Vendor Statement

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

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract. The vendor may sign by electronic signature.

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

Land	2A THORPE STREET, CALIFORNIA GULLY VIC 3556

Vendor's name Jayden James Mitchell Date / /

Vendor's signature

_____

Vendor's name Hannah Lorraine Evans Date / /

Vendor's signature

_____

Purchaser's name Date / /

Purchaser's signature

_____

Purchaser's name Date / /

Purchaser's signature

_____

1. FINANCIAL MATTERS

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

(a) ☒ Their total does not exceed: $5,000.00

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

Not Applicable

1.3 **Terms Contract**

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

Not Applicable

1.4 **Sale Subject to Mortgage**

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

Not Applicable

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

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

2. INSURANCE

2.1 **Damage and Destruction**

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

Not Applicable

2.2 **Owner Builder**

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

Not Applicable

3. LAND USE

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

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

☒ Is in the attached copies of title document/s

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

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easements,

covenants or other similar restriction.

3.2 **Road Access**

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

3.3 **Designated Bushfire Prone Area**

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

3.4 **Planning Scheme**

☒ Attached is a certificate with the required specified information.

4. NOTICES

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

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

Not Applicable

4.2 **Agricultural Chemicals**

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

NIL

4.3 **Compulsory Acquisition**

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

NIL

5. BUILDING PERMITS

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

☒ Are contained in the attached certificate

6. OWNERS CORPORATION

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

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

Not Applicable

8. SERVICES

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

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

9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

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

10. SUBDIVISION

10.1 **Unregistered Subdivision**

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

Not Applicable

10.2 **Staged Subdivision**

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

(a) Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.

(b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:

NIL

(c) The proposals relating to subsequent stages that are known to the vendor are as follows:

NIL

(d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:

NIL

10.3 **Further Plan of Subdivision**

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

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

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

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

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

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

Not Applicable

12. DUE DILIGENCE CHECKLIST

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

Is attached

13. ATTACHMENTS

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

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

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

1. *Register Search Statement*
2. *Copy of Plan*
3. *Agreement AY425445K*
4. *Property Planning Report*
5. *Planning Certificate*
6. *Planning Certificate Express*
7. *Land information Certificate*
8. *Water Information Statement*
9. *SRO Clearance Certificate*
10. *Building Certificate*
11. *Planning Permit – endorsed plan*
12. *Building Permit*
13. *Insurance*
14. *Occupancy Permit*
15. *Vic Roads Certificate*
16. *Mine Search*

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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

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

VOLUME 12602 FOLIO 561

Security no : 124133853873N
Produced 16/04/2026 04:40 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 913992N.
PARENT TITLE Volume 06091 Folio 065
Created by instrument PS913992N 21/03/2025

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
JAYDEN JAMES MITCHELL
HANNAH LORRAINE EVANS both of 3 TIMOR COURT PUCKAPUNYAL VIC 3662
AZ736834E 24/10/2025

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ736835C 24/10/2025
COMMONWEALTH BANK OF AUSTRALIA

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

AGREEMENT Section 173 Planning and Environment Act 1987
AY425445K 20/09/2024

DIAGRAM LOCATION

SEE PS913992N 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: 2A THORPE STREET CALIFORNIA GULLY VIC 3556

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 24/10/2025

DOCUMENT END

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Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**16/04/2026 16:40**

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PLAN OF SUBDIVISION

EDITION 1

PS 913992 N

Location of Land

PARISH: SANDHURST AT EAGLEHAWK
TOWNSHIP:
SECTION: M
CROWN ALLOTMENT: 557A
CROWN PORTION:
TITLE REFERENCE:
Vol 06091 Fol 065

LAST PLAN REFERENCE: TP768818X

POSTAL ADDRESS: 333 EAGLEHAWK ROAD
(at time of subdivision) CALIFORNIA GULLY 3556

MGA2020 CO-ORDINATES: E: 255140 ZONE: 55
(Of approx. centre of land in plan) N: 5931620 GDA2020

Council Name: Greater Bendigo City Council

Council Reference Number: SC/844/2022/1
Planning Permit Reference: DSD/844/2022
SPEAR Reference Number: S221515C

Certification

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

Public Open Space

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

Digitally signed by: Kirstin Garner for Greater Bendigo City Council on 22/04/2024

Statement of Compliance issued: 29/10/2024

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION: 15·24 METRES

SURVEY:
This plan is based on survey.

STAGING:
This plan is not a staged subdivision.
Planning Permit No. DSD/844/2022

This survey has been connected to permanent marks No(s). 561, 917, 926, 1377, 1751.
In Proclaimed Survey Area No. 34

NOTATIONS

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of

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

SURVEYORS FILE REF: 7451/23

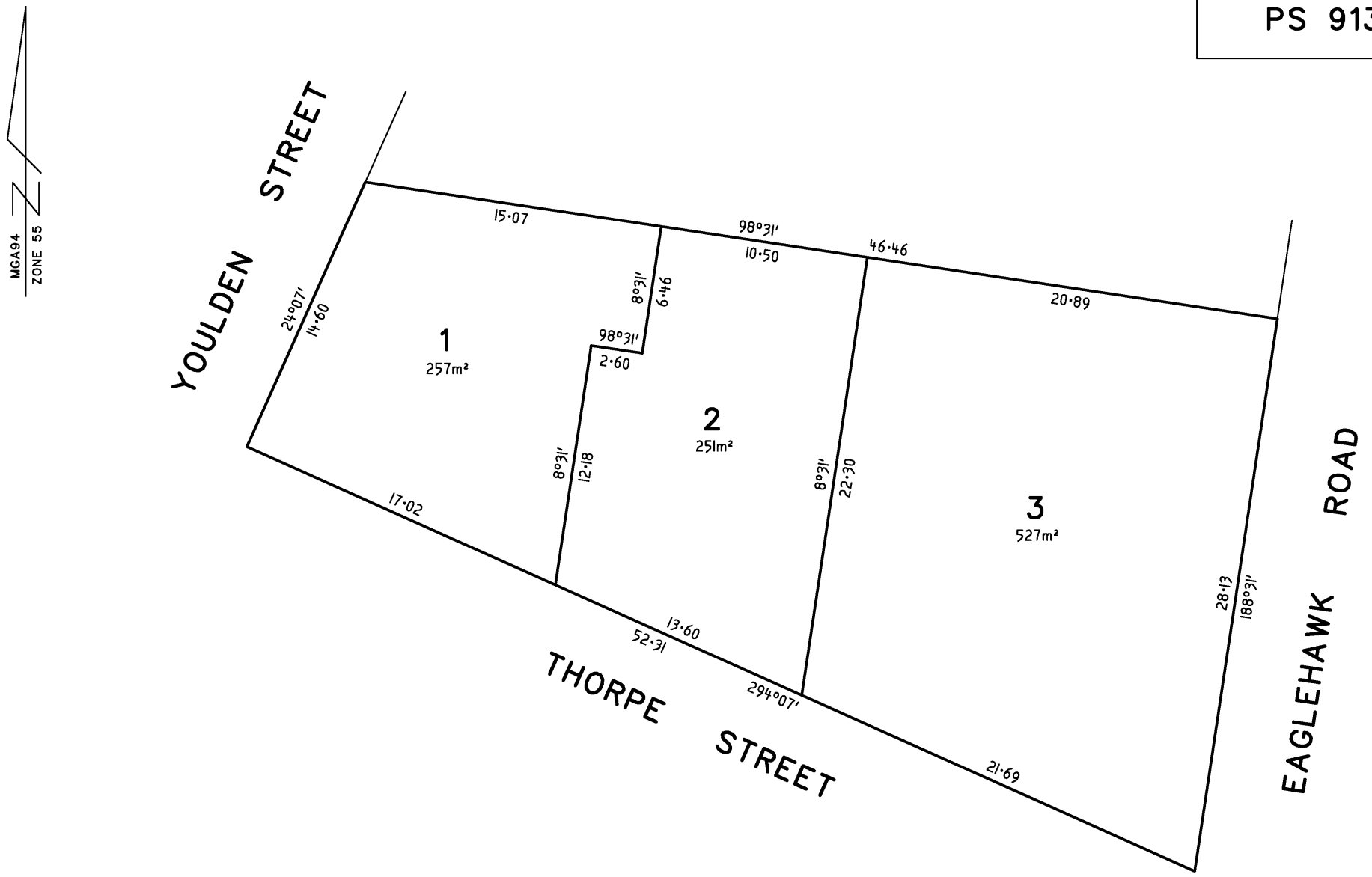
ORIGINAL SHEET SIZE: A3

SHEET 1 OF 2 SHEETS

Digitally signed by: Geoffrey John Shaw, Licensed Surveyor, Surveyor's Plan Version (1), 03/11/2023, SPEAR Ref: S221515C

Land Use Victoria Plan Registered
01:52 PM
21/03/2025
Assistant Registrar of Titles

PS 913992 N



SHAW LAND SURVEYS CONSULTING LAND SURVEYORS 8 HOPETOUN STREET BENDIGO 3550 PH 03 54430320		SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3 / SHEET 2 OF 2 SHEETS
		Digitally signed by: Geoffrey John Shaw, Licensed Surveyor, Surveyor's Plan Version (1), 03/11/2023, SPEAR Ref: S221515C		Digitally signed by: Greater Bendigo City Council, 22/04/2024, SPEAR Ref: S221515C

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Department of Transport and Planning

Electronic Instrument Statement

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Produced 16/04/2026 04:40:44 PM

Status	Registered	Dealing Number	AY425445K
Date and Time Lodged	20/09/2024 03:18:51 PM		

Lodger Details

Lodger Code	16984L
Name	BECK LEGAL
Address	
Lodger Box	
Phone	
Email	
Reference	MWO:152318-2579

APPLICATION TO RECORD AN INSTRUMENT

Jurisdiction VICTORIA

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

Estate and/or Interest
FEE SIMPLE

Land Title Reference
6091/065

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

Applicant(s)

Name	GREATER BENDIGO CITY COUNCIL
Address	
Street Number	189
To Street Number	229
Street Name	LYTTLETON
Street Type	TERRACE
Locality	BENDIGO
State	VIC
Postcode	3550

Reference :MWO:152318-2579
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and Planning

Electronic Instrument Statement

Additional Details
Refer Image Instrument

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

Execution

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

Executed on behalf of	GREATER BENDIGO CITY COUNCIL
Signer Name	BREANNA BARNES
Signer Organisation	BOWCOLE PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	20 SEPTEMBER 2024

File Notes:
NIL

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

Statement End.

Reference :MWO:152318-2579
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

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AGREEMENT MADE PURSUANT TO SECTION 173 OF THE PLANNING AND ENVIRONMENT ACT 1987

Greater Bendigo City Council

and

William David Stone

Prepared by:
O'SULLIVAN JOHANSON LAWYERS
Victoria Lane, Pall Mall
BENDIGO VIC 3550
Phone: 03 5440 2900
Facsimile: 03 5440 2999

AV425457

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THIS AGREEMENT is made the 26 day of August 2024

BETWEEN

GREATER BENDIGO CITY COUNCIL
of 189-229 Lyttleton Terrace, Bendigo in the State of Victoria (hereinafter called "the Responsible Authority") of the one part

AND

WILLIAM DAVID STONE of 297 Mannes Lane, Emu Creek in the State of Victoria (hereinafter called "the Owner") of the other part.

WHEREAS:-

A. The Owner is the registered proprietor of ALL THAT piece of land being Crown Allotment 557A Section M at Eaglehawk Parish of Sandhurst being all of the land described in Certificate of Title Volume 6091 Folio 065 (hereinafter called "the Land").

B. The Land is within the municipality of the Greater Bendigo City Council and is affected by the Greater Bendigo Planning Scheme (hereinafter called the "Planning Scheme").

C. The Responsible Authority is the Responsible Authority for administering and enforcing the Planning Scheme.

D. That on 3 April 2023 the Responsible Authority issued Planning Permit No. DSD/844/2022 (hereinafter called "the Permit") permitting a subdivision of the Land into 3 lots and construction of 2 dwellings in accordance with proposed Plan of Subdivision (hereinafter "Lot" means any lot created by the proposed subdivision under the Permit) and in compliance with the conditions of the Permit.

E. Condition 26 of the Permit No. DSD/844/2022 provides as follows:-

"26 COMPLETION OF DEVELOPMENT
Before a statement of compliance is issued for the subdivision:
(a) The dwelling(s) approved under this permit must be constructed to a state of practical completion to the satisfaction of the responsible authority; or
(b) The owner must enter into an agreement under Section 173 of the Planning & Environment Act 1987 that covenants that the lots created by the subdivision will only be developed in accordance with the plans endorsed under this permit. The agreement will end upon completion of the development shown on the endorsed plans.

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F. The Owner shall be responsible for all reasonable legal costs involved in the preparation and registration of the Agreement.

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

H. The parties acknowledge that this Agreement provides for:

i. matters intended to satisfy condition 26 of the Permit;
ii. matters intended to achieve and advance the objectives of planning in Victoria; and
iii. matters intended to achieve and advance the objectives of planning in the Planning Scheme and is made pursuant to Section 173 of the *Planning and Environment Act 1987* (hereinafter called "the Act").

DEFINITIONS:-

In this Agreement:

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

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

Endorsed Plans means the plan or plans endorsed with the Stamp of Council from time to time attached to the Permit, which can be inspected from Council offices upon appointment.

Mortgagee means the Bendigo and Adelaide Bank Ltd registered by the Registrar of Titles as Mortgagee of the Land pursuant to mortgage AK314867X.

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

INTERPREATION:-

The parties agree and acknowledge that in this Agreement:

1. The singular includes the plural and the plural includes the singular.
2. A reference to a gender includes a reference to each other gender.
3. The reference to a person includes a reference to a firm, corporation, association or other entity and their successors in law.
4. If a party consists of more than one person this Agreement binds them jointly and each of them severally.
5. A reference to a statute includes any statute amending, consolidating or replacing that statute and includes any subordinate instruments made under that statue.
6. The Background to this Agreement is and will be deemed to form part of this Agreement including any terms defined within the Background.

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NOW THIS DEED WITNESSES as follows:-

7. The Owners **HEREBY COVENANTS AND AGREES** with the Responsible Authority in respect to the provisions of Planning Permit DSD/844/2022 as follows:-

   7.1 That any Lot created by the Plan of Subdivision will only be developed in accordance with the Permit.

8. The parties hereby agree as follows:-

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

   8.2 This Agreement may be ended by mutual agreement between the Responsible Authority and the Owner either wholly or in part or as to any part of the Land. As soon as reasonably practicable after this Agreement has ended, the Responsible Authority must, at the request and at the cost of the Owner, apply to the Registrar of Titles under Section 183 of the Act to cancel the recording of this Agreement on the Register.

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

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

   8.5 The Owner agrees to do all that is necessary to enable the Responsible Authority to make an application to the Registrar of Titles to make a recording of this Agreement on the Certificate of Title to the Land in accordance with

Delivered by LANDATA®, timestamp 16/04/2026 16:40 Page 4 of 9

Section 181 of the Act, including signing of any further agreement, acknowledgement or other document which relates to the Land.

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

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

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

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

8.9.1 to allow the Responsible Authority's officers, employees, contractors or agents to enter the Land and rectify the non-compliance;

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

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

And the Owner agrees;

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

Delivered by LANDATA®, timestamp 16/04/2026 16:40 Page 5 of 9

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

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

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

8.11 The Owner warrants and covenants that:

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

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

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

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

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

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

8.14 This Agreement is governed by and is to be construed in accordance with the laws of Victoria. Each party irrevocably and unconditionally submits to the non-exclusive jurisdiction of the courts and tribunals of Victoria and waives any right to object to proceedings being brought in those courts or tribunals.

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

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

8.17 Any notice hereunder shall be sufficiently served by delivering the same to the Owners at their addresses appearing in this Agreement or by placing the same into the post in a pre-paid envelope addressed to the Owners at such addresses or such other postal addresses as shall be notified by the 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 day after the day of posting.

AV425457

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EXECUTION PAGE

IN WITNESS WHEREOF the parties 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 :)



Chief Executive Officer

Andrew Ian Alfred Cooney

Galkangu - Bendigo GovHub
189-229 Lyttleton Terrace,
Bendigo VIC 3550

AV425A57

Delivered by LANDATA®, timestamp 16/04/2026 16:40 Page 8 of 9

SIGNED SEALED AND DELIVERED by)
WILLIAM DAVID STONE in the presence of :-)
) William David Stone

K. M. Watts
Witness Signature

Kathleen Watts
Print Name of Witness

5 Victoria Lane, Bendigo 3550
Address of Witness

AV425445

Delivered by LANDATA®, timestamp 16/04/2026 16:40 Page 9 of 9

PROPERTY REPORT

Energy, Environment and Climate Action

Created at 16 April 2026 05:13 PM

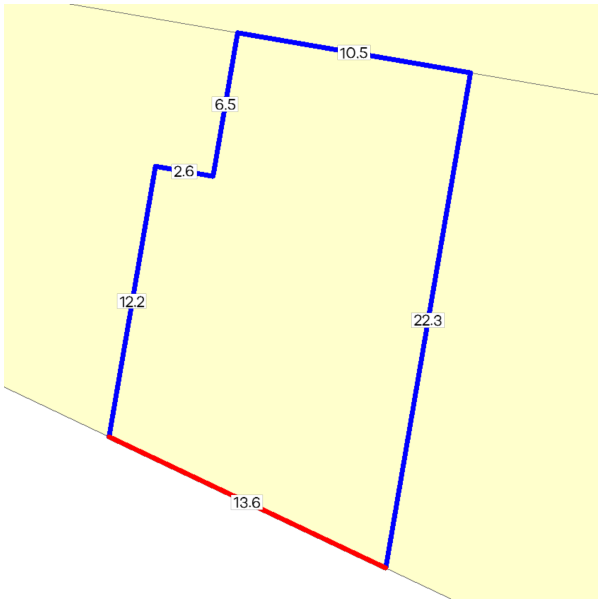
PROPERTY DETAILS

Address:	**2A THORPE STREET CALIFORNIA GULLY 3556**
Lot and Plan Number:	**Lot 2 PS913992**
Standard Parcel Identifier (SPI):	**2\PS913992**
Local Government Area (Council):	**GREATER BENDIGO**
Council Property Number:	**267491**
Directory Reference:	**Vicroads 603 O11**

www.bendigo.vic.gov.au

SITE DIMENSIONS

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



Area: 251 sq. m
Perimeter: 68 m
For this property:
Site boundaries
Road frontages

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

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

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

UTILITIES

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

STATE ELECTORATES

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

PLANNING INFORMATION

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

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

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

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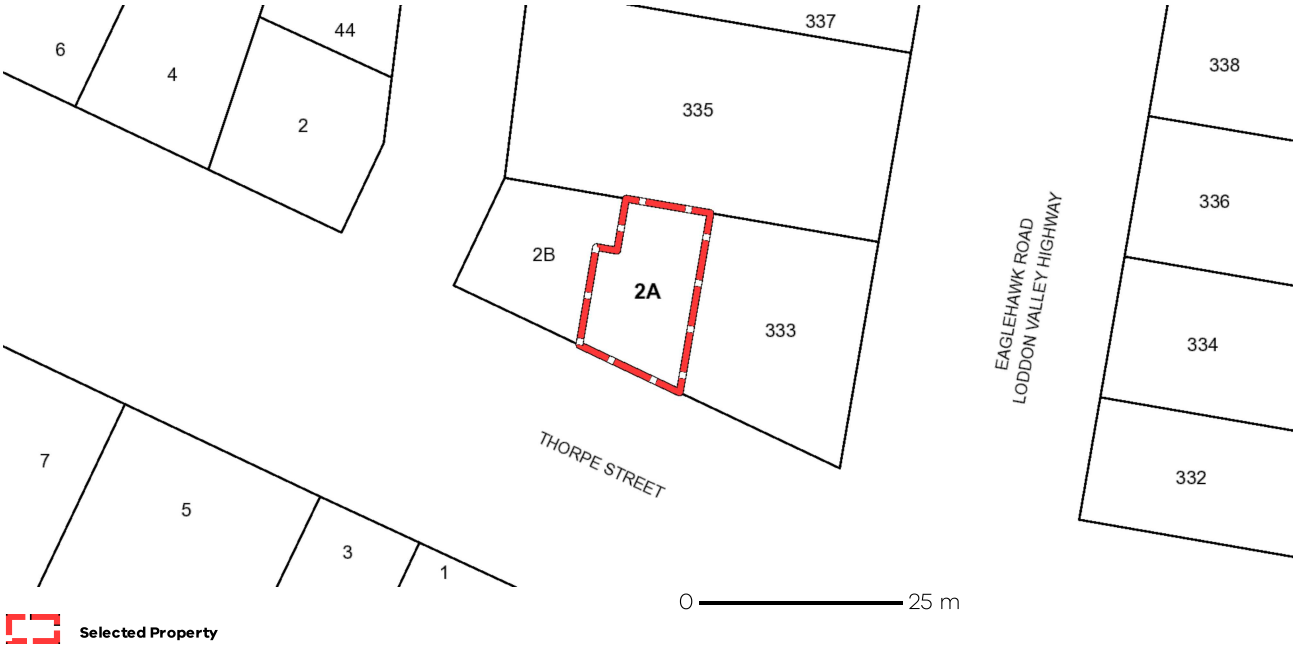
PROPERTY REPORT

Energy, Environment and Climate Action

Area Map



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PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 16 April 2026 05:11 PM

PROPERTY DETAILS

Address:	**2A THORPE STREET CALIFORNIA GULLY 3556**
Lot and Plan Number:	**Lot 2 PS913992**
Standard Parcel Identifier (SPI):	**2\PS913992**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**267491**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 603 O11**

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 WEST**

OTHER

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

View location in VicPlan

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

SCHEDULE TO THE GENERAL RESIDENTIAL ZONE (GRZ)



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

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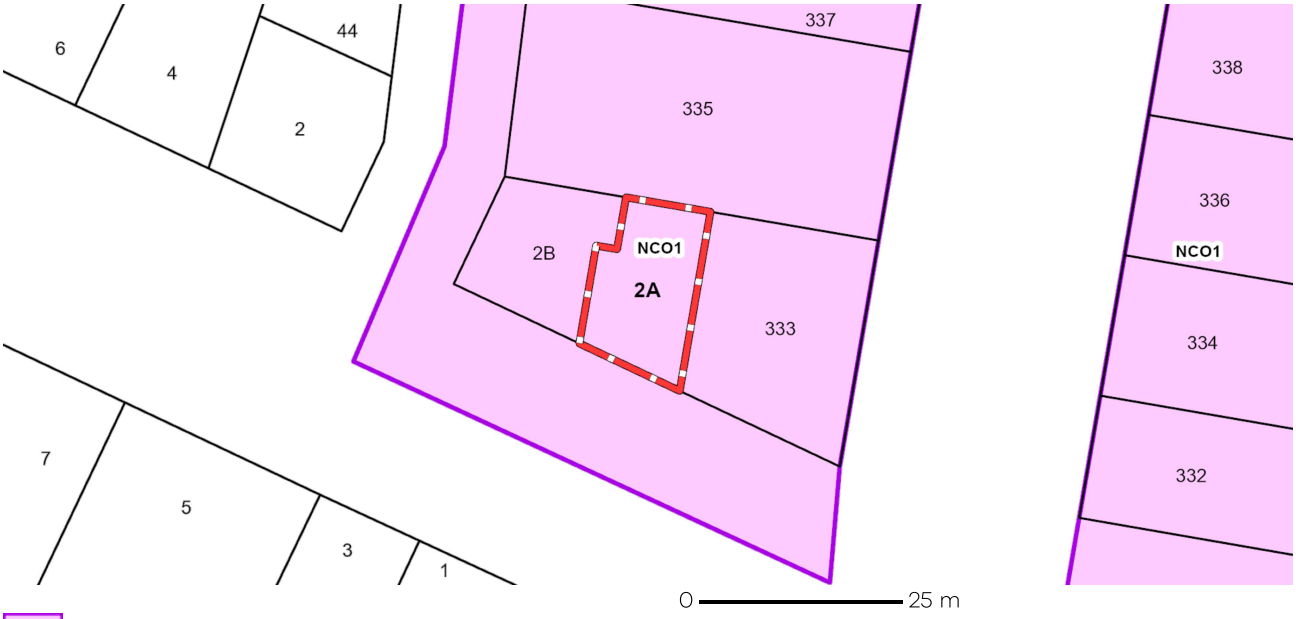
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT

Department of Transport and Planning

Planning Overlay

NEIGHBOURHOOD CHARACTER OVERLAY (NCO)
NEIGHBOURHOOD CHARACTER OVERLAY - SCHEDULE 1 (NCO1)



NCO - Neighbourhood Character Overlay

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

Further Planning Information

Planning scheme data last updated on 9 April 2026.

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

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

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

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

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

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PLANNING PROPERTY REPORT

Department of Transport and Planning

Designated Bushfire Prone Areas

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

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

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



Designated Bushfire Prone Areas

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

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

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

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

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

Native Vegetation

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

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

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

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PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987 and the Planning and Environment Regulations 2005

CERTIFICATE REFERENCE NUMBER

1246558

APPLICANT'S NAME & ADDRESS

O'SULLIVAN JOHANSON LAWYERS. C/- INFOTRACK (SMOKEBALL) C/- LANDATA

DOCKLANDS

VENDOR

MITCHELL, JAYDEN JAMES

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

646753

This certificate is issued for:

LOT 2 PLAN PS913992 ALSO KNOWN AS 2A THORPE STREET CALIFORNIA GULLY
GREATER BENDIGO CITY

The land is covered by the:
GREATER BENDIGO PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:
- is included in a GENERAL RESIDENTIAL ZONE
- is within a NEIGHBOURHOOD CHARACTER OVERLAY - SCHEDULE 1

A detailed definition of the applicable Planning Scheme is available at :
(https://planning-schemes.app.planning.vic.gov.au/greaterbendigo)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:
http://vhd.heritage.vic.gov.au/

Additional site-specific controls may apply. The Planning Scheme Ordinance should be checked carefully.
The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

Copies of Planning Schemes and Amendments can be inspected at the relevant municipal offices.

LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

16 April 2026

Sonya Kilkenny
Minister for Planning

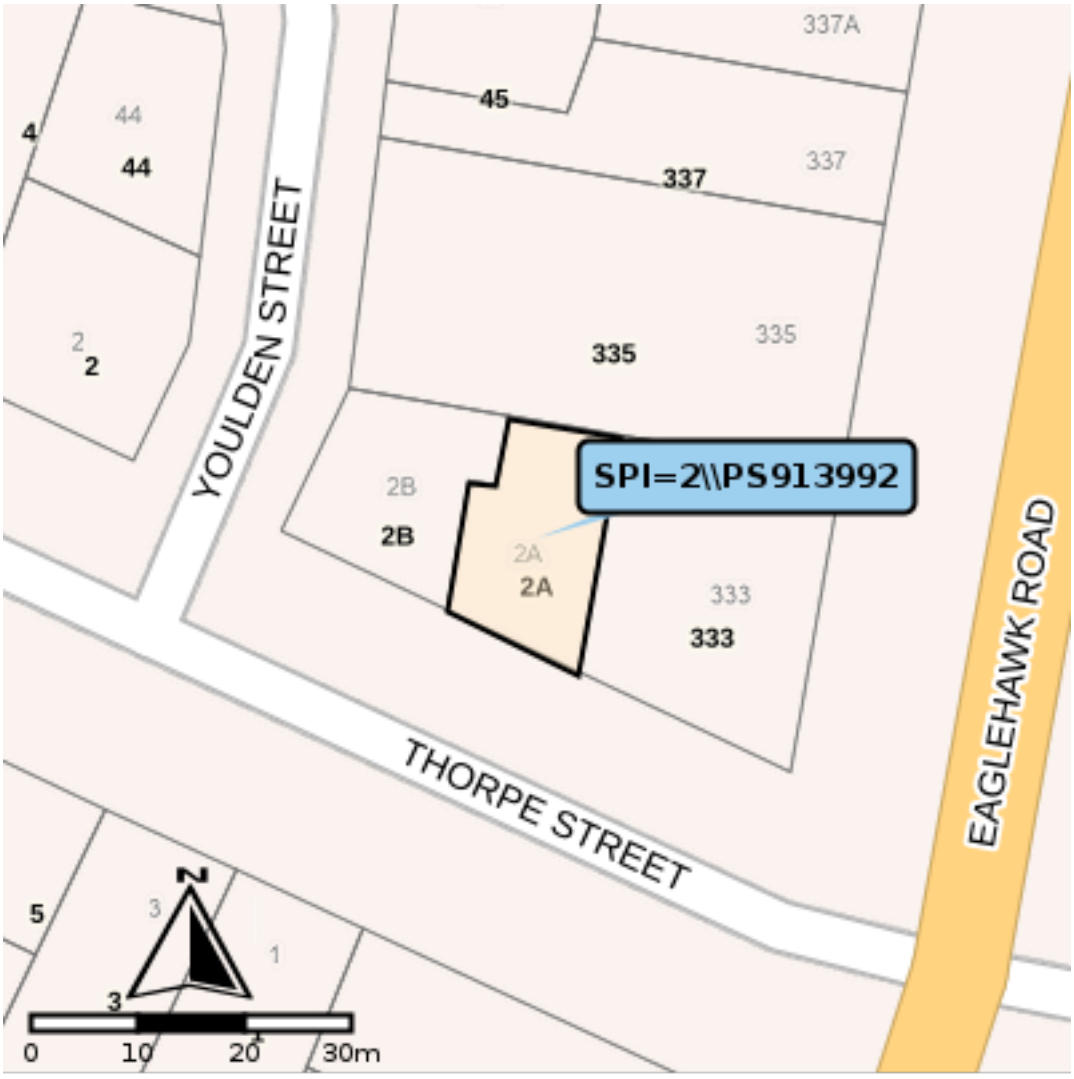
VICTORIA State Government

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9102 0402 or email landata.enquiries@servictoria.com.au

Please note: The map is for reference purposes only and does not form part of the certificate.



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Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.
Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA ®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA ® for auditing purposes and will not be released to any third party except as required by law.

VICTORIA State Government

City of Greater Bendigo

Land Information Certificate

Your Reference: 80265622-015-9:95990

Certificate Number: 143001

Assessment Number: 210722 5 **Issue Date: 16-Apr-2026**

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Property and Valuation Details	
Property Address	2A Thorpe Street, CALIFORNIA GULLY 3556
Parcel Details	Lot 2 PS 913992N
Site Value	$147,000
Capital Improved Value	$147,000
Net Annual Value	$7,350
Basis of Valuation	Capital Improved Value
Level of Valuation Date	01-Jan-2025
Valuation Operative Date	24-Oct-2025
AVPCC	100 - Vacant Residential Dwelling Site/Surveyed Lot

Rates and Charges	Current Amount Levied
General Rates	$371.30
Emergency Services and Volunteer Fund	$110.55
	$
Total Levied	**$481.85**
Arrears Outstanding	$0.00
Current Legal Costs Outstanding	0.00
Arrears Legal Costs Outstanding	0.00
Interest to Date	$0.00
Total Outstanding	**$76.05**

Other Property Debt	$0.00

Total Outstanding for Property: $76.05

Biller Code: 268813
Ref: 2107225

Katelyn Stone
Coordinator of Rates & Valuations

To obtain an updated balance, please contact the Rates Team directly on 03 5434 6262.

Notices of Acquisitions can be forwarded to acquisitions@bendigo.vic.gov.au

Phone: 03 5434 6262 | **Email:** acquisitions@bendigo.vic.gov.au | **Website:** www.bendigo.vic.gov.au
Bendigo office: 189-229 Lyttleton Terrace, Bendigo | **Heathcote office:** 125 High Street, Heathcote

CITY OF GREATER BENDIGO

City of Greater Bendigo

Your Reference: 80265622-015-9:95990

Certificate Number: 143001

Land Information Certificate

This Certificate is issued under Section 229 of the Local Government Act 1989. The Rates & Charges for the year ending 30 June 2026 became payable on 1 July 2025. Overdue rates attract interest at the rate of 10.0% per annum. In accordance with Section 175(1) of the Local Government Act 1989, all outstanding rates and charges must be paid by the purchaser when that person becomes the owner of the land. Refer to this Certificate for Prescribed, general and other information.

Prescribed information

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

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

General information

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

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

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

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

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

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

Rates and charges

Rates and Charges for financial year ending 30 June 2026. All Rates and Charges due by four (4) instalments due 30 September 2025, 01 December 2025, 02 March 2026 and 01 June 2026.
Interest will be charged on payments received after the due dates at the rate of 10.0% p.a. This applies to both full payment and instalments.

Other information

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

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

Please note

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

Biller Code: 268813
Ref: 2107225

Katelyn Stone
Coordinator of Rates & Valuations

To obtain an updated balance, please contact the Rates Team directly on 03 5434 6262.

Notices of Acquisitions can be forwarded to acquisitions@bendigo.vic.gov.au

Coliban WATER

ABN 96 549 082 360

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

O'Sullivan Johanson Lawyers. C/- InfoTrack (Smokeball) C/- LANDATA
Two Melbourne Quarter, Level 13, 697 Collins Street
Docklands

Information Statement Issue Date:
21 April 2026

Your Reference:
80265622-023-4

Settlement Date:
28 April 2026

Information Statement Number:
ISN-0000057412

Property Number:
LOC-000092573

Settlement Payment Reference:
2000000925739

Amount Due:
$246.93

Information Statement

(Special Meter Read)

Service Address: 2A Thorpe Street, California Gully, VIC, 3556

Owner(s):	**Title(s):**
Mitchell, Jayden James;Evans, Hannah Lorraine	Lot 2, Plan of Subdivision, Plan Number 913992N, Volume 12602, Folio 561, Parish of Sandhurst

Account Calculation:	
Fees and Charges	$0.00
Scheme Arrears	$0.00
Total amount in arrears:	$0.00
Calculated charges from last billing date to 28-04-2026 as detailed on the following page/s.	$246.93
Amount Due:	$246.93

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

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

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

Property Number: LOC-000092573
Service Address: 2A Thorpe Street, California Gully, VIC, 3556

Details for Services provided and their tariffs:

WATER CONSUMPTION FEE

Service Number	Meter Number	Previous Date	Reading	Current Date	Reading
SP-000093741	25W047827	23-01-2026	1	21-04-2026	11
	Date From	Date To	Consumption (Kilolitres)	Rate per kL	Amount
	23-01-2026	21-04-2026	10.0000	$ 2.7262	$27.26

WATER SERVICE FEE

Service Number	Size	Date From	Date To	Days	Rate per day	Amount
SP-000093741	20mm	23-01-2026	28-04-2026	96	$ 0.7619	$73.14

SEWERAGE SERVICE FEE

Service Number	Date From	Date To	Days	Rate per day	Amount
SP-000093741	24-02-2026	28-04-2026	64	$ 2.2897	$146.53

Encumbrances and other information:

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

* This Information Statement includes updated figures calculated after special meter read applied.

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

* Information Statements are valid for a period of 90 days from application date for service charges only. The special meter read is an actual read used to calculate water consumption up until the reading date only

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

Regards,



Customer Solutions Department

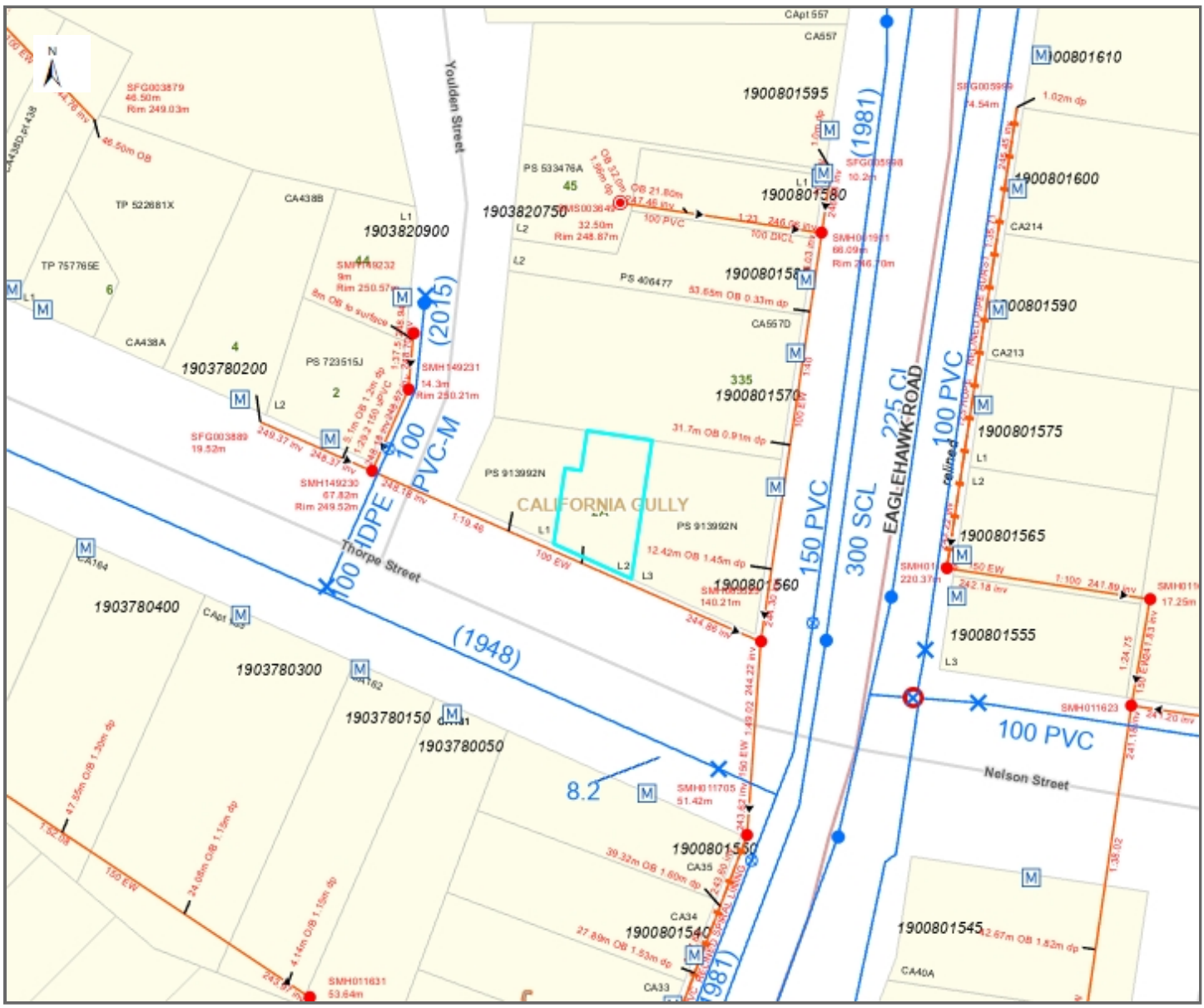
Coliban Region Water Corporation

37-45 Bridge Street Bendigo 3550
Phone 1300 363 200 Fax (03) 5434 1341

PROPERTY REPORT

Property Address: **2A Thorpe Street, California Gully, VIC, 3556**

Date Created: 17-Apr-2026



Disclaimer with respect to the information provided:

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Scale 1: 1,000

Property Clearance Certificate

Land Tax

INFOTRACK / O'SULLIVAN JOHANSON LAWYERS.

Your Reference:	2026/7388
Certificate No:	98724195
Issue Date:	16 APR 2026
Enquiries:	ESYSPROD

Land Address: 2A THORPE STREET CALIFORNIA GULLY VIC 3556

Land Id	Lot	Plan	Volume	Folio	Tax Payable
51329344	2	913992	12602	561	$485.85

Vendor: HANNAH EVANS & JAYDEN MITCHELL

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MR JAYDEN JAMES MITCHELL	2026	$147,000	$485.85	$0.00	$485.85

Comments: Land Tax will be payable but is not yet due - please see notes on reverse.

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

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

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

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	$147,000
SITE VALUE (SV):	$147,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$485.85**

Notes to Certificate - Land Tax

Certificate No: 98724195

Power to issue Certificate

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

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Apportioning or passing on land tax to a purchaser

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

General information

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

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

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = $975.00

Taxable Value = $147,000

Calculated as $975 plus ($147,000 - $100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $1,470.00

Taxable Value = $147,000

Calculated as $147,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code:5249
Ref: 98724195

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD

Ref: 98724195

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Commercial and Industrial Property Tax

INFOTRACK / O'SULLIVAN JOHANSON LAWYERS.

Your Reference:	2026/7388
Certificate No:	98724195
Issue Date:	16 APR 2026
Enquires:	ESYSPROD

Land Address:	2A THORPE STREET CALIFORNIA GULLY VIC 3556

Land Id	Lot	Plan	Volume	Folio	Tax Payable
51329344	2	913992	12602	561	$0.00

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

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	$147,000
SITE VALUE:	$147,000
CURRENT CIPT CHARGE:	**$0.00**

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 98724195

Power to issue Certificate

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

Amount shown on Certificate

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

Australian Valuation Property Classification Code (AVPCC)

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

Commercial and industrial property tax information

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

Change of use of tax reform scheme land

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

Commercial and industrial property tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on commercial and industrial property tax to a purchaser

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

General information

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

Property Clearance Certificate

Windfall Gains Tax

INFOTRACK / O'SULLIVAN JOHANSON LAWYERS.

Your Reference:	2026/7388
Certificate No:	98724195
Issue Date:	16 APR 2026

Land Address:	2A THORPE STREET CALIFORNIA GULLY VIC 3556

Lot	Plan	Volume	Folio
2	913992	12602	561

Vendor: HANNAH EVANS & JAYDEN MITCHELL

Purchaser: FOR INFORMATION PURPOSES

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

Comments: No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:

$0.00

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 98724195

Power to issue Certificate

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

Amount shown on Certificate

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

Windfall gains tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on windfall gains tax to a purchaser

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

General information

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

Windfall Gains Tax - Payment Options

BPAY

Biller Code: 416073
Ref: 98724198

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD

Ref: 98724198

Visa or Mastercard

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

sro.vic.gov.au/payment-options

Important payment information

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

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

Building Information Certificate

Regulation 51(1) | Building Regulations 2018

17-Apr-2026

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Location: 2A Thorpe Street, CALIFORNIA GULLY 3556 (Lot 2 PS 913992N)
Applicant Reference: 80265622-016-6:95991

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

Application	Description	Status
Building Permit (PBS) S30/1976/2025	Construction of Dwelling and Garage and Retaining Wall	Approved

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

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

Current notices or orders issued under the Building Act 1993

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

Craig Kingston
Municipal Building Surveyor

PLEASE NOTE

CITY OF GREATER BENDIGO

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

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

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on **133 677** or **www.relayservice.com.au**

CITY OF GREATER BENDIGO

Regional Building Surveying Services Pty. Ltd

APPROVED BUILDING PERMIT
ISSUED: 15/12/2025
PERMIT No: 766621753-AM/
RELEVANT BUILDING SURVEYOR
Ross O'Meara
BS-U 1365

Reference: AM/844/2022/A
Enquiries to: Ananya Sanjay

11 December, 2025

H L Evans and J J Mitchell
C/- Melissa Wilson
M Wilson Design
2 Federation Tce
KENNINGTON VIC 3550

Dear Sir/Madam

Planning permit AM/844/2022/A
2A & 2B Thorpe Street, CALIFORNIA GULLY 3556
3 lot subdivision and construction of 2 dwellings

I refer to your application to amend the plans in respect to the above planning permit and I wish to advise you that the plans have been endorsed as requested.

A copy of the amended plans are enclosed for your records.

An amended planning permit is also attached, notating the amended plans approval on the bottom of the permit. From December 1, 2024, the Planning and Environment Regulations 2015 require all councils to issue a new permit for any amendment relating to the permit conditions, including plans.

If you have any further queries please contact Ananya on 5434 6082 or email a.sanjay@bendigo.vic.gov.au.

Yours sincerely

Ross Douglas
Manager Planning

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

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RegionalBuilding Surveying Services Pty. Ltd.
APPROVED BUILDING PERMIT
ISSUED: 15/12/2025
PERMIT NO: 7686317537440
RELEVANT BUILDING SURVEYOR
Ross O'Meara
BS-U 1365

PLANNING PERMIT

Permit No.	AM/844/2022/A
Planning Scheme	Greater Bendigo Planning Scheme
Responsible Authority	City of Greater Bendigo
Address of the Land	2A & 2B Thorpe Street, CALIFORNIA GULLY 3556 Lot 2 PS 913992N, Lot 1 PS 913992N

THE PERMIT ALLOWS:

3 lot subdivision and construction of 2 dwellings

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. MODIFIED PLAN REQUIRED
   Before the use and/or development start(s), amended 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 will then form part of the permit. The plans must be drawn to scale with dimensions. The plans must be generally in accordance with the plans submitted with the application but modified to show:
   (a) Landscaping details in accordance with condition 2.

2. LANDSCAPE PLAN REQUIRED
   Before the development starts, a landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions. The plan must show:
   (a) A survey (*including botanical names*) of all existing vegetation to be retained and/or removed
   (b) Details of surface finishes of pathways and driveways
   (c) Planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant
   (d) Two canopy trees (*minimum two metres tall when planted*) in the front setbacks for dwellings 1 and 2.

3. NO LAYOUT ALTERATION
   The use and development permitted by this permit as shown on the endorsed plans and/or described in the endorsed documents must not be altered or modified (for any reason) except with the prior written consent of the responsible authority.

4. LANDSCAPING MAINTENANCE
   The landscaping shown on the endorsed plans must be maintained to the satisfaction of the responsible authority, including that any dead, diseased or damaged plants are to be replaced.

5. COMPLETION OF LANDSCAPING
   Before the occupation of the development starts or by such later date as is approved by the responsible authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority.

Signature for the Responsible Authority

Date Issued: 3 April, 2023

RegionalBuilding Surveying Services Pty. Ltd.
APPROVED BUILDING PERMIT
ISSUED: 15/12/2025
PERMIT NO: 7686317537440
RELEVANT BUILDING SURVEYOR
Ross D Meara
BS-U 1365

PLANNING PERMIT

Permit No.	AM/844/2022/A
Planning Scheme	Greater Bendigo Planning Scheme
Responsible Authority	City of Greater Bendigo
Address of the Land	2A & 2B Thorpe Street, CALIFORNIA GULLY 3556 Lot 2 PS 913992N, Lot 1 PS 913992N

6. GENERAL EXTERIOR TREATMENT
The exterior treatment of the buildings permitted by this permit including all exterior decoration, materials, finishes and colours must be to the satisfaction of the responsible authority. The exterior treatment of the building*(s)* must be maintained to the satisfaction of the responsible authority.

7. REFRIGERATION & AIR-CONDITIONING EQUIPMENT
Any equipment required for refrigeration, air-conditioning, heating and the like must be suitably insulated for the purpose of reducing noise emissions and must be located so as to not be highly visible from the street to the satisfaction of the responsible authority.

8. CONSTRUCTION PHASE
All activities associated with the construction of the development permitted by this permit must be carried out to the satisfaction of the responsible authority and all care must be taken to minimise the effect of such activities on the amenity of the locality.

9. SITE REMEDIATION AND SOIL MANAGEMENT PLAN
Prior to the certification of a plan of subdivision, a Site Remediation and Soil Management Plan must be submitted to and approved by the responsible authority to remediate soils suitable for unrestricted residential use. The Plan must address the findings of the Preliminary Site and Soil Investigation prepared by Geotechnical Testing Services Pty Ltd submitted with the permit application.

10. DETAILED DRAINAGE PLANS
Prior to the certification of a plan of subdivision, 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) underground drainage
(b) stormwater quality
(c) a point of discharge
(d) stormwater detention
(e) drainage easements

11. CONSTRUCTION OF WORKS
Road works, drainage and other civil works must be constructed in accordance with the City of Greater Bendigo Infrastructure Design Manual and plans and specifications approved by the Responsible Authority and must include:-
(a) underground drainage;
(b) kerb and channel including associated pavement works on Youlden Street

RegionalBuilding Surveying Services Pty. Ltd.
APPROVED BUILDING PERMIT
ISSUED: 15/12/2025
PERMIT NO: 7686317537440
RELEVANT BUILDING SURVEYOR
Ross O'Meara
BS-U 1365

PLANNING PERMIT

Permit No.	AM/844/2022/A
Planning Scheme	Greater Bendigo Planning Scheme
Responsible Authority	City of Greater Bendigo
Address of the Land	2A & 2B Thorpe Street, CALIFORNIA GULLY 3556 Lot 2 PS 913992N, Lot 1 PS 913992N

(c) a footpath along the Thorpe Street property frontage and connected to the existing footpath in Eaglehawk Road.

12. 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.

13. SECTION 173 AGREEMENT – ON SITE DETENTION SYSTEM
If detention is provided then, prior to the issue of compliance, the applicant/owner must enter into an Agreement under Section 173 of the Planning and Environment Act 1987.
Such Agreement must covenant that;

- The owner will maintain each detention or quality system and not modify without prior written approval from the responsible authority.
- The owner shall allow duly authorised officers of the responsible authority to inspect the systems at mutually agreed times.
- The Owner will pay for all costs associated with the construction and maintenance of each on- site detention or water quality system.

14. CITY OF GREATER BENDIGO ASSETS
Before the development starts, the owner or developer must submit to the responsible authority a written report and photos of any prior damage to public infrastructure. Listed in the report must be the condition of kerb & 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.

15. VEHICLE CROSSINGS
Vehicular access to the subject land from any roadway or service lane (and vice versa) must be by way of a vehicle crossing(s) constructed at right angles to the road, to suit the proposed driveway(s) and vehicles that will use the crossing. A Works within Road Reserves permit must be obtained from the City of Greater Bendigo Engineering Department prior to any work commencing in the road reserve.

16. SEALED CAR PARK
Areas set aside for the parking of vehicles together with the aisles and drives must be properly formed to such levels that they can be utilised in accordance with the endorsed plan and must be drained and provided with an impervious all weather seal coat. The areas must be constructed, drained and maintained in a continuously useable condition to the satisfaction of the responsible authority.

RegionalBuilding Surveying Services Pty. Ltd.
APPROVED BUILDING PERMIT
ISSUED: 15/12/2025
PERMIT NO: 7686317537440
RELEVANT BUILDING SURVEYOR
Ross D Meara
BS-U 1365

PLANNING PERMIT

Permit No.	AM/844/2022/A
Planning Scheme	Greater Bendigo Planning Scheme
Responsible Authority	City of Greater Bendigo
Address of the Land	2A & 2B Thorpe Street, CALIFORNIA GULLY 3556 Lot 2 PS 913992N, Lot 1 PS 913992N

17. USE OF CAR PARKING AREAS
Areas set aside for the parking and movement of vehicles as shown on the endorsed plan must be made available for such use and must not be used for any other purpose.

18. PEDESTRIAN SIGHTLINES
The minimum sight line for pedestrian safety must be provided at the exit lane frontage so as to accord with Clause 52.06-8 of the City of Greater Bendigo Planning Scheme.

19. NO MUD ON ROADS
In the event of mud, crushed rock or other debris being carried onto public roads or footpaths from the subject land, appropriate measures must be implemented to minimise the problem to the satisfaction of the responsible authority.

20. PUBLIC OPEN SPACE CONTRIBUTION
(a) Before the statement of compliance is issued the applicant or owner must pay to the responsible authority a sum equivalent to 5% of the site value of all the land in the subdivision.
(b) The site value must be determined by an independent valuation of the land undertaken by a suitably qualified practicing land valuer which must be submitted to and approved by the responsible authority. The valuation of the land must be commissioned by and at the full cost of the applicant/owner

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

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

RegionalBuilding Surveying Services Pty. Ltd.
APPROVED BUILDING PERMIT
ISSUED: 15/12/2025
PERMIT NO: 7686317537440
RELEVANT BUILDING SURVEYOR
Ross D Meara
BS-U 1365

Permit No.	AM/844/2022/A
Planning Scheme	Greater Bendigo Planning Scheme
Responsible Authority	City of Greater Bendigo
Address of the Land	2A & 2B Thorpe Street, CALIFORNIA GULLY 3556 Lot 2 PS 913992N, Lot 1 PS 913992N

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. AUSNET SERVICES (GAS)
The plan of subdivision submitted for certification must be referred to AusNet Services (Gas) in accordance with section 8 of the Subdivision Act 1988.

23. POWERCOR
(a) The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to the Distributor 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 the Distributor's requirements and standards.
Notes: Extension, augmentation or rearrangement of the Distributor's electrical assets may be required to make such supplies available, with the cost of such works generally borne by the applicant.
(c) The applicant shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules (VSIR).
Notes: Where electrical works are required to achieve VSIR compliance, a registered electrical contractor must be engaged to undertake such works.

24. COLIBAN WATER
(a) The owner is required to provide reticulated water and sewerage services to each of the lots within the subdivision and comply with any requirements arising from any effect of the proposed development on Coliban Water assets. Services are to be provided in accordance with our 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.
(c) Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must make payment to Coliban Water of New Customer Contributions (NCCs). These contributions are based upon the number of additional allotments connected (or to be connected) to Coliban Water's water, sewer or recycled water networks. A quote will be supplied to the owner on the referral of the Certified plan of subdivision.

25. HEAD, TRANSPORT FOR VICTORIA
No direct vehicular access is permitted to Eaglehawk Road from the subject land and all access must be via Thorpe Street as shown on plans appended to the application.

RegionalBuilding Surveying Services Pty. Ltd.
APPROVED BUILDING PERMIT
ISSUED: 15/12/2025
PERMIT NO: 7686317537440
RELEVANT BUILDING SURVEYOR
Ross D Meara
BS-U 1365

PLANNING PERMIT

Permit No.	AM/844/2022/A
Planning Scheme	Greater Bendigo Planning Scheme
Responsible Authority	City of Greater Bendigo
Address of the Land	2A & 2B Thorpe Street, CALIFORNIA GULLY 3556 Lot 2 PS 913992N, Lot 1 PS 913992N

26. COMPLETION OF DEVELOPMENT

Before a statement of compliance is issued for the subdivision:

(a) The dwelling(s) approved under this permit must be constructed to a state of practical completion to the satisfaction of the responsible authority; or

(b) The owner must enter into an agreement under section 173 of the Planning & Environment Act 1987 that covenants that the lots created by the subdivision will only be developed in accordance with the plans endorsed under this permit. The agreement will end upon completion of the development shown on the endorsed plans.

27. EXPIRY OF THE PERMIT - SUBDIVISION AND DWELLINGS

This permit will expire if:

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

(b) The subdivision is not completed within five years from the date of certification of the plan of subdivision; or

(c) Construction of the approved dwellings is not completed within 7 years from the date of this permit.

The responsible authority may extend the time for certification of the plan, or for the completion of the dwellings, 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.

City of Greater Bendigo Engineering Note

A Works within Road Reserves permit must be obtained from the City of Greater Bendigo Engineering Department prior to any work commencing in the road reserve.

CONSENT FOR WORK ON ROAD RESERVES

The applicant must comply with:

(a) The Road Management Act 2004,

(b) Road Management (Works and Infrastructure) Regulations 2005, and

(c) Road Management (General) Regulations 2005

with respect to any requirements to notify the coordinating authority and/or seek consent from the coordinating authority to undertake “works” (as defined in the Act) in, over or under the road reserve. The responsible authority in the inclusion of this note on this planning permit is not deemed to have been notified of, or to have given consent, to undertake any works within the road reserve as proposed in this permit.

RegionalBuilding Surveying Services Pty. Ltd.
APPROVED BUILDING PERMIT
ISSUED: 15/12/2025
PERMIT NO: 7686317537440
RELEVANT BUILDING SURVEYOR
Ross O'Meara
BS-U 1365

PLANNING PERMIT

Permit No.	AM/844/2022/A
Planning Scheme	Greater Bendigo Planning Scheme
Responsible Authority	City of Greater Bendigo
Address of the Land	2A & 2B Thorpe Street, CALIFORNIA GULLY 3556 Lot 2 PS 913992N, Lot 1 PS 913992N

THE PERMIT HAS BEEN AMENDED AS FOLLOWS:

Date of amendment	Brief description of amendment	Name of responsible authority that approved the amendment	Section of the Act under which the permit has been amended
11 December 2025	Amendment to plans to include internal laundry	City of Greater Bendigo	Section 74

Signature for the Responsible Authority

Date Issued: 3 April, 2023

RegionalBuilding Surveying Services Pty. Ltd.
APPROVED BUILDING PERMIT
ISSUED: 15/12/2025
PERMIT NO: 7686317537440
RELEVANT BUILDING SURVEYOR
Ross O'Meara
BS-U 1365

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

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

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

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

WHEN DOES A PERMIT BEGIN?

A permit operates:

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

WHEN DOES A PERMIT EXPIRE?

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

WHAT ABOUT REVIEWS?

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

RegionalBuilding Surveying Services Pty. Ltd.

APPROVED BUILDING PERMIT
ISSUED: 15/12/2025
PERMIT NO: 76863175374401
RELEVANT BUILDING SURVEYOR
Ross O'Meara
BS-U 1365

TOWN PLANNING PLANS

NOT TO BE USED FOR CONSTRUCTION PURPOSES

YOULDEN STREET

EAGLEHAWK ROAD

THORPE STREET

EX. IRON SHED

EX. IRON SHED

#335 EX. RESIDENCE

#333 EX. RESIDENCE

SHED

EX. 1800mm HIGH COLORBOND FENCE

EXISTING TREE TO BE REMOVED

EXISTING IRON CLAD SHED TO BE REMOVED

LOT 1
257 m²

LOT 2
251 m²

98° 31' 00"
46.46 m

98° 31' 00"
15.07 m

98° 31' 00"
10.50 m

188° 31' 00"
22.30 m

188° 31' 00"
28.13 m

294° 07' 00"
17.02 m

294° 07' 00"
13.60 m

294° 07' 00"
52.31 m

24° 07' 00"

14.06 m

6.46m

2.60m

12.18m

1000

3200

400

1550

6340

1380

10340

9370

103.00

102.00

101.00

100.00

99.00

EX. CONCRETE PATH

ELEC. PIT

SEWER MAIN

EX. GATES

STORMWATER MAIN

EXISTING 3.0m WIDE CONC. CROSSOVER

EXISTING 6.0m WIDE CONC. CROSSOVER

EX. 1800mm HIGH COLORBOND FENCE

EX. 1000mm HIGH OPEN WIRE FENCE

EX. 1000mm HIGH COLORBOND FENCE

SEWER MAIN

EX. CONCRETE PATH

north facing
N 20° W
N 30° E
N
W
E
S
winter
summer

EXISTING SITE PLAN

1 : 200

AMENDED ENDORSED PLANS

PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME

PLAN REFERRED TO IN PLANNING PERMIT
NO: AM/844/2022/A

Delegated Officer: Ross Douglas
For and on behalf of the City of Greater Bendigo

Date: 11 December 2025 Page 1 of 11

M. Wilson Design
MELISSA PH: 0412 878 657
REGISTERED Building Practitioner DP-AD 37400
Design Matters National The peak body for the building design profession Member

PROPOSED PROJECT:
333 EAGLEHAWK ROAD
CALIFORNIA GULLY

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EX. CONDITIONS

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Document Set ID: 5398448
Version: 1, Version Date: 28/10/2025

AMENDED ENDORSED PLANS

PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME

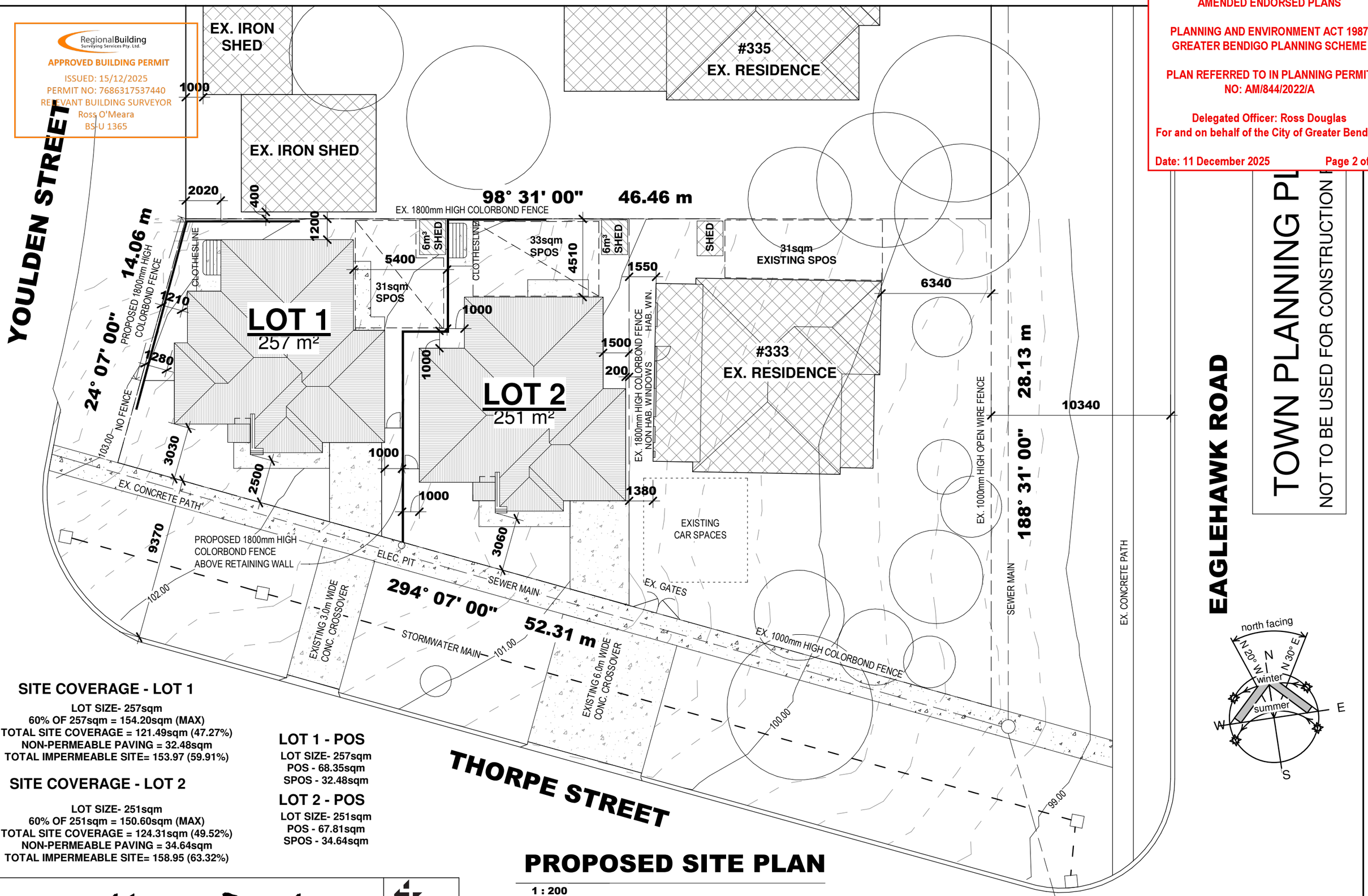
PLAN REFERRED TO IN PLANNING PERMIT
NO: AM/844/2022/A

Delegated Officer: Ross Douglas
For and on behalf of the City of Greater Bendigo

Date: 11 December 2025 Page 2 of 11

RegionalBuilding Surveying Services Pty. Ltd.

APPROVED BUILDING PERMIT
ISSUED: 15/12/2025
PERMIT NO: 7686317537440
RELEVANT BUILDING SURVEYOR
Ross O'Meara
BS-U 1365



TOWN PLANNING PL
NOT TO BE USED FOR CONSTRUCTION

SITE COVERAGE - LOT 1

LOT SIZE- 257sqm
60% OF 257sqm = 154.20sqm (MAX)
TOTAL SITE COVERAGE = 121.49sqm (47.27%)
NON-PERMEABLE PAVING = 32.48sqm
TOTAL IMPERMEABLE SITE= 153.97 (59.91%)

SITE COVERAGE - LOT 2

LOT SIZE- 251sqm
60% OF 251sqm = 150.60sqm (MAX)
TOTAL SITE COVERAGE = 124.31sqm (49.52%)
NON-PERMEABLE PAVING = 34.64sqm
TOTAL IMPERMEABLE SITE= 158.95 (63.32%)

LOT 1 - POS

LOT SIZE- 257sqm
POS - 68.35sqm
SPOS - 32.48sqm

LOT 2 - POS

LOT SIZE- 251sqm
POS - 67.81sqm
SPOS - 34.64sqm

PROPOSED SITE PLAN

1 : 200

M. Wilson Design
MELISSA PH: 0412 878 657

REGISTERED Building Practitioner
DP-AD 37400

Design Matters National
The peak body for the building design profession
Member

PROPOSED CLIENT:
HANNAH EVANS & JAYDEN MITCHELL

PROPOSED PROJECT:
333 EAGLEHAWK ROAD
CALIFORNIA GULLY

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SITE PLAN

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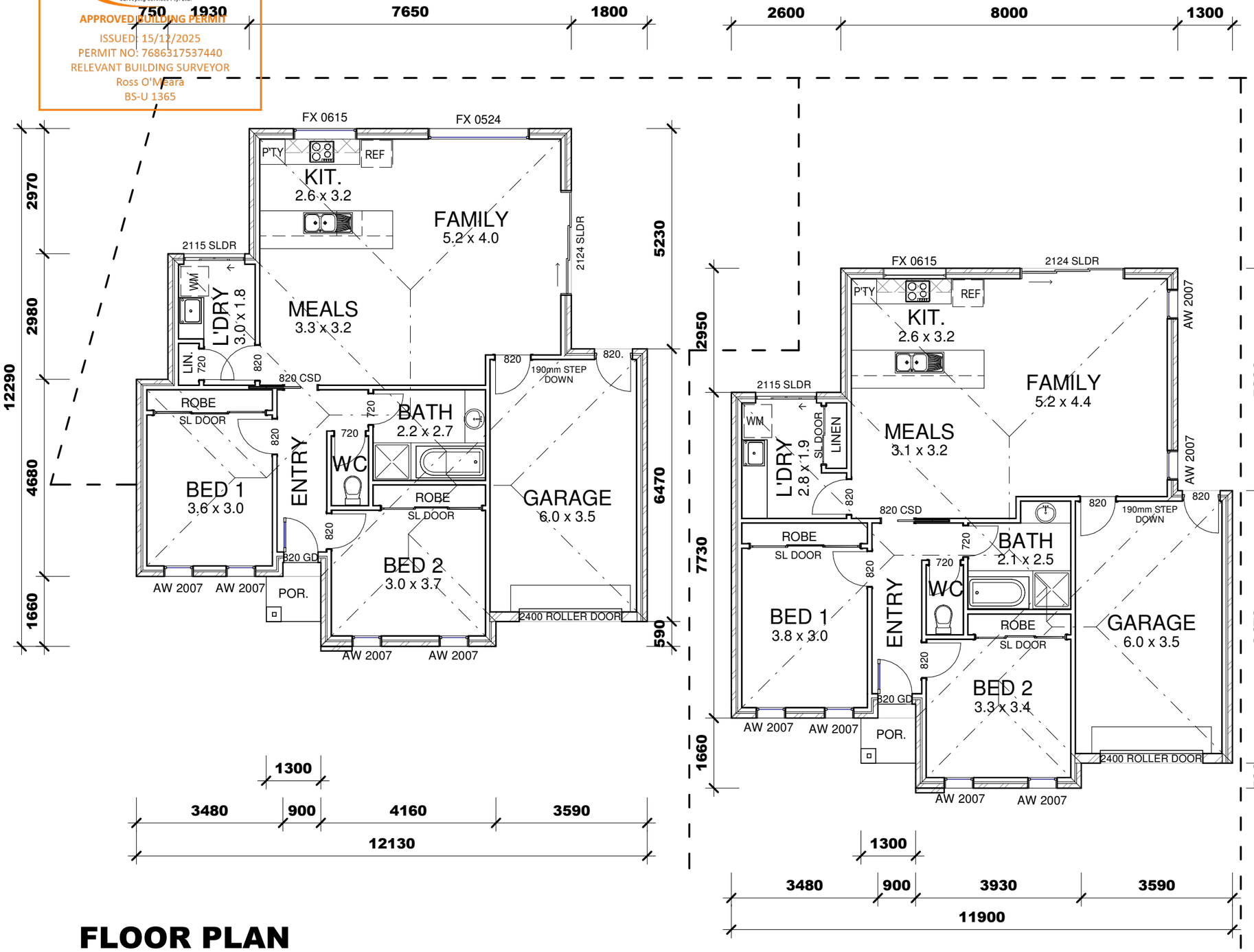
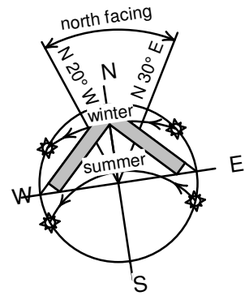
RegionalBuilding Surveying Services Pty. Ltd.
APPROVED BUILDING PERMIT
ISSUED: 15/12/2025
PERMIT NO: 7686317537440
RELEVANT BUILDING SURVEYOR
Ross O'Meara
BS-U 1365

Area		
Name	**Area**	**Squares**
UNIT 1 - LIVING	95.70	10.30
UNIT 1 - GARAGE	24.10	2.59
UNIT 1 - PORCH	1.69	0.18
UNIT 2 - LIVING	98.63	10.62
UNIT 2 - GARAGE	24.00	2.58
UNIT 2 - PORCH	1.68	0.18
Grand total	245.79	26.46



FLOOR PLAN

1 : 100



PLANNING PLANS

NOT TO BE USED FOR CONSTRUCTION PURPOSES

AMENDED ENDORSED PLANS

PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME

PLAN REFERRED TO IN PLANNING PERMIT NO: AM/844/2022/A

Delegated Officer: Ross Douglas
For and on behalf of the City of Greater Bendigo

Date: 11 December 2025 **Page 3 of 11**

M. Wilson Design
MELISSA PH: 0412 878 657
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Design Matters National The peak body for the building design profession Member

PROPOSED CLIENT:
HANNAH EVANS & JAYDEN MITCHELL

PROPOSED PROJECT:
333 EAGLEHAWK ROAD
CALIFORNIA GULLY

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FLOOR PLAN

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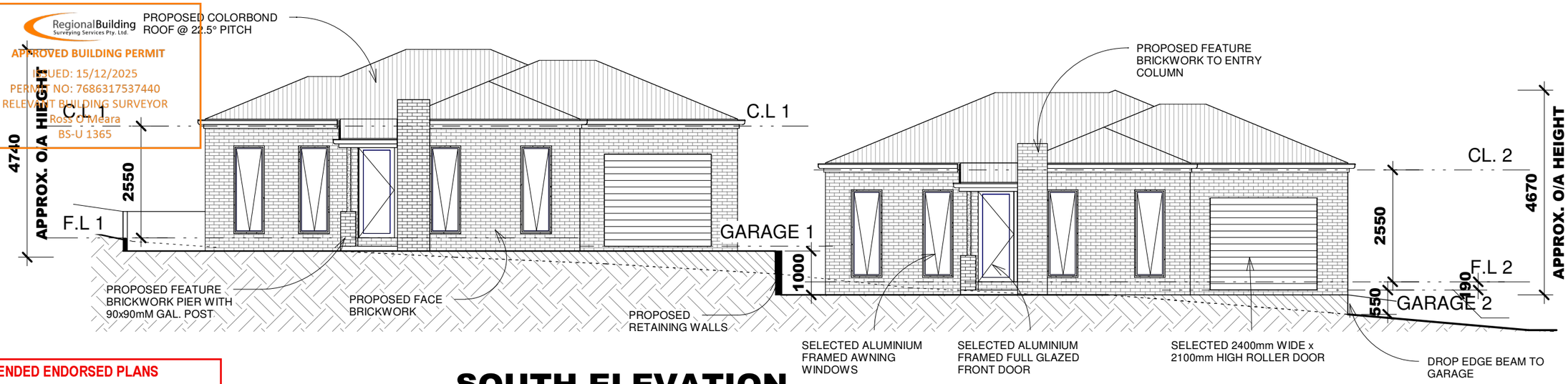
APPROVED BUILDING PERMIT
ISSUED: 15/12/2025
PERMIT NO: 7686317537440
RELEVANT BUILDING SURVEYOR
Ross O'Meara
BS-U 1365



SOUTH ELEVATION

1 : 100

AMENDED ENDORSED PLANS

PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME

PLAN REFERRED TO IN PLANNING PERMIT NO: AM/844/2022/A

Delegated Officer: Ross Douglas
For and on behalf of the City of Greater Bendigo

Date: 11 December 2025 Page 4 of 11

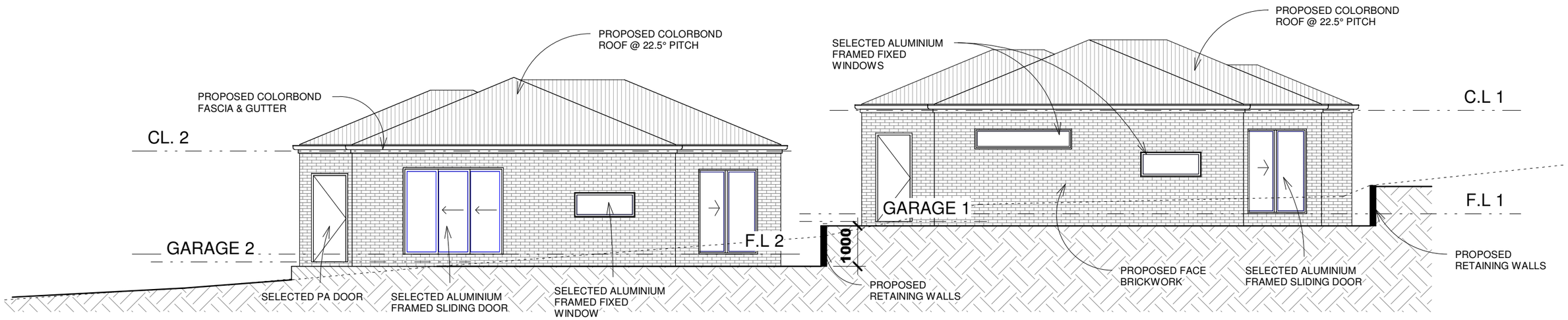
LANNING PLANS

NOT TO BE USED FOR CONSTRUCTION PURPOSES

NOTE: ALL LEVELS ARE APPROXIMATE ONLY
EXACT LEVELS TO BE CHECKED AND CONFIRMED ON SITE

COLOUR SCHEDULE

ROOF - COLORBOND MONUMENT
FASCIA & GUTTER - COLORBOND MONUMENT
BRICKWORK - DARK GREY
FEATURE BRICKWROK - LIGHT GREY
WINDOWS & DOOR FRAMES - MONUMENT
ROLLER DOOR - MONUMENT



NORTH ELEVATION

1 : 100

M. Wilson Design
MELISSA PH: 0412 878 657
REGISTERED Building Practitioner DP-AD 37400
Design Matters National The peak body for the building design profession Member

PROPOSED CLIENT:
HANNAH EVANS & JAYDEN MITCHELL

PROPOSED PROJECT:
333 EAGLEHAWK ROAD
CALIFORNIA GULLY

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ELEVATIONS

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APPROVED BUILDING PERMIT

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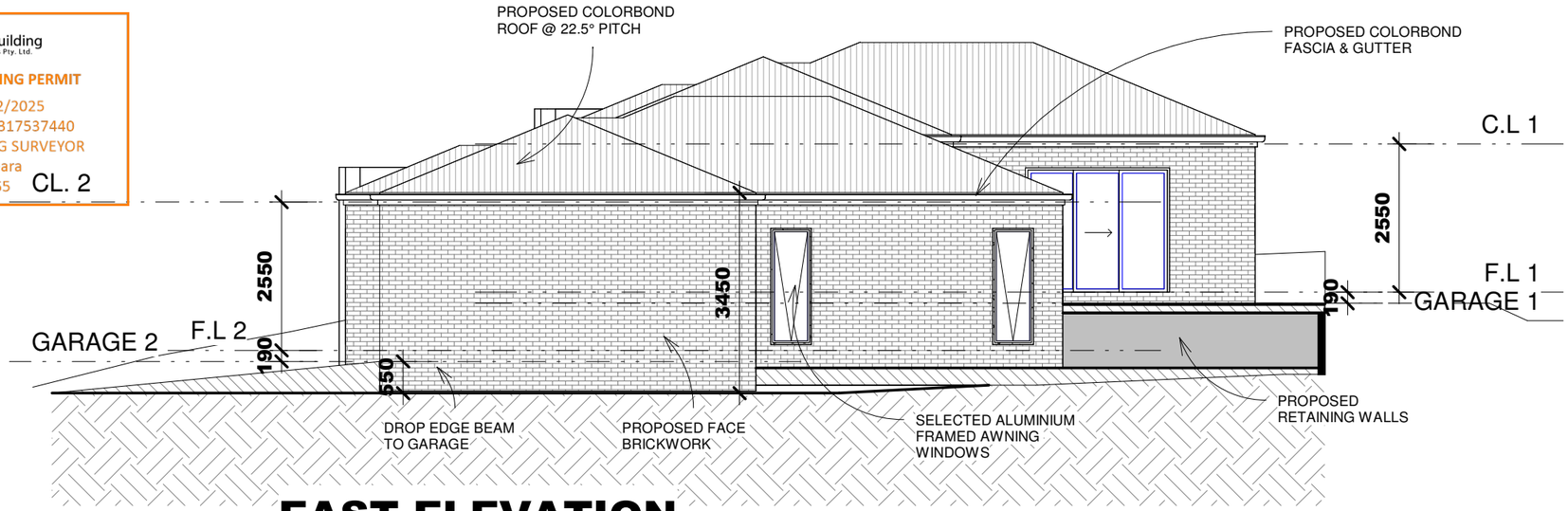
RELEVANT BUILDING SURVEYOR
Ross O'Meara
BS-U 1365



EAST ELEVATION

1 : 100

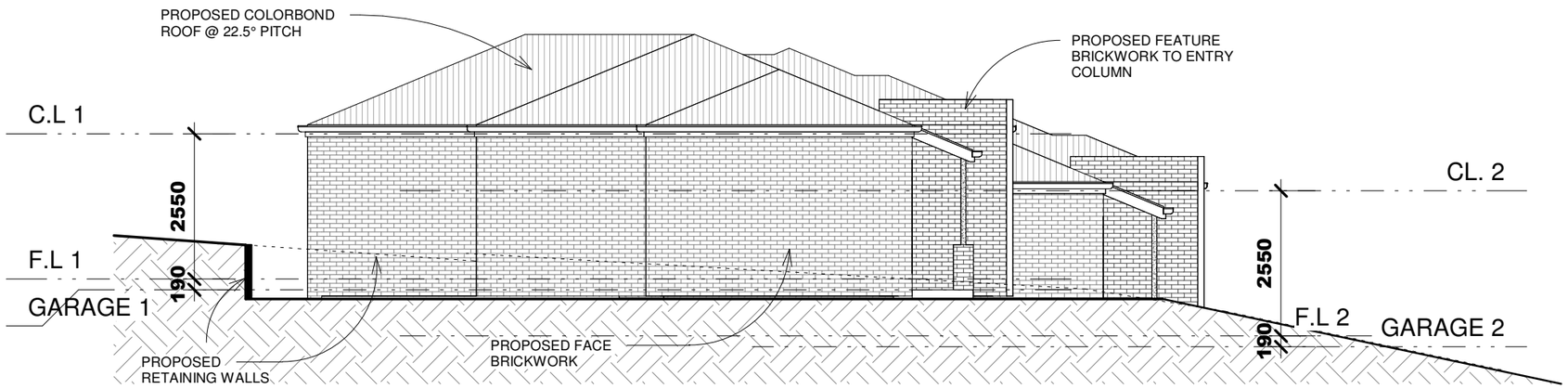
TOWN PLANNING PLANS

NOT TO BE USED FOR CONSTRUCTION PURPOSES

NOTE: ALL LEVELS ARE APPROXIMATE ONLY
EXACT LEVELS TO BE CHECKED AND CONFIRMED ON SITE

COLOUR SCHEDULE

ROOF - COLORBOND MONUMENT
FASCIA & GUTTER - COLORBOND MONUMENT
BRICKWORK - DARK GREY
FEATURE BRICKWROK - LIGHT GREY
WINDOWS & DOOR FRAMES - MONUMENT
ROLLER DOOR - MONUMENT



WEST ELEVATION

1 : 100

AMENDED ENDORSED PLANS

PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME

PLAN REFERRED TO IN PLANNING PERMIT NO: AM/844/2022/A

Delegated Officer: Ross Douglas
For and on behalf of the City of Greater Bendigo

Date: 11 December 2025 **Page 5 of 11**

M. Wilson Design
MELISSA PH: 0412 878 657
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Design Matters National The peak body for the building design profession Member

PROPOSED CLIENT:
HANNAH EVANS & JAYDEN MITCHELL

PROPOSED PROJECT:
333 EAGLEHAWK ROAD
CALIFORNIA GULLY

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ELEVATIONS

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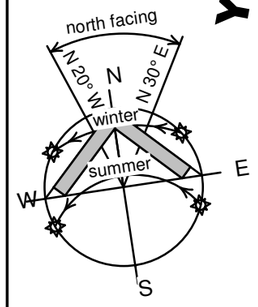
LANDSCAPING PLAN

1 : 200

Building Surveyors
APPROVED BUILDING PERMIT
ISSUED: 15/12/2025
PERMIT NO: 7686317537440
RELEVANT BUILDING SURVEYOR
Ross O'Meara
BS-U 1365



YOULDEN STREET

EX. IRON SHED

EX. IRON SHED

1000

#335
EX. RESIDENCE

98° 31' 00"

46.46 m

EX. 1800mm HIGH COLORBOND FENCE

14.06 m

24° 07' 00"

PROPOSED 1800mm HIGH COLORBOND FENCE

1200

6m³ SHED

CLOTHESLINE

CONC.

1000

LOT 1
257 m²

LOT 2
251 m²

SHED

6340

#333
EX. RESIDENCE

EX. 1800mm HIGH COLORBOND FENCE

EX. 1000mm HIGH OPEN WIRE FENCE

28.13 m

188° 31' 00"

10340

900

CONC. DRIVEWAY

EX. CONCRETE PATH

LETTER BOX

9370

ELEC. PIT

294° 07' 00"

52.31 m

STORMWATER MAIN

SEWER MAIN

EX. GATES

EXISTING 3.0m WIDE CONC. CROSSOVER

EXISTING 6.0m WIDE CONC. CROSSOVER

EX. 1000mm HIGH COLORBOND FENCE

EX. CONCRETE PATH

THORPE STREET

EAGLEHAWK ROAD

Selected Garden Mulch

Selected Concrete

Selected Drought Tolerant Grass

Selected ASQ Recycled Brick & Conc. Pebbles

No.	Botanical Name	Common Name	Height	Width	Qty
1	*Poa labillardierei 'Poaceae'*	Common Tussock Grass	1m	1m	16
2	*Kennedia Prostrata 'Fabacede'*	Running Postman	Ground Cover		5
3	*Calytrix Tetragona 'Mytraceae'*	Common Fringe Myrtle	2m	1.5m	3

TOWN PLANNING PLANS

NOT TO BE USED FOR CONSTRUCTION PURPOSES

AMENDED ENDORSED PLANS

PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME

PLAN REFERRED TO IN PLANNING PERMIT NO: AM/844/2022/A

Delegated Officer: Ross Douglas
For and on behalf of the City of Greater Bendigo

Date: 11 December 2025 Page 6 of 11

M. Wilson Design
MELISSA PH: 0412 878 657
REGISTERED Building Practitioner DP-AD 37400
Design Matters National The peak body for the building design profession Member

HELL

PROPOSED PROJECT:
333 EAGLEHAWK ROAD
CALIFORNIA GULLY

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LANDSCAPING PLAN

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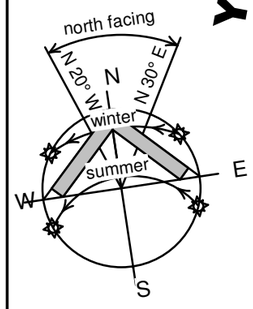
Document Set ID: 5398448
Version: 1, Version Date: 28/10/2025

GARDEN AREA PLAN

1 : 200

APPROVED BUILDING PERMIT
ISSUED: 15/12/2025
PERMIT NO: 7686317537440
RELEVANT BUILDING SURVEYOR
Ross O'Meara
BS-U 1365



YOULDEN STREET

EX. IRON SHED

1000

EX. IRON SHED

#335
EX. RESIDENCE

98° 31' 00"

46.46 m

14.06 m

24° 07' 00"

CLOTHESLINE

6m³ SHED

CLOTHESLINE

6m³ SHED

SHED

LOT 1
257 m²

LOT 2
251 m²

6340

#333
EX. RESIDENCE

10340

28.13 m

188° 31' 00"

CONC. DRIVEWAY

EX. CONCRETE PATH

LETTER BOX

9370

ELEC. PIT

CONC. DRIVEWAY

EX. GATES

LETTER BOX

EXISTING 3.0m WIDE CONC. CROSSOVER

294° 07' 00"

52.31 m

STORMWATER MAIN

SEWER MAIN

EXISTING 6.0m WIDE CONC. CROSSOVER

SEWER MAIN

EX. CONCRETE PATH

THORPE STREET

EAGLEHAWK ROAD

TOWN PLANNING PLANS
NOT TO BE USED FOR CONSTRUCTION PURPOSES

GARDEN AREA - LOT 1

LOT SIZE- 257sqm
25% OF 257sqm = 64.25sqm
TOTAL GARDEN = 116.93sqm

GARDEN AREA - LOT 2

LOT SIZE- 251sqm
25% OF 257sqm = 62.75sqm
TOTAL GARDEN = 103.94sqm

AMENDED ENDORSED PLANS

PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME

PLAN REFERRED TO IN PLANNING PERMIT
NO: AM/844/2022/A

Delegated Officer: Ross Douglas
For and on behalf of the City of Greater Bendigo

Date: 11 December 2025 Page 7 of 11

M. Wilson Design
MELISSA PH: 0412 878 657
REGISTERED Building Practitioner DP-AD 37400
Design Matters National The peak body for the building design profession Member

CHELL

PROPOSED PROJECT:
333 EAGLEHAWK ROAD
CALIFORNIA GULLY

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GARDEN AREA PLAN

Scale 1 : 200 | Date: 23/10/25 | Drawing No 07

Document Set ID: 5398448
Version: 1, Version Date: 28/10/2025

RegionalBuilding Surveying Services Pty. Ltd.

APPROVED BUILDING PERMIT
ISSUED: 15/12/2025
PERMIT NO: 7686317537440
RELEVANT BUILDING SURVEYOR
Ross O'Meara
BS-1365

YOULDEN STREET

EX. IRON SHED

EX. IRON SHED

1000

400

#335
EX. RESIDENCE

98° 31' 00"

46.46 m

EX. 1800mm HIGH COLORBOND FENCE

14.06 m

24° 07' 00"

PROPOSED 1800mm HIGH COLORBOND FENCE

NO FENCE

103.00

CLOTHESLINE

6m³ SHED

33sqm SPOS

6m³ SHED

CLOTHESLINE

SHED

31sqm EXISTING SPOS

1550

6340

31sqm SPOS

LOT 1
=257 m²

LOT 2
251 m²

EX. 1800mm HIGH COLORBOND FENCE
NON HAB. WINDOWS
HAB. WIN.

#333
EX. RESIDENCE

28.13 m

10340

EX. 1000mm HIGH OPEN WIRE FENCE

188° 31' 00"

2500

1380

EXISTING CAR SPACES

EX. CONCRETE PATH

9370

PROPOSED 1800mm HIGH COLORBOND FENCE ABOVE RETAINING WALL

ELEC. PIT

3060

SEWER MAIN

EX. GATES

SEWER MAIN

EX. CONCRETE PATH

294° 07' 00"

52.31 m

102.00

EXISTING 3.0m WIDE CONC. CROSSOVER

STORMWATER MAIN

101.00

EXISTING 6.0m WIDE CONC. CROSSOVER

EX. 1000mm HIGH COLORBOND FENCE

100.00

99.00

EAGLEHAWK ROAD

THORPE STREET

north facing
N 20° W
N
N 30° E
winter
summer
W
E
S

OVERLOOKING PLAN

1 : 200

AMENDED ENDORSED PLANS

PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME

PLAN REFERRED TO IN PLANNING PERMIT
NO: AM/844/2022/A

Delegated Officer: Ross Douglas
For and on behalf of the City of Greater Bendigo

Date: 11 December 2025 Page 8 of 11

M. Wilson Design
MELISSA PH: 0412 878 657

REGISTERED Building Practitioner DP-AD 37400

Design Matters National
The peak body for the building design profession
Member

TCHELL

PROPOSED PROJECT:
333 EAGLEHAWK ROAD
CALIFORNIA GULLY

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DO NOT SCALE DRAWINGS

OVERLOOKING PLAN

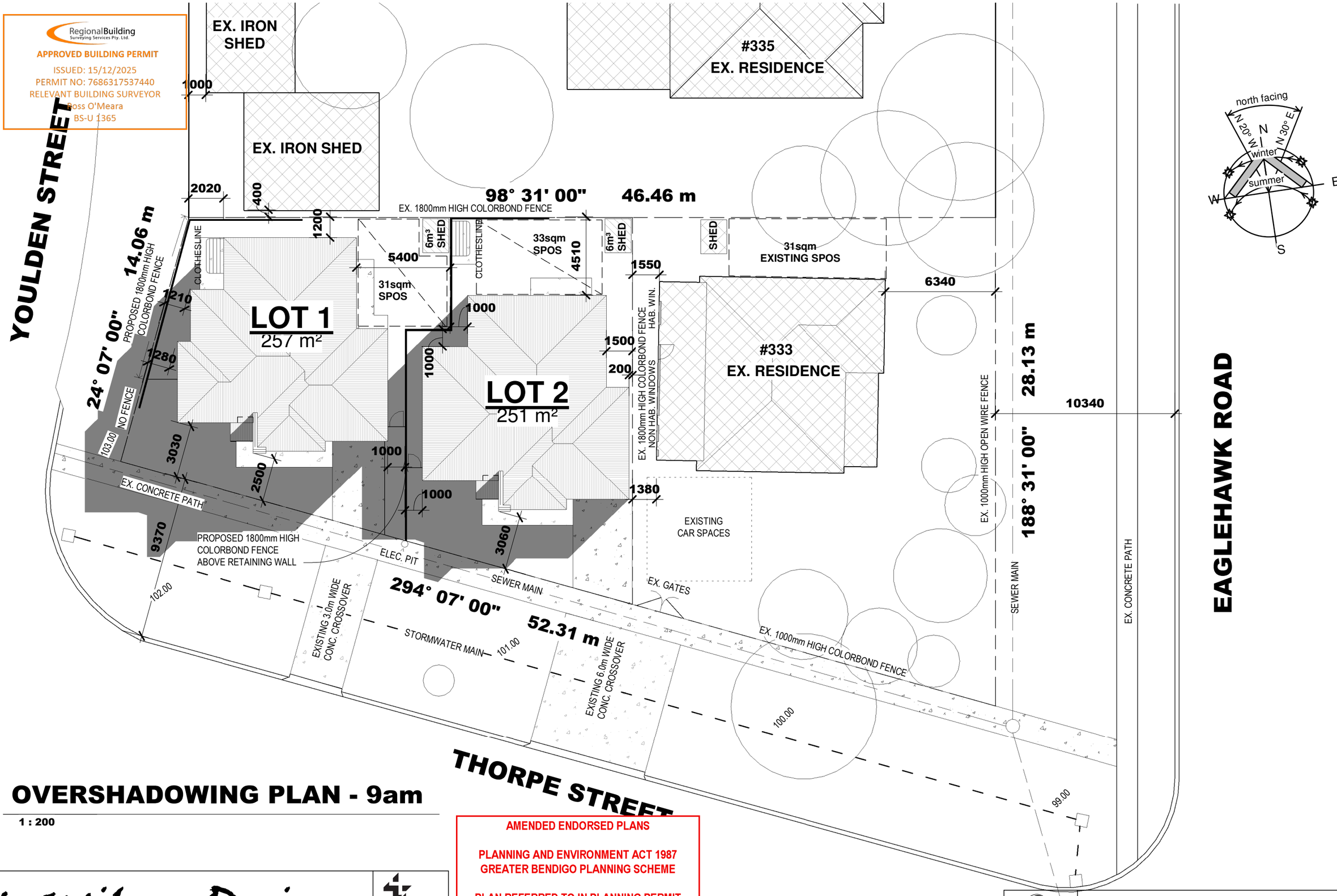
Scale 1 : 200 | Date: 23/10/25 | Drawing No 08

Document Set ID: 5398448
Version: 1, Version Date: 28/10/2025

RegionalBuilding Surveying Services Pty. Ltd.

APPROVED BUILDING PERMIT

ISSUED: 15/12/2025
PERMIT NO: 7686317537440
RELEVANT BUILDING SURVEYOR
Ross O'Meara
BS-U 1365



OVERSHADOWING PLAN - 9am

1 : 200

AMENDED ENDORSED PLANS

PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME

PLAN REFERRED TO IN PLANNING PERMIT NO: AM/844/2022/A

Delegated Officer: Ross Douglas
For and on behalf of the City of Greater Bendigo

Date: 11 December 2025 **Page 9 of 11**

M. Wilson Design
MELISSA PH: 0412 878 657
REGISTERED Building Practitioner DP-AD 37400
Design Matters National The peak body for the building design profession Member

HELL

PROPOSED PROJECT:
333 EAGLEHAWK ROAD
CALIFORNIA GULLY

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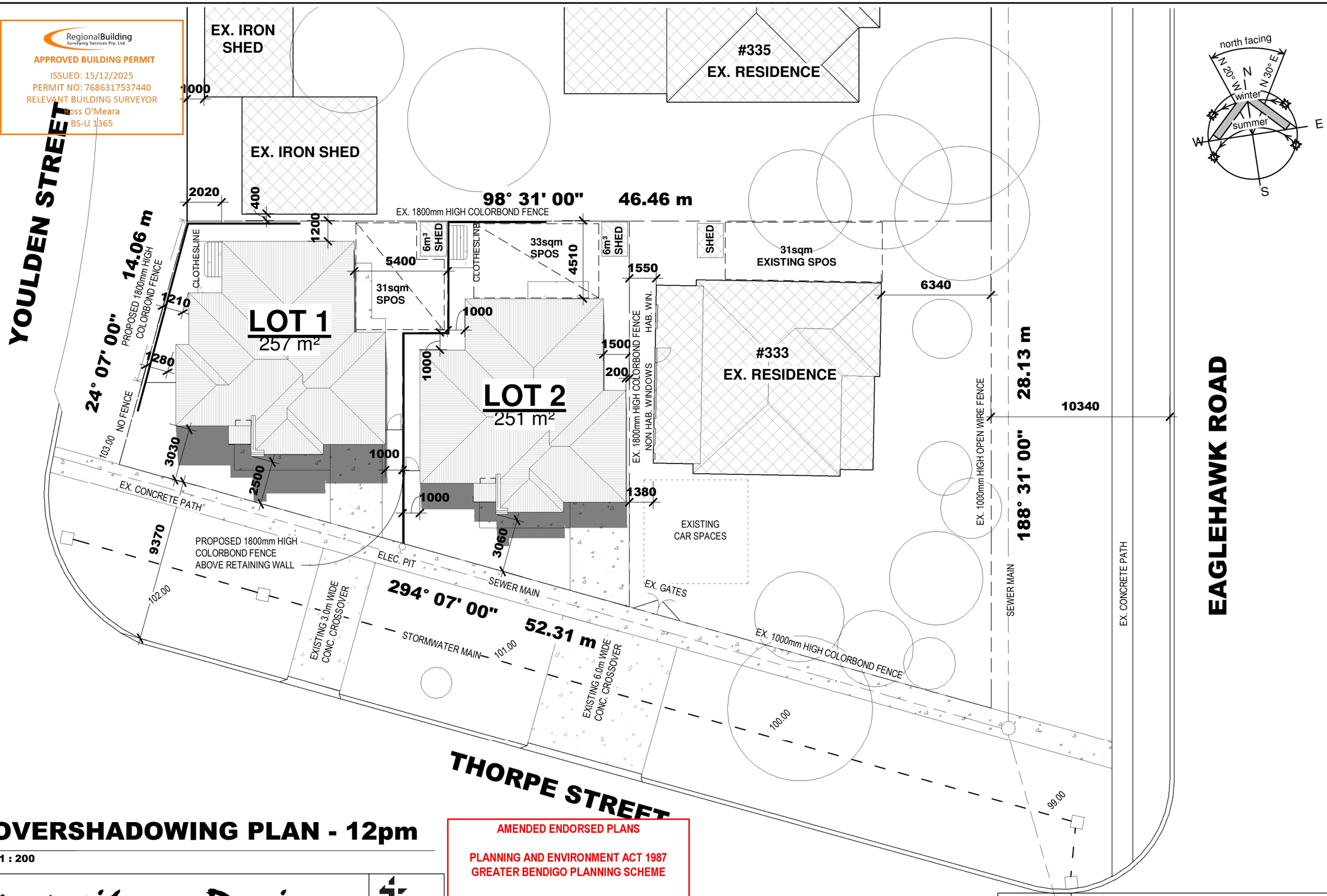
OVERSHADOW - 9am

Scale 1 : 200 | Date: 23/10/25 | Drawing No 09

Document Set ID: 5398448
Version: 1, Version Date: 28/10/2025

RegionalBuilding Surveying Services Pty. Ltd.

APPROVED BUILDING PERMIT
ISSUED: 15/12/2025
PERMIT NO: 7686317537440
RELEVANT BUILDING SURVEYOR
Ross O'Meara
BS-U 1365



THORPE STREET

OVERSHADOWING PLAN - 12pm

1 : 200

AMENDED ENDORSED PLANS

PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME

PLAN REFERRED TO IN PLANNING PERMIT
NO: AM/844/2022/A

Delegated Officer: Ross Douglas
For and on behalf of the City of Greater Bendigo

Date: 11 December 2025 Page 10 of 11

M. Wilson Design
MELISSA PH: 0412 878 657
REGISTERED Building Practitioner DP-AD 37400
Design Matters National The peak body for the building design profession Member

PROPOSED PROJECT:
333 EAGLEHAWK ROAD
CALIFORNIA GULLY

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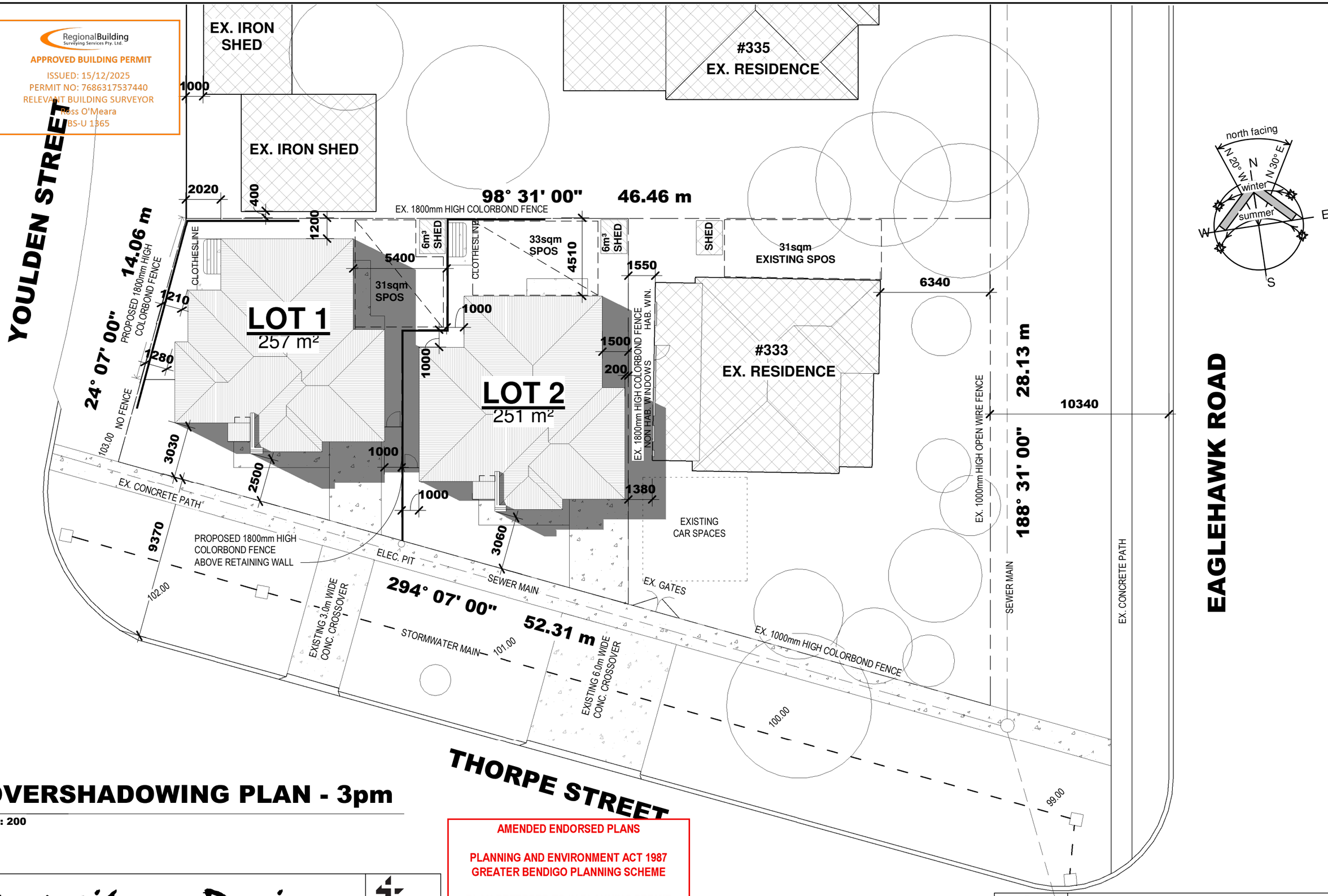
OVERSHADOW - 12pm

Scale 1 : 200 | Date: 23/10/25 | Drawing No : 10

Document Set ID: 5398448
Version: 1, Version Date: 28/10/2025

RegionalBuilding Surveying Services Pty. Ltd.

APPROVED BUILDING PERMIT
ISSUED: 15/12/2025
PERMIT NO: 7686317537440
RELEVANT BUILDING SURVEYOR
Ross O'Meara
CBS-U 1365



OVERSHADOWING PLAN - 3pm

1 : 200

AMENDED ENDORSED PLANS

PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME

PLAN REFERRED TO IN PLANNING PERMIT NO: AM/844/2022/A

Delegated Officer: Ross Douglas
For and on behalf of the City of Greater Bendigo

Date: 11 December 2025 Page 11 of 11

M. Wilson Design
MELISSA PH: 0412 878 657

REGISTERED Building Practitioner DP-AD 37400

Design Matters National
The peak body for the building design profession
Member

PROPOSED PROJECT:
333 EAGLEHAWK ROAD
CALIFORNIA GULLY

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OVERSHADOW - 3pm

Scale 1 : 200 | Date: 23/10/25 | Drawing No : 11

Document Set ID: 5398448
Version: 1, Version Date: 28/10/2025

Regional Building Surveying Services
131 Wattle St Bendigo Vic 3550
03 5443 6141
reception@rbss.com.au
www.rbss.com.au
ABN 12 100 573 831ACN 100 573 831

20255198

FORM 2

Regulation 37(1)
Building Act 1993
Building Regulations 2018

Building Permit No. 7686317537440/0
Building Permit Issue Date: 15/12/2025

Issued to

Agent of Owner **Ross Evans**
ABN 94 864 255 969
Postal Address **47 Thomas Lane Neilborough VIC** Postcode **3570**
Email **raevans@live.com.au**
Address for serving or giving of documents: **47 Thomas Lane Neilborough** Postcode **3570**
Contact Person **Ross Evans** Telephone **0418 506 522**

Ownership Details

Owner **Jayden Mitchell and Hannah Evans**
Postal Address **3 Timor Court Puckapunyal VIC** Postcode **3662**
Email **evansmitchellbuilds@gmail.com**
Contact Person **Jayden Mitchell and Hannah Evans** Telephone **0423 454 891**

Property Details

Number **2A** Street/Road **Thorpe Street** Suburb **California Gully** Postcode **3556**
Lot/s **2** LP/PS **PE913992N PS913992N** Volume **12602** Folio **561**
Crown allotment Section No Parish County
Municipal District **Greater Bendigo City Council**

Builder

Name **Ross Evans** Telephone **0418 506 522**
ACN / ABN ABN 94 864 255 969
Building Practitioner Registration No: DB-U 8850
Address **47 Thomas Lane Neilborough VIC** Postcode **3570**

This builder is specified under section 24B 24B(4) of the **Building Act 1993** for the building work to be carried out under this permit.

Building practitioner or architect engaged to prepare documents for this permit

Name	Category/class	Registration Number
Melissa Wilson	Draftperson	DP-AD 37400
Jackson Blakemore	Engineer	PE0014579

Details of Domestic Building Work Insurance[5]

The issuer or provider of the required insurance policy is: **Master Builders Insurance Brokers Pty Ltd**
Insurance policy number : **C1021415**
Insurance policy date : **09/12/2025**

Details of Relevant Planning Permit
Planning Permit No: **DSD/844/2022** Date of grant of Planning Permit: **03/04/2025**

Nature of Building Work
Description: **Construction of Dwelling and Garage and Retaining Wall**
Does the building work relate to a small second dwelling? **No**
Storeys contains: **1**
Rise in storeys:
Effective height:
Type of construction:
Version of BCA applicable to permit: **2019.1**
Stage of building work permitted:
Cost of Building Work: **$250,000.00**
Total floor area of new building work in m^2: **124**

Building classification

Part of Building	BCA Classification
Dwelling	1a(a)
Garage	10a
Retaining Wall	10b

Prescribed Reporting Authorities
The following bodies are Prescribed Reporting Authorities for the purpose of the application for this permit in relation to the matters set out below:

Reporting Authority	Matter Reported On Or Consented To	Regulation
Greater Bendigo City Council	Legal Point of Discharge	Regulation 133

Protection Work
Protection work is required in relation to the building work proposed in this permit.

Inspection Requirements[3]
The mandatory inspection notification stages are:
1. Bored Piers
2. Footings / Foundation
3. Slab Reinforcement
4. Framework
5. Final

Occupation or User of Building
An occupancy permit is required prior to the occupation or use of this building.

If an occupancy permit is required, the permit is required for the whole of the building in relation to which the building work is carried out.

Commencement and Completion
This building work must commence by **15/12/2026**

If the building work to which this building permit applies is not commenced by this date, this building permit will lapse unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

This building work must be completed by: **15/12/2027**

If the building work to which this building permit applies is not completed by this date this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

Conditions of Approval

The building permit for this project has been issued subject to the following conditions and further information being submitted prior to completion of works certificate being issued:

1. Roof Truss and Wall Frame details including Bracing must be provided to our office for approval prior to the frame

inspection.

2. The owner or contractor shall be responsible to define by survey the boundary of the allotment to ensure no building work is carried out beyond the title boundary.
3. It is the responsibility of the owner to monitor the cost of works during construction and advise the Victorian Building Authority of any changes to the cost of works within 28 days of the variation in accordance with Section 205KA of the Act. Refer to VBA for clarification on 1300 815 127.
4. The Building Work as described in the plans approved for the Building Permit must not be altered in any way.
5. Areas designated Termite areas protection required in accordance with AS 3660.
6. Where any glass is to be installed it is to comply with Australian Standard AS1288
7. All relevant Planning Conditions and covenants or agreements on the title must be complied with.
8. All plumbing work must be carried out by a licensed plumber and approved by the relevant authority.
9. Display of Sign: A site sign must be displayed at all times by the person in charge of the building work. Pursuant to Regulation 41 of the Building Regulations 2018.
10. Steel work to comply with AS 4100.
11. Timber framing is to comply with AS1684 & AS1720
12. Waterproofing to wet areas (bathrooms, laundries and WC's to comply with the requirements of the BCA3.8.1 and AS3740.
13. The box gutter is to be installed in accordance with Australian Standard AS3500.3, including adequate provision for overflow to prevent water entering the building in storm events.
14. In accordance with section 10(2) of the Building Act 1993, this statement is to verify that I am satisfied that substantial progress in the design of the building was made prior to the NCC transition period and all provisions in NCC 2019.1 apply.
15. Where a pliable building membrane is installed in an external wall is must be in accordance with BCA Part 3.8.7 Condensation management.
16. An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must be in accordance with BCA Part 3.8.7 Condensation Management.
17. Compliance with energy efficiency under NCC2019.1 Part 3.12.0 must have either a rainwater tank connected to all sanitary flushing systems, or a solar water heater system, installed in accordance with the Plumbing Regulations 2018.
18. Smoke Alarms to be installed to comply with AS 3786
19. Lift-off hinges, if applicable, must comply with BCA 3.8.3 and are required where pan is less than 1200mm from doorway.

Relevant Building Surveyor
Name: **Ross O'Meara**
Company Name: **Regional Building Surveying Services**
ABN: **12 100 573 831**ACN: **100 573 831**
Address: **131 Wattle St Bendigo Vic 3550**
Email**: reception@rbss.com.au**
Building practitioner registration no.: **BS-U 1365**
Permit no.: **7686317537440/0** Date of issue of permit: **15/12/2025**



Notes

Note 1 Under Regulation 42 an owner of a building of land, for which a building permit has been issued. must notify the relevant building surveyor within 14 days after any change In the name or address of the owner or of the builder carrying out the building work. The penalty for non·compliance is 10 penalty units;

Note 2 Under Regulation 41 the person in charge of the carrying out the building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans and relevant documentation are available for inspection at the allotment while the building works in progress. They must also take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies.

Note 3 Include building practitioners with continuing involvement in the building work.

Note 4 Include building practitioners with no further Involvement in the building work.

Note 5 Domestic builders carrying out domestic building work forming part of this permit (where the contract price for that work Is more than $16,000) must be covered by an Insurance policy as required under section 135 of **The Building Act 1993.**

MASTER BUILDERS INSURANCE BROKERS PTY LTD
Level 3, 332 Albert Street
East Melbourne VIC 3002
mbib.com.au
1800 150 888

Domestic Building Insurance Certificate of Insurance

Jayden and Hannah Mitchell and Evans

3 Timor Ct
PUCKAPUNYAL
VIC 3662

Policy Number:
C1021415

Policy Inception Date:
09/12/2025

Builder Account Number:
021030

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the *Building Act 1993* (Vic) (Domestic Building Insurance) has been issued by the insurer, the Victorian Building Authority trading as Building and Plumbing Commission, in respect of the domestic building work described below.

Policy Schedule Details

Domestic Building Work:	**C01: New Single Dwelling Construction**
At the property:	**2a Thorpe St CALIFORNIA GULLY VIC 3556 Australia**
Carried out by the builder:	**ROSS ANTHONY EVANS**
Builder ABN:	**94864255969**

! If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact the Victorian Building Authority trading as Building and Plumbing Commission. If these details are incorrect, the domestic building work will not be covered.

For the building owner(s):	**Jayden and Hannah Mitchell and Evans**
Pursuant to a domestic building contract dated:	**26/10/2025**
For the contract price of:	**$ 250,000.00**
Type of Cover:	**Cover is only provided if ROSS ANTHONY EVANS has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order ***
The maximum policy limit for claims made under this policy is:	**$300,000 all inclusive of costs and expenses ***
The maximum policy limit for non-completion claims made under this policy is:	**20% of the contract price limited to the maximum policy limit for all claims under the policy***

PLEASE CHECK

If the information on this certificate does not match whats on your domestic building contract, please contact the Victorian Building Authority trading as Building and Plumbing Commission immediately on 1300 067 088 or email dbi@bpc.vic.gov.au

IMPORTANT

This certificate must be read in conjunction with the policy terms and conditions and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the period of cover.

* The cover and policy limits described in this certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to the terms, conditions, limitations and exclusions contained in the policy terms and conditions.

Issued by the Victorian Building Authority trading as Building and Plumbing Commission (78 790 711 883)
Level 19/242 Exhibition St, Melbourne VIC 3000
P: 1300 067 088

MASTER BUILDERS INSURANCE BROKERS PTY LTD
Level 3, 332 Albert Street
East Melbourne VIC 3002
mbib.com.au
1800 150 888

Scan the QR code with your phone's camera to check the details on this policy are correct. Alternatively, visit **https://www.buildvic.vic.gov.au/ClaimsPortal/s/verify-certificate** and enter your policy number to check the details on this policy are correct.

Period of Cover

Cover commences on the earlier of the date of the domestic building contract or date of building permit for the domestic building work and concludes:

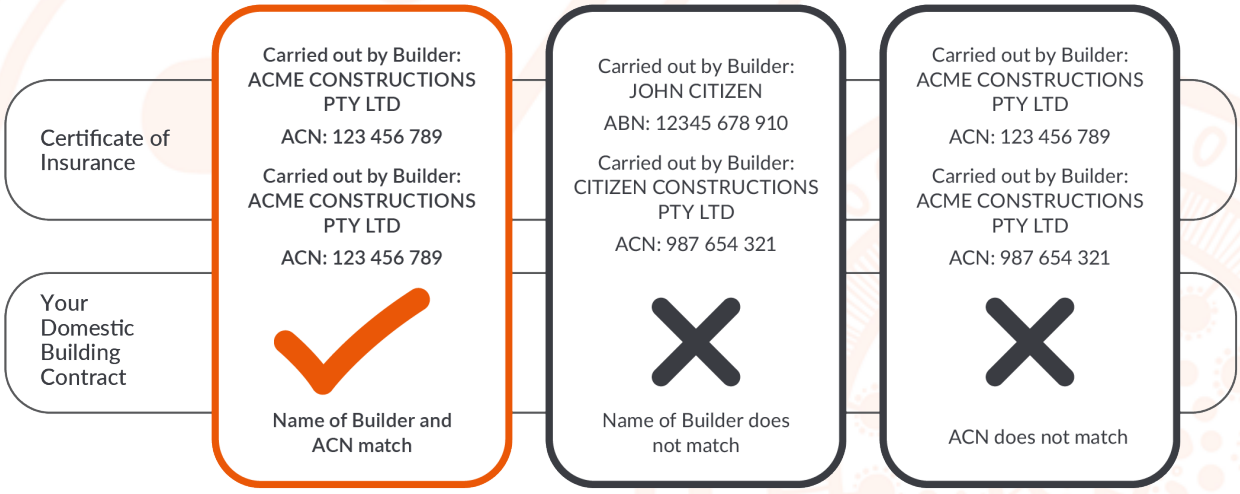
- Two years from completion of the domestic building work or termination of the domestic building contract for non structural defects*
- Six years from completion of the domestic building work or termination of the domestic building contract for structural defects*

Subject to the Building Act 1993, and the Ministerial Order and the conditions of the insurance contract, cover will be provided to the building owner named in the domestic building contract and to the successors in title to the building owner in relation to the domestic building work undertaken by the Builder.
Issued by the Victorian Building Authority trading as Building and Plumbing Commission

Domestic Building Insurance Premium and Statutory Costs

Base DBI Premium:	**$3,110.00**
GST:	**$311.00**
Stamp Duty:	**$273.68**
Total:	**$3,694.68**

If the information on the certificate does not match exactly what is on your domestic building contract, please contact the Victorian Building Authority trading as Building and Plumbing Commission on 1300 067 088 Below are some examples of what to look for:



**** Delivered by the LANDATA® System, Department of Transport and Planning ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

O'Sullivan Johanson Lawyers. C/- InfoTrack (Smokeball)
135 King Street
SYDNEY 2000
AUSTRALIA

Client Reference: 646753

NO PROPOSALS. As at the 16th April 2026, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

2A THORPE STREET, CALIFORNIA GULLY 3556
CITY OF GREATER BENDIGO

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 16th April 2026

[Vicroads Certificate] # 80265622 - 80265622163849 '646753'

HISTORIC MINING ACTIVITY
Form No. 692

16 April, 2026

Property Information:

Address: 2A THORPE STREET CALIFORNIA GULLY 3556

It is advised that:

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

NOTE: Historic Mining activity information is provided from plans and records that may be incomplete and may not be entirely free from errors. It is provided for information only and should not be relied upon as definitive of the status of any area of land. It is provided on the basis that all persons accessing it undertake responsibility for assessing the relevance and accuracy of its content.
The State of Victoria and its officers, agents or employees do not guarantee that the work is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this work.

For queries, contact:

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