

SECTION 32 **STATEMENT**

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

Vendor:	Elizabeth Anne Angelo
Property:	10 Aberdeen Drive JUNORTOUN VIC 3551

VENDORS REPRESENTATIVE
O'Sullivan Johanson Lawyers

PO Box 1278
Bendigo Central VIC 3552

Tel: (03) 5440 2900
Fax: (03) 5440 2999
Email: info@osjlaw.com.au

Ref: 32373

SECTION 32 STATEMENT
10 ABERDEEN DRIVE JUNORTOUN

32A FINANCIAL MATTERS

Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is as follows

Their total does not exceed \$1,000.00

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

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

32B INSURANCE

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

32C LAND USE

(a) RESTRICTIONS

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

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

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

(b) BUSHFIRE

This land is in a designated bushfire- prone area under section 192A of the *Building Act 1993*.

SECTION 32 STATEMENT
10 ABERDEEN DRIVE JUNORTOUN

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme:

Responsible Authority:

Zoning:

Planning Overlays: See attached certificate

32D NOTICES

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

32E BUILDING PERMITS

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

No such Building Permit has been granted to the Vendors knowledge.

32F OWNERS CORPORATION

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

32G GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

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

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

SECTION 32 STATEMENT
10 ABERDEEN DRIVE JUNORTOUN

32H SERVICES

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

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

32I TITLE

Attached are the following documents concerning Title:

A copy of the Register Search Statements and the documents, or part of the documents, referred to as the diagram location in the Register Search Statements that identifies the land and its location.

ATTACHMENTS

Attached to this Section 32 Statement please find:-

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

DATE OF THIS STATEMENT

/ /20

Name of the Vendor

Elizabeth Anne Angelo

Signature of the Vendor

x

SECTION 32 STATEMENT
10 ABERDEEN DRIVE JUNORTOUN

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

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

DATE OF THIS ACKNOWLEDGMENT / /20

Name of the Purchaser

Signature/s of the Purchaser

x

Register Search Statement - Volume 11849 Folio 478

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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 11849 FOLIO 478

Security no : 124090939818A
Produced 03/07/2021 10:05 AM

LAND DESCRIPTION

Lot 31 on Plan of Subdivision 726692T.
PARENT TITLE Volume 11614 Folio 881
Created by instrument PS726692T 24/01/2017

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ELIZABETH ANNE ANGELO of 29 MCIVOR FOREST DRIVE JUNORTOUN VIC 3551
AT591686X 10/09/2020

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT AT591686X 10/09/2020

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 as to part Section 173 Planning and Environment Act 1987
AL567956B 17/12/2014

DIAGRAM LOCATION

SEE PS726692T 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: 10 ABERDEEN DRIVE JUNORTOUN VIC 3551


DOCUMENT END

The information supplied has been obtained by SAI Global Property Division Pty Ltd who is licensed by the State of Victoria to provide this information

via LANDATA® System. Delivered at 03/07/2021, for Order Number 69015634. Your reference: 32373.

Application by Responsible Authority for the making of a recording of an agreement

Section 181(1) Planning and Environment Act 1987

Privacy Collection Statement		
AL567956B		
17/12/2014	\$121.50	173
		

Lodged by:

Name: Rogers & Every
Phone: (03) 5443 1922
Address: 71 Bull Street Bendigo 3550
Ref: JCC 20130764
Customer Code: 1491U

The 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 for the land.

LAND: *volume and folio reference, if only part define the part*

Volume 10029 Folios 679 & 680

AUTHORITY OR COUNCIL: *name and address including postcode*


Greater Bendigo City Council

SECTION AND ACT UNDER WHICH AGREEMENT MADE:

Section 173 of the Planning & Environment Act 1987

A copy of the Agreement is attached to this Application

Date: The 5 ^{DECEMBER} day of September 2014


Signed: 
Chief Executive Officer of the Greater Bendigo City Council

THIS AGREEMENT is made the ^{December} 5th day of ~~September~~ 2014 BETWEEN GREATER BENDIGO CITY COUNCIL of Lyttleton Terrace Bendigo in the state of Victoria (hereinafter called "the Responsible Authority") of the one part and PETER BRENDON JAMES DOWNING of 53 Cassinia Drive Junortoun in the said state (hereinafter called "the first Owner") and DESMOND JAMES DOWNING of 59 Cassinia Drive Junortoun aforesaid (hereinafter called "the second Owner") of the other part

WHEREAS:-

- A. The first Owner is the registered proprietor of ALL THAT piece of land being Lot 1 on Plan of Subdivision No. 304121U Parish of Strathfieldsaye and being the whole of the land comprised in Certificate of Title Volume 10029 Folio 679 and the second Owner is the registered proprietor of ALL THAT piece of land being Lot 2 on Plan of Subdivision No. 304121U Parish of Strathfieldsaye and being the whole of the land comprised in Certificate of Title Volume 10029 Folio 680 (hereinafter called "the land").
- B. The land abuts Cassinia Drive Junortoun aforesaid and is within the Municipality of the City of Greater Bendigo and is affected by the Greater Bendigo Planning Scheme (hereinafter called "the Planning Scheme").
- C. The Responsible Authority is the Responsible Authority administering the Planning Scheme.
- D. On the 26th day of November 2013 the Responsible Authority issued Planning Permit No. DS/539/2012 (hereinafter called "the Planning Permit") permitting the development of the land by the subdivision thereof into fifty-six residential lots (hereinafter called "the Subdivision") in accordance with the endorsed plan subject to the conditions therein contained.

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17/12/2014 \$12150 173


AL567956B



E. Condition 22 of the Planning Permit provides as follows:-

“22. COUNTRY FIRE AUTHORITY

Before the statement of compliance is issued under the Subdivision Act 1988 the owner must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987 and make application to the Registrar of Titles to have the agreement registered on the title to the land under Section 181 of the Act. The agreement must set out the following matters:

- a) That it has been prepared for the purpose of an exemption from a planning permit under Clause 44.06-1 of this planning scheme.
- b) The building envelope and defendable space envelope to achieve the Bushfire Attack Level approved under this permit.
- c) Any vegetation management requirements to implement the defendable space approved under this permit.
- d) The access and water supply requirements approved under this permit.

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

Supporting conditions:

In addition to the matters set out in clause 44.06-4 of the Greater Bendigo Planning Scheme and the above condition the Section 173 Agreement prepared in accordance with clause 44.06-4 must:

- a) Explicitly exclude the option to vary the requirements of the agreement through another planning permit.
- b) Explicitly exclude Lot 3 from being provided with an exemption from a planning permit under clause 44.06-1 of the planning scheme.
- c) Specify that any dwelling or dependent person's unit constructed within Lots 1, 2, 52, 53, 54, 55 and 56 must not be constructed within

the area of defendable space, as designated on the endorsed "Bushfire Management Plan".

- d) Specify that all vegetation within Lots 50 to 56 and Lots 1 to 10 (including Lot 3) must at all times (and regardless of whether a dwelling is located on the land or not) must be maintained to the "defendable space - inner zone" prescriptions specified on the endorsed "Bushfire Management Plan".
- e) Specify that any dwelling or dependant persons unit constructed within Lots 1, 2, 51, 52, 53, 54, 55 and 56 must be constructed and maintained to a Bushfire Attack Level (in accordance with the relevant sections of AS3959-2009) of not less than as specified on the endorsed "Bushfire Management Plan".
- f) Specify that any dwelling or dependant persons unit constructed within Lots 1, 2, 51, 52, 53, 54, 55 and 56 must be provided with a static water source meeting at least the requirements specified on the endorsed "Bushfire Management Plan".
- g) Specify that the bushfire protection measures forming part of Section 173 Agreement and the planning permit and endorsed plans, including those relating to construction standards (BAL) defendable space, water supply and access and including those relating to Lot 3 must be maintained to the satisfaction of the responsible authority and the relevant fire authority on a continuing basis.
- h) Include a copy of the "Bushfire Management Plan" endorsed under this permit as an annexure to the Section 173 Agreement.

Initial implementation of defensible space:

Before the statement of compliance is issued under the Subdivision Act 1988 defensible space on each lot (including Lot 3) must, to the satisfaction of the responsible authority, be implemented to at least the extent shown on the endorsed "Bushfire Management Plan".

Water supply for Lot 3:

Before the statement of compliance is issued under the Subdivision Act 1988 a static water supply within Lot 3 must, to the satisfaction of the responsible authority, be installed and must meet the water supply requirements as specified on the endorsed "Bushfire Management Plan".

NOW THIS DEED WITNESSETH as follows:-

1. The first and second Owners HEREBY COVENANT AND AGREE with the Responsible Authority as follows:-
 - 1.1 That this Agreement has been prepared for the purpose of an exemption from a planning permit under Clause 44.06-1 of the Planning Scheme.
 - 1.2 That the "building envelope" is to be designed to provide a "defensible space envelope" to achieve the "Bushfire Attack Level" approved by the Planning Permit.
 - 1.3 That any vegetation management shall be designed and implemented to satisfy the defensible space approved by the Planning Permit.
 - 1.4 That access and water supply shall be designed in accordance with the requirements of the Planning Permit.
 - 1.5 That the Owners shall not be at liberty to vary the conditions of this agreement via another planning permit.

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- 1.6 That Lot 3 on the Subdivision shall not be provided with an exemption from clause 44.06-1 of the Planning Scheme.
- 1.7 That any dwelling or dependent person's unit constructed within Lots 1, 2, 52, 53, 54, 55 and 56 on the Subdivision must not be constructed within the area of defensible space, as designated on the annexed "Bushfire Management Plan".
- 1.8 That all vegetation within Lots 50 to 56 and Lots 1 to 10 (including Lot 3) on the Subdivision must at all times (and regardless of whether a dwelling is located on the land or not) be maintained to the "defensible space - inner zone" prescriptions specified on the annexed "Bushfire Management Plan".
- 1.9 That any dwelling or dependant persons unit constructed within Lots 1, 2, 51, 52, 53, 54, 55 and 56 on the Subdivision must be constructed and maintained to a Bushfire Attack Level (in accordance with the relevant sections of AS3959-2009) of not less than that specified on the annexed "Bushfire Management Plan".
- 1.10 That any dwelling or dependant persons unit constructed within Lots 1, 2, 51, 52, 53, 54, 55 and 56 on the Subdivision must be provided with a static water source meeting at least the requirements specified on the annexed "Bushfire Management Plan".
- 1.11 That the bushfire protection measures forming part of this agreement and the Planning Permit and endorsed plans, including those relating to construction standards (BAL) defensible space, water supply and access and including those relating to Lot 3 on the Subdivision must be maintained to the satisfaction of the responsible authority and the relevant fire authority on a continuing basis.
- 1.12 That before the statement of compliance is issued by the Responsible Authority pursuant to the Subdivision Act 1988 defensible space on each lot (including Lot 3) on the Subdivision must, to the satisfaction of the Responsible Authority, be

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implemented to at least the extent shown on the annexed "Bushfire Management Plan".

1.13 That before the statement of compliance is issued by the Responsible Authority pursuant to the Subdivision Act 1988 a static water supply within Lot 3 on the Subdivision must, to the satisfaction of the Responsible Authority, be installed and must meet the water supply requirements as specified on the annexed "Bushfire Management Plan".

2. The parties hereby agree as follows:-

2.1 That the cost of the preparation, execution and registration of this agreement shall be met by the first and second Owners.

2.2 That this agreement shall begin upon the issue of a Statement of Compliance for the Subdivision.

2.3 It is intended by the parties hereto that this agreement is to run with the land so as to bind the first and second Owners and their and each of their transferees and successors in title as owner or owners for the time being of the land and every part thereof.

2.4 The Responsible Authority shall lodge a copy of this agreement at the Office of the Minister for the time being administering the Planning and Environment Act 1987 without delay after this agreement is executed.

2.5 The Responsible Authority shall as soon as practicable after the execution of this agreement make application to the Registrar of Titles pursuant to Section 181 of the Planning and Environment Act 1987 to register this agreement on the relevant Certificate of Title for the land.

2.6 Any notice hereunder shall be sufficiently served by delivering the same to the first and second Owners at their address appearing in this Agreement or by placing the same into the post in a pre-paid envelope addressed to the first and

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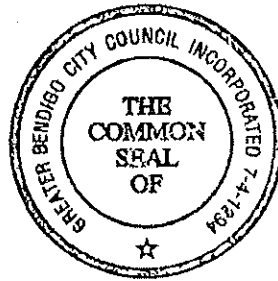
17/12/2014 12:50 113



second Owners at such address or such other postal address as shall be notified by the first and second Owners to the Responsible Authority in writing for the purposes of this agreement and any notice so posted shall be conclusively deemed to have been served on the next ordinary business day after the day of posting.

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

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



[Signature]
.....
Chief Executive Officer

SIGNED SEALED AND DELIVERED by the)
said PETER BRENDON JAMES DOWNING in)
the presence of:-)

Peter Downing
.....

[Signature]
.....
Witness

SIGNED SEALED AND DELIVERED by the)
said DESMOND JAMES DOWNING in the)
presence of:-)

D.J. Downing
.....

Jayr Cole
.....
Witness

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- GENERAL**
1. All dimensions shown are in metres.
- DEFENDABLE SPACE - INNER ZONE**
2. Within 10 metres of a building flammable objects such as plants, mulches and fences must not be located closer to the vulnerable parts of the building such as windows, decks and eaves.
3. Trees must not overhang the roofline of the building, touch walls or other elements of a building.
4. Grass must be no more than 5 centimetres in height. All leaves and vegetation debris must be removed at regular intervals.
5. Shrubs must not be planted or allowed to grow under trees.
6. Plants greater than 10 centimetres in height at maturity must not be placed in front of a window or other glass feature.
7. Tree canopy must maintain a separation of 2 metres and overall canopy cover of no more than 15% at maturity.

WATER SUPPLY

8. Any static water supply must:
- Have a minimum capacity of not less than 5,000 litres.
- Be maintained and used solely for fire fighting purposes.
- Be stored in an above ground water tank constructed of concrete, steel or corrugated iron.
- Have an outlet connected directly to the tank that faces away from the building.

BUILDING CONSTRUCTION

- Within lots 1, 2, 51, 52, 53, 54, 55, & 56 - Bushfire Attack Level 19 (BAL19).

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Bushfire Management Plan
53 & 59 Cassinia Drive
Junortoun

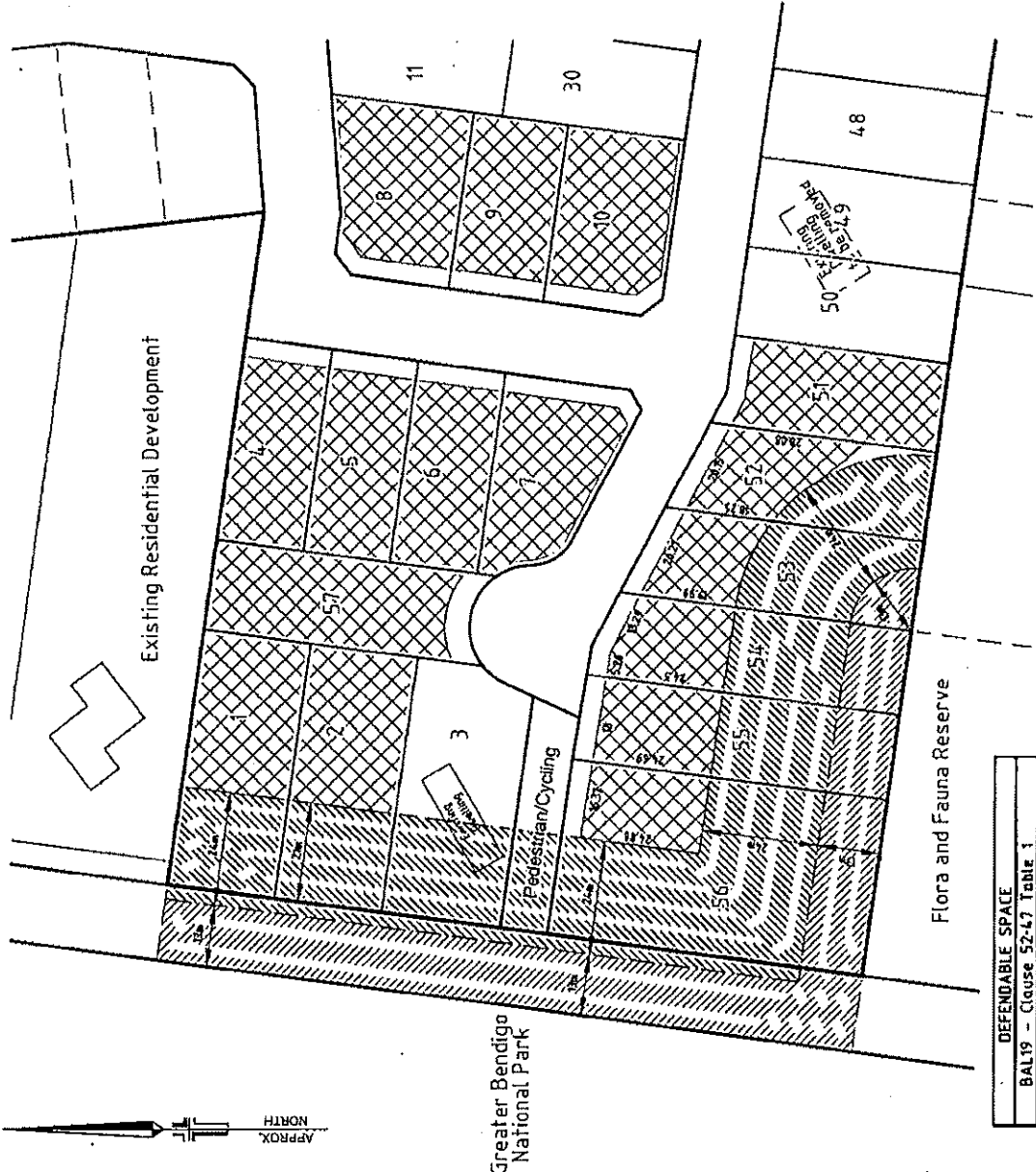
Scale	A3	10	0	10	20	30
1:1000	Lengths are in metres					
Co-ordinate Datum	N/A	Sheet	2	of	2	
Drawing No.	133944-PPS-V08	Version	108			
CAD Ref.						
Drawn By	SP	Checked By	Date 13/04/2012			
REV	AMENDMENT	APPROVED	DATE			



CPG
19 Ridge Street
PO Box 1084
Bendigo, Vic 3550
T 81 344 2500
F 81 344 2500
cpg@cpg.com.au

Legend

- Building Envelope
- Inner Defendable Space Zone
- Outer Defendable Space Zone



DEFENDABLE SPACE

BAL19 - Clause 52-47 Table 1

Aspect	Vegetation	Inner Zone	Outer Zone	Total
North	Residential	0 metres	0 metres	0 metres
South	Woodland	24 metres	0 metres	27 metres
East	Residential	0 metres	0 metres	0 metres
West	Woodland	24 metres	0 metres	27 metres

This document is a copy of the original document and is not to be used for any other purpose.

DATED _____ 2014

BETWEEN

GREATER BENDIGO CITY COUNCIL

AND

PBJ & DJ DOWNING

**SECTION 173
AGREEMENT**

Rogers & Every
Lawyers
71 Bull Street
BENDIGO VIC 3550

Telephone: (03) 5443 1922
Fax: (03) 5443 0540

Ref: J Cole

AL567956B
17/12/2014 \$121.50 173


Signed by Council: Greater Bendigo City Council, PP Ref: DSD/539/2012, Cert Ref: SC/539/2012/3, Original Certification: 06/02/2015, Recertification: 10/06/2016, S.O.C.: 03/11/2016

PLAN OF SUBDIVISION		Stage No. /	LRS use only EDITION 1	Plan Number PS 726692T				
Location of Land Parish: Strathfieldsaye Township: - Section: 15 Crown Allotment: 20 (Part) Crown Portion: - Title References C/T Vol. 11614 Fol. 881 Last Plan Reference: PS726682W - Lot 4 Postal Address: Aberdeen Drive (At time of subdivision) Junourtown 3551 MGA Co-ordinates: E 262 780 (Of approx. centre of plan) N 5 926 350 Zone 55		Council Certification and Endorsement Council Name: City of Greater Bendigo Ref:						
Vesting of Roads or Reserves <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width: 20%;">Identifier</th> <th style="width: 80%;">Council/Body/Person</th> </tr> <tr> <td style="text-align: center;">ROAD R-1</td> <td style="text-align: center;">City of Greater Bendigo</td> </tr> </table>		Identifier	Council/Body/Person	ROAD R-1	City of Greater Bendigo	1. This Plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988 Date of original certification under section 6/...../..... 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council delegate Council seal Date / / Re-certified under section 11(7) of the Subdivision Act 1988. Council delegate Council seal Date / /		
Identifier	Council/Body/Person							
ROAD R-1	City of Greater Bendigo							
Notations								
Depth Limitations: DOES NOT APPLY		Staging: This is not a staged subdivision Planning Permit No. DSD/539/2012						
Further purpose of plan: Variation of Easement, shown E-2 on this plan, set aside for Drainage purposes in favour of City of Greater Bendigo on PS726682W. Grounds for Removal: By consent of the relevant authority under the powers of Section 8(k)(iii) Subdivision Act 1988		This is a SPEAR plan. Lots 1 to 18 (both inclusive), Lots 23 to 30 (both inclusive) and Lots A and B have been omitted from this plan Survey: This plan is based on survey This survey has been connected to Permanent Mark No(s) - in Proclaimed Survey Area No. -						
Easement Information				LRS use only				
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				Statement of compliance/ Exemption Statement				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of				
E-1, E-4 & E-8	Pipeline or Ancillary Purposes	2.50	PS726681Y - Sec 138 Water Act 1989	Coliban Region Water Corporation				
E-2, E-6 & E-8	Drainage	2	PS726682W	City of Greater Bendigo				
E-7	Carriageway	See Diag	PS726682W	Lot 3 in PS726682W				
E-3, E-4 & E-9	Drainage	See Diag	This Plan	City of Greater Bendigo				
E-3, E-5 & E-6	Pipeline or Ancillary Purposes	See Diag	This Plan - Sec 138 Water Act 1989	Coliban Region Water Corporation				
				Received <input checked="" type="checkbox"/>				
				Date: 23/12/16				
				LRS use only PLAN REGISTERED TIME 11:32 Date: 24/1/17				
				Randall McDonald Assistant Registrar of Titles.				
FOREST EDGE ESTATE - STAGE 2 (14 LOTS)			AREA OF STAGE - 1.538	Sheet 1 of 2 Sheets				
16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au		LICENSED SURVEYOR . . Michael Meehan SIGNATURE - DIGITALLY SIGNED REF: 300581SV00 FILE NAME : 300581SV00.dwg FILE LOCATION : Z:\300581SV00\300581-SUBDWG1 LAYOUT NAME : Sheet 1 SAVE DATE : Tue, 07 Jun 2016 - 9:36 LAST SAVED BY : michael.meehan		DATE / / VERSION 5 DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3				



CITY OF GREATER
BENDIGO

Plan of Subdivision PS726692T
Certifying a New Version of an Existing Plan (Form 11)

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S056810H
Plan Number: PS726692T
Responsible Authority Name: Greater Bendigo City Council
Responsible Authority Permit Ref. No.: DSD/539/2012
Responsible Authority Certification Ref. No.: SC/539/2012/3
Surveyor's Plan Version: 5

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 06/02/2015
Date of previous recertifications under Section 11(7): 12/06/2015
Date of previous recertifications under Section 11(7): 01/10/2015

Public Open Space

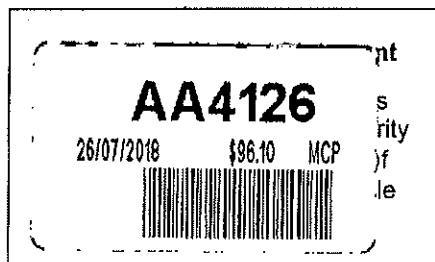
A requirement for public open space under section 18 of the Subdivision Act 1988

- Has been made and the requirement has not been satisfied at Certification
- Has been made and the requirement has been satisfied at Statement of Compliance (Document updated 03/11/2016)

Digitally signed by Council Delegate: Liz Commadeur
Organisation: Greater Bendigo City Council
Date: 10/06/2016

Memorandum of common provisions
Section 91A Transfer of Land Act 1958

32K



Lodged by	O'Sullivan Johanson Lawyers
Name:	Sarah Langley
Phone:	0354402900
Address:	Victoria Chambers, Pall Mall, Bendigo Vic 3550
Reference:	26678
Customer code:	13311H

This memorandum contains provisions which are intended for inclusion in instruments and plans to be subsequently lodged for registration.

Provisions:

The following restrictive covenants affect all lots on Plan of Subdivision 726692T unless otherwise approved by McIvor Forest Pty Ltd

The said Transferee their heirs, executors, administrators, assigns and transferees the registered proprietor or proprietors for the time being of the land hereby transferred and every part thereof DO HEREBY COVENANT with the said Transferor their assigns and transferees and other registered proprietor or proprietors for the time being of the land comprised in the Plan of Subdivision PS726692T and every part or parts thereof (other than the land hereby transferred) that they:

Shall not erect on the land hereby transferred or cause to be erected or allow to remain erected on the land hereby transferred:

1. Any dwelling house, garage, shed, outbuilding or other structure (including fencing), using other than new materials, or that has been previously occupied;
2. Any dwelling house including the outer walls thereof, such area being calculated by excluding the area of carports, garages, terraces, pergolas or verandas, on
 - i) Lots 20 to 22 and Lots 31 to 40 which has a floor area of less than 180 square metres;
 - ii) Lot 19 which has a floor area of less than 160 square metres;
3. Any dwelling house that is greater than two storeys in height;
4. Any dwelling house unless not less than 80% of the external walls or external wall surfaces of such dwelling (excluding windows) are constructed of brick, brick veneer, natural stone, rendered cement brick, rendered fibre reinforced concrete, rendered prefabricated concrete tilt slabs, rendered TWS unitext ®, or rendered QT Series wall panel, or similar material at the discretion of the Vendor;
5. Any detached shed or outbuilding within 10m of any front street boundary or on corner Lots and unless set back at least 5 metres from any side street boundary;
6. Any detached shed or outbuilding having a total combined area in excess of 60 square metres or a height exceeding 4 metres;

35271702A

V3

1. The provisions are to be numbered consecutively from number 1.
2. Further pages may be added but each page should be consecutively numbered.
3. To be used for the inclusion of provisions in instruments and plans.

91ATLA

Page 1 of 3

THE BACK OF THIS FORM MUST NOT BE USED

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

Memorandum of common provisions
Section 91A Transfer of Land Act 1958

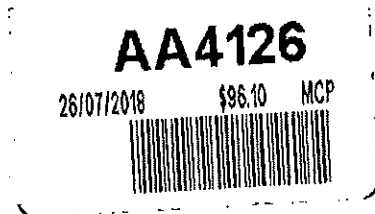
AA4126

26/07/2018 \$96.10 MCP



7. Any external shedding unless the external surfaces are constructed of a Colorbond type /non reflective material or the materials specified in covenants (c) above;
8. Any building or structure excluding a fence within 4 metres of any street boundary unless approved by the transferor herein;
9. Any building or other structure (including water tank) which is constructed wholly or partly of galvanised iron cladding or aluminium cladding;
10. Any main building for use other than as a residence and any building for use for commercial purposes, save that a main building may be used for the purposes of a display home or domestic home office employing no more than two people with the transferors approval and subject to council approval;
11. Any fence, excepting the fencing specified on those boundaries referred to in condition 16(b) of City of Greater Bendigo Planning Permit No DS/1001/2003, unless such fence is constructed of Bluescope Lysaght Smartascreen® in the colour "Meadow™" or if that material is no longer manufactured, then in an equivalent colour and material and such fence shall not exceed 2 metres in height from the natural ground level;
12. Any fence abutting a street boundary or within 4 metres of any street boundary unless in accordance with the Fencing Guide included in the Section 32 or is in a design approved by the transferor herein;
13. Any building or other structure which is constructed wholly or partly of galvanised iron cladding or aluminium cladding;
14. Any more than one dwelling house such expression to include any flat, unit or apartment;
15. Any water tank unless such water tank is finished in material other than raw galvanised iron or raw concrete and unless such water tank is shielded from view from the front street boundary;
16. Any television or satellite dish unless same is shielded from view from the front street boundary;
17. Any carport unless it is constructed as part of the continuous roofline of the main dwelling structure;
18. Any dwelling unless it is provided with a rainwater tank for the collection and re-use of roof collected stormwater, such rainwater tank to be connected to the plumbing to provide water for toilet flushing and garden irrigation;
19. Any main building for use other than as a residence and any building for use for commercial purposes, except that a main building may be used for a domestic home office employing no more than two people with the transferors approval and subject to council approval;
20. Shall not own or allow any greyhound, or cat to be kept on the land hereby transferred;
21. Shall not own or allow any dog to be present on the land hereby transferred unless such dog is contained within the land hereby transferred and is only permitted to leave the said land controlled upon a leash;
22. Shall not allow any tree within 5 metres of the rear boundary of the lot hereby transferred and no other tree with a butt diameter greater than 150mm, measured 1 metre above ground, or greater than 5 metres in height, to be removed or lopped without the written consent of the City of Greater Bendigo unless:
 - i The removal is as a result of works required by the City of Greater Bendigo, Coliban Water, Powercor, Telstra, TXU Networks (Gas) Pty Ltd or of the CFA; or

Memorandum of common provisions
Section 91A Transfer of Land Act 1958



- ii The tree constitutes an immediate threat to life or property; or
 - iii The tree's removal is necessary for the safe and proper construction of an approved house, garage, carport, driveway, outbuildings or dividing fence.
23. Shall not further subdivide the land hereby transferred;
24. Shall not use any caravan, or other type of temporary accommodation, as permanent accommodation which shall be defined as use for more than four weeks per annum or for more than two weeks at a time;

AND IT IS INTENDED that the foregoing covenants shall be set out as encumbrances on the certificate of title issued or to issue for the land hereby transferred and the covenants numbered 1) to 19) and 23) to 24) shall run with the land for a period of ten years from the date of this transfer of land.

Property Report from www.land.vic.gov.au on 03 July 2021 10:09 AM

Address: 10 ABERDEEN DRIVE JUNORTOUN 3551

Lot and Plan Number: Lot 31 PS726692

Standard Parcel Identifier (SPI): 31\PS726692

Local Government (Council): GREATER BENDIGO **Council Property Number:** 244165

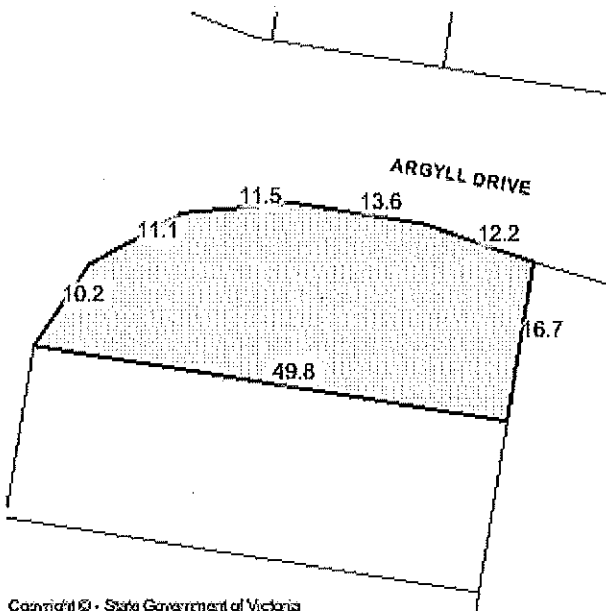
Directory Reference: VicRoads 608 K10

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

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Site Dimensions

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



Area: 796 sq. m

Perimeter: 125 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.

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

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State Electorates

Legislative Council: NORTHERN VICTORIA

Legislative Assembly: BENDIGO EAST

Utilities

Rural Water Corporation: Goulburn-Murray Water

Urban Water Corporation: Coliban Water

Melbourne Water: outside drainage boundary

Power Distributor: POWERCOR (Information about [choosing an electricity retailer](#))

Planning information continued on next page

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Planning Zone Summary

Planning Zone: GENERAL RESIDENTIAL ZONE (GRZ)
SCHEDULE TO THE GENERAL RESIDENTIAL ZONE (GRZ)

Planning Overlay: None

Planning scheme data last updated on 30 June 2021.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#)

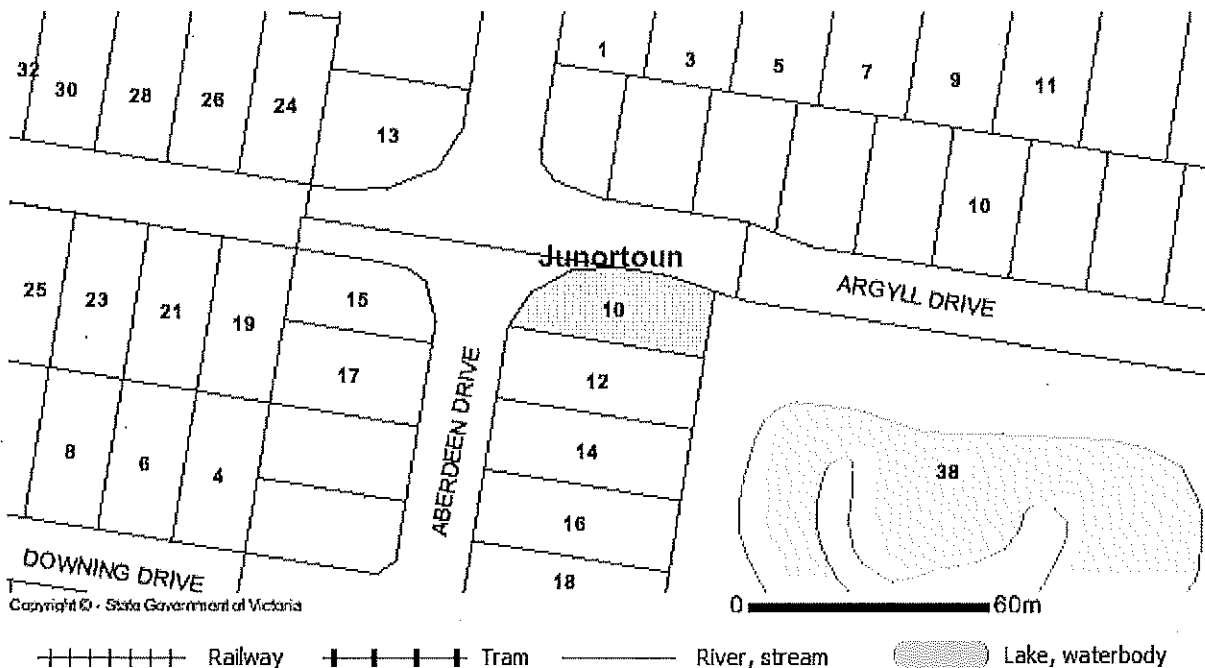
The Planning Property Report includes separate maps of zones and overlays

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 [Planning Maps Online](#)

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

Area Map



PLANNING PROPERTY REPORT

From www.planning.vic.gov.au on 03 July 2021 10:09 AM

PROPERTY DETAILS

Address: **10 ABERDEEN DRIVE JUNORTOUN 3551**
Lot and Plan Number: **Lot 31 PS726692**
Standard Parcel Identifier (SPI): **31\PS726692**
Local Government Area (Council): **GREATER BENDIGO**
Council Property Number: **244165**
Planning Scheme: **Greater Bendigo**
Directory Reference: **VicRoads 608 K10**

www.bendigo.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/greaterbendigo

UTILITIES

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

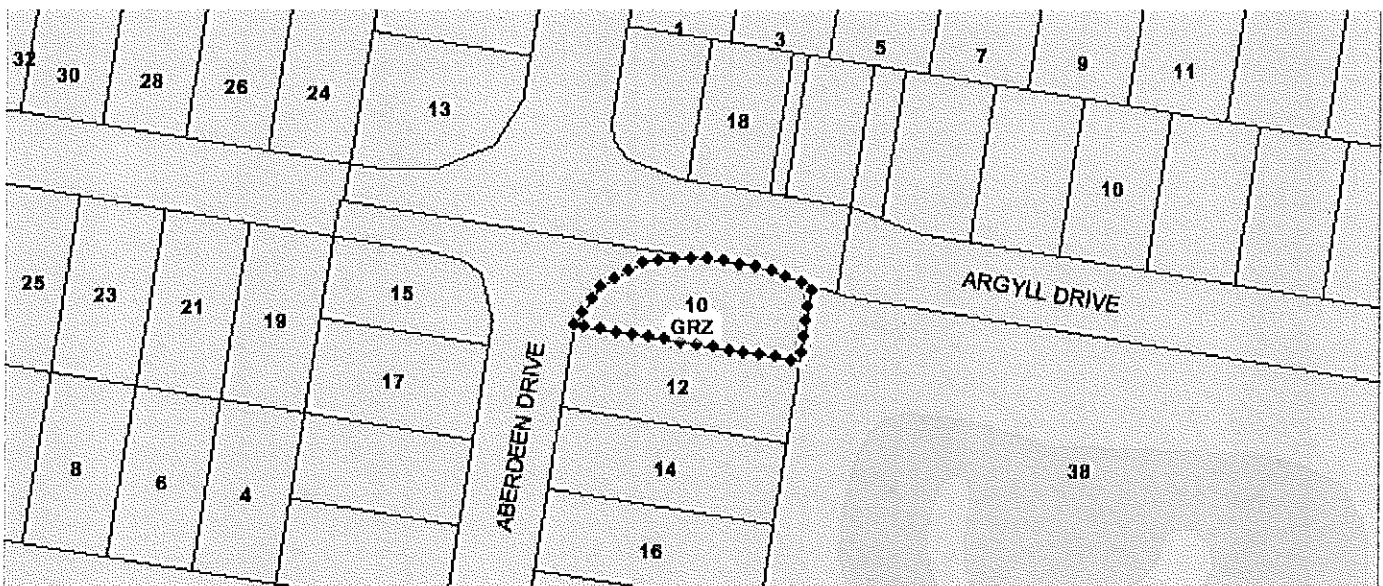
STATE ELECTORATES

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

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

SCHEDULE TO THE GENERAL RESIDENTIAL ZONE (GRZ)



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0 50m

 GRZ - General Residential

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

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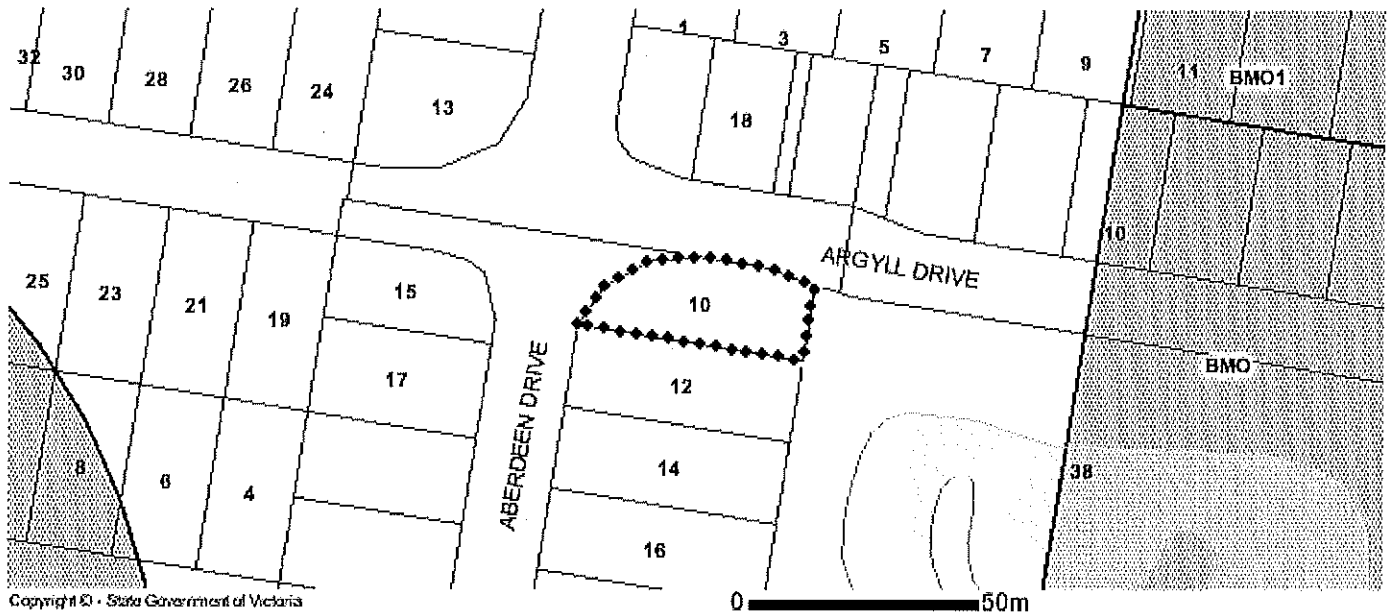
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land and 1962 (Vic).

Planning Overlay

None affecting this land - there are overlays in the vicinity

BUSHFIRE MANAGEMENT OVERLAY (BMO)



 BMO - Bushfire Management

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 30 June 2021.

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

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

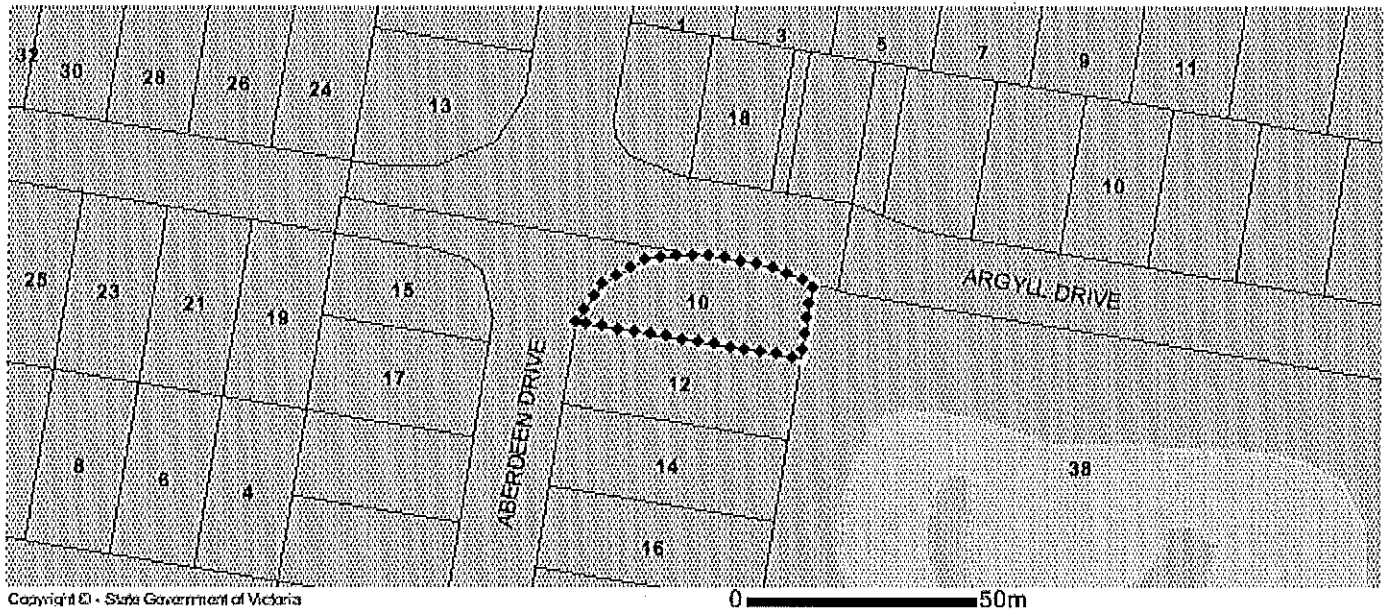
For details of surrounding properties, use this service to get the Reports for properties of interest.

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

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

Designated Bushfire Prone Area

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



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Designated Bushfire Prone Area

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

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

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

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

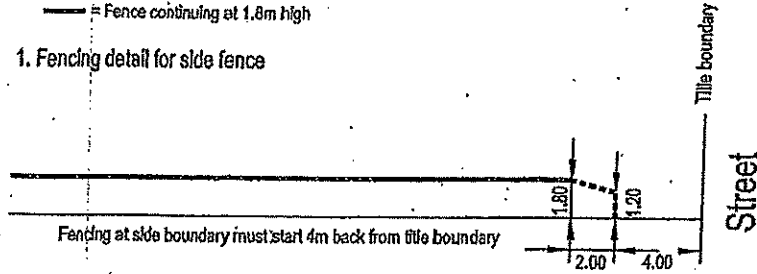


McIvor Forest Fencing Guidelines

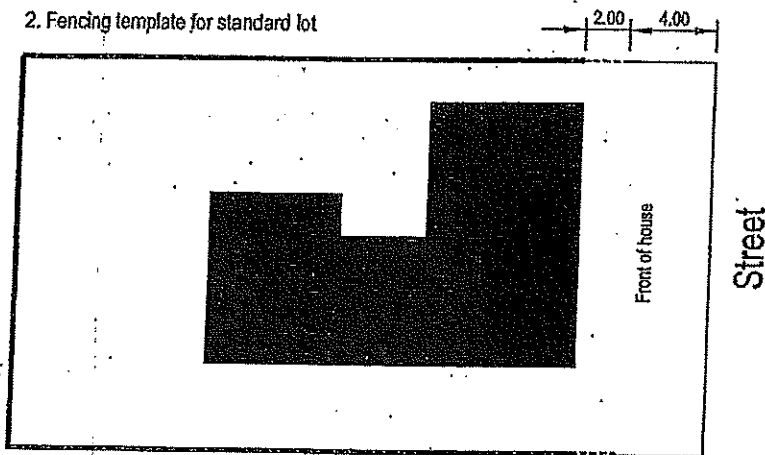
Refer to diagrams below for information regarding boundary fencing location requirements

- Fence commencing at 1.2m and increasing to 1.8m high
- Fence continuing at 1.8m high

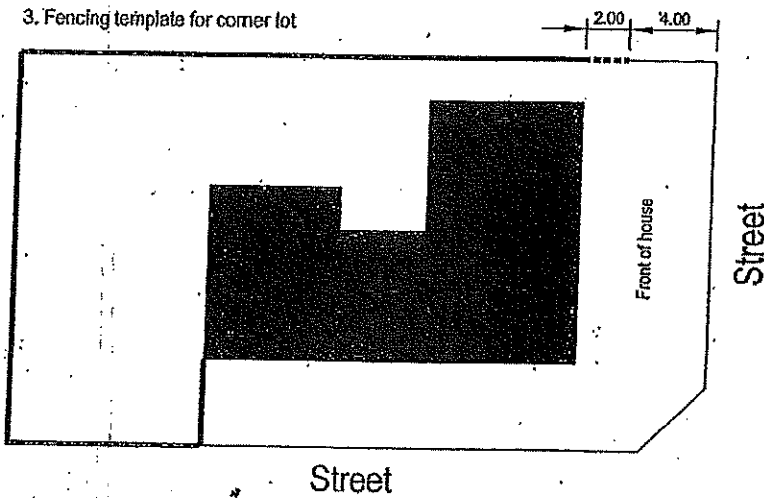
1. Fencing detail for side fence



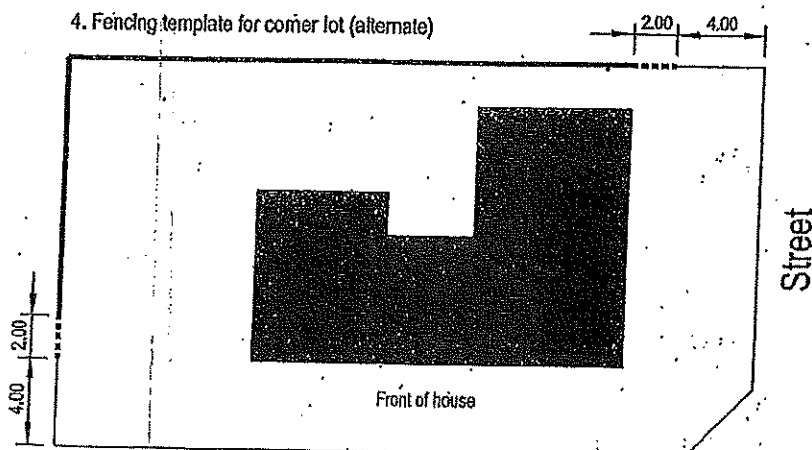
2. Fencing template for standard lot



3. Fencing template for corner lot



4. Fencing template for corner lot (alternate)





PLANNING PERMIT

Permit No. **DS/539/2012**
Planning Scheme: **Greater Bendigo Planning Scheme**
Responsible Authority: **Greater Bendigo City Council**

ADDRESS OF THE LAND: **53 & 59 Cassinia Drive, JUNORTOUN**

THE PERMIT ALLOWS: **Staged subdivision of the land into 56 lots and the removal of native vegetation**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. **PLANS TO BE ENDORSED**
The plan to be endorsed and which will then form part of the permit is the Version 10C plan submitted with the application on 14/3/2013.
2. **LAYOUT MUST NOT BE ALTERED**
The layout of the subdivision as shown on the endorsed plans must not be altered without the written consent of the responsible authority.
3. **ORDER OF STAGES**
The subdivision of the land must proceed in the order of stages as shown on the endorsed plan except with the written consent of the responsible authority.
4. **PUBLIC OPEN SPACE CONTRIBUTION**
Before a statement of compliance is issued for the subdivision the owner of the land must pay to the responsible authority a sum equivalent to 5% of the site value of all the land in the subdivision.
5. **ROAD RESERVE ON ADJOINING LAND**
Before a statement of compliance is issued for Stage 1 of the subdivision any part of the proposed road reserve that is contained on adjoining land must be set aside and created in favour of the City of Greater Bendigo.
6. **LANDSCAPE PLAN**
Before a statement of compliance is issued for each stage of the subdivision a landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority for the relevant stage. When approved, the plan will be endorsed and then form part of the permit.
7. **COMPLETION OF LANDSCAPING**
Before a statement of compliance is issued for each stage of the subdivision the landscaping works shown on the endorsed landscape plan must be carried out and completed for that stage to the satisfaction of the responsible authority.
8. **LANDSCAPING MAINTENANCE**
The landscaping works shown on the endorsed plans must be maintained to the satisfaction of the responsible authority for 12 months after the works are completed, including that any dead, diseased or damaged plants are to be replaced.
9. **DETAILED DRAINAGE**
Prior to the certification of the plan of subdivision under the Subdivision Act 1988, 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. The plans must include:
 - (a) Direction of stormwater run off.
 - (b) A point of discharge for each lot.

Signature for the
Responsible Authority

A handwritten signature in black ink, appearing to be 'S. Grant'.

Date Issued: 26/11/2013



PLANNING PERMIT

Permit No. DS/539/2012
Planning Scheme: Greater Bendigo Planning Scheme
Responsible Authority: Greater Bendigo City Council

ADDRESS OF THE LAND: 53 & 59 Cassinia Drive, JUNORTOUN

THE PERMIT ALLOWS: Staged subdivision of the land into 56 lots and the removal of native vegetation

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

(c) Independent drainage for each lot.

10. DRAINAGE EASEMENTS

The subdivision must provide easements for drainage within and through the subject land for external outfall drainage to a point of lawful discharge to the satisfaction of the responsible authority.

11. STORMWATER DETENTION

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.

12. STORMWATER QUALITY

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.

13. DRAINAGE WORKS

Prior to the issue of the statement of compliance for the subdivision, drainage works must be constructed in accordance with plans approved by the responsible authority.

14. CONSTRUCTION OF WORKS

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 roads:

- (a) Fully sealed pavement with kerb and channel.
- (b) 1.5m paved footpaths.
- (c) Underground drainage.
- (d) Underground conduits for water, gas, electricity and telephone.
- (e) Appropriate intersection and traffic measures.
- (f) Appropriate street lighting and signage.
- (g) High stability permanent survey marks.

15. DECORATIVE LIGHTING

If decorative lighting is to be used within the subdivision:

- (a) The lighting style must be consistent with the McIvor Forest Estate decorative lighting style.
- (b) The applicant must submit for approval full details of any proposed decorative lighting to the responsible authority.
- (c) Before a statement of compliance is issued the developer must make a decorative lighting payment to the responsible authority in accordance with Table 15 of the Infrastructure Design Manual.

16. PUBLIC ASSETS

Before the development starts, the owner or developer must submit to the responsible authority a

Signature for the
Responsible Authority

Date Issued: 26/11/2013



PLANNING PERMIT

Permit No. **DS/539/2012**
Planning Scheme: **Greater Bendigo Planning Scheme**
Responsible Authority: **Greater Bendigo City Council**

ADDRESS OF THE LAND: 53 & 59 Cassinia Drive, JUNORTOUN

THE PERMIT ALLOWS: Staged subdivision of the land into 56 lots and the removal of native vegetation

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

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.

17. CONSTRUCTION MANAGEMENT PLAN

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:

- (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.

During construction of works associated with the subdivision, the must employ and provide the protection methods contained in the CMP to the satisfaction of the responsible authority and the Environment Protection Agency.

18. COLIBAN WATER

- (a) The owner is required to provide reticulated water and sewerage services to each of the lots within the subdivision. Services are to be provided in accordance with Coliban Water's specifications.
- (b) 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.

19. POWERCOR

- (a) 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.
- (b) The applicant shall: Provide an electricity supply to all lots in the subdivision in accordance with Powercor's requirements and standards, including the extension, augmentation or re-arrangement of any existing electricity supply system, as required by Powercor (A payment to cover the cost of such work will be required). In the event that a supply is not provided the applicant shall provide a written undertaking to Powercor Australia Ltd that prospective purchasers will be so informed.
- (c) The applicant shall: Where buildings or other installations exist on the land to be subdivided and are connected to the electricity supply, they shall be brought into compliance with the Service and Installation Rules issued by the Victorian Electricity Supply Industry. The applicant shall arrange compliance through a Registered Electrical Contractor.
- (d) The applicant shall: Set aside on the plan of subdivision for the use of Powercor Australia Ltd reserves and/or easements, and/or leases, satisfactory to Powercor Australia Ltd where any electric substation (other than a pole mounted type) is required to service the subdivision.
- (e) The applicant shall: Provide easements satisfactory to Powercor Australia Ltd, where easements have not been otherwise provided, for all existing Powercor Australia Ltd electric lines on the land and for any new powerlines required to service the lots and adjoining land, save for lines located,

Signature for the
Responsible Authority

Date Issued: 26/11/2013

This document is a copy only. The original is on the reader to confirm its status with the responsible authority.



PLANNING PERMIT

Permit No. **DS/539/2012**
Planning Scheme: **Greater Bendigo Planning Scheme**
Responsible Authority: **Greater Bendigo City Council**

ADDRESS OF THE LAND: **53 & 59 Cassinia Drive, JUNORTOUN**

THE PERMIT ALLOWS: **Staged subdivision of the land into 56 lots and the removal of native vegetation**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

or to be located, on public roads set out on the plan. These easements shall show on the plan an easement(s) in favour of "Powercor Australia Ltd" for "Powerline Purposes" pursuant to Section 88 of the Electricity Industry Act 2000.

- (f) The applicant shall: Obtain for the use of Powercor Australia Ltd any other easement external to the subdivision required to service the lots.
- (g) The applicant shall: Adjust the position of any existing easement(s) for powerlines to accord with the position of the line(s) as determined by survey.
- (h) The applicant shall: Obtain Powercor Australia Ltd's approval for lot boundaries within any area affected by an easement for a powerline and for the construction of any works in such an area.
- (i) The applicant shall: Provide to Powercor Australia Ltd, a copy of the version of the plan of subdivision submitted for certification, which shows any amendments which have been required.
- (j) Any buildings must comply with the clearances required by the Electricity Safety (Network Assets) Regulations.
- (k) Any construction work must comply with the Officer of the Chief Electrical Inspector No Go Zone rules.

20. TENIX

The plan of subdivision submitted for certification must be referred to SP AusNet (Gas) in accordance with Section 8 of the Subdivision Act 1988.

21. TELECOMMUNICATIONS

- (a) The owner of the land must enter into an agreement with:
 - 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.
 - 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.
- (b) 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 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.
 - 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.

22. COUNTRY FIRE AUTHORITY

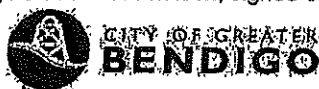
Amended plans required:

Before the plan of subdivision is certified under the Subdivision Act 1988 the 'Bushfire Management

Signature for the
Responsible Authority

Date Issued: 26/11/2013

This document is a copy only. The onus is on the reader to confirm its status with the responsible authority.



PLANNING PERMIT

Permit No. **DS/539/2012**
Planning Scheme: **Greater Bendigo Planning Scheme**
Responsible Authority: **Greater Bendigo City Council**

ADDRESS OF THE LAND: **53 & 59 Cassinia Drive, JUNORTOUN**

THE PERMIT ALLOWS: **Staged subdivision of the land into 56 lots and the removal of native vegetation**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Plan' (Drawing No. 133944-PPSV8B) must be amended to the satisfaction of the CFA and the responsible authority and must be submitted to and approved by the responsible authority. When approved the plan will be endorsed and then form part of the permit. The plans must be substantially in accordance with the plans submitted with the application but modified to:

- (a) Remove the existing text under the heading titled 'water supply' and replace it with the following text: "Any static water supply required must:
 - Have a minimum capacity of not less than 5,000 litres.
 - Be maintained and used solely for fire fighting purposes.
 - Be stored in an above ground water tank constructed of concrete, steel or corrugated iron.
 - Have an outlet connected directly to the tank that faces away from the building."
- (b) Remove the title and all text under the heading titled 'outer zone'.
- (c) Rename the existing heading titled 'inner zone' to 'defendable space - inner zone'.
- (d) Remove the words 'should' and replace with 'must' within all text under the heading titled 'defendable space - inner zone'.
- (e) Include a new section titled 'building construction' which includes the following text beneath: "Within Lots 1, 2, 51, 52, 53, 54, 55 and 56 - Bushfire Attack level 19 (BAL-19)".

Mandatory condition:

Before the statement of compliance is issued under the Subdivision Act 1988 the owner must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987 and make application to the Registrar of Titles to have the agreement registered on the title to the land under Section 181 of the Act. The agreement must set out the following matters:

- (a) That it has been prepared for the purpose of an exemption from a planning permit under Clause 44.06-1 of this planning scheme.
- (b) The building envelope and defendable space envelope to achieve the Bushfire Attack Level approved under this permit.
- (c) Any vegetation management requirements to implement the defendable space approved under this permit.
- (d) The access and water supply requirements approved under this permit.

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

Supporting conditions:

In addition to the matters set out in clause 44.06-4 of the Greater Bendigo Planning Scheme and the above condition the section 173 Agreement prepared in accordance with clause 44.06-4 must:

- (a) Explicitly exclude the option to vary the requirements of the agreement through another planning permit.
- (b) Explicitly exclude Lot 3 from being provided with an exemption from a planning permit under clause 44.06-1 of the planning scheme.
- (c) Specify that any dwelling or dependent person's unit constructed within Lots 1, 2, 52, 53, 54, 55 and 56 must not be constructed within the area of defendable space, as designated on the endorsed 'Bushfire Management Plan'.
- (d) Specify that all vegetation within Lots 50 to 56 and Lots 1 to 10 (including Lot 3) must at all times

Signature for the
Responsible Authority

Date Issued: 26/11/2013



PLANNING PERMIT

Permit No. **DS/539/2012**
Planning Scheme: **Greater Bendigo Planning Scheme**
Responsible Authority: **Greater Bendigo City Council**

ADDRESS OF THE LAND: **53 & 59 Cassinia Drive, JUNORTOUN**

THE PERMIT ALLOWS: **Staged subdivision of the land into 56 lots and the removal of native vegetation**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

(and regardless of whether a dwelling is located on the land or not) must be maintained to the 'defendable space - inner zone' prescriptions specified on the endorsed 'Bushfire Management Plan'.

- (e) Specify that any dwelling or dependant persons unit constructed within Lots 1, 2, 51, 52, 53, 54, 55 and 56 must be constructed and maintained to a Bushfire Attack Level (in accordance with the relevant sections of AS3959-2009) of not less than as specified on the endorsed 'Bushfire Management Plan'.
- (f) Specify that any dwelling or dependant persons unit constructed within Lots 1, 2, 51, 52, 53, 54, 55 and 56 must be provided with a static water source meeting at least the requirements specified on the endorsed 'Bushfire Management Plan'.
- (g) Specify that the bushfire protection measures forming part of section 173 agreement and the planning permit and endorsed plans, including those relating to construction standards (BAL), defendable space, water supply and access and including those relating to Lot 3 must be maintained to the satisfaction of the responsible authority and the relevant fire authority on a continuing basis.
- (h) Include a copy of the 'Bushfire Management Plan' endorsed under this permit as an annexure to the section 173 agreement.

Initial implementation of defendable space:

Before the statement of compliance is issued under the Subdivision Act 1988 defendable space on each lot (including Lot 3) must, to the satisfaction of the responsible authority, be implemented to at least the extent shown on the endorsed 'Bushfire management Plan'.

Water supply for Lot 3:

Before the statement of compliance is issued under the Subdivision Act 1988 a static water supply within Lot 3 must, to the satisfaction of the responsible authority, be installed and must meet the water supply requirements as specified on the endorsed 'Bushfire Management Plan'.

23. DEPARTMENT OF ENVIRONMENT AND PRIMARY INDUSTRIES

(a) In order to offset:

- 1.87 habitat hectares of Box ironbark Forest Ecological Vegetation Class of Medium conservation significance.
- 3 Medium scattered trees of Low conservation significance.
- 7 Small trees of Low conservation significance

approved for removal as part of this permit, the applicant must provide offsets to achieve the targets as identified in Tables 3 and 5 of the report titled 'Ecological Assessment with Net gain for removal of vegetation Cassinia Drive Junortoun' by Garry and Brenda Cheers, March 2012, or an alternative to the satisfaction of the responsible authority.

(b) To provide the required offset, within 12 months of the vegetation removal or prior to the issue of statement of compliance, whichever is sooner, the applicant or owner must either:

- Provide to the responsible authority, an Allocated Credit Extract issued by the Department of Environment and Primary Industries Native Vegetation Credit Register which satisfies the required offset, or.

Signature for the
Responsible Authority

Date Issued: 26/11/2013



PLANNING PERMIT

Permit No. **DS/539/2012**
Planning Scheme: **Greater Bendigo Planning Scheme**
Responsible Authority: **Greater Bendigo City Council**

ADDRESS OF THE LAND: **53 & 59 Cassinia Drive, JUNORTOUN**

THE PERMIT ALLOWS: **Staged subdivision of the land into 56 lots and the removal of native vegetation**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- Commence management of an offsite in accordance with an offset plan endorsed by the responsible authority. The offset plan must include how the targets outlined in the report titled 'Ecological Assessment with Net gain for removal of vegetation Cassinia Drive Junortoun' by Garry and Brenda Cheers, March 2012, are to be achieved including but not limited to:
 - Description of the site where the offset will be provided, including a site plan.
 - Schedule of works to achieve the offset over a 10 year period, detailing the:
 - Management actions to be performed (e.g. fencing, weed control, pest control, revegetation).
 - Person(s) responsible for implementing the specific management actions.
 - Timeline for the implementation of the management actions.
 - Method by which management actions will be undertaken.
 - Standard to which management actions will be undertaken.

When approved, the offset plan will be endorsed and will then form part of the permit.

- (c) Within 12 months of vegetation removal or prior to the issue of statement of compliance whichever is sooner:
 - The endorsed offset site must be permanently protected to the satisfaction of the responsible authority, ie. via an encumbrance on title.
 - A copy of the endorsed plan and protection mechanism, eg. title showing encumbrance, must be lodged with the Department of Environment and Primary Industries.

The applicant must pay the reasonable costs for the preparation, execution and registration of the on-title agreement.

- (d) At two, five and ten years after the approval of the offset plan, the applicant must provide a written report to the Department of Environment and Primary Industries that outlines the management actions undertaken towards the management of the offset as specified in the offset plan.

24. EXPIRY OF THE PERMIT

This permit will expire unless:

- (a) All stages of the approved subdivision have been certified within five years of the date of this permit; or
- (b) Any stage of the approved subdivision is not completed within five years of the certification of the plan of subdivision under the Subdivision Act 1988.

The responsible authority may extend the time for certification of a plan of any stage of the subdivision if a request is made in writing before the permit expires, or thereafter, within the period allowed by section 69 of the Planning and Environment Act 1987.

THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

Date	Brief description of amendment
20/12/2013	Condition 14 on this permit has been corrected to remove the requirement for roadworks in Cassinia Drive.

Signature for the Responsible Authority

Date Issued: 26/11/2013

This document is a copy only. The onus is on the reader to confirm its status with the responsible authority.

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 of Part 4 of the *Planning & Environment Act 1987*)

WHEN DOES A PERMIT BEGIN?

A permit operates:

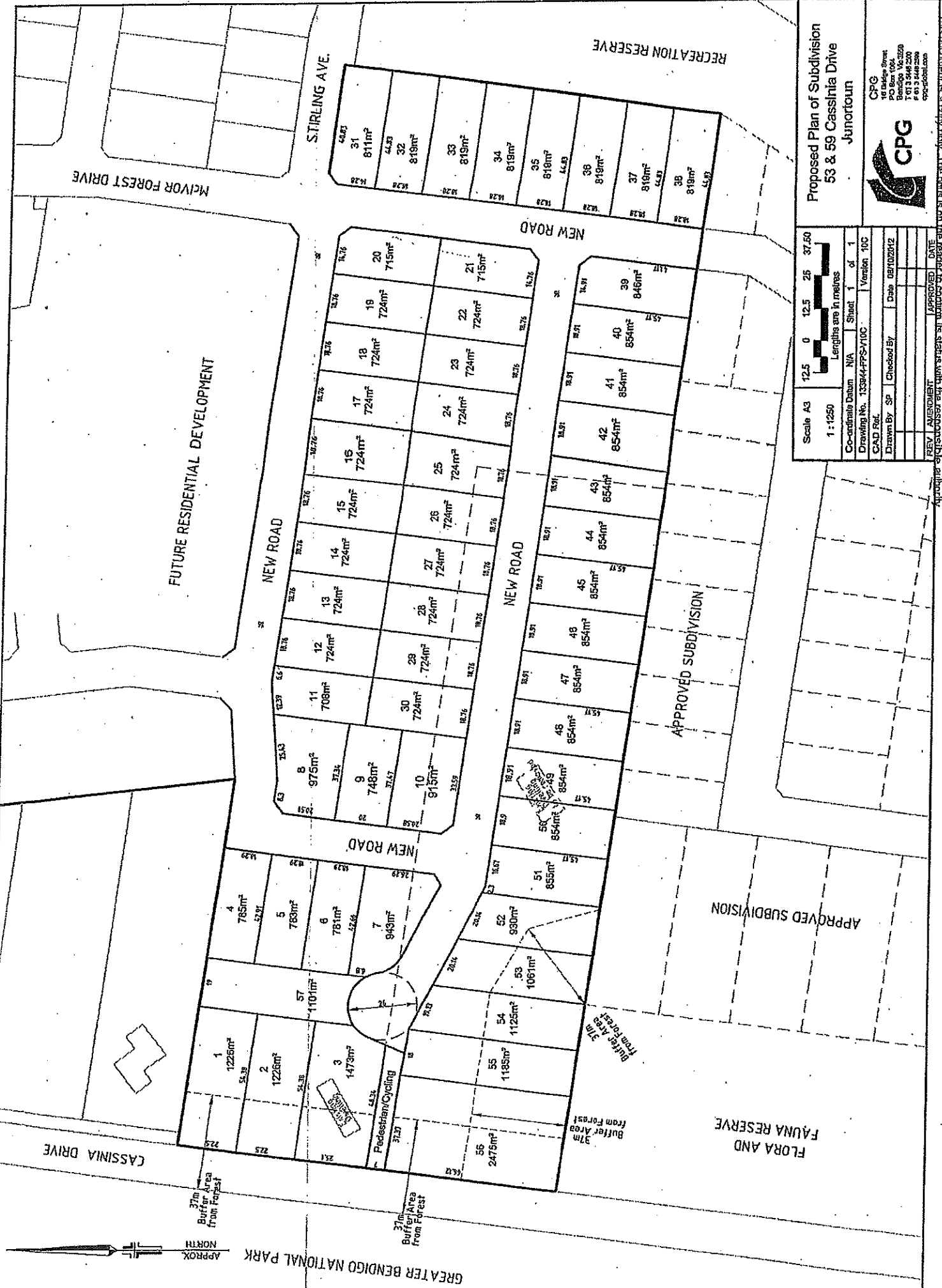
- from the date specified in the permit, or
- If no date is specified, from:
 - (i) the date of the decision of the Victorian Civil & Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
 - (ii) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

- A permit for the development of land expires if –
 - the development or any stage of it does not start within the time specified in the permit, or
 - the development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.
- 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.
- 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.
- 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.
- The expiry of a permit does not affect the validity of anything done under the permit before the expiry.

WHAT ABOUT APPEALS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil & Administrative Tribunal where, in which case no right of appeal 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 an Application for Review form which can be obtained from the Civil & Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- An application for review must also be served on the Responsible Authority.
- Details about applications for review, and the fees payable can be obtained from the Victorian Civil & Administrative Tribunal.



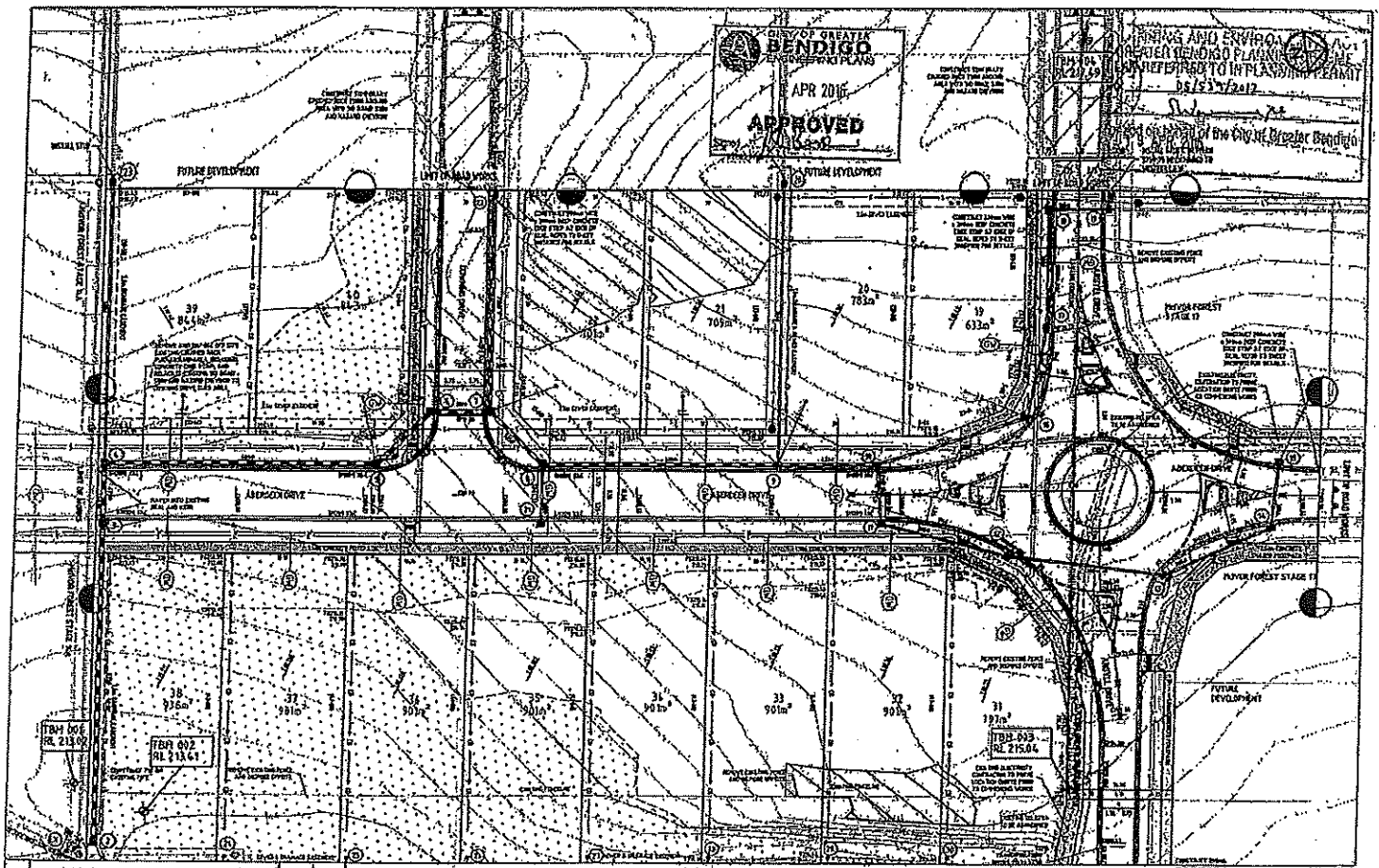
Proposed Plan of Subdivision
53 & 59 Cassinia Drive
Junortoun

CPG
16 Dalrymple Street
PO Box 1064
Bendigo VIC 3550
Tel 03 9482 200
www.cpg.com.au



Scale A3	12.5	0	12.5	25	37.50
Co-ordinate Datum	N/A	Sheet	1	of	1
Drawing No.	133044-FPS-V100	Version	100		
CAD File		Checked By		Date	09/10/2012
Drawn By	SP	Checked By		Date	09/10/2012
REV	AMENDMENT	DATE	APPROVED	DATE	

This document is a copy of the original and is not to be used for any other purpose without the written authority of the author.



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2	PROPOSED DEVELOPMENT	22	2016/16
3	PROPOSED DEVELOPMENT	23	2016/16
4	PROPOSED DEVELOPMENT	24	2016/16
5	PROPOSED DEVELOPMENT	25	2016/16
6	PROPOSED DEVELOPMENT	26	2016/16
7	PROPOSED DEVELOPMENT	27	2016/16
8	PROPOSED DEVELOPMENT	28	2016/16
9	PROPOSED DEVELOPMENT	29	2016/16
10	PROPOSED DEVELOPMENT	30	2016/16

Design: 2016/16
 Checked: 2016/16
 Approved: 2016/16
 Date: 2016/16

Map Reference: 2016/16
 Street Number: 2016/16
 City: Bendigo

FOREST EDGE ESTATE - STAGE 2
 22 DASHINA DRIVE, JUNIPER TOWN
 LAYOUT PLAN

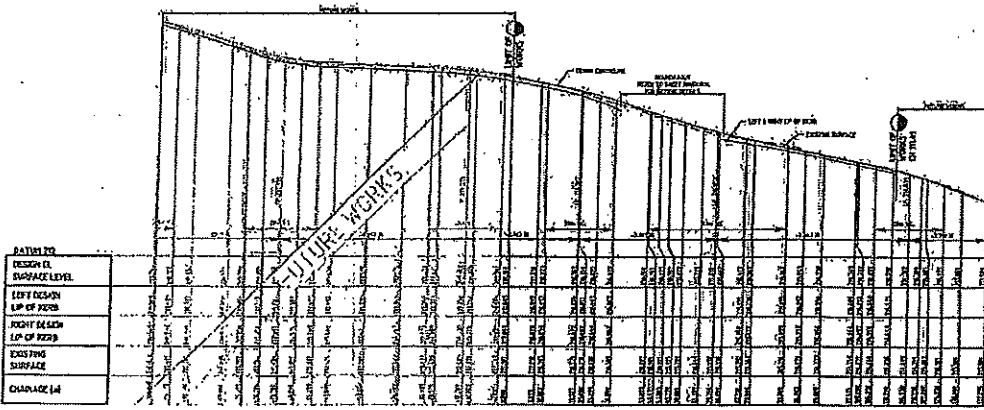
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 3090-3095/18

spire

1000/10/18
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FOREST EDGE ESTATE - STAGE 2
 22 DASHINA DRIVE, JUNIPER TOWN
 LAYOUT PLAN

SP18/18 Adv. 24/04/2018
 11 DASHINA DRIVE, JUNIPER TOWN
 3090-3095/18

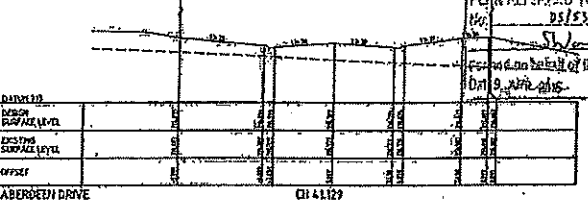
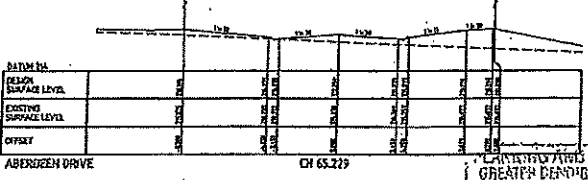
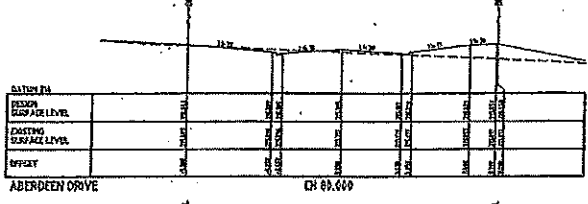
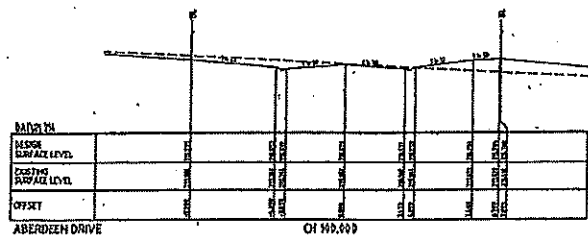
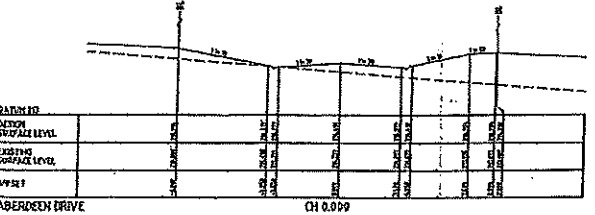
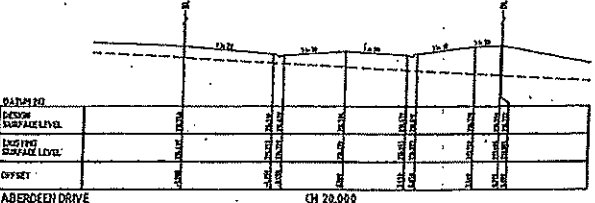
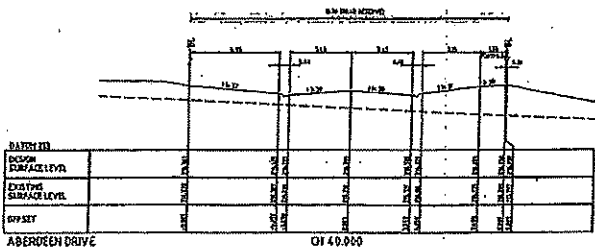
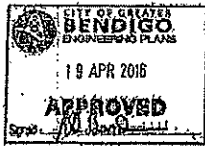


CLAIMING AND ENVIRONMENTAL
 GREATER BENDIGO PLANNING SCHEME
 PLAN REFERRED TO IN ROADWORKS PERMIT
 No. 261525/2012
 For and on behalf of the City of Greater Bendigo
 Exec'd 19 APR 2016

1	DESIGN	10/11/15	10/11/15
2	REVISION	10/11/15	10/11/15
3	REVISION	10/11/15	10/11/15
4	REVISION	10/11/15	10/11/15
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9	REVISION	10/11/15	10/11/15
10	REVISION	10/11/15	10/11/15

Design: 10/11/15
 Author: 10/11/15
 Checked: 10/11/15
 Drawn: 10/11/15
 Scale: 1:100
 Project: 10/11/15
 Drawing No: 10/11/15
 Date: 10/11/15

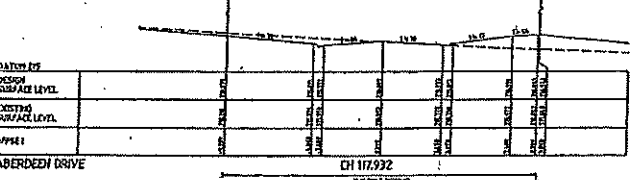
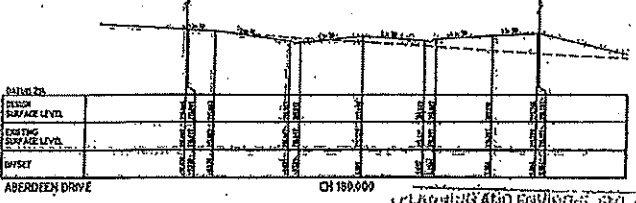
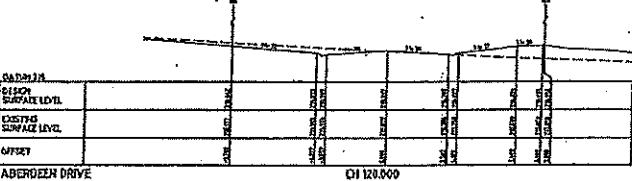
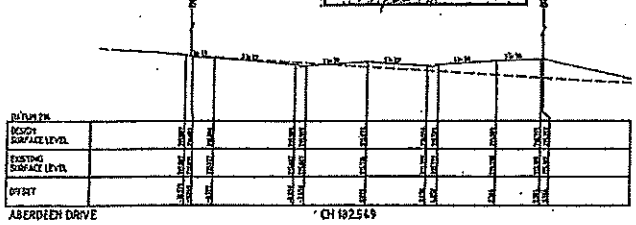
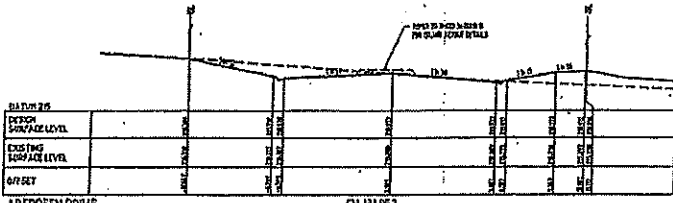
spiire
 FOREST EDGE ESTATE - STAGE 2
 23 CASSINA DRIVE, JUNORTOUN
 ROAD LONG SECTION 1
 MAJOR FOREST PTY LTD
 CITY OF GREATER BENDIGO D52539212
 Rev 2
 Dwg No: 10/11/15



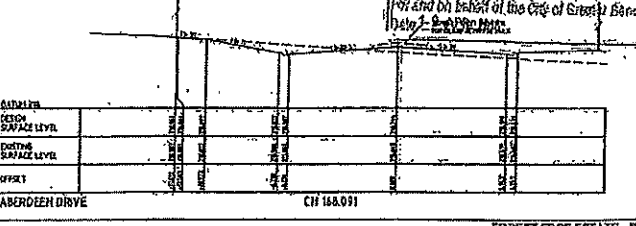
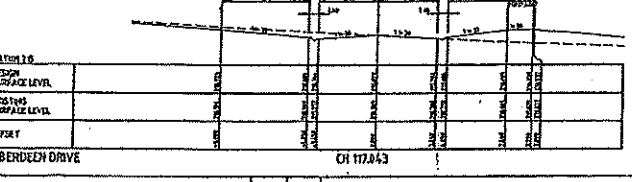
CIVIL ENGINEERING ENVIRONMENTAL
 GREATER BENDIGO PLANNING SCHEME
 PLAN PREPARED IN ACCORDANCE WITH
 No. 05/2017
 Prepared on behalf of the City of Greater Bendigo
 Date: 19 APR 2016

Rev	Description	Date
1	ISSUED FOR TENDERS	11/04/16
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3	ISSUED FOR TENDERS	11/04/16
4	ISSUED FOR TENDERS	11/04/16
5	ISSUED FOR TENDERS	11/04/16
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20	ISSUED FOR TENDERS	11/04/16
21	ISSUED FOR TENDERS	11/04/16
22	ISSUED FOR TENDERS	11/04/16
23	ISS	

CITY OF GREATER BENDIGO
 ENGINEERING PLANS
 19 APR 2016
APPROVED



LANDING AND GRADING PLAN
 GREATER BENDIGO PLANNING SCHEME
 PLAN REFERRED TO IN PLANNING PERMIT
 No. 16/133/100
 For and on behalf of the City of Greater Bendigo
 City Engineer

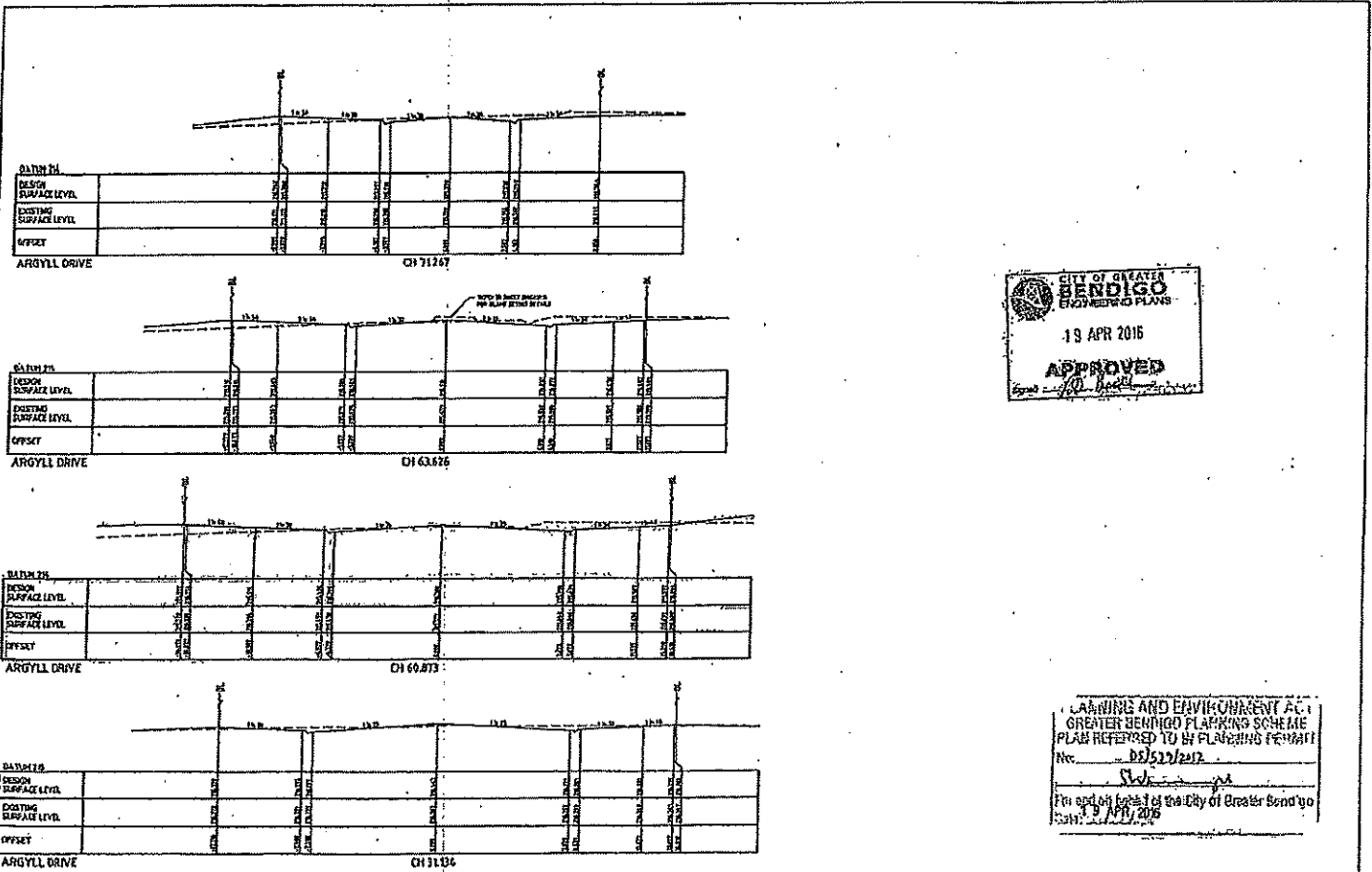


NO.	DESCRIPTION	DATE	BY	CHECKED
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2	REVISION			

Map Reference: 1:50,000
 Date: 19 APR 2016
 Project: FOREST EDGE ESTATE - STAGE 2
 Location: 63 CASSARA DRIVE, JUNORTOWN
 Client: MAVOR FOREST PTY LTD
 City of Greater Bendigo
 City Engineer

Drawn: J.P.
 Checked: J.P.
 Scale: 1:50,000
 Date: 19 APR 2016
 Project: FOREST EDGE ESTATE - STAGE 2
 Location: 63 CASSARA DRIVE, JUNORTOWN
 Client: MAVOR FOREST PTY LTD
 City of Greater Bendigo
 City Engineer

spire
 FOREST EDGE ESTATE - STAGE 2
 63 CASSARA DRIVE, JUNORTOWN
 ROAD CROSS SECTION
 ABERDEEN DRIVE 2
 MAVOR FOREST PTY LTD
 CITY OF GREATER BENDIGO DS553/2012
 Ref: 2
 Proj No: 300381837



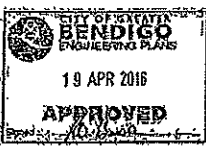
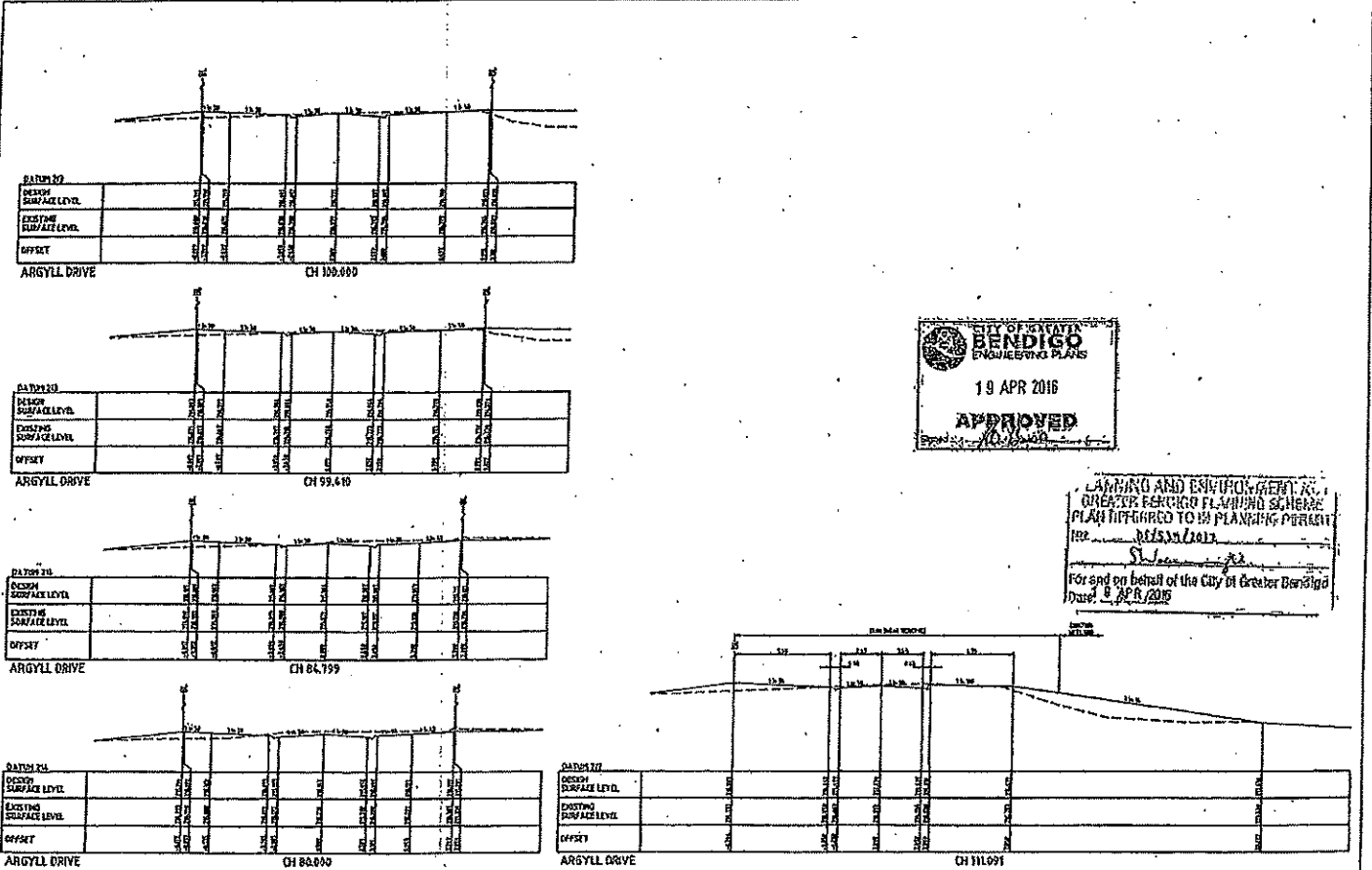
CITY OF GREATER
BENDIGO
 ENGINEERING PLANS
 19 APR 2016
APPROVED
[Signature]

PLANNING AND ENVIRONMENT ACT
 GREATER BENDIGO PLANNING SCHEME
 PLANS REFERRED TO BY PLANNING PERMIT
 No. 85/517/2012
[Signature]
 For and on behalf of the City of Greater Bendigo
 Date: 19 APR 2016

1	CHANGING SURFACE LEVELS AT JUNCTIONS TO BE KEPT TO THE APPROX.	AS	REV D
2	CHANGING SURFACE LEVELS AT JUNCTIONS TO BE KEPT TO THE APPROX.	AS	REV D
3	CHANGING SURFACE LEVELS AT JUNCTIONS TO BE KEPT TO THE APPROX.	AS	REV D
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Drawn: *[Name]* Date: *[Date]*
 Checked: *[Name]* Date: *[Date]*
 Approved: *[Name]* Date: *[Date]*
 Project No: *[Number]*
 Scale: *[Scale]*
 Date: *[Date]*

spiire
 FOREST EDGE ESTATE - STAGE 2
 83 CASSARA DRIVE, JUNDRONTOWN
 ROAD CROSS SECTION
 ARGYLL DRIVE
 MAYOR FOREST PTY LTD
 CITY OF GREATER BENDIGO D58582012
 Rev: *[Number]*
 Dwg No: 320081R10



LANNING AND ENVIRONMENTAL
 GREATER BENDIGO PLANNING SCHEME
 PLAN REFERRED TO IN PLANNING PERMIT
 No. 19/2016/0111
 For and on behalf of the City of Greater Bendigo
 Date: 19 APR 2016

1	PROVIDE MEASUREMENTS & DIMENSIONS TO ALL SURFACE LEVELS	11	10/10/16
2	PROVIDE MEASUREMENTS & DIMENSIONS TO ALL SURFACE LEVELS	11	10/10/16
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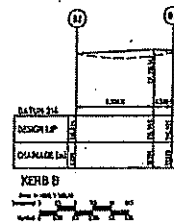
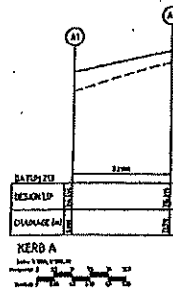
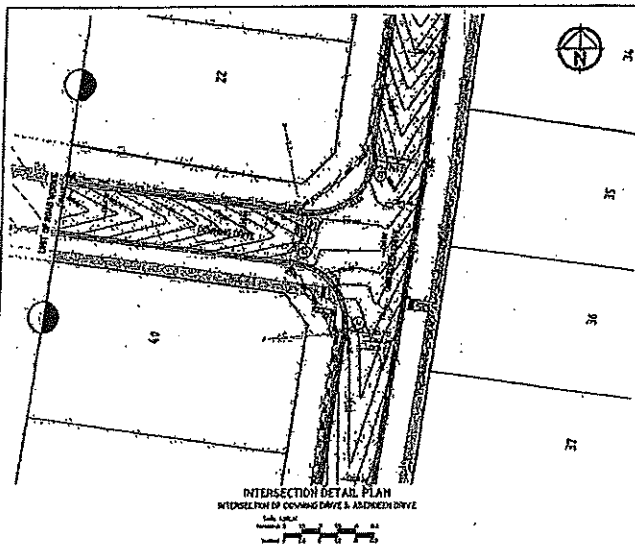
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 A. V. C. C. 10/10/16
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Scale: 1:100
 Date: 10/10/16

Map Reference: 1:100000
 Sheet Number: 11
 Date: 10/10/16

10/10/16
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spiire
 Surveyors & Engineers
 FOREST EDGE ESTATE - STAGE 2
 63 CASSIBA DRIVE, JUNORTOWN
 ROAD CROSS SECTIONS
 ARGYLL DRIVE 2
 LEVON FOREST PTY LTD
 CITY OF GREATER BENDIGO C52624022
 Date: 19 APR 2016
 Drawn: 10/10/16



ALIGNMENT A

CHAINAGE (M)	EASTING	NORTHING	PLAN	HEIGHT (M)
45	101110.000	101110.000	0.000	0.000
5	101111.000	101111.000	0.000	0.000
10	101112.000	101112.000	0.000	0.000
15	101113.000	101113.000	0.000	0.000
20	101114.000	101114.000	0.000	0.000
25	101115.000	101115.000	0.000	0.000

ALIGNMENT B

CHAINAGE (M)	EASTING	NORTHING	PLAN	HEIGHT (M)
27	101116.000	101116.000	0.000	0.000
32	101117.000	101117.000	0.000	0.000
37	101118.000	101118.000	0.000	0.000
42	101119.000	101119.000	0.000	0.000
47	101120.000	101120.000	0.000	0.000
52	101121.000	101121.000	0.000	0.000

SETOUT POINTS

POINT	EASTING	NORTHING	PLAN	HEIGHT
1	101110.000	101110.000	0.000	0.000
2	101111.000	101111.000	0.000	0.000
3	101112.000	101112.000	0.000	0.000
4	101113.000	101113.000	0.000	0.000
5	101114.000	101114.000	0.000	0.000
6	101115.000	101115.000	0.000	0.000

LAWNS AND ENVIRONMENTAL
GREATER ESUNGO PLANNING SCHEME
PLAN REFERRED TO AS PLANNING PERMIT
No. PL/13/2016
Date: 19 APR 2016

KERB RETURN SETOUT DETAIL

NO.	REVISION	DATE	BY	CHECKED
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2
3
4
5
6

AS SHOWN

Drawn: FOR 14
Checked: NOV 16
Scale: 1:1000
Project: JCH 18

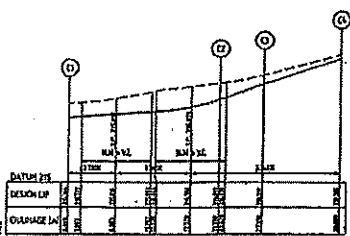
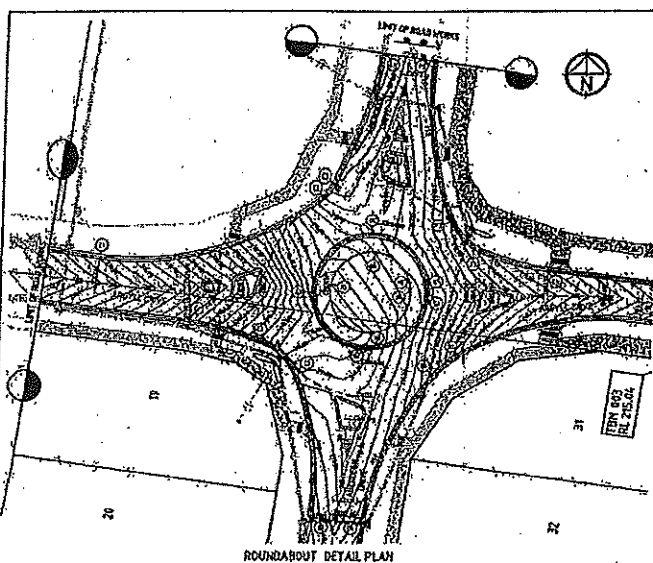
Map Reference: MANGOSHA 300 013
Sheet Number: 02
City: Esungo

SP/18/10/000000000
44 Siga Street, Sanyalva, Victoria Park, Harare, T. 011 264 8000
sp@spire.co.zw

spire

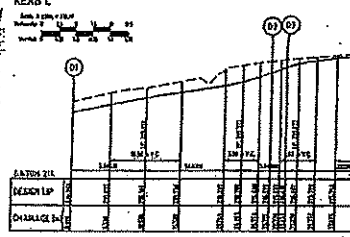
FOREST EDGES ESTATE - STAGE 2
43 CASSIUS DRIVE, FORTHOPE
INTERSECTION DETAIL
ARDMORE DRIVE & COWAN DRIVE
MAYON FOREST PTY LTD
CITY OF GREATER ESUNGO D/2016/2016

Drawn: ...
Checked: ...
Date: 19 APR 2016



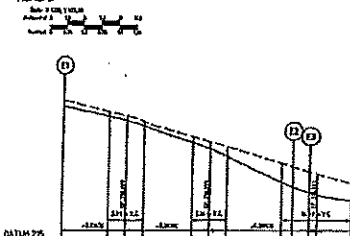
ALIGNMENT C

POINT NO	EASTING	NORTHING	AL	ELEVATION
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02	100000.000	100000.000	0.00	100.00
03	100000.000	100000.000	0.00	100.00
04	100000.000	100000.000	0.00	100.00
05	100000.000	100000.000	0.00	100.00
06	100000.000	100000.000	0.00	100.00
07	100000.000	100000.000	0.00	100.00
08	100000.000	100000.000	0.00	100.00
09	100000.000	100000.000	0.00	100.00
10	100000.000	100000.000	0.00	100.00
11	100000.000	100000.000	0.00	100.00
12	100000.000	100000.000	0.00	100.00
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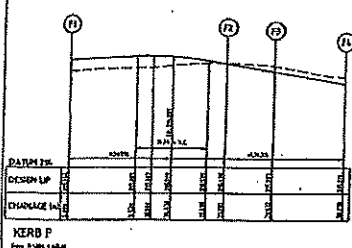
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04	100000.000	100000.000	0.00	100.00
05	100000.000	100000.000	0.00	100.00
06	100000.000	100000.000	0.00	100.00
07	100000.000	100000.000	0.00	100.00
08	100000.000	100000.000	0.00	100.00
09	100000.000	100000.000	0.00	100.00
10	100000.000	100000.000	0.00	100.00
11	100000.000	100000.000	0.00	100.00
12	100000.000	100000.000	0.00	100.00
13	100000.000	100000.000	0.00	100.00
14	100000.000	100000.000	0.00	100.00
15	100000.000	100000.000	0.00	100.00
16	100000.000	100000.000	0.00	100.00
17	100000.000	100000.000	0.00	100.00
18	100000.000	100000.000	0.00	100.00
19	100000.000	100000.000	0.00	100.00
20	100000.000	100000.000	0.00	100.00



ALIGNMENT E

POINT NO	EASTING	NORTHING	AL	ELEVATION
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02	100000.000	100000.000	0.00	100.00
03	100000.000	100000.000	0.00	100.00
04	100000.000	100000.000	0.00	100.00
05	100000.000	100000.000	0.00	100.00
06	100000.000	100000.000	0.00	100.00
07	100000.000	100000.000	0.00	100.00
08	100000.000	100000.000	0.00	100.00
09	100000.000	100000.000	0.00	100.00
10	100000.000	100000.000	0.00	100.00
11	100000.000	100000.000	0.00	100.00
12	100000.000	100000.000	0.00	100.00
13	100000.000	100000.000	0.00	100.00
14	100000.000	100000.000	0.00	100.00
15	100000.000	100000.000	0.00	100.00
16	100000.000	100000.000	0.00	100.00
17	100000.000	100000.000	0.00	100.00
18	100000.000	100000.000	0.00	100.00
19	100000.000	100000.000	0.00	100.00
20	100000.000	100000.000	0.00	100.00



ALIGNMENT P

POINT NO	EASTING	NORTHING	AL	ELEVATION
01	100000.000	100000.000	0.00	100.00
02	100000.000	100000.000	0.00	100.00
03	100000.000	100000.000	0.00	100.00
04	100000.000	100000.000	0.00	100.00
05	100000.000	100000.000	0.00	100.00
06	100000.000	100000.000	0.00	100.00
07	100000.000	100000.000	0.00	100.00
08	100000.000	100000.000	0.00	100.00
09	100000.000	100000.000	0.00	100.00
10	100000.000	100000.000	0.00	100.00
11	100000.000	100000.000	0.00	100.00
12	100000.000	100000.000	0.00	100.00
13	100000.000	100000.000	0.00	100.00
14	100000.000	100000.000	0.00	100.00
15	100000.000	100000.000	0.00	100.00
16	100000.000	100000.000	0.00	100.00
17	100000.000	100000.000	0.00	100.00
18	100000.000	100000.000	0.00	100.00
19	100000.000	100000.000	0.00	100.00
20	100000.000	100000.000	0.00	100.00

CITY OF GREATER BENDIGO ENGINEERING PLANS
 19 APR 2016
APPROVED
[Signature]

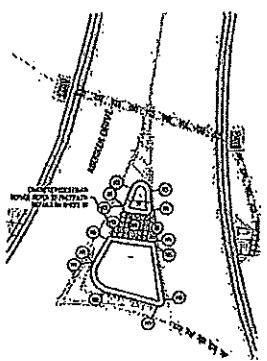
For and on behalf of the City of Greater Bendigo
 Date 19 APR 2016

NO	REVISION	DATE
1	ISSUED FOR PERMIT	19/04/2016
2	REVISED TO SHOW PERMIT CONDITIONS	19/04/2016
3	REVISED TO SHOW PERMIT CONDITIONS	19/04/2016
4	REVISED TO SHOW PERMIT CONDITIONS	19/04/2016
5	REVISED TO SHOW PERMIT CONDITIONS	19/04/2016
6	REVISED TO SHOW PERMIT CONDITIONS	19/04/2016
7	REVISED TO SHOW PERMIT CONDITIONS	19/04/2016
8	REVISED TO SHOW PERMIT CONDITIONS	19/04/2016
9	REVISED TO SHOW PERMIT CONDITIONS	19/04/2016
10	REVISED TO SHOW PERMIT CONDITIONS	19/04/2016
11	REVISED TO SHOW PERMIT CONDITIONS	19/04/2016
12	REVISED TO SHOW PERMIT CONDITIONS	19/04/2016
13	REVISED TO SHOW PERMIT CONDITIONS	19/04/2016
14	REVISED TO SHOW PERMIT CONDITIONS	19/04/2016
15	REVISED TO SHOW PERMIT CONDITIONS	19/04/2016
16	REVISED TO SHOW PERMIT CONDITIONS	19/04/2016
17	REVISED TO SHOW PERMIT CONDITIONS	19/04/2016
18	REVISED TO SHOW PERMIT CONDITIONS	19/04/2016
19	REVISED TO SHOW PERMIT CONDITIONS	19/04/2016
20	REVISED TO SHOW PERMIT CONDITIONS	19/04/2016

AS SHOWN

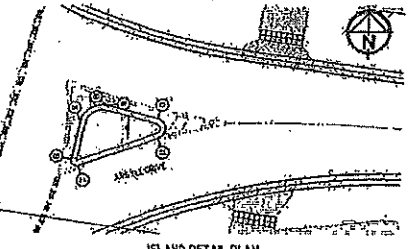
Prepared: [Name] Date: [Date]
 Checked: [Name] Date: [Date]
 Drawn: [Name] Date: [Date]
 Scale: [Scale]

spiire
 FOREST EDGE ESTATE - STAGE 2
 53 CASBRIA DRIVE, JUNIORCOURT
 ROUNDABOUT DETAIL PLAN
 MAYOR FOREST PTY LTD
 CITY OF GREATER BENDIGO D51002912
 Date: 19 APR 2016



ISLAND DETAIL PLAN

Scale: 1:1000
 Date: 19 APR 2016

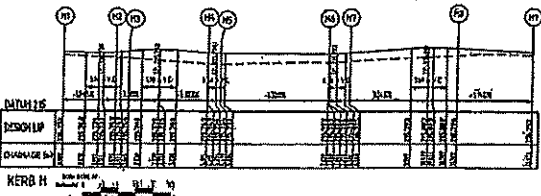


ISLAND DETAIL PLAN

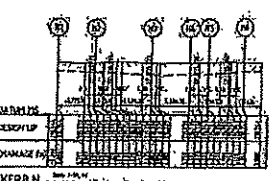
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 Date: 19 APR 2016



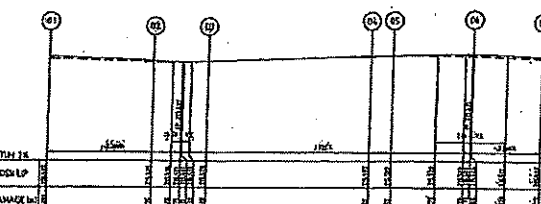
KERB RETURN SETOUT DETAIL



ALIGNMENT H



ALIGNMENT H



ALIGNMENT D

POINT NO	EASTING	NORTHING	DL	CHANGING
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02	202774.100	2028013.100	211.100	0.000
03	202774.100	2028013.100	211.100	0.000
04	202774.100	2028013.100	211.100	0.000
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14	202774.100	2028013.100	211.100	0.000
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18	202774.100	2028013.100	211.100	0.000
19	202774.100	2028013.100	211.100	0.000
20	202774.100	2028013.100	211.100	0.000

POINT NO	EASTING	NORTHING	DL	CHANGING
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28	202774.100	2028013.100	211.100	0.000
29	202774.100	2028013.100	211.100	0.000
30	202774.100	2028013.100	211.100	0.000



POINT NO	EASTING	NORTHING	DL	CHANGING
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04	202774.100	2028013.100	211.100	0.000
05	202774.100	2028013.100	211.100	0.000
06	202774.100	2028013.100	211.100	0.000
07	202774.100	2028013.100	211.100	0.000
08	202774.100	2028013.100	211.100	0.000
09	202774.100	2028013.100	211.100	0.000
10	202774.100	2028013.100	211.100	0.000
11	202774.100	2028013.100	211.100	0.000
12	202774.100	2028013.100	211.100	0.000
13	202774.100	2028013.100	211.100	0.000
14	202774.100	2028013.100	211.100	0.000
15	202774.100	2028013.100	211.100	0.000
16	202774.100	2028013.100	211.100	0.000
17	202774.100	2028013.100	211.100	0.000
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19	202774.100	2028013.100	211.100	0.000
20	202774.100	2028013.100	211.100	0.000

PLANNING AND ENVIRONMENT ACT
 GREATER BENDIGO PLANNING SCHEME
 PLAN REFERRED TO AS PLANNING PERMIT
 No. 05/2016/2017
 19 APR 2016

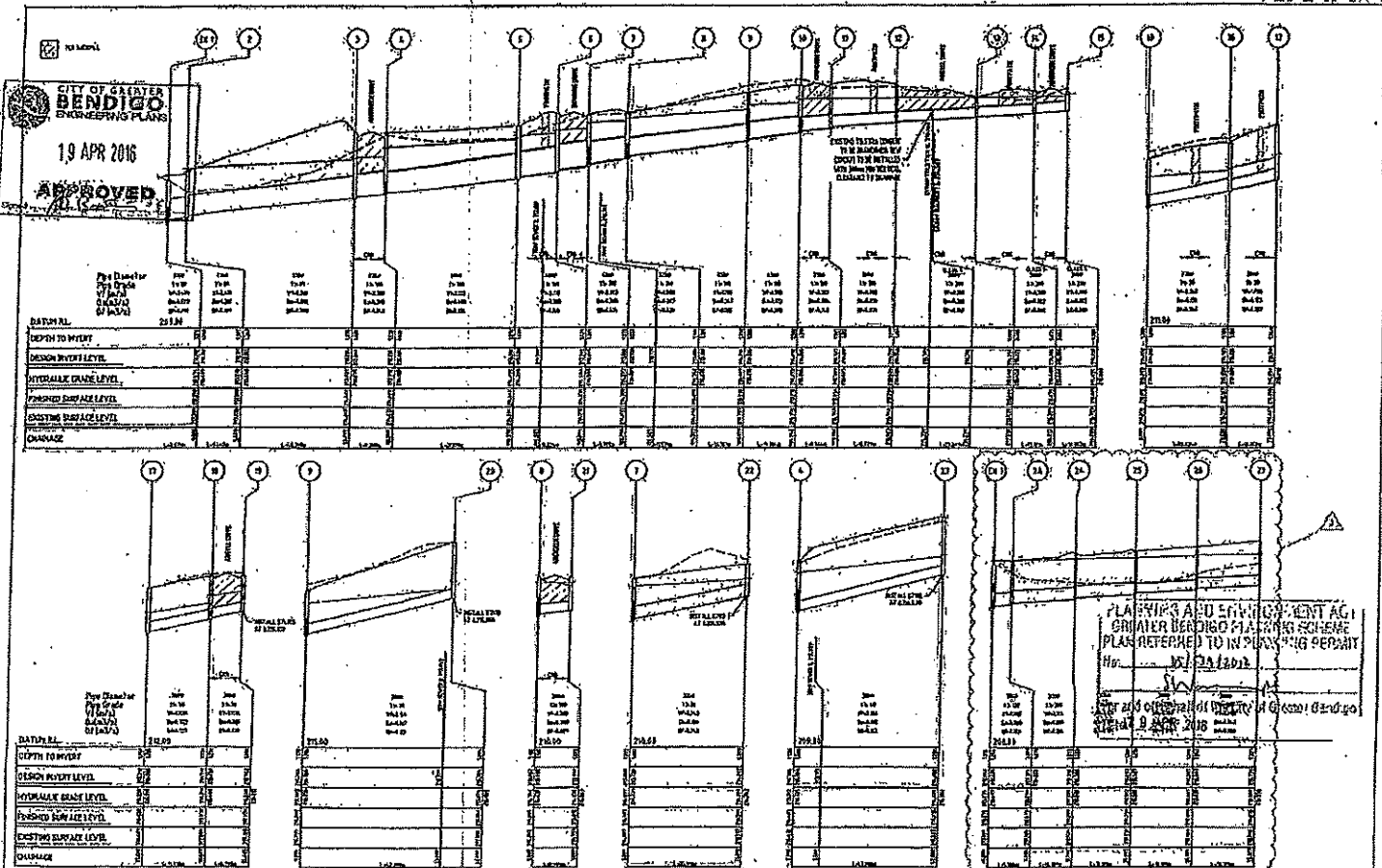
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3	WORKS MATERIAL & LABOR FOR ROADWORKS	100	m ²	100.00
4	WORKS MATERIAL & LABOR FOR ROADWORKS	100	m ²	100.00
5	WORKS MATERIAL & LABOR FOR ROADWORKS	100	m ²	100.00
6	WORKS MATERIAL & LABOR FOR ROADWORKS	100	m ²	100.00
7	WORKS MATERIAL & LABOR FOR ROADWORKS	100	m ²	100.00
8	WORKS MATERIAL & LABOR FOR ROADWORKS	100	m ²	100.00
9	WORKS MATERIAL & LABOR FOR ROADWORKS	100	m ²	100.00
10	WORKS MATERIAL & LABOR FOR ROADWORKS	100	m ²	100.00

Designed by: [Name]
 Drawn by: [Name]
 Checked by: [Name]
 Date: 19 APR 2016

AS SHOWN



FORREST EDDY ESTATE - STAGE 2
 25 CASBIDA DRIVE, URRUTOWN
 ISLAND DETAIL DETAILS
 Rev: 2
 Date: 19 APR 2016



1. FINISHED SURFACE LEVEL AT ALL POINTS SHALL BE TO THE DESIGN STANDARD.	11	2015
2. EXISTING SURFACE LEVELS SHALL BE TO THE DESIGN STANDARD.	12	2015
3. ALL WORK SHALL BE TO THE DESIGN STANDARD.	13	2015
4. ALL WORK SHALL BE TO THE DESIGN STANDARD.	14	2015
5. ALL WORK SHALL BE TO THE DESIGN STANDARD.	15	2015
6. ALL WORK SHALL BE TO THE DESIGN STANDARD.	16	2015
7. ALL WORK SHALL BE TO THE DESIGN STANDARD.	17	2015
8. ALL WORK SHALL BE TO THE DESIGN STANDARD.	18	2015
9. ALL WORK SHALL BE TO THE DESIGN STANDARD.	19	2015
10. ALL WORK SHALL BE TO THE DESIGN STANDARD.	20	2015

spire
ENGINEERING

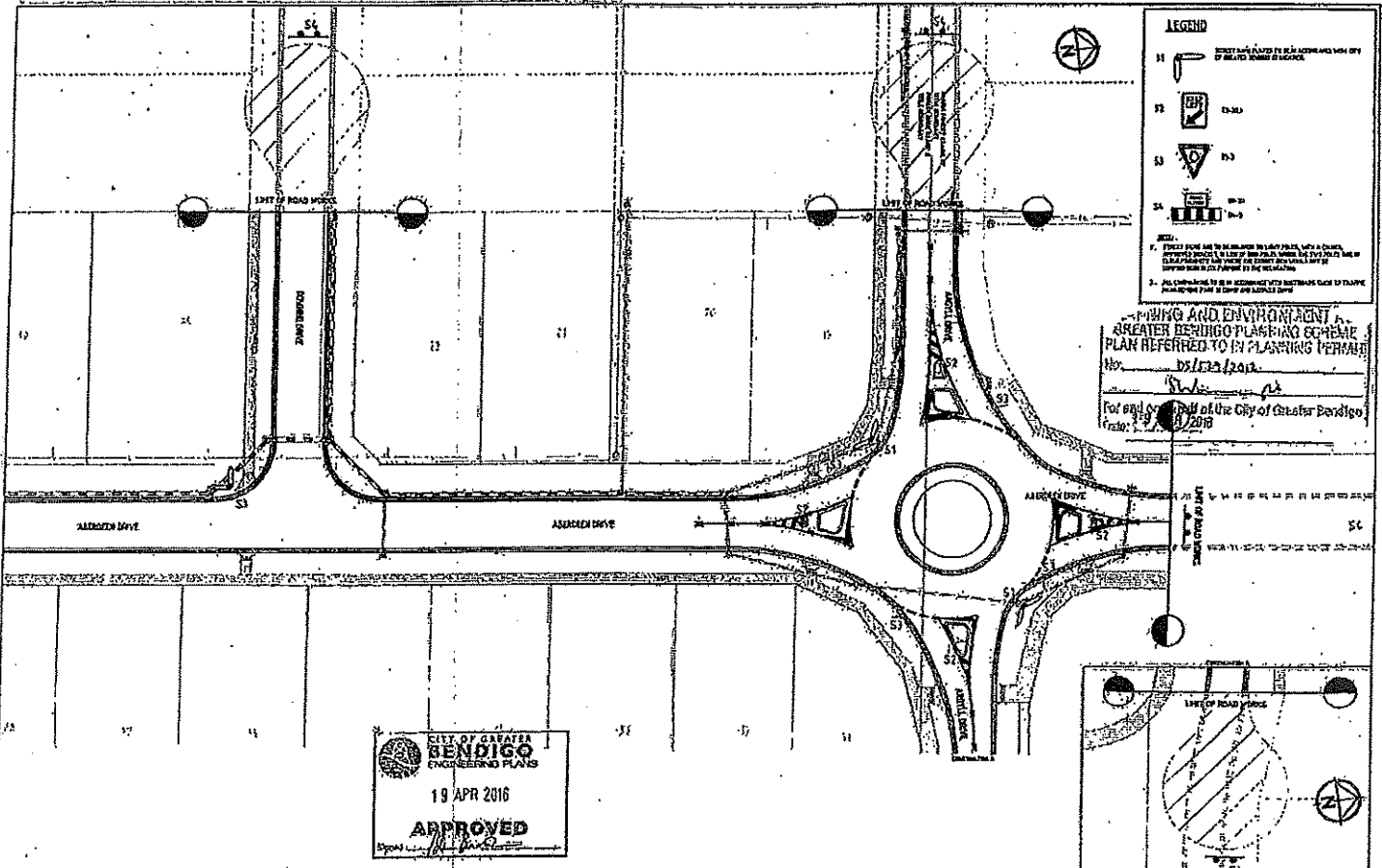
DESIGNED BY: MGR/16
CHECKED BY: MGR/16
DRAWN BY: MGR/16
DATE: NOV 14

Map Reference: 1:50000 610 410
Scale: 1:1000
Date: 19/04/2016

PROJECT: FOREST EDGE ESTATE - STAGE 2
53 CABBAGA DRIVE, JUNORTOWN
DRAINAGE LONG SECTION 1

MAYOR FOREST PTY LTD
CITY OF GREATER BENDIGO DA/242012
Rev: 2
Doc No: 200581817

PLANNING AND ENVIRONMENT AG
GREATER BENDIGO PLANNING SCHEME
PLAN REFERRED TO IN PLANNING PERMIT
No. 17/2016/01
19 APR 2016



Mclvor Forest Estate Stage 17,
Junortoun

Earthworks Supervision Report for
Maine Civil

Report 16C 0713
August, 2016



Mclvor Forest Estate Stage 17 Junortoun

Earthworks Supervision Report

for
Maine Civil

Revision

Revision	Date	Authorised
16C 0713	31/8/16	SEH

Distribution (this revision only)

Recipient	Format	Date
GTSS	On file	31/8/16
Maine Civil Contact: George Hodoras	Email PDF george@mainecivil.com.au	31/8/16

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Email: info@geotestsouthern.com.au; Ph: 03 5441 4881; Fax: 03 5441 5089; Mail Address: PO Box 13, STRATHDALE, Vic, 3550
Offices: • La Trobe University Applied Science 2 Building 7 Sharon Street, Flora Hill, VIC 3550; • Shed 3, 140 Oglivie Avenue, Echuca, VIC 3654,

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2	SCOPE OF WORKS	4
2.1	AREA OF WORK	4
2.2	PLACEMENT SPECIFICATION	4
3	INSPECTION AND TESTING	5
4	SUMMARY OF TEST RESULTS	5
5	STATEMENT OF COMPLIANCE	6

APPENDIX

Site Plan
Test Reports

1 INTRODUCTION

Maine Civil commissioned Geotechnical Testing Services (GTS) to undertake Level 1 Supervision and testing (AS3798-2007) for the earthworks at Mclvor Forest Stage 17 residential subdivision on Aberdeen Drive, Junortoun.

Level 1 Testing was generally performed in line with AS3798-2007 "Guidelines on Earthworks for Commercial and Residential Development" and provides inspection of the construction of controlled fill and compaction testing in accordance with AS1289 "Methods of Testing Soils for Engineering Purposes". The Level 1 testing was undertaken by Geotechnicians with supervision provided by a Geotechnical Engineer from GTS.

2 SCOPE OF WORKS

2.1 AREA OF WORK

Geotechnical Testing Services provided Level 1 inspection and testing of the engineered fill placed throughout Lots 1 to 4 and 34 to 40.

The depth of fill across the site varied from none to around 1 metre with the approximate fill depth shown on the attached site plan. It is noted that the sites with less than 300mm of fill were not included in the inspection and testing.

2.2 PLACEMENT SPECIFICATION

Whilst there was no earthworks specification compiled for this project, the placement of the fill and associated works generally followed the recommendations outlined in AS3798-2007 "Guidelines for Earthworks for Commercial and Residential Developments" and the construction specification.

In summary, the earthworks comply with the following:

- The layers for residential lots are to be compacted to at least 95% of the density ratio in accordance with AS1289 5.1.1 (or 5.7.1), based on Standard compaction.

In accordance with Table 8.1 of AS3798-2007, the site would be considered large scale (greater than 1500m²) and therefore a minimum of 3 test per visit is required.

3 INSPECTION AND TESTING

Inspection of the excavated bases were conducted by a Senior Geotechnical Engineer and it was observed that the unsuitable material (vegetation, top soil/silt) had been removed with the base consisting of a Silty Clay material of good strength.

Level 1 inspection and testing was undertaken by a geotechnician from GTS who nominated the timing and location of the in-situ density tests. The approximate location of each test is recorded on the test reports and attached fill plan.

Laboratory compaction testing was undertaken on a one to one basis at our Bendigo laboratory. A summary of the results of the compaction control testing is presented in a table below with the full NATA endorsed test reports included in the Appendix.

4 SUMMARY OF TEST RESULTS

A summary of the test results is included in the following table with full NATA accredited reports included in the Appendix.

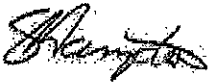
Project No.	Report No.	Test Date.	Location.	Reduced Level (mm)	Molsture Variation %O.M.C	Hiif Density Ratio %
1	15B 1589A	30/9/15	Lot 38	700	0.0	99.0
2	15B 1589B	30/9/15	Lot 37	700	0.5 dry	97.5
3	15B 1589C	30/9/15	Lot 36	700	1.0 dry	98.5
4	15B 1612A	6/10/15	Lot 1	FSL	0.5 dry	104.0
5	15B 1612B	6/10/15	Lot 2/3	FSL	0.0	104.5
6	16B 0061A	20/1/16	Lot 36	300	2.5 dry	97.5
7	16B 0061B	20/1/16	Lot 37	300	2.0 dry	100.0
8	16B 0061C	20/1/16	Lot 38	300	0.0	100.0
9	16B 0061D	20/1/16	Lot 40	300	4.0 dry	102.5
10	16B 0060A	22/1/16	Lot 35	FSL	3.0 dry	100.0
11	16B 0060B	22/1/16	Lot 37	FSL	0.0	101.0
12	16B 0060C	22/1/16	Lot 38	FSL	2.0 dry	102.5
13	16B 0060D	22/1/16	Lot 40	FSL	2.5 dry	98.5

It is noted that due to the area of the fill placed, that compaction control tests are not required on every lot. As such, whilst no direct tests were conducted on Lots 4, 34 and 39, the fill is still considered to be controlled on these sites.

5 STATEMENT OF COMPLIANCE

GTS personnel have provided Level 1 inspection and testing services during the placement of material for the filling of across Lots 1 to 4 and 34 to 40. The placement of fill and construction techniques adopted was observed throughout the project.

Based on observations made by GTS personnel and the results of field and laboratory tests, we consider that the fill has been placed and compacted and is considered to be engineered or controlled fill. Therefore, subject to residential site classifications, the controlled fill material is deemed a suitable founding medium for future residential buildings. It is noted that top soil material may be spread across the sites following completion of these earthworks and that this top soil material is not considered controlled fill.



Shane Hampton (BE (Hons))
Senior Geotechnical Engineer

Telephone: (03) 5441 4881
Email: shaneh@geotestsouthern.com.au

APPENDIX



Fig 1: Site Plan



Client: Mainecivil 9 Merrifield Street CASTLEMAINE VICTORIA 3450	Report N°:	15B1589
	Revision N°:	REV 0
	Sheet:	1 of 2
	Date of Report:	1/10/2015

Project:	Mclvor Forrest Estate Junortoun		
Location:	House Blocks		
Test Request No / Lot No:	*		
Layer Thickness: (mm)	300mm		
Depth Below FSL/CSL:	Layer 1		
Compaction Type:	Standard		
Date Sampled:	30/09/2015		
Sampling Method:	AS1289.1.2.1 part 6.4b		
Material Description:	15B1589 /A	Brown Silty Clay	
	15B1589 /B	Brown Silty Clay	
	15B1589 /C	Brown Silty Clay	
Material Stabilised:	No	If Stabilised Time from Stabilisation to Lab Test:	*

Test Number:	15B1589A	15B1589B	15B1589C	*	*	*
Hiif Density Ratio (%):	99.0	97.5	98.5	*	*	*

As Per: AS1289 5.7.1 5.8.1

Approved Signatory: 

 B.P. Mott

The results of the tests included in this document are traceable to Australian National Standards. Accredited for compliance with ISO/IEC 17025.
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Bendigo: Corporate Site #835
 La Trobe University Campus, Edwards Rd, Bendigo, 3560
 PO Box 13, Strathdale, 3560 Ph(03) 5441 4881, Fax (03) 5441 5089

Laboratory accreditation number 19506

Offices: Bendigo, Echuca Web: www.geotestsouthern.com.au Email: info@geotestsouthern.com.au ABN: 18 169 924 109 ACN: 169 924 109

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GEOTECHNICAL
 TESTING SERVICES
 SOUTHERN

Client: Mainecivil 9 Merrifield Street CASTLEMAINE VICTORIA 3450	Report N°:	15B1589
	Revision N°:	REV 0
	Sheet:	2 of 2
	Date of Report:	1/10/2015

Test Number:	15B1589A	15B1589B	15B1589C	*	*	*
Project Test Number:	*	*	*	*	*	*
Time of Test:	2.15pm	2.25pm	2.35pm	*	*	*
Probe Depth: (mm)	275	275	275	*	*	*
Chainage:	Lot 38	Lot 37	Lot 36	*	*	*
Reduced Level: (mm)	Layer 1	Layer 1	Layer 1	*	*	*
Offset / Centre Line:	Refer To Map	Refer To Map	Refer To Map	*	*	*
#Eastings:	*	No GPS	No GPS	No GPS	*	*
#Northings:	*	*	*	*	*	*
Percentage Oversize Wet:	0.0	0.0	0.0	*	*	*
Oversize Sieve Size: (mm)	19	19	19	*	*	*
Field Wet Density: t/m ³	2.05	1.97	2.03	*	*	*
Peak Conv. Wet Density: t/m ³	2.07	2.02	2.06	*	*	*
Adj. Peak Conv. Wet Density: t/m ³	*	*	*	*	*	*
Moisture Variation: % (Wet/Dry)	0.0Wet	0.5Dry	1.0Dry	*	*	*
Adj. Moist. Variation: % (Wet/Dry)	*	*	*	*	*	*
Moisture Content: %	*	*	*	*	*	*
HILF DENSITY RATIO (%):	99.0	97.5	98.5	*	*	*

#Map Datum AUS84

As Per: AS1289 5.7.1 5.8.1

Approved Signatory:

B.P. Mott

B.P. Mott

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Laboratory accreditation number 19506

Bendigo: Corporate Site #836
 La Trobe University Campus, Edwards Rd, Bendigo, 3550
 PO Box 13, Strathdale, 3550 Ph(03) 5441 4881, Fax (03) 5441 6089

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Client: Mainecivil 9 Merrifield Street CASTLEMAINE VICTORIA 3450	Report N°:	15B/1612
	Revision N°:	REV 0
	Sheet:	1 of 2
	Date of Report:	8/10/2015

Project:	Mclvor Forrest Estate Junortoun		
Location:	House Blocks		
Test Request No / Lot No:	*		
Layer Thickness: (mm)	400mm		
Depth Below FSL/CSL:	FSL		
Compaction Type:	Standard		
Date Sampled:	6/10/2015		
Sampling Method:	AS1289.1.2.1 part 6.4b		
Material Description:	15B/1612 /A	Gravelly silty clay brown	
	15B/1612 /B	Gravelly silty clay brown	
Material Stabilised:	No	If Stabilised Time from	*
		Stabilisation to Lab Test:	

Test Number:	15B/1612A	15B/1612B	*	*	*	*
HMF Density Ratio (%):	104.0	104.5	*	*	*	*

As Per: AS1289 5.7.1 5.8.1

Approved Signatory: 

 B.P. Mott

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Laboratory accreditation number 19506

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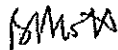
Client: Mainecivil 9 Merrifield Street CASTLEMAINE VICTORIA 3450	Report N ^o :	15B/1612
	Revision N ^o :	REV 0
	Sheet:	2 of 2
	Date of Report:	8/10/2015

Test Number:	15B/1612A	15B/1612B	*	*	*	*
Project Test Number:	*	*	*	*	*	*
Time of Test:	2.10pm	2.20pm	*	*	*	*
Probe Depth: (mm)	300	300	*	*	*	*
Chainage:	Lot 1	Lot 2	*	*	*	*
Reduced Level: (mm)	FSL	FSL	*	*	*	*
Offset / Centre Line:	Front	Front	*	*	*	*
#Eastings:	55026	2797	2792	*	*	*
#Northings:	592	6469	6461	*	*	*
Percentage Oversize Wet:	0.0	0.0	*	*	*	*
Oversize Sieve Size: (mm)	19	19	*	*	*	*
Field Wet Density: t/m ³	2.11	2.14	*	*	*	*
Peak Conv. Wet Density: t/m ³	2.03	2.05	*	*	*	*
Adj. Peak Conv. Wet Density: t/m ³	*	*	*	*	*	*
Moisture Variation: % (Wet/Dry)	0.5Dry	0.0Wet	*	*	*	*
Adj. Moist. Variation: % (Wet/Dry)	*	*	*	*	*	*
Moisture Content: %	*	*	*	*	*	*
HILF DENSITY RATIO (%):	104.0	104.5	*	*	*	*

#Map Datum AUS84

As Per: AS1289 5.7.1 5.8.1

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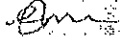


Client: Malnecivil 9 Merrifield Street CASTLEMAINE VICTORIA 3450	Report N°: 16B0061
	Revision N°: REV 0
	Sheet: 1 of 2
	Date of Report: 22/01/2016


Project:	Mclvor Forrest Estate				
Location:	House Blocks				
Test Request No / Lot No:	*				
Layer Thickness: (mm)	300mm				
Depth Below FSL/CSL:	Second Layer				
Compaction Type:	Standard				
Date Sampled:	20/01/2016				
Sampling Method:	AS1289.1.2.1 part 6.4b				
Material Description:	16B0061	/A	Gravelly Clay, Brown		
	16B0061	/B	Gravelly Clay, Brown		
	16B0061	/C	Gravelly Clay, Brown		
	16B0061	/D	Gravelly Clay, Brown		
Material Stabilised:	No	If Stabilised Time from Stabilisation to Lab Test:			*

Test Number:	16B0061A	16B0061B	16B0061C	16B0061D	*	*
Hiif Density Ratio (%):	97.5	100.0	100.0	102.5	*	*

As Per: AS1289 5.7.1 5.8.1

Approved Signatory: 
 C.J. Milne

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R53 Version: 01 July 2014
COMPACTION ASSESSMENT
 Nuclear Gauge Method Hiif (Wet) Density Ratio
TEST REPORT:



GEOTECHNICAL
 TESTING SERVICES
 SOUTHERN

Client: Mainecivil 9 Merrifield Street CASTLEMAINE VICTORIA 3450	Report N°:	16B0061
	Revision N°:	REV 0
	Sheet:	2 of 2
	Date of Report:	22/01/2016

Test Number:	16B0061A	16B0061B	16B0061C	16B0061D	*	*	
Project Test Number:	*	*	*	*	*	*	
Time of Test:	9.35am	9.40am	9.45am	9.55am	*	*	
Probe Depth: (mm)	275	275	275	275	*	*	
Chainage:	LOT 36	LOT 37	LOT 38	LOT 40	*	*	
Reduced Level: (mm)	Lift 2	Lift 2	Lift 2	Lift 2	*	*	
Offset / Centre Line:	Center	Center	Center	Center	*	*	
#Eastings:	55026	2789	2786	2782	2729	*	*
#Northings:	592	6329	6317	6295	6316	*	*
Percentage Oversize Wet:	0.0	0.0	0.0	0.0	*	*	
Oversize Sieve Size: (mm)	19	19	19	19	*	*	
Field Wet Density: t/m ³	1.97	2.06	2.09	2.02	*	*	
Peak Conv. Wet Density: t/m ³	2.02	2.06	2.09	1.97	*	*	
Adj. Peak Conv. Wet Density: t/m ³	*	*	*	*	*	*	
Moisture Variation: % (Wet/Dry)	2.5Dry	2.0Dry	0.0Wet	4.0Dry	*	*	
Adj. Moist. Variation: % (Wet/Dry)	*	*	*	*	*	*	
Moisture Content: %	*	*	*	*	*	*	
HILF DENSITY RATIO (%):	97.5	100.0	100.0	102.5	*	*	

#Map Datum AUS84

As Per: AS1289 6.7.1 6.8.1

Approved Signatory:

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Print Date: 22/01/2016. The controlled version of this document is on the Sandhurst Geotech P/L computer. This document is only controlled for the date shown on the bottom of the page.



GEOTECHNICAL
 TESTING SERVICES
 SOUTHERN

Client: Mainecivil 9 Merrifield Street CASTLEMAINE VICTORIA 3450	Report N°:	16B0080
	Revision N°:	REV 0
	Sheet:	1 of 2
	Date of Report:	28/01/2016

Project:	Mclvor Forrest Estate		
Location:	House Blocks		
Test Request No / Lot No:	*		
Layer Thickness: (mm)	300mm		
Depth Below FSL/CSL:	FSL		
Compaction Type:	Standard		
Date Sampled:	22/01/2016		
Sampling Method:	AS1289.1.2.1 part 6.4b		
Material Description:	16B0080 /A	Gravelly Clay, Brown	
	16B0080 /B	Gravelly Clay, Brown	
	16B0080 /C	Gravelly Clay, Brown	
	16B0080 /D	Gravelly Clay, Brown	
Material Stabilised:	No	If Stabilised Time from Stabilisation to Lab Test: *	

Test Number:	16B0080A	16B0080B	16B0080C	16B0080D	*	*
Hiif Density Ratio (%):	100.0	101.0	102.5	98.5	*	*

As Per: AS1289 5.7.1 5.8.1

Approved Signatory: 

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Client: Mainecivil 9 Merrifield Street CASTLEMAINE VICTORIA 3450	Report N°:	16B0080
	Revision N°:	REV 0
	Sheet:	2 of 2
	Date of Report:	28/01/2016

Test Number:	16B0080A	16B0080B	16B0080C	16B0080D	*	*	
Project Test Number:	*	*	*	*	*	*	
Time of Test:	2.55pm	3.00pm	3.05pm	3.15pm	*	*	
Probe Depth: (mm)	275	275	275	275	*	*	
Chainage:	Block 36	Block 37	Block 38	Block 40	*	*	
Reduced Level: (mm)	FSL	FSL	FSL	FSL	*	*	
Offset / Centre Line:	Centre	Centre	Centre	Centre	*	*	
#Eastings:	55026	2802	2805	2799	2748	*	*
#Northings:	593	6327	6318	6290	6322	*	*
Percentage Oversize Wet:	0.0	0.0	0.0	0.0	*	*	
Oversize Sieve Size: (mm)	19	19	19	19	*	*	
Field Wet Density: t/m ³	2.09	2.12	2.09	2.00	*	*	
Peak Conv. Wet Density: t/m ³	2.08	2.10	2.04	2.03	*	*	
Adj. Peak Conv. Wet Density: t/m ³	*	*	*	*	*	*	
Moisture Variation: % (Wet/Dry)	3.0Dry	0.0Wet	2.0Dry	2.5Dry	*	*	
Adj. Moist. Variation: % (Wet/Dry)	*	*	*	*	*	*	
Moisture Content: %	*	*	*	*	*	*	
HILF DENSITY RATIO (%):	100.0	101.0	102.5	98.5	*	*	

#Map Datum AUS84

As Per: AS1289 5.7.1 5.8.1

Approved Signatory:

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HISTORIC MINING ACTIVITY

Form No. 692

03 July, 2021

Property Information:

Address: 10 ABERDEEN DRIVE JUNORTOUN 3551

It is advised that:

Our records do not indicate the presence of any mining activity on this site, and the site appears to be outside any known mined area. (4)

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 Jobs, Precincts and Regions
E-mail: gsv_info@ecodev.vic.gov.au

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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