

SECTION 32 **STATEMENT**

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

Vendor: Steven Bradley Barber and Kelly Maree Barber

Property: Lot _____, Part of 22 Greene Street HUNTLY VIC 3551

VENDORS REPRESENTATIVE
O'Sullivan Johanson Lawyers

PO Box 1278
Bendigo Central VIC 3552

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

Ref: 29843

32A FINANCIAL MATTERS

Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is contained in the attached certificate/s and as follows-

Their total does not exceed \$2,000.00

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

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

32B INSURANCE

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

32C LAND USE

(a) RESTRICTIONS

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

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

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

(b) BUSHFIRE

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

SECTION 32 STATEMENT
22 GREENE STREET HUNTLY VIC 3551

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme: See attached certificate
Responsible Authority: Greater Bendigo City Council
Zoning: See attached certificate
Planning Overlay/s: See attached certificate

32D NOTICES

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

32E BUILDING PERMITS

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

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

32F OWNERS CORPORATION

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

32G GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

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

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

32H SERVICES

Service	Status
Electricity supply	Not Connected

SECTION 32 STATEMENT
22 GREENE STREET HUNTLY VIC 3551

Gas supply	Not Connected
Water supply	Not Connected
Sewerage	Not Connected
Telephone services	Not Connected

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

32I TITLE

Attached are the following document/s concerning Title:

A copy of the Register Search Statement/s and the document/s, or part of the document/s, referred to as the diagram location in the Register Search Statement/s that identifies the land and its location.

ATTACHMENTS

Attached to this Section 32 Statement please find:-

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

DATE OF THIS STATEMENT

/ /20

Name of the Vendor

Steven Bradley Barber and Kelly Maree Barber

Signature/s of the Vendor

x

SECTION 32 STATEMENT
22 GREENE STREET HUNTLY VIC 3551

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

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

DATE OF THIS ACKNOWLEDGMENT / /20

Name of the Purchaser

Signature/s of the Purchaser

x

Register Search Statement - Volume 309 Folio 609

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

VOLUME 00309 FOLIO 609

Security no : 124081167032T
Produced 16/01/2020 02:59 PM

LAND DESCRIPTION

Crown Allotment 33 Township of Huntly Parish of Huntly.

PARENT TITLES :

Volume 00178 Folio 500 to Volume 00178 Folio 501
Created by instrument 13283 10/05/1869

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

KELLY MAREE BARBER

STEVEN BRADLEY BARBER both of 2 LAVALLA COURT JUNORTOUN VIC 3551

AR506790C 01/10/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR506791A 01/10/2018
BENDIGO AND ADELAIDE BANK LTD

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP776415B 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: 22 GREENE STREET HUNTLY VIC 3551

ADMINISTRATIVE NOTICES

NIL

eCT Control 18057S BENDIGO BANK
Effective from 01/10/2018

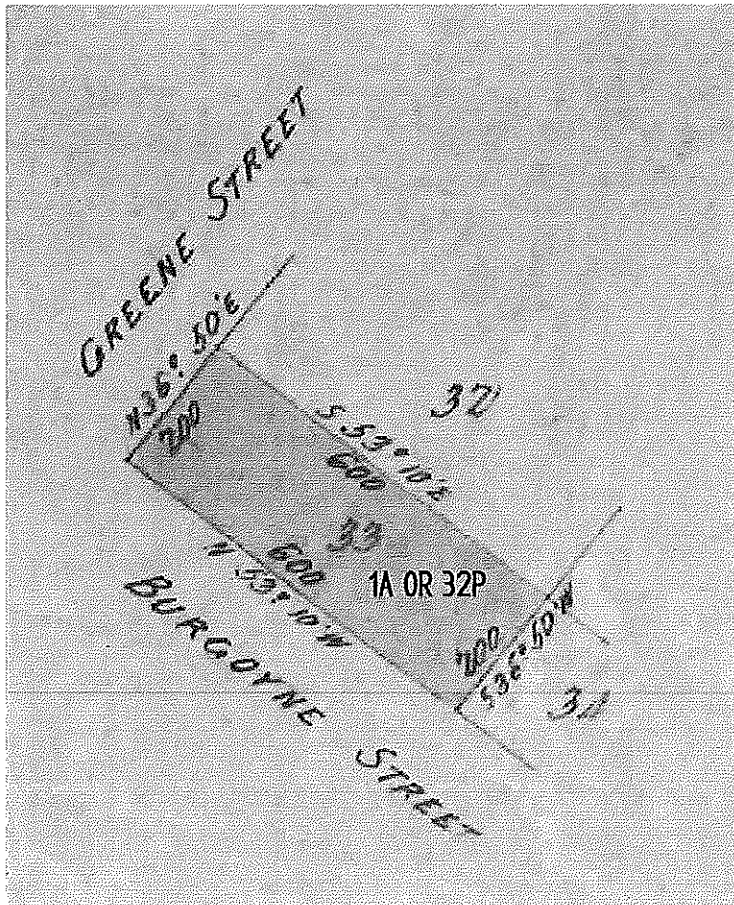
DOCUMENT END


**Delivered from the LANDATA® System by SAI Global Property Division Pty Ltd
Delivered at 16/01/2020, for Order Number 60578255. Your reference: 29843.**

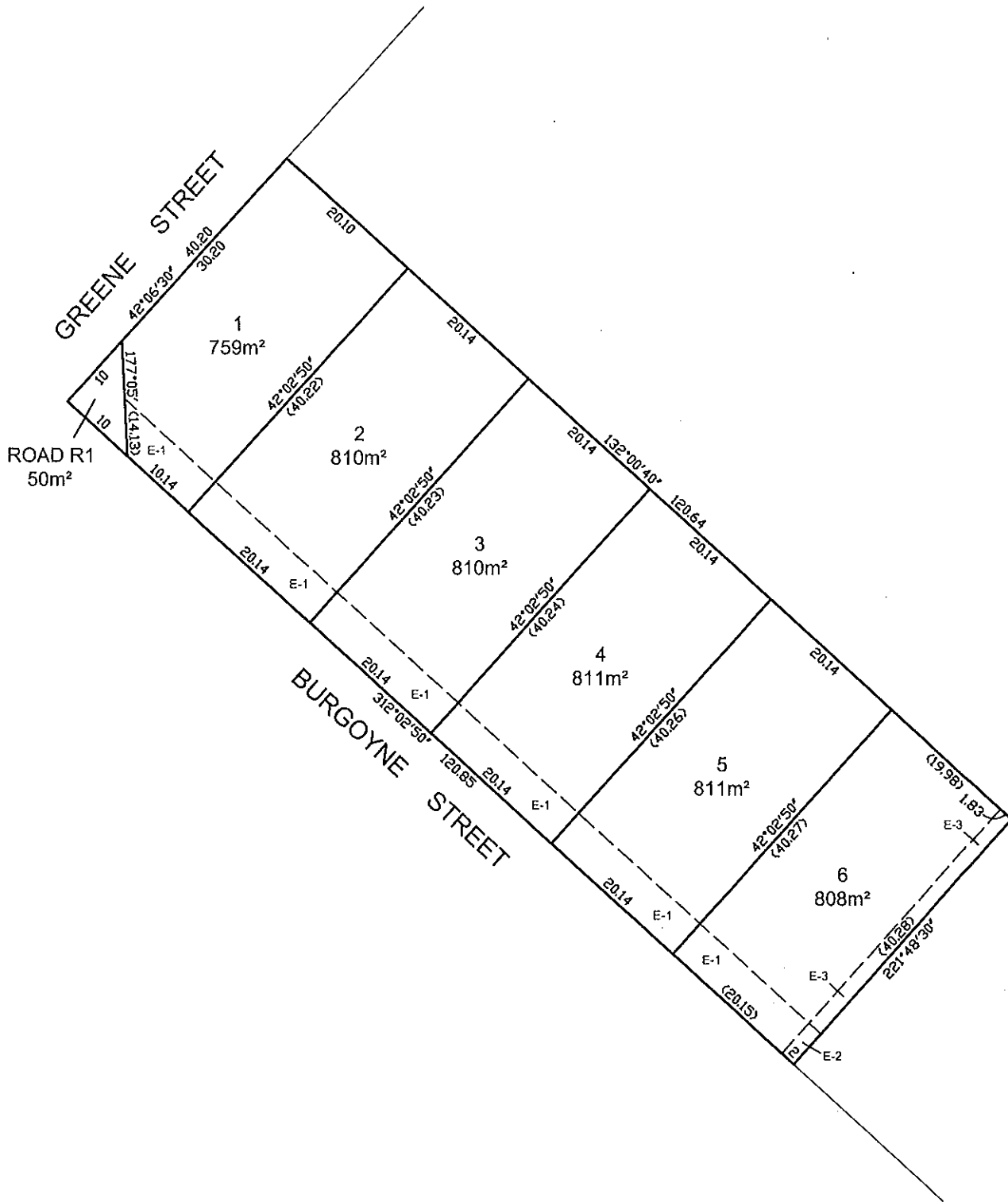
TITLE PLAN		EDITION 2	TP 776415B
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<p>Location of Land</p> <p>Parish: HUNTLY Township: HUNTLY Section: Crown Allotment: 33 Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 0309 FOL 609 Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p>Description of Land / Easement Information</p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 12/03/2003 VERIFIED: RZ</p>
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PLAN OF SUBDIVISION			EDITION 1	PS 817316S
LOCATION OF LAND PARISH: HUNTLY TOWNSHIP: HUNTLY SECTION: - CROWN ALLOTMENT: 33 CROWN PORTION: - TITLE REFERENCE: VOL. 309 FOL. 609 LAST PLAN REFERENCE: TP 776415B POSTAL ADDRESS: 22 GREENE STREET (at time of subdivision) HUNTLY, 3551 MGA CO-ORDINATES: E: 261 640 ZONE: 55 (of approx centre of land N: 5 938 725 GDA 2020 in plan)			Council Name: Greater Bendigo City Council SPEAR Reference Number: S146718C	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON			
ROAD R1	CITY OF GREATER BENDIGO			
NOTATIONS				
DEPTH LIMITATION: NIL				
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. DS/486/2018 This survey has been connected to permanent marks No(s) 4, 11, 19 & 24 in Proclaimed Survey Area No. -				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1 & E-2	Pipelines or Ancillary Purposes	5	This Plan Section 136 of the Water Act 1989	Collban Region Water Corporation
E-2 & E-3	Drainage	See Plan	This Plan	City of Greater Bendigo
	CUMMINS SURVEY GROUP Land Surveyors & Planning Consultants		SURVEYORS FILE REF: J0052	ORIGINAL SHEET SIZE: A3
	☎ 03 4416 2801 ✉ info@cumminssurveygroup.com.au 🌐 www.cumminssurveygroup.com.au		Digitally signed by: Joshua Philip Cummins, Licensed Surveyor, Surveyor's Plan Version (1), 08/10/2019, SPEAR Ref: S146718C	
			SHEET 1 OF 2	



CUMMINS SURVEY GROUP
 Land Surveyors & Planning Consultants
 ☎ 03 4416 2801
 ✉ info@cumminssurveygroup.com.au
 🌐 www.cumminssurveygroup.com.au

SCALE
 1:500

LENGTHS ARE IN METRES

Digitally signed by: Joshua Philip Cummins, Licensed Surveyor,
 Surveyor's Plan Version (1),
 08/10/2019, SPEAR Ref: S146718C

ORIGINAL SHEET
 SIZE: A3

SHEET 2

Melbourne Water: outside drainage boundary

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

Planning Zone Summary

Planning Zone: GENERAL RESIDENTIAL ZONE (GRZ)

SCHEDULE TO THE GENERAL RESIDENTIAL ZONE (GRZ)

Planning Overlay: None

Further Planning Information

Planning scheme data last updated on 15 January 2020.

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

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the Planning & Environment Act 1987.

It does not include information about exhibited planning scheme amendments, or zonings that may abut the land.

To obtain a **Planning Certificate** go to [Titles and Property Certificates](#)

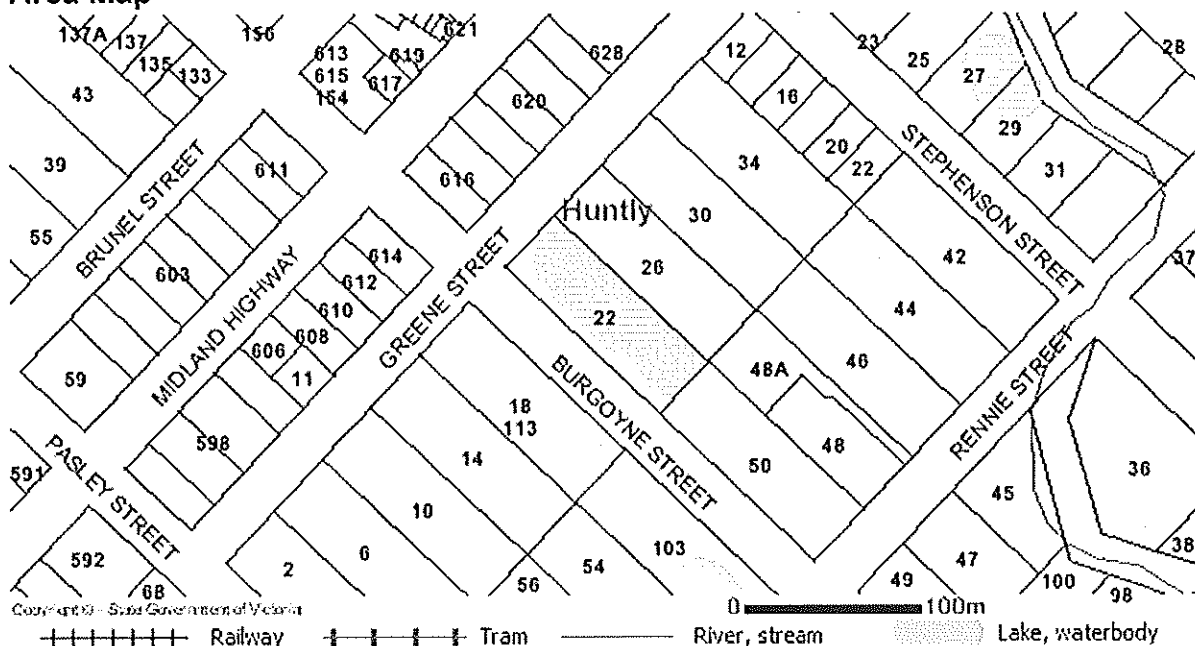
The Planning Property Report includes separate maps of zones and overlays

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

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

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

Area Map



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Planning Overlay

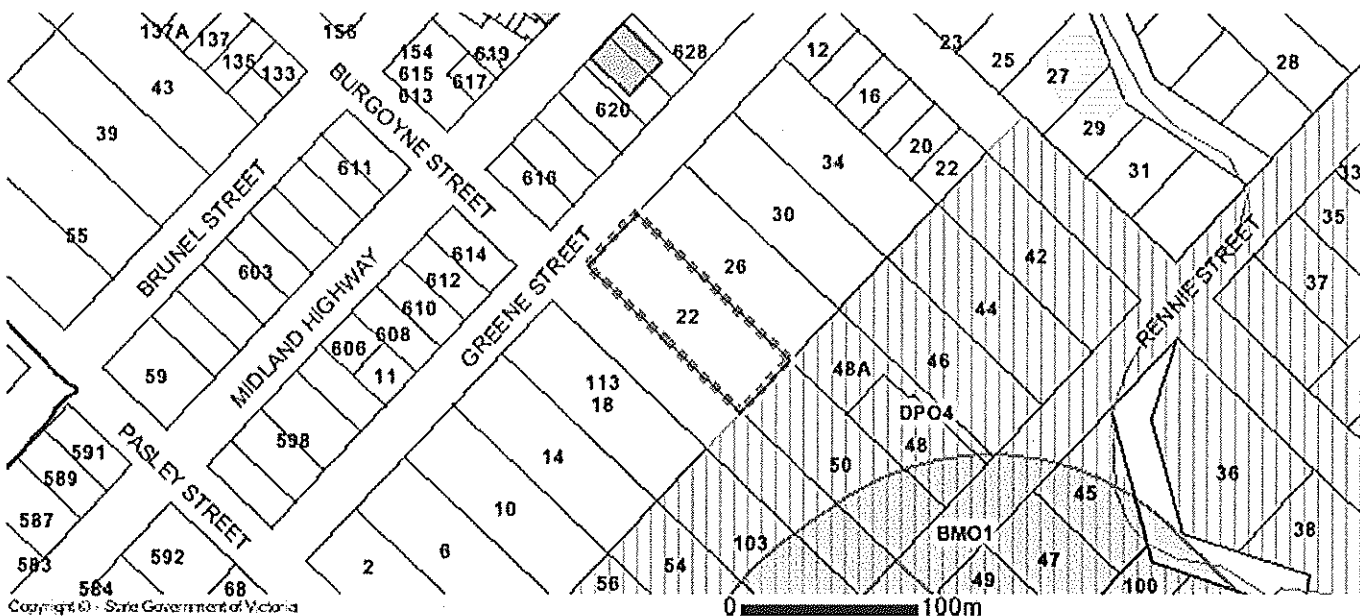
None affecting this land - there are overlays in the vicinity





BUSHFIRE MANAGEMENT OVERLAY (BMO)

DEVELOPMENT PLAN OVERLAY (DPO)

HERITAGE OVERLAY (HO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



-  BMO - Bushfire Management
-  DPO - Development Plan
-  HO - Heritage
-  LSIO - Land Subject to Inundation

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

Further Planning Information

Planning scheme data last updated on 15 January 2020.

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

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

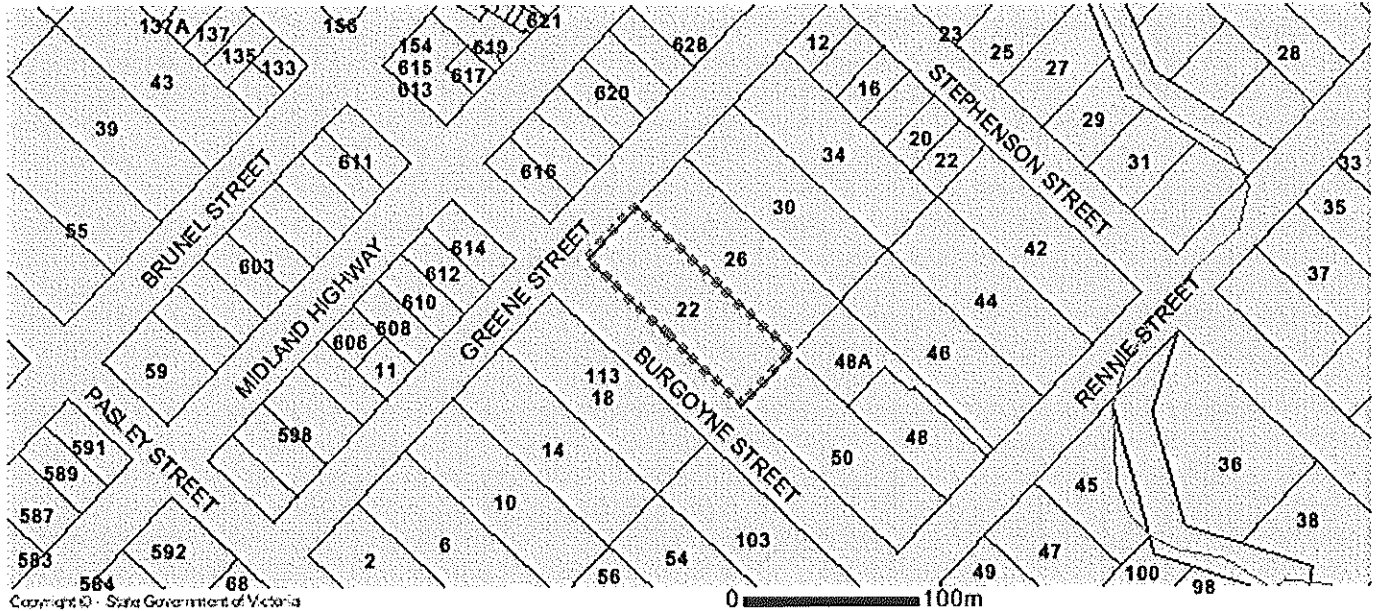
For details of surrounding properties, use this service to get the Reports for properties of interest.

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


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

Designated Bushfire Prone Area

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



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 Designated Bushfire Prone Area

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

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

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

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

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

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

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



HISTORIC MINING ACTIVITY

Form No. 692

16 January, 2020

Property Information:

Address: 22 GREENE STREET HUNTLY 3551

It is advised that:

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

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

For queries, contact:

Department of Jobs, Precincts and Regions
E-mail: erd_info@ecodev.vic.gov.au

Rates and valuation notice

For the period 1 July, 2019 to 30 June, 2020

Internal use only



K M Barber and S B Barber
 PO Box 591
 GOLDEN SQUARE VIC 3555

Tax invoice

Assessment no. **82628 9**

Date of issue **26/07/2019**

Rate enquiries

8.30am to 5pm, Monday to Friday

Website www.bendigo.vic.gov.au/rates

Email enquiries@bendigo.vic.gov.au

Phone (03) 5434 6000



033
 1030835
 R4_12159

Paid 1/8

Property 22 Greene Street, HUNTLY 3551

Legal description CA 33 Sec NO

Valued as at	01/01/2019	Total GST	\$0.00
Capital Improved Value	\$330,000	Date declared	19/06/2019
Site value	\$330,000	Notice issued	26/07/2019
Net Annual Value	\$16,500	FSPL Classification	Residential
		AVPCC	101

OPTION 1

Pay in FULL by **\$1,768.20**
 17 Feb, 2020.

OPTION 2

Pay in FULL EARLY
 by 30 Sep, 2019
 and receive a **\$1,743.45**
 1.5% discount.

OPTION 3

Pay FOUR INSTALMENTS.
 First instalment by **\$431.10**
 30 Sep, 2019.

Second by 02 Dec, 2019 **\$445.00**
 Third by 28 Feb, 2020 **\$445.00**
 Fourth by 01 Jun, 2020 **\$447.10**

Particulars of rates/charges	Charges	Rateable value	Amount
Vacant Land Rate	0.00499811	330000	\$1,649.35
Victorian Fire Services Levy - Residential	\$111 + (0.000066 x \$330,000)		\$132.75
Early Payment Discount			-\$24.75
Payments to 18/07/2019			-\$13.90

B PAY
 Biller code: 1933
 Ref. no: 826289

BPOINT
 Biller code: 1933
 Ref. no: 826289

POST billpay
 Total Rate *360 000826289

BPAY this payment via Internet or phone banking.
 BPAY View® View and pay this bill using Internet banking.
 BPAY View Registration No. 826289

Bill code: 0360 Ref. no: 8262 89
 Pay in store at Australia Post, phone
 13 18 16 or go to www.postbillpay.com.au

For emailed notices:
bendigo.enotices.com.au
 Reference No: 26B2B29FFK

Bendigo Bank

Bendigo and Adelaide Bank Limited, The Bendigo Centre, Bendigo, VIC

ratepayers name: K M Barber and S B Barber
 Property: 22 Greene Street, HUNTLY 3551
 Assessment no: 82628 9

CREDIT

Do not pin or staple cheques to deposit slip

Payment option 1 by 17/02/2020: \$1,768.20
 Payment option 2 by 30/09/2019: \$1,743.45
 Payment option 3 by 30/09/2019: \$431.10

Internal use only



Teller's stamp and initials

Name

Paid in by (signature)

no. of cheques

Drawer Bank Branch

TELLER USE	
\$100	<input type="text"/>
\$50	<input type="text"/>
\$20	<input type="text"/>
\$10	<input type="text"/>
\$5	<input type="text"/>
TOTAL \$	<input type="text"/>

Date

Notes

Coins

Cheques

TOTAL \$



PLANNING PERMIT

Permit No. **DS/486/2018**
Planning Scheme: **Greater Bendigo Planning Scheme**
Responsible Authority: **Greater Bendigo City Council**

ADDRESS OF THE LAND: **22 Greene Street, HUNTLY 3551**
CA 33 Sec NO

THE PERMIT ALLOWS: **6 lot subdivision of land and removal of native vegetation**

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) A colorbond fence along the shared boundary with 26 Greene Street. The fence must be the same colour for each lot.

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. LANDSCAPE PLAN

Before certification of the plan of subdivision, a landscape plan 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 show:

- (a) The inclusion of large canopy trees within the road reserve in accordance with the requirements of Condition 13.

4. COMPLETION OF LANDSCAPING

Prior to the issue of statement of compliance, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority.

5. FENCING OF SITE

The fences as shown on the endorsed plans must be erected and maintained to the satisfaction of the responsible authority.

6. 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) Gravity sewer is required for all lots within the subdivision and Coliban Water requires that all lots have full lot control.

Signature for the
Responsible Authority

Date Issued: 27 June, 2019



PLANNING PERMIT

Permit No. **DS/486/2018**
Planning Scheme: **Greater Bendigo Planning Scheme**
Responsible Authority: **Greater Bendigo City Council**

ADDRESS OF THE LAND: **22 Greene Street, HUNTLY 3551**
CA 33 Sec NO

THE PERMIT ALLOWS: **6 lot subdivision of land and removal of native vegetation**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

7. AUSNET GAS SERVICES

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

8. 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.
- 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.
- Any buildings must comply with the clearances required by the Electricity Safety (Installations) Regulations.
- Any construction work must comply with Energy Safe Victoria's "No Go Zone" rules.

9. 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 4% of the site value of all the land in the subdivision.

10. NOTIFICATION OF PERMIT CONDITIONS

Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.

11. OFFSET REQUIREMENT

To offset the removal of 0.248 hectares of native vegetation the permit holder must secure a native vegetation offset, in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017) as specified below:

General offset

A general offset of 0.042 general habitat units:

- located within the North Central Catchment Management Authority boundary or Greater Bendigo City Council municipal district
- with a minimum strategic biodiversity score of at least 0.080

Signature for the
Responsible Authority

Date Issued: 27 June, 2019



PLANNING PERMIT

Permit No. **DS/486/2018**
Planning Scheme: **Greater Bendigo Planning Scheme**
Responsible Authority: **Greater Bendigo City Council**

ADDRESS OF THE LAND: **22 Greene Street, HUNTLY 3551
CA 33 Sec NO**

THE PERMIT ALLOWS: **6 lot subdivision of land and removal of native vegetation**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

12. OFFSET EVIDENCE AND TIMING

Before any native vegetation is removed evidence that the required offset has been secured must be provided to the satisfaction of the Responsible Authority. This evidence is one or both of the following:

- an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10 year management actions and ongoing management of the site; and/or
- credit extract(s) allocated to the permit from the Native Vegetation Credit Register.

A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit.

Within 30 days of endorsement of the offset evidence by the responsible authority, a copy of the endorsed offset evidence must be provided to the Department of Environment, Land, Water and Planning.

13. STREET TREES

Any planting of council trees must meet the following conditions;

- (a) All trees are to be supplied as 40Lt stock or larger and must conform to Australian Standard AS-2303, tree stock for landscape use.
- (b) Trees are to be planted according to the City of Greater Bendigo's standard tree planting detail.
- (c) All tree planting is to occur to between the months of April to September inclusive. Any trees planted outside of this period will incur an additional summer on maintenance.
- (d) Following practical completion, all new trees will be maintained for a period of 24 months. During this period, any dead, diseased or damaged trees or landscaped areas are to be replaced to the satisfaction of the Responsible Authority.
- (e) Upon handover, trees will be healthy, self-supporting, disease free and will have received any required formative pruning. Plots will be weed free and mulched and any stakes, ties and water wells removed.

14. DETAILED DRAINAGE

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

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

Signature for the
Responsible Authority

Date Issued: 27 June, 2019



PLANNING PERMIT

Permit No. **DS/486/2018**
Planning Scheme: **Greater Bendigo Planning Scheme**
Responsible Authority: **Greater Bendigo City Council**

ADDRESS OF THE LAND: **22 Greene Street, HUNTLY 3551**
CA 33 Sec NO

THE PERMIT ALLOWS: **6 lot subdivision of land and removal of native vegetation**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

15. CONSTRUCTION OF WORKS

Road works, drainage and other civil works must be constructed in accordance with the Infrastructure Design Manual and plans and specifications approved by the responsible authority and must include:

- (a) Underground drainage.
- (b) Paved path on the Burgoyne Street frontage
- (c) Stormwater detention
- (d) Stormwater quality

16. 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.

17. 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.

18. 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

Signature for the
Responsible Authority

Date Issued: 27 June, 2019



PLANNING PERMIT

Permit No. DS/486/2018
Planning Scheme: Greater Bendigo Planning Scheme
Responsible Authority: Greater Bendigo City Council

ADDRESS OF THE LAND: 22 Greene Street, HUNTLY 3551
CA 33 Sec NO

THE PERMIT ALLOWS: 6 lot subdivision of land and removal of native vegetation

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

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.

19. 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.

Engineering Note:

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

Signature for the
Responsible Authority

A handwritten signature in black ink, appearing to be the initials "KR".

Date Issued: 27 June, 2019

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.

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

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

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

WHEN DOES A PERMIT BEGIN?

A permit operates:

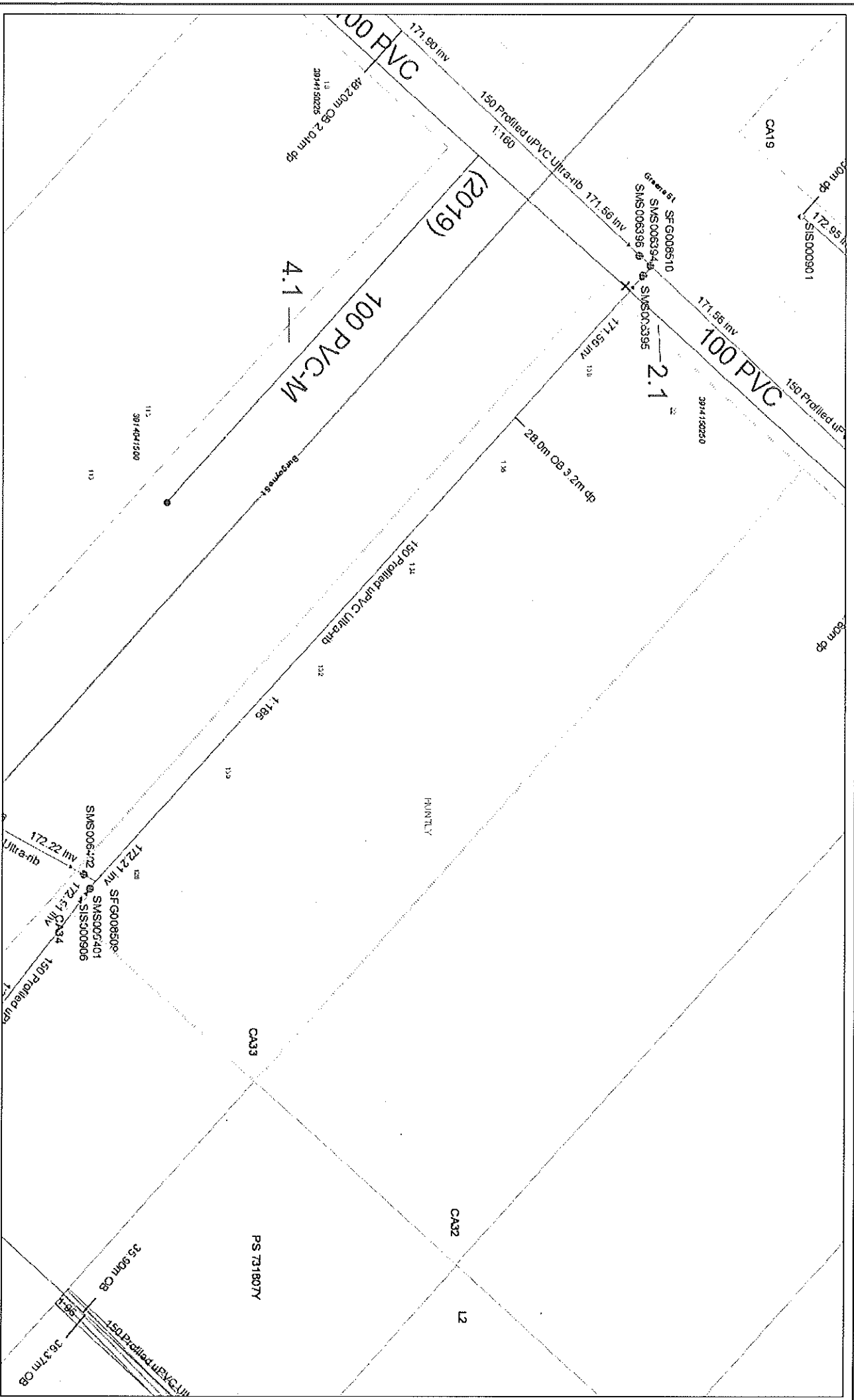
- from the date specified in the permit, or
- if no date is specified, from:
 - (i) the date of the decision of the Victorian Civil & Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
 - (ii) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

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

WHAT ABOUT REVIEWS?

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



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Disclaimer with respect to the information provided:

Coliban Region Water Corporation
 22 GREENE STREET HUNTLY 3551

Scale: 1:500 (A3)

Coliban WATER

Date: 16/01/2020

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.

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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