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	472 NAPIER STREET, WHITE HILLS VIC 3550

Vendor's name	Hannah Maree Wynd	Date
Vendor's signature		23/02/2026

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: $3,500.00 p.a.

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

Fire Services Property Levy in accordance with the *Fire Services Property Levy Act* 2012

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)**

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPC No. 110
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	☐ YES ☒NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	☒ Not applicable

2. INSURANCE

2.1 **Damage and Destruction**

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

Not Applicable

2.2 **Owner Builder**

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

Not Applicable

3. LAND USE

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

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

☒ Is in the attached copies of title document/s

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

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

3.2 **Road Access**

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

3.3 **Designated Bushfire Prone Area**

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

3.4 **Planning Scheme**

☒ Attached is a certificate with the required specified information.

4. NOTICES

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

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

The Vendor is not aware of, nor has she received any notices. The Vendor has no means of knowing the contents of any of the documents referred to above unless communicated to the Vendor by the relevant public authority or Government department.

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:

The Vendor is not aware of, nor has she received any notices. The Vendor has no means of knowing the contents of any of the documents referred to above unless communicated to the Vendor by the relevant public authority or Government department.

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:

The Vendor is not aware of, nor has she received any notices.

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):

☒ Are contained in the attached certificate

6. OWNERS CORPORATION

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

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

Not Applicable

8. SERVICES

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

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

9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

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

10. SUBDIVISION

10.1 **Unregistered Subdivision**

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

Not Applicable

10.2 **Staged Subdivision**

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

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.)

Is attached

13. ATTACHMENTS

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

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

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

Due Diligence Report

Register Search Statement Volume 12150 Folio 753

Plan Number PS 824212Q

Section 173 Agreement

Planning Certificate

Planning Property Report

City of Greater Bendigo Rates and Valuation Notice

Coliban Water Asset Plan

Historic Mining Activity

Building Particulars Certificate Regulation 51 (1)

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.

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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 12150 FOLIO 753

Security no : 124132275546L
Produced 18/02/2026 01:34 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 824212Q.
PARENT TITLE Volume 10200 Folio 849
Created by instrument PS824212Q 20/09/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
HANNAH MAREE WYND of 472 NAPIER STREET WHITE HILLS VIC 3550
AS894296G 15/01/2020

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW128905A 05/10/2022
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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

AGREEMENT Section 173 Planning and Environment Act 1987
AS004238R 14/03/2019

DIAGRAM LOCATION

SEE PS824212Q 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: 472 NAPIER STREET WHITE HILLS VIC 3550

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 05/10/2022

DOCUMENT END

PLAN OF SUBDIVISION

EDITION 1

PS 824212 Q

Location of Land

PARISH: SANDHURST AT BENDIGO
TOWNSHIP:
SECTION: 7
CROWN ALLOTMENT: 1(PART)
CROWN PORTION:
TITLE REFERENCE:
Vol 10200 Fol 849

LAST PLAN REFERENCE: TP2769J

POSTAL ADDRESS: 472 NAPIER STREET
(at time of subdivision) WHITE HILLS 3550

MGA94 CO-ORDINATES: E: 259300 ZONE: 55
(Of approx. centre of land in plan) N: 5931410 GDA94

Council Name: Greater Bendigo City Council

Council Reference Number: SC/248/2018/1
Planning Permit Reference: DSD/248/2018
SPEAR Reference Number: S129821M

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 of the Subdivision Act 1988 has not been made

Digitally signed by: Liz Commadeur for Greater Bendigo City Council on 13/02/2019

Statement of Compliance issued: 05/06/2019

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION: NIL

SURVEY:
This plan is based on survey.

STAGING:
This plan is not a staged subdivision.
Planning Permit No. DSD/248/2018

This survey has been connected to permanent marks No(s). 1080

In Proclaimed Survey Area No. 2

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

SHAW LAND SURVEYS
CONSULTING LAND SURVEYORS
8 HOPETOUN STREET BENDIGO 3550
PH 03 54430320

SURVEYORS FILE REF: 6852/18

ORIGINAL SHEET SIZE: A3

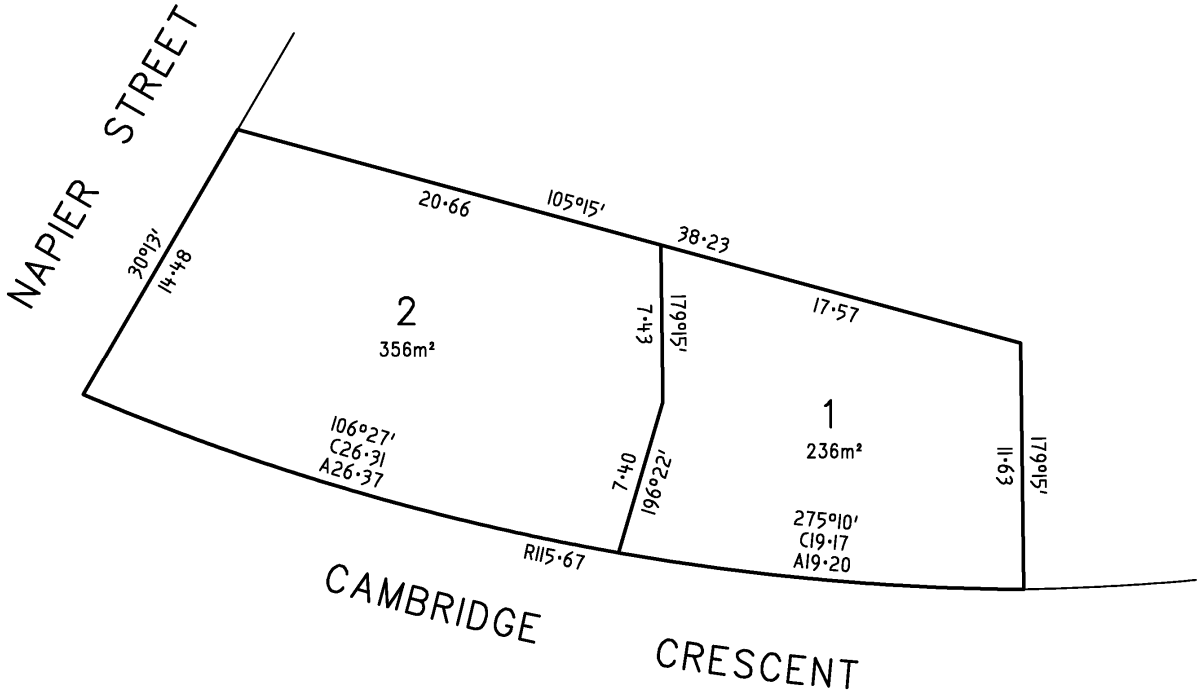
SHEET 1 OF 2 SHEETS

Digitally signed by: Geoffrey Shaw, Licensed Surveyor, Surveyor's Plan Version (1), 21/09/2018, SPEAR Ref: S129821M

PLAN REGISTERED
TIME: 8:46 AM DATE: 20/9/19
LJW
Assistant Registrar of Titles

PS 824212 Q

MGA94
ZONE 55



SHAW LAND SURVEYS CONSULTING LAND SURVEYORS 8 HOPETOUN STREET BENDIGO 3550 PH 03 54430320	SCALE 1:250 — 2 0 2 4 6 8 10 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2 OF 2 SHEETS
	Digitally signed by: Geoffrey Shaw, Licensed Surveyor, Surveyor's Plan Version (1), 21/09/2018, SPEAR Ref: S129821M	Digitally signed by: Greater Bendigo City Council, 13/02/2019, SPEAR Ref: S129821M	

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Application by a responsible authority for the making of a recording of an agreement

Section 181 Planning and Environment Act 1987

AS004238R
14/03/2019 $96.10 173
registers and indexes.

Lodged by:

Name:	JOHN BOUNDY LEGAL
Phone:	03 5443 8399
Address:	92 WILLS STREET BENDIGO VIC 3550
Reference:	JB:AW:180972
Code:	12071G

The responsible authority having made an agreement referred to in section 181(1) of the Planning and Environment Act 1987 requires a recording to be made in the Register.

Land: (volume and folio)

VOLUME 10200 FOLIO 849

Responsible authority: (full name and address, including postcode)

CITY OF GREATER BENDIGO OF LYTTLETON TERRACE, BENDIGO, VIC 3550

Section and act under which agreement is made:

SECTION 173 PLANNING AND ENVIROMENT ACT 1987

A copy of the agreement is attached to this application:

Signing:

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: www.delwp.vic.gov.au/property>Contact us

Application by a responsible authority for the making of a recording of an agreement
Section 181 Planning and Environment Act 1987

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... and indexes.

Executed on behalf of GREATER BENDIGO CITY COUNCIL

Signer Name ANDREW DAVID WALKER, MANAGER. PROPERTY SERVICES

Signature

V.O.I. NO. 3267640158645
13.3.2018

Execution Date 07.03.2019

Full Name of Witness VICTORIA MATTHEWS

Witness Signature

35271702A

181PEA

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: www.delwp.vic.gov.au/property>Contact us

Date 2019

AS004238R
14/03/2019 $96.10 173

CITY OF GREATER BENDIGO

AND

EASTWOOD CONSOLIDATED HOLDINGS PTY LTD ACN 107 591 524

PLANNING AND ENVIRONMENT ACT 1987
SECTION 173 AGREEMENT

John Boundy Legal
92 Wills Street
Bendigo VIC 3550
DX 55063 Bendigo
Email: johnb@johnboundy.com.au
Ref: JB:AW:180972

AS004238R
14/03/2019 $96.10 173

THIS AGREEMENT is made the 21 day of February 2019

BETWEEN **City Of Greater Bendigo** of Lyttleton Terrace, Bendigo, Victoria 3550 (Responsible authority)

AND **Eastwood Consolidated Holdings Pty Ltd ACN 107 591 524** of 425 Hargreaves Street, Bendigo, Victoria (Owner)

RECITALS

A. The owner is the owner and registered by the Registrar of Titles as the proprietor of an estate in fee simple in the land at 472 Napier Street White Hills being lot 1 on title plan 2769J and more particularly described in certificate of title volume 10200 folio 849 (subject land).

B. The responsible authority is responsible for the administration and enforcement of the Greater Bendigo planning scheme (planning scheme) pursuant to the provisions of the Planning and Environment Act 1987 (the Act).

C. On 6 August 2018 the responsible authority issued planning permit number DSD/248/2018 allowing a 2 lot subdivision; construction of a second dwelling and associated garage on a lot; construction of a carport associated with an existing dwelling; demolition of outbuildings and replacement of fence (planning permit).

D. Condition 19 of the planning permit requires the owner to enter into this agreement to provide for the matters set out in those conditions.

E. The responsible authority and the owner have agreed that, without restricting or limiting their respective powers to enter into this agreement, and insofar as it can be so treated, this agreement is an agreement entered into pursuant to section 173 of the Act.

F. The responsible authority and the owner have entered into this agreement in order to achieve or advance the objectives of planning in Victoria or the objectives of the planning scheme.

OPERATIVE PART

1. Interpretation

This agreement is governed by the laws of Victoria, and the parties, submit to the non-exclusive jurisdiction of the courts of that state.

In the interpretation of this agreement:

(a) References to legislation or provisions of legislation include changes or re-enactments of the legislation and statutory instruments and regulations issued under the legislation;

(b) Words denoting the singular include the plural and vice versa, words denoting individuals or persons include bodies corporate and vice versa, references to documents or agreements also mean those documents or agreements as changed, novated or replaced, and words denoting one gender include all genders;

(c) Grammatical forms of defined words or phrases have corresponding meanings;

(d) Parties must perform their obligations on the dates and times fixed by reference to the capital city of Victoria;

(e) Reference to an amount of money is a reference to the amount in the lawful currency of the Commonwealth of Australia;

(f) If the day on or by which anything is to be done is a Saturday, a Sunday or a public holiday in the place in which it is to be done, then it must be done on the next business day;

(g) References to a party are intended to bind their executors, administrators and permitted transferees; and

(h) Obligations under this agreement affecting more than one party bind them jointly and each of them severally.

2. Definitions

In this agreement unless inconsistent with the context or subject matter:

(a) Act means the Planning and Environment Act 1987;

(b) Agreement means this agreement and any agreement executed by the parties varying or expressed to be supplemental to this agreement;

(c) Subject land means the land described in recital A;

(d) Owner means the owner for the time being of the land and the person or persons entitled from time to time to be registered by the Registrar of Titles as the proprietor of an estate in fee simple in the land or any part thereof, and includes a mortgagee in possession;

(e) Planning permit mean the planning permit referred to in recital C, including any plans endorsed under the planning permit;

(f) Planning scheme means the Greater Bendigo planning scheme and any successor instrument or other planning scheme which applies to the subject land;

(g) Responsible authority means Greater Bendigo City Council or its successor as the authority responsible for administering and enforcing the planning scheme and includes its agents, officers, employees, servants, workers and contractors; and

(h) Tribunal means the Victorian Civil and Administrative Tribunal or any successor tribunal, court, institution or body.

3. Specific obligations of the owner

The owner covenants with the responsible authority that:

1. That the lots created by the subdivision will only be developed in accordance with the plans endorsed under this permit.

   This agreement will end upon completion of the development shown on the endorsed plans.

4. Further obligations of the owner

The owner further covenants that:

(a) The owner will not sell, transfer, dispose of, assign, mortgage or otherwise part with possession of the subject land or any part of it without first disclosing to its successors the existence and nature of this agreement;

(b) The owner will do all that is necessary to enable the responsible authority to make an application to the Registrar of Titles to make a recording of this agreement on the certificate of title to the subject land in accordance with section 181 of the Act, including the signing of any further agreement, acknowledgment or other document;

(c) That until such time as this agreement is registered on the title to the subject land, the owner shall ensure that successors in title will give effect to this agreement, and do all acts and sign all documents which will require those successors to give effect to this agreement.

(d) The owner agrees to allow the responsible authority to enter the subject land at any reasonable time to assess compliance with this agreement.

5. Owner's warranties and acknowledgements

(a) The owner warrants that:

(i) It is the registered proprietor, or entitled to be so, of the subject land;

(ii) There are no mortgages, liens, charges or other encumbrances affecting the subject land which are not disclosed by the usual searches; and

(b) The owner acknowledges that any obligations imposed on the owner under this agreement take effect as separate and several covenants which are annexed to the subject land and run at law and in equity with the land and every part thereof and bind the owner, its successors, assigns and transferees, and the registered proprietor for the time being of the whole or any part of the subject land.

6. Further assurance

The parties to this agreement must do or cause to be done all things that are reasonably necessary to give effect to this agreement.

7. Default

If the owner defaults or fails to perform any of its obligations under this agreement the responsible authority may, without prejudice to any other remedies, rectify and remedy such default and the cost of doing so shall be borne by the owner. The owner hereby consents to the responsible authority registering a caveat on the certificate of title to the subject land in respect of any such costs, and acknowledges that any such costs shall be capable of being recovered by the responsible authority in any court of competent jurisdiction as a civil debt recoverable.

8. No waiver

Any time or other indulgence granted by the responsible authority to the owner or any variation of the terms and conditions of this agreement or any judgment or order obtained by the responsible authority against the owner will not in any way amount to a waiver of any of the rights or remedies of the responsible authority in relation to the terms of this agreement.

9. No fettering of powers of responsible authority

The owner expressly acknowledges and agrees that nothing in this agreement nor the performance by the owner of any of its obligations under this agreement does or will restrain, limit or otherwise fetter the exercise by the responsible authority of the powers, duties and discretions that the responsible authority has or may have, as planning authority, responsible authority or otherwise, under the Act or under the planning scheme to consider, approve, amend or to make any decision or impose any requirements or conditions in

connection with the granting of any planning approval or certification relating to any use or development, or in relation to the commencement or initiation of any enforcement action or proceeding whatsoever.

10. Disputes

(a) If there is a dispute between the parties concerning the interpretation or implementation of this agreement, that dispute must be referred to the tribunal for resolution to the extent permitted by the Act.

(b) If there is a dispute concerning any matter which is not referable to the tribunal under the Act, that dispute must be referred for arbitration by an arbitrator agreed upon in writing by the parties, or, in the absence of such agreement the chair of the Victorian Chapter of the Institute of Arbitrators Australia or his or her nominee, for arbitration.

(c) The parties shall each be entitled to legal representation for the purposes of any proceedings or arbitration referred to clause 12(a) or (b) of this agreement unless the tribunal or arbitrator otherwise directs, and each party must bear its own costs.

11. Commencement of agreement

Unless otherwise provided in this agreement, this agreement shall commence on the date of this agreement.



Execution page

SIGNED AS AN AGREEMENT

SIGNED BY CITY OF GREATER BENDIGO by its authorised officer in the presence of:)
)

Signature of witness

Print name of witness

Signature of authorised officer

Authorised officer's name: Craig Niemann
Authority of officer: Chief Executive Officer

EXECUTED BY EASTWOOD CONSOLIDATED HOLDINGS PTY LTD ACN 107 591 524)
)

Director

Name: GLENN NORMAN EASTWOOD

Director

Name: HELEN MAREE EASTWOOD

PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 18 February 2026 01:19 PM

PROPERTY DETAILS

Address:	**472 NAPIER STREET WHITE HILLS 3550**
Lot and Plan Number:	**Lot 2 PS824212**
Standard Parcel Identifier (SPI):	**2\PS824212**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**251203**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 604 C12**

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**

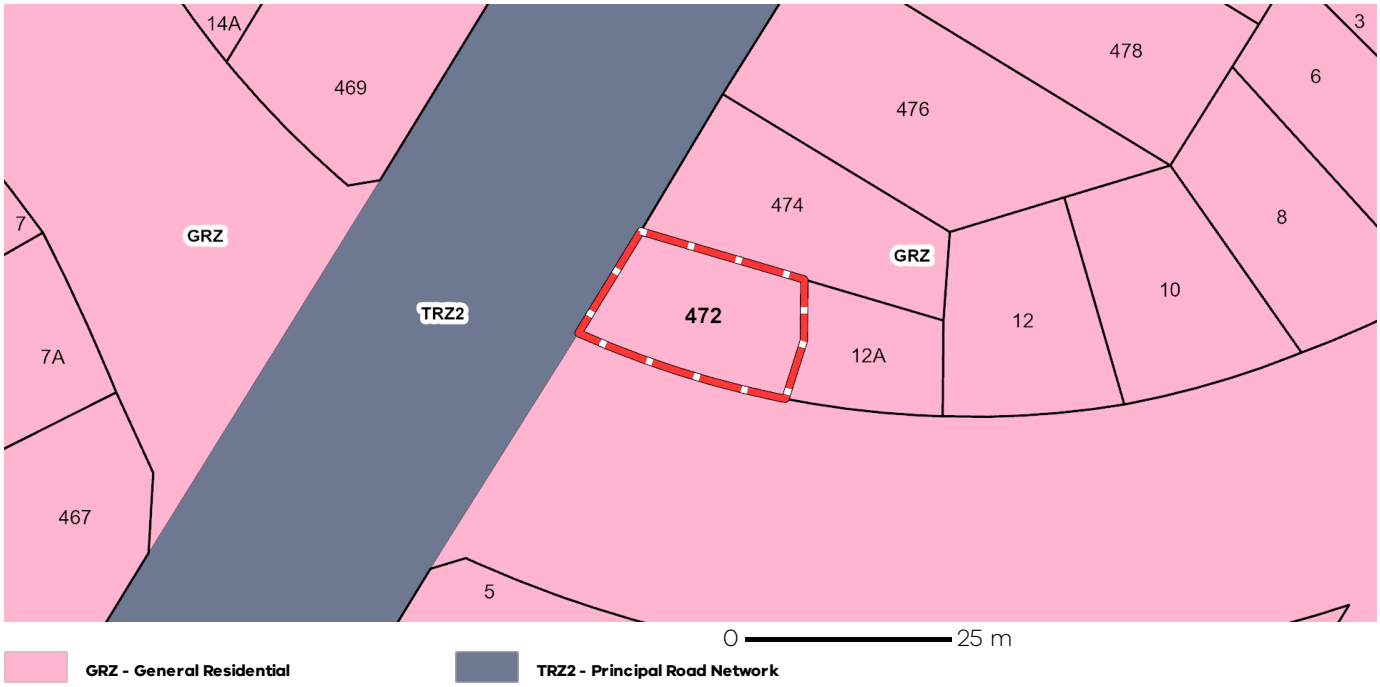
OTHER

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



GRZ - General Residential
TRZ2 - Principal Road Network

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

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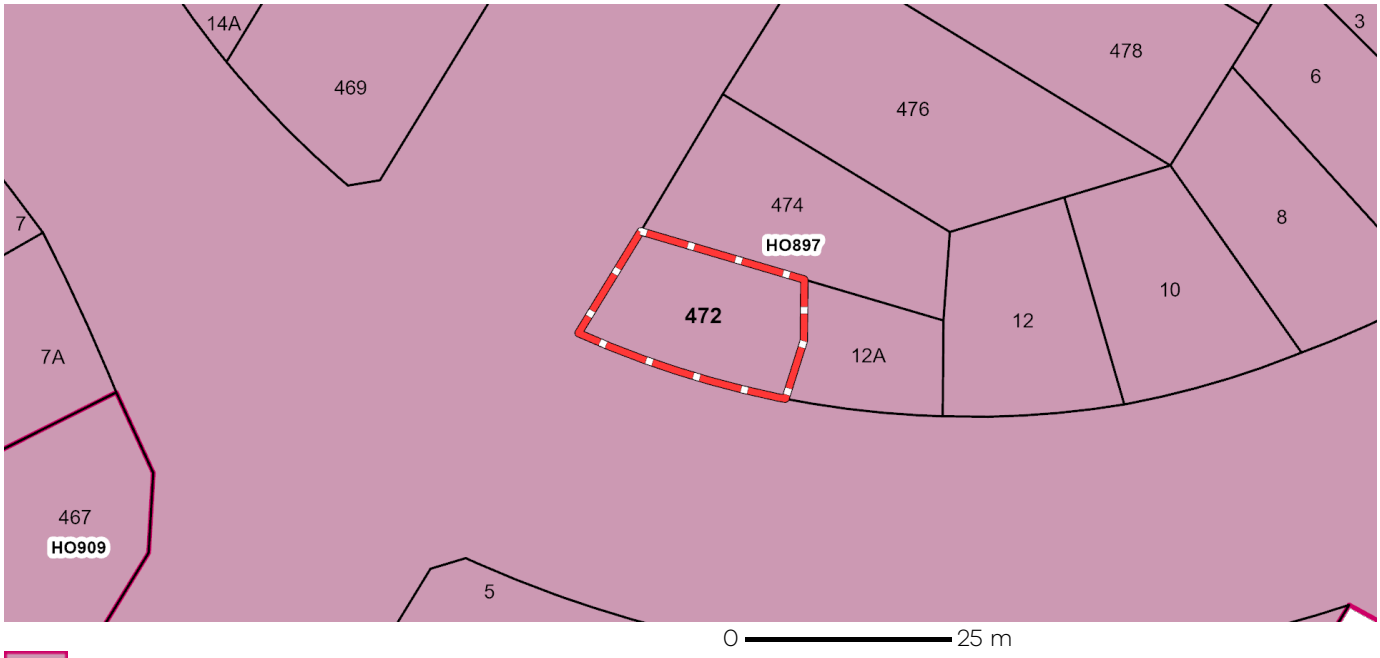
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT

Department of Transport and Planning

Planning Overlay

HERITAGE OVERLAY (HO)
HERITAGE OVERLAY - SCHEDULE (HO897)



HO - Heritage Overlay

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

Further Planning Information

Planning scheme data last updated on 17 February 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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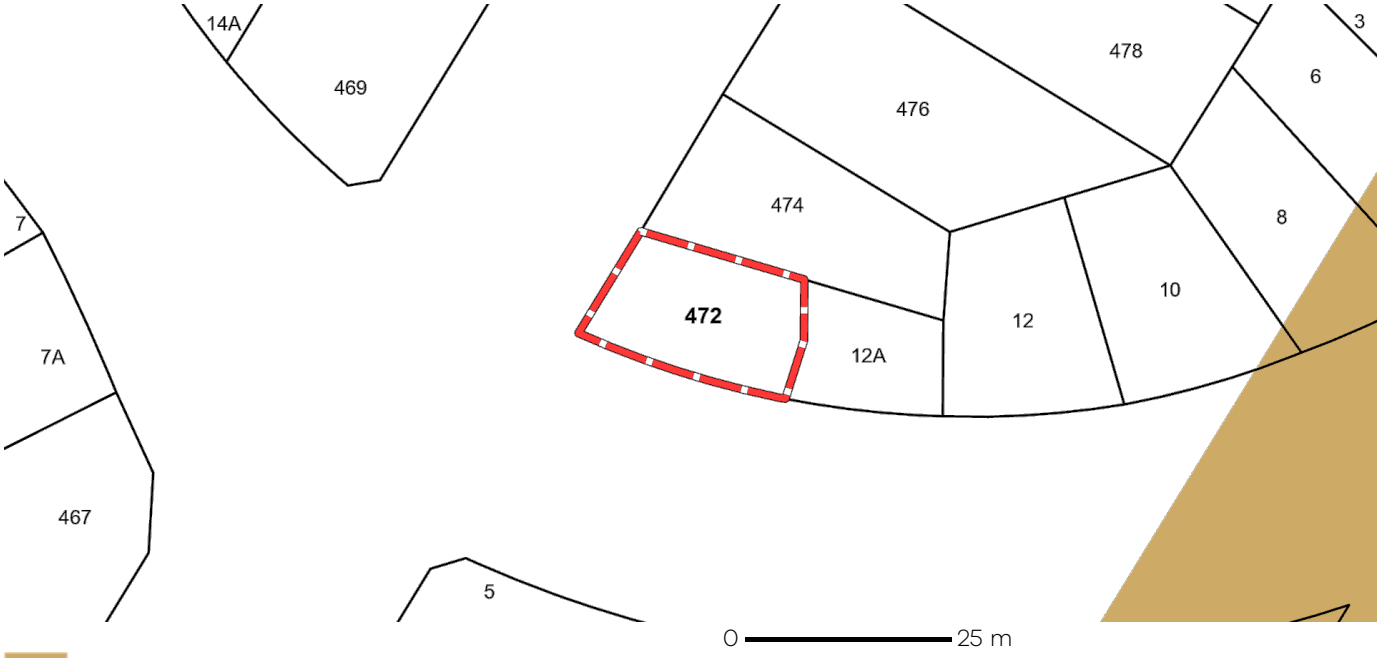
Department of Transport and Planning

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 Bushfire Prone Areas

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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PROPERTY REPORT

Energy, Environment and Climate Action

Created at 18 February 2026 01:16 PM

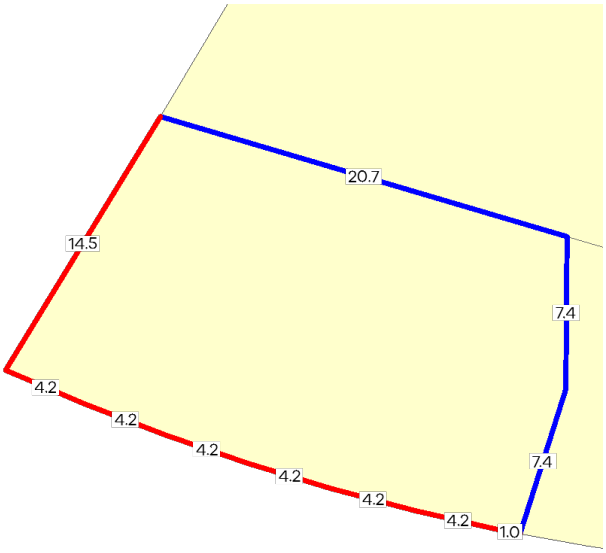
PROPERTY DETAILS

Address:	**472 NAPIER STREET WHITE HILLS 3550**
Lot and Plan Number:	**Lot 2 PS824212**
Standard Parcel Identifier (SPI):	**2\PS824212**
Local Government Area (Council):	**GREATER BENDIGO**
Council Property Number:	**251203**
Directory Reference:	**Vicroads 604 C12**

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: 356 sq. m
Perimeter: 76 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



Selected Property

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City of Greater Bendigo
PO Box 733, Bendigo VIC 3552
ABN 74 149 638 164

CITY OF GREATER BENDIGO

Rates and valuation notice

FOR THE PERIOD 1 JULY, 2025 TO 30 JUNE, 2026

Tax invoice

Assessment no. 205491 4

Date of issue 08 August 2025

Internal use only

H M Wynd
472 Napier St
WHITE HILLS VIC 3550

Rate enquiries
www.bendigo.vic.gov.au/rates
rates@bendigo.vic.gov.au
1300 002 642

Register to receive notices via email.
Visit **erates.bendigo.vic.gov.au**

VIEW RATES INFORMATION BROCHURE HERE

Property	472 Napier Street, WHITE HILLS 3550			Total GST	$0.00
Property owner	H M Wynd			Date declared	16/06/2025
Legal description	Lot 2 PS 824212Q			Notice issued	8/08/2025
Valued as at	1/01/2025	Site value	$170,000	ESVF Classification	Residential
Capital Improved Value	$430,000	Net Annual Value	$21,500	AVPCC	110.3

Council Rates and Charges	Charges	Rateable value	Amount
General Rate	0.00295057	430,000	$1,268.70
Bins and Waste Services Charge 240L bin	$652.00	1	$652.00
Includes payments to 31/07/2025			

Emergency Services Volunteer Fund	Charges	Rateable value	Amount
Residential	$136 +	(0.000173 x $430,000)	$210.35

The Emergency Services Volunteer Fund is collected on behalf of the Victorian State Government. It does not form part of the City's revenue.

Total $2,131.05

OPTION 1 — Four instalments

1st instalment	2nd instalment	3rd instalment	4th instalment
$532.00	$532.00	$532.00	$535.05
Due: 30/09/2025	Due: 01/12/2025	Due: 02/03/2026	Due: 01/06/2026

OPTION 2 Prepay to receive 1.5% discount — **$2,102.20** Due: 30/09/2025

Are you having trouble paying?
We can help you, please get in touch with our Rates team to discuss your options.

BPAY
Biller code: 1933
Ref. no:2054914

BPOINT
Biller code: 1933
Ref. no:2054914

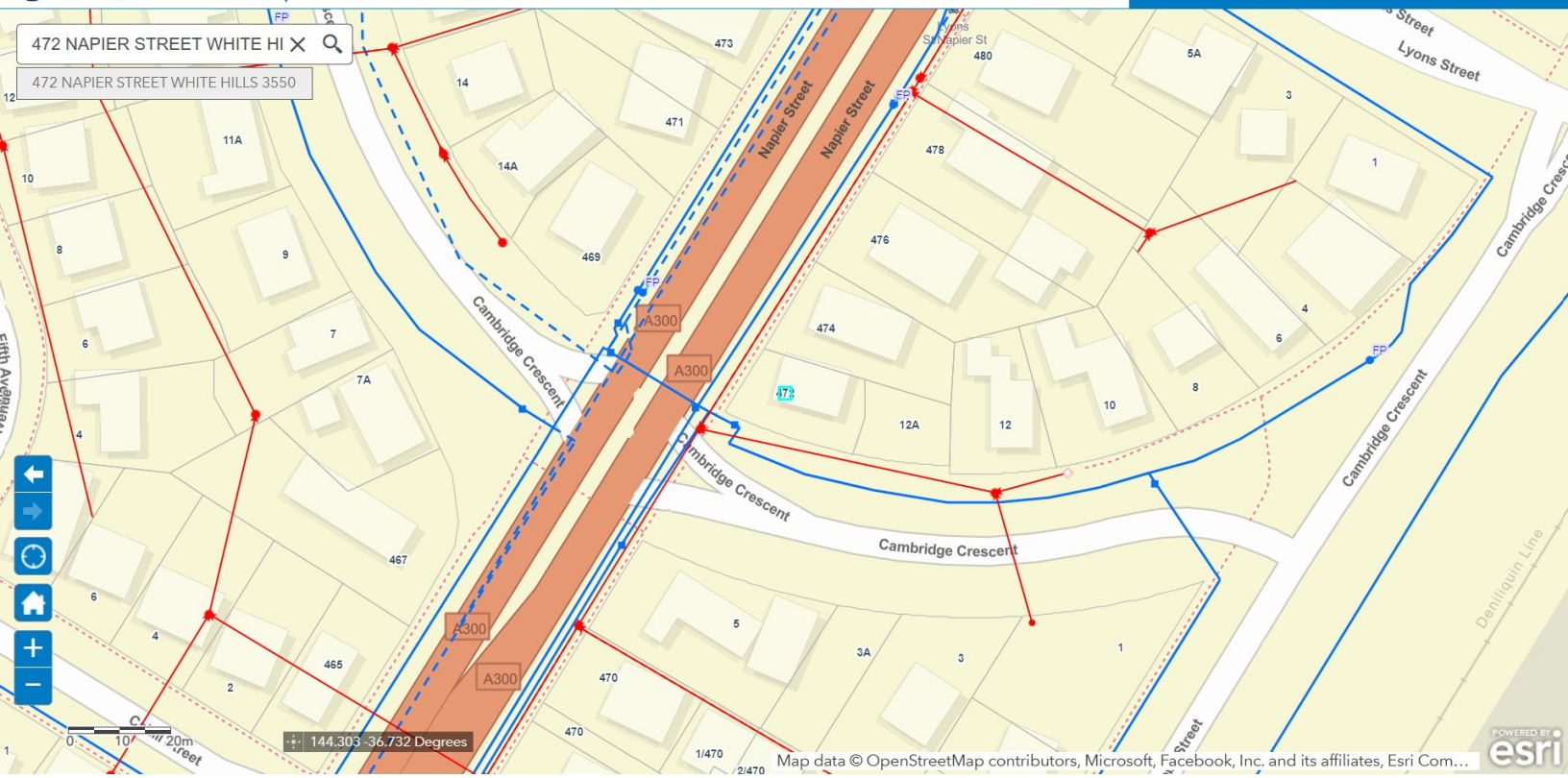
BPAY this payment via Internet or phone banking.
BPAY View® View and pay this bill using internet banking.
BPAY View Registration No. 2054914

POST billpay
Total Rate *360 002054914
Biller code: 0360 Ref. no: 2054 914
Pay in store at Australia Post, phone 13 18 16 or go to www.postbillpay.com.au

Coliban WATER Assets Map *Water and sewer networks*

472 NAPIER STREET WHITE HI

472 NAPIER STREET WHITE HILLS 3550



HISTORIC MINING ACTIVITY
Form No. 692

23 April, 2024

Property Information:

Address: 472 NAPIER STREET WHITE HILLS 3550

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@deeca.vic.gov.au

CITY OF GREATER BENDIGO

BUILDING PARTICULARS

Pursuant to the Building Regulations 2018
Regulation 51(1)

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Applicant Reference: 72587705-015-5:75900

Property Details: **472 Napier Street, WHITE HILLS 3550**
Lot 2 PS 824212Q

a) Details of any building permit, certificate of final inspection or occupancy permit issued in the preceding 10 years

Our Reference	Description	Status
Private Building Application BX/309/2019	Construction of a new carport	Completed

b) Details of any current determination made under Regulation 64(1) or exemption granted under Regulation 231(2)

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

c) Details of any current notice or order issued by the relevant building surveyor under the Act

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

Hans Tracksdorf
Municipal Building Surveyor

Date of Issue: 24-Apr-2024

NOTE: This information has been provided in a bona fide attempt to meet the request, however Council accepts no liability for any error or omission within the statement.

Greater Bendigo City Council
Address: 189-229 Lyttleton Terrace, Bendigo
Postal Address: PO Box 733, Bendigo VIC 3552
T: 1300 002 642
E: buildingadmin@bendigo.vic.gov.au
W: www.bendigo.vic.gov.au
ABN 74 149 638 164

Hearing or speech impaired?
Call us via the National Relay Service on 133 677 or www.relayservice.com.au and ask for 1300 002 642