



Vendor Statement

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

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

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

Land	LOT PROPOSED PLAN OF SUBDIVISION PS900211U, MOSCRIPT STREET, CAMPBELLS CREEK VIC 3451
-------------	---

Vendor's name	Leanne Ford	Date
Vendor's signature		05 /11 /2021
Vendor's name	Peter John Ford	Date
Vendor's signature		05 /11 /2021

Purchaser's name		Date
Purchaser's signature	<hr/>	/ /
Purchaser's name		Date
Purchaser's signature	<hr/>	/ /

1. FINANCIAL MATTERS

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

(a) Their total does not exceed: \$2,500.00

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

Not Applicable

Terms Contract

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

Not Applicable

1.4 Sale Subject to Mortgage

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

Not Applicable

2. INSURANCE

2.1 Damage and Destruction

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

Not Applicable

2.2 Owner Builder

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

Not Applicable

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

Not Applicable

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

Not Applicable

3.2 Road Access

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

3.3 Designated Bushfire Prone Area

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

3.4 Planning Scheme

Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

Not Applicable

4.2 Agricultural Chemicals

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

NIL

4.3 Compulsory Acquisition

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

NIL

5. BUILDING PERMITS

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

Not Applicable

6. OWNERS CORPORATION

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

6.1 The property is not yet subject to an Owners Corporation, but will be once the Plan of Subdivision is registered. A current owners corporation certificate will be provided once the Owners Corporation has been registered. Model Rules and Statement of Information are attached to this document in accordance with section 151 of the *Owners Corporations Act 2006*.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (“GAIC”)

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

Not Applicable

SERVICES

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

Electricity supply <input checked="" type="checkbox"/>	Gas supply <input checked="" type="checkbox"/>	Water supply <input checked="" type="checkbox"/>	Sewerage <input checked="" type="checkbox"/>	Telephone services <input checked="" type="checkbox"/>
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9. TITLE

Attached are copies of the following documents:

9.1 (a) Registered Title

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

10. SUBDIVISION

10.1 Unregistered Subdivision

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

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

10.2 Staged Subdivision

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

- (a) Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.
- (b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:

NIL

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

NIL

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

NIL

10.3 Further Plan of Subdivision

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

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

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

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 2000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable

12. DUE DILIGENCE CHECKLIST

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

Is attached

13. ATTACHMENTS

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

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

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

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.

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

VOLUME 10265 FOLIO 238

Security no : 124093529329P
Produced 05/11/2021 08:12 AM

LAND DESCRIPTION

Crown Allotment 5 Section 4A Township of Castlemaine Parish of Castlemaine.
Created by Application No. 076392A 30/11/1995

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
PETER JOHN FORD
LEANNE FORD both of 4 AJAX LANE CAMPBELLS CREEK VIC 3451
AL038568N 23/04/2014

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL038569L 23/04/2014
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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

DIAGRAM LOCATION

SEE TP005608T 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: 59 MOSCRIPT STREET CAMPBELLS CREEK VIC 3451

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 22/10/2016

DOCUMENT END

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

VOLUME 10265 FOLIO 239

Security no : 124093529330N
Produced 05/11/2021 08:12 AM

LAND DESCRIPTION

Crown Allotment 5A Section 4A Township of Castlemaine Parish of Castlemaine.
Created by Application No. 076392A 30/11/1995

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
PETER JOHN FORD
LEANNE FORD both of 4 AJAX LANE CAMPBELLS CREEK VIC 3451
AL038568N 23/04/2014

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL038569L 23/04/2014
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SEE TP005608T 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: 59 MOSCRIPT STREET CAMPBELLS CREEK VIC 3451

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 22/10/2016

DOCUMENT END



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Document Identification	TP005608T
Number of Pages (excluding this cover sheet)	2
Document Assembled	05/11/2021 08:14

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EDITION 2 TITLE PLAN TP 5608T

Location of Land
 Parish: CASTLEMAINE
 Township:
 Section: 4A
 Crown Allotment : 4, 4A, 5 & 5A
 Crown Portion :

 LTO base record: LITHO 10 (2366)
 Last Plan Reference:
 Title Reference:

 Depth Limitation: NIL

Notations:

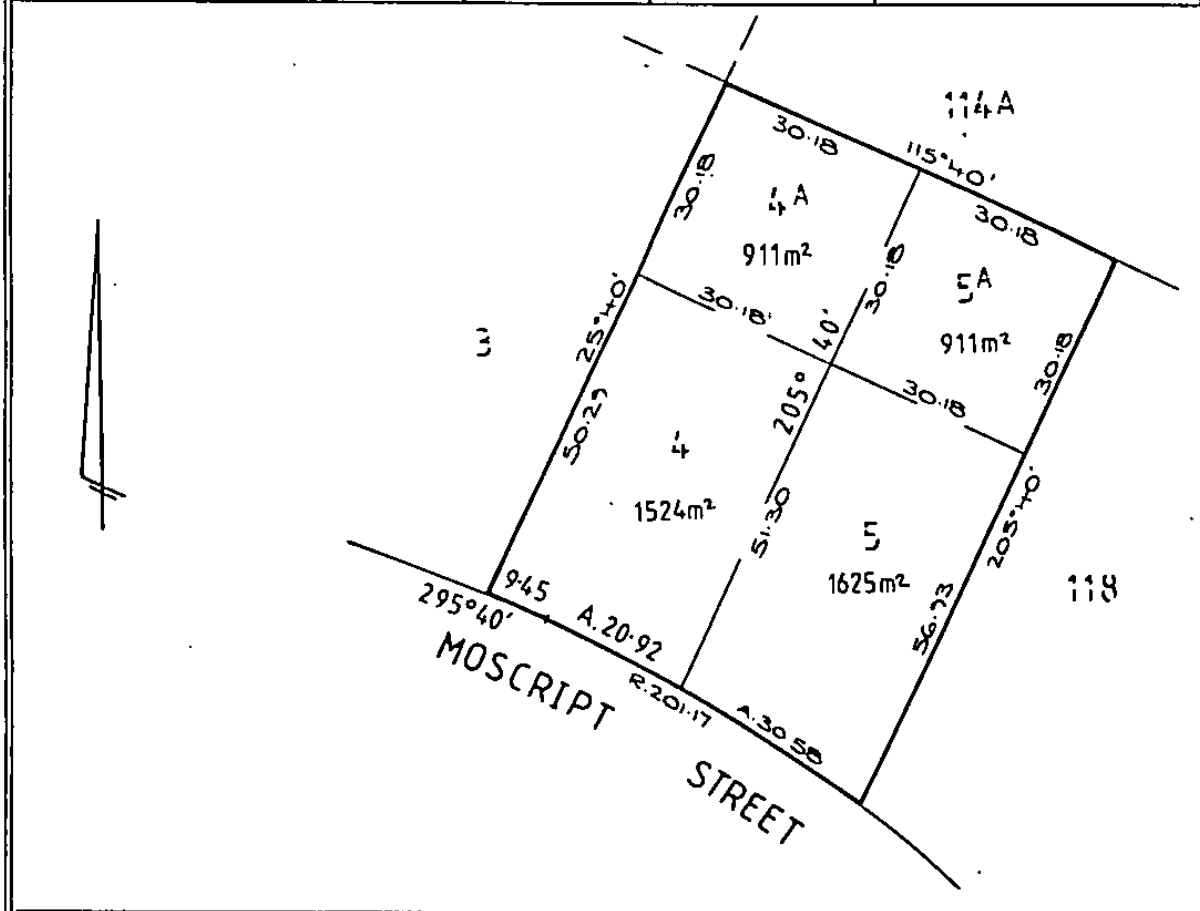
Easement Information				
E - Encumbering Easement R - Encumbering Easement (Road) A - Appurtenant Easement				
Easement Reference	Purpose	Width (Metres)	Origin	Land benefited/in favour of

THIS PLAN HAS BEEN PREPARED BY THE VICTORIAN LAND TITLES OFFICE

Checked by *[Signature]*

Date 28 DEC 1995

Assistant Registrar of Titles



LIST OF MODIFICATIONS			
LAND MODIFICATION	DEALING No:	A.R.T.	NEW EDN.
C.A.4 RECTIFICATION	W 277965R	11	2

LENGTHS ARE IN METRES

SCALE

SHEET SIZE A3

FILE NO. AP 76392A
 AP 76393X

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

Page 1 of 1

VOLUME 09478 FOLIO 220

Security no : 124093529331M
Produced 05/11/2021 08:12 AM

LAND DESCRIPTION

Crown Allotment 114 Section 4A, Crown Allotment 114A Section 4A and Crown Allotment 115 Section 4A Parish of Castlemaine.
PARENT TITLE Volume 08178 Folio 222
Created by instrument J980219 24/06/1982

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
PETER JOHN FORD
LEANNE FORD both of "JURABEN" AJAX LA CAMPBELLS CREEK 3451
V867794H 01/02/1999

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP306872W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	TP306872W
Number of Pages (excluding this cover sheet)	1
Document Assembled	05/11/2021 08:14

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TITLE PLAN		EDITION 1	TP 306872W
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<p>Location of Land</p> <p>Parish: CASTLEMAINE Township: Section: 4A Crown Allotment: 114, 114A, 115 Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 9478 FOL 220 Depth Limitation: 15.24 m (CA 114A)</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: 04/02/2000 VERIFIED: AA</p>
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TOTAL AREA= 1.633ha

LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	
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PLAN OF SUBDIVISION

EDITION 1

PS 900211U

LOCATION OF LAND

PARISH: CASTLEMAINE
 TOWNSHIP: CASTLEMAINE
 SECTION: 4A
 CROWN ALLOTMENTS: 5, 5A, 114, 114A, 115
 TITLE REFERENCE: VOL. 10265 FOL. 238
 VOL. 10268 FOL. 239
 VOL. 9478 FOL. 220
 LAST PLAN REFERENCE: TP 5608T
 TP 306872W
 POSTAL ADDRESS: 59 MOSCRIPT STREET
 (at time of subdivision) CAMPBELLS CREEK, VIC 3451
 MGA CO-ORDINATES: E: 252 240 ZONE: 55
 (of approx centre of land in plan) N: 5 891 790 MGA 2020

COUNCIL NAME: MOUNT ALEXANDER SHIRE COUNCIL

DRAFT

WARNING: PRELIMINARY PLAN ONLY

THIS IS A PHOTOCOPY OF AN UNREGISTERED PLAN.
 This plan was prepared to be certified by the Local Authority and to be registered by the Registrar of Titles. As alterations beyond the control of the surveyor may be required by the Local Authorities or the Registrar of Titles or other persons when the original is finally presented for registration, Adrian Cummins & Associates can accept no liability for any loss or damage howsoever arising, to any person or corporation who may rely on this plan for any purpose.
 The original of this plan remains the property of Adrian Cummins & Associates and copies of such plan made prior to registration must not be produced without this note which is an integral part of this plan prior to registration.

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION: 15.24 metres Crown Allotment 114A only.

SURVEY:
 This plan is based on survey.

STAGING:
 This is not a staged subdivision.
 Planning Permit No. PA

This survey has been connected to permanent marks No(s) 298, 299 & 352
 In Proclaimed Survey Area No.

EASEMENT INFORMATION

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

Section 12(2) of the Subdivision Act 1988 applies to all land in the subdivision.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Drainage	2	This Plan	Land in This Plan & Mount Alexander Shire Council
E-2	Pipelines or Ancillary Purposes	2.50	This Plan Section 136 of the Water Act 1989	Coliban Region Water Corporation

ADRIAN CUMMINS & ASSOCIATES
 CONSULTING SURVEYORS

SURVEYORS FILE REF: AB7882-21-01

ORIGINAL SHEET
 SIZE: A3

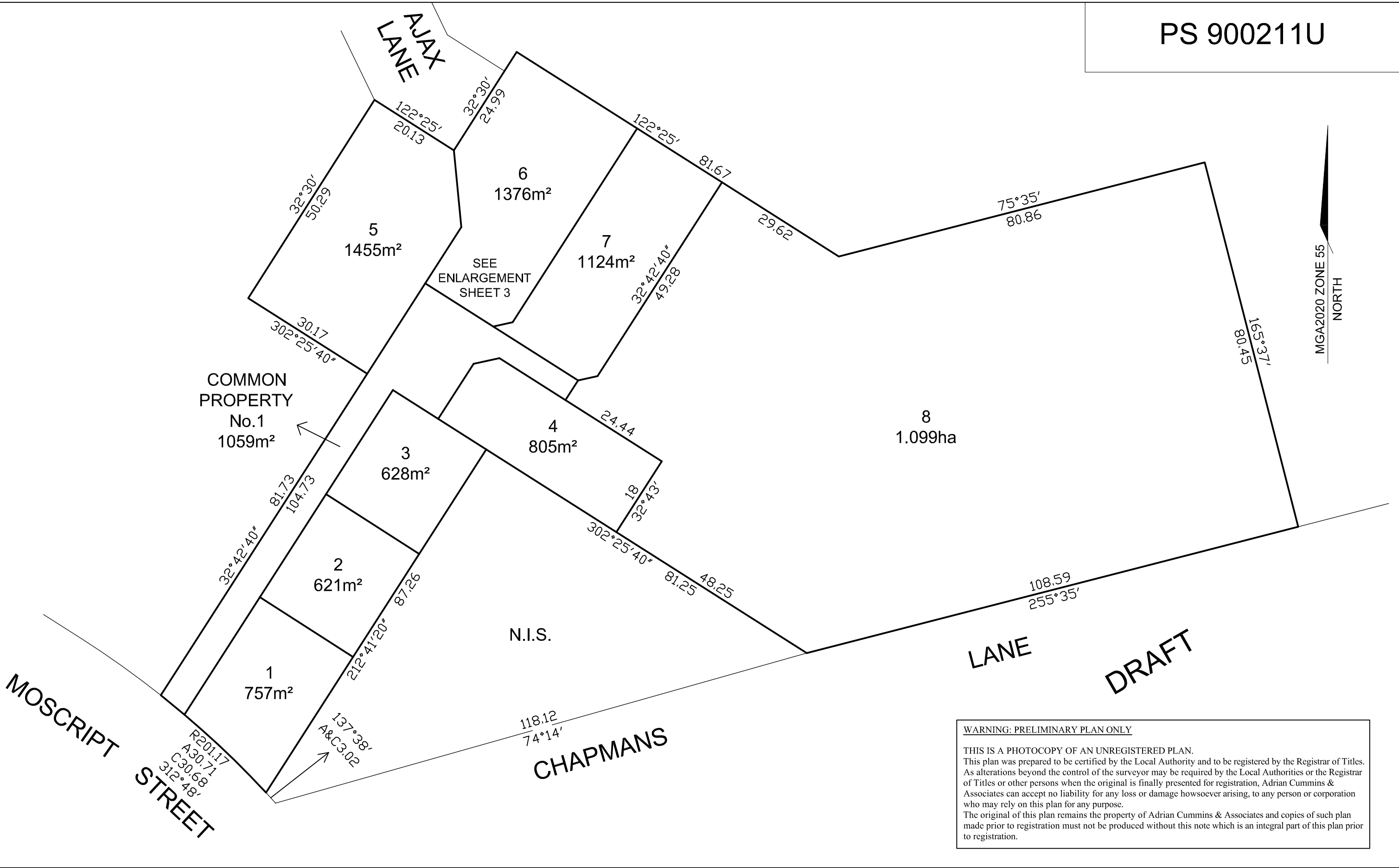
SHEET 1 OF 3



360 DEGREE SURVEYING PTY. LTD.
 105 Williamson Street Bendigo 3550
 Tel. 03 54425133 Fax. 03 54422030
 Email surveyors@adriancummins.com

Andrew Gordon Thomson, Version 01
 Licensed Surveyor

FS 520895



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 CONSULTING SURVEYORS

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 105 Williamson Street Bendigo 3550
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 Email surveyors@adriancummins.com

bsi ISO 9001:2015 Quality Management
 FS 520895

SCALE 1:750

LENGTHS ARE IN METRES

Andrew Gordon Thomson, Version 01
 Licensed Surveyor

ORIGINAL SHEET SIZE: A3

SHEET 2

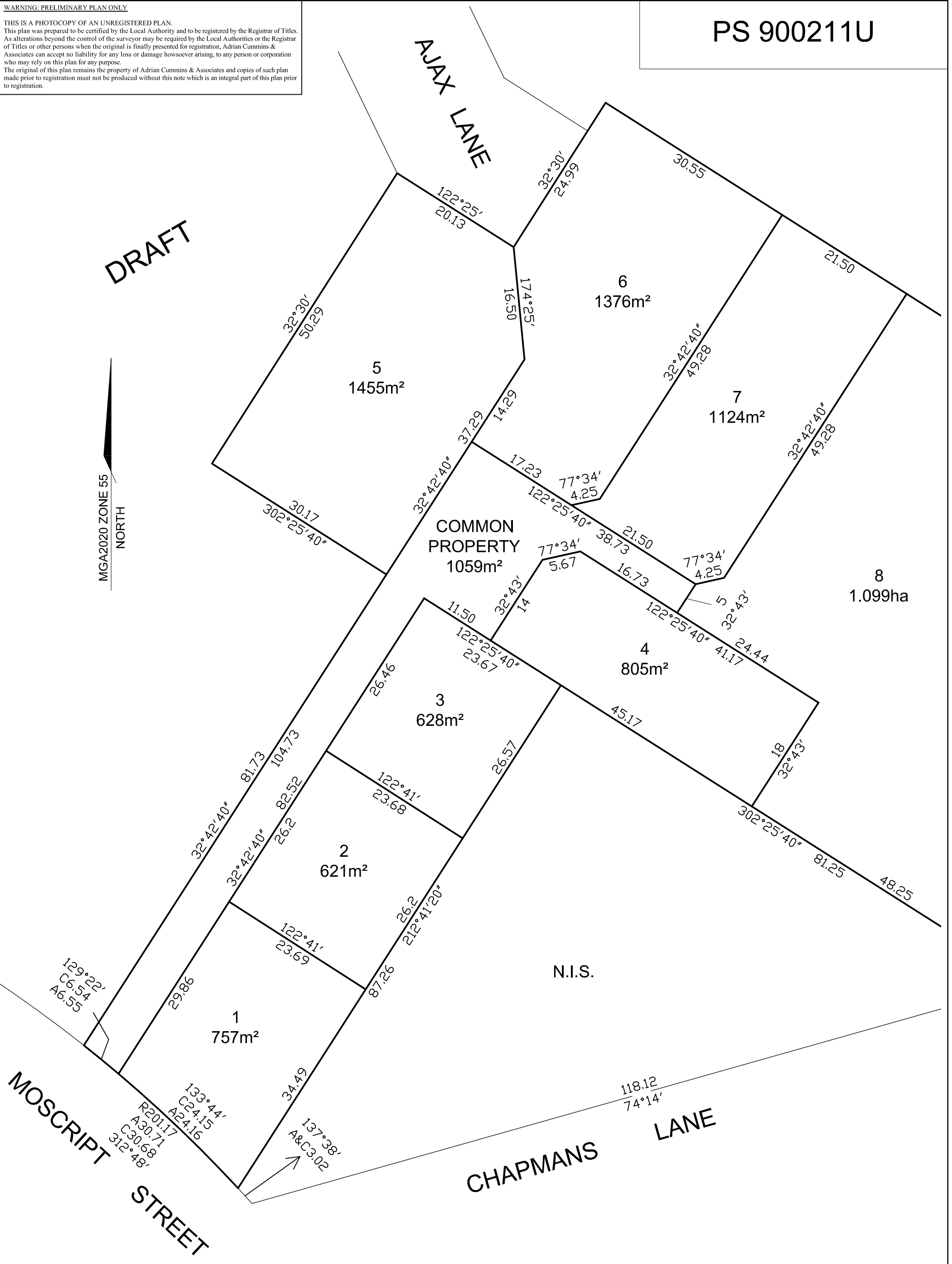
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PS 900211U

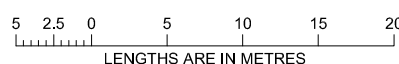
DRAFT

MGA2020 ZONE 55
NORTH



ADRIAN CUMMINS & ASSOCIATES
CONSULTING SURVEYORS

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 3



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Andrew Gordon Thomson, Version 01
Licensed Surveyor

FS 520895

OWNERS CORPORATION SCHEDULE

PS 900211U

Owners Corporation No.1

Plan No. PS 900211U

Land affected by Owners Corporation No.1 : Lots 1, 2, 3, 4, 5, 6, 7, 8 & Common Property No.1

Limitations on Owners Corporation No.1 : Unlimited.

Notations

DRAFT

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 The original of this plan remains the property of Adrian Cummins & Associates and copies of such plan made prior to registration must not be produced without this note which is an integral part of this plan prior to registration.

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1	10	10						
2	10	10						
3	10	10						
4	10	10						
5	10	10						
6	10	10						
7	10	10						
8	10	10						
Total	80	80						

ADRIAN CUMMINS & ASSOCIATES
 CONSULTING SURVEYORS



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Andrew Gordon Thomson, Version 01
 Licensed Surveyor

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 1

FS 520895

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

Privacy Collection Statement

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

Lodged by	
Name:	Griffin Conveyancing
Phone:	03 5472 5452
Address:	30-32 Lyttleton Street Castlemaine
Reference:	oformos
Customer code:	17711T

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

Provisions:

Burdened land: All lots in Plan of Subdivision PS900211U

Benefited land: All lots in Plan of Subdivision PS900211U

Covenants:

The registered proprietor or proprietors for the time being of the burdened land do hereby Covenant that:

1. There shall not be erected on the land hereby transferred or cause to be erected or allow to remain erected on the land hereby transferred any:
 - a. Dwelling house, garage, shed, outbuilding or fence, using other than new materials.
 - b. Second-Hand removable or transportable dwelling house.
 - c. Dwelling house, garage, shed or outbuilding on Lots 2 or 3 other than single storey.
 - d. Dwelling house which has a floor area of less than 140 square meters. Excluding the area of carports, garages, pergolas or verandas.
2. That no dividing fence between lots shall be erected on the block other than of new materials consisting of double-sided Colorbond steel panels in "Woodland Grey" no more than 2 meters high.
3. That any dividing fence between lots must start 4 metres back from the front of the title boundary, commencing at 1.2 metres in height and increasing over 2 metres to no more than the maximum height.
4. That no front fence shall be erected on or within 4 metres the street boundary of any lot.
5. That no lot shall be further subdivided.

UNLESS alternatively approved in writing by the developer Transferor

AND IT IS HEREBY AGREED that the foregoing covenants shall be noted upon and appear on every future Certificate of Title for the land hereby transferred or any part of parts thereof as an encumbrance affecting the same and that the foregoing covenants shall expire 10 years from the date of transfer.

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V3

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

91ATLA

Page 1 of 1

THE BACK OF THIS FORM MUST NOT BE USED

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

PLANNING PERMIT

Permit No: PA258/2015

Mount Alexander Planning Scheme

Responsible Authority: Mount Alexander Shire Council

ADDRESS OF THE LAND: 59 Moscript Street, Campbells Creek
CA 5 & 5A Section 4A Parish of Castlemaine
4 Ajax Lane, Campbells Creek
CA 114, 114A & 115 Section 4A Parish of Castlemaine

THIS PERMIT ALLOWS: 8 lot subdivision

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. **SUBDIVISION LAYOUT PLAN** The subdivision, as shown on the endorsed plan(s), must not be altered without the prior written consent of the Responsible Authority.
2. **FORMAL PLAN OF SUBDIVISION** The formal plan of subdivision lodged for certification must be in accordance with the approved plan and must not be modified except to comply with statutory requirements or with the further written consent of the Responsible Authority.
3. **TELECOMMUNICATIONS**

The owner of the land must enter into an agreement with:

a) 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; and

b) 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:

c) 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; and

d) 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.

Date Issued: 30 June 2016

Signature for the Responsible Authority:
PA258/2015

Delegated Authority



4. **POWERCOR** 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.
5. 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.
 - 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. You shall arrange compliance through a Registered Electrical Contractor and provide to Powercor Australia Ltd a completed Electrical Safety Certificate in accordance with Electricity Safe Victoria's Electrical Safety System.
 - 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.
6. **COLIBAN REGION WATER CORPORATION** 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.
7. 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.
8. **DOWNER UTILITIES AUSTRALIA PTY LTD** The plan of subdivision submitted for certification must be referred to AusNet Services (Gas) in accordance with Section 8 of the Subdivision Act 1988.
9. **ENGINEERING PLANS** Prior to commencement of any construction works associated with the subdivision including building works, engineering plans must be submitted to and approved by the Responsible Authority. The engineering plans must accord with the Infrastructure Design Manual. When approved, the plans will be endorsed and form part of the permit. All works constructed or carried out must be in accordance with those endorsed plans. The plans to include: a) Vehicle crossing works , Common property driveway works as required by the conditions of this permit b) Drainage and flood mitigation works as required by the conditions of this permit.
10. **COMMON PROPERTY DRIVEWAY** Prior to issuing the statement of compliance for the subdivision, all works within the common property area shown on the Engineering plans must be completed to the satisfaction of the Responsible Authority.
11. Common Property Driveway – Asphalt or Concrete driveway providing a turning circle area at the end within the subject land. Provision shall be made for underground drainage, kerb and channel and other service utilities.
12. Lot 1 to access Moscript Street through the common property driveway. Direct access to Moscript Street will not be permitted due to traffic safety reasons.
13. **DRAINAGE AND FLOOD MITIGATION WORKS** The applicant shall provide a drainage system to drain all lots to the legal point of discharge.
14. The whole of the subject land, including landscaped and paved areas, must be graded and drained to the legal point of discharge to prevent the discharge of water from the subject land across any road or onto any adjoining lands.

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15. The drainage system shall include provision of an underground storm water retention system to limit flows downstream from the development to pre-development levels in accordance with the current Australian rainfall and Runoff – Flood Analysis and Design for a 10 year annual recurrence interval.
16. Easement drains with access pits shall be provided to all lots falling away from the road and/or to all lots which slope toward adjoining properties.
17. Provision of cut off drains and underground drainage to protect adjoining properties. Provision is to be made to divert major rainfall (1 in 100 year) storm events away from the building envelopes of lots within this subdivision and away from adjoining properties. As part of the drainage works provision of more drainage controls are required in all proposed lots to capture and redirect surface runoffs connecting to the subdivision drainage system preventing any overland flows entering the downstream properties.
18. Designation of the minor and major flow paths shall be indicated on drainage plans.
19. **UPGRADING WORKS**
The developer to upgrade the drainage system in Moscript Street. The minimum works required are: • Upgrading the high side drainage system of Moscript Street between the subject property and 53 Moscript Street; and • Upgrading the culvert pipe located across Moscript Street at the property frontage of 53 Moscript St (Recommend using suitable size box culverts).
20. The legal point of discharge to the development is to the creek running at the low side of Moscript Street.
21. **VEHICLE CROSSOVER WORKS**
Vehicle crossover appropriate to the development and existing site conditions are to be constructed/ upgraded to the levels/requirements of Council.
Council's minimum standards are: • 3.5 metres wide; • Appropriately sized reinforced concrete pipes 4.8 metres long centred on the crossover matching the capacity of the open drain. Alternatively Asphalt or concrete Vehicular bridge crossover over the council open drain; • High endwalls and other type of safety barriers to both culvert ends to provide safe access for vehicles and pedestrians; • In concrete or Asphalt; and • No impeding or redirection of existing surface flows as a result of these works.
22. **SEDIMENT POLLUTION CONTROL**
The developer must restrict sediment discharges from any construction sites within the land in accordance with Construction Techniques for Sediment Pollution Control (EPA 1991).
23. **BUSHFIRE MANAGEMENT PLAN**
The Bushfire Management Plan (Attachment 5 (Drawing Number 15005-BMO01 Rev B) in the Bushfire Management Statement dated 31 March 2015 and prepared by Phil Neander & Associates) must be endorsed to form part of the permit and must not be altered unless otherwise agreed in writing by the CFA and the Responsible Authority. When endorsed the plan must be included as an annexure to the section 173 agreement prepared to give effect to Clause 44.06-3 of the Mount Alexander Shire Planning Scheme.
24. **SUBDIVISION MANDATORY CONDITION**
Before the statement of compliance is issued under the Subdivision Act 1988 the owner must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987.
The agreement must: • State that it has been prepared for the purpose of an exemption from a planning permit under Clause 44.06-1 of the Mt Alexander Planning Scheme. •

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Incorporate the plan prepared in accordance with Clause 52.47-2.4 of this planning scheme and approved under this permit. • State that if a dwelling is constructed on the land without a planning permit that the bushfire mitigation measures set out in the plan incorporated into the agreement must be implemented and maintained to the satisfaction of the responsible authority on a continuing basis.

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

25. STATEMENT OF COMPLIANCE

Council is to be paid a fee of 0.75% of the total construction costs for these works for the approval of said plans plus 2.5% for supervision of construction. Said fees to be paid prior to commencement of any road/ drainage works

26. All existing and proposed easements and sites for existing and required utility services and drainage 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.

27. Prior to issue of a statement of compliance for the subdivision, the road, drainage, flood mitigation works and vehicle crossovers must be installed to the satisfaction of Council in accordance with the approved Engineering plans.

28. CONSENT FOR CONSTRUCTIONS

Prior to the commencement of any works on the road reserve the owner/applicant must submit a Minor Works in a Road Reserve application and be issued a permit to occupy the road for works.

29. All existing road reservation assets are to be protected and maintained throughout the works including all utilities and services. Any damage is to be restored prior to issuing of statement of compliance.

30. PUBLIC OPEN SPACE CONTRIBUTION

Prior to the issue of the Statement of Compliance, a monetary contribution of an amount equal to 5% of the current value of all the land within the subdivision shall be paid to the Responsible Authority. If the land is subdivided in stages, the contribution may be paid proportionally to the area of the lots being created.

31. VALUATION EXPENSES

The applicant or owner must pay on demand to Council, the Council's reasonable costs and expenses to provide valuation for payment in lieu of open space.

32. GOULBURN MURRAY WATER

Prior to the certification of the plan of subdivision a soil report must be prepared and submitted to the Responsible Authority which includes data on a reasonable number of test bores on the site. Any fill and the nature of that fill shall be detailed in the report.

33. Each lot must be provided with connection to the reticulated sewerage system in accordance with the requirements of the relevant urban water authority.

34. All works within the subdivision must be done in accordance with EPA Publication 960 "Doing It Right on Subdivisions, Temporary Environmental Protection Measures for Subdivision Construction Sites", September 2004.

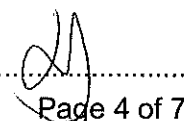
35. All stormwater discharged from the site must meet best management practice urban run-off objectives. All infrastructure and works to manage stormwater must be in accordance

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with the requirements of the Responsible Authority.

36. FIRE HYDRANTS

Prior to issue of statement of compliance fire hydrants should be provided:

- A maximum distance of 120 metres from the rear of the each lot.
- No more than 200 metres apart. Hydrants and fire plugs must be compatible with the relevant fire service equipment. Where the provision of fire hydrants and fire plugs does not comply with the requirements, of standard C29, fire hydrants must be provided to the satisfaction of the Country Fire authority.

37. PRIOR TO ISSUE OF STATEMENT OF COMPLIANCE THE EXISTING CARPORT ON PROPOSED LOT 1 MUST EITHER BE MODIFIED TO FIT WITHIN THE LOT BOUNDARIES OF LOT 1 OR REMOVED.

38. PRIOR TO ISSUE OF STATEMENT OF COMPLIANCE THE EXISTING SHED ON PROPOSED LOT 3 MUST BE REMOVED.

39. CONSTRUCTION PHASE

During the construction phase of works associated with the subdivision, the following conditions must be met:

- a) Only clean rainwater shall be discharged to the stormwater drainage system;
- b) Stormwater drainage system protection measures shall be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the premises, enters the stormwater drainage system;
- c) Vehicle borne materials shall not accumulate on the roads abutting the site; Minutes for the Ordinary Meeting of Council – Mount Alexander Shire Council – 24 May 2016 Page 32 of 95
- d) All machinery and equipment must be cleaned (if required) on site and not on adjacent roads;
- e) All litter (including items such as cement bags, food packaging and plastic stripping) must be disposed of responsibly;
- f) All site operations shall comply with the Environment Protection (Residential Noise) Regulations 2008.

40. EXPIRY OF PERMIT

The plan of subdivision must be certified within two (2) years of the date of issue of this Permit unless the Responsible Authority grants an extension of the Permit upon application in writing by the permit holder within six (6) months of the prescribed expiry date. Once the plan of subdivision is certified, the Permit will expire five years from the date of certification of the plan of subdivision. Note: The starting of a subdivision is regarded by Section 68(3A) of the Planning and Environment Act 1987 as the certification of a plan under Section 6 of the Subdivision Act 1988. Completion is regarded as registration of the subdivision.

41. PERMIT NOTES

North Central Catchment Management Authority

Flood levels for the 1 % AEP (100 year ARI) flood event have been determined for this area under provisions of the Water Act 1989. The determined 1 % AEP flood level for the location described above is 278.7 metres AHD, which was obtained from Castlemaine, Campbells Creek and Chewton Flood Management Plan 2013.

42. Advice to Applicant / Council

North Central CMA advises that in the event of a 1% AEP flood event it is possible that the property may be subject to inundation. However it is recommended that a licensed surveyor be engaged to determine the exact effect of the applicable flood level on the property.

THIS PERMIT HAS BEEN EXTENDED AS FOLLOWS:

Date of Extension: 22 June 2018

Responsible Authority: Mount Alexander Shire Council


- This permit will expire if the subdivision is not commenced by 30 June 2020 and not completed within 5 years from the date of starting.
-

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IMPORTANT INFORMATION ABOUT THIS NOTICE

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 and 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 and 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 and 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 5 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 of 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 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 of 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 that 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 and 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 and Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil and 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 and Administrative Tribunal.

Date Issued: 30 June 2016

Signature for the Responsible Authority:

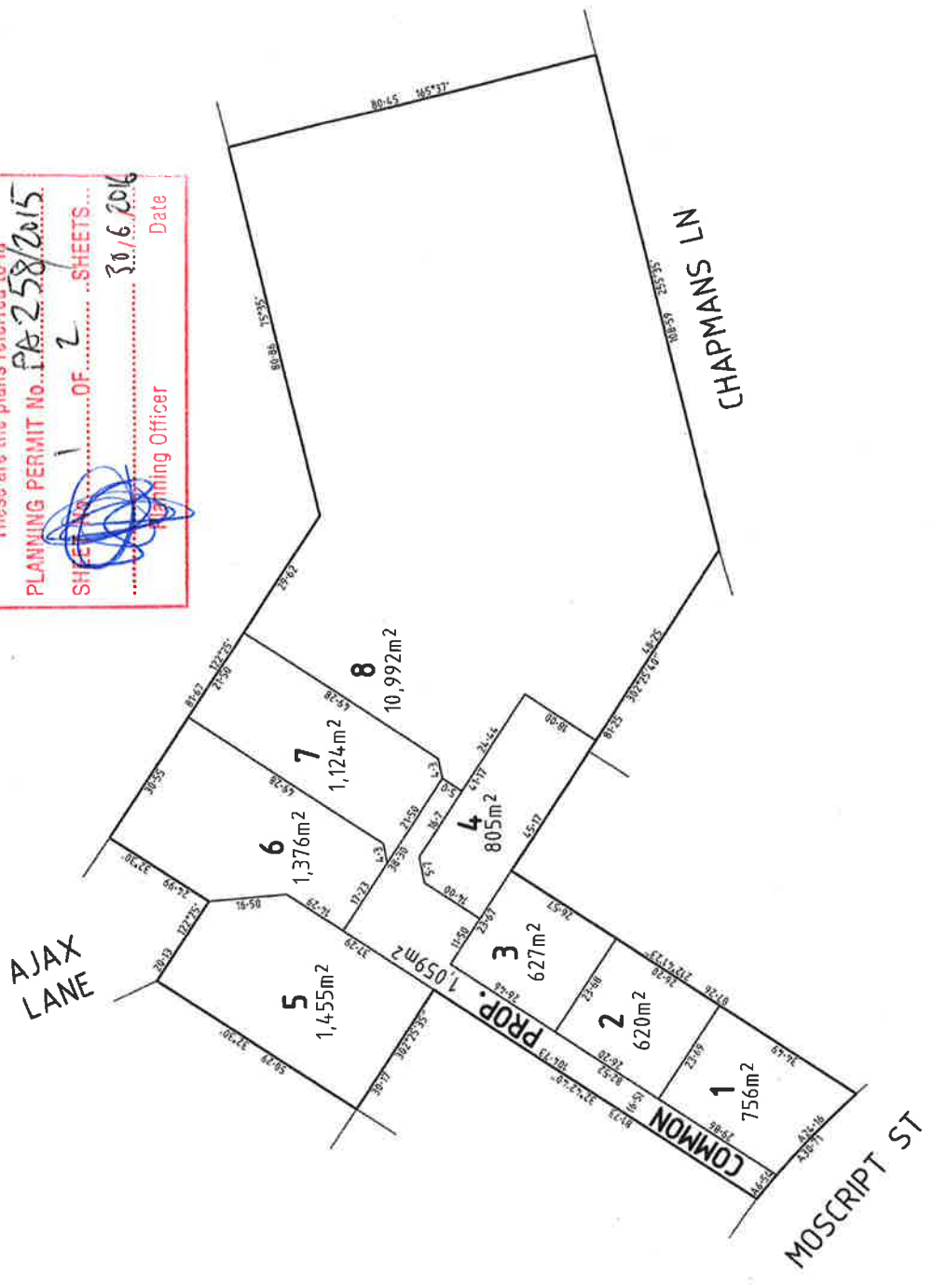
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MOUNT ALEXANDER PLANNING SCHEME
 These are the plans referred to in
PLANNING PERMIT No. PA 258/2015
 SHEET 1 OF 2 SHEETS
 30.6.2016 Date
 Planning Officer



REVISION DESCRIPTION	DATE	APPD
B PERMIT ISSUE	31/07/2015	
A DRAFT		

DESIGNED	DRAWN	CHECKED	SCALE	FILE REF.
	P. Fraser		NOR - 1:1000 VER - 1:1000	15005
	31/07/2015		MOR - 0 5 10 20	DRAW REF:
	APPROVED		VER - 0 5 10 20	PPS01
ORIGINAL SHEET SIZE A3 (NOTES AND DETAILS LISTED AS APPLICABLE)				REVISION
TOTAL PROPERTY DEVELOPMENTS (V6) (77) LISTED IN THE MOUNT ALEXANDER PLANNING SCHEME (FOR INFORMATION ONLY - NOT A REQUIREMENT) (FOR INFORMATION ONLY - NOT A REQUIREMENT) (FOR INFORMATION ONLY - NOT A REQUIREMENT)				8
PETER & LEANNE FORD MOSCRIPT STREET 59 MOSCRIPT STREET & 4 AJAX LANE, CAMPBELLS CREEK PROPOSED PLAN OF SUBDIVISION				SHEET
MOUNT ALEXANDER SHIRE REP. DS				1 OF 1



GENERAL NOTES AND LEGEND

CONSTRUCTION

- Allotments 1, 2, 3, & 4 will have a minimum Bushfire Attack Level of BAL-12.5 that the building will be equipped and constructed to.
- Allotments 5, 6, 7 & 8 will have a minimum Bushfire Attack Level of BAL-19 that the building will be designed and constructed to in accordance with AS3958.

ACCESS DESIGNED TO ACCOMMODATE CFA ACCESS

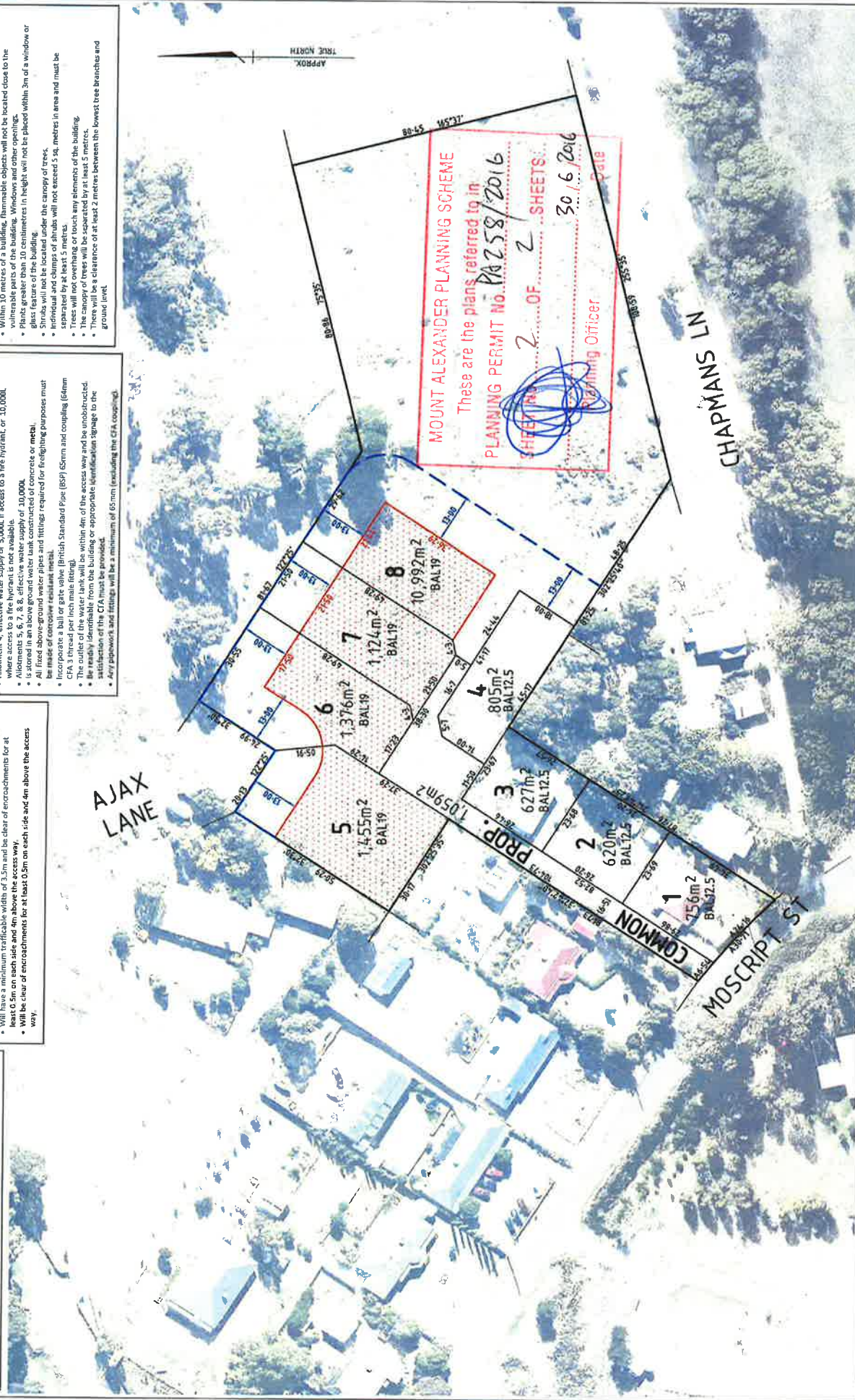
- Curves will have a minimum inner radius of 50m.
- The average gradient will be no more than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.
- Dips will have no more than a 1 in 8 (12.5 per cent) rising entry and fall angle.
- Will have a minimum trafficable width of 3.5m and be clear of encroachments for at least 0.5m on each side and 4m above the access way.
- Will be clear of encroachments for at least 0.5m on each side and 4m above the access way.

WATER SUPPLY FOR FIRE FIGHTING PURPOSES

- Effective water supply on each allotment for firefighting purposes which will meet the following requirements:
 - Allotment 1, 2 & 3, effective water supply of 5,000L.
 - Allotment 4, effective water supply of 5,000L. If access to a fire hydrant, or 10,000L where access to a fire hydrant is not available.
 - Allotments 5, 6, 7, & 8, effective water supply of 10,000L.
- All fire hydrants will have ground water tank constructed of concrete or metal.
- All fire hydrants will have fittings required for firefighting purposes must be made of composite resistant metal.
- Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm and coupling (65mm CFA 3 thread per inch male fitting).
- The outlet of the water tank will be within 4m of the access way and be unobstructed.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the CFA must be provided.
- Any pipework and fittings will be a minimum of 65mm (including the CFA coupling).

DEFENDABLE SPACE MANAGEMENT

- Grass will be short topped and maintained during the declared fire danger period.
- All vegetation within 5 metres of the building will be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects will not be located close to the vulnerable parts of the building. Windows and other openings:
 - Plants greater than 10 centimetres in height will not be placed within 5m of a window or glass feature of the building.
 - Shrubs will not be located under the canopy of trees.
- Individual and clumps of shrubs will not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees will not overhang any elements of the building.
- The canopy of trees will be separated by at least 5 metres.
- There will be a clearance of at least 2 metres between the lowest tree branches and ground level.



<p>DESIGNED DRAWN CHECKED</p> <p>P. Freer 3/10/2015 APPROVED</p>		<p>SCALE</p> <p>HOR - 1:1000 VER - 1:1000</p> <p>0 5 10 20</p> <p>ORIGINAL SHEET SIZE A3</p> <p>Scale of drawings shall be in accordance with the Australian Standard AS 1100:2008</p>		<p>FILE REF: 10005</p> <p>DRAW REF: BMO01</p> <p>REVISION B</p> <p>SHEET 1 OF 1</p>	
<p>GENERAL NOTES AND LEGEND</p> <p>DEFENDABLE SPACE</p> <p>HABITABLE DWELLING ZONE</p>		<p>TOTAL PROPERTY DEVELOPMENTS (P/D) PTY LTD (ACN 117 714 120) 1/400 COMMON DRIVE, LINDFIELD NSW 1585</p> <p>1/400 COMMON DRIVE, LINDFIELD NSW 1585</p> <p>1/400 COMMON DRIVE, LINDFIELD NSW 1585</p>		<p>PETER & LEANNE FORD</p> <p>MOSCRIP STREET</p> <p>59 MOSCRIP STREET & 4 AJAX LANE, CAMPBELLS CREEK</p> <p>BMO DEFENDABLE SPACE & BAL PLAN</p> <p>MOUNTS ALEXANDER SHIRE</p> <p>COULBAUN WATER</p> <p>REF: 06</p>	
<p>D PERMIT ISSUE</p> <p>A DRAFT</p>	<p>31/07/2015</p> <p>26/02/2015</p>	<p>XX</p> <p>XX</p>	<p>DATE</p> <p>APPD</p>	<p>REV</p>	

CONSTRUCTION

- Allotments 1, 2, 3, & 4 will have a minimum Bushfire Attack Level of **BAL - 12.5** that the building will be designed and constructed to in accordance with AS3959.
- Allotments 5, 6, 7 & 8 will have a minimum Bushfire Attack Level of **BAL - 19** that the building will be designed and constructed to in accordance with AS3959.

ACCESS DESIGNED TO ACCOMMODATE CFA ACCESS

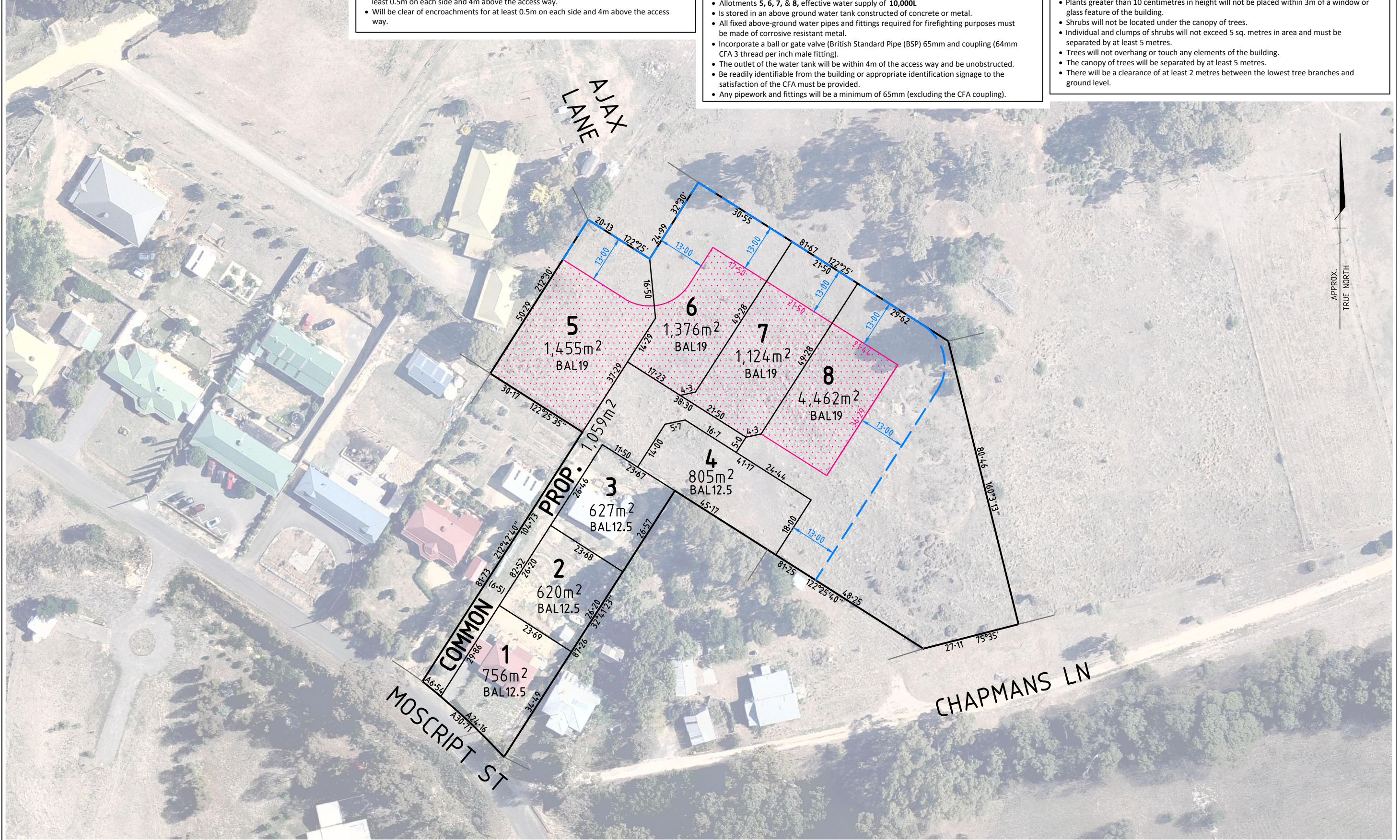
- Curves will have a minimum inner radius of 10m.
- The average Grade will be no more than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.
- Dips will have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
- Will have a minimum trafficable width of 3.5m and be clear of encroachments for at least 0.5m on each side and 4m above the access way.
- Will be clear of encroachments for at least 0.5m on each side and 4m above the access way.

WATER SUPPLY FOR FIRE FIGHTING PURPOSES

- Effective water supply on each allotment for firefighting purposes which will meet the following requirements:
 - Allotments 1, 2 & 3, effective water supply of **5,000L**
 - Allotment 4, effective water supply of **5,000L** if access to a fire hydrant, or **10,000L** where access to a fire hydrant is not available.
 - Allotments 5, 6, 7, & 8, effective water supply of **10,000L**
- Is stored in an above ground water tank constructed of concrete or metal.
- All fixed above-ground water pipes and fittings required for firefighting purposes must be made of corrosive resistant metal.
- Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm and coupling (64mm CFA 3 thread per inch male fitting).
- The outlet of the water tank will be within 4m of the access way and be unobstructed.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the CFA must be provided.
- Any pipework and fittings will be a minimum of 65mm (excluding the CFA coupling).

DEFENDABLE SPACE MANAGEMENT

- Grass will be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris will be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects will not be located close to the vulnerable parts of the building. Windows and other openings.
- Plants greater than 10 centimetres in height will not be placed within 3m of a window or glass feature of the building.
- Shrubs will not be located under the canopy of trees.
- Individual and clumps of shrubs will not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees will not overhang or touch any elements of the building.
- The canopy of trees will be separated by at least 5 metres.
- There will be a clearance of at least 2 metres between the lowest tree branches and ground level.



REV	REVISION DESCRIPTION	DATE	APP'D
B	PERMIT ISSUE	27/07/2015	XX
A	DRAFT	06/02/2015	XX

GENERAL NOTES AND LEGEND

- DEFENDABLE SPACE
- HABITABLE DWELLING ZONE

Total Property Developments
 PLANNING ■ ENGINEERING ■ PROJECT MANAGEMENT

DESIGNED	DRAWN	CHECKED
-	P.Fraser	-
-	27/07/2015	-
APPROVED		

SCALE
 HOR - 1:1000 VER - 1:1000
 HOR -10 -5 0 10 20
 VER -10 -5 0 10 20
 ORIGINAL SHEET SIZE A3
 LENGTHS ARE IN METRES - LEVELS ARE TO AHD

TOTAL PROPERTY DEVELOPMENTS (VIC) PTY LTD (ABN 73 136 905 041) - © COPYRIGHT
 All Correspondence to PO Box 1278, Bendigo, Victoria, 3552 - 44 Wills Street, Bendigo, Victoria, 3550
 T: (03) 5443 7977 F: (02) 8282 4755 E: damien@totalpd.com.au

PETER & LEANNE FORD
MOSCRIPT STREET
 59 MOSCRIPT STREET & 4 AJAX LANE, CAMPBELLS CREEK
BMO DEFENDABLE SPACE & BAL PLAN

COUNCIL: MOUNT ALEXANDER SHIRE REF: DS
 WATER AUTHORITY: COLIBAN WATER REF: ME

FILE REF: 15005
DRAW REF: BMO01
REVISION B
SHEET 1 OF 1

From www.planning.vic.gov.au at 05 November 2021 08:28 AM

PROPERTY DETAILS

Address: **59 MOSCRIPT STREET CAMPBELLS CREEK 3451**

Crown Description: **More than one parcel - see link below**

Standard Parcel Identifier (SPI): **More than one parcel - see link below**

Local Government Area (Council): **MOUNT ALEXANDER**

www.mountalexander.vic.gov.au

Council Property Number: **10343**

Planning Scheme: **Mount Alexander**

[Planning Scheme - Mount Alexander](#)

Directory Reference: **Vicroads 59 E3**

This property has 2 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**

Urban Water Corporation: **Coliban Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**

Legislative Assembly: **BENDIGO WEST**

OTHER

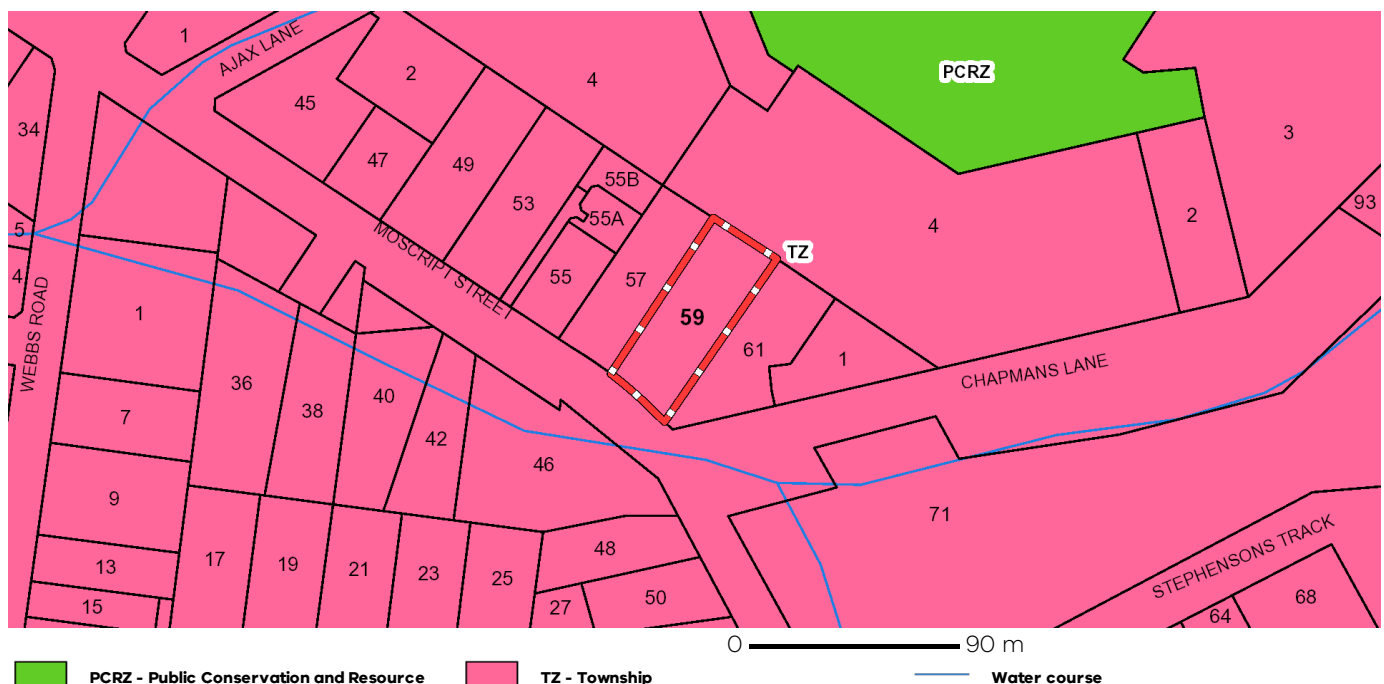
Registered Aboriginal Party: **Dja Dja Wurrung Clans Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[TOWNSHIP ZONE \(TZ\)](#)

[SCHEDULE TO THE TOWNSHIP ZONE \(TZ\)](#)

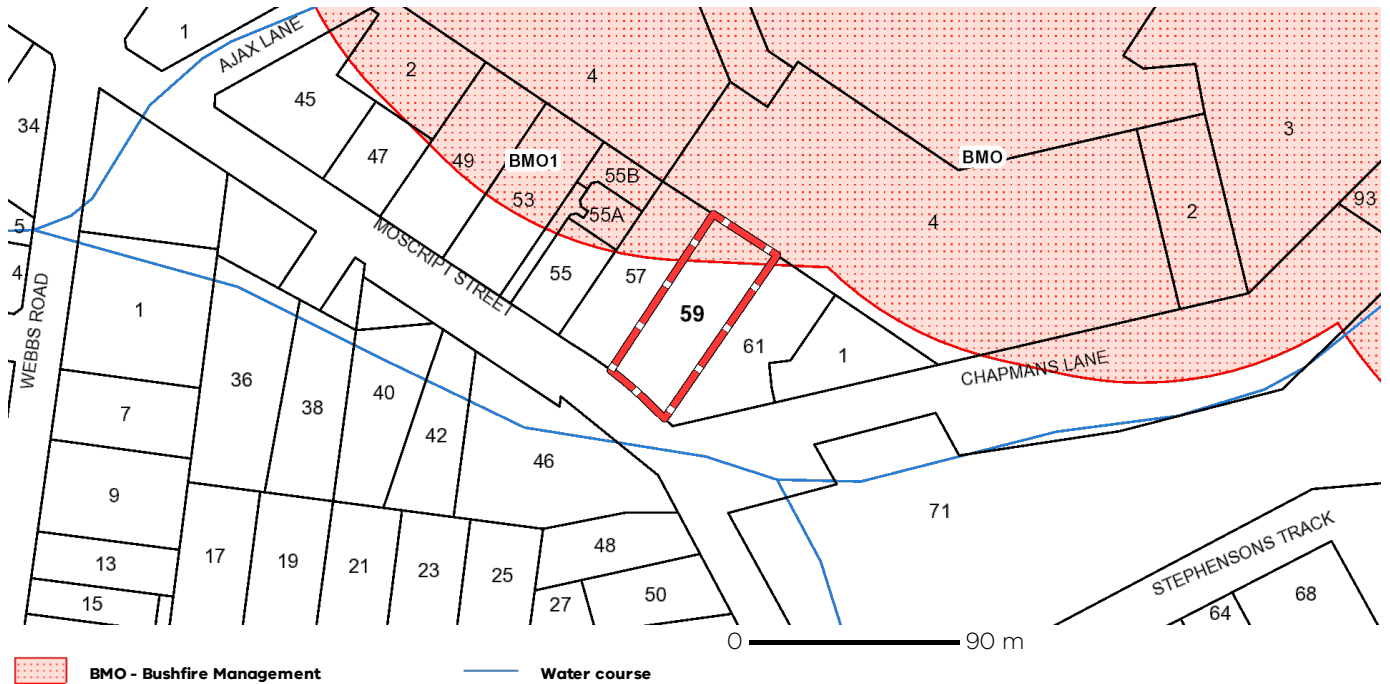


Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)

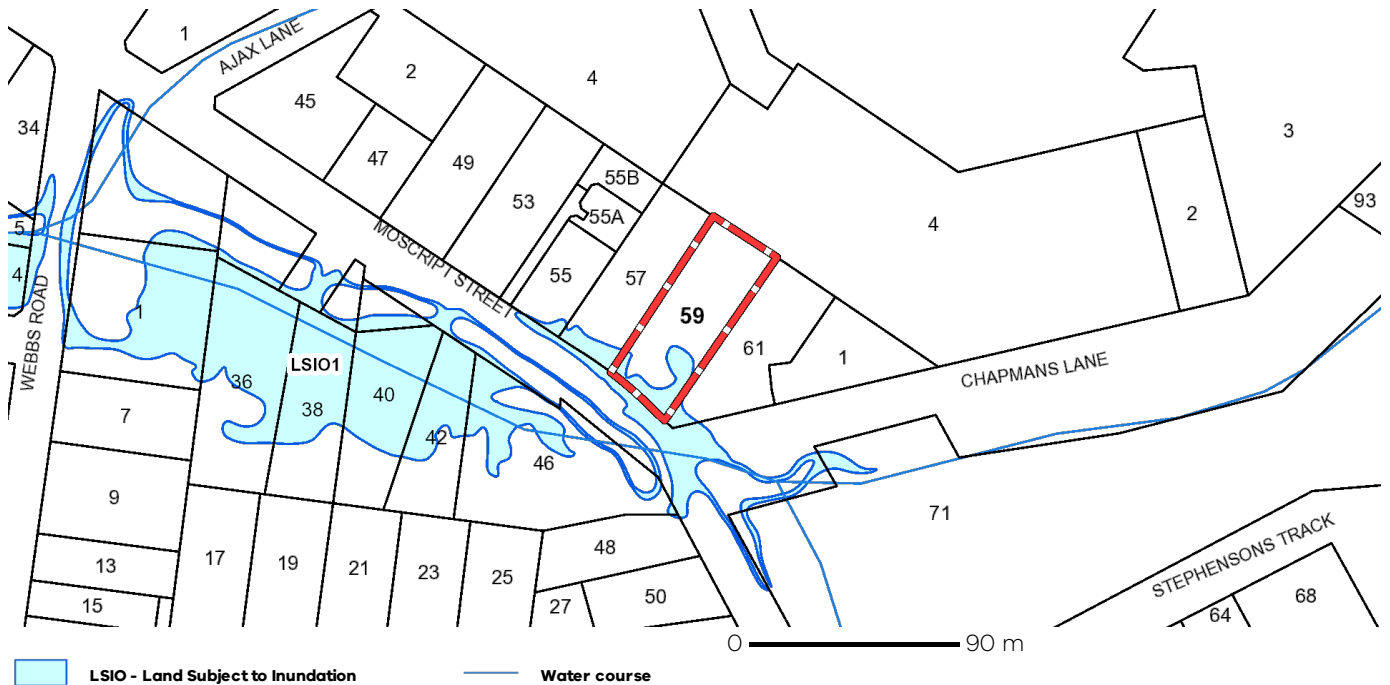
BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 1 (BMO1)



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

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

LAND SUBJECT TO INUNDATION OVERLAY - SCHEDULE 1 (LSIO1)



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

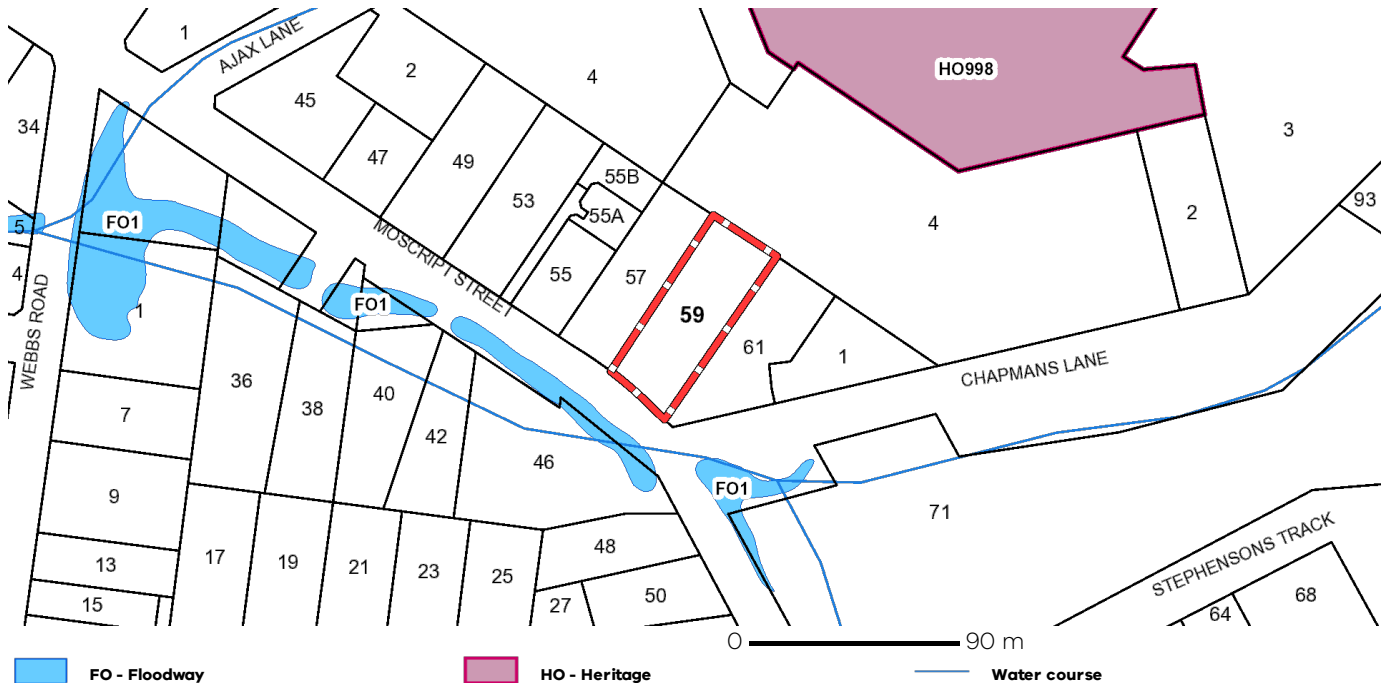
Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[FLOODWAY OVERLAY \(FO\)](#)

[HERITAGE OVERLAY \(HO\)](#)



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 28 October 2021.

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

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

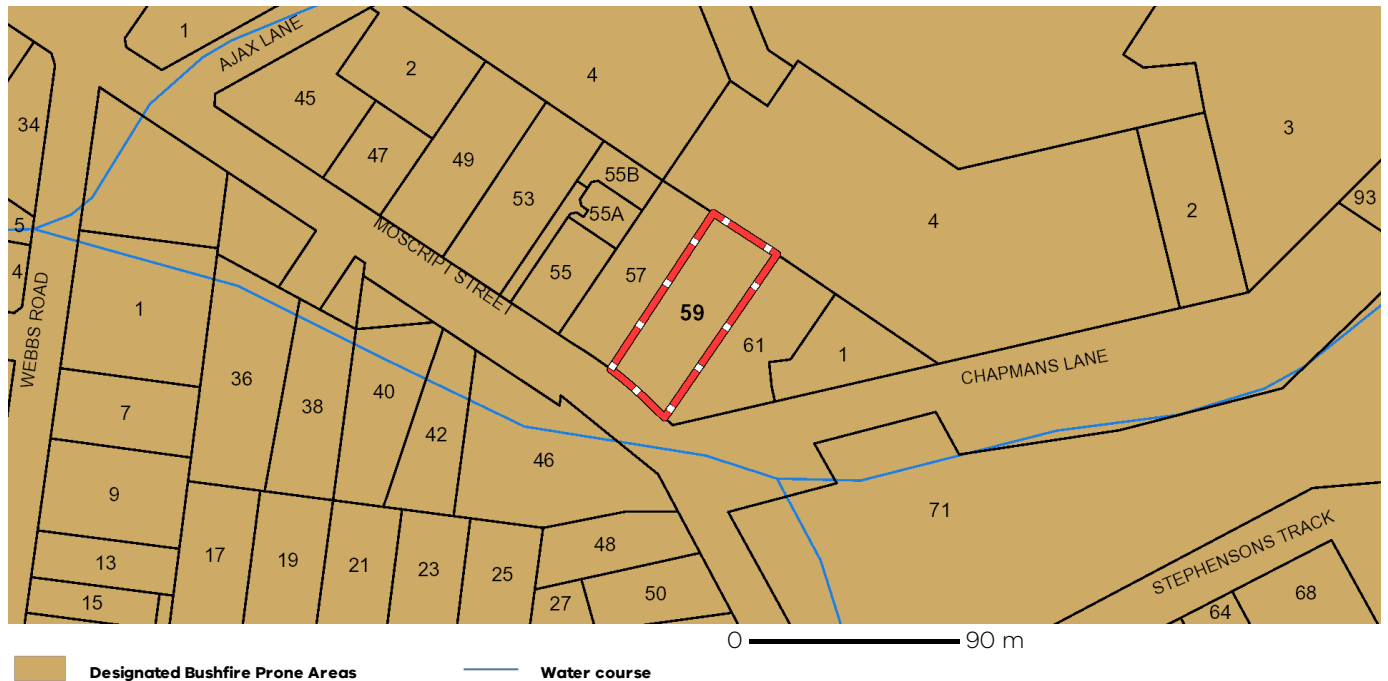
For details of surrounding properties, use this service to get the Reports for properties of interest.

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

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

Designated Bushfire Prone Areas

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



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 <https://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 <https://www.vba.vic.gov.au>

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

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

Native Vegetation

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

To help identify native vegetation on his property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](https://www.environment.vic.gov.au/) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](https://www.environment.vic.gov.au/)

From www.planning.vic.gov.au at 05 November 2021 08:30 AM

PROPERTY DETAILS

Address: **4 AJAX LANE CAMPBELLS CREEK 3451**
 Crown Description: **More than one parcel - see link below**
 Standard Parcel Identifier (SPI): **More than one parcel - see link below**
 Local Government Area (Council): **MOUNT ALEXANDER**
 Council Property Number: **9995**
 Planning Scheme: **Mount Alexander**
 Directory Reference: **Vicroads 59 E3**

www.mountalexander.vic.gov.au

[Planning Scheme - Mount Alexander](#)

This property has 3 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

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

STATE ELECTORATES

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

OTHER

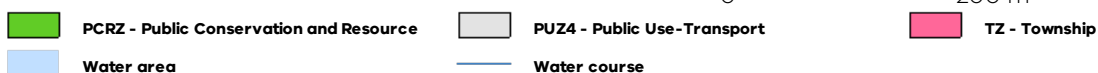
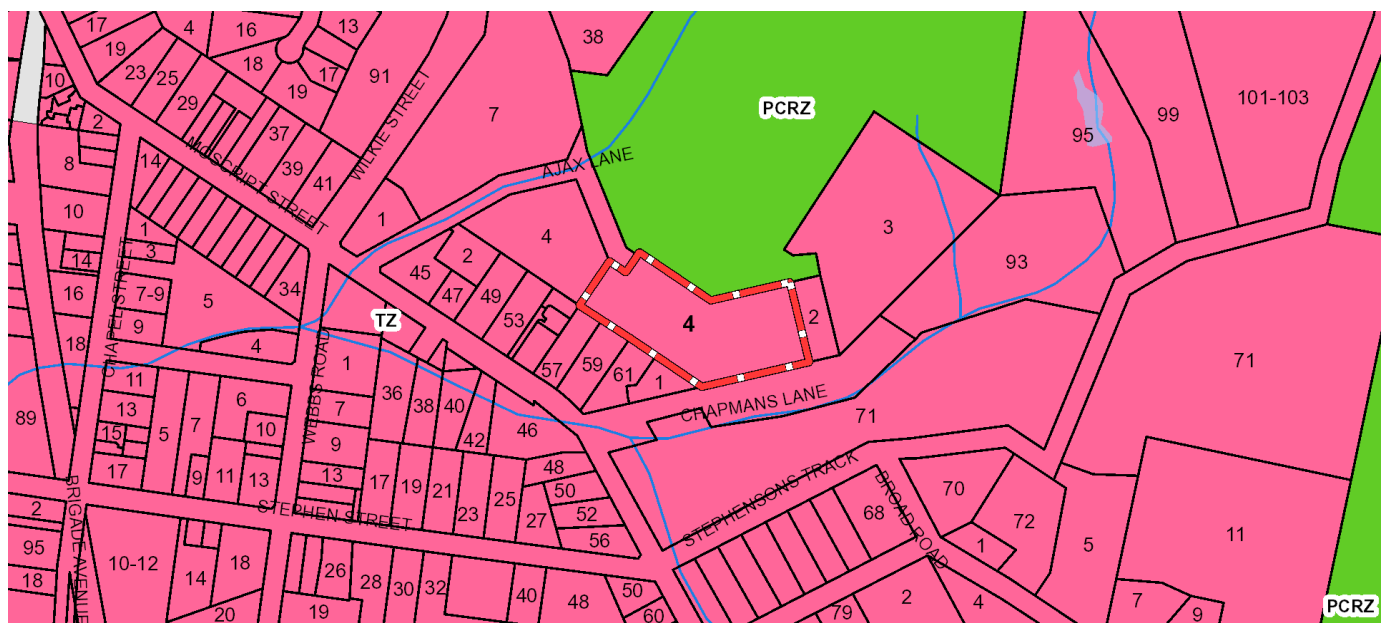
Registered Aboriginal Party: **Dja Dja Wurrung Clans Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[TOWNSHIP ZONE \(TZ\)](#)

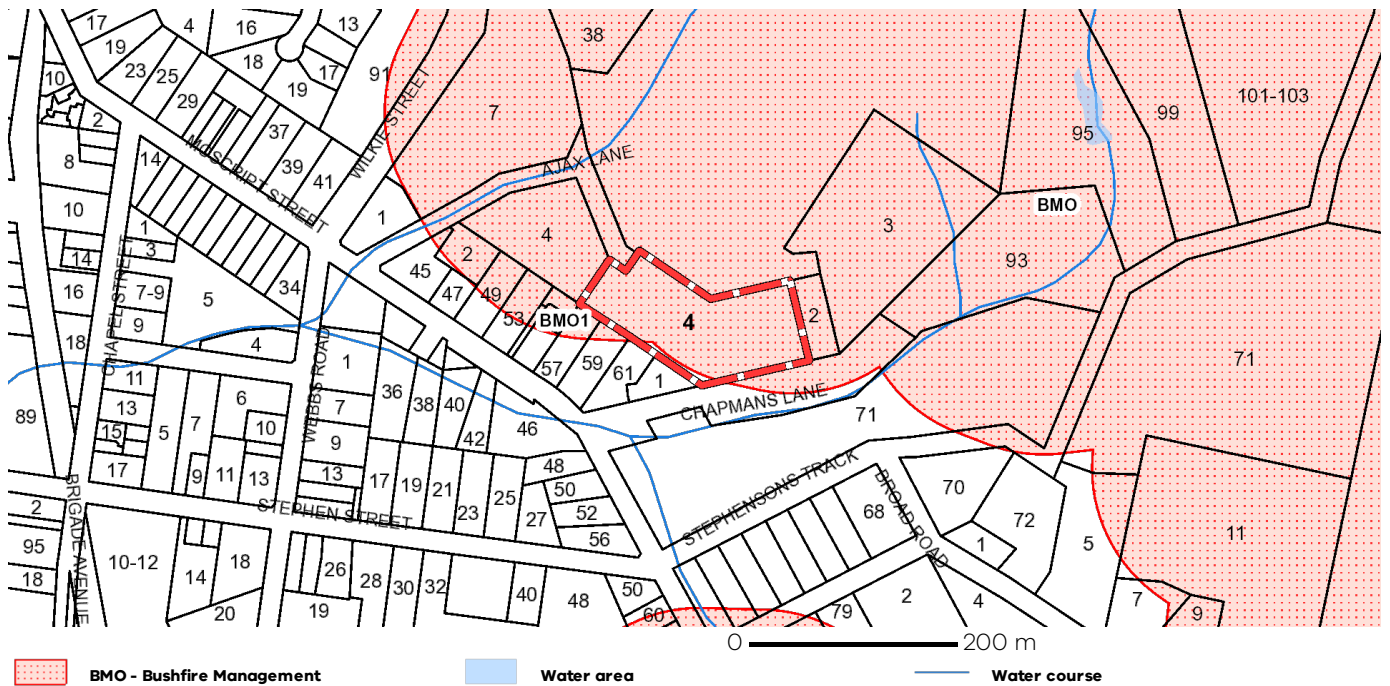
[SCHEDULE TO THE TOWNSHIP ZONE \(TZ\)](#)



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

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

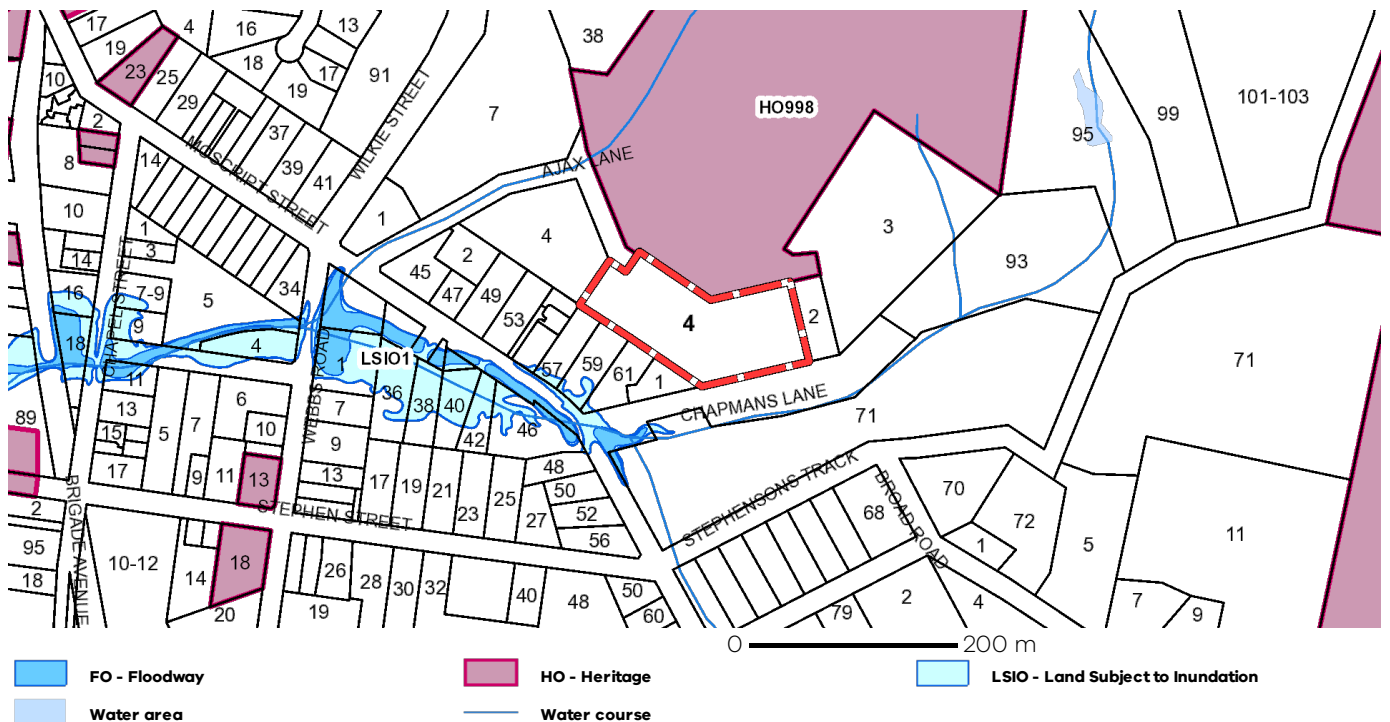
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FLOODWAY OVERLAY (FO)

HERITAGE OVERLAY (HO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



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

Heritage Register

This property is affected by an entry on the Victorian Heritage Register.

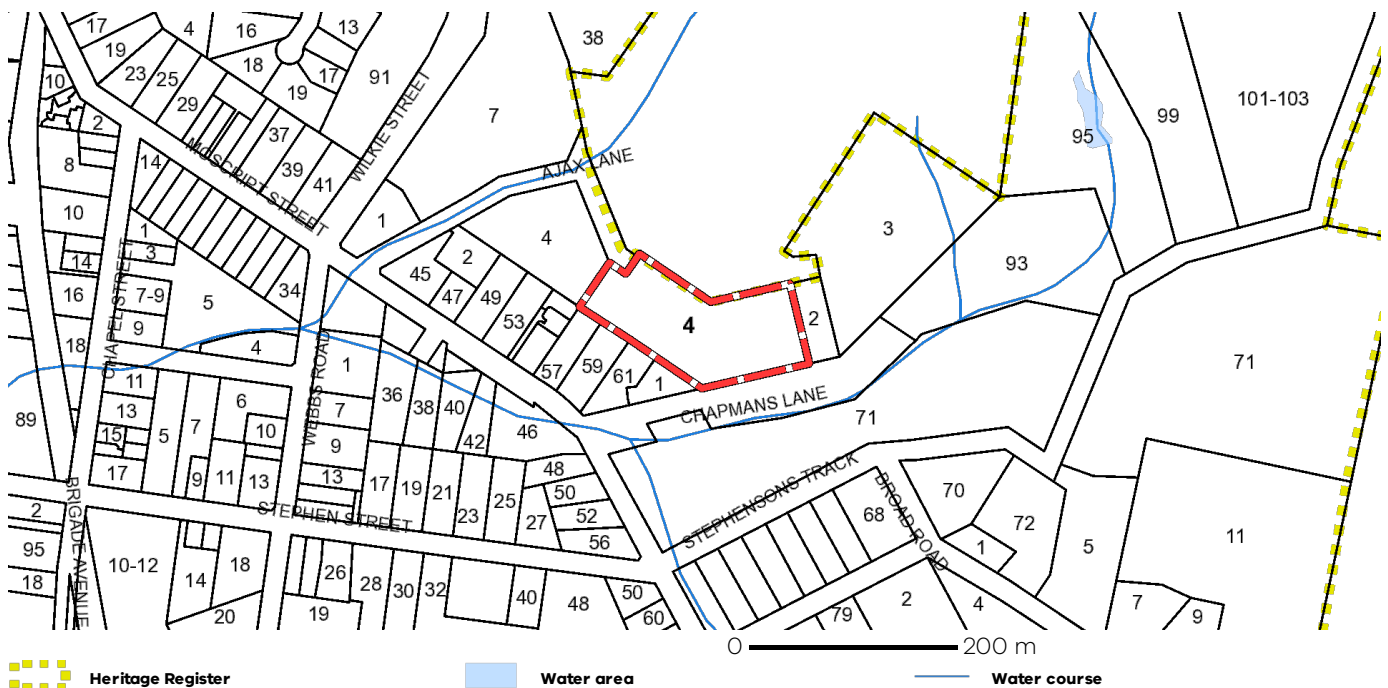
View information about [VHR Number H2047 - CASTLEMAINE DIGGINGS NATIONAL HERITAGE PARK](#)

Heritage Register data last updated on 3 November 2021.

This report is NOT a **Heritage Certificate** issued pursuant to Section 50 of the Heritage Act 1995. It does not show places which may be under consideration for inclusion in the Victorian Heritage Register.

For more information on the **Victorian Heritage Register** go to [Victorian Heritage Database](#)

Other information about the heritage status of this property, how to obtain a Heritage Certificate, and any heritage approvals that may be required, may be obtained from [Heritage Victoria](#)



Further Planning Information

Planning scheme data last updated on 28 October 2021.

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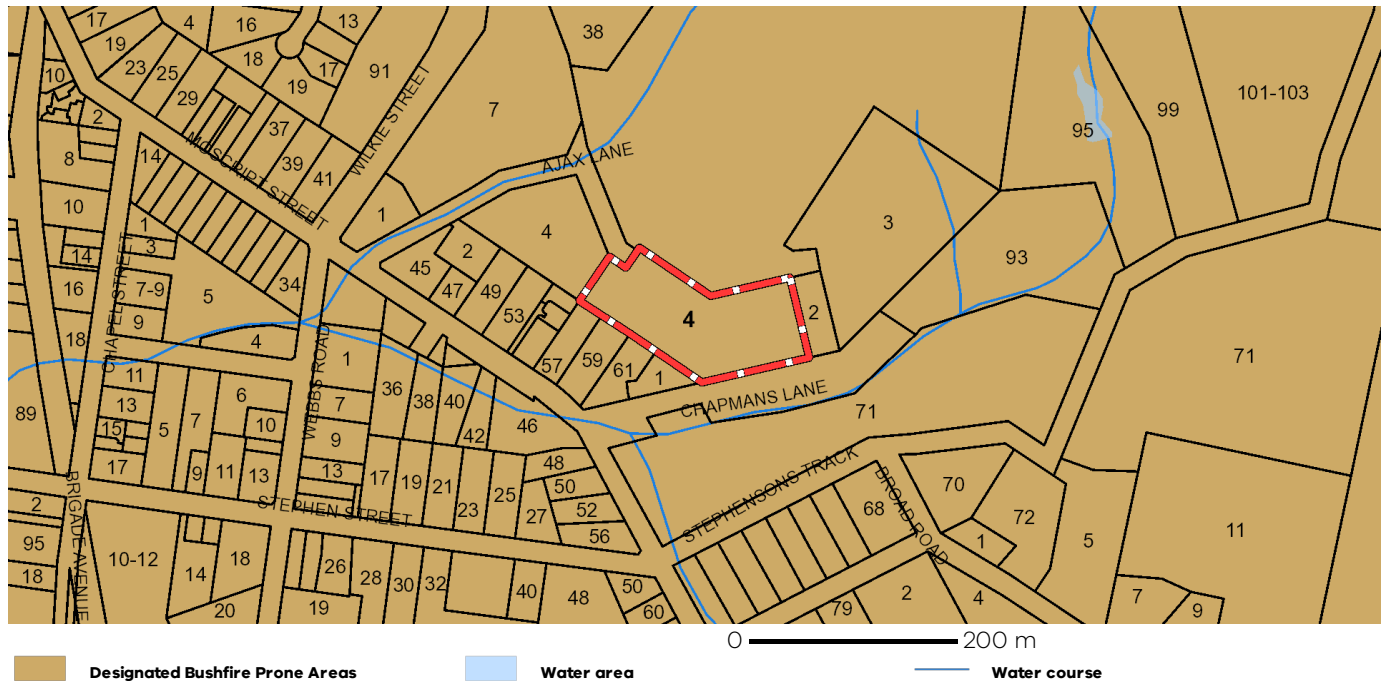
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Statement of advice and information for prospective purchasers and lot owners

Schedule 3, Regulation 17, Owners Corporations Regulations 2018

What is an owners corporation?

The lot you are considering buying is part of an owners corporation. Whenever a plan of subdivision creates common property, an owners corporation is responsible for managing the common property. A purchaser of a lot that is part of an owners corporation automatically becomes a member of the owners corporation when the transfer of that lot to the purchaser has been registered with Land Victoria.

If you buy into an owners corporation, you will be purchasing not only the individual property, but also ownership of, and the right to use, the common property as set out in the plan of subdivision. This common property may include driveways, stairs, paths, passages, lifts, lobbies, common garden areas and other facilities set up for use by owners and occupiers. In order to identify the boundary between the individual lot you are purchasing (for which the owner is solely responsible) and the common property (for which all members of the owners corporation are responsible), you should closely inspect the plan of subdivision.

How are decisions made by an owners corporation?

As an owner, you will be required to make financial contributions to the owners corporation, in particular for the repair, maintenance and management of the common property. Decisions as to the management of this common property will be the subject of collective decision making. Decisions as to these financial contributions, which may involve significant expenditure, will be decided by a vote.

Owners corporation rules

The owners corporation rules may deal with matters such as car parking, noise, pets, the appearance or use of lots, behaviour of owners, occupiers or guests and grievance procedures.

You should look at the owners corporation rules to consider any restrictions imposed by the rules.

Lot entitlement and lot liability

The plan of subdivision will also show your lot entitlement and lot liability. Lot liability represents the share of owners corporation expenses that each lot owner is required to pay.

Lot entitlement is an owner's share of ownership of the common property, which determines voting rights. You should make sure that the allocation of lot liability and entitlement for the lot you are considering buying seems fair and reasonable.

Further information

If you are interested in finding out more about living in an owners corporation, you can contact Consumer Affairs Victoria. If you require further information about the particular owners corporation you are buying into you can inspect that owners corporation's information register.

Management of an owners corporation

An owners corporation may be self-managed by the lot owners or professionally managed by an owners corporation manager. If an owners corporation chooses to appoint a professional manager, it must be a manager registered with the Business Licensing Authority (BLA).

If you are uncertain about any aspect of the owners corporation or the documents you have received from the owners corporation, you should seek expert advice.

Model rules for an owners corporation

1. Health, safety and security

1.1 Health, safety and security of lot owners, occupiers of lots and others

A lot owner or occupier must not use the lot, or permit it to be used, so as to cause a hazard to the health, safety and security of an owner, occupier, or user of another lot.

1.2 Storage of flammable liquids and other dangerous substances and materials

1. Except with the approval in writing of the owners corporation, an owner or occupier of a lot must not use or store on the lot or on the common property any flammable chemical, liquid or gas or other flammable material.
2. This rule does not apply to—
 - a) chemicals, liquids, gases or other material used or intended to be used for domestic purposes; or
 - b) any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

1.3 Waste disposal

An owner or occupier must ensure that the disposal of garbage or waste does not adversely affect the health, hygiene or comfort of the occupiers or users of other lots.

2. Committees and sub-committees

2.1 Functions, powers and reporting of committees and sub-committees

A committee may appoint members to a sub-committee without reference to the owners corporation.

3. Management and administration

3.1 Metering of services and apportionment of costs of services

1. The owners corporation must not seek payment or reimbursement for a cost or charge from a lot owner or occupier that is more than the amount that the supplier would have charged the lot owner or occupier for the same goods or services.
2. If a supplier has issued an account to the owners corporation, the owners corporation cannot recover from the lot owner or occupier an amount which includes any amount that is able to be claimed as a concession or rebate by or on behalf of the lot owner or occupier from the relevant supplier.
3. Subrule (2) does not apply if the concession or rebate—
 - a) must be claimed by the lot owner or occupier and the owners corporation has given the lot owner or occupier an opportunity to claim it and the lot owner or occupier has not done so by the payment date set by the relevant supplier; or
 - b) is paid directly to the lot owner or occupier as a refund.

4. Use of common property

4.1 Use of common property

1. An owner or occupier of a lot must not obstruct the lawful use and enjoyment of the common property by any other person entitled to use the common property.
2. An owner or occupier of a lot must not, without the written approval of the owners corporation, use for the owner or occupier's own purposes as a garden any portion of the common property.
3. An approval under subrule (2) may state a period for which the approval is granted.
4. If the owners corporation has resolved that an animal is a danger or is causing a nuisance to the common property, it must give reasonable notice of this resolution to the owner or occupier who is keeping the animal.

5. An owner or occupier of a lot who is keeping an animal that is the subject of a notice under subrule (4) must remove that animal.
6. Subrules (4) and (5) do not apply to an animal that assists a person with an impairment or disability.

4.2 Vehicles and parking on common property

An owner or occupier of a lot must not, unless in the case of an emergency, park or leave a motor vehicle or other vehicle or permit a motor vehicle or other vehicle—

- a) to be parked or left in parking spaces situated on common property and allocated for other lots; or
- b) on the common property so as to obstruct a driveway, pathway, entrance or exit to a lot; or
- c) in any place other than a parking area situated on common property specified for that purpose by the owners corporation.

4.3 Damage to common property

1. An owner or occupier of a lot must not damage or alter the common property without the written approval of the owners corporation.
2. An owner or occupier of a lot must not damage or alter a structure that forms part of the common property without the written approval of the owners corporation.
3. An approval under subrule (1) or (2) may state a period for which the approval is granted, and may specify the works and conditions to which the approval is subject.
4. An owner or person authorised by an owner may install a locking or safety device to protect the lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the colour, style and materials of the building.
5. The owner or person referred to in subrule (4) must keep any device, screen or barrier installed in good order and repair.

5. Lots

5.1 Change of use of lots

An owner or occupier of a lot must give written notification to the owners corporation if the owner or occupier changes the existing use of the lot in a way that will affect the insurance premiums for the owners corporation.

Example

If the change of use results in a hazardous activity being carried out on the lot, or results in the lot being used for commercial or industrial purposes rather than residential purposes.

5.2 External appearance of lots

1. An owner or occupier of a lot must obtain the written approval of the owners corporation before making any changes to the external appearance of their lot.
2. An owners corporation cannot unreasonably withhold approval, but may give approval subject to reasonable conditions to protect quiet enjoyment of other lot owners, structural integrity or the value of other lots and/or common property.

5.3 Requiring notice to the owners corporation of renovations to lots

An owner or occupier of a lot must notify the owners corporation when undertaking any renovations or other works that may affect the common property and/or other lot owners' or occupiers' enjoyment of the common property.

6. Behaviour of persons

6.1 Behaviour of owners, occupiers and invitees on common property

An owner or occupier of a lot must take all reasonable steps to ensure that guests of the owner or occupier do not behave in a manner likely to unreasonably interfere with the peaceful enjoyment of any other person entitled to use the common property.

6.2 Noise and other nuisance control

1. An owner or occupier of a lot, or a guest of an owner or occupier, must not unreasonably create any noise likely to interfere with the peaceful enjoyment of any other person entitled to use the common property.
2. Subrule (1) does not apply to the making of a noise if the owners corporation has given written permission for the noise to be made.

7. Dispute resolution

1. The grievance procedure set out in this rule applies to disputes involving a lot owner, manager, or an occupier or the owners corporation.
2. The party making the complaint must prepare a written statement in the approved form.
3. If there is a grievance committee of the owners corporation, it must be notified of the dispute by the complainant.
4. If there is no grievance committee, the owners corporation must be notified of any dispute by the complainant, regardless of whether the owners corporation is an immediate party to the dispute.
5. The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the owners corporation, within 14 working days after the dispute comes to the attention of all the parties.
6. A party to the dispute may appoint a person to act or appear on the party's behalf at the meeting.
7. If the dispute is not resolved, the grievance committee or owners corporation must notify each party of the party's right to take further action under Part 10 of the *Owners Corporations Act 2006*.
8. This process is separate from and does not limit any further action under Part 10 of the *Owners Corporations Act 2006*.

Valuation, rates and charges notice

For period 1 July 2021 to 30 June 2022

ABN: 12 966 477 062



MOUNT ALEXANDER
SHIRE COUNCIL

Mount Alexander: Innovative, creative, connected.



P J & L Ford
Juraben
4 Ajax Lane
CAMPBELLS CREEK VIC 3451



033
1006056
R1_12945

Issue Date: 28/07/2021
Property ID: 10343
Land Valuation Date: 01/01/2021
Site Value: \$265,000
Capital Improved Value: \$495,000
Net Annual Value: \$24,750

Description and location of property:
59 Moscript Street CAMPBELLS
CREEK VICTORIA 3451

Council rates and waste charges	Victorian Government Fire Services Property Levy	Pensioner concession	Total amount due
\$2,197.88	\$143.21	\$0.00	\$2,341.09

How your 2021/2022 rates are calculated

-credit or +arrears	+/-	\$	\$0.00
Capital Improved Value (CIV)		\$	495,000
Rate in dollar	x	\$	0.003133
Council charges	=	\$	\$1,550.88
Fire Services Property Levy (495000 x \$0.000059 + \$114.00)	+	\$	\$143.21
Waste Charges - Large	+	\$	\$647.00
Pensioner concession - Rates	-	\$	\$0.00
Pensioner concession - FSPL	-	\$	\$0.00

Total due \$2,341.09

Overdue
Please PAY NOW

Instalment 1
30/09/2021 **\$586.09**

Instalment 2
30/11/2021 **\$585.00**

Instalment 3
28/02/2022 **\$585.00**

Instalment 4
31/05/2022 **\$585.00**

Legal description of property:

V10265 F238 CA 5 SEC 4A Parish of Castlemaine; V10265 F239 CA 5A SEC 4A Parish of Castlemaine

AVPCC: 110 : Detached Dwelling
FSPL classification: RESIDENTIAL - Fire Services Property Levy Residential
Differential rating code: Rates - General

Account ID
28209

HOW TO PAY YOUR ACCOUNT

Please see reverse for further payment options



Property ID: 10343

Total Due: \$586.09

B Biller Code: 41749
PAY Ref No: 103432

P Post
Billpay Ref No: 103432

BPAY® this payment via internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Reference No.: 103432

Pay in-store at Australia Post.



Instalment *481 01 00000154 200000103438

Valuation, rates and charges notice

For period 1 July 2021 to 30 June 2022

ABN: 12 966 477 062



MOUNT ALEXANDER
SHIRE COUNCIL

Mount Alexander: Innovative, creative, connected.



L & P J Ford
'Juraben'
4 Ajax Lane
CAMPBELLS CREEK VIC 3451



033
005766
R1_12325

Issue Date: 28/07/2021
Property ID: 9995
Land Valuation Date: 01/01/2021
Site Value: \$235,000
Capital Improved Value: \$235,000
Net Annual Value: \$11,750

Description and location of property:
4 Ajax Lane CAMPBELLS CREEK
VICTORIA 3451

Council rates and waste charges	Victorian Government Fire Services Property Levy	Pensioner concession	Total amount due
\$1,472.56	\$127.87	\$0.00	\$1,600.43

How your 2021/2022 rates are calculated

-credit or +arrears	+/-	\$	\$0.00
Capital Improved Value (CIV)		\$	235,000
Rate in dollar	x	\$	0.006266
Council charges	=	\$	\$1,472.56
Fire Services Property Levy (235000 x \$0.000059 + \$114.00)	+	\$	\$127.87
Waste Charges	+	\$	\$0.00
Pensioner concession - Rates	-	\$	\$0.00
Pensioner concession - FSPL	-	\$	\$0.00

Total due \$1,600.43

Overdue	
Please PAY NOW	
Instalment 1 30/09/2021	\$400.43
Instalment 2 30/11/2021	\$400.00
Instalment 3 28/02/2022	\$400.00
Instalment 4 31/05/2022	\$400.00

Legal description of property:

CA 114 SEC 4A Parish of Castlemaine; CA 114A SEC 4A Parish of Castlemaine; CA 115 SEC 4A Parish of Castlemaine

AVPCC: 103 : Vacant Residential Rural / Rural Lifestyle
FSPL classification: RESIDENTIAL - Fire Services Property Levy Residential
Differential rating code: Rates - Vacant land

Account ID
26178

HOW TO PAY YOUR ACCOUNT

Please see reverse for further payment options



Property ID: 9995

Total Due: \$400.43



Billor Code: 41749
Ref No: 99952



Post
Billpay

Ref No: 099952

BPAY® this payment via Internet or phone banking.

BPAY View® - View and pay this bill using Internet banking.

BPAY View Reference No: 99952

Pay in-store at Australia Post.



Instalment *481 01 00000154 200000099958



59 MOSCRIP STREET CAMPE X



Show search results for 59 MOSCRIP...

