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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	4 HARLEY STREET, STRATHDALE VIC 3550

Vendor's name	[redacted]	Date / /
Vendor's signature	[redacted]	7/1/2026

Purchaser's name		Date / /
Purchaser's signature	_____	
Purchaser's name		Date / /
Purchaser's signature	_____	

1. FINANCIAL MATTERS

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

(a) ☒ Their total does not exceed: $4,000.00

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

$0.00	To	

Other particulars (including dates and times of payments):

Emergency Services Volunteer Fund

1.3 **Terms Contract**

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

Not Applicable

1.4 **Sale Subject to Mortgage**

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

Not Applicable

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPC No. 100
(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:

Not Applicable

3.2 **Road Access**

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

3.3 **Designated Bushfire Prone Area**

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

3.4 **Planning Scheme**

☒ Attached is a certificate with the required specified information.

4. NOTICES

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

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

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

4.2 **Agricultural Chemicals**

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

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

4.3 **Compulsory Acquisition**

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

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

5. BUILDING PERMITS

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

☒ Are contained in the attached certificate

6. OWNERS CORPORATION

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

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

Not Applicable

8. SERVICES

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

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

9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

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

10. SUBDIVISION

10.1 **Unregistered Subdivision**

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

Not Applicable

10.2 **Staged Subdivision**

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

(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

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13. ATTACHMENTS

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

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

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

Due Diligence Report

Register Search Statement Volume 12361 Folio 713

PS846378E

Covenant AV4666062W

MCP AA8233

Agreement AU126645D

Planning Permit DS/818/2019

Planning Certificate

Planning Property Report

Land Information Certificate

Coliban Water Information Statement

Property Clearance Certificate

Historic Mining Activity

Building Particulars Certificate Regulation 51 (1)

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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)

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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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State Government

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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 12361 FOLIO 713

Security no : 124130851733J
Produced 17/12/2025 04:50 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 846378E.
PARENT TITLE Volume 08440 Folio 903
Created by instrument PS846378E 04/03/2022

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
[redacted]
AX020468N 06/07/2023

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX020469L 06/07/2023
COMMONWEALTH BANK OF AUSTRALIA

COVENANT AV466062W 25/03/2022

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
AU126645D 11/03/2021

DIAGRAM LOCATION

SEE PS846378E 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: 4 HARLEY STREET STRATHDALE VIC 3550

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 06/07/2023

DOCUMENT END

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Document Identification	**PS846378E**
Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**17/12/2025 16:50**

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PLAN OF SUBDIVISION

EDITION 1

PS 846378E

LOCATION OF LAND

PARISH: SANDHURST

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: 334 & 335 (PARTS)

CROWN PORTION: -

TITLE REFERENCE: VOL. 8440 FOL. 903

LAST PLAN REFERENCE: LOT 1 & 2 TP 320357J

POSTAL ADDRESS: 2-10 HARLEY STREET
(at time of subdivision) STRATHDALE, VIC 3550

MGA CO-ORDINATES: E: 260 090 ZONE: 55
(of approx centre of land in plan) N: 5 926 535 MGA 2020

Council Name: Greater Bendigo City Council

Council Reference Number: SC/818/2019/1
Planning Permit Reference: DS/818/2019
SPEAR Reference Number: S168827S

Certification

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

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification

Digitally signed by: Liz Commadeur for Greater Bendigo City Council on 01/06/2021

Statement of Compliance issued: 22/12/2021

Public Open Space

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

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION: NIL

SURVEY:
This plan is based on survey.

STAGING:
This is a staged subdivision.
Planning Permit No. DS/818/2019

This survey has been connected to permanent marks No(s) 2, 2045 & 2105
In Proclaimed Survey Area No.34

NOTATIONS

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Drainage	2.01	Transfer B331529	Vol 7799 Fol 031 & Vol 8074 Fol 537
E-2	Pipelines or Ancillary Purposes	3	This Plan Section 136 of the Water Act 1989	Coliban Region Water Corporation
E-2	Drainage	3	This Plan	Land in This Plan & City of Greater Bendigo

ADRIAN CUMMINS & ASSOCIATES
CONSULTING SURVEYORS
bsi. ISO 9001:2015 Quality Management
FS 520895
360 DEGREE SURVEYING PTY. LTD.
105 Williamson Street Bendigo 3550
Tel. 03 54425133 Fax. 03 54422030
Email surveyors@adriancummins.com

SURVEYORS FILE REF: AB8911-20-01

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 2

Digitally signed by: Andrew Gordon Thomson, Licensed Surveyor,
Surveyor's Plan Version (01),
18/03/2021, SPEAR Ref: S168827S

PLAN REGISTERED
TIME: 2:40PM DATE: 4/03/2022
J Khaouli
Assistant Registrar of Titles

Amended by: Andrew Gordon Thomson, Licensed Surveyor 03/03/2022.

PS 846378E



ADRIAN CUMMINS & ASSOCIATES
CONSULTING SURVEYORS

bsi. ISO 9001:2015 Quality Management
FS 520895
360 DEGREE SURVEYING PTY. LTD.
105 Williamson Street Bendigo 3550
Tel. 03 54425133 Fax. 03 54422030
Email surveyors@adriancummins.com

SCALE 1:500	5 2.5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
Digitally signed by: Andrew Gordon Thomson, Licensed Surveyor, Surveyor's Plan Version (01), 18/03/2021, SPEAR Ref: S168827S		Digitally signed by: Greater Bendigo City Council, 01/06/2021, SPEAR Ref: S168827S	

Amended by: Andrew Gordon Thomson, Licensed Surveyor 03/03/2022.

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Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Status	Registered	Dealing Number	AV466062W
Date and Time Lodged	25/03/2022 02:22:09 PM		

Lodger Details

Lodger Code	16089P
Name	NATIONAL AUSTRALIA BANK LTD
Address	
Lodger Box	
Phone	
Email	
Reference	

TRANSFER

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.

Land Title Reference
12361/713

Transferor(s)

Given Name(s)	[redacted]
Family Name	[redacted]
Given Name(s)	[redacted]
Family Name	[redacted]

Estate and/or Interest being transferred
Fee Simple

Consideration
$AUD 340000.00

Transferee(s)

Tenancy (inc. share)	Joint Tenants
Given Name(s)	[redacted]
Family Name	[redacted]
Address	

Reference :
Secure Electronic Registries Victoria (SERV), Email: advice.enquiries@servictoria.com.au null
null, DX 210189
ABN 86 627 986 396

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Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Street Number	13
Street Name	BIGNOLD
Street Type	AVENUE
Locality	EAST BENDIGO
State	VIC
Postcode	3550

Given Name(s)	ANDREW JOHN
Family Name	GROAT
Address	
Street Number	13
Street Name	BIGNOLD
Street Type	AVENUE
Locality	EAST BENDIGO
State	VIC
Postcode	3550

Covenants

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restrictive covenant with the intent that the burden of the restrictive covenant runs with and binds the burdened land and the benefit of the restrictive covenant is annexed to and runs with the benefited land.

Burdened land	the Land
Benefited land	MCP: AA8233
Restrictive covenant	MCP: AA8233
Expiry Date	

Duty Transaction ID

5387300

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee 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 legislation and any Prescribed Requirement.

Executed on behalf of	UNA ALICE KENNEDY ANDREW JOHN GROAT
Signer Name	LEANNE PAMELA LARACY
Signer Organisation	ADROIT CONVEYANCING
Signer Role	CONVEYANCING PRACTICE
Execution Date	25 MARCH 2022

Reference :
Secure Electronic Registries Victoria (SERV), Email: advice.enquiries@servictoria.com.au null
null, DX 210189
ABN 86 627 986 396

Docusign Envelope ID: 4B152EDB-4AE5-471F-B38F-59F4DEB26705

Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor 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 legislation and any Prescribed Requirement.

Executed on behalf of	OWEN THOMAS DAVIES PAMELA ANN DAVIES
Signer Name	MICHELLE KAYE O'SULLIVAN
Signer Organisation	O'SULLIVAN JOHANSON LAWYERS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	25 MARCH 2022

File Notes:
NIL

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

Statement End.

Reference :
Secure Electronic Registries Victoria (SERV), Email: advice.enquiries@servictoria.com.au null
null, DX 210189
ABN 86 627 986 396

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AA8233

Memorandum of common provisions
Restrictive covenants in a transfer
Section 91A Transfer of Land Act 1958

Privacy Collection Statement

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Lodged by	O'Sullivan Johanson Lawyers
Name:	Sarah Langley
Phone:	(03) 5440 2900
Address:	Victoria Lane, Pall Mall BENDIGO 3550
Reference:	31478
Customer code:	17683V

This memorandum contains provisions which are intended for inclusion in transfers of land under the Transfer of Land Act 1958 to be subsequently lodged for registration.

Operative words including words to bind the burdened land and words of annexation must not be included.

Provisions to apply to the transfer:

Burdened land: Volume 12361 Folio 712
Volume 12361 Folio 713
The land being transferred.

Benefited land: All lots on Plan of Subdivision PS846378E
The benefited land does not include the land being transferred.

Set out the specific folios, range of folios or some or all the lots in the registered plan(s) or plan(s) to be lodged for registration that take the benefit of the covenants.

Covenants:

Definitions (if any):

Covenants:

The Registered Proprietors for the time being of the land shall not erect on the land hereby transferred or cause to be erected or allow to remain erected on the land hereby transferred:

1. Any dwelling house, garage, shed, outbuilding or other structure (including fencing), using other than new materials;
2. Any dwelling house, garage, shed, outbuilding or other structure that has been previously used or occupied;
3. Shall not further subdivide the land hereby transferred;

---

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

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

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

4. Shall not construct any more than one dwelling on the land hereby transferred; and

5. Shall not construct more than a one-storey dwelling on Lot 2 on PS846378E.

Expiry:

Optional.
Specify the date the covenants are to expire or if the covenants are to expire on the happening of a particular event, specify the event. If the expiry only applies to particular covenants or specific lots/folios, this must be clearly specified.

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Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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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.

Produced 17/12/2025 04:50:21 PM

Status	Registered	Dealing Number	AU126645D
Date and Time Lodged	11/03/2021 12:39:52 PM		

Lodger Details

Lodger Code	16984L
Name	BECK LEGAL
Address	
Lodger Box	
Phone	
Email	
Reference	CCO:152318-2250

APPLICATION TO RECORD AN INSTRUMENT

Jurisdiction VICTORIA

Privacy Collection Statement
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Estate and/or Interest
FEE SIMPLE

Land Title Reference
8440/903

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

Applicant(s)

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

Additional Details

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Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Refer Image Instrument

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

Execution

1. The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation 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	11 MARCH 2021

File Notes:
NIL

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

Statement End.

Reference :CCO:152318-2250
Secure Electronic Registries Victoria (SERV), Email: advice.enquiries@servictoria.com.au null
null, DX 210189
ABN 86 627 986 396

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Number of Pages (excluding this cover sheet)	**21**
Document Assembled	**17/12/2025 16:50**

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becklegal
Solicitors

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

BETWEEN

GREATER BENDIGO CITY COUNCIL

and

[redacted]

AU726694

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177 View St Bendigo Vic 3550
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THIS AGREEMENT is made the 10 day of March 2021

PARTIES:

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

(**Council**)

AND

[redacted]

of Victoria

(**the Owners**)

BACKGROUND:

A. The Owners are the registered proprietors of the Land.

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

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

D. On 28 July 2020 Council issued the Planning Permit which permits 5 lot subdivision of land, including removal of native vegetation and creation of easement in 2 stages.

E. Condition 7 of the Planning Permit provides:

"Prior to the issue of statement of compliance, the applicant/owner must enter into an Agreement under section 173 of the Planning and Environment Act 1987. Such Agreement must covenant that:
(a) The owner will maintain the on-site stormwater detention system or water quality treatment system and not modify without prior written approval from the responsible authority.
(b) The owner shall allow duly authorised officers of the responsible authority to inspect the system at mutually agreed times.
(c) The Owner will pay for all costs associated with the construction and maintenance of the system.
The Agreement must be prepared and registered by the City's Solicitor at the cost of the developer."

F. Condition 8 of the Planning Permit provides:

"Prior to the issue of statement of compliance, the applicant/owner must enter into an Agreement under section 173 of the Planning and Environment Act 1987. Such Agreement must covenant that:
-The 3 large trees, marked B, C and E on the endorsed Native Vegetation Removal Report dated 25 March 2020, must not be removed without the written consent of the responsible authority.
The Agreement must be prepared and registered by the City's Solicitor at the cost of the developer. "

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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:

(a) matters intended to satisfy Conditions 7 and 8 of the Planning Permit;

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

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

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1. DEFINITIONS

In this Agreement:

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

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

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

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

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

Land means all that piece of land being Lots 1 and 2 on Title Plan 320357J being the whole of the land described in Certificate of Title Volume 08440 Folio 903.

Native Vegetation Removal Report means native vegetation report ID number 325-20200325-013 dated 25 March 2020 as shown at Annexure A to this Agreement.

Planning Permit means planning permit DS/818/2019 a copy of which can be inspected from Council Offices upon appointment.

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

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

2. INTERPRETATION

The parties agree and acknowledge that in this Agreement:

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

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

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

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

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

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

3. COMMENCEMENT

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

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4. TERMINATION OF AGREEMENT

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

5. OWNER'S COVENANTS

5.1 Specific Obligations on the Owners

Drainage

5.1.1 The Owners agree that prior to the issue of statement of compliance, the Owners must construct on-site stormwater detention system/s and/or water quality treatment system/s on each Lot.

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

5.1.3 The Owners agree to allow duly authorised officers of Council to inspect each on-site stormwater detention system installed on the Land at mutually agreed times.

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

Preservation of Trees

5.1.5 The Owners agree and acknowledge that the three large trees, marked B, C and E on the Native Vegetation Removal Report must not be removed without the prior written consent of Council.

5.2 Further Obligations on the Owners

5.2.1 Covenants run with the Land

The Owners' 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 Owners and their successors, assignees and transferees, the registered proprietor or proprietors for the time being of the Land and every part of the Land.

5.2.2 Successors in title

Until this Agreement is recorded on the folio of the Register which relates to the Land pursuant to Section 181 of the Act, the Owners 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

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the terms of this Agreement. Until that deed is executed, the Owners, being parties to this Agreement, remain liable to perform all of the Owners' obligations contained in this Agreement.

5.2.3 Further assurance

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

5.2.4 Payment of Council's costs

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

5.2.5 Mortgagee to be bound

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

5.2.6 Indemnity

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

5.2.7 Non-compliance

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

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

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

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

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And the Owners agree;

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

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

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

5.3 Council access

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

5.4 Owners' warranty

The Owners warrant and covenant that:

5.4.1 the Owners are the registered proprietors (or are entitled to become the registered proprietors) of the Land and are also the beneficial owners of the Land;

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

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

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

6. GENERAL

6.1 Council's powers not restricted

This Agreement does not fetter or restrict Council's power or discretion in respect of any of Council's decision making powers including but not limited to an ability to make decisions under the *Local Government Act 1989*, and the Act 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

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of subdivision or consolidation relating to the Land or the issue of a statement of compliance in connection with any such plans.

6.2 **Time of the essence**

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

6.3 **Governing law and jurisdiction**

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

6.4 **Enforcement and severability**

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

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

7. NOTICES

7.1 **Service of notice**

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

7.1.1 by delivering it personally to that party;

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

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

7.2 **Time of service**

A notice or other communication is deemed served

7.2.1 if delivered, on the next following business day;

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

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

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

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

GREATER BENDIGO CITY COUNCIL INCORPORATED 7-4-1994
THE COMMON SEAL OF

.....

Chief Executive Officer

Full name: Craig William Niemann

Usual Address: Lyttleton Terrace Bendigo

SIGNED SEALED AND DELIVERED by the said [redacted])
presence of:)

.....

Witness...C.J. Chalkley.....)

[redacted]

Print full name..CAROL JOAN CHALKLEY

AU1200457

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SIGNED SEALED AND DELIVERED by the said [redacted] in the presence of:

)
)
)

Pam Davies

[redacted]

Witness... B. J. Chalkley.....

Print full name. CAROL JOAN CHALKLEY

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Annexure A – Native Vegetation Removal Report

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Native vegetation removal report

A report to support an application to remove, destroy or lop native vegetation in the **Intermediate** Assessment Pathway using the modelled condition score

This report provides information to support an application to remove native vegetation in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation*. The report is not an assessment by DELWP or local council of the proposed native vegetation removal. Biodiversity information and offset requirements have been calculated using modelled condition scores contained in the *Native vegetation condition map*.

Date and time: **25 March 2020 15:36 PM**

Lat./Long.: -36.7766044211203,144.31150042234

Address: Address unknown

2-10 HARLEY STREET STRATHDALE 3550

Native vegetation report ID:

325-20200325-013

Assessment pathway

The assessment pathway and reason for the assessment pathway

Assessment pathway	**Intermediate Assessment Pathway**
Extent of past plus proposed native vegetation removal	0.233 hectares
No. large trees	3 large tree(s)
Location category	Location 1 The native vegetation is not in an area mapped as an endangered Ecological Vegetation Class, sensitive wetland or coastal area. Removal of less than 0.5 hectares will not have a significant impact on any habitat for a rare or threatened species.

Offset requirement

The offset requirement that will apply if the native vegetation is approved to be removed

Offset type	General offset
Offset amount	0.039 general habitat units
Offset attributes	
Vicinity	North Central Catchment Management Authority (CMA) or Greater Bendigo City Council
Minimum strategic biodiversity value score	0.080
Large trees	3 large tree(s)

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Native vegetation removal report

Biodiversity information about the native vegetation

Description of any past native vegetation removal

Any native vegetation that was approved to be removed, or was removed without the required approvals, on the same property or on contiguous land in the same ownership, in the five year period before the application to remove native vegetation is lodged is detailed below.

Permit/PIN number	Extent of native vegetation (hectares)
None entered	0 hectares

Description of the native vegetation proposed to be removed

Extent of all mapped native vegetation	0.233 hectares
Condition score of all mapped native vegetation	0.200
Strategic biodiversity value score of all mapped native vegetation	0.100
Extent of patches native vegetation	0.018 hectares
1	0.003 hectares
2	0.005 hectares
3	0.010 hectares
Extent of scattered trees	0.215 hectares
No. large trees within patches	1 large tree(s)
No. large scattered trees	2 large tree(s)
No. small scattered trees	3 small tree(s)

Additional information about trees to be removed, shown in Figure 1

Tree ID	Tree circumference (cm)	Benchmark circumference (cm)	Scattered / Patch	Tree size
B	235	220	Scattered	Large
C	230	220	Scattered	Large
D	30	220	Scattered	Small
E	210	220	Scattered	Small
F	20	220	Scattered	Small
A	250	220	Patch	Large

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Other information

Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.

Photographs of the native vegetation to be removed

Recent, dated photographs of the native vegetation to be removed must be provided with the application. All photographs must be clear, show whether the vegetation is a patch of native vegetation or scattered trees, and identify any large trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.

Topographical and land information

Description of the topographic and land information relating to the native vegetation to be removed, including any ridges, crests and hilltops, wetlands and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion, as appropriate. This may be represented in a map or plan. **This is an application requirement and your application will be incomplete without it.**

Refer to application reports

Avoid and minimise statement

This statement describes what has been done to avoid the removal of, and minimise impacts on the biodiversity and other values of native vegetation. **This is an application requirement and your application will be incomplete without it.**

Refer to application reports

Defendable space statement

Where the removal of native vegetation is to create defendable space, a written statement explaining why the removal of native vegetation is necessary. This statement must have regard to other available bushfire risk mitigation measures. This statement is not required if your application also includes an application under the Bushfire Management Overlay.

Not applicable

Offset statement

An offset statement that demonstrates that an offset is available and describes how the required offset will be secured. **This is an application requirement and your application will be incomplete without it.**

Refer to application reports

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Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in *Guidelines for the removal, destruction or lopping of native vegetation*.If you wish to remove the mapped native vegetation you are required to apply for a permit from your local council. This *Native vegetation removal report*must be submitted with your application and meets most of the application requirements. The following needs to be added as applicable.

Property Vegetation Plan

Landowners can manage native vegetation on their property in the longer term by developing a Property Vegetation Plan (PVP) and entering in to an agreement with DELWP.

If an approved PVP applies to the land, ensure the PVP is attached to the application.

Applications under Clause 52.16

An application to remove, destroy or lop native vegetation is under Clause 52.16 if a Native Vegetation Precinct Plan (NVPP) applies to the land, and the proposed native vegetation removal is not in accordance with the relevant NVPP. If this is the case, a statement that explains how the proposal responds to the NVPP considerations must be provided.

If the application is under Clause 52.16, ensure a statement that explains how the proposal responds to the NVPP considerations is attached to the application.

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Authorised by the Victorian Government, 8 Nicholson Street, East Melbourne.

For more information contact the DELWP Customer Service Centre 136 186

www.delwp.vic.gov.au

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Obtaining this publication does not guarantee that an application will meet the requirements of Clauses 52.16 or 52.17 of planning schemes in Victoria or that a permit to remove native vegetation will be granted.

Notwithstanding anything else contained in this publication, you must ensure that you comply with all relevant laws, legislation, awards or orders and that you obtain and comply with all permits, approvals and the like that affect, are applicable or are necessary to undertake any action to remove, lop or destroy or otherwise deal with any native vegetation or that apply to matters within the scope of Clauses 52.16 or 52.17 of planning schemes in Victoria.

AU1269251

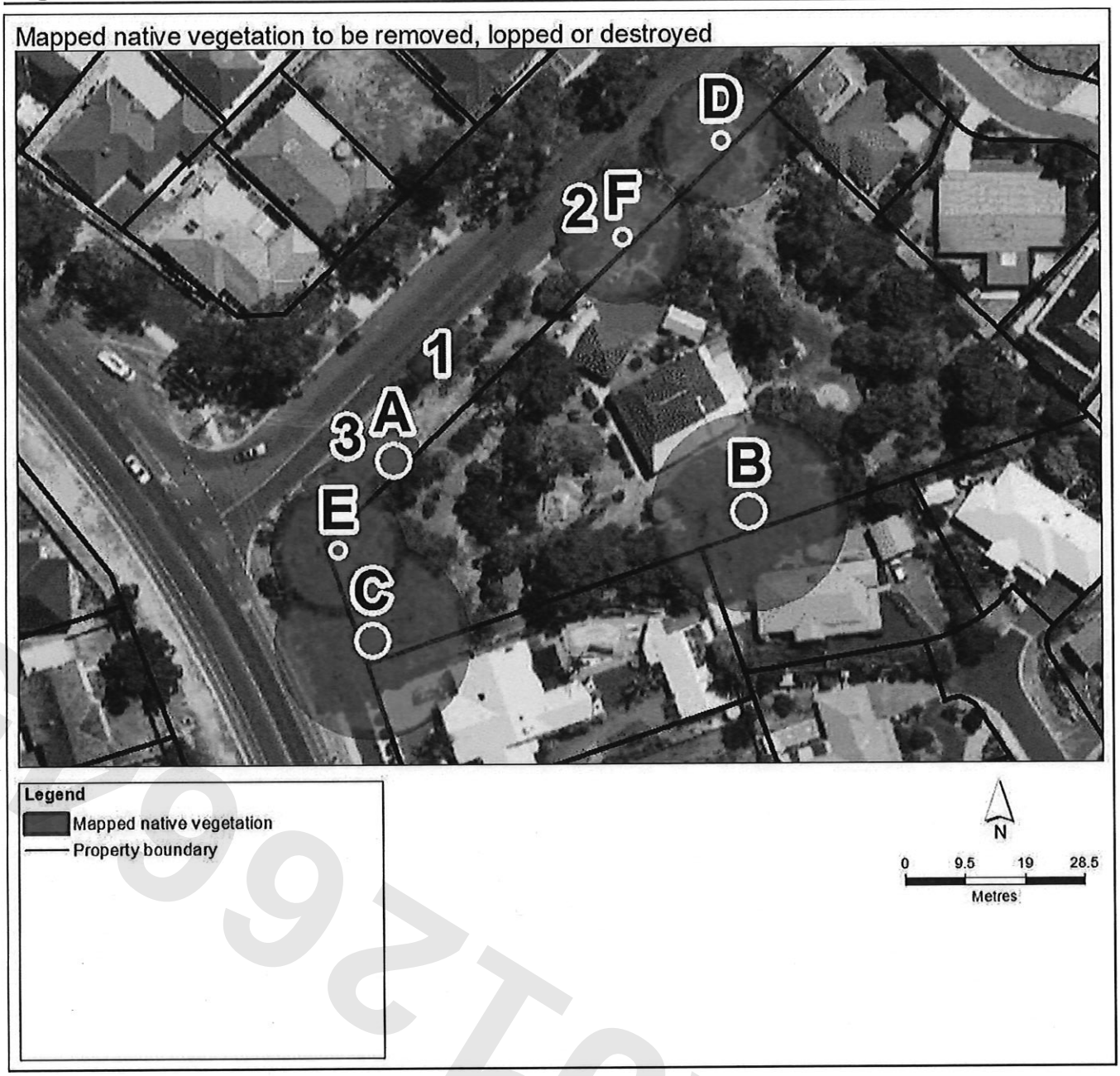
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Figure 1 – Map of native vegetation to be removed, destroyed or lopped



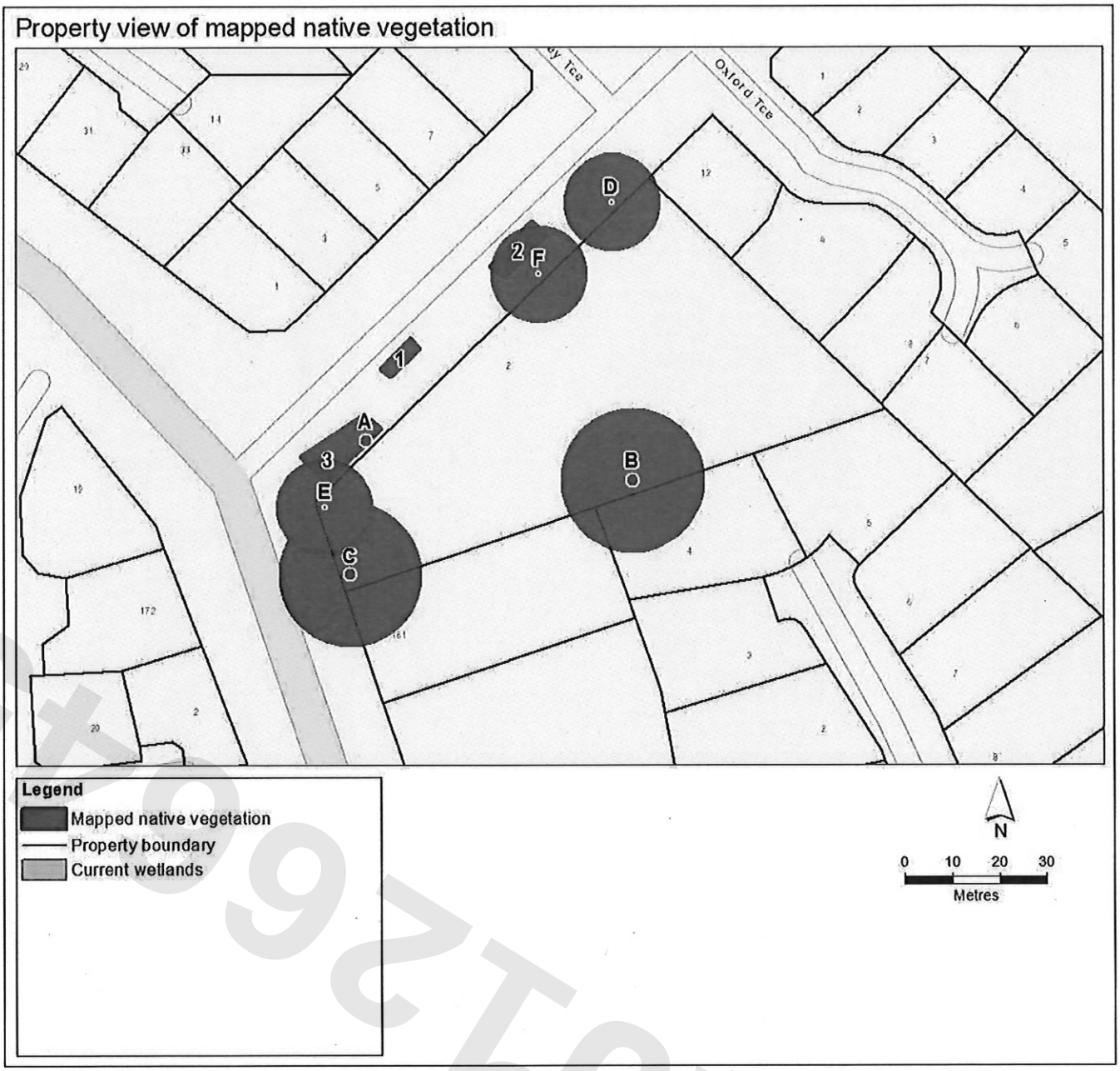
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Figure 2 – Map of property in context



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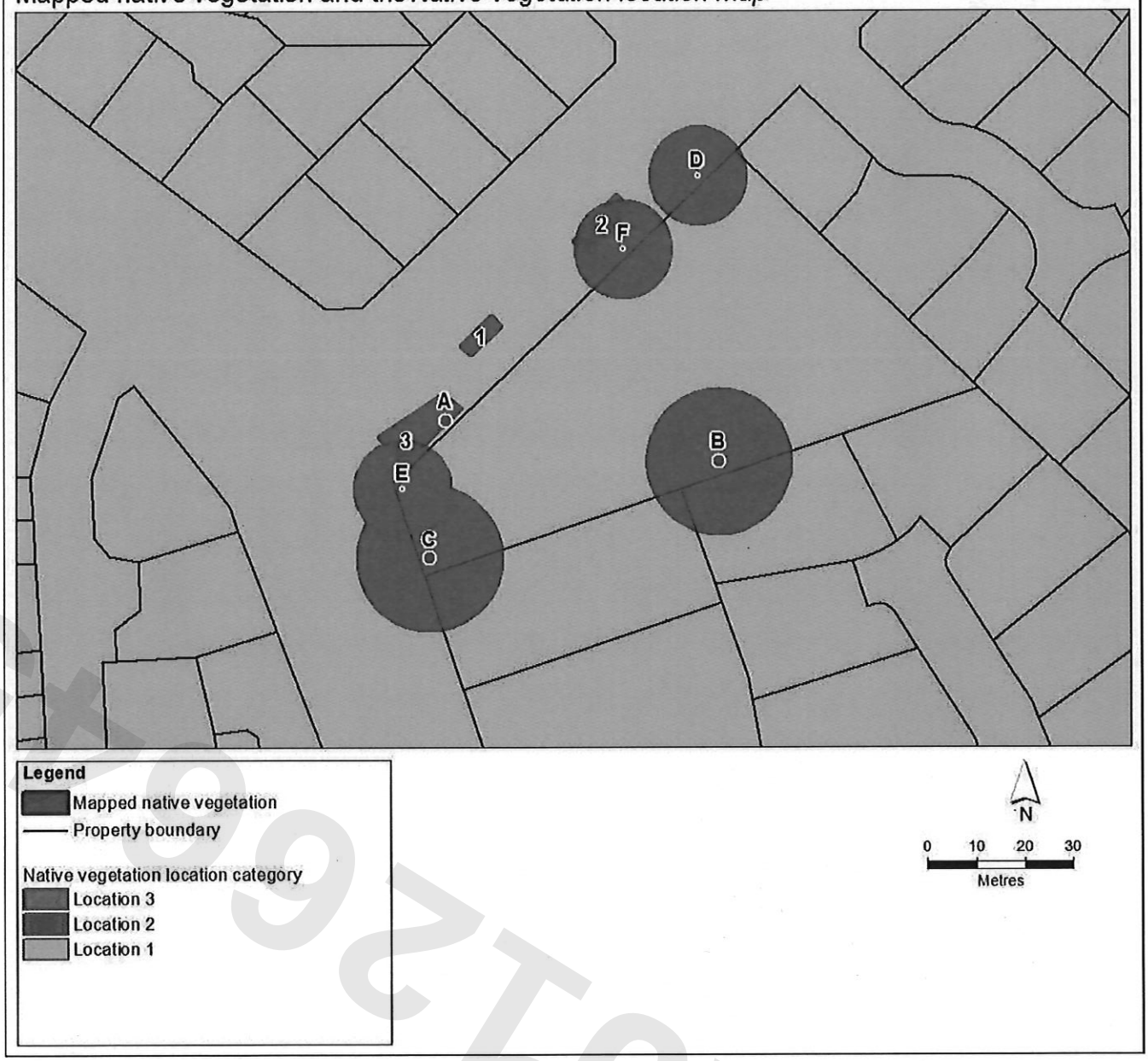
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Figure 3 – Biodiversity information maps

Mapped native vegetation and the *Native vegetation location map*



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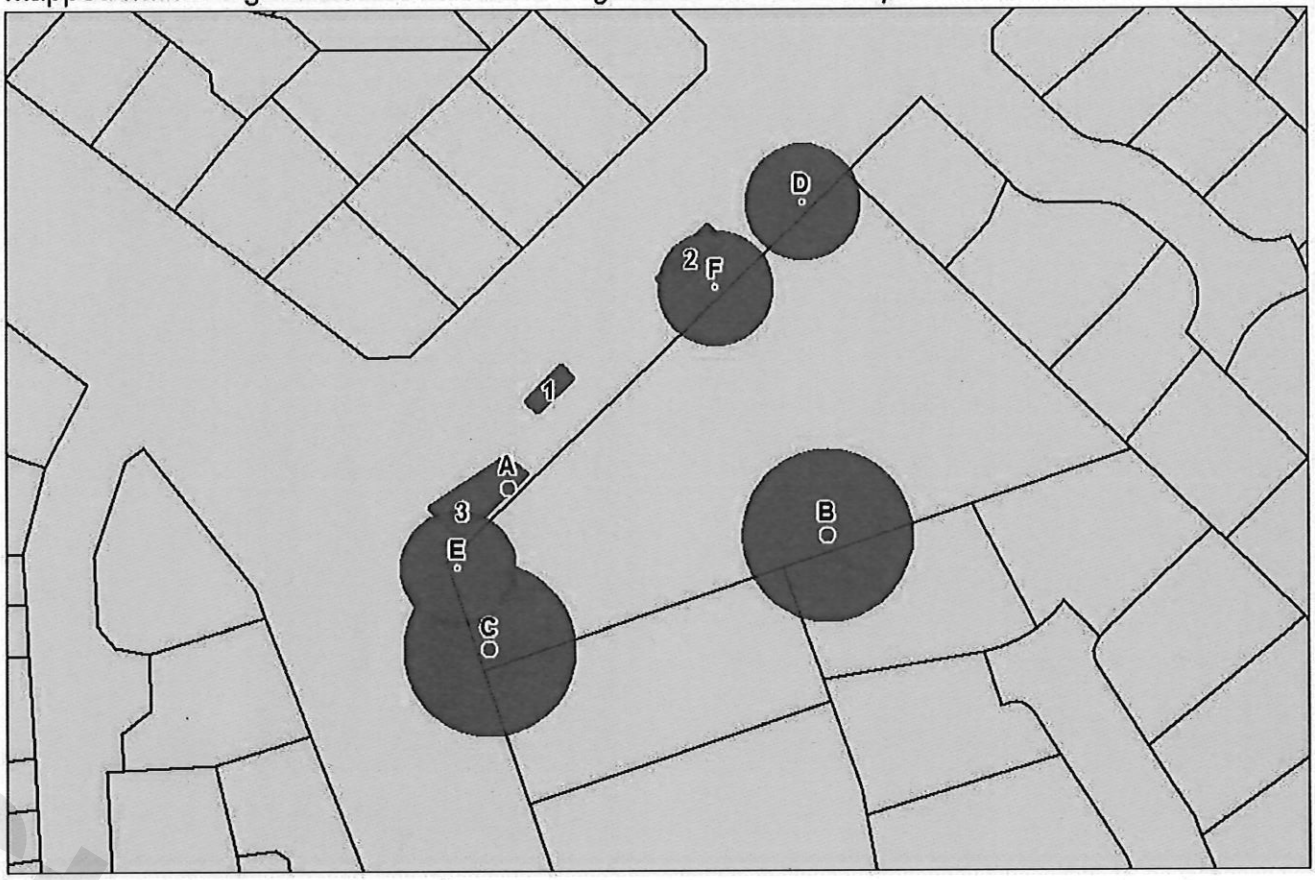
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Native vegetation removal report

Mapped native vegetation and the *Native vegetation condition map*



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Native vegetation removal report

Mapped native vegetation and the *Strategic biodiversity value map*



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Appendix 1 - Details of offset requirements

Native vegetation to be removed

Extent of all mapped native vegetation (for calculating habitat hectares)	0.233	The area of land covered by a patch of native vegetation and/or a scattered tree, measured in hectares. Where the mapped native vegetation includes scattered trees, each tree is assigned a standard extent and converted to hectares. A small scattered tree is assigned a standard extent defined by a circle with a 10 metre radius and a large scattered tree a circle with a 15 metre radius. The extent of all mapped native vegetation is an input to calculating the habitat hectares.
Condition score*	0.200	The condition score of native vegetation is a site-based measure that describes how close native vegetation is to its mature natural state. The condition score is the weighted average condition score of the mapped native vegetation calculated using the *Native vegetation condition map*.
Habitat hectares	0.047	Habitat hectares is a site-based measure that combines extent and condition of native vegetation. It is calculated by multiplying the extent of native vegetation by the condition score: ***Habitat hectares = extent x condition score***
Strategic biodiversity value score	0.100	The strategic biodiversity value score represents the complementary contribution to Victoria's biodiversity of a location, relative to other locations across the state. This score is the weighted average strategic biodiversity value score of the mapped native vegetation calculated using the *Strategic biodiversity value map*.
General landscape factor	0.550	The general landscape factor is an adjusted strategic biodiversity value score. It has been adjusted to reduce the influence of landscape scale information on the general habitat score.
General habitat score	0.026	The general habitat score combines site-based and landscape scale information to obtain an overall measure of the biodiversity value of the native vegetation. The general habitat score is calculated as follows: ***General habitat score = habitat hectares x general landscape factor***

* **Offset requirements for partial removal:** If your proposal is to remove parts of the native vegetation in a patch (for example only understorey plants) the condition score must be adjusted. This will require manual editing of the condition score and an update to the calculations that the native vegetation removal tool has provided: habitat hectares, general habitat score and offset amount.

Offset requirements

Offset type	General offset	A general offset is required when the removal of native vegetation does not have a significant impact on any habitat for rare or threatened species. All proposals in the Basic and Intermediate assessment pathways will only require a general offset.
Offset multiplier	1.5	This multiplier is used to address the risk that the predicted outcomes for gain will not be achieved, and therefore will not adequately compensate the biodiversity loss from the removal of native vegetation.
Offset amount (general habitat units)	0.039	The general habitat units are the amount of offset that must be secured if the application is approved. This offset requirement will be a condition to any permit or approval for the removal of native vegetation. ***General habitat units required = general habitat score x 1.5***
Minimum strategic biodiversity value score	0.080	The offset site must have a strategic biodiversity value score of at least 80 per cent of the strategic biodiversity value score of the native vegetation to be removed. This is to ensure offsets are located in areas with a strategic biodiversity value that is comparable to the native vegetation to be removed.
Vicinity	North Central CMA or Greater Bendigo City Council	The offset site must be located within the same Catchment Management Authority boundary or municipal district as the native vegetation to be removed.
Large trees	3 large tree (s)	The offset site must protect at least one large tree for every large tree removed. A large tree is a native canopy tree with a Diameter at Breast Height greater than or equal to the large tree benchmark for the local Ecological Vegetation Class. A large tree can be either a large scattered tree or a large patch tree.

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CITY OF GREATER BENDIGO

Our Ref: DS/818/2019
Your Ref:

28 July 2020

[redacted]
BENDIGO VIC 3552

Dear Sir/Madam

Planning permit application DS/818/2019
2-10 Harley Street, STRATHDALE 3550
5 lot subdivision of land, including removal of native vegetation and creation of easement in 2 stages

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

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

If you have any questions regarding this planning permit, please contact Liz Commadeur on 5434 6358 or email l.commadeur@bendigo.vic.gov.au.

Yours sincerely

Ross Douglas
Manager Planning

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

Greater Bendigo City Council
Address: 15 Hopetoun Street, Bendigo
Postal Address: PO Box 733, Bendigo Vic 3552
T: (03) 5434 6000
E: requests@bendigo.vic.gov.au
W: www.bendigo.vic.gov.au
A.B.N. 74 149 638 164

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

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PLANNING PERMIT

Permit No.	**DS/818/2019**
Planning Scheme:	**Greater Bendigo Planning Scheme**
Responsible Authority:	**Greater Bendigo City Council**
ADDRESS OF THE LAND:	**2-10 Harley Street, STRATHDALE 3550** **Part CA 334 Sec NO, Part CA 335 Sec NO**
THE PERMIT ALLOWS:	**5 lot subdivision of land, including removal of native vegetation and creation of easement in 2 stages**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. LAYOUT PLANS
The subdivision, as shown on the endorsed plans, must not be altered without the prior written consent of the responsible authority.

2. FILL AND CUT PLAN
   (a) Prior to the certification of the plan of subdivision, a cut and fill plan for Lot 4 and Lot 5 must be submitted to and approved by the responsible authority.
   (b) Should any cut and fill works be required as per the endorsed plan, prior to the issue of a statement of compliance, all works must be completed to the satisfaction of the responsible authority.

3. PUBLIC OPEN SPACE CONTRIBUTION
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.

4. STAGED SUBDIVISION
The subdivision must proceed in the order of stages as shown on the endorsed plan unless otherwise agreed in writing by the responsible authority.

5. DETAILED DRAINAGE PLANS
Prior to the certification of the plan of subdivision under the Subdivision Act 1988, plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and then will form part of the permit. The plans must be drawn to scale with dimensions. The plans must include:
   (a) Direction of stormwater run off.
   (b) Underground drainage
   (c) A point of discharge.
   (d) Drainage easements.
   (e) Stormwater quality
   (f) Stormwater detention
      Allowable Discharge
      - $Q_{20\%}$ = 26 l/s
      - $Q_{1\%}$ = 66 l/s

Signature for the Responsible Authority

Date Issued: 28 July, 2020

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ADDRESS OF THE LAND:	**2-10 Harley Street, STRATHDALE 3550 Part CA 334 Sec NO, Part CA 335 Sec NO**
THE PERMIT ALLOWS:	**5 lot subdivision of land, including removal of native vegetation and creation of easement in 2 stages**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

6. CONSTRUCTION OF WORKS
Road works, drainage and other civil works must be constructed in accordance with the Infrastructure Design Manual and plans and specifications approved by the responsible authority and must include:
(a) Underground drainage.

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

The Agreement must be prepared and registered by the City's Solicitor at the cost of the developer.

8. SECTION 173 AGREEMENT – PRESERVATION OF TREES
Prior to the issue of statement of compliance, the applicant/owner must enter into an Agreement under section 173 of the Planning and Environment Act 1987. Such Agreement must covenant that:
- The 3 large trees, marked B, C and E on the endorsed Native Vegetation Removal Report dated 25 March 2020, must not be removed without the written consent of the responsible authority.

The Agreement must be prepared and registered by the City's Solicitor at the cost of the developer.

Signature for the Responsible Authority

Date Issued: 28 July, 2020

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THE PERMIT ALLOWS:	**5 lot subdivision of land, including removal of native vegetation and creation of easement in 2 stages**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

9. PUBLIC 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.

10. CONSTRUCTION MANAGEMENT PLAN
Prior to commencement of works the owner or applicant must submit a "Construction Management Plan" (CMP) for approval by the responsible authority. This plan shall include, but not be limited to;
- A site specific plan showing proposed erosion & sedimentation control works,
- Techniques and intervention levels to prevent a dust nuisance,
- Techniques to prevent mud and dirt being transported from the site to adjacent streets, and
- The protection measures taken to preserve any vegetation identified for retention. During construction of works associated with the subdivision, the must employ and provide the protection methods contained in the CMP to the satisfaction of the Responsible Authority.

11. SIGHT DISTANCE AT PROPERTY BOUNDARY
- The subdivision must ensure sight lines for pedestrian safety at any access driveway exit comply with Clause 52.06-9.
- Sight distance at any access driveway at the road frontage must comply with AS/NZS 2890.1:2004 Fig 3.2

12. VEHICLE CROSSINGS/DRIVEWAYS
Prior to the issue of a statement of compliance, any new driveway between the property boundary and the kerb must be constructed in accordance with the endorsed crossover plan and Infrastructure Design Manual. The driveway to Lot 4 must be sealed along the south west boundary of Lot 5. (minimum width of 3.0 metres)

Signature for the Responsible Authority

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

13. COLIBAN WATER
    (a) The applicant or owner is required to reach agreement with Coliban Water for the provision of 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) A sewer mains extension is required to service the development. The sewer mains extension must be completed in accordance with Coliban Water's Developer Installed Works process.
    (c) Gravity sewer is required for all lots within the subdivision and Coliban Water requires that all lots have full control
    (d) Applications through our Consent to Connect process are required prior to any drain or water supply service being amended and/or connected to Coliban Water assets. A copy of the building plans, along with a copy of the title will need to be submitted with the application. All private plumbing works must be carried out in accordance with the S3500 National Plumbing and Drainage Code.
    (e) All Coliban Water assets within the subdivision, both existing and proposed, are to be protected by Registered Easement in favour of Coliban Region Water Corporation.

14. POWERCOR
    (a) This letter shall be supplied to the applicant in its entirety.
    (b) 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.
    (c) 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.
    (d) 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.

Signature for the Responsible Authority

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THE PERMIT ALLOWS:	**5 lot subdivision of land, including removal of native vegetation and creation of easement in 2 stages**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

15. TELECOMMUNICATIONS
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.

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

16. 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.

17. VICROADS
Vehicular access to lot 1 and lot 2 must be located as indicated on the proposed plan of subdivision and facilitated by a concreted driveway constructed to the satisfaction of and at no cost to Council.

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

18. DEPARTMENT OF ENVIRONMENT, LAND, WATER & PLANNING

Notification of permit conditions

1. Before works start, the permit holder must advise all persons undertaking the vegetation removal works on site of all permit conditions pertaining to native vegetation protection.

Protection of native vegetation to be retained

2. Before works start, a native vegetation protection fence must be erected around all native vegetation to be retained within 15 metres of the works area. This fence must be erected at:
   (a) A radius of 12 times the diameter of the tree trunk at a height of 1.4 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the tree; and
   (b) Around the patch(es) of native vegetation at a minimum distance of 2 metres from retained native vegetation.

   The fence must be constructed of star pickets and paraweb or similar, to the satisfaction of the responsible authority and the Department of Environment, Land, Water and Planning. The protection fence must remain in place until all works are completed to the satisfaction of the department.

3. Except with the written consent of the department, within the area of native vegetation to be retained and any tree protection zone associated with the permitted use and/or development, the following is prohibited:
   (a) vehicular or pedestrian access;
   (b) trenching or soil excavation;
   (c) storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products;
   (d) construction of entry and exit pits for underground services; or
   (e) any other actions or activities that may result in adverse impacts to retained native vegetation.

Native vegetation offsets

The total area of native vegetation permitted to be removed is 0.195 hectares

4. To offset the removal of 0.233 hectares of native vegetation the permit holder must secure a native vegetation offset(s) that meets all the following:
   - A general offset of 0.039 general habitat units located within the North Central

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Catchment Management Authority boundary or Greater Bendigo City Council;
- have a Strategic Biodiversity Value score of at least 0.080.
- provide protection for at least 3 large tree
- must be in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017).

Offset evidence

5. Before any native vegetation is removed, evidence that the required offset for the project has been secured must be provided to the satisfaction of the responsible authority. This evidence must be:
   (a) an established first party offset site. This must include:
   - a security agreement signed by both parties, and
   - a management plan detailing the 10-year management actions and ongoing management of the site;

   to the satisfaction of the Department of Environment, Land, Water and Planning and approved by the Responsible Authority.
   Every year, for ten years, after the responsible authority has approved the offset management plan, the applicant must provide notification of the management actions undertaken towards implementing the offset management plan, to the department. An offset site condition statement, including photographs must be included in this notification; and/or
   (b) credit extract(s) allocated to meet the requirements of the permit from the Native Vegetation Credit Register.
   A copy of the offset evidence must be endorsed by the responsible authority and form part of this permit.

6. Within 30 days of endorsement of the offset evidence by the responsible authority, the permit holder must provide a copy of the endorsed offset evidence to the Department of Environment, Land, Water and Planning at loddonmallee.planning@delwp.vic.gov.au

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

19. EXPIRY OF THE PERMIT (STAGED SUBDIVISION)
This permit will expire unless:
(a) All stages of the approved subdivision have been certified within five years of the date of this permit; or
(b) Any stage of the approved subdivision is not completed within five years of the certification of the plan of subdivision under the Subdivision Act 1988.

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

NOTES:

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.
(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 condition 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.

POWERCOR
It is recommended that applications for electricity supply to each lot be submitted at the earliest opportunity so that the precise requirements of the Distributor can then be determined and accommodated. Applications for electricity supply shall be submitted via the Distributor's web portal, "mySupply" which can be accessed via the following link: https://customer.portal.powercor.com.au/mysupply/CIAWQuickCalculator.

DEPARTMENT OF ENVIRONMENT, LAND, WATER & PLANNING
- The department advises that works or other activities on public land, which may affect protected native plants, will require a Protected Flora Licence or Permit under the Flora and Fauna Guarantee (FFG) Act 1988. All native vegetation likely to be affected should be checked against the *Protected Flora List* (DELWP 2017) to determine whether FFG approvals are required.

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Protected Flora Permits can be obtained from the regional DELWP office (loddonmallee.environment@delwp.vic.gov.au).

- Offset requirements are determined in accordance with DELWP (2017) *Guidelines for the removal, destruction or lopping of native vegetation*. Proposed offset sites must meet eligibility requirements including land use, bushfire risk, quality of vegetation and size of revegetation site. Please visit https://www.environment.vic.gov.au/native-vegetation/native-vegetation for further information.

Signature for the Responsible Authority

Date Issued: 28 July, 2020

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IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.

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

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

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

WHEN DOES A PERMIT BEGIN?

A permit operates:

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

WHEN DOES A PERMIT EXPIRE?

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

WHAT ABOUT REVIEWS?

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

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Native vegetation removal report

A report to support an application to remove, destroy or lop native vegetation in the **Intermediate** Assessment Pathway using the modelled condition score

This report provides information to support an application to remove native vegetation in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation*. The report is not an assessment by DELWP or local council of the proposed native vegetation removal. Biodiversity information and offset requirements have been calculated using modelled condition scores contained in the *Native vegetation condition map*.

Date and time: **25 March 2020 15:36 PM**

Lat./Long.: -36.7766044211203,144.31150042234

Address: Address unknown

2-10 HARLEY STREET STRATHDALE 3550

Native vegetation report ID:

325-20200325-013

Assessment pathway

The assessment pathway and reason for the assessment pathway

Assessment pathway	**Intermediate Assessment Pathway**
Extent of past plus proposed native vegetation removal	0.233 hectares
No. large trees	3 large tree(s)
Location category	Location 1 The native vegetation is not in an area mapped as an endangered Ecological Vegetation Class, sensitive wetland or coastal area. Removal of less than 0.5 hectares will not have a significant impact on any habitat for a rare or threatened species.

Offset requirement

The offset requirement that will apply if the native vegetation is approved to be removed

Offset type	General offset
Offset amount	0.039 general habitat units
Offset attributes	
Vicinity	North Central Catchment Management Authority (CMA) or Greater Bendigo City Council
Minimum strategic biodiversity value score	0.080
Large trees	3 large tree(s)

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Native vegetation removal report

Biodiversity information about the native vegetation

Description of any past native vegetation removal

Any native vegetation that was approved to be removed, or was removed without the required approvals, on the same property or on contiguous land in the same ownership, in the five year period before the application to remove native vegetation is lodged is detailed below.

Permit/PIN number	Extent of native vegetation (hectares)
None entered	0 hectares

Description of the native vegetation proposed to be removed

Extent of all mapped native vegetation	0.233 hectares
Condition score of all mapped native vegetation	0.200
Strategic biodiversity value score of all mapped native vegetation	0.100
Extent of patches native vegetation	0.018 hectares
1	0.003 hectares
2	0.005 hectares
3	0.010 hectares
Extent of scattered trees	0.215 hectares
No. large trees within patches	1 large tree(s)
No. large scattered trees	2 large tree(s)
No. small scattered trees	3 small tree(s)

Additional information about trees to be removed, shown in Figure 1

Tree ID	Tree circumference (cm)	Benchmark circumference (cm)	Scattered / Patch	Tree size
B	235	220	Scattered	Large
C	230	220	Scattered	Large
D	30	220	Scattered	Small
E	210	220	Scattered	Small
F	20	220	Scattered	Small
A	250	220	Patch	Large

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Other information

Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.

Photographs of the native vegetation to be removed

Recent, dated photographs of the native vegetation to be removed must be provided with the application. All photographs must be clear, show whether the vegetation is a patch of native vegetation or scattered trees, and identify any large trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.

Topographical and land information

Description of the topographic and land information relating to the native vegetation to be removed, including any ridges, crests and hilltops, wetlands and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion, as appropriate. This may be represented in a map or plan. **This is an application requirement and your application will be incomplete without it.**

Refer to application reports

Avoid and minimise statement

This statement describes what has been done to avoid the removal of, and minimise impacts on the biodiversity and other values of native vegetation. **This is an application requirement and your application will be incomplete without it.**

Refer to application reports

Defendable space statement

Where the removal of native vegetation is to create defendable space, a written statement explaining why the removal of native vegetation is necessary. This statement must have regard to other available bushfire risk mitigation measures. This statement is not required if your application also includes an application under the Bushfire Management Overlay.

Not applicable

Offset statement

An offset statement that demonstrates that an offset is available and describes how the required offset will be secured. **This is an application requirement and your application will be incomplete without it.**

Refer to application reports

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Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in *Guidelines for the removal, destruction or lopping of native vegetation.* If you wish to remove the mapped native vegetation you are required to apply for a permit from your local council. This *Native vegetation removal report* must be submitted with your application and meets most of the application requirements. The following needs to be added as applicable.

Property Vegetation Plan

Landowners can manage native vegetation on their property in the longer term by developing a Property Vegetation Plan (PVP) and entering in to an agreement with DELWP.

If an approved PVP applies to the land, ensure the PVP is attached to the application.

Applications under Clause 52.16

An application to remove, destroy or lop native vegetation is under Clause 52.16 if a Native Vegetation Precinct Plan (NVPP) applies to the land, and the proposed native vegetation removal is not in accordance with the relevant NVPP. If this is the case, a statement that explains how the proposal responds to the NVPP considerations must be provided.

If the application is under Clause 52.16, ensure a statement that explains how the proposal responds to the NVPP considerations is attached to the application.

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Authorised by the Victorian Government, 8 Nicholson Street, East Melbourne.

For more information contact the DELWP Customer Service Centre 136 186

www.delwp.vic.gov.au

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This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication 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 publication.

Obtaining this publication does not guarantee that an application will meet the requirements of Clauses 52.16 or 52.17 of planning schemes in Victoria or that a permit to remove native vegetation will be granted.

Notwithstanding anything else contained in this publication, you must ensure that you comply with all relevant laws, legislation, awards or orders and that you obtain and comply with all permits, approvals and the like that affect, are applicable or are necessary to undertake any action to remove, lop or destroy or otherwise deal with any native vegetation or that apply to matters within the scope of Clauses 52.16 or 52.17 of planning schemes in Victoria.

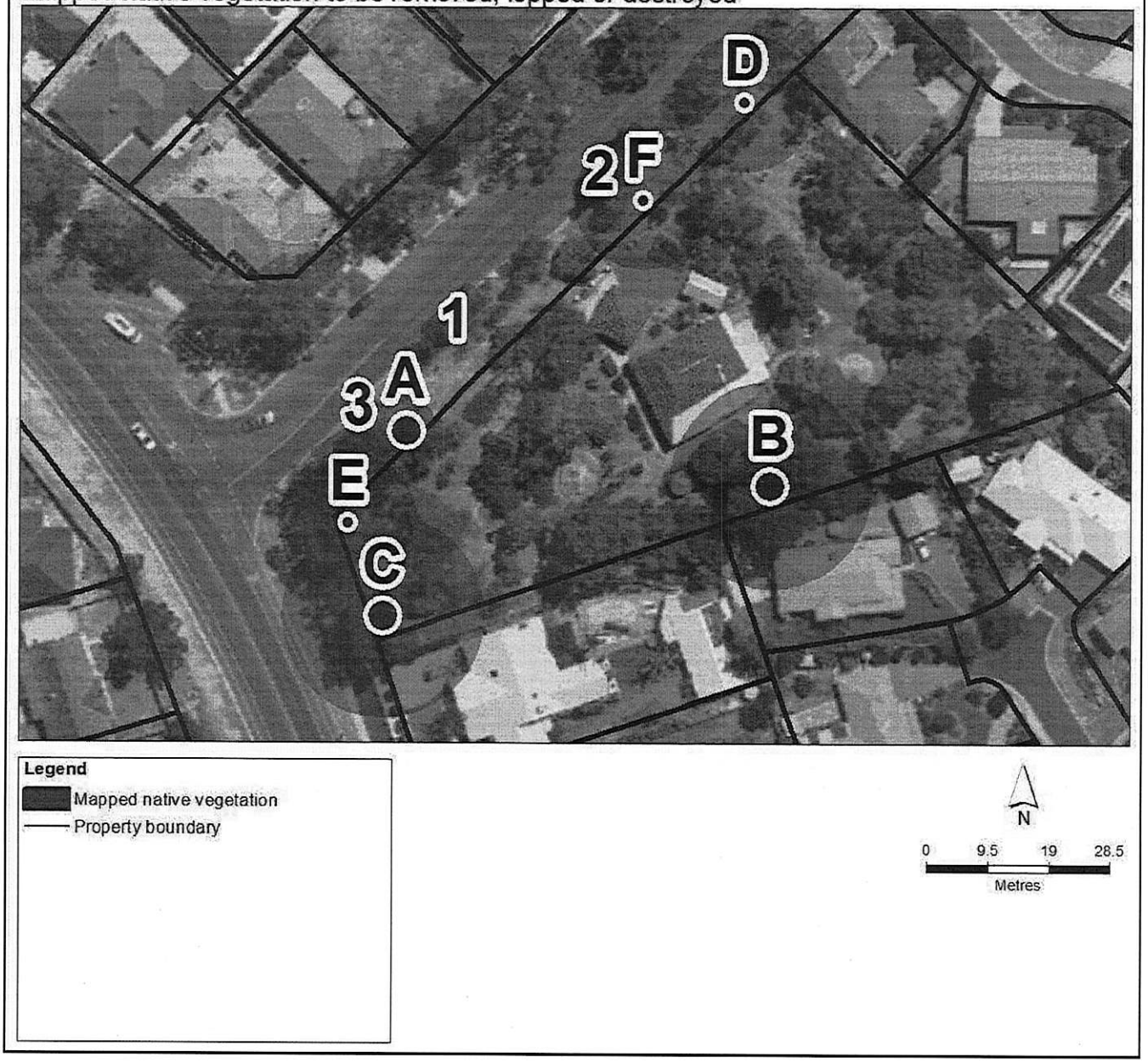
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Native vegetation removal report

Figure 1 – Map of native vegetation to be removed, destroyed or lopped

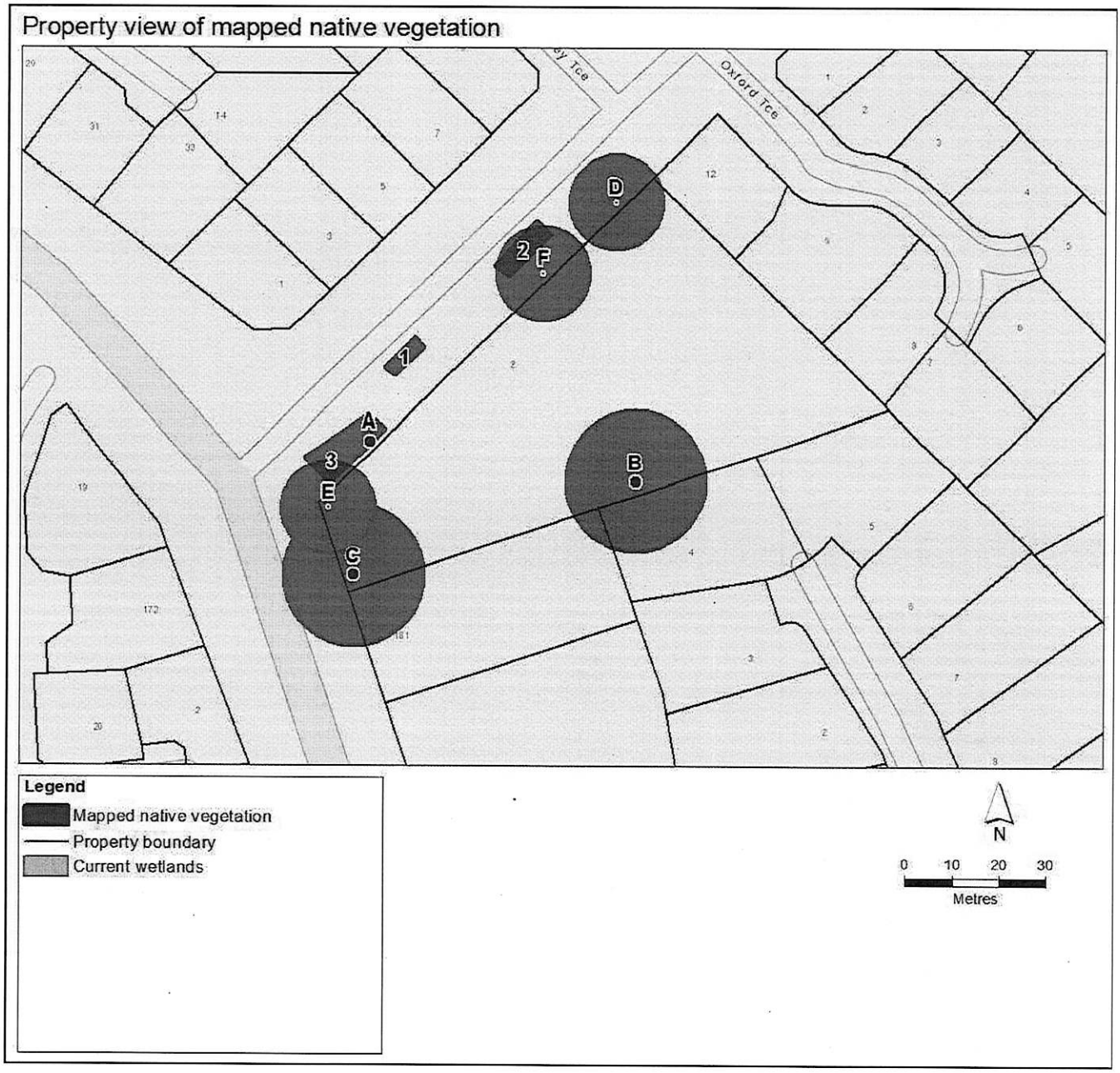


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Figure 2 – Map of property in context



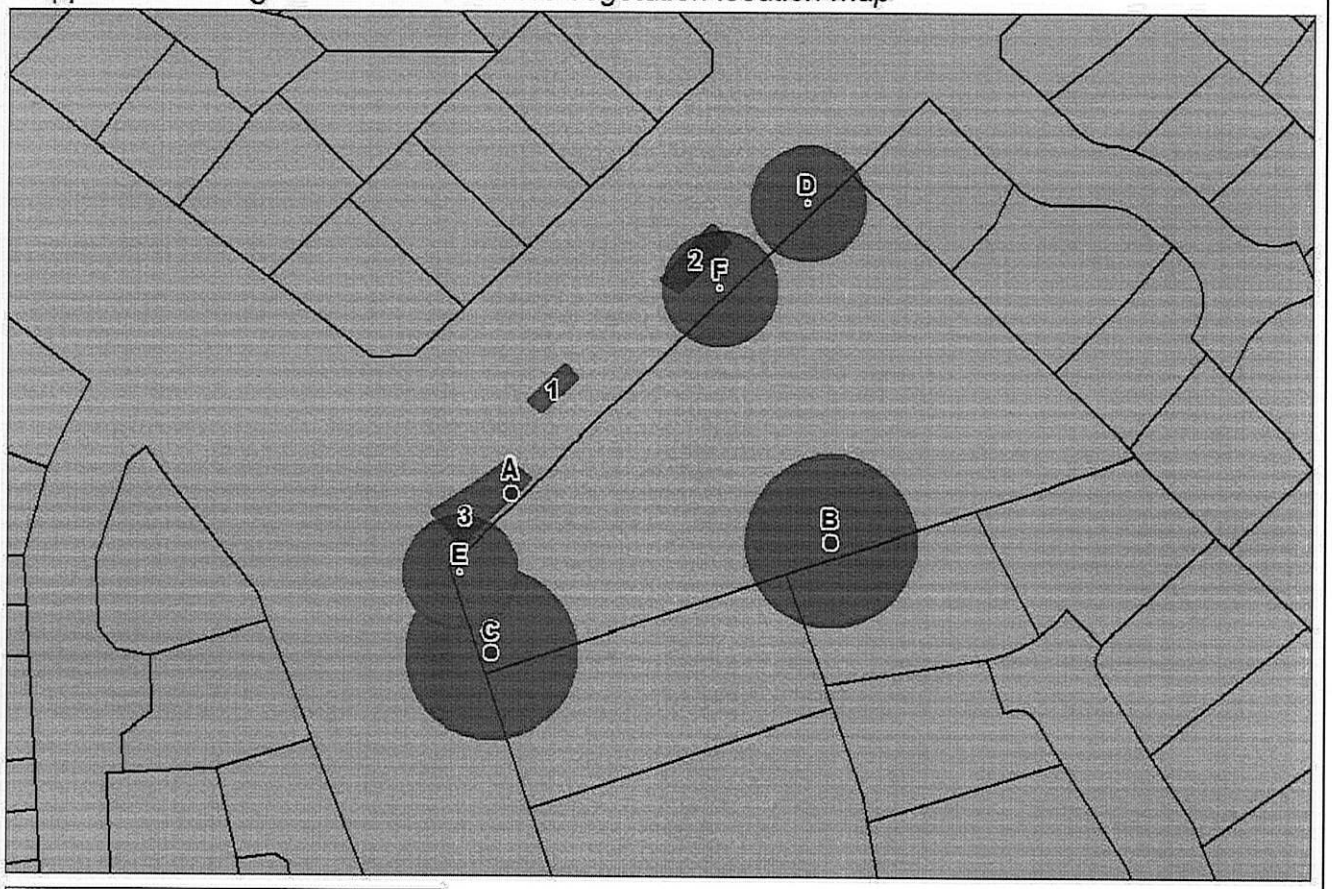
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Figure 3 – Biodiversity information maps

Mapped native vegetation and the *Native vegetation location map*



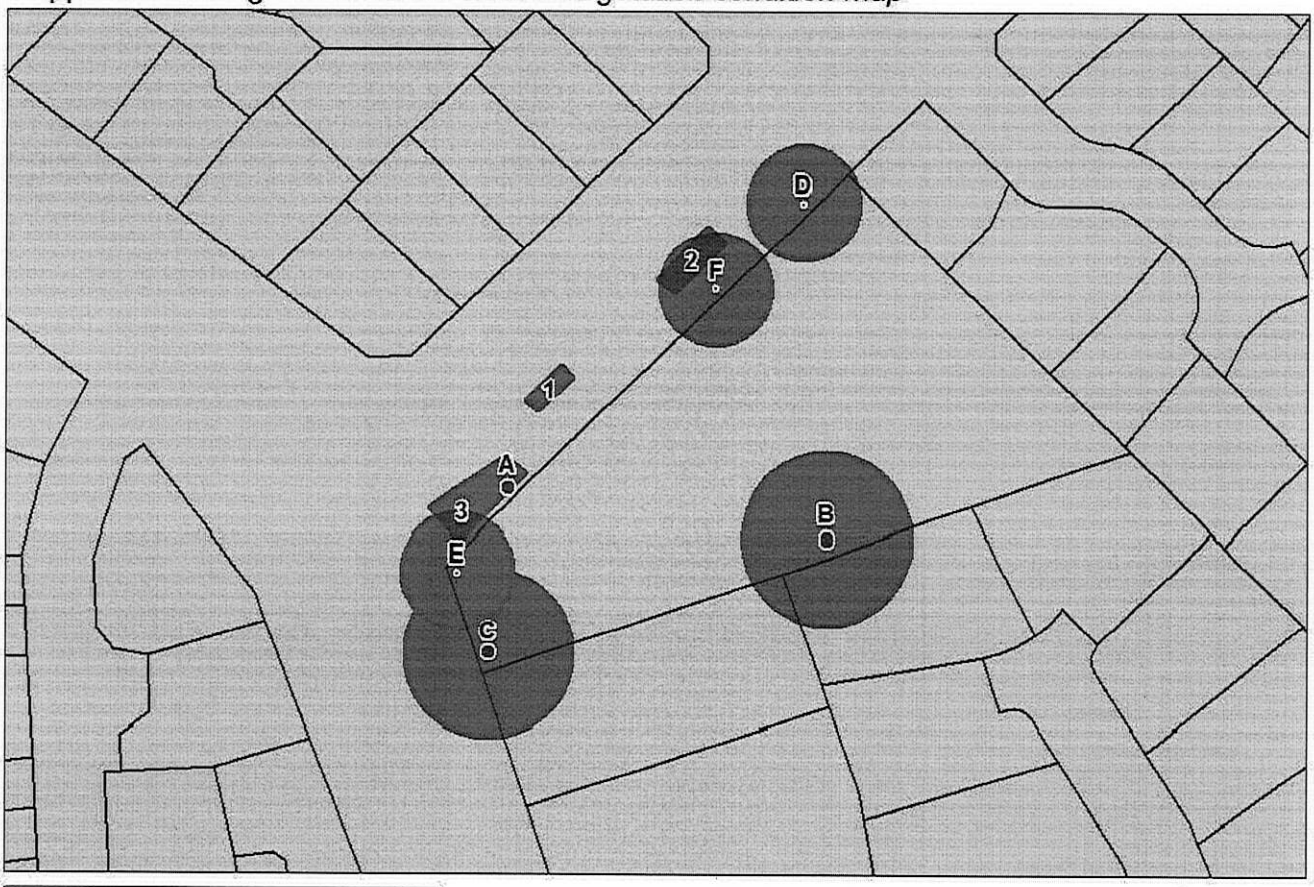
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Native vegetation removal report

Mapped native vegetation and the *Native vegetation condition map*



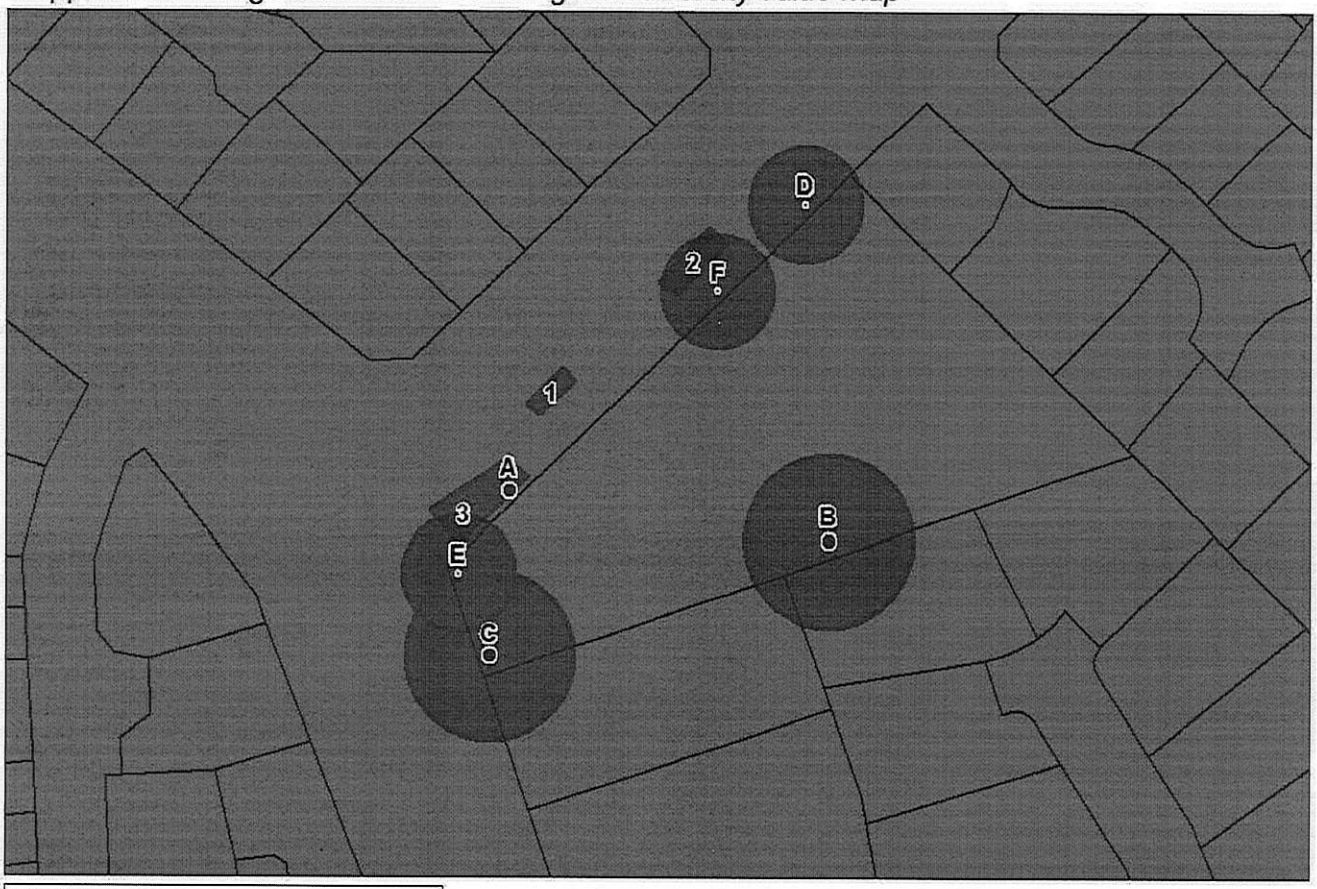
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Native vegetation removal report

Mapped native vegetation and the *Strategic biodiversity value map*



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Appendix 1 - Details of offset requirements

Native vegetation to be removed

Extent of all mapped native vegetation (for calculating habitat hectares)	0.233	The area of land covered by a patch of native vegetation and/or a scattered tree, measured in hectares. Where the mapped native vegetation includes scattered trees, each tree is assigned a standard extent and converted to hectares. A small scattered tree is assigned a standard extent defined by a circle with a 10 metre radius and a large scattered tree a circle with a 15 metre radius. The extent of all mapped native vegetation is an input to calculating the habitat hectares.
Condition score*	0.200	The condition score of native vegetation is a site-based measure that describes how close native vegetation is to its mature natural state. The condition score is the weighted average condition score of the mapped native vegetation calculated using the *Native vegetation condition map*.
Habitat hectares	0.047	Habitat hectares is a site-based measure that combines extent and condition of native vegetation. It is calculated by multiplying the extent of native vegetation by the condition score: ***Habitat hectares = extent x condition score***
Strategic biodiversity value score	0.100	The strategic biodiversity value score represents the complementary contribution to Victoria's biodiversity of a location, relative to other locations across the state. This score is the weighted average strategic biodiversity value score of the mapped native vegetation calculated using the *Strategic biodiversity value map*.
General landscape factor	0.550	The general landscape factor is an adjusted strategic biodiversity value score. It has been adjusted to reduce the influence of landscape scale information on the general habitat score.
General habitat score	0.026	The general habitat score combines site-based and landscape scale information to obtain an overall measure of the biodiversity value of the native vegetation. The general habitat score is calculated as follows: ***General habitat score = habitat hectares x general landscape factor***

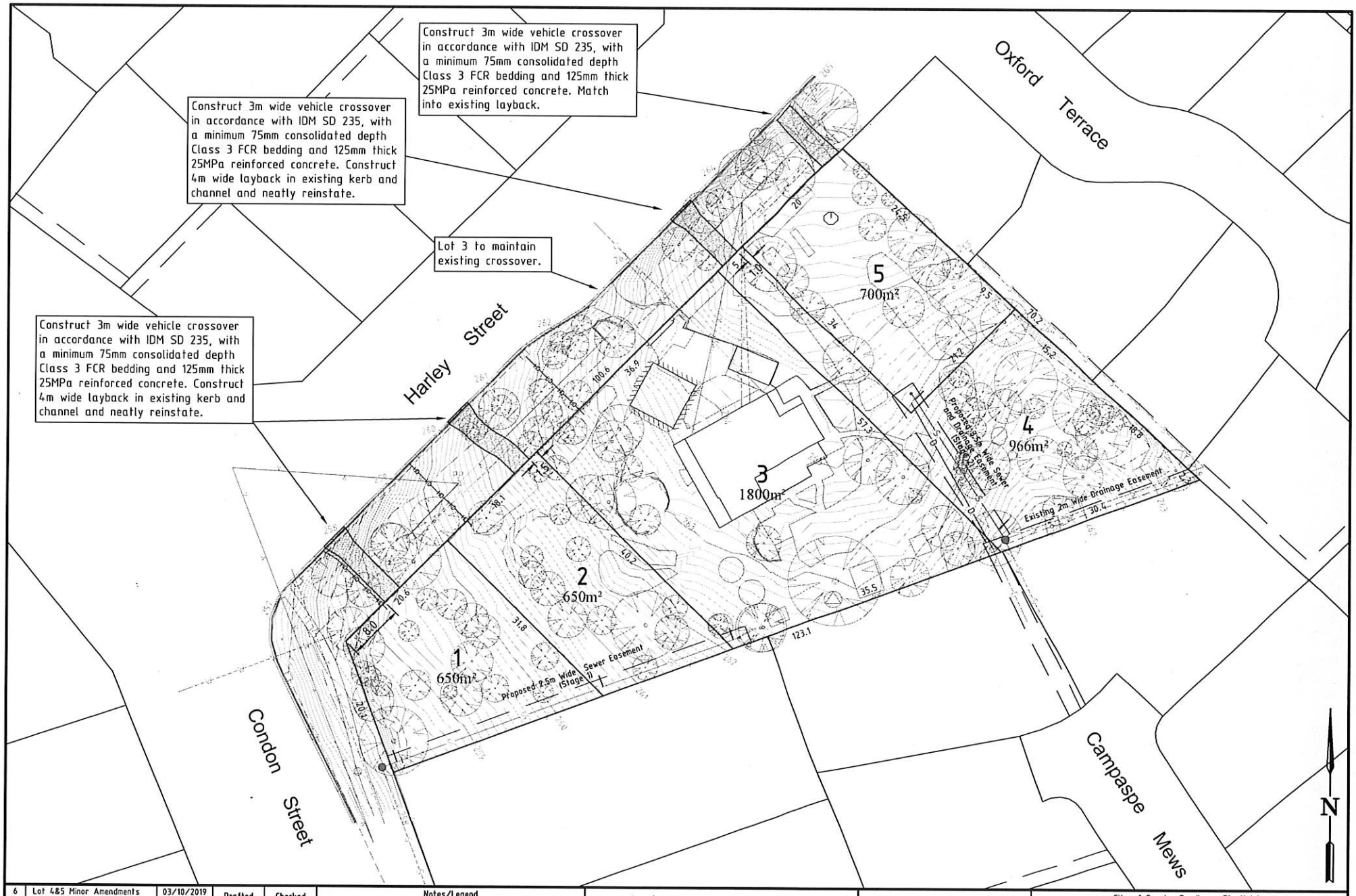
* **Offset requirements for partial removal:** If your proposal is to remove parts of the native vegetation in a patch (for example only understorey plants) the condition score must be adjusted. This will require manual editing of the condition score and an update to the calculations that the native vegetation removal tool has provided: habitat hectares, general habitat score and offset amount.

Offset requirements

Offset type	General offset	A general offset is required when the removal of native vegetation does not have a significant impact on any habitat for rare or threatened species. All proposals in the Basic and Intermediate assessment pathways will only require a general offset.
Offset multiplier	1.5	This multiplier is used to address the risk that the predicted outcomes for gain will not be achieved, and therefore will not adequately compensate the biodiversity loss from the removal of native vegetation.
Offset amount (general habitat units)	0.039	The general habitat units are the amount of offset that must be secured if the application is approved. This offset requirement will be a condition to any permit or approval for the removal of native vegetation. ***General habitat units required = general habitat score x 1.5***
Minimum strategic biodiversity value score	0.080	The offset site must have a strategic biodiversity value score of at least 80 per cent of the strategic biodiversity value score of the native vegetation to be removed. This is to ensure offsets are located in areas with a strategic biodiversity value that is comparable to the native vegetation to be removed.
Vicinity	North Central CMA or Greater Bendigo City Council	The offset site must be located within the same Catchment Management Authority boundary or municipal district as the native vegetation to be removed.
Large trees	3 large tree (s)	The offset site must protect at least one large tree for every large tree removed. A large tree is a native canopy tree with a Diameter at Breast Height greater than or equal to the large tree benchmark for the local Ecological Vegetation Class. A large tree can be either a large scattered tree or a large patch tree.

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6	Lot 4&5 Minor Amendments	03/10/2019
5	Minor Amendments	30/07/2019
4	Added Staging Plan	13/06/2019
3	Amended Layout	15/03/2019
2	Added Survey Data	17/12/2018
1	Original Issue	18/04/2018
0	Draft	-
Ver	Revision Description	Date

Drafted J.Sens Oct 2019 | Checked P.Bowe Oct 2019 | Approved

Notes/Legend

* All dimensions and boundary locations shown are approximate only and subject to final design.
* Please note that contours shown on plan indicate the approximate existing surface. Contour interval 0.1m.
* Proposed service locations are indicative only and subject to final design.

TERRACO
Civil Engineers
Project Managers
Development Consultants

Terraco P/L
ABN 12 681 695 776
Corner Jewell Court & Rowena Street
Bendigo Vic 3550
Ph. 03 5442 5799
Fax. 03 5441 5506
E: info@terraco.com.au

Scale (m) HOR 0 5 10 — 1 : 500

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

City of Greater Bendigo - Strathdale

2-10 Harley Street
Proposed Layout Plan with Crossovers

18048 Proposed Layout v6.dwg	LTO Ref: -	Council Ref: -	Coliban Ref: -	Our Ref: 18048	Version 6	Sheet 7 of 7

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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

1209647

APPLICANT'S NAME & ADDRESS

ADROIT CONVEYANCING C/- TRICONVEY (RESELLER) C/- LANDATA

MELBOURNE

VENDOR

[redacted]

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

451619

This certificate is issued for:

LOT 2 PLAN PS846378 ALSO KNOWN AS 4 HARLEY STREET STRATHDALE
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

A detailed definition of the applicable Planning Scheme is available at :
(http://planningschemes.dpcd.vic.gov.au/schemes/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

17 December 2025

Sonya Kilkenny
Minister for Planning

VICTORIA State Government

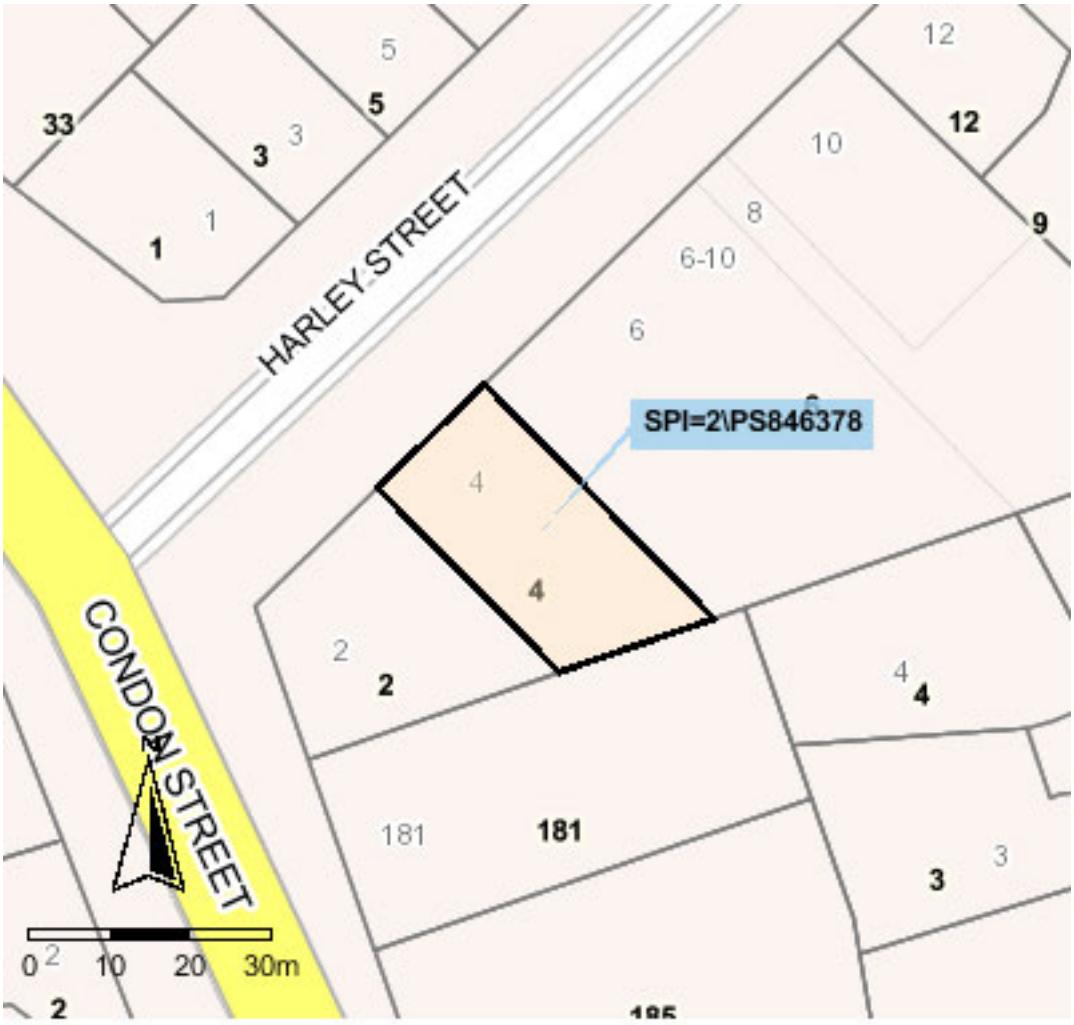
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The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

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.



Choose the authoritative Planning Certificate

Why rely on anything less?

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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

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PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 17 December 2025 04:29 PM

PROPERTY DETAILS

Address:	**4 HARLEY STREET STRATHDALE 3550**
Lot and Plan Number:	**Lot 2 PS846378**
Standard Parcel Identifier (SPI):	**2\PS846378**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**255705**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 608 D10**

UTILITIES

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

STATE ELECTORATES

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

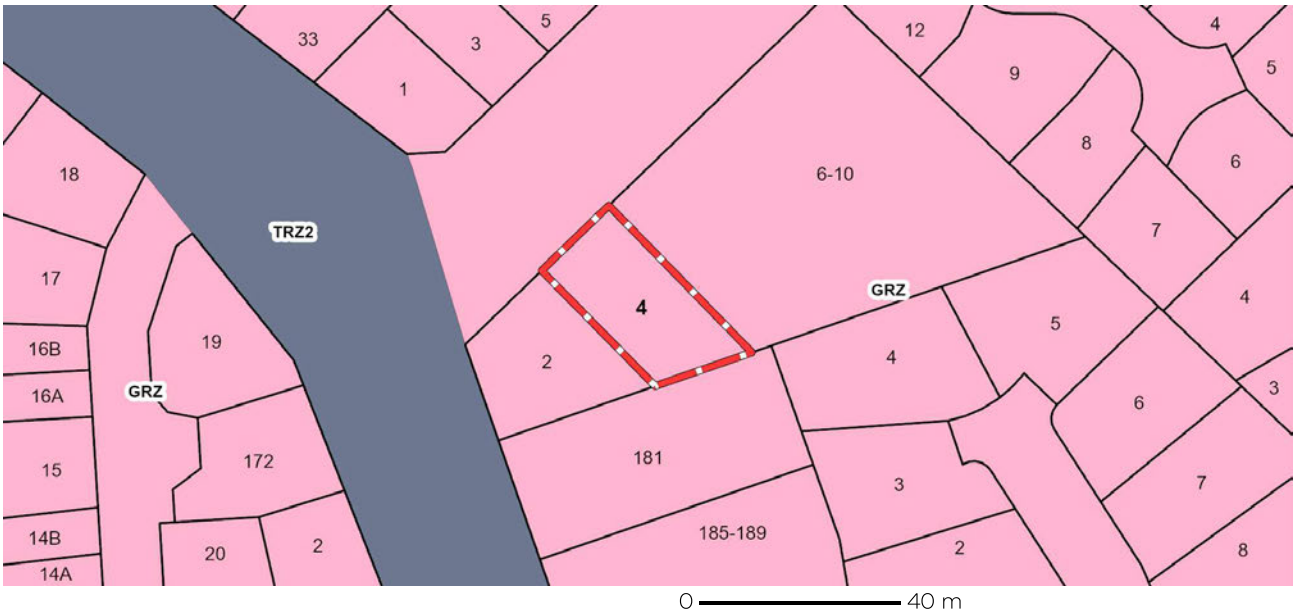
OTHER

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

View location in VicPlan

Planning Zones

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



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

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PLANNING PROPERTY REPORT

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)



ESO - Environmental Significance Overlay

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

Further Planning Information

Planning scheme data last updated on 17 December 2025.

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

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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CITY OF GREATER BENDIGO

Issue Date: 18 December 2025
Your Reference: 79144647-015-0:92514
Certificate Number: 140552

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Land Information Certificate

This Certificate is issued under Section 121 of the Local Government Act 2020. 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.

PROPERTY ADDRESS: 4 Harley Street, STRATHDALE 3550
PARCEL DETAILS: Lot 2 PS 846378E
AVPCC: 100 - Vacant Residential Dwelling Site/Surveyed Lot

ASSESSMENT NUMBER 207337 7

Site Value	$345,000	Level of Valuation	01-Jan-2025
Capital Improved Value	$345,000	Valuation Operative	01-Jul-2025
Net Annual Value	$17,250	Basis of Rate	C.I.V.

Rates and Charges	Current Amount Levied
General Rates	$1,272.40
Emergency Services and Volunteer Fund	$195.65
	$
Total Levied	**$1,468.05**
Arrears Outstanding	$0.00
Current Legal Costs Outstanding	0.00
Arrears Legal Costs Outstanding	0.00
Interest to Date	$0.00
Total Outstanding	**$1,101.05**

Other Property Debt -	**$0.00**

Total Outstanding for Property **$1,101.05**

Note: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 the back of this Certificate for Prescribed, General and Other Information.

KATELYN STONE
SENIOR COORDINATOR RATES & VALUATIONS

BPAY **Biller Code: 268813**
Ref: 2073377

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

Docusign Envelope ID: 4B152EDB-4AE5-471F-B38F-59F4DEB26705

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: 1933
Ref: 1549518

Docusign Envelope ID: 4B152EDB-4AE5-471F-B38F-59F4DEB26705

CITY OF GREATER BENDIGO

Docusign Envelope ID: 4B152EDB-4AE5-471F-B38F-59F4DEB26705

Coliban WATER

ABN 96 549 082 360

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

Adroit Conveyancing C/- Triconvey (Reseller) C/- LANDATA
Two Melbourne Quarter, Level 13, 697 Collins Street
Docklands

Information Statement Issue Date:
18 December 2025

Your Reference:
79144647-027-3

Settlement Date:
29 December 2025

Information Statement Number:
ISN-0000054542

Property Number:
LOC-000089275

Settlement Payment Reference:
2000000892756

Amount Due:
$0.00

Information Statement

(Special Meter Read)

Service Address: 4 Harley Street, Strathdale, Vic, 3551

Owner(s):	**Title(s):**
[redacted]	Lot 2, Plan of Subdivision, Plan Number 846378E, Volume 12361, Folio 713, 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 29-12-2025 as detailed on the following page/s.	$0.00
Amount Due:	$0.00

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

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

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

Docusign Envelope ID: 4B152EDB-4AE5-471F-B38F-59F4DEB26705

Property Number: LOC-000089275
Service Address: 4 Harley Street, Strathdale, Vic, 3551

Details for Services provided and their tariffs:

Encumbrances and other information:

* Water Available

* Sewer main (shown in red) traverses land.

* Sewerage Available

* Vacant Land.

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

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

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

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

Regards,



Customer Solutions Department

Docusign Envelope ID: 4B152EDB-4AE5-471F-B38F-59F4DEB26705

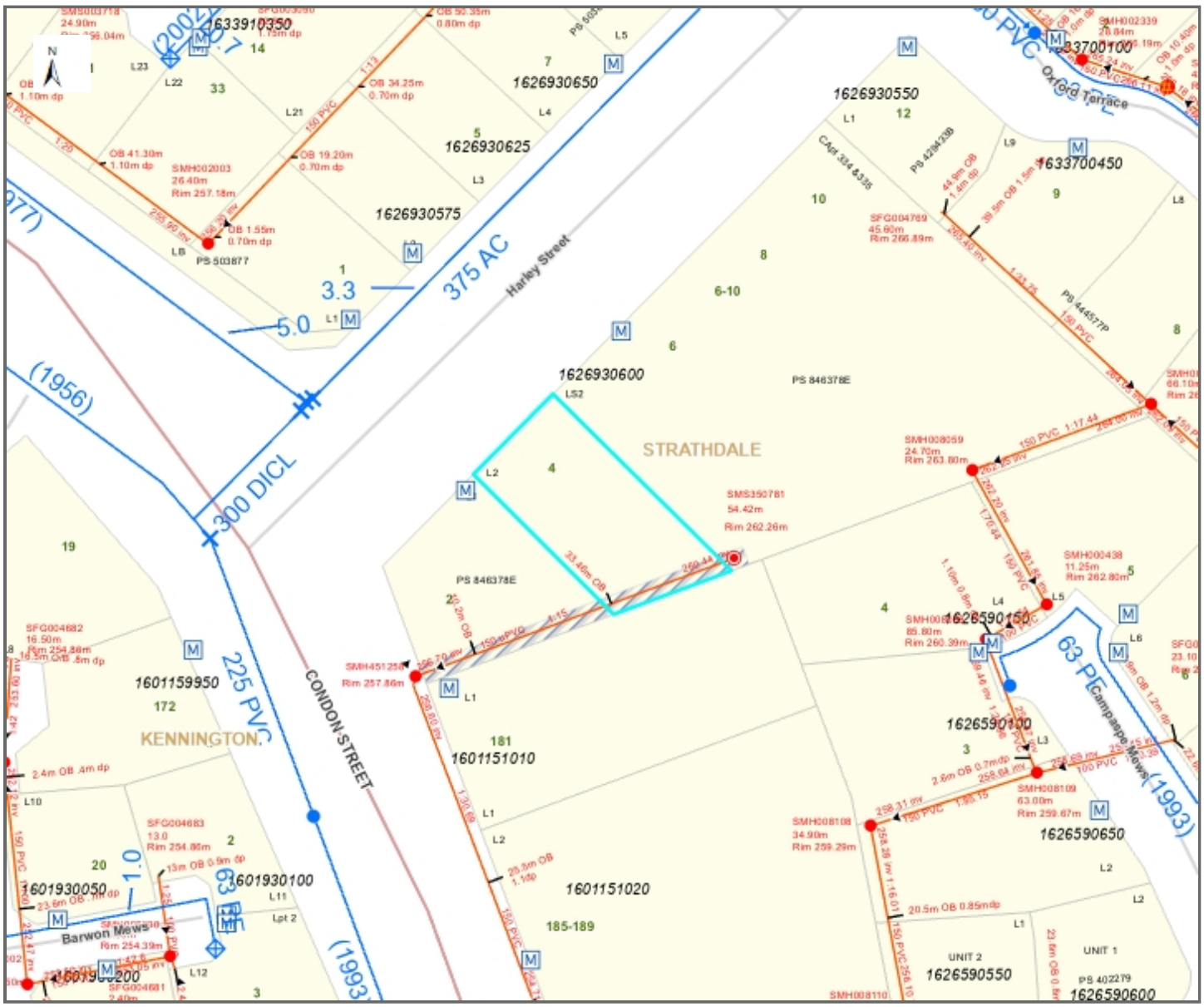
Coliban Region Water Corporation

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

PROPERTY REPORT

Property Address: **4 Harley Street, Strathdale, Vic, 3551**

Date Created: 18-Dec-2025



Disclaimer with respect to the information provided:

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

Scale 1: 1,000

Coliban WATER

Docusign Envelope ID: 4B152EDB-4AE5-471F-B38F-59F4DEB26705

Property Clearance Certificate

Land Tax

INFOTRACK / ADROIT CONVEYANCING

Your Reference:	25:4356
Certificate No:	94822357
Issue Date:	01 JAN 2026
Enquiries:	ESYSPROD

Land Address: 4 HARLEY STREET STRATHDALE VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
48928082	2	846378	12361	713	$1,342.27

Vendor: [redacted]

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
[redacted]	2026	$345,000	$1,342.27	$0.00	$1,342.27

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

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):	$345,000
SITE VALUE (SV):	$345,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$1,342.27**

Docusign Envelope ID: 4B152EDB-4AE5-471F-B38F-59F4DEB26705

Notes to Certificate - Land Tax

Certificate No: 94822357

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 = $1,485.00

Taxable Value = $345,000

Calculated as $1,350 plus ($345,000 - $300,000) multiplied by 0.300 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $3,450.00

Taxable Value = $345,000

Calculated as $345,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code:5249
Ref: 94822357

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: 94822357

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Docusign Envelope ID: 4B152EDB-4AE5-471F-B38F-59F4DEB26705

Property Clearance Certificate

Commercial and Industrial Property Tax

INFOTRACK / ADROIT CONVEYANCING

Your Reference:	25:4356
Certificate No:	94822357
Issue Date:	01 JAN 2026
Enquires:	ESYSPROD

Land Address: 4 HARLEY STREET STRATHDALE VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
48928082	2	846378	12361	713	$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:	$345,000
SITE VALUE:	$345,000
CURRENT CIPT CHARGE:	**$0.00**

Docusign Envelope ID: 4B152EDB-4AE5-471F-B38F-59F4DEB26705

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 94822357

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.

Docusign Envelope ID: 4B152EDB-4AE5-471F-B38F-59F4DEB26705

Property Clearance Certificate

Windfall Gains Tax

INFOTRACK / ADROIT CONVEYANCING

Your Reference:	25:4356
Certificate No:	94822357
Issue Date:	01 JAN 2026

Land Address: 4 HARLEY STREET STRATHDALE VIC 3550

Lot	Plan	Volume	Folio
2	846378	12361	713

Vendor: [redacted]

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

Docusign Envelope ID: 4B152EDB-4AE5-471F-B38F-59F4DEB26705

Notes to Certificate - Windfall Gains Tax

Certificate No: 94822357

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: 94822350

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: 94822350

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.

Docusign Envelope ID: 4B152EDB-4AE5-471F-B38F-59F4DEB26705

HISTORIC MINING ACTIVITY
Form No. 692

17 December, 2025

Property Information:

Address: 4 HARLEY STREET STRATHDALE 3550

It is advised that:

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

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

For queries, contact:

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

Docusign Envelope ID: 4B152EDB-4AE5-471F-B38F-59F4DEB26705

CITY OF GREATER BENDIGO

Building Information Certificate

Regulation 51(1) | Building Regulations 2018

18-Dec-2025

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Location: 4 Harley Street, STRATHDALE 3550 (Lot 2 PS 846378E)
Applicant Reference: 79144647-016-7:92515

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

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

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

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

Current notices or orders issued under the Building Act 1993

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

Hans Tracksdorf
Municipal Building Surveyor

PLEASE NOTE

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