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	Lot 713 McIvor Highway, Junortoun 3551	
Vendor's name	McIvor Heights Pty Ltd ACN 650 017 584	**Date** / /
Vendor's signature	Director/Secretary	
Purchaser's name		**Date** / /
Purchaser's signature		
Purchaser's name		**Date** / /
Purchaser's signature		

1 FINANCIAL MATTERS

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

(a) Their total does not exceed: $2,500.00

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

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 as follows:

Planning Permit attached

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:

Not Applicable.

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:

Not Applicable.

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 (a) **Registered Title**
A Register Search Statement and the document, or part of a document, referred to as the 'diagram location' in

that statement which identifies the land and its location.

10 SUBDIVISION

10.1. **Unregistered Subdivision**

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

(a) Attached is a copy of the latest version of the plan if the plan of subdivision has not yet been certified.

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)

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.

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

(04/10/2016)

CONSUMER AFFAIRS VICTORIA

PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 28 February 2023 10:06 AM

PROPERTY DETAILS

Address:	**713 MCIVOR HIGHWAY JUNORTOUN 3551**
Lot and Plan Number:	**Plan CP158677**
Standard Parcel Identifier (SPI):	**CP158677**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**190712**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 608 J8**

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**

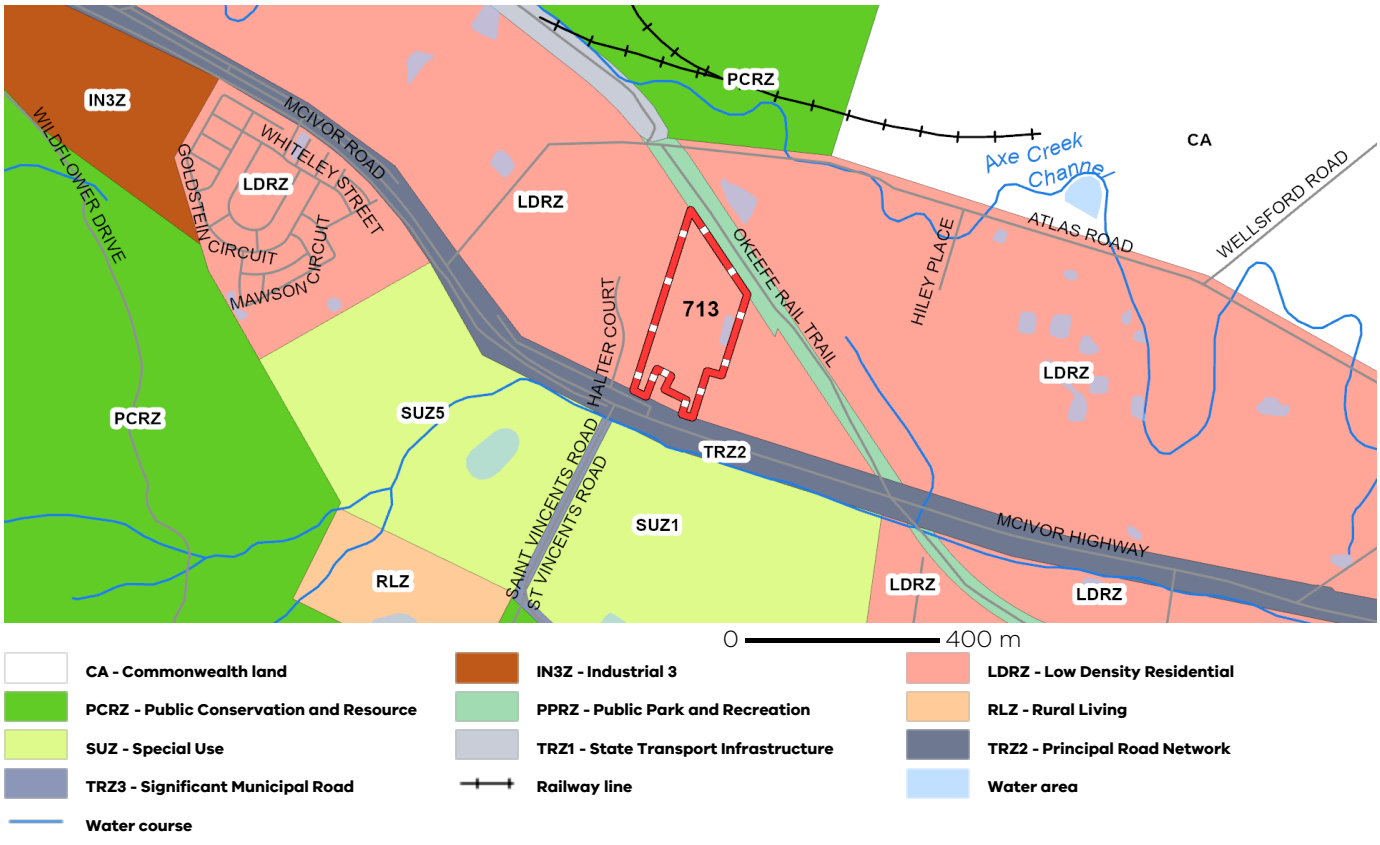
OTHER

Registered Aboriginal Party: **Dja Dja Wurrung Clans Aboriginal Corporation**

View location in VicPlan

Planning Zones

LOW DENSITY RESIDENTIAL ZONE (LDRZ)
SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE (LDRZ)



- CA - Commonwealth land
- PCRZ - Public Conservation and Resource
- SUZ - Special Use
- TRZ3 - Significant Municipal Road
- Water course
- IN3Z - Industrial 3
- PPRZ - Public Park and Recreation
- TRZ1 - State Transport Infrastructure
- Railway line
- LDRZ - Low Density Residential
- RLZ - Rural Living
- TRZ2 - Principal Road Network
- Water area

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

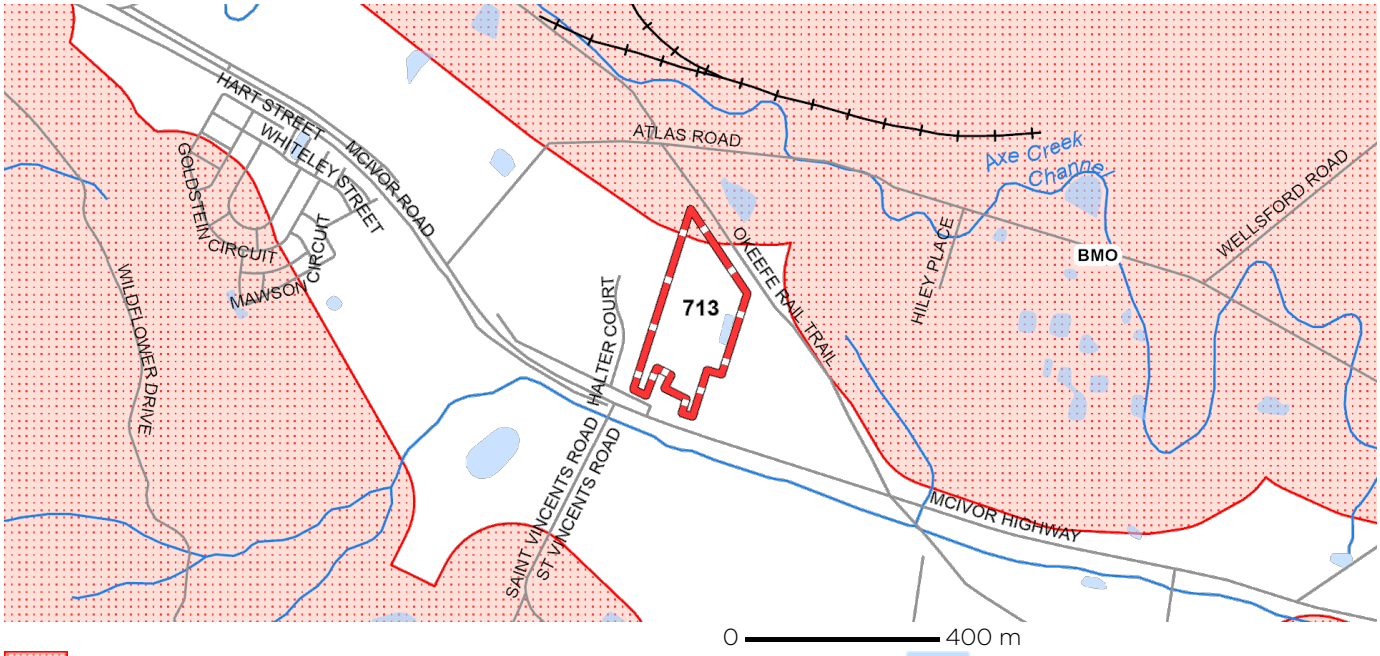
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PLANNING PROPERTY REPORT

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)

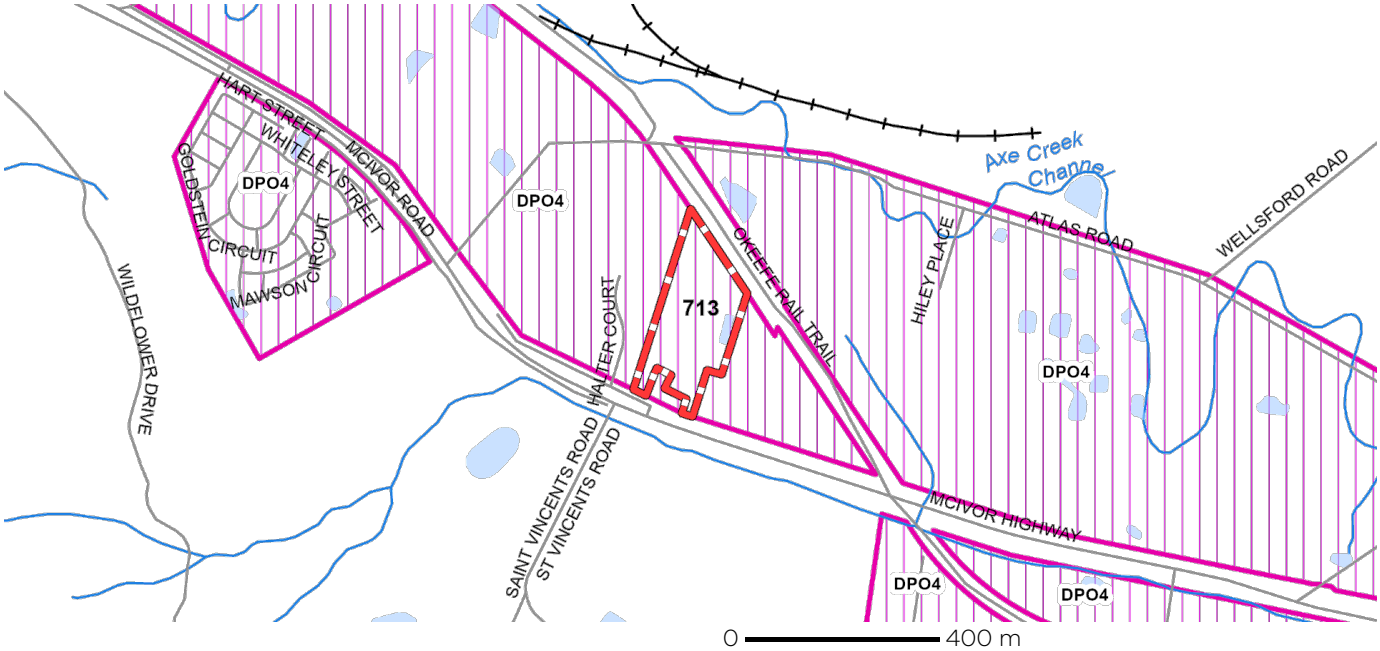


BMO - Bushfire Management Overlay | Railway line | Water area | Water course

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

DEVELOPMENT PLAN OVERLAY (DPO)

DEVELOPMENT PLAN OVERLAY - SCHEDULE 4 (DPO4)



DPO - Development Plan Overlay | Railway line | Water area | Water course

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

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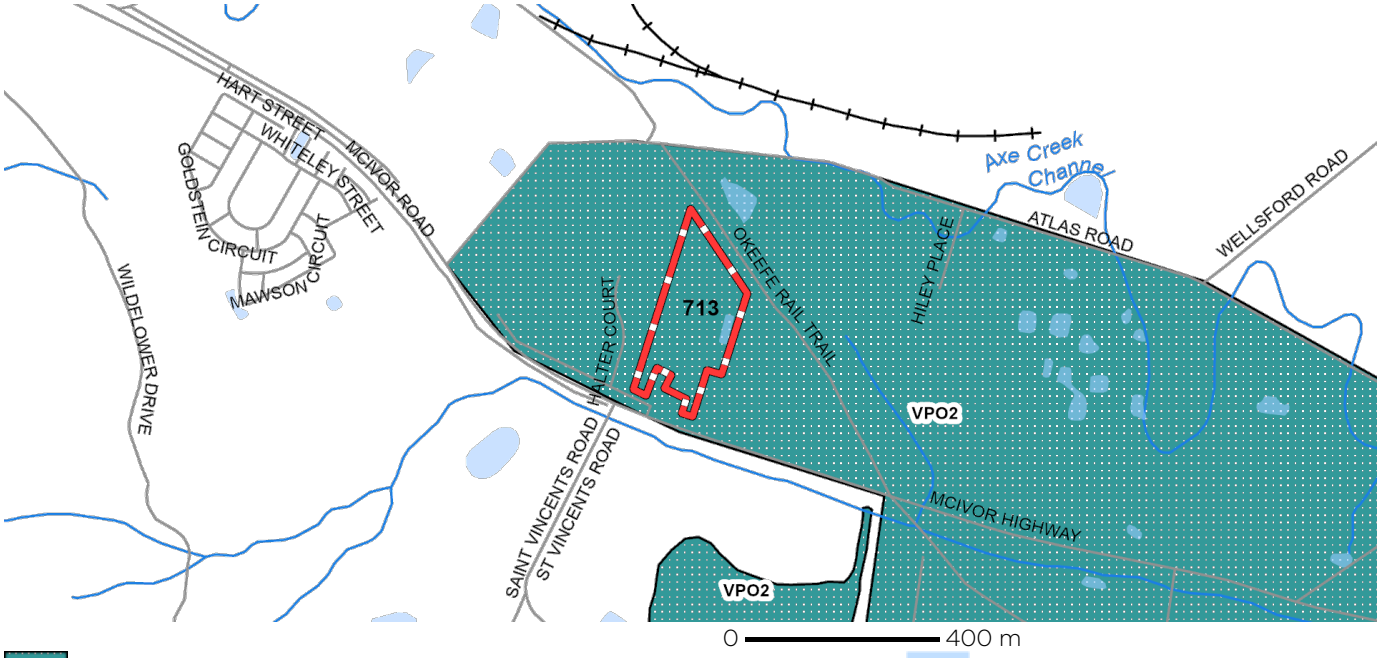
PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

Planning Overlays

VEGETATION PROTECTION OVERLAY (VPO)

VEGETATION PROTECTION OVERLAY - SCHEDULE 2 (VPO2)



VPO - Vegetation Protection Overlay **Railway line** **Water area**

Water course

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

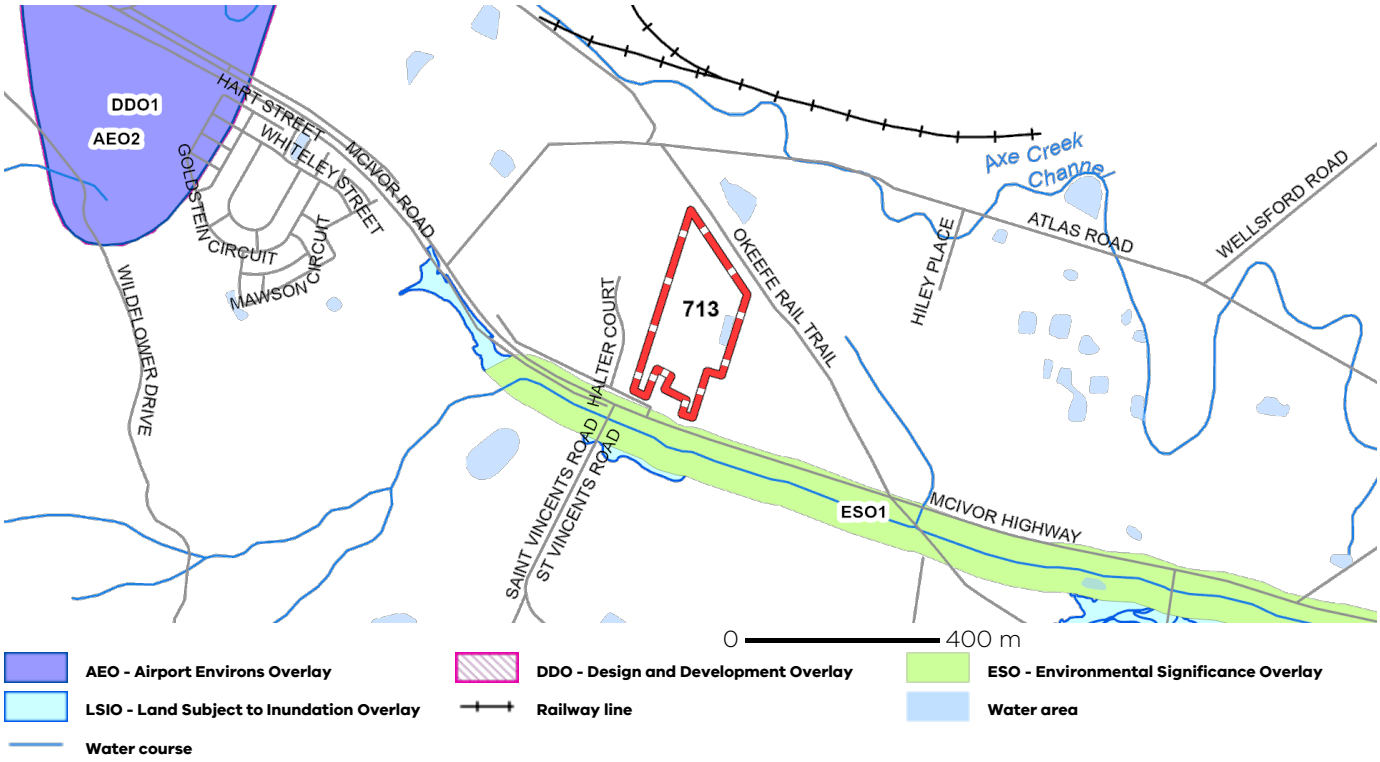
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OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

AIRPORT ENVIRONS OVERLAY (AEO)
DESIGN AND DEVELOPMENT OVERLAY (DDO)
ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



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

Further Planning Information

Planning scheme data last updated on 23 February 2023.

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

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the ***Planning and Environment Act 1987.***
It does not include information about exhibited planning scheme amendments, or zonings that may 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.maps.vic.gov.au/vicplan

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

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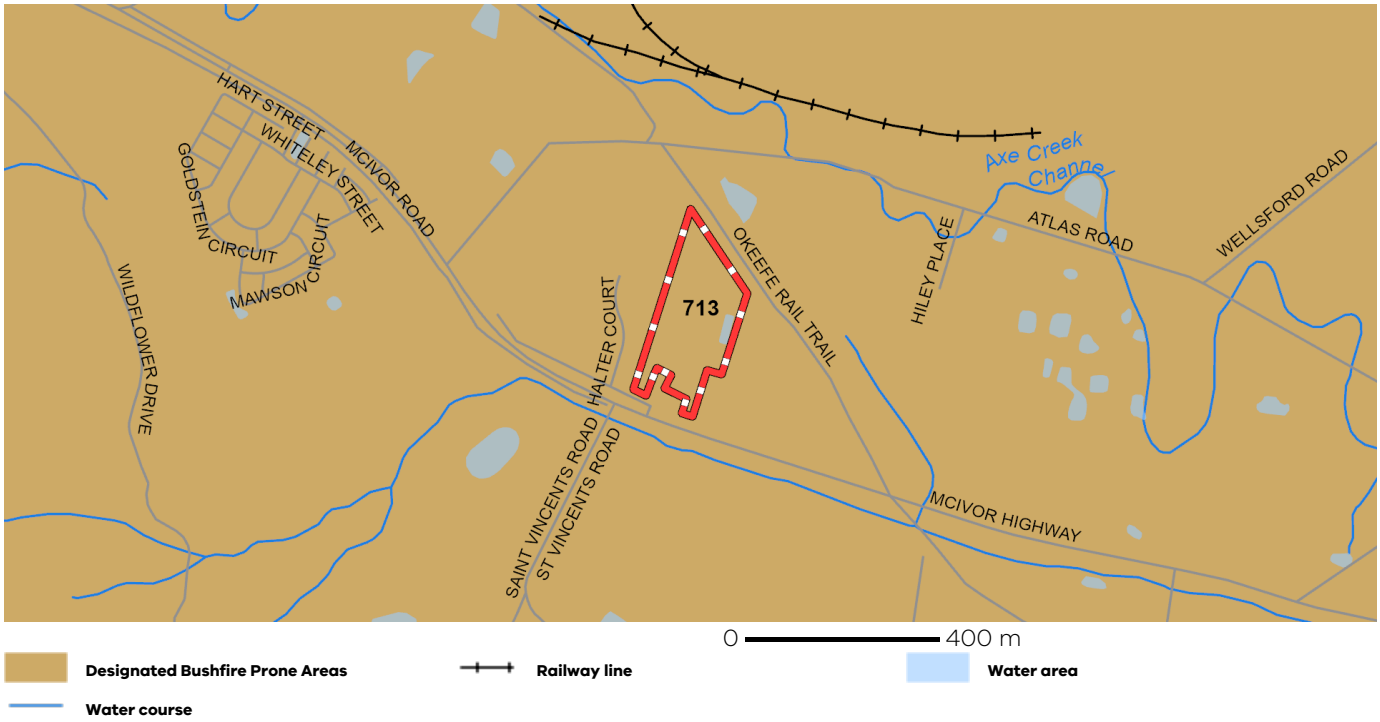
PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

Native Vegetation

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

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

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

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PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 28 February 2023 10:05 AM

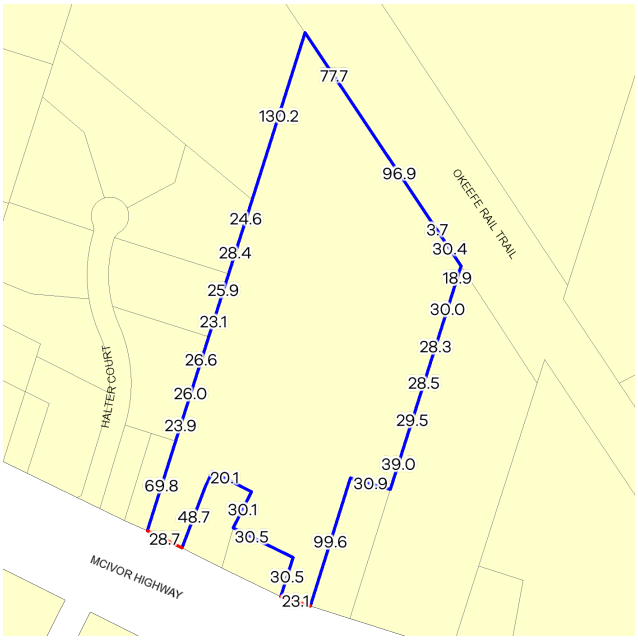
PROPERTY DETAILS

Address:	**713 MCIVOR HIGHWAY JUNORTOUN 3551**
Lot and Plan Number:	**Plan CP158677**
Standard Parcel Identifier (SPI):	**CP158677**
Local Government Area (Council):	**GREATER BENDIGO**
Council Property Number:	**190712**
Directory Reference:	**Vicroads 608 J8**

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: 47969 sq. m (4.80 ha)
Perimeter: 1157 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.

7 overlapping dimension labels are not being displayed

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 address duplication with the Planning Property Reports which are DELWP's authoritative source for all Property Planning information.

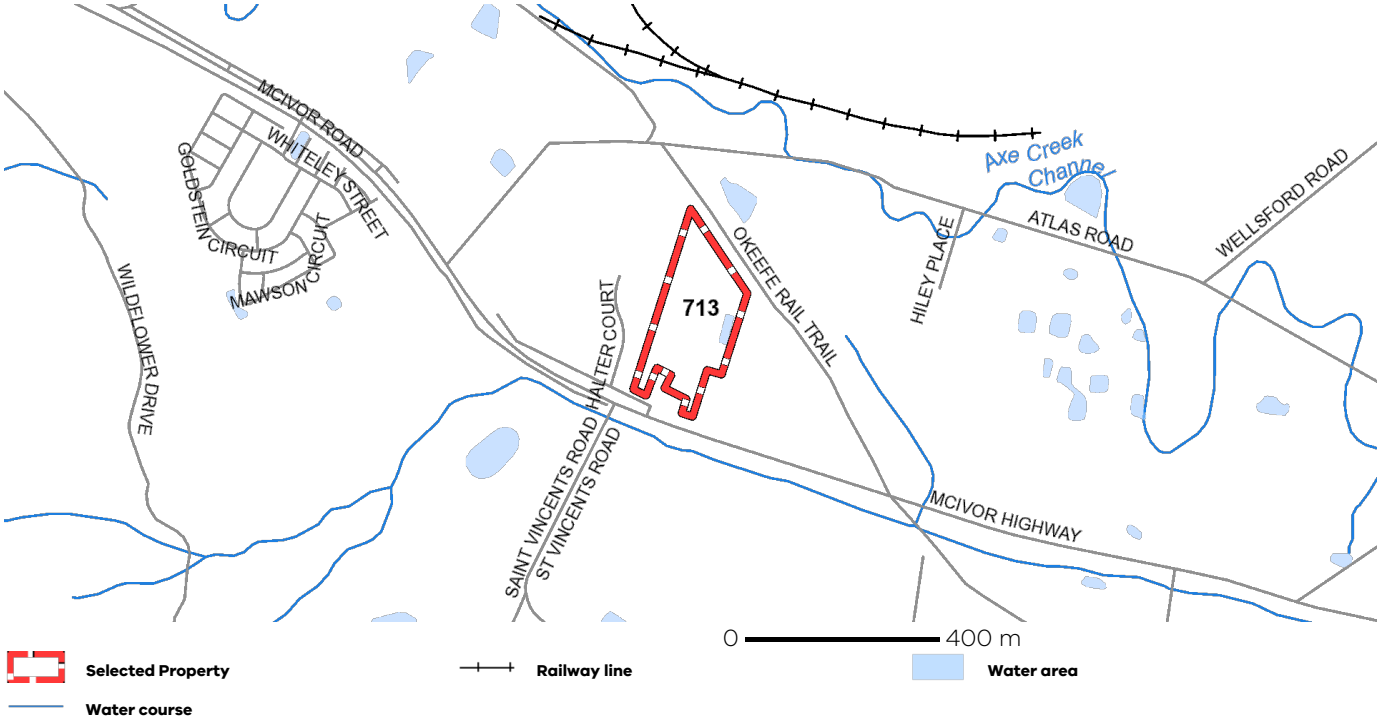
The Planning Property Report for this property can found here - Planning Property Report

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

PROPERTY REPORT

Environment, Land, Water and Planning

Area Map



HISTORIC MINING ACTIVITY
Form No. 692

28 February, 2023

Property Information:

Address: 713 MCIVOR HIGHWAY JUNORTOUN 3551

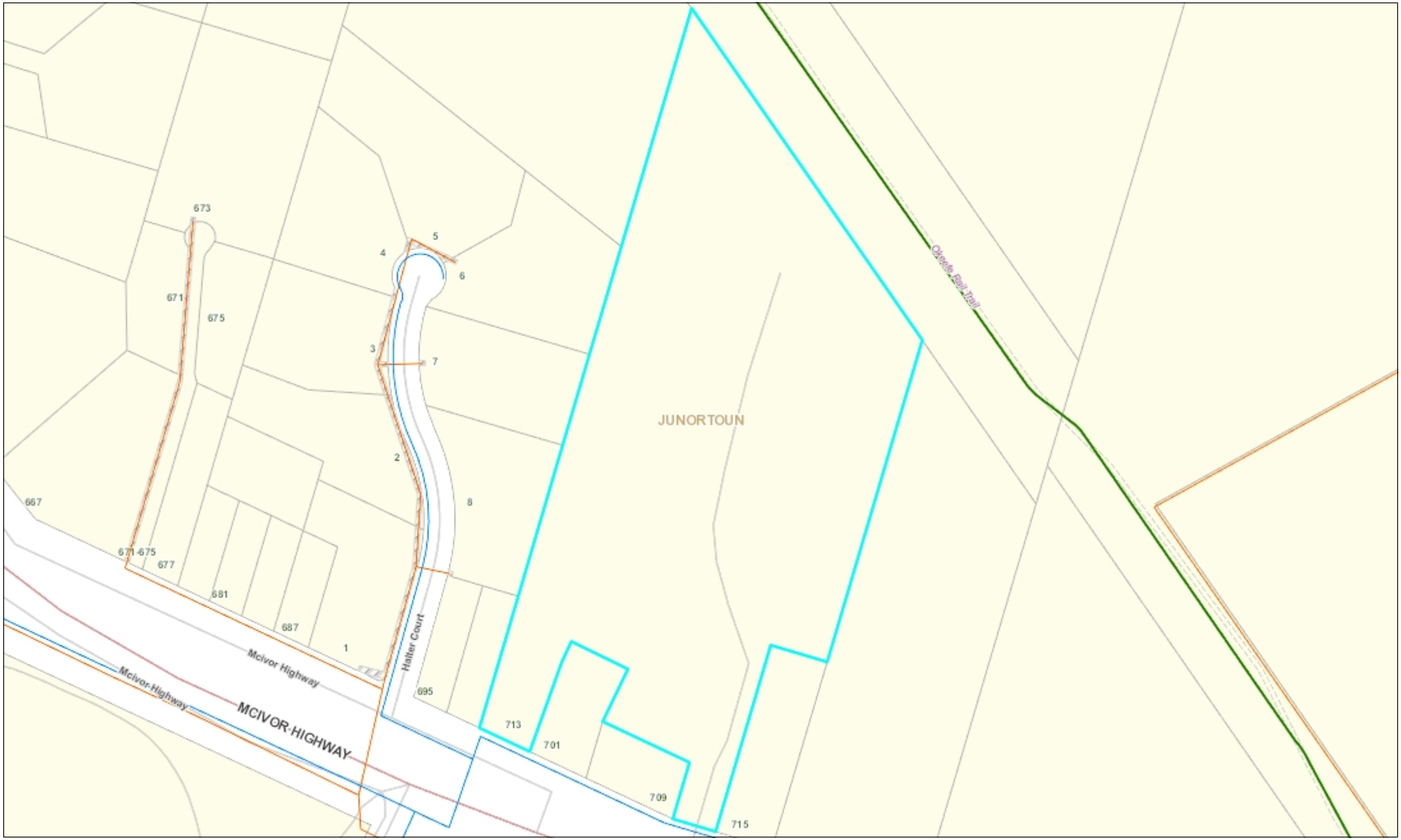
It is advised that:

Our records do not indicate the existence of any mining activity on or under this site, but the site is within an area of past prospecting or mining activity. Note that there may be unrecorded mine workings present. (3)

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.
The State of Victoria and its officers, agents or employees do not guarantee that the work is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this work.

For queries, contact:

Department of Energy, Environment and Climate Action
E-mail: gsv_info@ecodev.vic.gov.au



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Coliban Region Water Corporation

713 MCIVOR HIGHWAY
JUNORTOUN 3551

N

Scale: 1: 2,500 (A4)

Coliban WATER

Date: 28/02/2023

Our Ref: DS/1059/2021
Your Ref:

22 February 2023

McIvor Heights Pty Ltd
C/- Stephen Pole
Spiire
16 Bridge St
BENDIGO VIC 3550

Dear Sir/Madam

Planning permit application DS/1059/2021
713 McIvor Highway, JUNORTOUN 3551
Eighteen Lot Subdivision, Alteration of Access to a Road Zone Category 1 and Removal of Native Vegetation

I wish to advise you that your application for a Planning permit has been approved under the Greater Bendigo Planning Scheme and the permit is enclosed.

Please ensure that you read the conditions relating to this permit carefully as approval is subject to the proposed development complying with all permit requirements.

If you have any questions regarding this planning permit, please contact Carol Lok on 54346355 or email planningadmin@bendigo.vic.gov.au.

Yours sincerely

Ross Douglas
Manager Planning

Note: *This is not a Building permit. If you are constructing or demolishing any buildings please contact the City's Building team on 5434 6347 for advice before commencing any works.*

Greater Bendigo City Council
Address: 15 Hopetoun Street, Bendigo
Postal Address: PO Box 733, Bendigo Vic 3552
T: 1300 002 642
E: requests@bendigo.vic.gov.au
W: www.bendigo.vic.gov.au
A.B.N. 74 149 638 164

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

PLANNING PERMIT

Permit No.	**DS/1059/2021**
Planning Scheme:	**Greater Bendigo Planning Scheme**
Responsible Authority:	**Greater Bendigo City Council**

ADDRESS OF THE LAND: **713 McIvor Highway, JUNORTOUN 3551**
CP 158677

THE PERMIT ALLOWS: **Eighteen Lot Subdivision, Alteration of Access to a Road Zone Category 1 and Removal of Native Vegetation**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Plan must not be altered

1. The layout of the subdivision, as shown on the endorsed plan, must not be altered without the written consent of the Responsible Authority.

Provision of Services

2. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

Easements

3. All existing and proposed easements and sites for existing and required utility services and roads must be set aside in favour of the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for certification under the Subdivision Act 1988.

Referral of Plan

4. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with section 8 of that Act.

Public open space contribution

5. (a) Before the statement of compliance is issued the applicant or owner must pay to the responsible authority a sum equivalent to 5% of the site value of all the land in the subdivision.

   (b) The site value must be determined by an independent valuation of the land undertaken by a suitably qualified practicing land valuer which must be submitted to and approved by the responsible authority. The valuation of the land must be commissioned by and at the full cost of the applicant/owner.

   Note: This condition can be waived should evidence be provided that public open space has previously been satisfied.

Signature for the Responsible Authority

Date Issued: 22 February, 2023

PLANNING PERMIT

	Permit No.	**DS/1059/2021**
	Planning Scheme:	**Greater Bendigo Planning Scheme**
	Responsible Authority:	**Greater Bendigo City Council**
ADDRESS OF THE LAND:	**713 McIvor Highway, JUNORTOUN 3551 CP 158677**	
THE PERMIT ALLOWS:	**Eighteen Lot Subdivision, Alteration of Access to a Road Zone Category 1 and Removal of Native Vegetation**	

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Landscape plan

6. Before a statement of compliance is issued for the subdivision, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and then form part of the permit.

Completion of landscaping

7. Before a statement of compliance is issued for the subdivision, the landscaping works shown on the endorsed landscape plan must be carried out and completed to the satisfaction of the Responsible Authority.

Landscaping maintenance

8. The landscaping works shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority for 24 months after the works are completed, including that any dead, diseased or damaged plants are to be replaced.

Removal of buildings

9. Before a statement of compliance is issued for the subdivision, all buildings on the land must be removed except for any building wholly contained within the boundaries of Lot 11.

Earthworks

10. All earthworks necessary to fill-in the existing dams on the land must be carried out in compliance with Australian Standard AS 3798-2007 - *Guidelines on earthworks for commercial and residential developments*.

Detailed drainage

11. Before a plan of subdivision is certified for the approved subdivision, detailed drainage plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and then will form part of the permit. The plans must be drawn to scale with dimensions and must include:
    (a) direction of stormwater runoff
    (b) a point of discharge for each lot

Signature for the Responsible Authority

Date Issued: 22 February, 2023

(c) independent drainage for each lot

(d) approval from the relevant authority for the point of discharge.

Stormwater detention

12. Before a statement of compliance is issued for the subdivision, the developer must provide onsite surface and stormwater detention to pre-development levels in accordance with plans and specifications to the satisfaction of the Responsible Authority. Allowable discharge: Q_{10} = 51 l/s per hectare.

Stormwater quality

13. Before the subdivision starts, the developer must provide a stormwater treatment system to achieve the "*Best Practice Environmental Guidelines"* storm water quality (Victoria Stormwater Committee 1999) in accordance with plans and specifications to the satisfaction of the Responsible Authority.

Construction of works

14. Road works, drainage and other civil works must be constructed in accordance with the *Infrastructure Design Manual* and plans and specifications approved by the Responsible Authority and must include:

Internal road

(a) fully sealed pavement to Rural Living Access Road standard

(b) vehicular crossings

(c) stormwater drainage

(d) underground conduits for water, gas, electricity, and telephone

(e) appropriate intersection and traffication measures

(f) appropriate street lighting and signage

Rail Trail Path

(g) path to the Rail Trail must be fully sealed and fenced to the satisfaction of the Responsible Authority

McIvor Highway service road – Junortoun service station exit.

(h) fully sealed pavement 3.5m wide with 1.5m shoulders

(i) vehicular crossings where required.

(j) stormwater drainage.

Public assets

15. Before the development starts, the owner or developer must submit to the Responsible Authority a written report and photos of any prior damage to public infrastructure. Listed in the report must be the condition of kerb and channel, footpath, seal, street lights, signs and other public infrastructure fronting the property and abutting at least two properties either side of the development. Unless identified with the written report, any damage to infrastructure post construction will be attributed to the development. The owner or developer of the subject land must pay for any damage caused to any public infrastructure caused as a result of the development or use permitted by this permit.

Construction management plan

16. Prior to commencement of works the owner or applicant must submit a Construction Management Plan (CMP) for approval by the Responsible Authority. The plan must include, but not limited to:
    (a) a site-specific plan showing proposed erosion and sedimentation control works
    (b) techniques and intervention levels to prevent a dust nuisance.
    (c) techniques to prevent mud and dirt being transported from the site to adjacent streets.
    (d) the protection measures taken to preserve any vegetation identified for retention.
17. During construction of works associated with the subdivision, the owner or applicant must employ and provide the protection methods contained in the CMP to the satisfaction of the Responsible Authority and the Environment Protection Agency.

Department of Energy, Environment and Climate Action

18. ***Notification of works***
    a) Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions.

Protection of retained native vegetation.

b) Before works start, a native vegetation protection fence must be erected to protect all native

vegetation to be retained within 15 metres of the works area.

This fence must be erected to delineate the works area as described in *Tree Retention Plan,* Spiire, 11/03/2022 .

This fence must be erected at:

i) A radius of 12 times the diameter of any tree trunk, measured at a height of 1.4 metres above ground level, to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the tree: and

ii) To protect patch(es) of native vegetation not containing trees at a minimum distance of 2 metres from any retained native vegetation.

The fence must be constructed of star pickets and paraweb or similar to the satisfaction of the Department of Energy, Environment and Climate Action. The protection fence must remain in place until all works are completed to the satisfaction of the department.

c) Except with the written consent of the department, within the area of native vegetation to be retained and any tree protection zone associated with the permitted use and/or development, the following is prohibited:

i) vehicular or pedestrian access.

ii) trenching or soil excavation.

iii) storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products.

iv) construction of entry and exit pits for underground services, and any other actions or activities that may result in adverse impacts to retained native vegetation.

Native vegetation removal

d) Native vegetation removal must be in accordance with the extent specified in the Native Vegetation Removal report CUM_2021_068 dated 5 November 2021 noting the retention of trees within *Tree Retention Plan*, Spiire, 11/03/2022. The total area of native vegetation permitted to be removed is 1.064 hectares, comprised of:

- 6 patches of native vegetation with a total area of 0.70 hectares (containing 0 large canopy trees).
- 5 large, scattered trees; and
- 5 small, scattered trees.

Native vegetation offsets

e) To offset the removal of 1.064 hectares of native vegetation, the permit holder must secure native vegetation offsets, in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017) as specified below:

- A general offset of 0.384 general habitat units:
- located within the North Central Catchment Management Authority boundary or City of Greater Bendigo municipal district.
- with a minimum Strategic Biodiversity Value score of at least 0.471.

A large tree offset.

- The offset(s) secured must provide protection for at least 5 large trees.

f) Before any native vegetation is removed, evidence that the required offset for the project has been secured must be provided to the satisfaction of the responsible authority. This evidence is one or both of the following:

- credit extract(s) allocated to the permit from the Native Vegetation Credit Register, and/or
- an established first party offset site including a security agreement to the required standard, signed by both parties, and a 10-year offset management plan to the satisfaction of the Department of Energy, Environment and Climate Action and approved by the Responsible Authority. The offset management plan must detail the 10-year management actions and ongoing management of the site. Every year, for ten years, after the responsible authority has approved the offset management plan, the applicant must provide notification of the management actions undertaken towards implementing the offset management plan to the responsible authority. An offset site condition statement, including photographs must be included in this notification.

A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence by the responsible authority, a copy of the endorsed offset evidence must be provided to the Department of Energy, Environment and Climate Action.

Coliban Water conditions

19. The owner is required to provide reticulated water and sewerage services to each of the lots within the subdivision and comply with any requirements arising from any effect of the proposed development on Coliban Water assets.

Services are to be provided and where necessary, amendments will be required to the existing water supply service pipes and the property service drains in accordance with

Coliban Water's specifications.

20. The reticulated water and sewer main extensions required to service the proposed lots within this subdivision, must be finalised in accordance with Coliban Water's Developer Installed Works process.

21. Please note Under section 165(5) of the Water Act (1989), Coliban Water is not required to ensure that the water pressure is adequate for firefighting.

22. All Coliban Water assets within the subdivision, both existing and proposed, are to be protected by an easement in favour of Coliban Region Water Corporation.

23. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must make payment to Coliban Water of New Customer Contributions (NCCs). These contributions are based upon the number of additional allotments connected (or to be connected) to Coliban Water's water, sewer, or recycled water networks. A quote will be supplied to the owner on the referral of the Certified plan of subdivision.

24. Applications via Coliban Water's Consent to Connect Process is required to be received and consented to, prior to any existing and/or proposed drains or water supply services being amended and/or connected to Coliban Water assets, including entering into a Trade Waste Agreement and complying with our conditions.

25. All private works for water supply and sanitary drainage must be constructed in accordance with the National Plumbing and Drainage Code of Australia being AS 3500, the MRWA Water Metering & Servicing Guidelines 2020 and or any relevant requirements of Coliban Water.

Powercor conditions

26. The plan of subdivision submitted for certification under the *Subdivision Act* 1988 shall be referred to Powercor Australia Ltd in accordance with Section 8 of that Act.

27. The applicant must provide an electricity supply to all lots in the subdivision in accordance with Powercor's requirements and standards.

    Notes: Extension, augmentation, or re-arrangement of Powercor's electrical assets may be required to make such supplies available, with the cost of such works generally borne by the applicant.

28. The applicant shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation

Rules (VSIR).
Notes: Where electrical works are required to achieve VSIR compliance, a registered electrical contractor must be engaged to undertake such works

29. The applicant shall, when required by Powercor, set aside areas with the subdivision for the purposes of establishing a substation or substations.
Notes: Areas set aside for substations will be formalised to Powercor's requirements under one of the following arrangements:
    - RESERVES established by the applicant in favour of Powercor.
    - SUBSTATION LEASE at nominal rental for a period of 30 years with rights to extend the lease for a further 30 years.

      Powercor will register such leases on title by way of a caveat prior to the registration of the plan of subdivision

30. The applicant shall establish easements on the subdivision, for all existing Powercor's electric lines where easements have not been otherwise provided on the land and for any new powerlines to service the lots or adjust the positioning existing easements.
Notes:
    - Existing easements may need to be amended to meet Powercor's requirements.
    - Easements required by Powercor shall be specified on the subdivision and show the Purpose, Origin and the In Favour of party as follows:

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour Of
	Power Line		Section 88 - Electricity Industry Act 2000	Powercor Australia Ltd

Telecommunications

31. The owner of the land must enter into an agreement with:
    (a) a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time
    (b) a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

PLANNING PERMIT

Permit No.	**DS/1059/2021**
Planning Scheme:	**Greater Bendigo Planning Scheme**
Responsible Authority:	**Greater Bendigo City Council**

ADDRESS OF THE LAND: **713 McIvor Highway, JUNORTOUN 3551**
CP 158677

THE PERMIT ALLOWS: **Eighteen Lot Subdivision, Alteration of Access to a Road Zone Category 1 and Removal of Native Vegetation**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

32. Before the issue of a statement of compliance for any stage of the subdivision under the *Subdivision Act* 1988, the owner of the land must provide written confirmation from:
    (a) a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time
    (b) a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Country Fire Authority (CFA) conditions

33. Prior to the issue of a Statement of Compliance under the *Subdivision Act 1988* the following requirements must be met to the satisfaction of the CFA:

Hydrants

(a) Above or below ground operable hydrants must be provided. The maximum distance between these hydrants and the rear of all building envelopes (or in the absence of building envelopes, the rear of the lots) must be 120 metres and the hydrants must be no more than 200 metres apart. These distances must be measured around lot boundaries.

(b) The hydrants must be identified with marker posts and road reflectors as applicable to the satisfaction of the Country Fire Authority.

**Note – CFA's requirements for identification of hydrants are specified in "Identification of Street Hydrants for Firefighting Purposes" available under publications on the CFA web site (www.cfa.vic.gov.au)*

Roads

Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable width.

(c) Proposed roads must have a suitable trafficable width to allow the unimpeded access of emergency fire fighting vehicles (notwithstanding any parking restrictions that Council may apply) to the satisfaction of CFA.

(d) Dead-end roads and cul-de-sacs more than 60mts in length from the nearest intersection must have a turning circle with a minimum radius of 8mts (including rollover kerbs if provided); T or Y heads of dimensions specified by CFA may be used as alternatives.

(e) The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50mts. Dips

must have no more than a 1 in 8 (12%0 (7.1 degrees) entry and exit angle

(f) Curves must have a minimum inner radius of 10mts

Department of Transport conditions

34. Before the plan of subdivision is submitted to the Responsible Authority for certification under the Subdivision Act 1988, the following amendments to the plans submitted with the application must be made:

(a) The Plan of Subdivision shall be amended to include 3 metres by 3 metre splays at the intersection of the McIvor Highway and unnamed road which is to be shown as road vested in Council.

35. Prior to the Certification of the plan of subdivision, plans shall be submitted to and approved by the Head, Transport for Victoria (Head, TfV). When approved by Head, TfV, the plans may be endorsed by the Responsible Authority and will then form part of the permit. The plans shall be annotated to show but not be restricted to:

(a) CHR(S) right turn lane on the McIvor Highway to the existing service road entry point at the western most access to the post office approximately 70 metres east of St Vincent's Road.

(b) An AUL left turn lane from the McIvor Highway to the existing service road entry point at the western most access to the post office approximately 70 metres east of St Vincent's Road.

- The left turn lane must be designed to allow bicycle lanes (2.0m wide).
- The existing shoulder must be reconstructed and sealed to match the full depth pavement required for the left turn lane.

(c) A single exit access must be provided from the subject land to the McIvor Highway approximately 110 metres east of the existing eastern property boundary. This exit access must be sealed and constructed at a location and standard approved in writing by the Head, TfV.

(d) The existing two-way service road shall be converted to one way eastbound from the proposed new sealed entry access point to the new exit only sealed access onto the McIvor Highway

36. No direct access from the proposed subdivision to the McIvor Highway will be permitted.

- All existing accesses located between the new one-way service road entry and exit locations shall be removed, and the table drain, and verge reinstated.
- The applicant shall also advise the property owners currently using these accesses

that the crossovers will be removed

37. Prior to the issue of a Statement of Compliance for the subdivision, all the above works shall be constructed to the satisfaction of and at no cost to Head, TfV

Section 173 Agreement – Protection of Vegetation

38. Before a statement of compliance is issued for the subdivision, the owner must enter into an agreement with the responsible authority and register the agreement on the titles to the relevant lots which provides that:

- The vegetation shown for retention on the *Tree Retention Plan (prepared by* Spiire, dated 11/03/2022) to be protected in perpetuity through a Section 173 Agreement.

The landowner must pay the reasonable costs of the preparation, execution, and registration of the Section 173 Agreement.

Expiry of the permit – for subdivision

39. This permit will expire if:

(a) The plan of subdivision is not certified within two years from the date of this permit; or
(b) The subdivision is not completed within five years from the date of certification of the plan of subdivision.

The responsible authority may extend the time for certification of the plan if a request is made in writing before the permit expires or within six months afterwards.

Expiry of the permit – for native vegetation removal

40. This permit will expire if one of the following circumstances applies:

- The removal, destruction or lopping of native vegetation does not start within two years of the date of this permit.
- The removal, destruction or lopping of native vegetation is not completed within seven years of the date of this permit.

Notes

- Separate consent for works within the road reserve and the specifications of these works is required under the Road Management Act. Please contact VicRoads prior to commencing any works.

PLANNING PERMIT

	Permit No.	**DS/1059/2021**
	Planning Scheme:	**Greater Bendigo Planning Scheme**
	Responsible Authority:	**Greater Bendigo City Council**
ADDRESS OF THE LAND:	**713 McIvor Highway, JUNORTOUN 3551 CP 158677**	
THE PERMIT ALLOWS:	**Eighteen Lot Subdivision, Alteration of Access to a Road Zone Category 1 and Removal of Native Vegetation**	

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- Prior to Certification, the Plan of Subdivision must be referred to Head, TfV, in accordance with Section 8 of the Subdivision Act 1988.
- The Department of Energy, Environment and Climate Action advises that works or other activities on public land, which may affect protected native plants, will require a Protected Flora Permit under the Flora and Fauna Guarantee (FFG) *Act* 1988. All native vegetation likely to be affected should be checked against the Protected Flora List (DELWP 2019) to determine whether FFG approvals are required. Protected Flora Permits can be obtained from the regional office (loddonmallee.environment@delwp.vic.gov.au).
- The Department of Energy, Environment and Climate Action advises that live capture and relocation of native fauna will require a Management Authorisation under the Wildlife Act 1975. A Management Authorisation can be obtained from the department (environmental.research@delwp.vic.gov.au).

Signature for the Responsible Authority

Date Issued: 22 February, 2023

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.
(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the *Planning & Environment Act 1987*)

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The responsible authority may amend this permit under Division 1A of Part 4 of the *Planning & Environment Act 1987*.

WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit, or
- if no date is specified, from:
  (i) the date of the decision of the Victorian Civil & Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
  (ii) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

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

WHAT ABOUT REVIEWS?

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

N

OKEEFE RAIL TRAIL

CLOSE

CARBINE

McIVOR HIGHWAY

3m WIDE WALKWAY

1 2001m²
2 2010m²
3 2019m²
4 2061m²
5 2052m²
6 2031m²
7 2046m²
8 2039m²
9 2076m²
10 2013m²
11 6914m²
12 2479m²
13 2002m²
14 2155m²
15 2037m²
16 2051m²
17 2045m²
18 2056m²

PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME

PLAN REFERRED TO IN PLANNING PERMIT NO: DS/1059/2021

Delegated Officer: Peter O'Brien
For and on behalf of the City of Greater Bendigo

Date: 22 February 2023 **Page 1 of 3**

Proposed Subdivision Plan
Land in CP158677H
713 McIvor Highway, Junortoun

NOTE:
Dimensions and areas are approximate only and are subject to final survey

Scale A3
1 : 1250

12.5 0 12.5 25 37.5
Lengths are in metres

Co-ordinate Datum	MGA55	Sheet 1 of 1	
Drawing No.	309126UD01-2022.03.11	Version 2	
CAD Ref.	G:\30\309126\PLANNING\ACAD		
Drawn By EPS	Checked By	Date 08/12/2021	

REV	AMENDMENT	APP	DATE

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16 Bridge Street
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Document Set ID: 4882486
Version: 3, Version Date: 22/02/2023

APPENDIX 1 - DELWP Native vegetation removal (NVR) report

Native vegetation removal report

This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation*. The report **is not an assessment by DELWP** of the proposed native vegetation removal. Native vegetation information and offset requirements have been determined using spatial data provided by the applicant or their consultant.

Date of issue: **05/11/2021**
Time of issue: **12:33 pm**

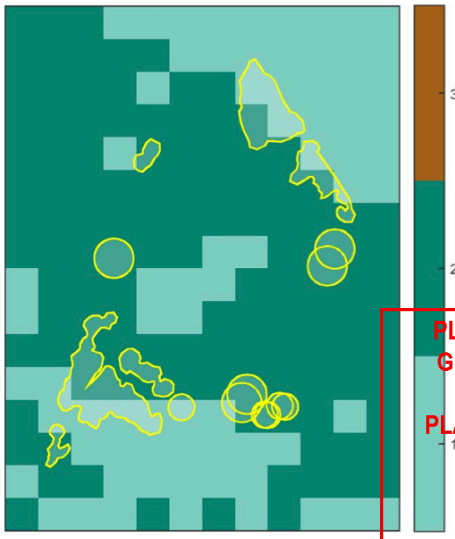
Report ID: CUM_2021_068

Project ID	Job83_713MclvorHwy_VG94_v1

Assessment pathway

Assessment pathway	**Detailed Assessment Pathway**
Extent including past and proposed	1.064 ha
Extent of past removal	0.000 ha
Extent of proposed removal	1.064 ha
No. Large trees proposed to be removed	5
Location category of proposed removal	Location 2 The native vegetation is in an area mapped as an endangered Ecological Vegetation Class (as per the statewide EVC map). Removal of less than 0.5 hectares of native vegetation in this location will not have a significant impact on any habitat for a rare or threatened species.

1. Location map



PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME

PLAN REFERRED TO IN PLANNING PERMIT NO: DS/1059/2021

Delegated Officer: Peter O'Brien
For and on behalf of the City of Greater Bendigo
Date: 22 February 2023

VICTORIA State Government | Environment, Land, Water and Planning

Page 1

Page 2 of 3

OFFICIAL

Document Set ID: 4882480
Version: 1, Version Date: 22/02/2023

78 Atlas Road -
Land currently under consideration for 23 lot residential subdivision -
DS/1073/2021

N

11
6914m²

HABITAT TREE

12
2479m²

10
2013m²

13
2002m²

9
2076m²

14
2155m²

8
2039m²

15
2037m²

SECTION OF DRAIN TO BE BORED TO AVOID IMPACT ON LARGE TREES

7
2046m²

16
2051m²

6
2031m²

17
2045m²

5
2052m²

4
2061m²

18
2056m²

3
2019m²

1
2001m²

2
2010m²

CLOSE

OKEEFE RAIL TRAIL

HALTER COURT

CARBINE

PLANTED NATIVE TREES TO BE RETAINED

OUTFALL DRAIN ALONG EAST SIDE OF LOT 1 TO AVOID LARGE TREES IN SERVICE ROAD ON WEST SIDE

McIVOR HIGHWAY

Low Density Residential Zone (LDRZ)

Large Tree to be retained

Large Tree to be removed

Small scattered tree to be retained

Proposed Sewer/Drainage infrastructure

Aerial Imagery supplied by Nearmap
Flown Date: 20 / 01 / 2022

PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME

PLAN REFERRED TO IN PLANNING PERMIT NO: DS/1059/2021

Delegated Officer: Peter O'Brien
For and on behalf of the City of Greater Bendigo

Date: 22 February 2023 **Page 3 of 3**

Tree Retention Plan
713 McIvor Highway
Junortoun

Co-ordinate Datum	Scale A3	## 0 ## ## ##
MGA55	1 : ####	Lengths are in metres

Date	11/03/2022	Sheet 1 of 1	
Drawing No.	309126-V3-SITE	Version 3	
CAD Ref.	G:\30\309126\PLANNING\ACAD		
Drawn By	SP	Checked By CC	

REV	AMENDMENT	APPROVED	DATE

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Document Set ID: 4882886
Version: 1, Version Date: 24/02/2023

Proposed Covenants

The dwelling:

a) Must be setback a minimum of 6 metres from the front boundary line of the Land or unless approved by McIvor Heights Pty Ltd.
b) The exterior walls of the dwelling are constructed of new materials being brick, render, timber or manufactured timber-look products or unless approved by McIvor Heights Pty Ltd.

Any detached outbuildings (Garages, carports, sheds, tool sheds, pergolas and other outbuildings):

a) Must be setback a minimum of 9 metres from the front boundary of the Land or unless approved by McIvor Heights Pty Ltd.
c) Must match the style of the dwelling and are constructed of new materials being Colorbond, brick, render, timber or manufactured timber-look products or unless approved by McIvor Heights Pty Ltd.

Fencing:

a) Front fencing forward of the dwelling must be constructed from new materials being brick, render, timber or manufactured timber-look products and is to be a height not more than 1.2 metres above natural ground level or unless approved by McIvor Heights Pty Ltd.
b) Side and rear boundary fencing must be constructed from Colourbond fencing in Woodland Grey colour and is to be a height not more than 1.8 metres above natural ground level or unless approved by McIvor Heights Pty Ltd.
c) Side fencing forward of the dwelling must be raked from a height of 1.8 metres to a height of not more than 1.2 metres from 1 metre behind the front building line of the building to the front boundary line or unless approved by McIvor Heights Pty Ltd.

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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 09595 FOLIO 945 Security no : 124104279970K
Produced 28/02/2023 09:31 AM

LAND DESCRIPTION

Land in Plan of Consolidation 158677H.
PARENT TITLES :
Volume 08539 Folio 159 Volume 09594 Folio 036
Created by instrument CP158677H 08/03/1985

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MCIVOR HEIGHTS PTY LTD of 9 ROSLYN COURT KENNINGTON VIC 3550
AV486110A 31/03/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV486111X 31/03/2022
NATIONAL AUSTRALIA BANK LTD

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

DIAGRAM LOCATION

SEE CP158677H 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: 713 MCIVOR HIGHWAY JUNORTOUN VIC 3551

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 31/03/2022

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CP 158677H

PLAN OF CONSOLIDATION OF PART OF CROWN ALLOTMENT 41D PARISH OF WELLSFORD COUNTY OF BENDIGO

50 25 0 50 100 150
LENGTHS ARE IN METRES

ENCUMBRANCES

THE LAND SHOWN THUS E IS A DRAINAGE EASEMENT VIDE L.P. 64855.

CP158677H

C/T VOL 8539 FOL 159
VOL 9594 FOL 036.

DEPTH LIMITATION: 15·24m

CP158677H

LITHO SEL

No Fees

S/S NOT SUPPLIED

15.11.84.

41E

4·799 ha

146° 50' 208·71

189·08 (388·41)

174·22 198° 08'

30·48 288° 12'

100·58 198° 08'

30·48 198° 08'

23·09 288° 12'

297° 40' 32·59

206° 24' 12·15

27° 24' 30·13

296° 53' 49·66

201° 25' 48·77

1·83

1·83

28·75

296° 53'

MC IVOR HIGHWAY

APPROVED
per
Assistant Registrar of Titles
DATE 8/3/85 TIME 12-00

SHIRE OF STRATHFIELDSAYE

VOL. 9595 FOL. 945

SHIRE OF STRATHFIELDSAYE B.M.F.

SEAL AND ENDORSEMENT OF MUNICIPALITY	SURVEYORS CERTIFICATION
THIS PLAN IS SEALED PURSUANT TO SECTION 569 AB OF THE LOCAL GOVERNMENT ACT 1958. 1st day of November 84 Mick Dzeko PRESIDENT COUNCILLOR SECRETARY	I CERTIFY THAT THIS PLAN HAS BEEN MADE BY ME OR UNDER MY IMMEDIATE SUPERVISION AND ACCORDS WITH TITLE. K Wiele LICENSED SURVEYOR 23-6-83 DATE CLIVE SINGLETON & ASSOCIATES PTY. LTD. SURVEYORS & ENGINEERS 574A NORTH ROAD ORMOND VIC. 3204 PHONE (03) 578 8554 64 KING STREET BENDIGO VIC. 3550 PHONE (054) 43 3047

CP158677

REF 83111D