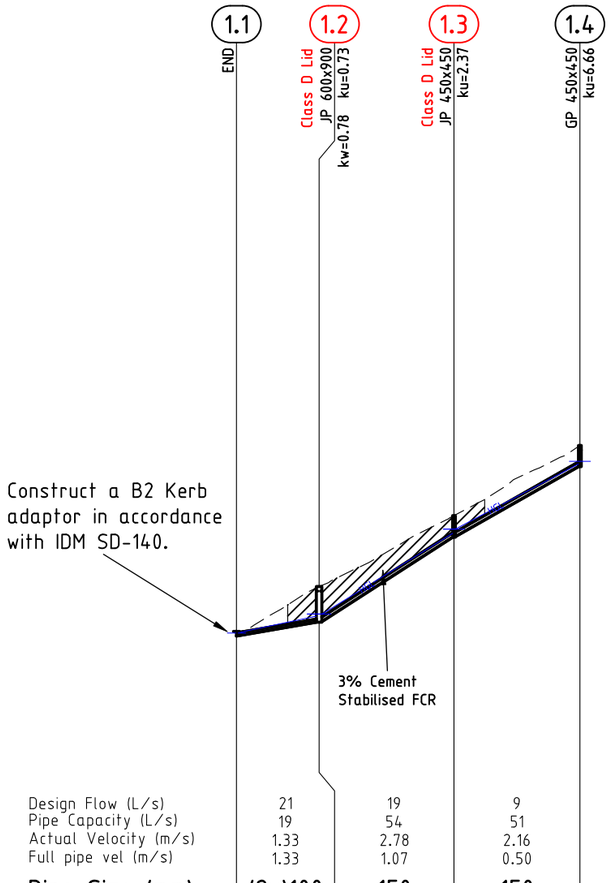
City of Greater Bendigo - Flora Hill

Mike Webster
14 Race Street

Layout Plan

Drawing file:	LTO Ref:	Council Ref:	Water Auth. Ref:	Terraco Ref:	Version	Sheet
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Design Flow (L/s)		21	19	9	
Pipe Capacity (L/s)		19	54	51	
Actual Velocity (m/s)		1.33	2.78	2.16	
Full pipe vel (m/s)		1.33	1.07	0.50	
Pipe Size (mm)		(2x)100	150	150	
(Type)		PVC	PVC	PVC	
Pipe Grade (1 in)		30.0	8.0	9.0	
(%)		3.333	12.500	11.111	
Datum R.L.		242.0			
Invert	253.850	253.850	254.299	254.319	257.069	257.089	259.371
Depth to Inv. From FSL	0.01	0.01	1.16	1.14	0.71	0.69	0.69
H.G.L. Levels	253.95	253.95	254.50	254.56	257.20	257.33	259.46
Finished Surface	253.86		255.46		257.77		260.06
Existing Surface	253.86		255.46		257.77		260.06
Pipe length & Chainage	0.00	13.48	13.48	22.00	35.48	20.54	56.02

PIT SCHEDULE

Pit Name	TYPE	EASTING	NORTHING	INTERNAL WD	LEN	INLET DIA	INV LEV	OUTLET DIA	INV LEV	PIT SETOUT RL	DEPTH	REMARKS
1.4	Grated Pit	258450.962	5926090.690	0.450	0.450			150	259.371	260.063	0.692	
1.3	Junction Pit	258446.943	5926110.832	0.450	0.450	150	257.089	150	257.069	257.775	0.706	Class D Lid
1.2	Junction Pit	258442.640	5926132.402	0.600	0.900	150	254.319	(2x)100	254.299	255.463	1.164	Class D Lid
1.1	End of Pipe	258441.306	5926145.813	0.000	0.000	(2x)100	253.850			253.859	0.009	SD140

NOTE: GRATED PIT COVER LEVELS ARE TO BE SET 150MM BELOW FINISHED SURFACE LEVEL

GREATER BENDIGO CITY COUNCIL
ENGINEERING PLANS

APPROVED BY: Peter Brasier

DATE: 23 March 2022

Ver	Revision Description	Date
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Designed G.OShea Mar 2022 | Checked D.Robinson Mar 2022

Approved A.Mertens Mar 2022

Notes/Legend

Design and HGL based on 20% AEP.

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Scale (m) H 1:1000 0 10 20 | V 1:20 0 0.2 0.4

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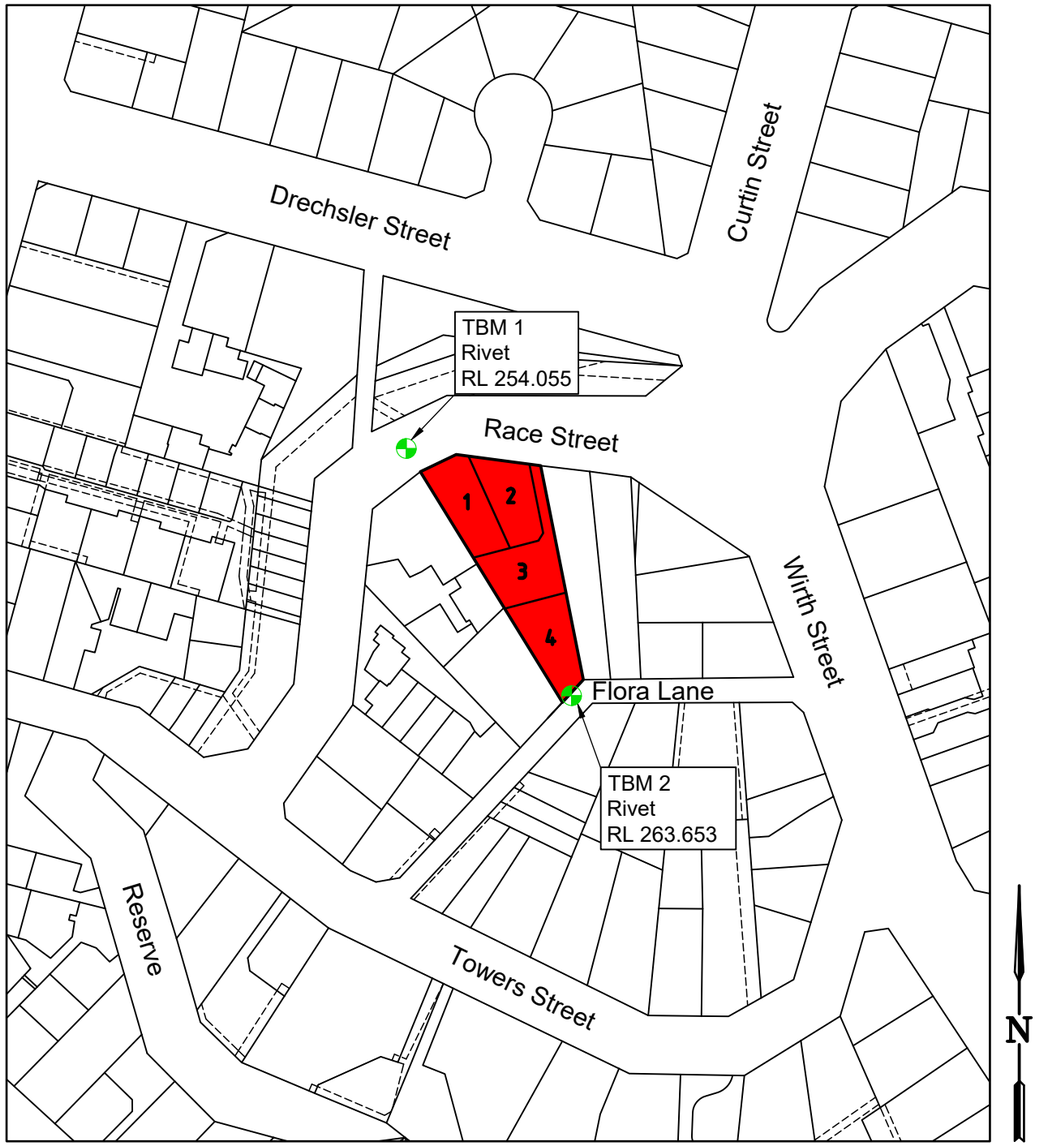
City of Greater Bendigo - Flora Hill

Mike Webster
14 Race Street

Drainage Longitudinal Sections & Pit Schedule

Drawing file:	LTO Ref:	Council Ref:	Water Auth. Ref:	Terraco Ref:	Version	Sheet
20175 3 Drainage.dwg	----	DSD/729/2018	----	20175	2	3 of 3

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Locality Plan - Flora Hill

NOT TO SCALE

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2	1	Sewer Layout Plan
3	1	Sewer Longitudinal Section
4	1	Locality Plan & Water Notes
5	1	Water Layout Plan
6	1	Water Layout Plan 2

GENERAL SEWER NOTES

1. All works are to be carried out in accordance with Water Authority standards and specifications.
2. Contract is in accordance with AS2124-1992.
3. The contractor must locate all services prior to commencement of any works.
4. Sewers are to be 150mm Ø uPVC class SN8 (SEH grade) unless shown otherwise.
5. Property connection points, in the form of inspection openings for shafts or jump ups are to be at finished surface level as per Coliban Water's Annexure.
6. Unless otherwise shown OBs are to be at 1.0m offset to property boundaries.
7. The level of all existing outfall sewers must be checked by the contractor prior to work commencing.
8. In accordance with clause 15 of AS2124-1992, the contractor must ensure the safety of the contractors employees and all other people who are on or adjacent to the site. The contractor must comply with the Victorian Occupational Health and Safety Act.
9. The contractor is not permitted to break into an existing live pipeline, enter a live manhole, or remove the cover of an existing live manhole unless given permission by the Supervising Engineer.
10. All properties are to be fully reinstated to the satisfaction of the Supervising Engineer.
11. All new sewers must be pressure tested. Where the contractor does not have a Quality Assurance system in place, all pipes must be inspected by the Supervising Engineer.
12. Confined Space Entry must be in accordance with both Coliban Water and Occupational Health and Safety requirements. Contractor must not enter a Confined Space until all required information has been submitted to Coliban Water.
13. Sewer mains will be designed and installed in accordance with the Sewerage Code of Australia (WSA02-2002-2.3, Melbourne Retail Water Agencies Edition, Version 1.0), and associated Coliban Water Addendum.
14. All products used for the construction of sewer mains extensions shall be unused. Used products are not permitted and will not be accepted by Coliban Water.
15. Coliban Water is to be advised of any works five (5) days prior to commencement.
16. All sewer mains require CCTV Survey upon completion of works. The contractor is to provide CCTV Survey to Terraco at completion of works, which in turn will be provided to Coliban Water.
17. This design complies with Coliban Water standards and the supply offer dated 15/03/2022.

Asset Recording Requirements

The contractor must record all construction details including invert levels and locations of manholes, sewer ends and oblique branches, and testing details, using appropriate "line sheets".
The information is to be provided to the supervising engineer in a suitable form to enable detailed "as constructed" plans to be produced. Line sheets are available from Terraco, or the contractor may use their own if approved by Terraco prior to works commencing.
The information is to be provided within 1 week of the completion of the works. Claims for payment for construction may be delayed until the line sheets have been received by the supervising engineer.

Ver	Revision Description	Date
6		
5		
4		
3		
2		
1	Verified Design	06/04/2022
0	Original Issue	01/02/2022

Designed G.OShea Feb 2022 | Checked D.Robinson Feb 2022
Approved A.Mertens Feb 2022

Notes/Legend

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Scale (m) NTS

All lengths are in metres
and all levels are to Australian Height Datum
(Original Sheet Size is A3)

Drawing file: 20175 4 C01 Sewer.dwg | LTO Ref: ----

City of Greater Bendigo - Flora Hill
Mike Webster
14 Race Street
Index, Locality Plan & Sewer Notes

Council Ref:	Water Auth. Ref:	Terraco Ref:	Version	Sheet
DSD/729/2018	WME 21662	20175	1	1 of 6

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Asset Recording Requirements

The contractor must record all construction details including invert levels and locations of manholes, sewer ends and oblique branches, and testing details, using appropriate "line sheets".
The information is to be provided to the supervising engineer in a suitable form to enable detailed "as constructed" plans to be produced. Line sheets are available from Terraco, or the contractor may use their own if approved by Terraco prior to works commencing.
The information is to be provided within 1 week of the completion of the works. Claims for payment for construction may be delayed until the line sheets have been received by the supervising engineer.

Race Street

Flora Lane

Contractor to provide before and after photographic evidence of with time and date stamps for all Coliban Water structures each time they are accessed.

Construct manhole on existing Ø150VC sewer main. Class D lid to match driveway. Neatly reinstate .

Trench stops to be placed 8 metres apart, construct in accordance with MRWA-S-206.

MH1.1
Ch0.00
INV 253.12

150 PVC SN8
1 in 8.0, 2.0 o/s

TMS 1.2
Ch46.05
INV 258.88

BEWARE
EXISTING SERVICES
IN THIS VICINITY

Contractors are required to ensure the suitability of the existing DN150 EQ sewer main for a connection. Contractors are advised to provide photographic evidence of the trench where the MH1.1 is proposed on the existing DN150 EN sewer main.

Construct sewer OB connection on existing Ø150 VC sewer main and bring to the surface inside lot 2 with concrete cover.

type OB
o/s 2.2m
Ch 86.35
Approx. 1.81 Deep

3m Sewer & Drainage easement.

Provide cast iron cover.

type OB
Ch 26.49
17.85m o/s

type OB
Ch 45.05
1.0m o/s

Re-use existing sewer connection for lot 1. Contractor to ensure that existing connection is up to Coliban standards.

2
422m²

1
479m²

3
536m²

4
473m²

TBM 1
Rivet
RL 254.055

TBM 2
Rivet
RL 263.653

CONTRACTOR TO CONFIRM LOCATIONS & LEVELS OF SERVICES
PRIOR TO COMMENCEMENT OF WORKS

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WARNING

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Ver	Revision Description	Date
6		
5		
4		
3		
2		
1	Verified Design	06/04/2022
0	Original Issue	01/02/2022

Designed G.OShea Feb 2022 | Checked D.Robinson Feb 2022
Approved A.Mertens Feb 2022

Notes/Legend
Contours shown on plan indicate the approximate existing surface.
Contour interval 0.1m.
Manholes shown in red to have Class D lids.

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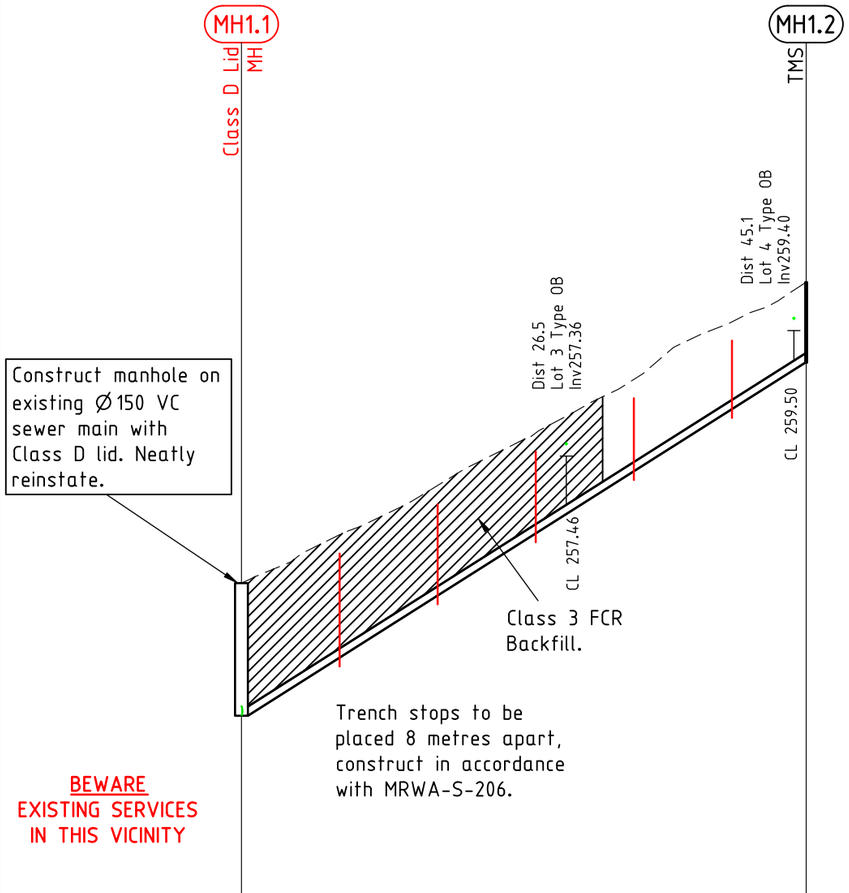
Scale (m) H 1:250 0 2.5 5

All lengths are in metres and all levels are to Australian Height Datum (Original Sheet Size is A3)

City of Greater Bendigo - Flora Hill
Mike Webster
14 Race Street
Sewer Layout Plan

Drawing file:	LTO Ref:	Council Ref:	Water Auth. Ref:	Terraco Ref:	Version	Sheet
20175 4 C01 Sewer.dwg	----	DSD/729/2018	WME 21662	20175	1	2 of 6

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Pipe Size (mm)	150		
Type	PVC SN8		
Pipe Grade (1 in) (%)	8.0 (12.500%)		
Datum R.L.	247.0		
Invert	253.125	253.125	258.881
Depth to Invert From FSL	2.16	2.16	1.31
Finished Surface	255.287		260.194
Existing Surface	255.287		260.194
Chainage	0.00	46.05	46.05

Ver	Revision Description	Date
6		
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3		
2		
1	Verified Design	06/04/2022
0	Original Issue	01/02/2022

Designed G.OShea Feb 2022 | Checked D.Robinson Feb 2022

Approved A.Mertens Feb 2022

Notes/Legend

Manholes shown in red to have Class D lids.
Manholes shown in orange are to be constructed of Polypropylene.

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Scale (m) H 1:500 0 5 10 / V 1:100 0 1 2

All lengths are in metres and all levels are to Australian Height Datum (Original Sheet Size is A3)

City of Greater Bendigo - Flora Hill

Mike Webster
14 Race Street

Sewer Longitudinal Section

Drawing file:	LTO Ref:	Council Ref:	Water Auth. Ref:	Terraco Ref:	Version	Sheet
20175 4 C02 Sewer LS.dwg	----	DSD/729/2018	WME 21662	20175	1	3 of 6

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LOCALITY PLAN

SCALE: 1:20,000
MELWAYS: 607 U10

N

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

WARNING
BEWARE OF ASBESTOS
SOME UNDERGROUND SERVICES MAY BE CONSTRUCTED FROM ASBESTOS CONTAINING MATERIAL. CONTACT THE SUPERINTENDENT FOR INSTRUCTIONS ON HOW TO MANAGE ANY POTENTIAL ASBESTOS HAZARD

DIAL BEFORE YOU DIG
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FOR THE DURATION OF PROCLAIMED WATER RESTRICTIONS, THE CONTRACTOR SHALL CONFORM WITH THE RESTRICTIONS AND ANY OTHER WATER CONSERVATION REQUIREMENTS IMPOSED BY THE WATER AGENCY.

General Notes:

1. Only products approved and catalogued by the Water Agency shall be used.
2. Works must be constructed according to WSA 03-2011-3.1 version 2.0. The Contractor shall ensure that they are conversant with all current revisions, amendments and updates that the relevant Water Agency has made to their standards.
3. DW and NDW assets shall only be constructed after deeper assets affecting the water mains have been constructed (eg: sewerage & drainage assets).
4. This design is to be read in conjunction with road and drainage plans.
5. The Contractor shall obtain a road opening permit for any works within the road reserve and comply with all requirements of the road owner.
6. For interpretation of the symbols used in this design, refer to drawing MRWA-W-100.

Survey, Set Out and Asset Recording:

7. Temporary Bench Marks (TBM) for the set out of works to the Australian Height Datum (AHD) are provided in the design drawings.
8. All levels are in metres to AHD.
9. All co-ordinates are in metres to the Map Grid of Australia (MGA 55-94).
10. The Contractor is directly responsible for ensuring the project set out is consistent with the design. Should actual site conditions conflict in any way with that documented, the Contractor shall contact the Superintendent for clarification before proceeding.
11. The Contractor is to engage a suitably qualified and experienced Surveyor to undertake asset recording of the work. All surveyor works and data recording shall be undertaken in accordance with the MRWA survey manual.
12. All specific pipe materials (eg: PVC-M) shall be indicated in the As Constructed information

Products and Materials

13. For the Pipe Schedule, refer to TABLE .1.
14. For the Pipe Material Schedule, refer to TABLE. 2.
15. For PE pipe construction, refer to drawing MRWA-W-103 and WSA 01 (PE pipeline code). Welders shall be accredited to PMBWELD301A (Butt) and PMBWELD302B (Electrofusion).
16. Pipe and joint deflection must not exceed the manufacturer's specifications for water.
17. All products used for the construction of water mains extensions shall be unused. Used products are not permitted and will not be accepted by Coliban Water.

Appurtenances (Fittings)

18. All valves and hydrants shall be marked according to drawings MRWA-W-300 and MRWA-W-301.
19. Valve surrounds, covers and spindles shall be constructed in accordance with drawing MRWA-W-302.
20. Hydrant surface arrangements shall be constructed in accordance with drawings MRWA-W-303.
21. Flange and flange bolts shall be constructed in accordance with drawings MRWA-W-306A and MRWA-W-306B.
22. For the Hydrant and Washout Schedule, refer to TABLE .3.
23. All valves shall be located directly out from the apex of the splay corner (unless otherwise indicated).

Water Main Alignment, Trenching & Cover

24. Trench, pipe placement, embedment and backfill dimensions as per standard drawing MRWA-W-202.
25. Offsets of mains from property boundaries where not shown on plans; min 600mm (mains < DN100) and min 1m (mains >/ DN100).
26. All water mains shall pass over drains and sewers unless shown otherwise in the design drawings.
27. Curved water main(s) and deflections shall be constructed as per drawing MRWA-W-212.
28. Mains shall be aligned in accordance with the Services Alignment Schedule (Refer to TABLE .5).
29. Tracer wire and marker tape are required for all water mains as per the WSA Code and Coliban Water addendum.

Embedment

30. Embedment shall be placed as per drawings MRWA-W-201 and MRWA-W-202.

Backfill

31. Compaction trials and compaction testing shall be undertaken in accordance with the MRWA Backfill Specifications.

Thrust Restraint

32. For the Thrust Restraint Schedule, refer to TABLE .6.
33. Construct concrete thrust restraints as per drawings MRWA-W- 204, 205A, 205B and 205C.
34. Timber / Recycled plastic blocks as per drawings MRWA-W-204 and MRWA-W-206.
35. Thrust restraints have been designed on the basis of the AHBP (ground strength) nominated in TABLE 6. The Contractor shall confirm the actual ground conditions (using standard drawing MRWA-W-200 as a guide) and discuss with the Superintendent any ground conditions which are found to be different to that nominated.

Property Services

36. Property Services to the end of service shall be constructed as per drawings MRWA-W-110 and MRWA-W-111.

Connections (All types)

37. Connection of >/ DN100 offtakes to existing mains shall be as indicated in the design drawings and as per drawing MRWA-W-106.
38. Connection of DN40, 50 & 63 PE offtakes shall be as per drawing MRWA-W-107.
39. Property Service Connections as per drawing MRWA-W-111.
40. All property service connections to new residential non PE reticulation mains are to be completed using pretapped connectors

Other Services

41. To receive the most up to date information prior to construction, “Dial before you Dig” shall be undertaken to aid in the location of other services. Other services shall be carefully located prior to full excavation at the contractor's cost. Any clashes of proposed new works with other assets shall be reported to the Superintendent immediately for clarification.
42. Offsets to other services shall be as per TABLE 5 or otherwise as per table 5.5 of WSA03-2011 MRWA edition. These clearances shall apply to surface covers as well as underground assets.
43. Vertical Clearances from other services shall be as per TABLE 7

Testing, Asset Acceptance and Live Connections

44. Post construction activities (of both DW & NDW) such as swabbing, water quality testing, pressure testing and chlorination shall be carried out in accordance with WSA03-2011 MRWA edition and the MRWA Water Quality Compliance Specification. All test results shall be documented and reported to the Superintendent.
45. Valves connecting new assets to the Water Agency's live system shall not be operated by the Contractor.

Other Notes

46. Water Main offset to be 2.1m unless shown otherwise.
47. Hydrant marker posts are to be securely anchored in 45cm of concrete which is not to be visableat the surface. Please ensure the details required to be displayed on the hydrant marker posts is painted on using a stencil, and black paint.
48. Decanting water from Coliban Water asset, a fire plug/hydrant, is not acceptable at any time.
49. All works are to be carried out in accordance with current Coliban Water standards and specifications.
50. Contract is in accordance with AS2124-1992.
51. The Contractor must locate all services prior to works commencing.
52. PE pipes installed across intersections are to extend at least 3m beyond the extension of the property lines.
53. The Contractor must supply all assemblies, cast iron covers, surrounds and indicator posts (concreted into position with the distances painted on the post with a stencil) for isolation valves (IV) and fireplugs (FP).
54. This design complies with Coliban Water standards and the supply offer dated 15/03/2022.

TABLE 1. New Pipe Schedule

New Work			Drinking Main	Non-Drinking Main
Size (DN)	Type	Class	Length	Length
100	PVC-M	16	92m	-

TABLE 2. Pipe Material Schedule

MATERIAL	Reference
PVC-M	WSA-PS-209

MATERIAL	Reference
PE (retic & submain)	WSA-PS-207

TABLE 3. Hydrant & Washout Schedule

Main Size	Fitting Type	Ownership	Location	Street	Location
100	HYDRANT	DW	End of Line	Race Street	6.5m E of EBL Lot 3

TABLE 4. Curved Pipe & Deflection Schedule

Location	Method	Offset / Radius (m)	Total Pipe Length (m)	Pipe Lengths (m)

TABLE 5. Service Alignment Schedule (offsets in m)

Location	Water	Sewer	Gas	NBN	Elec	Poles	BOK
Race Street	Varies	1.00 S	3.00 S	Varies S	Varies S (O/H)	19.75 S	-

SERVICES NOT SURVEYED AND ARE SHOWN INDICATIVELY ONLY. CONTRACTOR TO LOCATE PRIOR TO WORKS.

TABLE 6. Thrust Restraint Schedule

Loca-tion	Type	Area (m²)	Depth (m)	Width (m)	Quan-tity	Fittings	AHMP (kPa) Used
A	Detail A-C, MRWA-W-205A	0.28	N/A	N/A	3	45 Bend	50
B	Detail A-C, MRWA-W-205A	0.18	N/A	N/A	1	11.25 Bend	50
C	Detail A-C, MRWA-W-205A	0.46	N/A	N/A	1	11.25+22.5 Bend	50
D	Detail A-E, MRWA-W-205A	0.52	N/A	N/A	1	90 Bend	50

TABLE 7. Vertical Clearances

Existing or proposed Service	Minimum vert. clearance (mm)
Water mains ≤ DN375	150
Water mains >DN375	300
Gas mains	150
Teleco conduits and cables	150

Existing or proposed Service	Minimum vert. clearance (mm)
Electricity conduits and cables	225
Stormwater drains & pits	150
Sewers - gravity	500
Sewers - pressure & vacuum	300

- Vertical clearance between water mains shall depend on the larger main diameter.
- Water mains shall cross over sewers and drains unless shown otherwise.
- Maintain additional clearance from High Voltage electrical cables to allow for a protective barrier and marking.

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Ver	Revision Description	Date
6		
5		
4		
3		
2		
1	Verified Design	06/04/2022
0	Original Issue	01/02/2022

Designed G.OShea Feb 2022 | Checked D.Robinson Feb 2022
Approved A.Mertens Feb 2022

Notes/Legend

Coliban WATER
CITY OF GREATER BENDIGO

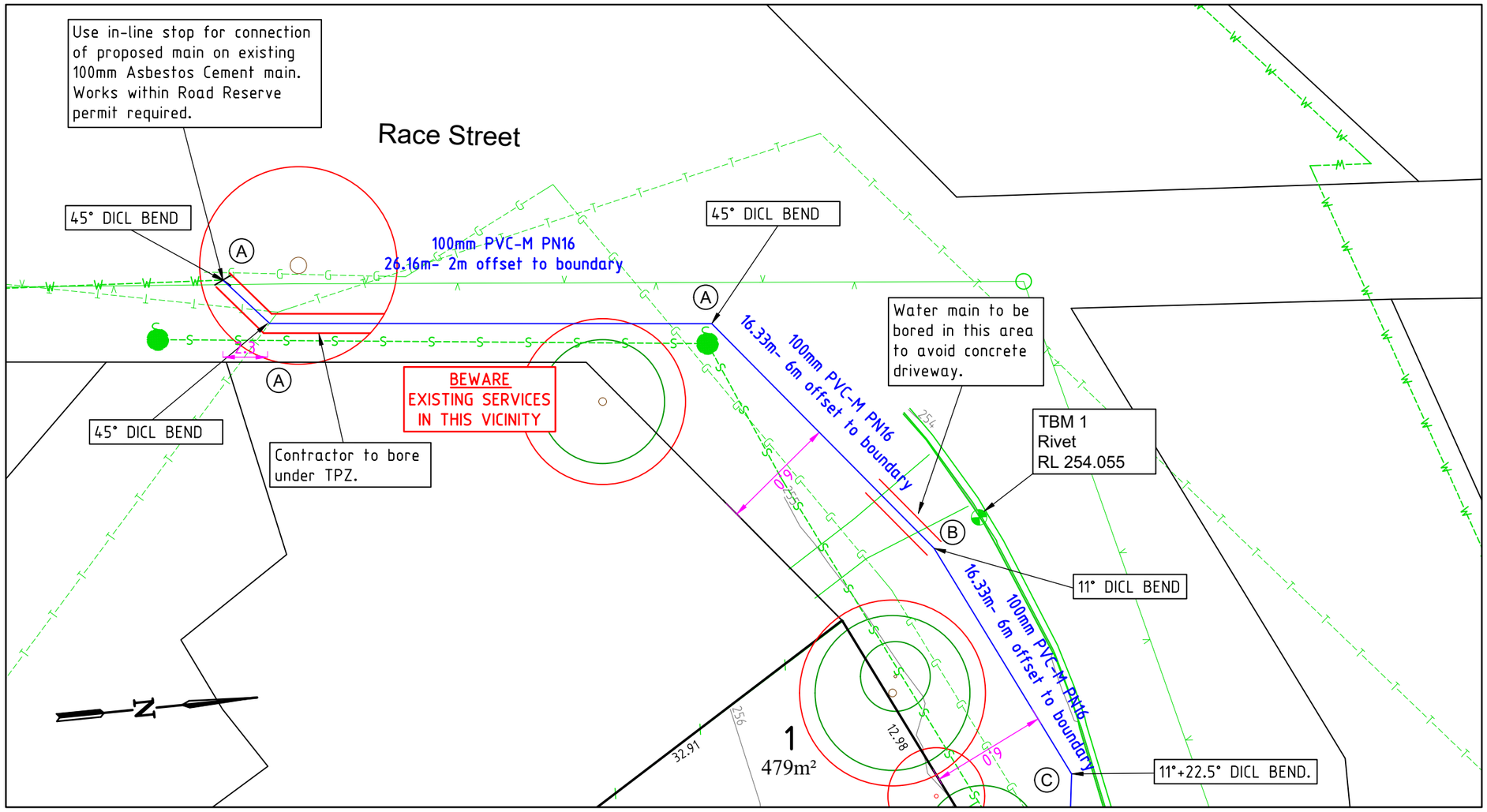
TERRACO
Civil Engineers
Project Managers
Development Consultants

Terraco P/L
ABN 12 681 695 776
9 Jewell Court
East Bendigo, Vic 3550
Ph: 03 5442 5799
Fax: 03 5441 5506
E: info@terraco.com.au
Web: www.terraco.com.au

Scale (m) NTS
All lengths are in metres and all levels are to Australian Height Datum (Original Sheet Size is A3)

City of Greater Bendigo - Flora Hill
Mike Webster
14 Race Street
Locality Plan & Water Notes

Drawing file:	LTO Ref:	Council Ref:	Water Auth. Ref:	Terraco Ref:	Version	Sheet
20175 C03 Water.dwg	----	DSD/729/2018	WME 21662	20175	1	4 of 6



DETAIL PLAN

CONTRACTOR TO CONFIRM LOCATIONS & LEVELS OF SERVICES PRIOR TO COMMENCEMENT OF WORKS

DIAL BEFORE YOU DIG www.1100.com.au

WARNING

BEWARE OF UNDERGROUND SERVICES

THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

Asset Recording Requirements

The contractor must record all construction details including offsets of mains and locations of fittings such as valves, tees fire plugs etc, and testing details, using appropriate "line sheets".
The information is to be provided to the supervising engineer in a suitable form to enable detailed "as constructed" plans to be produced. Line sheets are available from Terraco, or the contractor may use their own if approved by Terraco prior to works commencing.
The information is to be provided within 1 week of the completion of the works. Claims for payment for construction may be delayed until the line sheets have been received by the supervising engineer.

LEGEND

X	VALVE		CHLORINATION
	WATER AUTHORITY HYDRANT. BELOW GROUND.		ELECTROLYSIS
	COUNCIL HYDRANT. BELOW GROUND.		NON RETURN VALVE
	REMOVE FITTING		ENDCAP
	TAPER		FERRULE (MALE OUTLET THREAD)
	SWAB DIRECTION		FL DUCKFOOT BEND WITH HYDRANT
③	SWAB INSERTION POINT		SOC WASHOUT BEND WITH HYDRANT
③	SWAB REMOVAL POINT		

Ver	Revision Description	Date
6		
5		
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1	Verified Design	06/04/2022
0	Original Issue	01/02/2022

Designed G.OShea Feb 2022 | Checked D.Robinson Feb 2022
Approved A.Mertens Feb 2022

Notes/Legend
Contours shown on plan indicate the approximate existing surface. Contour interval 1.0m.
Tree Protection Zone

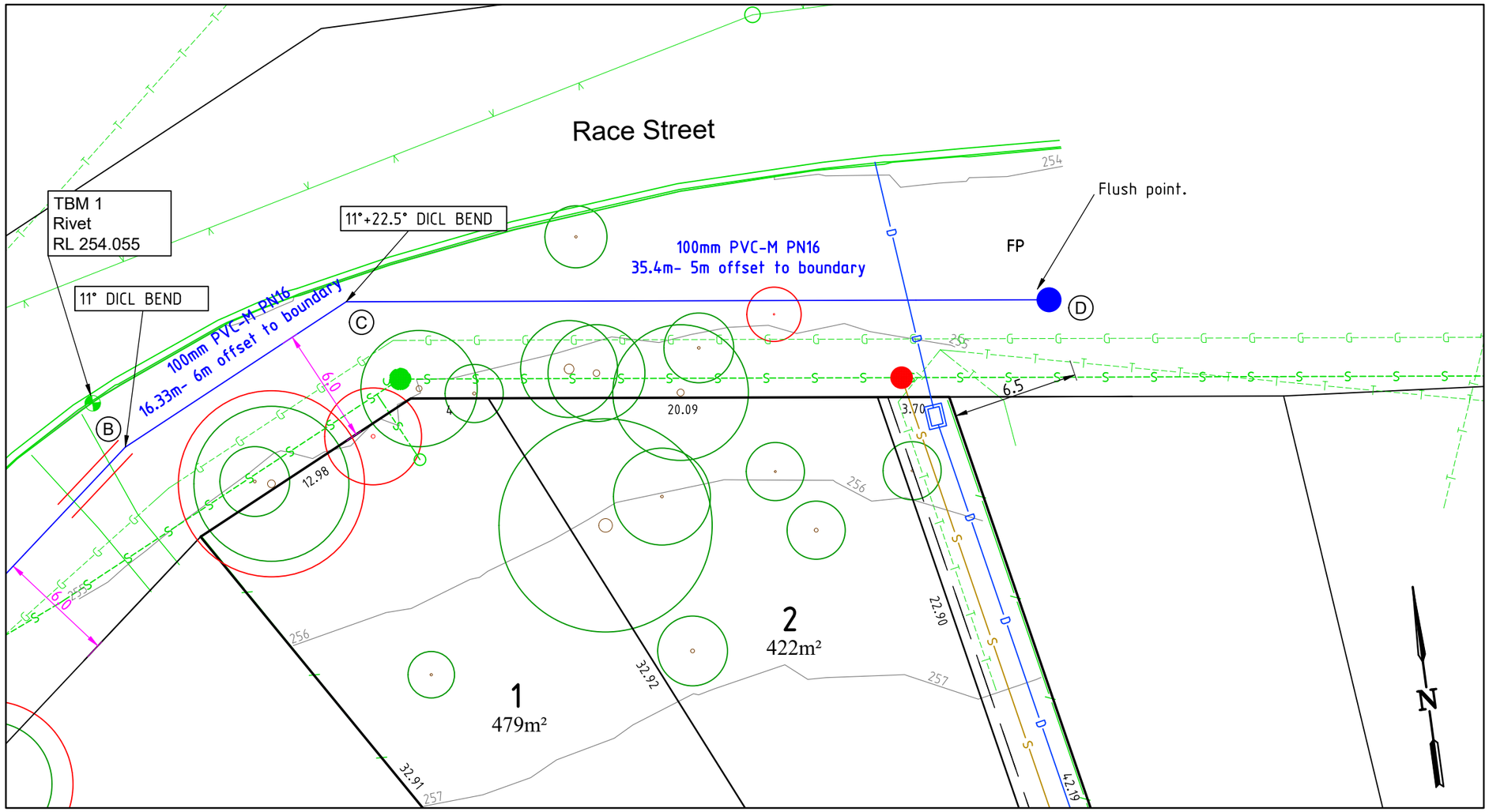
TERRACO Civil Engineers Project Managers Development Consultants
Terraco P/L
ABN 12 681 695 776
9 Jewell Court
East Bendigo, Vic 3550
Ph: 03 5442 5799
Fax: 03 5441 5506
E: info@terraco.com.au
Web: www.terraco.com.au

Scale (m) H 1:250 0 2.5 5
All lengths are in metres and all levels are to Australian Height Datum (Original Sheet Size is A3)

City of Greater Bendigo - Flora Hill
Mike Webster
14 Race Street
Water Layout Plan

Drawing file:	LTO Ref:	Council Ref:	Water Auth. Ref:	Terraco Ref:	Version	Sheet
20175 C03 Water.dwg	----	DSD/729/2018	WME 21662	20175	1	5 of 6

Printed: 2022-06-22 13:50:17



DETAIL PLAN

CONTRACTOR TO CONFIRM LOCATIONS & LEVELS OF SERVICES PRIOR TO COMMENCEMENT OF WORKS

DIAL BEFORE YOU DIG
www.1100.com.au

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Asset Recording Requirements

The contractor must record all construction details including offsets of mains and locations of fittings such as valves, tees fire plugs etc, and testing details, using appropriate "line sheets".
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The information is to be provided within 1 week of the completion of the works. Claims for payment for construction may be delayed until the line sheets have been received by the supervising engineer.

LEGEND

X	VALVE		CHLORINATION
	WATER AUTHORITY HYDRANT. BELOW GROUND.		ELECTROLYSIS
	COUNCIL HYDRANT. BELOW GROUND.		NON RETURN VALVE
	REMOVE FITTING		ENDCAP
	TAPER		FERRULE (MALE OUTLET THREAD)
	SWAB DIRECTION		FL DUCKFOOT BEND WITH HYDRANT
3	SWAB INSERTION POINT		SOC WASHOUT BEND WITH HYDRANT
3	SWAB REMOVAL POINT		

Ver	Revision Description	Date
6		
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Notes/Legend
Contours shown on plan indicate the approximate existing surface.
Contour interval 1.0m.
Tree Protection Zone

TERRACO
Civil Engineers
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Scale (m) H 1:250 0 2.5 5
All lengths are in metres and all levels are to Australian Height Datum (Original Sheet Size is A3)

City of Greater Bendigo - Flora Hill
Mike Webster
14 Race Street
Water Layout Plan

Drawing file:	LTO Ref:	Council Ref:	Water Auth. Ref:	Terraco Ref:	Version	Sheet
20175 C03 Water.dwg	----	DSD/729/2018	WME 21662	20175	1	6 of 6

Printed: 2022-06-22 13:50:17

Property Clearance Certificate

Land Tax

INFOTRACK / BARE LEGAL

Your Reference:	26/6589
Certificate No:	11091279
Issue Date:	25 AUG 2026
Enquiries:	JXD11

Land Address: 14 RACE STREET FLORA HILL VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
REFER TO ATTACHMENT					

Vendor: 14 RACE STREET PTY LTD (ACN 619 189 258) ATF 14 RACE STREET TRUST

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
REFER TO ATTACHMENT					

Comments: Refer to attachment

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

Comments: Refer to attachment

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

Arrears of Vacant Residential Land Tax	Year	Proportional Tax	Penalty/Interest	Total

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	$820,000
SITE VALUE (SV):	$196,496
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$2,467.30**

Notes to Certificate - Land Tax

Certificate No: 11091279

Power to issue Certificate

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

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Apportioning or passing on land tax to a purchaser

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

General information

7. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.

8. An updated Certificate may be requested free of charge via our website, if:
   - The request is within 90 days of the original Certificate's issue date, and
   - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = $975.00

Taxable Value = $196,496

Calculated as $975 plus ($196,496 - $100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $8,200.00

Taxable Value = $820,000

Calculated as $820,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code:5249
Ref: 11091279

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD

Ref: 11091279

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Land Tax

Certificate No: 11091279

Land Address: 14 RACE STREET FLORA HILL VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
24348707	1	910344	12485	983	$636.50

Land Tax Details	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
14 RACE STREET TRUST	2023	$128,777	$611.31	$0.00	$410.57
14 RACE STREET TRUST	2022	$79,539	$328.19	$0.00	$225.93

Comments:

Vacant Residential Land Tax Details	Year	Taxable Value	Tax Liability	Penalty/Interest	Total

Comments:

Current Land Tax Charge: **24348707** **$636.50**

Land Address: 14 RACE STREET FLORA HILL VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
50010976	1	910344	12485	983	$1,830.80

Land Tax Details	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
14 RACE STREET TRUST	2026	$196,496	$1,404.63	$0.00	$660.52
14 RACE STREET TRUST	2025	$210,770	$1,656.80	$0.00	$730.92
14 RACE STREET TRUST	2024	$132,986	$951.23	$0.00	$439.36

Comments: Land Tax of $1,404.63 has been assessed for 2026, an amount of $744.11 has been paid. Land Tax will be payable but is not yet due - please see notes on reverse.

Vacant Residential Land Tax Details	Year	Taxable Value	Tax Liability	Penalty/Interest	Total

Comments:

Current Land Tax Charge: **50010976** **$1,830.80**

Total: **$2,467.30**

Property Clearance Certificate

Commercial and Industrial Property Tax

INFOTRACK / BARE LEGAL

Your Reference:	26/6589
Certificate No:	11091279
Issue Date:	25 AUG 2026
Enquires:	JXD11

Land Address:	14 RACE STREET FLORA HILL VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
24348707	1	910344	12485	983	$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
N/A	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.

Land Address:	14 RACE STREET FLORA HILL VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
50010976	1	910344	12485	983	$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
102.2	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	$820,000
SITE VALUE:	$196,496
CURRENT CIPT CHARGE:	**$0.00**

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 11091279

Power to issue Certificate

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

Amount shown on Certificate

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

Australian Valuation Property Classification Code (AVPCC)

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

Commercial and industrial property tax information

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

Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on commercial and industrial property tax to a purchaser

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

General information

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

Property Clearance Certificate

Windfall Gains Tax

INFOTRACK / BARE LEGAL

Your Reference:	26/6589
Certificate No:	11091279
Issue Date:	25 AUG 2026

Land Address:	14 RACE STREET FLORA HILL VIC 3550

Lot	Plan	Volume	Folio
1	910344	12485	983

Vendor: 14 RACE STREET PTY LTD (ACN 619 189 258) ATF 14 RACE STREET TRUST

Purchaser: FOR INFORMATION PURPOSES

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

Comments: No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:

$0.00

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 11091279

Power to issue Certificate

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

Amount shown on Certificate

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

Windfall gains tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on windfall gains tax to a purchaser

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

General information

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

Windfall Gains Tax - Payment Options

BPAY

Biller Code: 416073
Ref: 11091279

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD

Ref: 11091279

Visa or Mastercard

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

sro.vic.gov.au/payment-options

Important payment information

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

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

HISTORIC MINING ACTIVITY
Form No. 692

28 August, 2026

Property Information:

Address: 14 RACE STREET FLORA HILL 3550

It is advised that:

Our records do not indicate the existence of any mining activity on this site, but the site may be over or close to known mining activity. Note that there may be unrecorded mine openings connecting with such activity. (2)

NOTE: Historic Mining activity information is provided from plans and records that may be incomplete and may not be entirely free from errors. It is provided for information only and should not be relied upon as definitive of the status of any area of land. It is provided on the basis that all persons accessing it undertake responsibility for assessing the relevance and accuracy of its content.
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For queries, contact:

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