



**VENDOR'S STATEMENT PURSUANT TO SECTION 32
OF THE SALE OF LAND ACT 1962**

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

LAND

Lot , The Perch, White Hills, 3550

**VENDOR'S
NAME**

JLEJ INVESTMENTS PTY LTD (ACN 602 902 429)

Date
26/05/2016

**VENDOR'S
SIGNATURE**

**PURCHASER'S
NAME**

Date
/ /

**PURCHASER'S
SIGNATURE**

**PURCHASER'S
NAME**

Date
/ /

**PURCHASER'S
SIGNATURE**

1. FINANCIAL MATTERS

- 1.1 **Rates, Taxes, Charges or Other Similar Outgoings** affecting the land and any interest payable, are as follows:
- (a) Their total does not exceed \$4,000.00 per annum.
 - (b) Are contained in the attached certificates.
 - (c) Amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge of, are as follows:
 - (i) The property is not separately rated. The Purchaser's proportion of the Outgoings at settlement, including land tax, shall be calculated in accordance with the proportion that the area of the property bears to the total area of the lots on the Plan in respect of which the Outgoings are assessed.
 - (ii) Upon completion of the subdivision of land, there may be a supplementary valuation for rating purposes which may result in a supplementary valuation for rang purposes which may result in a supplementary notice being issues for the Property. The purchaser will be responsible for the payment of the notice.
- 1.2 **Charges** (whether registered or not) over the land imposed by or under an Act to secure an amount due under that Act, are as follows:
- Nil.
- 1.3 **Mortgages** (whether registered or unregistered) over the land, which will not be discharged before the purchaser becomes entitled to possession or to the receipt of rents and profits, are as follows:
- Nil.
- 1.4 **Terms Contract** - where the purchaser is obliged to make 2 or more payments to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land, particulars are as follows:
- Not applicable.

2. INSURANCE

- 2.1 **Damage and Destruction** - if the contract does not provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or to the receipt of rents and profits, particulars of any policy of insurance maintained by the vendor in respect of any damage to or destruction of the land are as follows:
- Not applicable.
- 2.2 **Owner-Builder** - if there is a residence on the land which was constructed within the preceding 6 years and section 137B of the *Building Act 1993* applies to the residence, particulars of any required insurance under that Act applying to the residence are as follows:
- Not applicable.

3. LAND USE

- 3.1 A description of any **easements, covenants or other similar restrictions affecting the land** (whether registered or unregistered):
- a) Is contained in the attached copies of title document/s.

- b) Any easement created by section 98 of the Transfer of Land Act 1958, section 12(2) of the Subdivision Act 1988 and any other easement noted on the Plan, a copy of which is contained in this vendor's statement.

3.2 Particulars of any existing failure to comply with their terms are as follows -

To the best of the vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction.

3.3 Designated Bushfire Prone Area - the property is in a bushfire prone area within the meaning of regulations made under the *Building Act 1993*.

3.4 Road Access - there is access to the property by road.

3.5 Planning Scheme - information concerning the planning scheme is contained in the attached certificate.

4. NOTICES

4.1 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 particulars are as follows:

In accordance with the notices and certificates attached to this vendor's statement.

Planning permit number AM/111/2015/A issued by the City of Greater Bendigo Council on 11 November 2015, a copy of which is attached to this vendor's statement.

4.2 Livestock Disease or Contamination by Agricultural Chemicals - particulars of any 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 are as follows:

The vendor is not aware of, nor has it received any notices.

4.3 Compulsory Acquisition - particulars of any notice of intention to acquire served under section 6 of the *Land Acquisition and Compensation Act 1986* are as follows:

The vendor is not aware of, nor has it received any notices.

5. BUILDING PERMITS

Particulars of any building permits issued in the past 7 years under the *Building Act 1993* (required only where there is a residence on the land) are contained in the attached certificate.

6. OWNERS CORPORATION

The land is not affected by an Owners Corporation within the meaning of the *Owners Corporations Act 2006*.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

The land is not affected by the GAIC. There is no work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987*), certificate or notice relating to the GAIC applicable to the land.

8. NON-CONNECTED SERVICES

The following services are **not** connected to the land:

- (a) electricity supply
- (b) gas supply
- (c) water supply
- (d) sewerage
- (e) telephone services

9. TITLE

Attached is a copy of the Register Search Statement and the document, or part of the document, referred to as a diagram location in the Register Search Statement that identifies the land and its location.

10. SUBDIVISION

10.1 Unregistered Subdivision

If the land is subject to a subdivision which is not registered:

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

10.2 Staged Subdivision

If the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*:

- (a) 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:

Not applicable.

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

See attached concept plan of subdivision.

- (c) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are as follows:

See planning permit AM/111/2015/A issued by the City of Greater Bendigo Council on 15 November 2015 a copy of which is contained in this vendor's statement.

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.

See attached concept plan of subdivision.

11. DISCLOSURE OF ENERGY EFFICIENCY INFORMATION

There is no certificate relating to Energy Efficiency Information applicable.

12. DUE DILIGENCE CHECKLIST

The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must ensure that a prescribed due diligence checklist is made available to any prospective purchasers from the time the land is offered for sale where that land 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's statement but has been attached as a matter of convenience.



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

Page 1 of 1

VOLUME 10218 FOLIO 723

Security no : 124060321712A
Produced 10/05/2016 12:21 pm

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 335288F.

PARENT TITLES :

Volume 03116 Folio 033 Volume 06346 Folio 140

Volume 08789 Folio 376 to Volume 08789 Folio 377

Volume 09402 Folio 941

Created by instrument PS335288F 23/02/1995

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

JLEJ INVESTMENTS PTY LTD of 15 TOPAZ AVENUE WHITE HILLS VIC 3550
AL846794W 28/04/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL846795U 28/04/2015

COMMONWEALTH BANK OF AUSTRALIA

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

DIAGRAM LOCATION

SEE PS335288F 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: 73-77 KENNEWELL STREET WHITE HILLS VIC 3550

DOCUMENT END

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

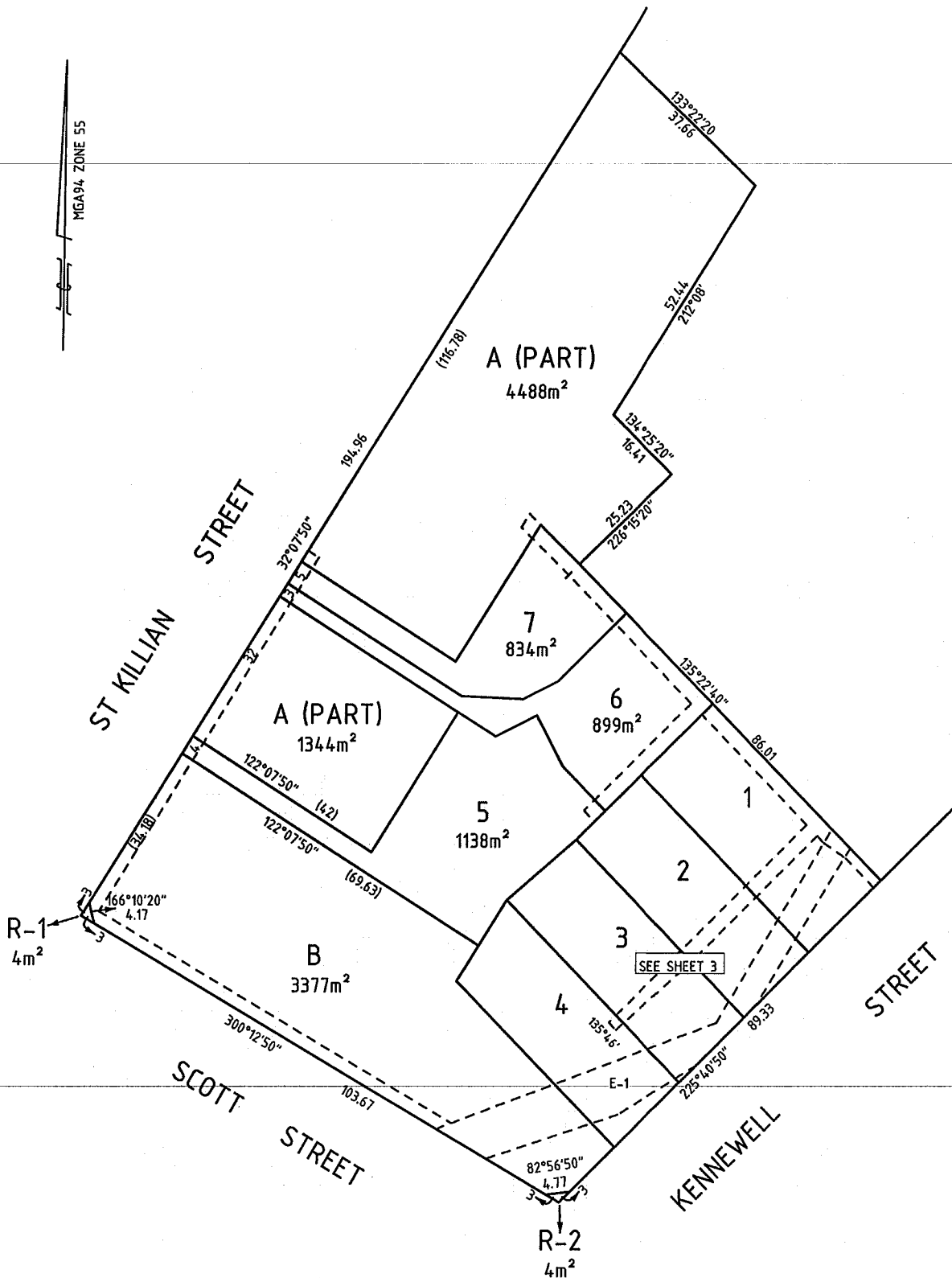
PS335288F

MASTER PLAN (STAGE 1) REGISTERED DATE 23/2/95 TIME 11.05AM

**WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.**

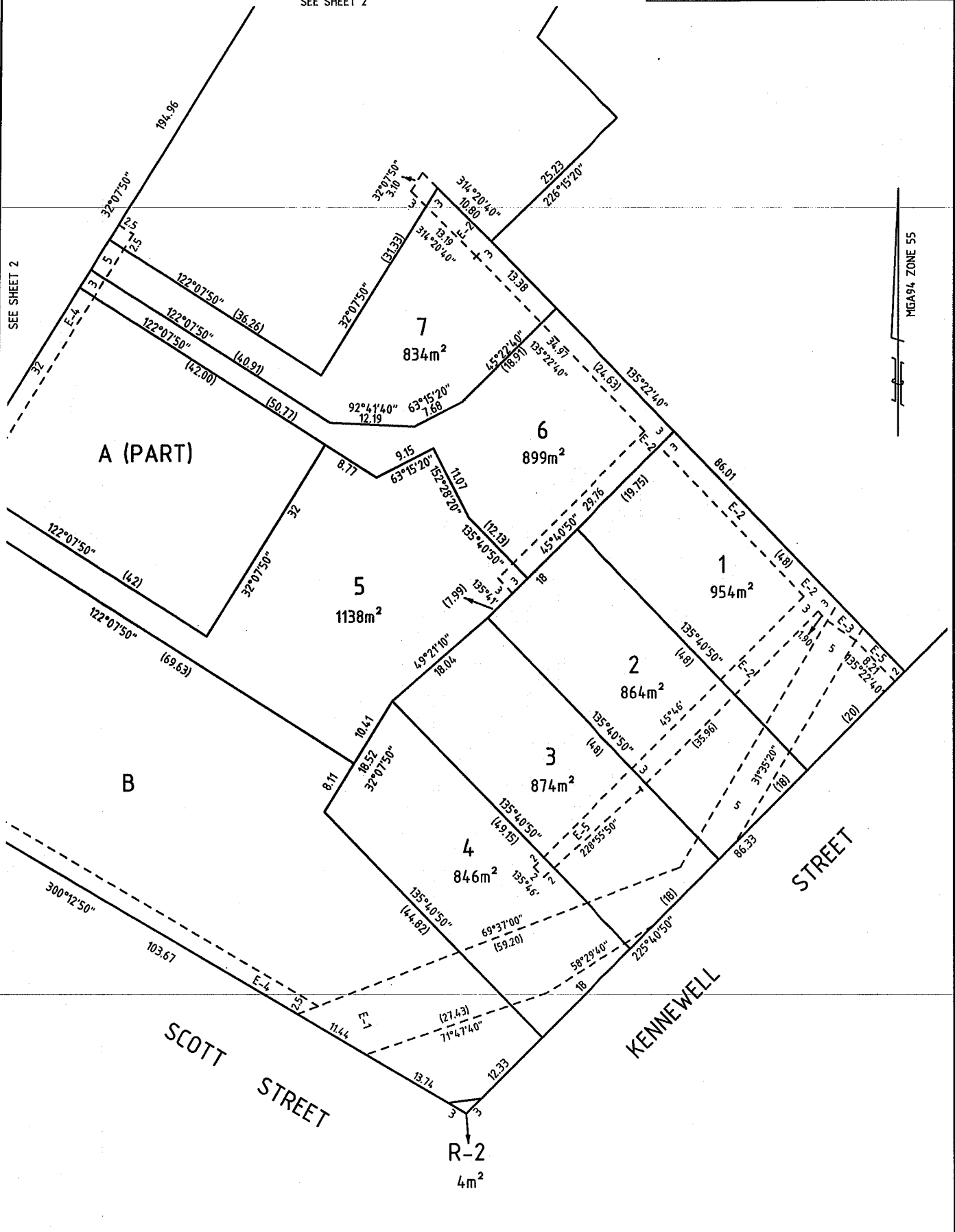
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PLAN OF SUBDIVISION UNDER SECTION 22 OF THE SUBDIVISION ACT 1988			EDITION 1	PS737185A
LOCATION OF LAND PARISH: SANDHURST TOWNSHIP: BENDIGO AT (SANDHURST) SECTION: F ¹⁷ , AT BENDIGO CROWN ALLOTMENT: 3, 5 ^{PT} , 1A ^{PT} CROWN PORTION: - TITLE REFERENCE: VOL. 10218 FOL. 723 LAST PLAN REFERENCE: LOT 1 & A ON PS335288F POSTAL ADDRESS: 73-77 KENNEWELL ST & (at time of subdivision) 171 ST KILLIAN STREET WHITE HILLS 3550 MGA CO-ORDINATES: E: 259 220 ZONE: 55 (of approx centre of land in plan) N: 5 932 820 GDA 94			Council Name: CITY OF GREATER BENDIGO	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		CREATION OF RESTRICTION A The following restriction is created upon registration of Plan of Subdivision PS737185A by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988. Land to be burdened: Lot 1 to 4 (both inclusive) Land to be benefited: Lots 1 to 7 (both inclusive) Description of Restriction: Unless consent has been granted by the Responsible Authority, the registered proprietor or proprietors of the burdened land on the Plan of Subdivision shall not, outside the building envelope shown on sheet 4 of this plan: i) build or allow to be built any building ii) remove any vegetation	
ROAD R-1	CITY OF GREATER BENDIGO			
ROAD R-2	CITY OF GREATER BENDIGO			
NOTATIONS			<div style="border: 1px solid black; padding: 5px; font-size: 0.8em;"> EXPLANATORY NOTE: WARNING THIS PLAN IS UNREGISTERED. THIS PLAN WAS PREPARED TO BE CERTIFIED BY COUNCIL AND TO BE REGISTERED BY THE REGISTRAR OF TITLES. AS ALTERATIONS MAY BE REQUIRED BY THE COUNCIL AND THE REGISTRAR OF TITLES PRIOR TO REGISTRATION, HADDEN FARREN LAND SURVEYORS ACCEPTS NO RESPONSIBILITY WHATSOEVER FOR ANY LOSS OR DAMAGE SUFFERED HOWSOEVER ARISING TO ANY PERSON OR CORPORATION WHO MAY USE OR RELY UPON THIS PLAN FOR ANY OTHER REASON. THIS PLAN MUST NOT BE REPRODUCED EXCEPT: a) FROM THE ELECTRONIC VERSION HELD BY HADDEN FARREN LAND SURVEYORS, AND b) UNLESS THE REPRODUCTION INCLUDES THIS NOTE. </div>	
DEPTH LIMITATION: 15.24m				
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. This survey has been connected to permanent marks No(s). SANDHURTS PM 494 & PM 927 In Proclaimed Survey Area No. 34 SPEAR Ref:				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
SECTION 12(2) SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS PLAN				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-3	SEWERAGE	SEE PLAN	PS335288F	COLIBAN REGION WATER CORPORATION
E-2, E-3	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-2, E-3	DRAINAGE	3	THIS PLAN	CITY OF GREATER BENDIGO
E-4	PIPELINES OR ANCILLARY PURPOSES	2.50	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-5, E-6	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER BENDIGO
HADDEN FARREN LAND SURVEYORS 188 Breen Street Golden Square 3555 Phone 03 544 18074 Fax 03 544 43608 info@haddenfarren.com.au		SURVEYORS FILE REF: 1102 VERSION: 02 LICENSED SURVEYOR: <u>PETER J. FARREN</u>		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 3
LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING				



PS737185A

SEE SHEET 2



 **HADDEN FARREN**
LAND SURVEYORS

188 Breen Street
Golden Square 3555
Phone 03 544 18074
Fax 03 544 43608
info@haddenfarren.com.au

LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

SCALE
1:500

5 0 5 10 15 20
LENGTHS ARE IN METRES

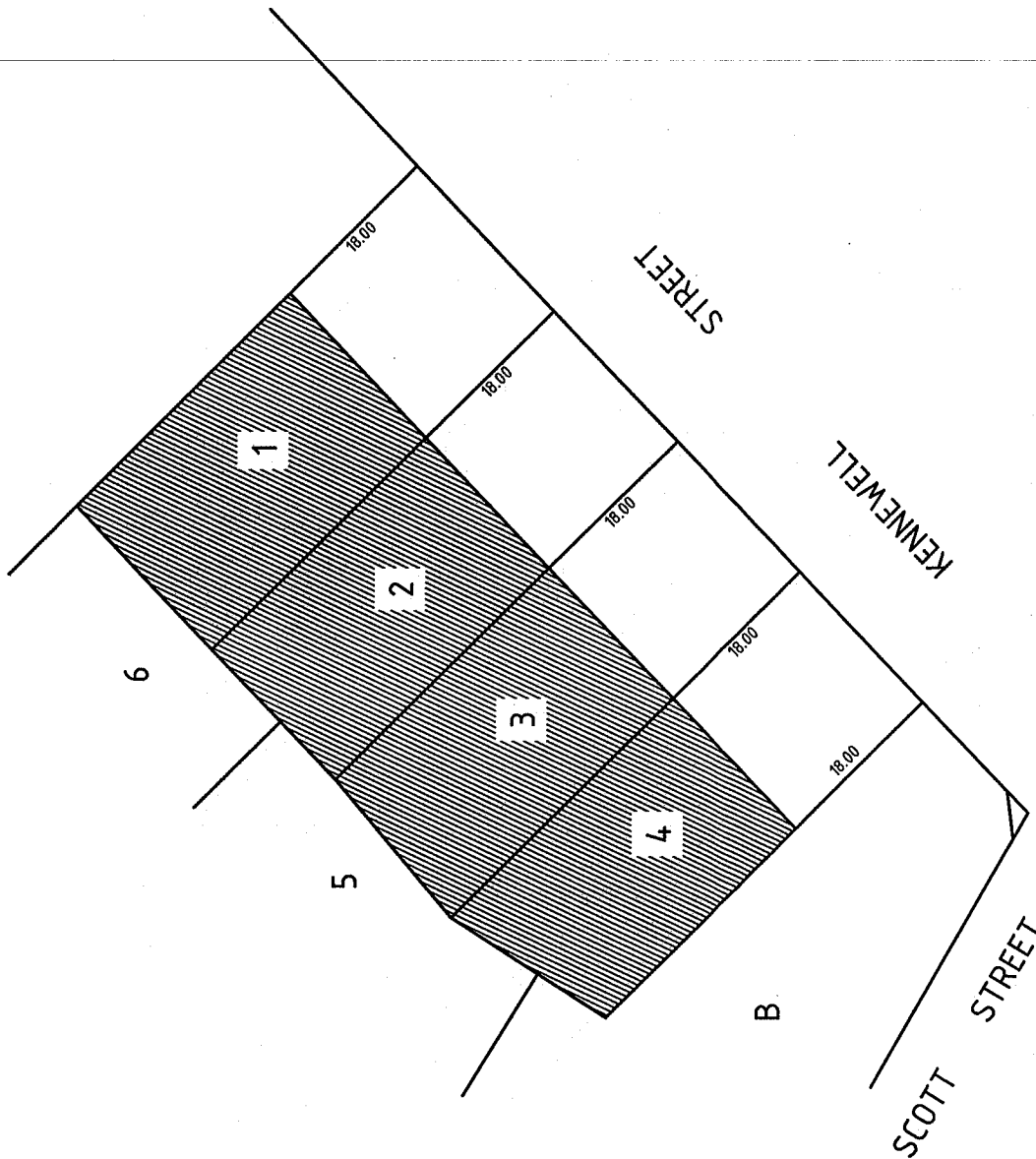
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VERSION: 02 REF: 1102

ORIGINAL SHEET SIZE: A3	SHEET 3

PS737185A

BUILDING ENVELOPE PLAN



BUILDING ENVELOPE

MGA94, ZONE 55

188 Breen Street
Golden Square 3555
Phone 03 544 18074
Fax 03 544 43608
info@haddenfarren.com.au



LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

SCALE
1:500

5 0 5 10 15 20
LENGTHS ARE IN METRES

LICENSED SURVEYOR: PETER J. FARREN

VERSION: 1

REF: 1102

ORIGINAL SHEET
SIZE: A3

SHEET 4

**THE PERCH - STAGES 1, 2 & 3
73-77 KENNEWELL ST, WHITE HILLS
JLEJ INVESTMENTS PTY LTD**

GENERAL NOTES

- [illegible]

Sheet List Table

Sheet	01 DETAILS 1	02 DETAILS 2	Revision
1	FACE SHEET		
2	STAGE 1 DETAIL PLAN	SHEET 1 OF 2	
3	STAGE 2 DETAIL PLAN	SHEET 2 OF 2	
4	STAGE 3 DETAIL PLAN	SHEET 1 OF 1	
5	STAGE 4 DETAIL PLAN	SHEET 1 OF 1	
6	STAGE 5 DETAIL PLAN	SHEET 1 OF 2	
7	STAGE 6 DETAIL PLAN	SHEET 2 OF 2	
8	OVERALL EXAMINATION PLAN	---	
9	ROAD GRADE AND ELEVATIONS	SHEET 1 OF 1	
10	ROAD CROSS SECTIONS	SHEET 1 OF 1	
11	ROAD POND SECTION	SHEET 1 OF 1	
12	ROAD CROSS SECTION	SHEET 2 OF 2	
13	ROAD CROSS SECTION	SHEET 3 OF 3	
14	ROAD CROSS SECTION	SHEET 4 OF 4	
15	ROAD CROSS SECTION	SHEET 5 OF 5	
16	ROAD CROSS SECTION	SHEET 6 OF 6	
17	INTERSECTION DETAILS	SHEET 1 OF 2	
18	INTERSECTION DETAILS	SHEET 2 OF 2	
19	DRAINAGE LONG SECTIONS	SHEET 1 OF 3	
20	DRAINAGE LONG SECTIONS	SHEET 2 OF 3	
21	DRAINAGE LONG SECTIONS	SHEET 3 OF 3	
22	DRAINAGE 2D ELEVATION	SHEET 1 OF 2	

SERVICE LOCATION TABLE

[illegible]

1. TELECOMMUNICATIONS AND ELECTRICITY CABLES TO BE CONSTRUCTED IN A COMMON TRENCH IN ACCORDANCE WITH ELECTRICITY AUTHORITY STANDARD DRS¹.
2. GAS AND WATER MAINS TO BE CONSTRUCTED IN A COMMON TRENCH.
- 3.
4. **= OFFSET FROM BACK OF ROAD
5. RDU = SERVICE IS EXISTING
6. (N/A) = SERVICE OFFSET CAN VARY IN SECTIONS

5. (N/A) = SERVICE OFFSET CAN VARY IN SECTIONS

[illegible]

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plotted by Jason Fehring plot date 8/02/2016 4:38 PM
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Standard Drawing RDA1 - Version 20120911

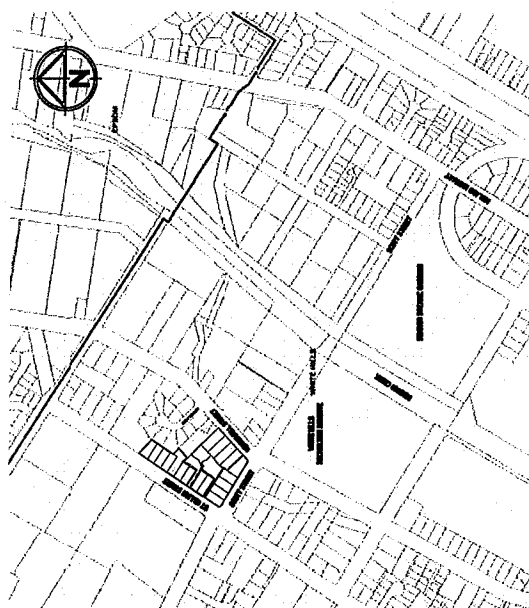
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Sheet Number	1
Dwg Status	FOR APPROVAL

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16 Bridge Street Bendigo Victoria 3550 Australia T 01 3 5448 2500
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Rev B
Draw No. 202400004



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LEGEND

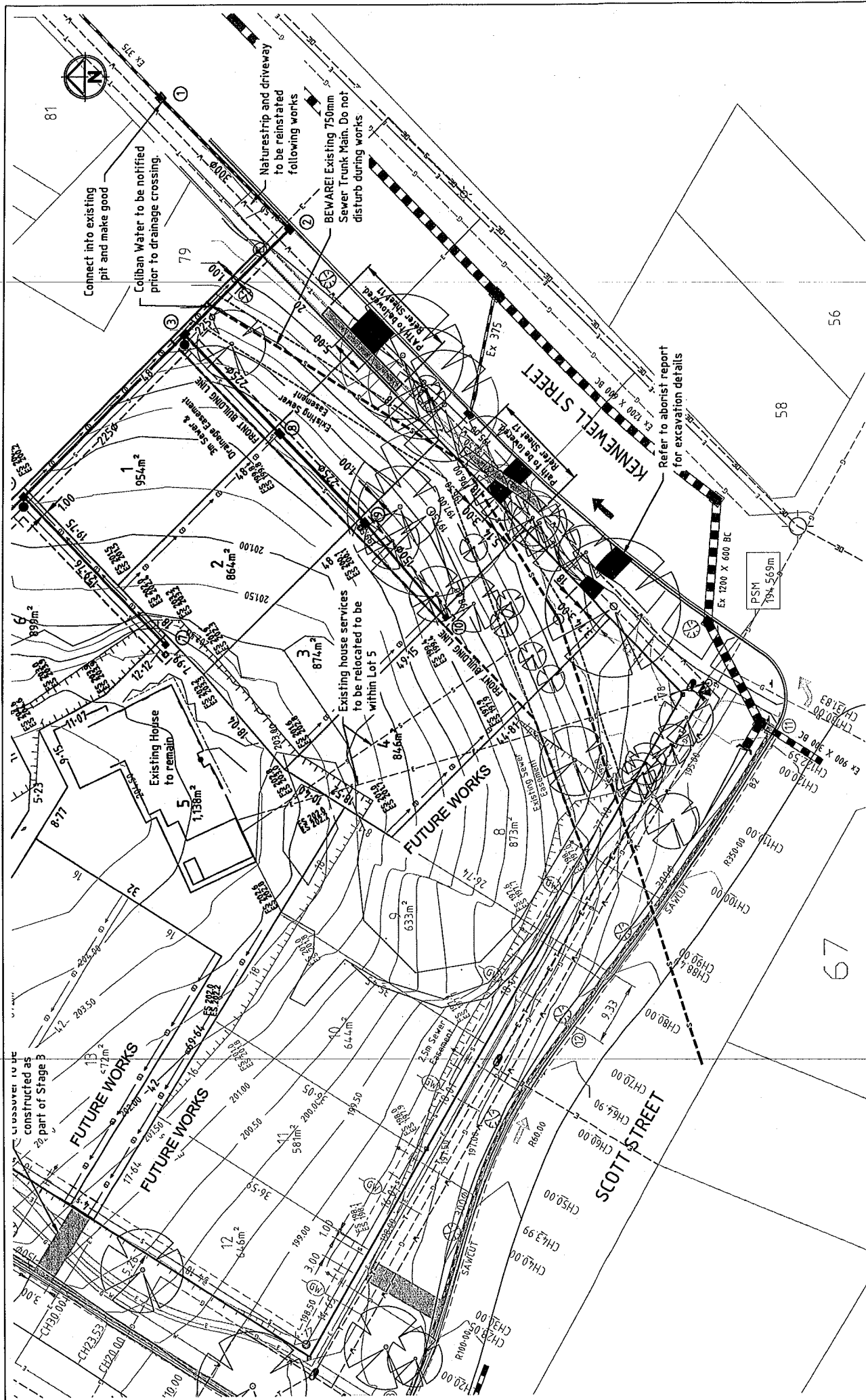
	EXISTING WATER MAIN VALVE AND HYDRANT
	EXISTING WATER RECYCLED
	EXISTING OVERHEAD ELECTRICITY
	EXISTING UNDERGROUND ELECTRICITY
	EXISTING GAS MAIN
	EXISTING SEWER & MANHOLE
	EXISTING CATCH DRAIN
	EXISTING GATE DRAIN
	EXISTING RAIN RETENTION
	EXISTING SHALE DRAIN
	EXISTING OPEN INVERT
	EXISTING STORMWATER DRAIN & SIDE ENTRY PIT
	EXISTING HOUSE DRAIN
	EXISTING TRACK
	EXISTING CONCRETE VEHICLE CROSSING
	EXISTING FOOTPATH
	EXISTING KERB & CHANNEL
	EXISTING CARPARK CONTOUR
	TARGET POINT DRAIN CHANNEL
	EXISTING CARPARK LEVEL
	EXISTING FULL LEVEL
	EXISTING SIDE AND POST
	EXISTING LIGHT & POLE
	STREET SIGN
	EXISTING PERMANENT SURVEY MARK
	ALIGNMENT MARKER
	ROAD CHANGE
	EXISTING TOP OF WATER
	EXISTING TREE / TOP OF WATER
	EXISTING TREE & SURVEYED CANOPY TO BE RETAINED
	EXISTING TREE TO BE REMOVED
	EXISTING VEGETATION LINE TO BE REMOVED
	ELECTRICAL CONDUIT
	GAS & WATER CONDUIT
	IRRIGATION CONDUIT
	AIR DRAIN CONDUIT
	PROPOSED ACCESS DOOR & FLUSHER
	COMPRESSED BACKFALL PIT TO STORMWATER
	ROCK BOULDER
	PARKING BAY/PAVED AREA
	GRANITIC SAND/GRAND FILTER
	PROPOSED AGGREGATE CONCRETE

WARNING
BE AWARE OF UNDERGROUND/OVERHEAD SERVICES
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY
AND THEIR EXACT POSITION SHOULD BE PROVIDED ON
SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING
SERVICES ARE SHOWN/SPECIAL CONSIDERATION
SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES
TYPICAL OF THE TYPE OF WORK TO BE UNDERTAKEN.



THE PERCH - STAGES 1, 2 & 3
73-77 KENNEWELL ST, WHITE HILLS
FACE SHEET

spire



THE PERCH - STAGES 1, 2 & 3
73-77 KENNEL STREET, WHITE HILLS
STAGE 1 DETAIL PLAN
SHEET 1 OF 2
JLEI INVESTMENTS PTY LTD
CITY OF GREATER BENDIGO (DS1112015)

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18 Bridge Street Bendigo Victoria 3550 Australia T 61 3 5446 2500
sp@spiire.com.au

Rev B
Dwg No 302102R3

Map Reference VICROADS 60488
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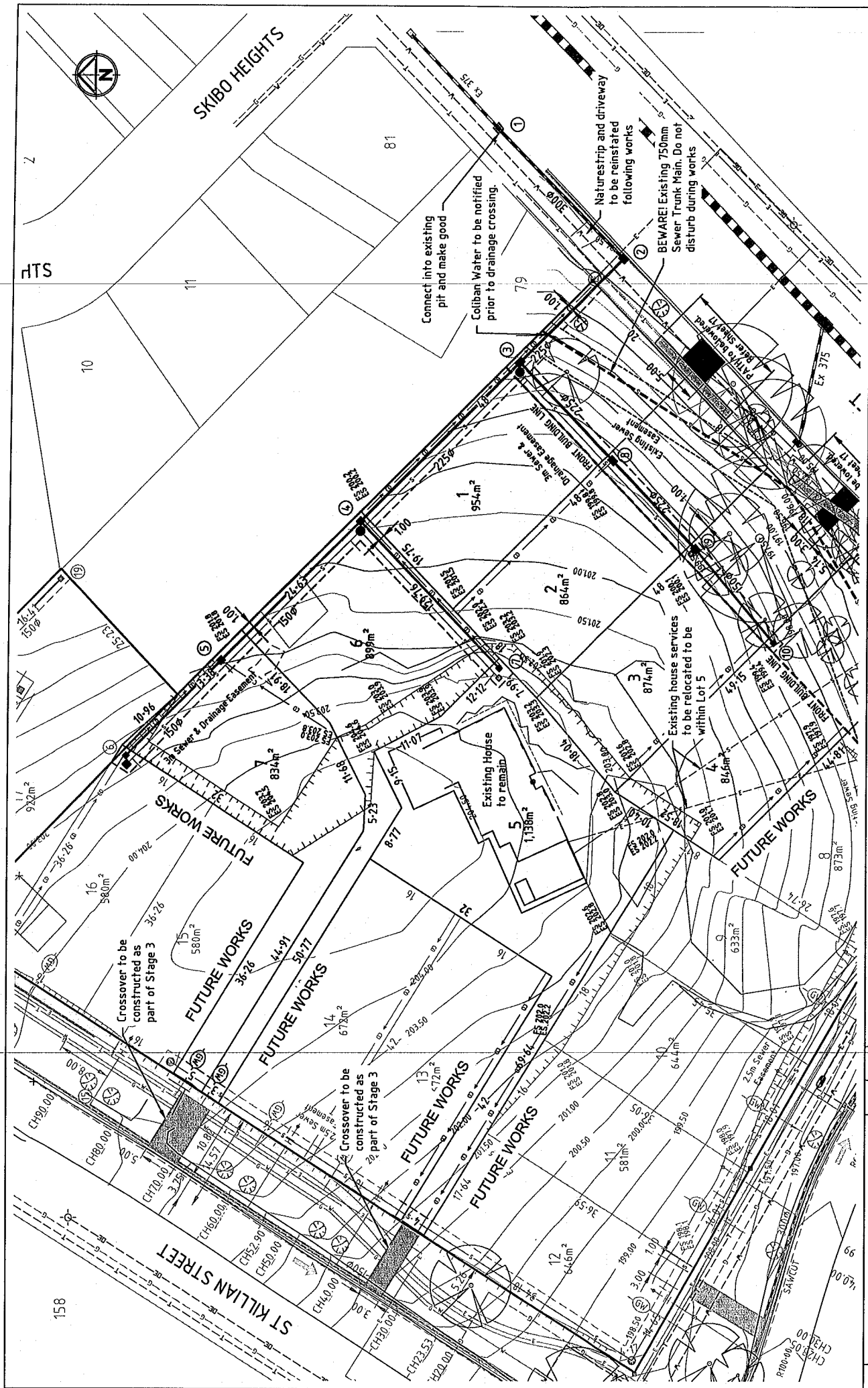
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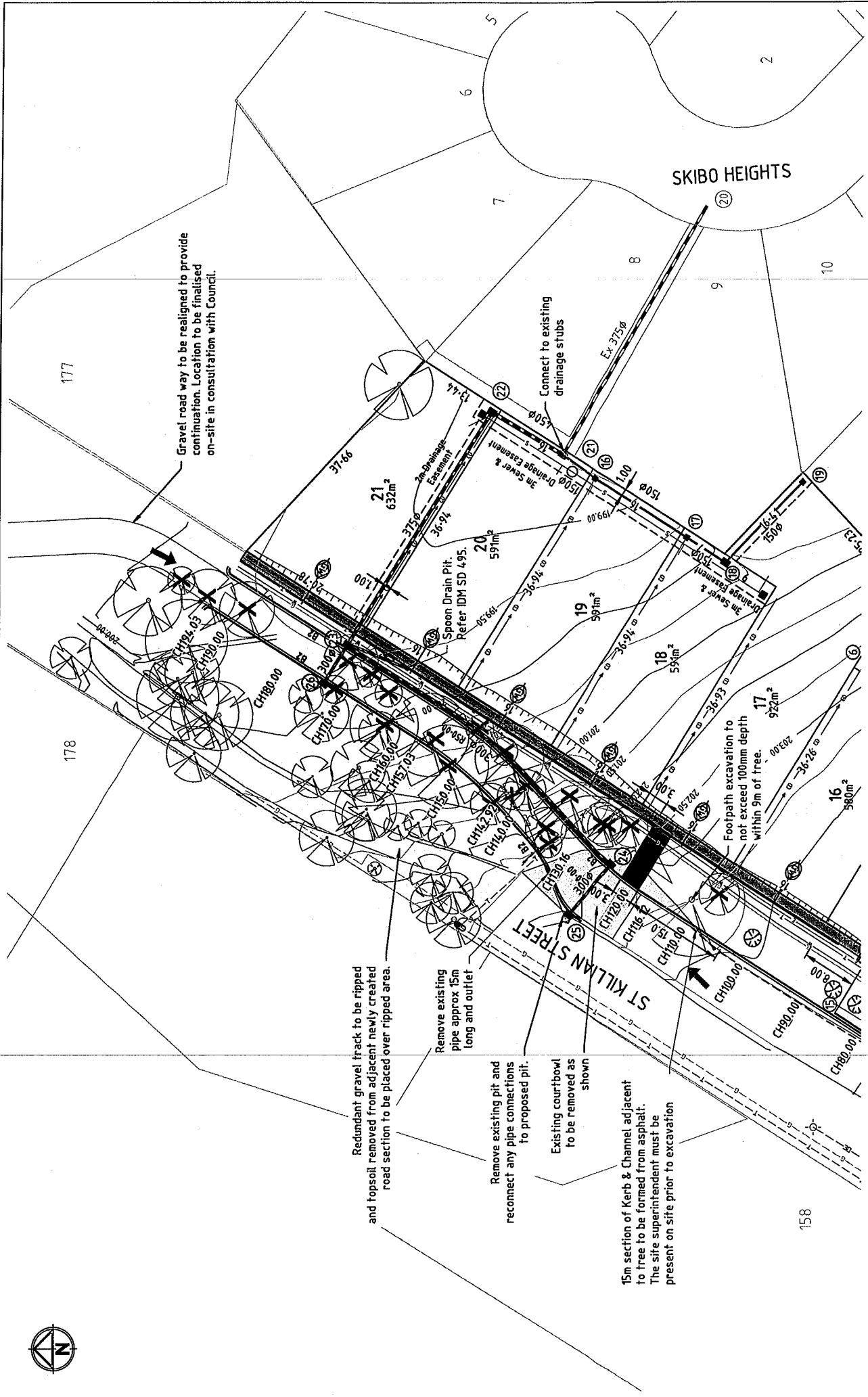
Designed NOV 2015
J.FERRING
Checked NOV 2015
B.BES
Authorised NOV 2015
B.BES

Comments shown are Existing Services levels at 5km intervals

Revised 30/10/2017 (J.F.F) Drawn 1/11/2017 (J.F.F)
The location of the project is shown on the map.
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Standard Drawing D001 - Version 2017/01/11

Rev	App'd	Date	Comments
B		30/10/17	UPDATED AS PER COUNCIL COMMENTS
BI		10/11/15	ISSUED FOR APPROVAL
A			





THE PERCH - STAGES 1, 2 & 3
73-77 KENNEWELL ST, WHITE HILLS
STAGE 3 DETAIL PLAN
SHEET 2 OF 2
JLE INVESTMENTS PTY LTD
CITY OF GREATER BENDIGO (OS/11/2015)

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Rev B
Drg No 302102R7

Designed NOV 2015
Checked NOV 2015
BESS
Authorised NOV 2015
BESS

Map Reference VICROADS 604 80
Sheet Number 7
16 Bridge Street Bendigo Victoria 3550 Australia T 61 3 5448 2000
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Scale 1:500 A1
Drawn by JLE
Checked by JLE
Version 1.0
Date 13/11/2015

Comments shown are Existing Surface levels at 1.5m intervals

Rev	App'd	Date	Comments
B		18/02/16	UPDATED AS PER COUNCIL COMMENTS
A		18/11/15	ISSUED FOR APPROVAL
Rev			Amendments



Rev	Amendments	Date
B	ISSUED AS PER COUNCIL COMMENTS	10/01/16
A	ISSUED FOR APPROVAL	10/01/15

See name 302102R2-PLAN, Input name 12-2
Checked by Jason Fanning and date 07/01/16 4:38 PM
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Issued During 12-2 - Version 01/01/15

Customers shown are Fielded Surface Levels at 5m intervals

Designed	NOV 2015
Checked	NOV 2015
Authorised	NOV 2015

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Sheet Number: 6
Dry Status: FOR APPROVAL

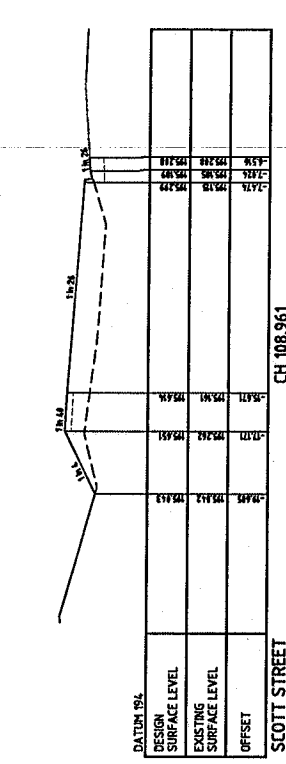
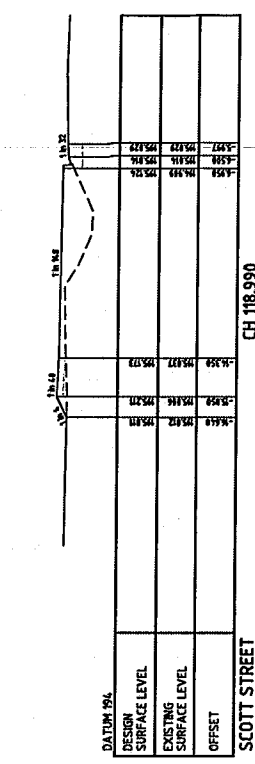
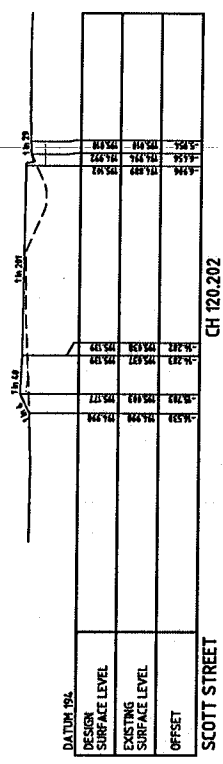
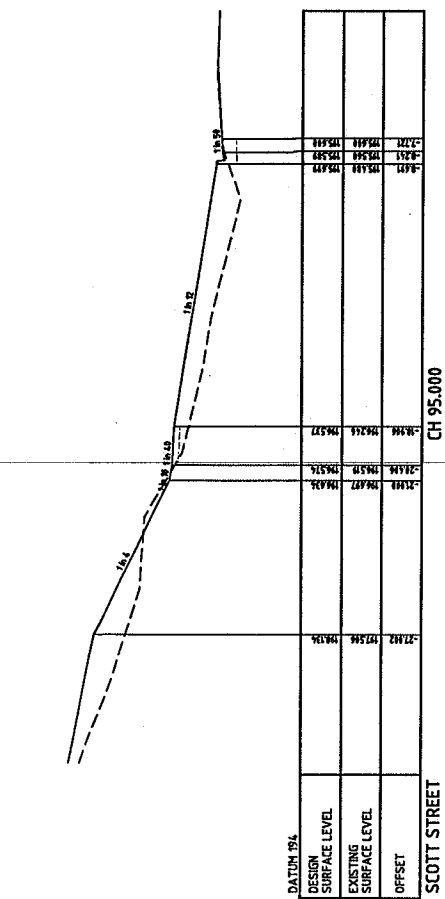
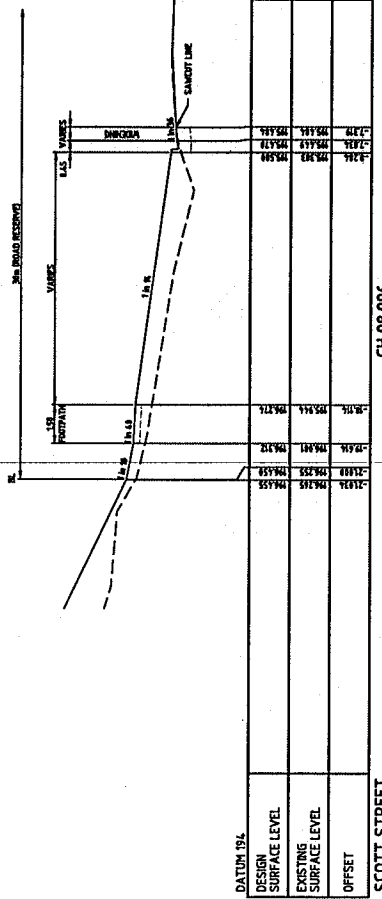
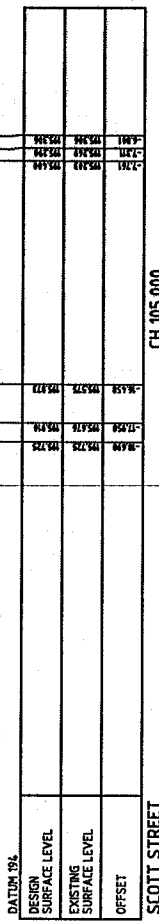
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North Arrow

spiire

THE PERCH - STAGES 1, 2 & 3
73-77 KENNEDY ST, WHITE HILLS
OVERALL EARTHWORKS PLAN

JLE INVESTMENTS PTY LTD
CITY OF GREATER BENDIGO (DS1112015)

Rev B
Dwg No 302102R8



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THE PERCH - STAGES 1, 2 & 3
73-77 KENNEDY ST, WHITE HILLS
SHEET 3 OF 7
JUE/INVESTMENTS PTY LTD
CITY OF GREATER BENDIGO (OS1112015)

Rev B
Drg No 302102R12

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18 Bridge Street Bendigo Victoria 3550 Australia T 013 544 2500
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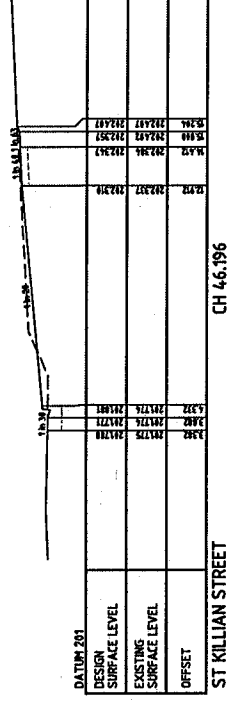
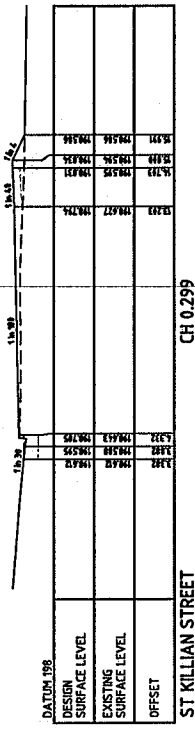
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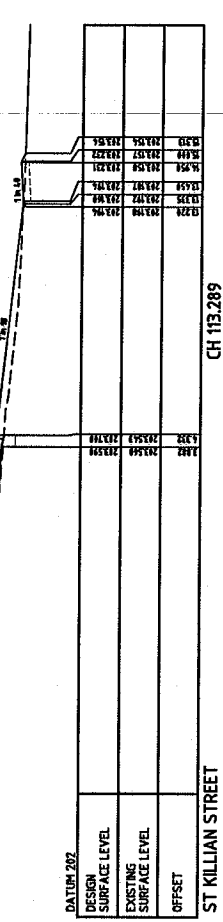
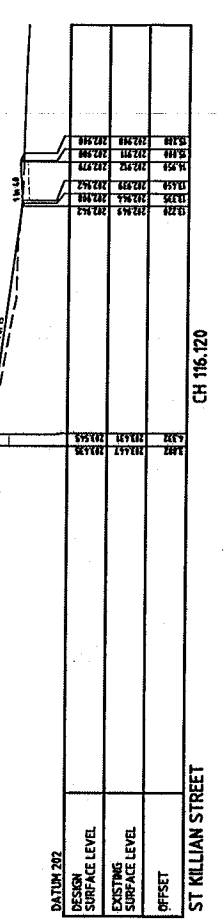
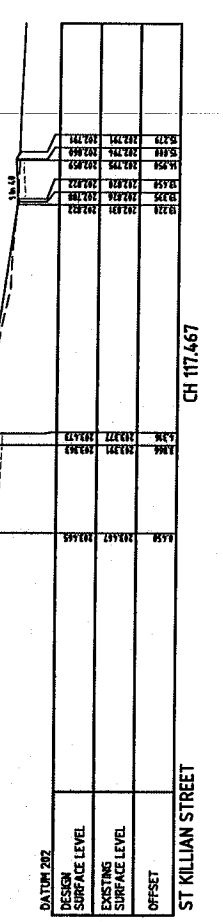
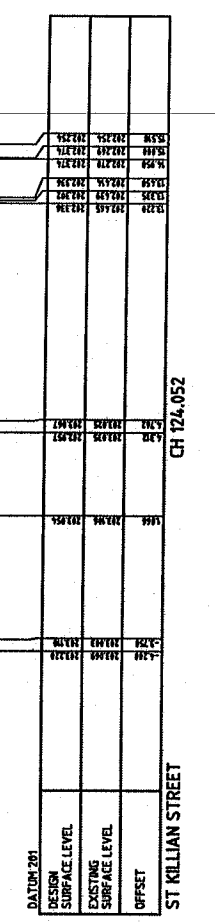
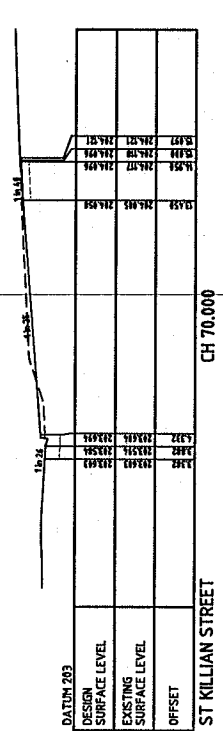
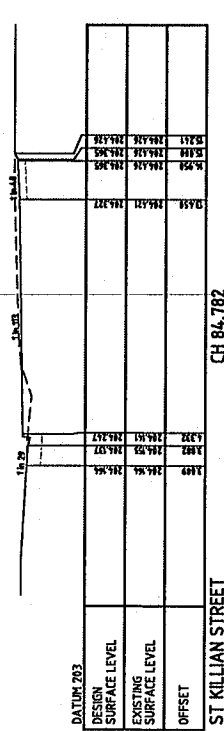
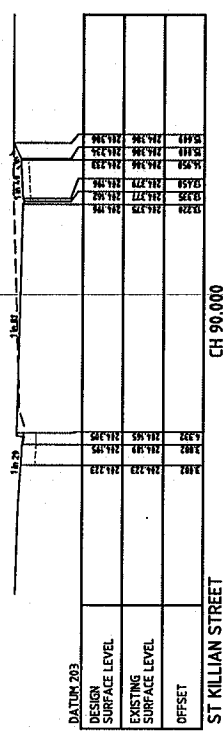
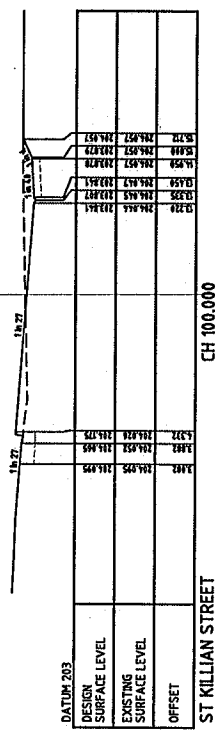
Designed: NOV 2015
J. FERRING
Checked: NOV 2015
B. BBS
Approved: NOV 2015
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North Arrow:

Revised: 30/11/2015
Revised By: J. FERRING
Revised For: 30/11/2015
Revised By: J. FERRING
Revised For: 30/11/2015

Rev	Comments	Date
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B	ISSUED FOR APPROVAL	30/11/2015

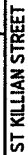
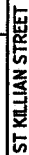


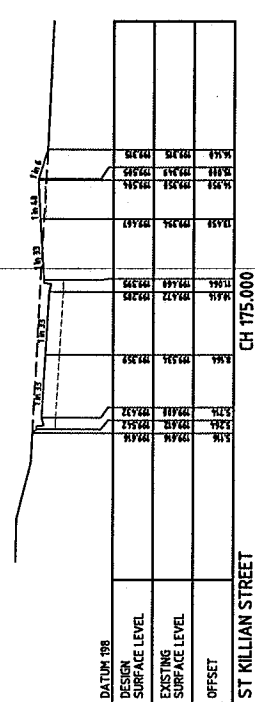
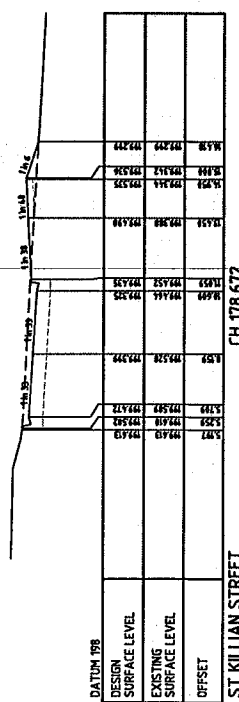
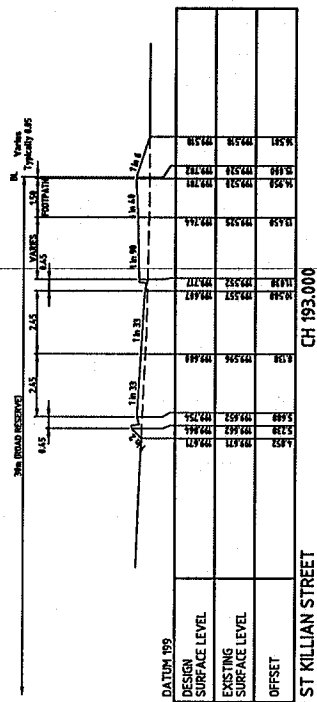


Rev	App'd	Date	Comments
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B			ISSUED FOR APPROVAL
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Scale: 1:100, 1:500, 1:1000
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 Date: 10/11/15
 Version: 20150111
 Project Name: R4-5
 Project Location: 73-77 KENNEDY ST, WHITE HILLS
 Project Number: 14
 Project Status: FOR APPROVAL
 Project Manager: J. FERRING
 Project Engineer: J. FERRING
 Project Designer: J. FERRING
 Project Checker: J. FERRING
 Project Approver: J. FERRING
 Project Date: 10/11/15
 Project Version: 20150111







THE PERCH - STAGES 1, 2 & 3
73-77 KENNEWELL ST, WHITE HILLS
ROAD CROSS SECTIONS
SHEET 7 OF 7
JLEJ INVESTMENTS PTY LTD
CITY OF GREATER BENDIGO (05/11/2015)

spire

Rev B
Dwg No 302102R16

Designed: NOV 2015
JFERING
Checked: NOV 2015
BBS
Reviewed: NOV 2015
BBS

Map Reference: VICROADS 604 58
Sheet Number: 16
Dry Status: FOR APPROVAL

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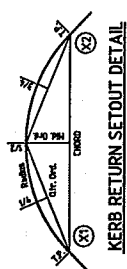
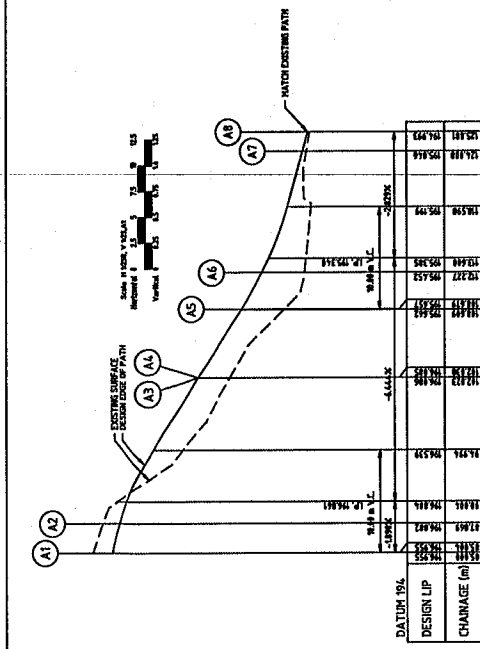
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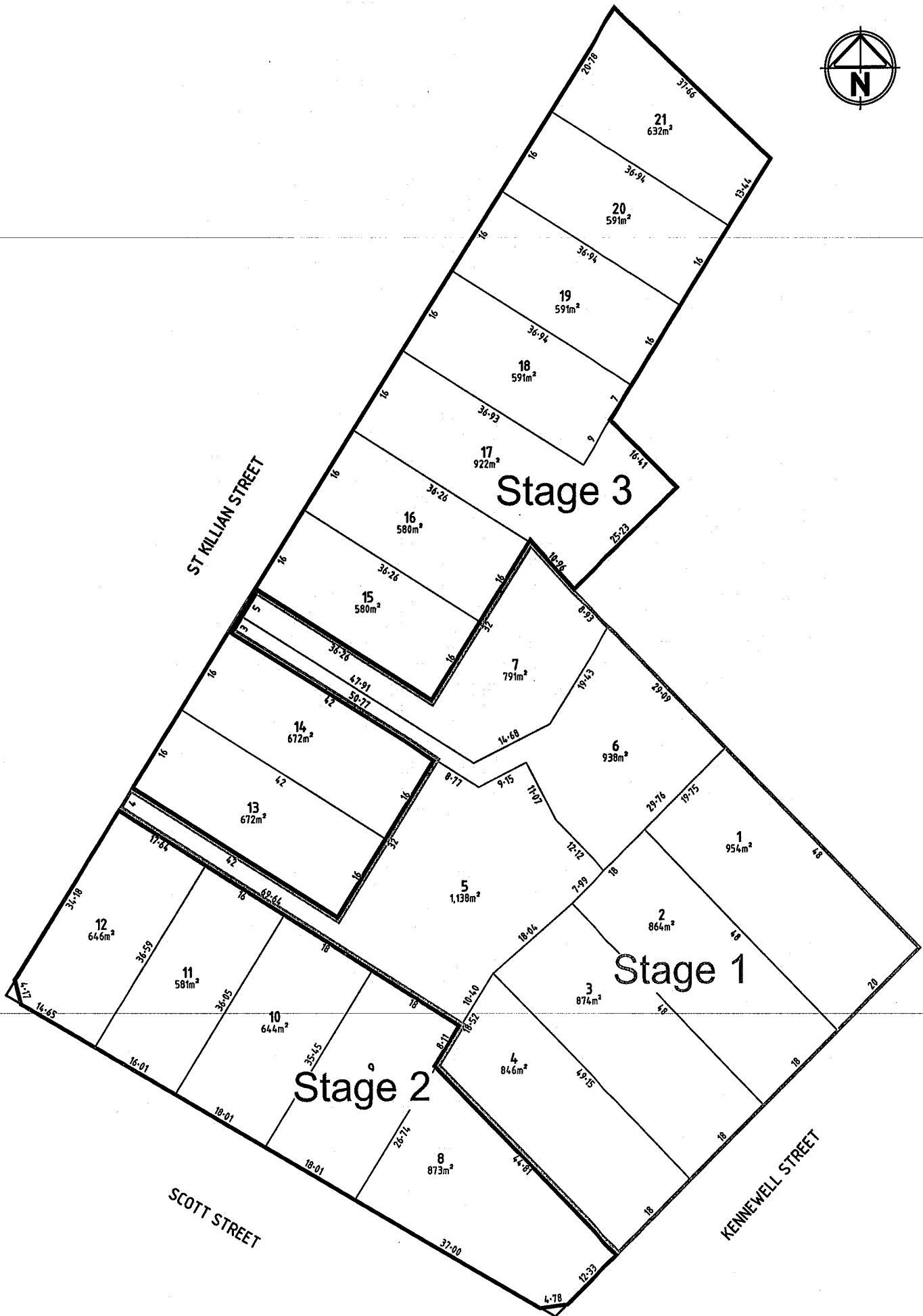
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Standard Drawing Rule: Version 21/03/11

Rev	Amendments	Date
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2	ISSUED FOR PERMIT	19/07/2016
3	ISSUED FOR PERMIT	19/07/2016
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PLANNING PERMIT

Permit No. **AM/111/2015/A**
Planning Scheme: **Greater Bendigo Planning Scheme**
Responsible Authority: **Greater Bendigo City Council**

ADDRESS OF THE LAND: **73-77 Kennewell Street and 171 St Killian Street, WHITE HILLS
Lot 1 PS 335288F, Lot A PS 335288F**

THE PERMIT ALLOWS: **Staged subdivision of land into 21 lots and removal of native
vegetation (Amended plan and condition)**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. AMENDED PLANS

Before the plan of subdivision is certified amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and then form part of the permit. The plans must be generally in accordance with the plans submitted with the application but modified to show:

(a) The plan of subdivision must show the following:

- A single 5m wide crossover serving lots 6 and 7
- Lot sizes and driveways to lots 6 and 7 to be amended to have one driveway no greater than 3m in width and a second driveway not greater than 5m in width.
- Crossover locations and driveways for lots 1-4 inclusive, lot 12 and lot 17.
- Crossover to lot 4 should of the minimum width possible and/or have an engineering solution so as not to impact on the existing street tree.
- Driveways to lots 1 and 3 must be no greater than 3m wide.

(b) Landscaping plan to accord with condition 6.

(c) Building envelopes in accordance with condition 12.

(d) Staging plan to accord with condition 3.

2. LAYOUT PLANS

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

3. STAGED SUBDIVISION

Any staging of the subdivision must be in accordance with an approved staging plan. A staging plan must show the following:

- (a) Details of the proposed staging; and
- (b) A requirement that the endorsed plans for that stage must show compliance with the conditions of the permit as appropriate to that stage.

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

Signature for the
Responsible Authority



Date Issued: 11 November 2015

PLANNING PERMIT

Permit No. **AM/111/2015/A**
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Responsible Authority: **Greater Bendigo City Council**

ADDRESS OF THE LAND: **73-77 Kennewell Street and 171 St Killian Street, WHITE HILLS
Lot 1 PS 335288F, Lot A PS 335288F**

THE PERMIT ALLOWS: **Staged subdivision of land into 21 lots and removal of native
vegetation (Amended plan and condition)**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

4. 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.

5. VEHICLE CROSSOVERS AND DRIVEWAYS

Before the statement of compliance is issued for each stage of the subdivision, the vehicle crossovers and driveways approved under condition 1(a) must be constructed to the satisfaction of the responsible authority. The crossovers to lots 5,6 and 7 may be constructed in gravel in stage 1 of the subdivision on the condition that they are constructed and sealed prior to the statement of compliance of stage 3.

6. LANDSCAPE PLAN

Before a plan of subdivision is certified for each stage of the subdivision a landscape plan for the relevant stage must be submitted to the satisfaction of the responsible authority. When approved, the plan will be endorsed and then form part of the permit. The plan must be generally in accordance with the landscaping masterplan drawn by Brendan Bartlett dated 1 July 2015 but modified to show:

- (a) Consistency with the subdivision plan in terms of crossovers and accessways
- (b) One metre landscaping strips to either side of the driveway to lot 7 and to one side of lot 5. The landscaping strips are to contain appropriate canopy tree species a maximum of 1.8m apart.
- (c) Fencing details as required in condition 9.
- (d) Revegetation of the section of the current gravel road no longer required.
- (e) Removal of the existing pine tree adjacent to lot 12 and other dead and diseased trees in the nature strip in consultation with the City's Park and Reserves Team.
- (f) A survey of all existing vegetation to be retained and/or removed.
- (g) Landscape notes included on the Landscape Plan in relation to soil preparation, irrigation of planting beds and the provision of an appropriate number of water tanks to support the sustainable maintenance of the landscaping.
- (h) The botanical name, common name, quantity, average size at maturity and intended pot size for each plant species in the Plant Schedule of the Landscape

Signature for the
Responsible Authority



Date Issued: 11 November 2015

PLANNING PERMIT

Permit No. **AM/111/2015/A**
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Responsible Authority: **Greater Bendigo City Council**

ADDRESS OF THE LAND: **73-77 Kennewell Street and 171 St Killian Street, WHITE HILLS
Lot 1 PS 335288F, Lot A PS 335288F**

THE PERMIT ALLOWS: **Staged subdivision of land into 21 lots and removal of native
vegetation (Amended plan and condition)**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Plan.

- (i) A note on the Landscape Plan specifying that all planted areas will to be mulched to a minimum 75 mm thickness using an appropriate timber species.
- (j) A 24 month maintenance plan with notes on appropriate weed control, irrigation, mulch replenishment, dead plant replacement and pruning is included on the Landscape Plan to ensure the successful establishment, and on-going health, of new planting.
- (k) Edging around all garden beds utilising products which can include treated pine, recycled plastic, moulded concrete, brick edging or stone.

7. COMPLETION OF LANDSCAPING

Before a statement of compliance is issued for each stage of the subdivision the landscaping works shown on the endorsed must be carried out and completed for that stage to the satisfaction of the responsible authority.

8. LANDSCAPING MAINTENANCE

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

9. FENCING REQUIREMENTS

Before a statement of compliance is issued for each stage of the subdivision the fencing must be constructed and/or covenants be registered on title to achieve the following:

- (a) On lots 13, 14 and 15 where the side boundary adjoins a driveway no side fencing shall be being constructed within 5 metres St. Kilian Street.
- (b) The dividing fence between the driveways serving lots 6 and 7 must be a permeable wire style fence for a minimum of 30 metres from the lot frontage.
- (c) All other side fencing must be designed to provide a sight line for pedestrian safety at the driveway exit.

Signature for the
Responsible Authority



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THE PERMIT ALLOWS: **Staged subdivision of land into 21 lots and removal of native
vegetation (Amended plan and condition)**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

10. TREE PROTECTION MEASURES

Prior to commencement of development the following tree protection measures must be undertaken to the satisfaction of the responsible authority.

- (a) All trees to be retained on site must be provided with protection; as per AS4970-2009 Protection of trees on development sites. Evidence of the protection measures must be provided to the responsible authority prior to commencement of work.
- (b) Prior to commencement of works un-invasive root investigation must be undertaken to show the proposed works will not impact the health of the existing large tree in the road reserve adjacent to lot 17. Modified kerb and channeling may be required.
- (c) All services to be located in the road reserve adjacent to existing trees are to be located via directional boring.
- (d) A report from an arborist must be provided that demonstrates that the street tree towards the northern end of lot 12 can be retained whilst allowing for the construction of a footpath. If this cannot be demonstrated a realignment of lot 12 and the footpath will be required.
- (e) A report from an arborist must be provided that demonstrates that the crossover and driveway to lot 4 can be constructed without impacting on the existing street tree or an alternative engineering solution.

11. NATIVE VEGETATION REMOVAL

In order to offset the removal of native vegetation approved as part of this permit, the applicant must provide native vegetation offsets that meet the following requirements, and is in accordance with the Permitted clearing of native vegetation – Biodiversity assessment guidelines and the Native vegetation gain scoring manual:

The offset for the vegetation removed on-site must:

- Contribute gain of 0.062 general biodiversity equivalence units
- Be located within the North Central Catchment Management Authority boundary or Greater Bendigo municipal district
- Have a strategic biodiversity score of at least 0.470.

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PLANNING PERMIT

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THE PERMIT ALLOWS: **Staged subdivision of land into 21 lots and removal of native
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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

The offset for the vegetation removed in the road reserve must:

- Contribute gain of 0.011 general biodiversity equivalence units
- Be located within the North Central Catchment Management Authority boundary or Greater Bendigo municipal district
- Have a strategic biodiversity score of at least 0.404.

Offset Evidence

Before any native vegetation is removed, evidence that an offset has been secured must be provided to the satisfaction of the responsible authority. This offset must meet the offset requirements set out in this permit and be in accordance with the requirements of the Permitted clearing of native vegetation – Biodiversity assessment guidelines and the Native vegetation gain scoring manual. Offset evidence can be either:

- (a) A credit register extract from the Native Vegetation Credit Register; or
- (b) A security agreement, to the required standard, for the offset site or sites, including a 10-year offset management plan 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.

12. BUILDING ENVELOPES

The plan of subdivision must include a building envelope restriction on lots 1-4 inclusive and lot 8 in accordance with the endorsed plan. The restriction must document that no building is to be constructed and no vegetation is to be removed outside the building envelope as shown on the endorsed plan without the written consent of the responsible authority.

Signature for the
Responsible Authority



Date Issued: 11 November 2015

PLANNING PERMIT

Permit No. **AM/111/2015/A**
Planning Scheme: **Greater Bendigo Planning Scheme**
Responsible Authority: **Greater Bendigo City Council**

ADDRESS OF THE LAND: **73-77 Kennewell Street and 171 St Killian Street, WHITE HILLS
Lot 1 PS 335288F, Lot A PS 335288F**

THE PERMIT ALLOWS: **Staged subdivision of land into 21 lots and removal of native
vegetation (Amended plan and condition)**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

13. DETAILED DRAINAGE

Prior to the certification of the plan of subdivision under the Subdivision Act 1988, plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and then will form part of the permit. The plans must be drawn to scale with dimensions. The plans must include:

- (a) Direction of stormwater run off.
- (b) A point of discharge for each lot.
- (c) Independent drainage for each lot.

14. DRAINAGE EASEMENTS

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

15. STORMWATER DETENTION

Prior to the issue of a statement of compliance, the owner or applicant must provide onsite surface and stormwater detention to pre-development levels in accordance with plans and specifications to the satisfaction of the responsible authority.

16. STORMWATER QUALITY

Before the use or development is commenced, the owner or applicant must provide a stormwater treatment system to achieve the Best Practice Environmental Guidelines storm water quality (Victoria Stormwater Committee 1999) in accordance with plans and specifications to the satisfaction of the responsible authority.

17. DRAINAGE WORKS

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

18. 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:

Signature for the
Responsible Authority



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PLANNING PERMIT

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Lot 1 PS 335288F, Lot A PS 335288F**

THE PERMIT ALLOWS: **Staged subdivision of land into 21 lots and removal of native
vegetation (Amended plan and condition)**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Scott Street

- (a) kerb and channel and associated pavement widening
- (b) paved footpath
- (c) underground drainage;
- (d) underground conduits for water, gas, electricity and telephone;
- (e) appropriate intersection and traffication measures;
- (f) appropriate street lighting and signage;

St Killian Street

- (a) kerb and channel and associated pavement widening
- (b) full road construction where the pavement is not sealed on the development frontage
- (c) paved footpath
- (d) underground drainage;
- (e) underground conduits for water, gas, electricity and telephone;
- (f) appropriate intersection and traffication measures.

19. STREET LIGHTING

Standard Powercor poles are to be used where required.

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

Signature for the
Responsible Authority



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THE PERMIT ALLOWS: **Staged subdivision of land into 21 lots and removal of native
vegetation (Amended plan and condition)**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

21. 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) A site specific plan showing proposed erosion and sedimentation control works.
 - (b) Techniques and intervention levels to prevent a dust nuisance.
 - (c) Techniques to prevent mud and dirt being transported from the site to adjacent streets.
 - (d) The protection measures taken to preserve any vegetation identified for retention.
- During construction of works associated with the subdivision, the must employ and provide the protection methods contained in the CMP to the satisfaction of the responsible authority and the Environment Protection Agency.

22. 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.

23. EASEMENTS

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

Signature for the
Responsible Authority



Date Issued: 11 November 2015

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vegetation (Amended plan and condition)**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

24. COLIBAN WATER

- (a) The owner is required to provide reticulated water and sewerage services to each of the lots within the subdivision, and comply with any requirements arising from any effect of the proposed development on Coliban Water assets. Services are to be provided in accordance with our specifications.
- (b) All Coliban Water assets within the subdivision, both existing and proposed, are to be protected by an easement in favour of Coliban Region Water Corporation.
- (c) Coliban Water will not grant its consent to reduce the size of the existing registered easement which protects our existing trunk sewer mains which currently traverse Lot 1 PS 335288F of this development site.
- (d) Consent will not be granted by Coliban Water for any structures to be constructed over Coliban Water easements within this development site.
- (e) Statement described under clause 56.07-3. Wastewater management objective "It is proposed to direct water into the existing open drain near the site and contribution made to the responsible Authority for larger scale water treatment measures is unacceptable from Coliban Water's perspective.
- (f) Evidence is required to verify that the existing property service drain has been amended and is contained within the boundary of the proposed lot being created to retain the existing residence. An amendment will be required to achieve this. Coliban Water will require a copy of the plumber's compliance certificate and a copy of a detailed as constructed plan.
- (g) Evidence is required to verify that the existing water meter and service pipes are contained within the lot boundaries of the proposed lot being created to retain the existing residence. An amendment will be required to achieve this. Coliban Water will require a copy of the plumber's compliance certificate and a copy of a detailed as constructed plan.
- (h) All private works required to satisfy the above-mentioned conditions applicable to private works must be constructed per AS 3500 National Plumbing and Drainage Code of Australia and any specific conditions of Coliban Water.

Signature for the
Responsible Authority



Date Issued: 11 November 2015

PLANNING PERMIT

Permit No. **AM/111/2015/A**
Planning Scheme: **Greater Bendigo Planning Scheme**
Responsible Authority: **Greater Bendigo City Council**

ADDRESS OF THE LAND: **73-77 Kennewell Street and 171 St Killian Street, WHITE HILLS
Lot 1 PS 335288F, Lot A PS 335288F**

THE PERMIT ALLOWS: **Staged subdivision of land into 21 lots and removal of native
vegetation (Amended plan and condition)**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

25. POWERCOR

- (a) The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to Powercor Australia Ltd in accordance with section 8 of that Act.
- (b) The applicant shall: Provide an electricity supply to all lots in the subdivision in accordance with Powercor's requirements and standards, including the extension, augmentation or re-arrangement of any existing electricity supply system, as required by Powercor (A payment to cover the cost of such work will be required). In the event that a supply is not provided the applicant shall provide a written undertaking to Powercor Australia Ltd that prospective purchasers will be so informed.
- (c) The applicant shall: Where buildings or other installations exist on the land to be subdivided and are connected to the electricity supply, they shall be brought into compliance with the Service and Installation Rules issued by the Victorian Electricity Supply Industry. The applicant shall arrange compliance through a Registered Electrical Contractor.
- (d) The applicant shall: Set aside on the plan of subdivision for the use of Powercor Australia Ltd reserves and/or easements, and/or leases, satisfactory to Powercor Australia Ltd where any electric substation (other than a pole mounted type) is required to service the subdivision.
- (e) The applicant shall: Provide easements satisfactory to Powercor Australia Ltd, where easements have not been otherwise provided, for all existing Powercor Australia Ltd electric lines on the land and for any new powerlines required to service the lots and adjoining land, save for lines located, or to be located, on public roads set out on the plan. These easements shall show on the plan an easement(s) in favour of "Powercor Australia Ltd" for "Powerline Purposes" pursuant to section 88 of the Electricity Industry Act 2000.
- (f) The applicant shall: Obtain for the use of Powercor Australia Ltd any other easement external to the subdivision required to service the lots.
- (g) The applicant shall: Adjust the position of any existing easement(s) for powerlines to accord with the position of the line(s) as determined by survey.
- (h) The applicant shall: Obtain Powercor Australia Ltd's approval for lot boundaries within any area affected by an easement for a powerline and for the construction

Signature for the
Responsible Authority



Date Issued: 11 November 2015

PLANNING PERMIT

Permit No. **AM/111/2015/A**
Planning Scheme: **Greater Bendigo Planning Scheme**
Responsible Authority: **Greater Bendigo City Council**

ADDRESS OF THE LAND: **73-77 Kennewell Street and 171 St Killian Street, WHITE HILLS
Lot 1 PS 335288F, Lot A PS 335288F**

THE PERMIT ALLOWS: **Staged subdivision of land into 21 lots and removal of native
vegetation (Amended plan and condition)**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

of any works in such an area.

- (i) The applicant shall: Provide to Powercor Australia Ltd, a copy of the version of the plan of subdivision submitted for certification, which shows any amendments which have been required.

26. 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.

27. 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.

Signature for the
Responsible Authority



Date Issued: 11 November 2015

PLANNING PERMIT

Permit No. **AM/111/2015/A**
 Planning Scheme: **Greater Bendigo Planning Scheme**
 Responsible Authority: **Greater Bendigo City Council**

ADDRESS OF THE LAND: **73-77 Kennewell Street and 171 St Killian Street, WHITE HILLS
 Lot 1 PS 335288F, Lot A PS 335288F**

THE PERMIT ALLOWS: **Staged subdivision of land into 21 lots and removal of native
 vegetation (Amended plan and condition)**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

28. SECTION 173 AGREEMENT

Prior to the issue of a Statement of Compliance for the stage of the subdivision comprising the lots fronting St. Killian Street, the applicant/owner of the land must enter into a Section 173 Agreement under the Planning and Environment Act 1987.

This Agreement must covenant that all prospective purchasers of the proposed lots fronting St. Killian Street are made aware of the fact that there is an existing commercial nursery at 178 - 184 St. Killian Street, which has an existing use right to continue its operations into the future.

The Agreement must be executed on title prior to the issue of a Statement of Compliance under the Subdivision Act 1988. The applicant must meet all costs associated with drafting and execution of the Agreement, including those incurred by the responsible authority.

29. EXPIRY OF THE PERMIT

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

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

This permit has been amended as follows:

Date of Amendment	Brief Description of Amendment	Responsible authority that approved the amendment
12 February 2016	The permit conditions were amended to reflect an amended staging plan and lot numbers approved on this date.	City of Greater Bendigo

Signature for the
Responsible Authority



Date Issued: 11 November 2015

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.

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

373536

APPLICANT'S NAME & ADDRESS

BECK LEGAL C/- INFOTRACK C/- LANDATA
MELBOURNE

VENDOR

JLEJ INVESTMENTS PTY LTD

PURCHASER**REFERENCE**

355372

This certificate is issued for:

LOT 1 PLAN PS335288 ALSO KNOWN AS 73 - 77 KENNEWELL STREET WHITE HILLS
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/>

10 May 2016

Hon. Richard Wynne MP
Minister for Planning

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.

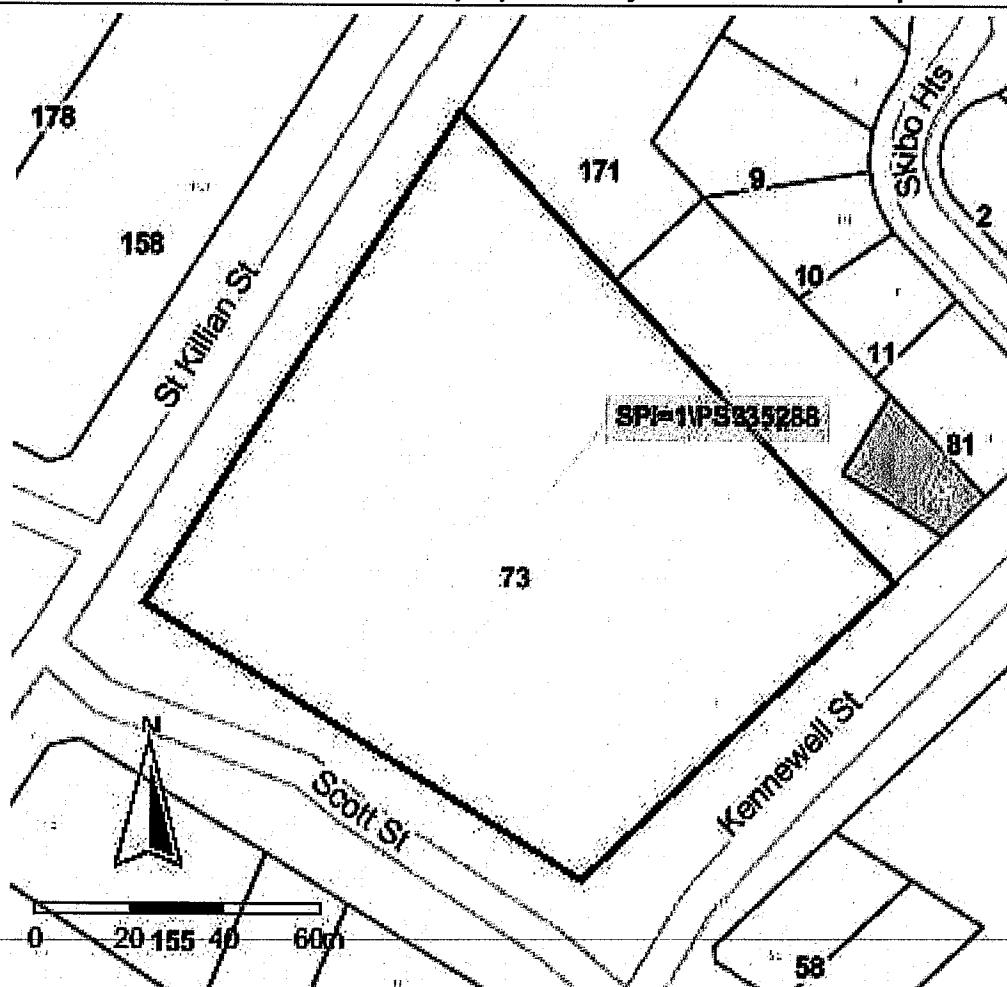
LANDATA@
570 Bourke Street
Melbourne VIC 3000
Tel: (03) 8636 2456

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) 8636 2456 or email landata.enquiries@delwp.vic.gov.au.

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



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Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.

Order online before 4pm and for as little as \$11.70 (plus your broker's service fee where applicable) receive your authoritative Planning Certificate same day, in most cases within the hour. Next business day delivery, if further information is required from you.

Privacy Statement

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



Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 10 May 2016 03:57 PM

Address: 73-77 KENNEWELL STREET WHITE HILLS 3550

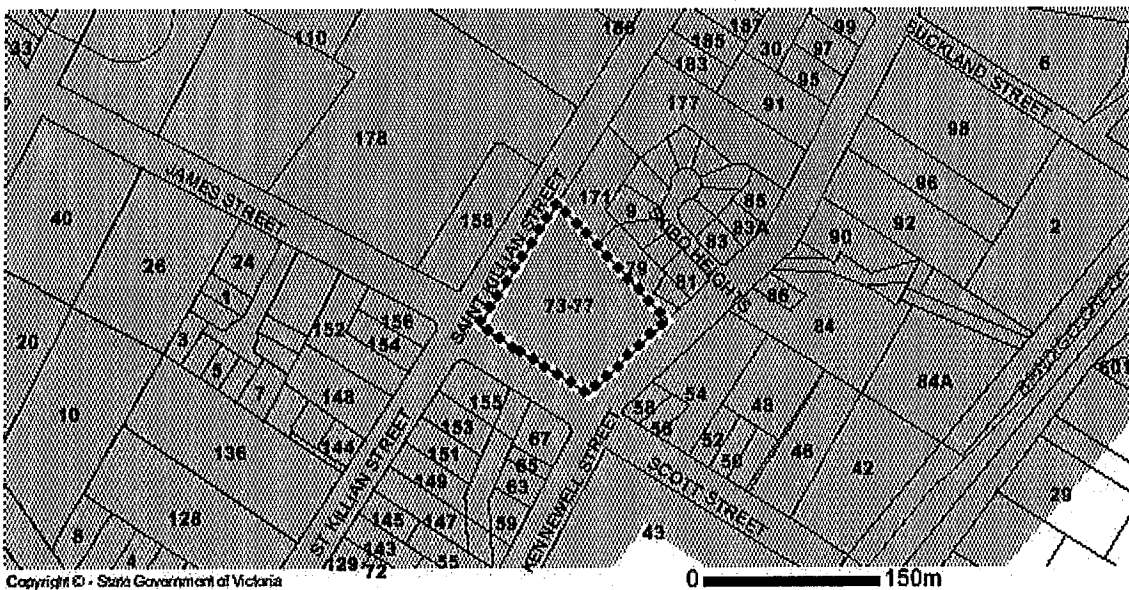
Lot and Plan Number: Lot 1 PS335288

Local Government (Council): GREATER BENDIGO **Council Property Number:** 173236

Directory Reference: VicRoads 604 C9

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

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend



Bushfire Prone Area



Selected Land

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011, as amended by gazette notices on 25 October 2012, 8 August 2013, 30 December 2013, 3 June 2014, 22 October 2014, 19 August 2015 and 21 April 2016.

The Building Regulations 2006 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed via the Bushfire Prone Areas Map Service at services.land.vic.gov.au/maps/bushfire.jsp or at the relevant local council.

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

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

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

For Planning Scheme Provisions in bushfire areas visit [Planning Schemes Online](#)

For Planning Scheme Provisions for this property return to the GetReports list and select the Planning Property Report.

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Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32(2)(dc) of the Sale of Land 1962 (Vic).



Environment,
Land, Water
and Planning

REQUEST FOR PROPERTY INFORMATION

Pursuant to the Building Regulations 2006 Regulation 326(2)

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Property No. 173236

Applicant Reference: 22037572-014-7:22310

Property Details: **73-77 Kennewell Street, WHITE HILLS 3550**
Lot 1 PS 335288F

In accordance with Regulation 326(2) of the Building Regulations 2006, is the property in an area which is:

- | | | |
|-----|--|-----|
| (a) | Liabile to flooding within the meaning of Regulation 802 | No |
| (b) | Designated under regulation 803 as an area in which buildings are likely to be subject to attack by termites | Yes |
| (d) | An area determined under Regulation 805 to be likely to be subject to significant snowfalls | No |
| (e) | Designated land or works within the meaning of Regulation 806 | No |



Hans Tracksdorf
Municipal Building Surveyor

Date of issue: 10 May 2016

Fee \$49.90

NOTE: This information is provided by Council in a bona fide attempt to meet the request but Council will accept no liability for error or omission in the statement.



CITY OF GREATER
BENDIGO

BUILDING PARTICULARS

Pursuant to the Building Regulations 2006 Regulation 326(1)

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Property No. 173236

Applicant Reference: 22037572-013-0:22309

Property Details:	73-77 Kennewell Street, WHITE HILLS 3550 Lot 1 PS 335288F
-------------------	--

(a) Details of any permit or certificate of final inspection issued in the preceding 10 years:

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

(b) Details of any current statement issued under regulation 502 or 503 of these regulations:

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

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

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

Hans Tracksdorf
Municipal Building Surveyor

Date of issue: 10 May 2016

NOTE: This information is provided by Council in a bona fide attempt to meet the request but Council will accept no liability for error or omission in the statement.

CITY OF GREATER BENDIGO

Land Information Certificate

195-229 Lyttleton Terrace
PO Box 733
BENDIGO 3552

Telephone: 03 5434 6000
Facsimile: 03 5434 6200

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Your Reference: 22037572-012-3:22308

This Certificate is issued under Section 229 of the Local Government Act 1989. The Rates & Charges for the year ending 30 June 2016 became payable on 1 July 2015. Overdue rates attract interest at the rate of 9.5% per annum.

PROPERTY ADDRESS: 73-77 Kennewell Street, WHITE HILLS 3550
PARCEL DETAILS: Lot 1 PS 335288F

ASSESSMENT NUMBER 2272 3

Site Value	\$468,000	Level of Valuation Date	01-Jan-2014
Capital Improved Value	\$680,000	Valuation Operative Date	01-Jul-2014
Net Annual Value	\$34,000	Basis of Rate Calculation	C.I.V.

RATES & CHARGES	CURRENT AMOUNT LEVIED
General Rates	\$2,796.80
Garbage Charge	\$302.50
Fire Services Property Levy	\$201.90
TOTAL LEVIED	\$3,301.20
Arrears Outstanding	\$0.00
Current Legal Costs Outstanding	0.00
Arrears Legal Costs Outstanding	0.00
Interest to Date	\$0.00
TOTAL OUTSTANDING	\$0.00

Other Property Debt -	\$0.00
-----------------------	--------

Total Outstanding For Property \$0.00

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.
89745

10 May 2016



LEESA MEIN
ACTING MANAGER RATING AND VALUATION SERVICES

PRESCRIBED INFORMATION

This Certificate PROVIDES information regarding valuation, rates, charges, other moneys owing and any orders and notices made under 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 227 of the Local Government Act 1989.

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, P O Box 733, Bendigo 3552, Telephone 03 54346000.

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 Act.

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.

OTHER INFORMATION

Payment of rates in full is required by 15 February, 2016

If the rates on this property are being paid by instalments, the due dates for the instalments are:

1st instalment, 30 September 2015
3rd instalment, 29 February 2016

2nd instalment, 30 November 2015
4th instalment, 31 May 2016

Interest will be charged on payments received after the due dates at the rate of 9.50% p.a. This applies to both full payment and instalments.

This certificate is valid for 60 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 also note that updates will not be provided after the 60 day period has passed, a new certificate will be required.



Information Statement Issue Date

11 May 2016

Your Reference

22037572-022-2

Settlement Date

30 June 2016

Information Statement Number

137479

Property Number

17-3013-1150

Amount Due

\$338.33**Beck Legal**
C/- InfoTrack C/- LANDATA

Information Statement

Service Address: 73-77 Kennewell St, White Hills VIC 3550**Owner(s):**

JLEJ Investments Pty Ltd

Titles(s):Lot 1, Plan of Subdivision 335288F, Volume 10218, Folio
723, Parish of Sandhurst
Lot A, Plan of Subdivision 335288F, Volume 10925, Folio
233, 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 30 June 2016 as detailed on the following page/s.	\$338.33
--	-----------------

Amount Due:	\$338.33
--------------------	-----------------

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

Unless prior consent has been obtained, the *Water Act (1989)* prohibits:

The erection and/or placement of any building, wall, bridge, embankment, fill or removal of earth, machinery or other structure on land over which an easement exists, or within one (1) metre laterally, of any works of Coliban Water

Property Number: 17-3013-1150

Service Address: 73-77 Kennewell St, White Hills VIC 3550

Details for Services provided and their tariffs:

METERED SERVICE: 47965 (20mm) Meter Number: 0664879

Sewerage Service Fee: From 11/02/16 To 30/06/16 = 140 days @ 181.32¢ per day = \$253.85

Water Service Fee: From 11/02/16 To 30/06/16 = 140 days @ 60.34¢ per day = \$84.48

The residential tenant pays the water volume charges

Encumbrances and other information:

* Our records indicate that the property is tenanted and that water consumption charges are currently being paid by the tenant. Therefore, a special meter read is not required.

* Before water available to Lot A, Plan of Subdivision 335288F, Construction and New Customer Contributions are required and payable.

* Before sewerage available to Lot A, Plan of Subdivision 335288F, Construction and New Customer Contributions are required and payable.

* Sewer main (shown in red) traverses land

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

Comments:

There are no Comments applicable to this property

Revenue Services

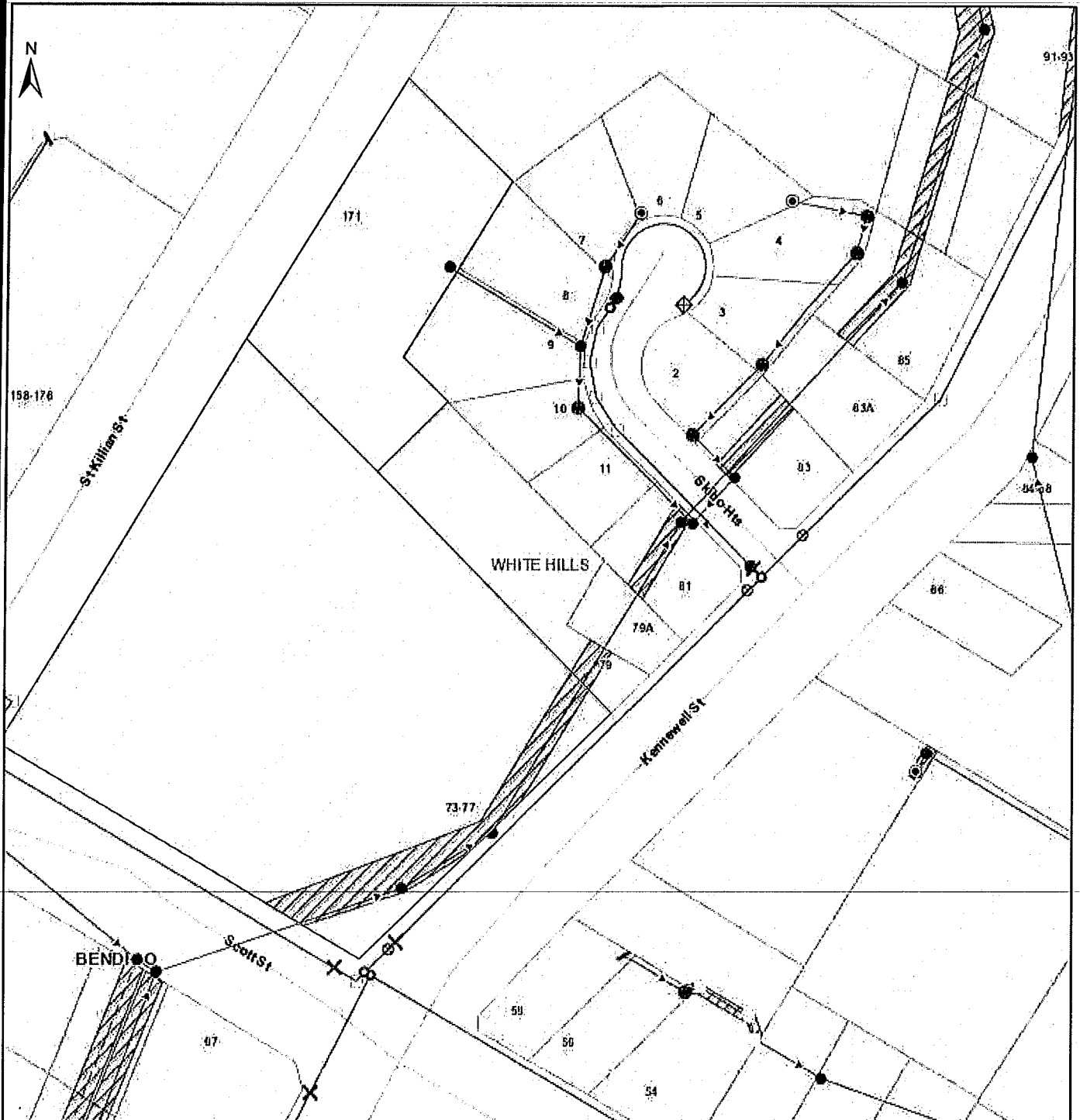
Coliban Region Water Corporation

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

PROPERTY REPORT

17-3013-1150 : 73-77 Kennewell St, White Hills

Date: 11/05/2016 2:04:21 PM



Copyright © Coliban Water

The Coliban Region Water Corporation believes that the information contained herein is correct. However, it does not warrant the accuracy of that information. The Coliban Region Water Corporation disclaims all responsibility for any omissions, inaccuracies, discrepancies, errors or scale inconsistencies that may exist between the actual and the plan representation. The Coliban Region Water Corporation further disclaims all responsibility for any loss or damage that may be suffered by any person relying upon such information, whether in whole or in part, or caused by any negligence on the part of the Coliban Region Water Corporation or its employees. The data shown herein remains the property of the Coliban Region Water Corporation and may not be reproduced or resold without the express written consent of the Coliban Region Water Corporation.

Scale: 1:1,425



Land Tax Clearance Certificate

Land Tax Act 2005



BECK LEGAL C/- INFOTRACK

Your Reference: LD:22037572-008-6.35537

Certificate No: 97083031

Issue Date: 10 MAY 2016

Enquiries: ESYSPROD

Land Address: 73 -77 KENNEWELL STREET WHITE HILLS VIC 3550

Land Id	Lot	Plan	Volume	Folio	Taxable Value	Tax Payable
14056594	1	335288	10218	723	\$468,000	\$1,007.09

Vendor: JLEJ INVESTMENTS PTY LTD

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax Details	Year	Proportional Tax	Penalty/Interest	Total
JLEJ INVESTMENTS PTY LTD	2016	\$1,007.09	\$0.00	\$1,007.09

Arrears of Tax	Year	Proportional Tax	Penalty/Interest	Total
----------------	------	------------------	------------------	-------

Comments: Land Tax will be payable but is not yet due - please see note 5 on reverse.

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully. To request an update for this certificate go to:
www.sro.vic.gov.au/certificates

TAXABLE VALUE: \$468,000

AMOUNT PAYABLE: \$1,007.09

Paul Broderick
Commissioner of State Revenue

Land Tax Clearance Certificate - Remittance Advice

Certificate No: 97083031

Land ID: 14056594

Amount Payable: \$1,007.09

State Revenue Office
GPO Box 4376
MELBOURNE VIC 3001

Please return this section with your payment. For further information refer overleaf.
Do not mark below this line.

<0000100709<0000100709>097083031000<097083031000>424<424>

Notes to certificates under Section 105 of the *Land Tax Act 2005*

Certificate No: 97083031



1. Under Section 96 of the Land Tax Act 2005 (the Act), land tax is a first charge on the land to which it relates and should the vendor default, payment will be obtained from the purchaser. The purchaser should take into account the possibility that the vendor may default where land tax has been assessed but not paid.
2. If land tax is due but not paid on a property, the Land Tax Clearance Certificate will certify the amount of land tax due and payable on that land. This amount will be binding on the Commissioner of State Revenue (the Commissioner) for purposes of section 96 of the Act whether or not it is paid to the State Revenue Office (SRO) on, or shortly after, settlement.
3. The amount of land tax on this certificate relates to the amount of land tax due and payable as at the date of the application only and not to any future liability or the tax status of the land.
4. A 'Nil' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax.
5. If land tax will be payable on a property but payment is not due at the time the application is processed, the certificate will certify the amount that should be retained by the purchaser at settlement and remitted to the SRO. The Commissioner will consider himself bound by this amount against the purchaser, only if the amount is remitted to the SRO within 28 days after settlement.
6. If the amount in 3. (above) is understated, the Commissioner has the right to seek recovery of the correct amount, or the balance, as the case may be, from
 - a. the vendor, or
 - b. the purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO within 28 days after settlement.
7. If an amount is certified in respect of a proposed sale which is not completed, the Commissioner will not be bound by the same amount in respect of a later sale of the subject land - another certificate must be applied for in respect of that transaction.
8. If an amount certified is excessively high (for example, because a principal residence concession has not been deducted in calculating the amount) the Commissioner

will issue an amended certificate, without an additional fee being charged on receipt of sufficient evidence to that effect from the vendor.

9. If no land tax is stated as being payable in respect of the property, the Commissioner will consider himself bound by that certification, in respect of the purchaser, if the land is subsequently found to be taxable and the vendor defaults.
10. If the vendor refuses to be bound by an amount stated by the Commissioner and does not agree to the amount being withheld and remitted at settlement, the purchaser cannot rely on such refusal as a defence to an action by the Commissioner to recover the outstanding amount from the purchaser under Sections 96 or 98 of the Act.
11. The information on a certificate cannot preclude the Commissioner from taking action against a vendor to recover outstanding land tax.

For Information Only

SINGLE OWNERSHIP CALCULATION BASED ON A
TAXABLE VALUE OF \$468,000

Land Tax = \$711.00

Calculated as \$275 plus (\$468,000 - \$250,000) multiplied by
0.200 cents.

Further information

Internet	www.sro.vic.gov.au
Email	sro@sro.vic.gov.au (Attn: Land Tax)
Phone	13 21 61 (local call cost)
Fax	03 9628 6853
Mail	State Revenue Office GPO Box 4376 MELBOURNE VIC 3001

Payment options

Make cheque payable to **State Revenue Office, Victoria**
marked 'Not Negotiable' and return with the remittance
advice to:



Payment by mail:

- State Revenue Office
GPO Box 4376
MELBOURNE VIC 3001



HISTORIC MINING ACTIVITY

Form No. 692

11 May, 2016

Property Information:

Address: 73-77 KENNEWELL STREET WHITE HILLS 3550

It is advised that:

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

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

For queries, contact:

Department of Economic Development, Jobs, Transport and Resources
E-mail: erd_info@ecodev.vic.gov.au

Towns (25K)

Roads (vmtrans)

Freeway

Highway

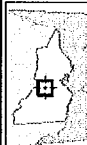
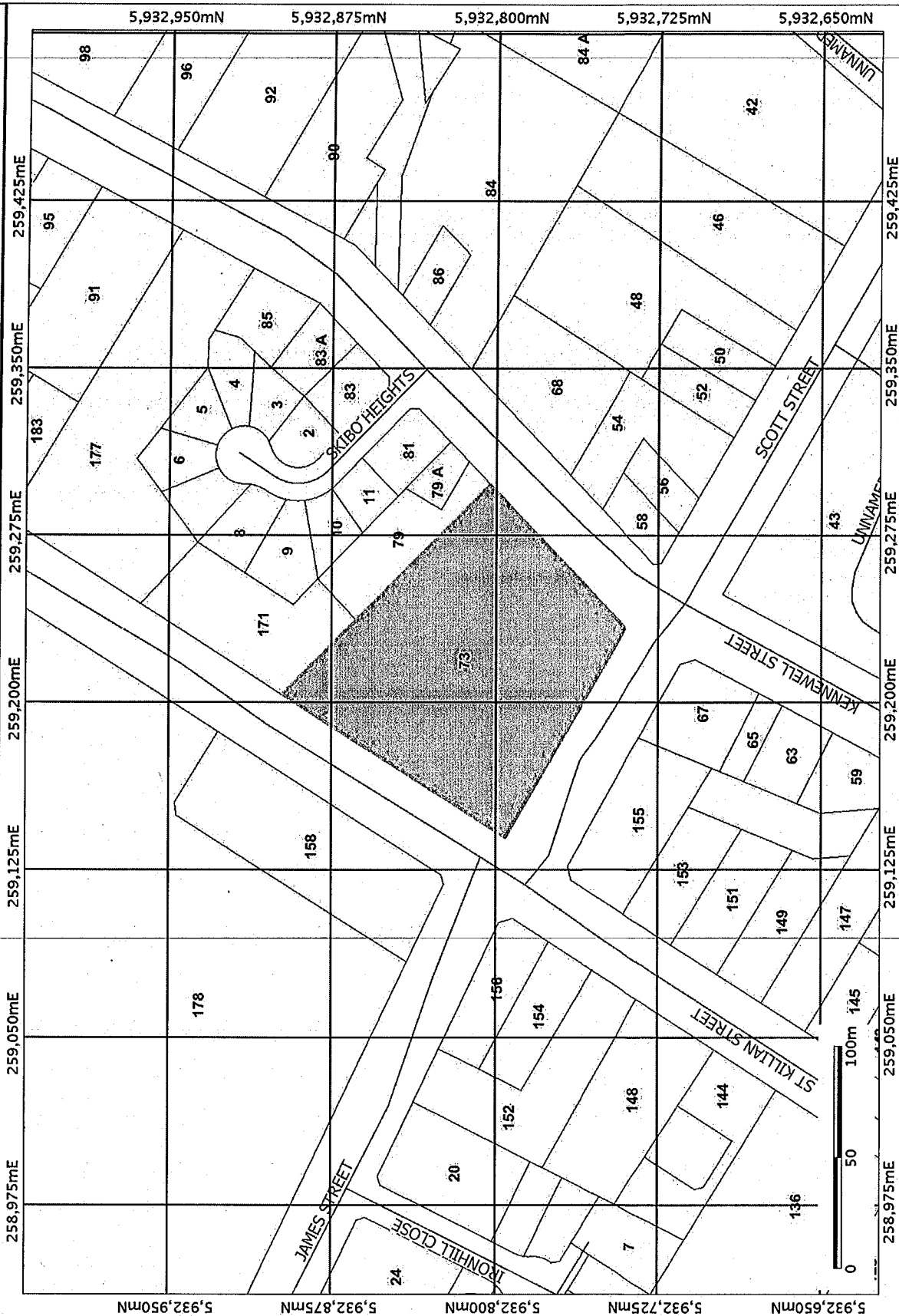
Main Road

Other

Victoria Boundary

Coastline

Boundary

Property - Address

Disclaimer: This map is a snapshot generated from Victoria Government data. This material may be of assistance to you but the State of Victoria does not guarantee that the publication is without flaw or is wholly appropriate for your particular purposes and therefore disclaims all liability for error, loss or damage which may arise from reliance upon it. All persons accessing this information should make appropriate enquiries to assess the currency of the data.

Generated from GeoVic 3

Map Created Wed May 11 2016 09:28:37 GMT+1000 (AEST)

Map Scale:
Projection:

1:2,500
MGA 55



Extract of EPA Priority Site Register

Page 1 of 2



**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

PROPERTY INQUIRY DETAILS:

STREET ADDRESS: 73 - 77 KENNEWELL STREET
SUBURB: WHITE HILLS
MUNICIPALITY: CITY OF GREATER BENDIGO
MAP REFERENCE: Vicroads Eighth Edition, State Directory, Map 44 Reference F5

DATE OF SEARCH: 11th May 2016

PRIORITY SITES REGISTER REPORT:

A search of the Priority Sites Register for the above map reference, corresponding to the address given above, has indicated that this site is located at, or in the vicinity of, the following sites listed on the Priority Sites Register at the above date.

LIST OF SITES:

"CROWN ALLOTMENT 432E, SECTION E PARISH OF SANDHURST, BENDIGO" 0	Former Landfill. Requires ongoing management. Notice Number: 0090006184
(CROWN ALLOTMENT 432E SECTION E) 27 -51 POWELL ST White Hills	Industrial waste has been dumped at the site. Requires assessment and/or clean up. Notice Number: 0090004649
45 SANDHURST RD CALIFORNIA GULLY	Current petroleum storage site. Requires assessment and/or clean up. Notice Number: 0090004999

If the subject property is NOT in this list, then as of the above date, it is not listed on the Priority Sites Register.

IMPORTANT INFORMATION ABOUT THE PRIORITY SITES REGISTER:

You should be aware that the Priority Sites Register lists only those sites for which EPA has requirements for active management of land and groundwater contamination. Appropriate clean up and management of these sites is an EPA priority, and as such, EPA has issued either a:

Clean Up Notice pursuant to section 62A, or a

Pollution Abatement Notice pursuant to section 31A or 31B

of the Environment Protection Act 1970 on the occupier of the site to require active management of these sites.

The Priority Sites Register does not list all sites known to be contaminated in Victoria. A site should not be presumed to be free of contamination just because

[Extract of Priority Sites Register] # 22040845 - 22040845085219
'22037572-031-4'



Extract of EPA Priority Site Register

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it does not appear on the Priority Sites Register.

Persons intending to enter into property transactions should be aware that many properties may have been contaminated by past land uses and EPA may not be aware of the presence of contamination. EPA has published information advising of potential contaminating land uses. Municipal planning authorities hold information about previous land uses, and it is advisable that such sources of information also be consulted.

For sites listed on the Priority Sites Register, a copy of the relevant Notice, detailing the reasons for issue of the Notice, and management requirements, is available on request from EPA for \$8 per Notice.

For more information relating to the Priority Sites Register, refer to EPA contaminated site information bulletin: Priority Sites Register & Contaminated Land Audit Site Listing (EPA Publication 735). For a copy of this publication, copies of relevant Notices, or for more information relating to sites listed on the Priority Sites Register, please contact EPA as given below:

EPA Information Centre
Herald & Weekly Times Tower
40 City Road, Southbank 3006
Tel: (03)9695 2700 Fax: (03)9695 2710



**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Beck Legal C/- InfoTrack
135 King Street
SYDNEY 2000
AUSTRALIA

Client Reference: 355372

NO PROPOSALS. As at the 10th May 2016, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

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

73-77 KENNEWELL STREET, WHITE HILLS 3550
CITY OF GREATER BENDIGO

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

Date of issue: 10th May 2016

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 22037572 - 22037572155510 '355372'

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

