

Your ref: PIR 809

20 February 2019

LANDATA  
2 LONSDALE STREET  
MELBOURNE 3000

**PROPERTY INFORMATION CERTIFICATE** - Pursuant to Regulation 51(1)

|          |   |        |     |
|----------|---|--------|-----|
| Address: | 146 DIGGERS REST-COIMADAI ROAD DIGGERS REST |        |     |
| PS/TP:   | 965707J                                     | Lot:   | 1   |
| Volume:  | 11994                                       | Folio: | 073 |

**Regulation 51(1), Building Regulations 2018**

Any person may request the relevant council to provide in respect of any building or land:-

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

| Permit No: | Issue date: | Building Works: | Final Approved | Occupancy / Final Inspection Certificate: |       |
|------------|-------------|-----------------|----------------|---|-------|
|            |             |                 |                | Number                                    | Date: |
| NIL        |             |                 |                |   |       |

b) Details of any current statement issued under Regulation 64(1) (Combined Allotments) or Regulation 231(2) (Subdivision of existing buildings)

| Statement Details: | Issue Date: | Description: |
|--------------------|-------------|--------------|
| NIL                |             |              |

c) Details of any current Notice or Order issued by the Relevant Building Surveyor under the Act.

| Building Enforcement Type: | Issue Date: | Description of Breach: | Cancellation Date: |
|----------------------------|-------------|------------------------|--------------------|
| NIL                        |             |                        |                    |

**Regulation 51(2), Building Regulations 2018**

Any person may request the Relevant Council in respect of any building or land details as to whether the building or land is in an area:-

| PROPERTY INFORMATION   | YES/NO |
|--|--------|
| Liable to flooding pursuant to regulation 5(2)   | YES    |
| Likely to be subject to attack by termites under regulation 150  | NO     |
| Liable to significant snowfalls under regulation 152   | NO     |
| Of designated land pursuant to regulation 154  | NO     |
| For which a bushfire attack level has been specified in a planning scheme pursuant to regulation 155   | NO     |
| Subject to the Community Infrastructure Levy (CIL) in accordance with Section 24(5) of the <i>Building Act 1993</i> and under Part 3B of the <i>Planning and Environment Act 1987</i> , payable upon application for a Building Permit for a dwelling. | YES    |
| <i>*For further information regarding the CIL, contact Council's Major Development Unit on 9747 7200</i>   |        |

A thriving community  
where everyone belongs

**Civic Centre**  
232 High Street  
Melton VIC 3337

**Melton Library  
and Learning Hub**  
31 McKenzie Street  
Melton VIC 3337

**Caroline Springs Library  
and Learning Hub**  
193 Caroline Springs Blvd  
Caroline Springs VIC 3023

**Postal Address**  
PO Box 21  
Melton VIC 3337

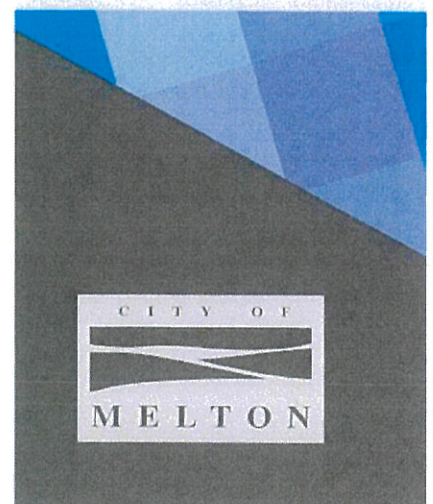
☎ 03 9747 7200

✉ csu@melton.vic.gov.au

🌐 melton.vic.gov.au

📍 cityofmelton

DX 33005 Melton  
ABN 22 862 073 888





**PLEASE NOTE:**

- While every effort is made to provide full and accurate information, the Council's records may be deficient because of limitations in the period the records have been kept and/or because of their accuracy in recording or failure to record other permits, orders, variations or revocations.
- In addition, the existence of permits or certificates does not indicate whether all construction on a property complies with approvals. Independent inquiries should be made if in any doubt or if any problem is anticipated or encountered.

Please notify Council on 9747 7200 if you discover any discrepancies in relation to the above information.

Yours faithfully



*Leigh Morcom for*  
**Craig Fletcher**  
**Municipal Building Surveyor**  
**Melton City Council**

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🌐 [melton.vic.gov.au](http://melton.vic.gov.au)

📍 [cityofmelton](https://www.facebook.com/cityofmelton)

DX 33005 Melton  
ABN 22 862 073 889





Your ref: PIR 978

18 March 2019

LANDATA  
2 LONSDALE STREET  
MELBOURNE 3000

A thriving community  
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**PROPERTY INFORMATION CERTIFICATE** - Pursuant to Regulation 51(1)

|          |                                |        |     |
|----------|--------------------------------|--------|-----|
| Address: | 21 PADDOCK STREET DIGGERS REST |        |     |
| PS/LP    | 803028B                        | Lot    | H   |
| Volume:  | 12037                          | Folio: | 354 |

**Regulation 51(1), Building Regulations 2018**

Any person may request the relevant council to provide in respect of any building or land:-

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

| Permit No: | Issue date: | Building Works: | Final Approved | Occupancy / Final Inspection Certificate: |       |
|------------|-------------|-----------------|----------------|---|-------|
|            |             |                 |                | Number                                    | Date: |
| NIL        |             |                 |                |   |       |

b) Details of any current statement issued under Regulation 64(1) (Combined Allotments) or Regulation 231(2) (Subdivision of existing buildings)

| Statement Details: | Issue Date: | Description: |
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| NIL                |             |              |

c) Details of any current Notice or Order issued by the Relevant Building Surveyor under the Act.

| Building Enforcement Type: | Issue Date: | Description of Breach: | Cancellation Date: |
|----------------------------|-------------|------------------------|--------------------|
| NIL                        |             |                        |                    |

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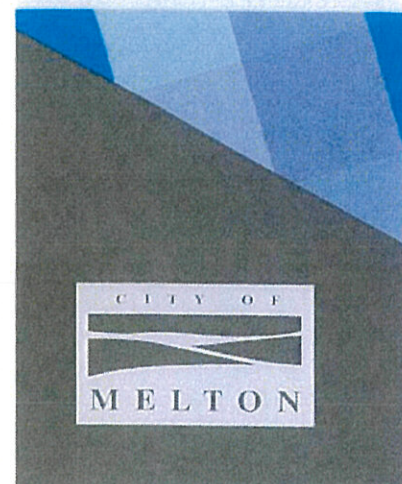
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🌐 [melton.vic.gov.au](http://melton.vic.gov.au)

📍 [cityofmelton](http://cityofmelton)

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ABN 22 862 073 689





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**Craig Fletcher**  
Municipal Building Surveyor  
Melton City Council

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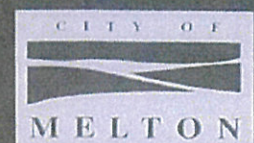
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DX 33005 Melton  
ABN 22 962 073 889





# Extract of EPA Priority Site Register

Page 1 of 2



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

## PROPERTY INQUIRY DETAILS:

STREET ADDRESS: 146 DIGGERS REST-COIMADAI ROAD

SUBURB: DIGGERS REST

MUNICIPALITY: MELTON

MAP REFERENCES: Melways 40th Edition, Street Directory, Map 351 Reference H5  
Melways 40th Edition, Street Directory, Map 351 Reference H4  
Melways 40th Edition, Street Directory, Map 351 Reference G4  
Melways 40th Edition, Street Directory, Map 351 Reference H3  
Melways 40th Edition, Street Directory, Map 351 Reference G3  
Melways 40th Edition, Street Directory, Map 351 Reference F3  
Melways 40th Edition, Street Directory, Map 351 Reference G5  
Melways 40th Edition, Street Directory, Map 351 Reference F5  
Melways 40th Edition, Street Directory, Map 351 Reference F4

DATE OF SEARCH: 5th March 2019

## PRIORITY SITES REGISTER REPORT:

A search of the Priority Sites Register for the above map references, corresponding to the address given above, has indicated that this site is not listed on, and is not in the vicinity of a site listed on the Priority Sites Register at the above date.

## IMPORTANT INFORMATION ABOUT THE PRIORITY SITES REGISTER:

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

Clean Up Notice pursuant to section 62A, or a

Pollution Abatement Notice pursuant to section 31A or 31B

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

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

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

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

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

[Extract of Priority Sites Register] # 31011016 - 31011016085348  
'TEST'





## Extract of EPA Priority Site Register

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

Environment Protection Authority Victoria  
GPO Box 4395 Melbourne Victoria 3001  
Tel: 1300 372 842

## Extract of EPA Priority Site Register

Page 1 of 1



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

### PROPERTY INQUIRY DETAILS:

STREET ADDRESS: 120 DIGGERS REST-COIMADAI ROAD  
SUBURB: DIGGERS REST  
MUNICIPALITY: MELTON  
MAP REFERENCES: Melways 40th Edition, Street Directory, Map 351 Reference J5  
Melways 40th Edition, Street Directory, Map 351 Reference H5  
Melways 40th Edition, Street Directory, Map 351 Reference H4  
Melways 40th Edition, Street Directory, Map 351 Reference H3

DATE OF SEARCH: 13th March 2019

### PRIORITY SITES REGISTER REPORT:

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Environment Protection Authority Victoria  
GPO Box 4395 Melbourne Victoria 3001  
Tel: 1300 372 842

[Extract of Priority Sites Register] # 31085794 - 31085794180955  
'356744'





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

## ROADS PROPERTY CERTIFICATE

The search results are as follows:

Maddocks C/- InfoTrack  
135 King Street  
SYDNEY 2000  
AUSTRALIA

Client Reference: 356744

NO PROPOSALS. As at the 5th March 2019, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

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

146 DIGGERS REST-COIMADAI Road, DIGGERS REST 3427  
CITY OF MELTON

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

Date of issue: 5th March 2019

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 30881510 - 30881510094310 '356744'



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

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Maddocks C/- InfoTrack  
135 King Street  
SYDNEY 2000  
AUSTRALIA

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120 DIGGERS REST-COIMADAI ROAD, DIGGERS REST 3427  
CITY OF MELTON

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Date of issue: 13th March 2019

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 31085794 - 31085794180955 '356744'



## Victorian Aboriginal Heritage Register – Advice as to the existence of records in relation to a nominated area of land.

Reference Number:

22666

### SECTION 1 – Applicant Information

Name of applicant:

- Vicky Kalkos

Organisation:

InfoTrack

Postal address:

Level 5, 459 Collins St  
Melbourne  
VIC 3000

Telephone number:

0386094740

Email address:

vicsearching@infotrack.com.au

Customer Reference No.

LMC:6001431.029

### SECTION 2 – Land Description (as provided by the applicant)

Subdivisional References (Lot / Plan):

1/TP965707

Crown References:

Title References (Volume / Folio) :

11994/073

Street Address:

146 DIGGERS REST-COIMADAI ROAD, DIGGERS REST 3427

Other description:

Order ID: 54981062

Directory Reference:

Directory:

### SECTION 3 – Registered Information

Are there any registered Aboriginal Places or Objects on the nominated area of land?

*Please see attached Aboriginal Place*

Are there any other areas of cultural heritage sensitivity associated with the nominated area of land? (See over).

Does the Register contain a record of a notified place (ie a place reported but not yet inspected) in relation to the nominated area of land?

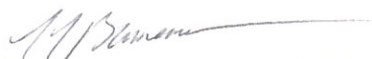
Does a stop order exist in relation to any part of the nominated area of land?

Does an interim or ongoing protection declaration exist in relation to any part of the nominated area of land?

Does a cultural heritage agreement or Aboriginal cultural heritage land management agreement exist in relation to any part of the nominated area of land?

Signed:

Date: 22/Feb/2019



Heather Bannerman  
Manager, Heritage Information  
Aboriginal Victoria



**SECTION 4 – Terms & Conditions****Terminology**

In these terms and conditions, the expressions "we", "us" and "our" are a reference to the Government of the State of Victoria, acting through Aboriginal Victoria, an agency of the Department of Premier and Cabinet.

**Advice provided from the Register**

Access to the information requested from the Register in the "Application for advice as to the existence of records in relation to a nominated area of land" form (the "Form") is subject to the discretion of the Secretary and the requirements of the Act.

The absence of records on the Register for a nominated area of land does not necessarily mean that the area is devoid of Aboriginal cultural heritage values. Applicants should be aware of the provisions of s.17 and s.24 of the *Aboriginal Heritage Act 2006*, which require the reporting of Aboriginal remains, Aboriginal places and objects discovered in Victoria. Applicants should also be aware that it is an offence under the *Aboriginal Heritage Act 2006* to harm Aboriginal cultural heritage, for which significant penalties apply. This advice does not abrogate any requirement to prepare a Cultural Heritage Management Plan under the *Aboriginal Heritage Act 2006*.

**Specific conditions of advice provided from the Register for an application under s.147**

The Secretary, Department of Premier and Cabinet may refuse to provide any information to the Applicant if the provision of the information would be likely to endanger Aboriginal cultural heritage (refer to s.147 (4) of the Act).

**Use of information**

Information provided to the Applicant from the Register as a result of this application and for the land described in Section 2 ("Information") may only be used for the purposes nominated by the Applicant in the Form (and for no other purposes). The Information may not be on-sold or rebadged without our written permission.

**Documents to be lodged with Registrar**

Two copies (one of which must be in digital format) of any article, publication, report or thesis which relies on any Information provided to the Applicant must be lodged with the Registrar as soon as practicable after their completion.

**Acknowledgment of source of Information**

We must be acknowledged in any article, publication, report or thesis (including a newspaper article or display) which incorporates or refers to material supplied from the Register.

**Copyright**

We retain copyright in all materials for which legal title of the relevant organisation is clear. Apart from fair dealing for the purposes of private study, research, criticism or review, as permitted under the copyright legislation, and apart from uses specifically authorised by these terms and conditions, no part may be reproduced or reused for any commercial purposes whatsoever.

Specifically, and other than for the purposes of and subject to the conditions prescribed in the *Copyright Act 1968* (Cth), you may not in any form or by any means adapt, reproduce, store, create derivative works, distribute, print, display, perform, publish or commercialise the Information without our written permission.

**Disclaimer**

The Information is provided for information purposes only. Except as expressly stated to the contrary, no claim is made as to the accuracy or authenticity of its content. The Information is provided on the basis that any persons having access to it undertake responsibility for assessing the relevance and accuracy of its content. We do not accept responsibility for any loss or damage, however caused (including through negligence) which you may directly or indirectly suffer in connection with your use of the Information, nor do we accept any responsibility for any such loss arising out of your use or reliance (or any other person's use or reliance) on the Information.

The disclaimer set out in these terms and conditions is not affected or modified by any of the other terms and conditions in these Terms and Conditions. Nevertheless, our disclaimer does not attempt to purport to exclude liability in relation to any term implied by law which cannot be lawfully excluded.

**Indemnity**

You agree to indemnify and hold us, our agents and employees, harmless from any claim or demand, made by any third party due to, or arising out of or in connection with, your breach of these terms and conditions, or your infringement of any rights of a third party, or the provision of any information to a third party.

**Governing Law**

These terms and conditions are governed by the laws in force in the State of Victoria, Australia.

**Third Party Disclosure**

Where the information obtained from the Register is provided to a third party, details of the above Terms and Conditions must also be provided.

**Areas of Cultural Heritage Sensitivity**

You can find out more about 'areas of Aboriginal Cultural Heritage Sensitivity' including maps showing these areas, at

<http://www.dpc.vic.gov.au/index.php/aboriginal-affairs/heritage-tools/areas-of-cultural-heritage-sensitivity>>



**146 DIGGERS REST-COIMADAI ROAD, DIGGERS REST Report**  
**Registered Aboriginal Heritage Places**

| Place Number | Name               | Component Number | Type             |
|--------------|--------------------|------------------|------------------|
| 7822-3025    | Diggers Rest 8     | 7822-3025-1      | Artefact Scatter |
| 7822-3037    | Diggers Rest 9     | 7822-3037-1      | Artefact Scatter |
| 7822-3423    | Diggers Rest 14    | 7822-3423-1      | Artefact Scatter |
| 7822-3424    | Diggers Rest 15 IA | 7822-3424-1      | Artefact Scatter |
| 7822-3425    | Diggers Rest 16 IA | 7822-3425-1      | Artefact Scatter |

**Total Components**                    5  
**Total Registered Places**            5



## Victorian Aboriginal Heritage Register – Advice as to the existence of records in relation to a nominated area of land.

Reference Number:

22897

### SECTION 1 – Applicant Information

Name of applicant:

- Alexandra Yorston

Organisation:

InfoTrack

Postal address:

Level 5, 459 Collins St  
Melbourne  
VIC 3000

Telephone number:

0386094740

Email address:

vicsearching@infotrack.com.au

Customer Reference No.

6001431

### SECTION 2 – Land Description (as provided by the applicant)

Subdivisional References (Lot / Plan):

H/PS803028B

Crown References:

Title References (Volume / Folio) :

12037/354

Street Address:

120 DIGGERS REST-COIMADAI ROAD, DIGGERS REST 3427

Other description:

Order ID: 55706887

Directory Reference:

Directory:

### SECTION 3 – Registered Information

Are there any registered Aboriginal Places or Objects on the nominated area of land?

*Please see attached Aboriginal Place*

Yes

Are there any other areas of cultural heritage sensitivity associated with the nominated area of land? (See over).

Yes

Does the Register contain a record of a notified place (ie a place reported but not yet inspected) in relation to the nominated area of land?

No

Does a stop order exist in relation to any part of the nominated area of land?

No

Does an interim or ongoing protection declaration exist in relation to any part of the nominated area of land?

No

Does a cultural heritage agreement or Aboriginal cultural heritage land management agreement exist in relation to any part of the nominated area of land?

No

Signed:



Jamin Moon

Heritage Registrar (acting)

Aboriginal Victoria

Date: 18/Mar/2019



**SECTION 4 – Terms & Conditions****Terminology**

In these terms and conditions, the expressions "we", "us" and "our" are a reference to the Government of the State of Victoria, acting through Aboriginal Victoria, an agency of the Department of Premier and Cabinet.

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Specifically, and other than for the purposes of and subject to the conditions prescribed in the *Copyright Act 1968* (Cth), you may not in any form or by any means adapt, reproduce, store, create derivative works, distribute, print, display, perform, publish or commercialise the Information without our written permission.

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The disclaimer set out in these terms and conditions is not affected or modified by any of the other terms and conditions in these Terms and Conditions. Nevertheless, our disclaimer does not attempt to purport to exclude liability in relation to any term implied by law which cannot be lawfully excluded.

**Indemnity**

You agree to indemnify and hold us, our agents and employees, harmless from any claim or demand, made by any third party due to, or arising out of or in connection with, your breach of these terms and conditions, or your infringement of any rights of a third party, or the provision of any information to a third party.

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<http://www.dpc.vic.gov.au/index.php/aboriginal-affairs/heritage-tools/areas-of-cultural-heritage-sensitivity>>

# 120 DIGGERS REST-COIMADAI ROAD, DIGGERS REST Report

## Registered Aboriginal Heritage Places

| Place Number | Name               | Component Number | Type             |
|--------------|--------------------|------------------|------------------|
| 7822-3455    | Diggers Rest 40 IA | 7822-3455-1      | Artefact Scatter |
| 7822-3465    | Diggers Rest 50 IA | 7822-3465-1      | Artefact Scatter |

Total Components 2  
Total Registered Places 2





From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 26 March 2019 09:12 AM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 1 TP965707**  
 Address: **146 DIGGERS REST-COIMADAI ROAD DIGGERS REST 3427**  
 Standard Parcel Identifier (SPI): **1\TP965707**  
 Local Government Area (Council): **MELTON** [www.melton.vic.gov.au](http://www.melton.vic.gov.au)  
 Council Property Number: **105213**  
 Planning Scheme: **Melton** [planning-schemes.delwp.vic.gov.au/schemes/melton](http://planning-schemes.delwp.vic.gov.au/schemes/melton)  
 Directory Reference: **Melway 351 G5**

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
 Urban Water Corporation: **Western Water**  
 Melbourne Water: **inside drainage boundary**  
 Power Distributor: **JEMENA**

## STATE ELECTORATES

Legislative Council: **WESTERN METROPOLITAN**  
 Legislative Assembly: **SUNBURY**

## Note

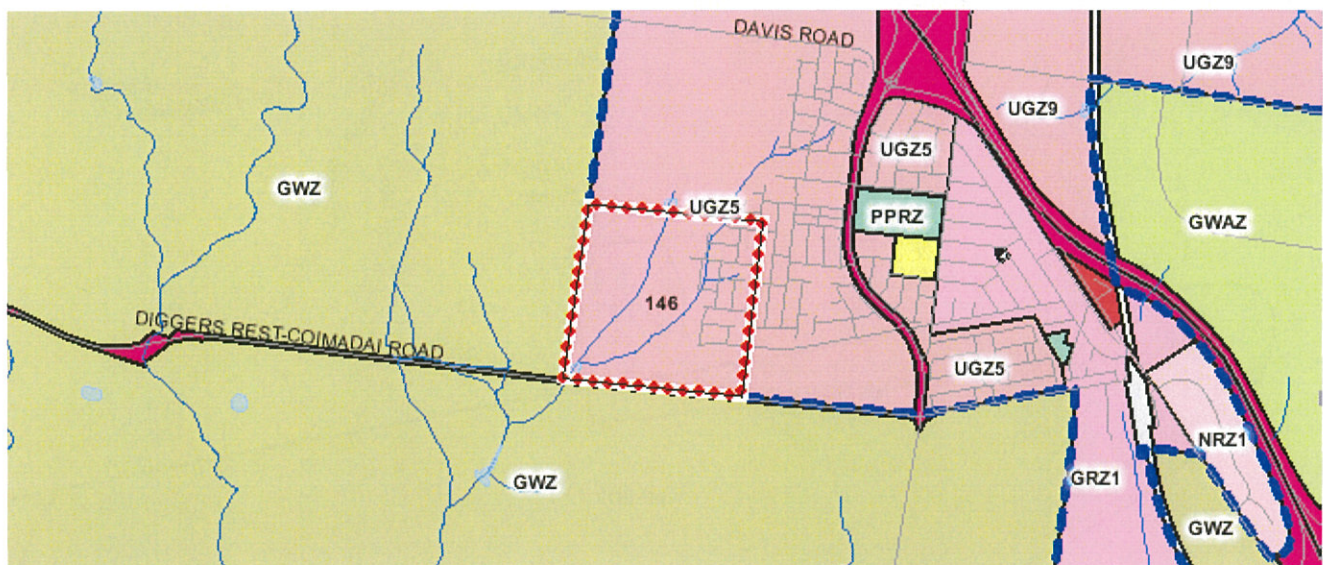
**This land is in an area added to the Urban Growth Boundary after 2005. It may be subject to the Growth Area Infrastructure Contribution.**

For more information about this contribution go to [Victorian Planning Authority](http://www.vic.gov.au/victorian-planning-authority)

## Planning Zones

### [URBAN GROWTH ZONE \(UGZ\)](#)

### [URBAN GROWTH ZONE - SCHEDULE 5 \(UGZ5\)](#)



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|                                 |                                       |                                 |
|---------------------------------|---------------------------------------|---------------------------------|
| C1Z - Commercial 1              | GRZ - General Residential             | GWAZ - Green Wedge A            |
| GWZ - Green Wedge               | MUZ - Mixed Use                       | NRZ - Neighbourhood Residential |
| PPRZ - Public Park & Recreation | PUZ1 - Public Use - Service & Utility | PUZ2 - Public Use - Education   |
| PUZ4 - Public Use - Transport   | RDZ1 - Road - Category 1              | UGZ - Urban Growth              |

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

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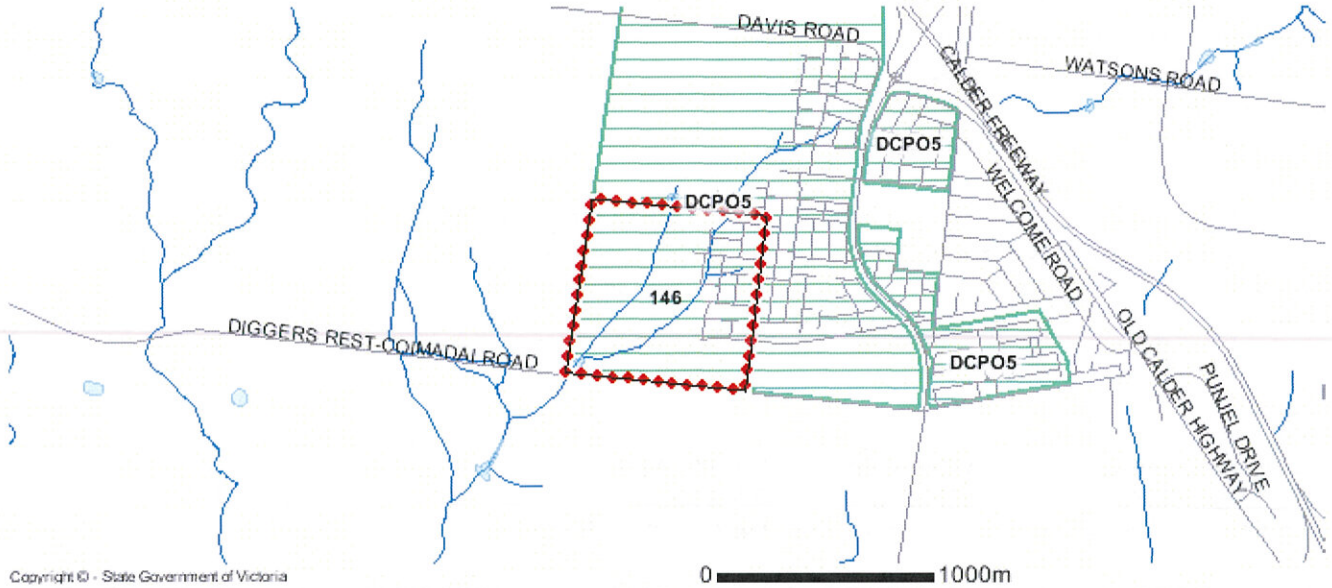
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## Planning Overlays

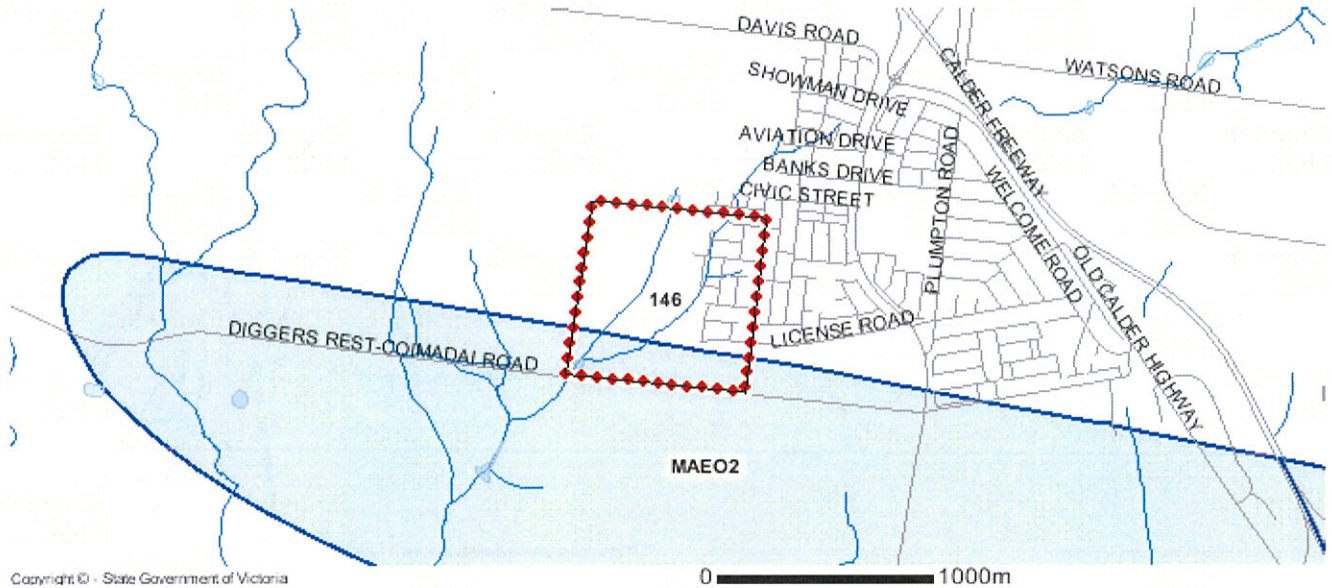
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)  
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 5 (DCPO5)



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**DCPO - Development Contributions Plan**  
 Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

MELBOURNE AIRPORT ENVIRONS OVERLAY (MAEO)  
MELBOURNE AIRPORT ENVIRONS OVERLAY - SCHEDULE 2 (MAEO2)



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**MAEO - unknown**  
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## Planning Overlays

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

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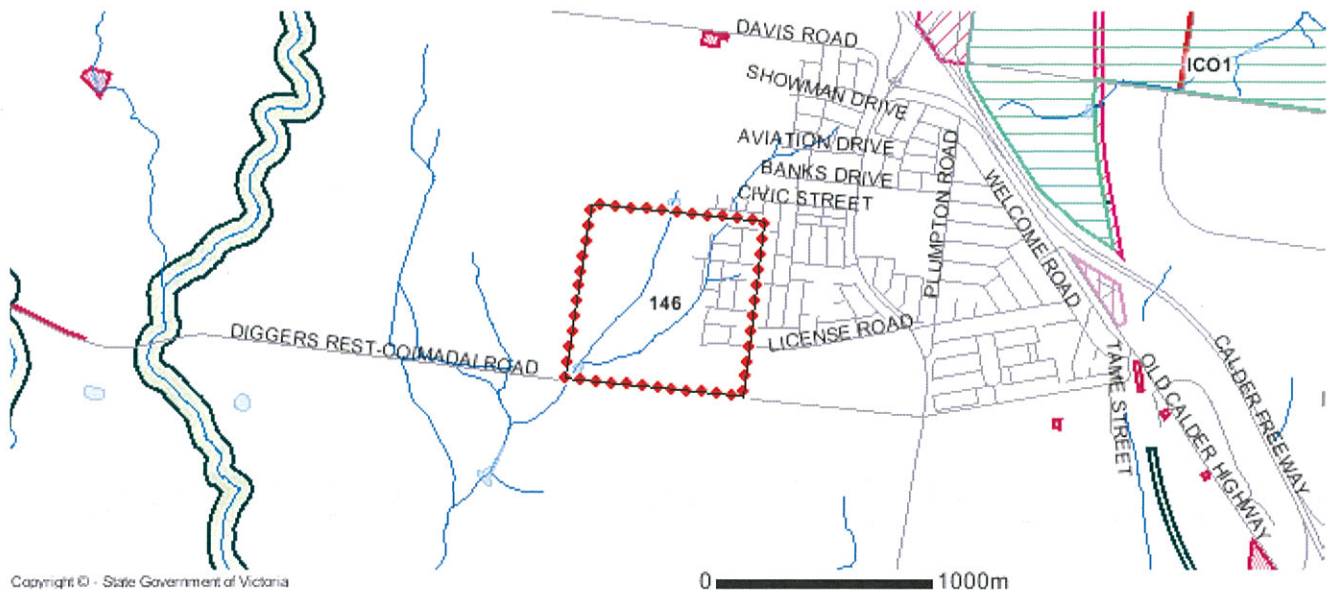
[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

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

[INFRASTRUCTURE CONTRIBUTIONS OVERLAY \(ICO\)](#)

[INCORPORATED PLAN OVERLAY \(IPO\)](#)

[PUBLIC ACQUISITION OVERLAY \(PAO\)](#)



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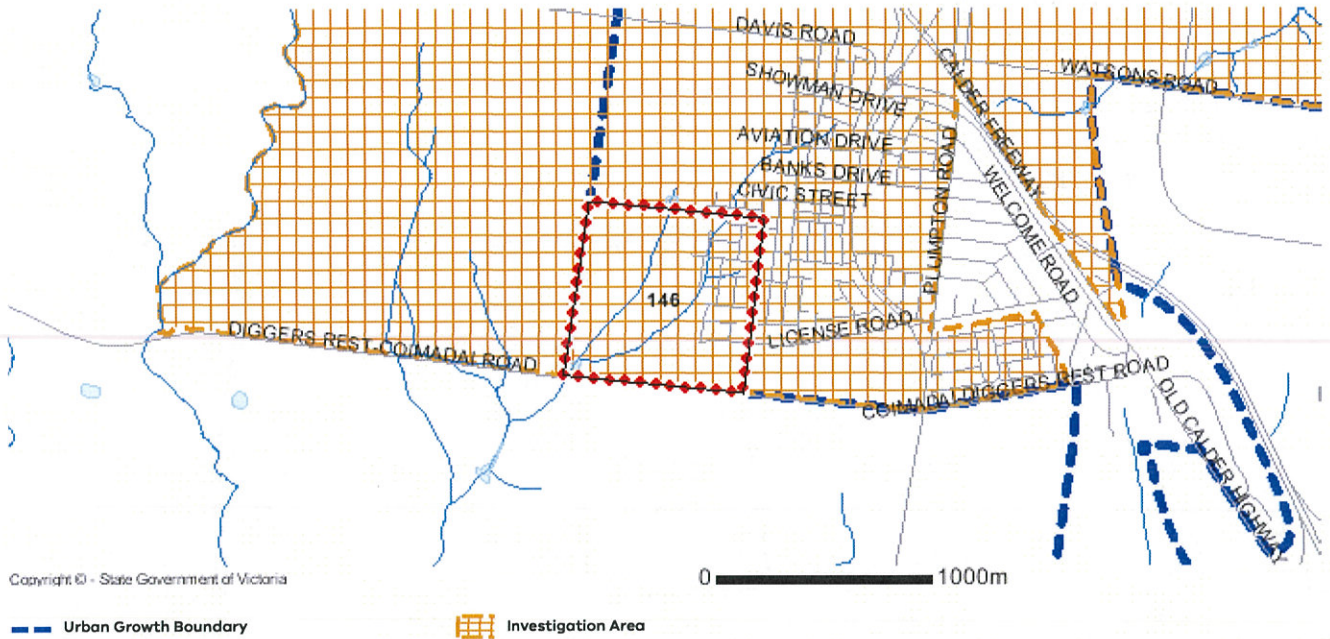
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## Investigation Area

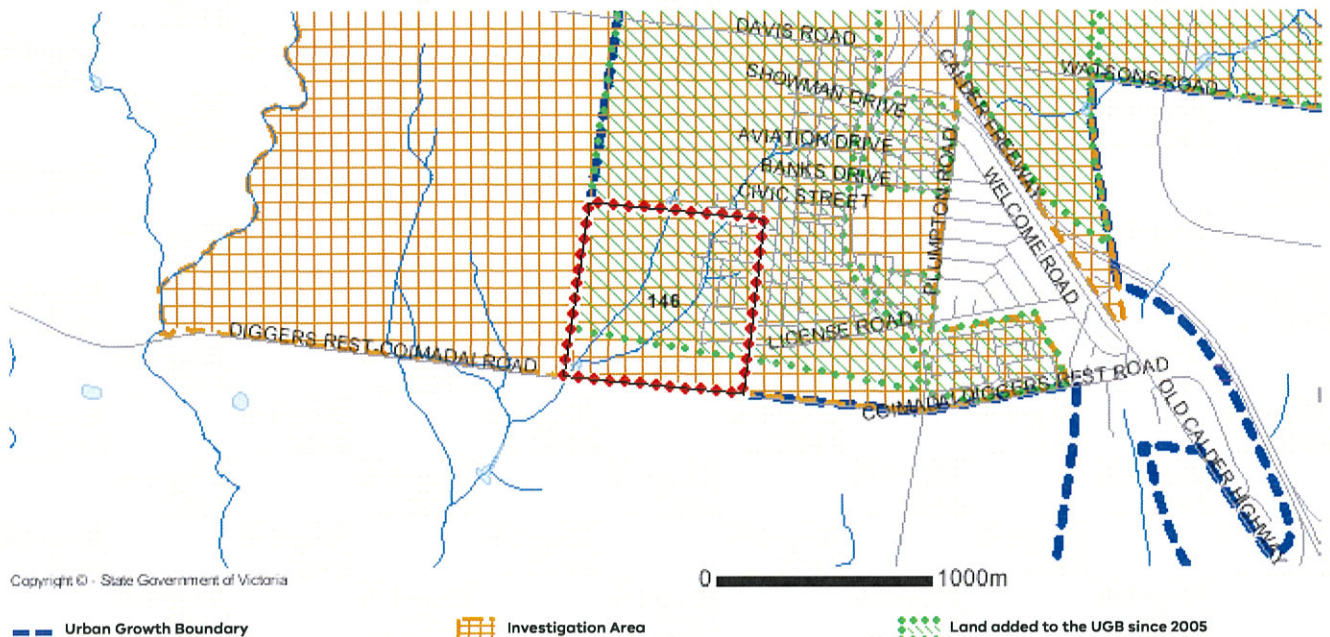
This land was included in an Investigation Area designated in 'Melbourne 2030: a planning update Melbourne @ 5 million'.  
 For more information about this project go to [Melbourne @ 5 million](#)



## Growth Area Infrastructure Contribution

This land is in an area added to the Urban Growth Boundary after 2005.  
 It may be subject to the Growth Area Infrastructure Contribution.

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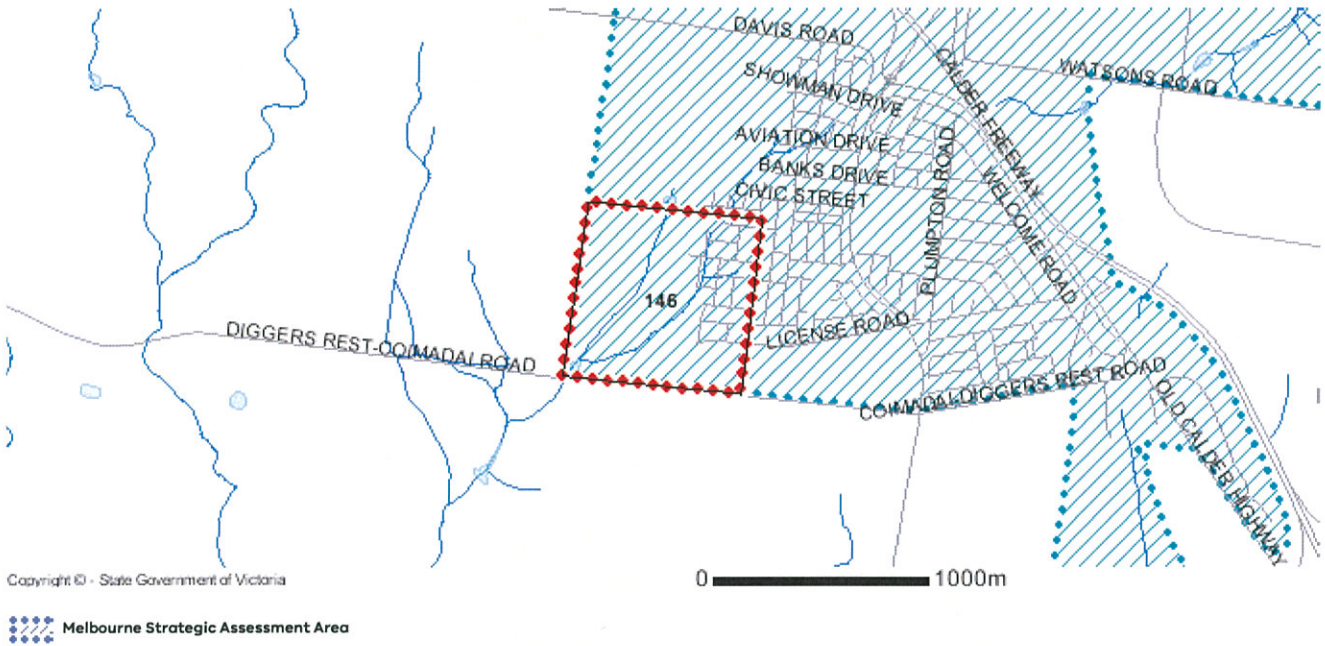
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## Melbourne Strategic Assessment

The property may be located within the Melbourne Strategic Assessment program area. Actions associated with urban development are subject to requirements of the Commonwealth Environment Protection and Biodiversity Conservation Act 1999. Follow the link for more details: <https://nvim.delwp.vic.gov.au/BCS>



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## Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this parcel is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

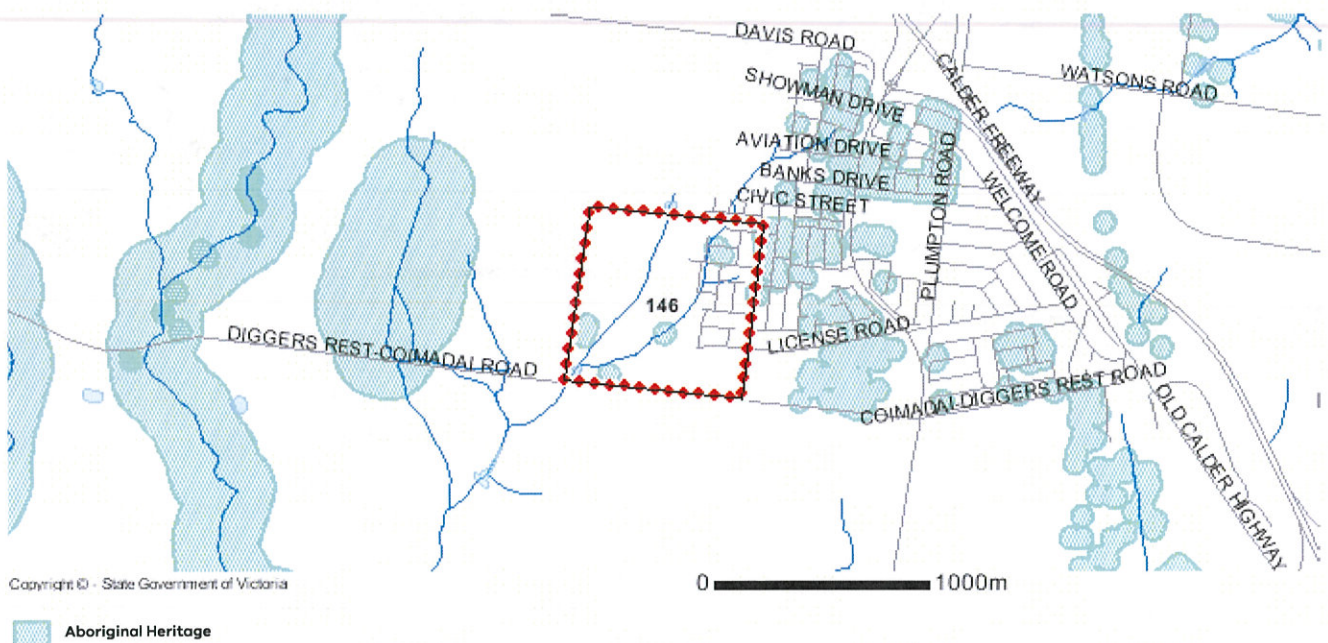
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes.html>



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## Further Planning Information

Planning scheme data last updated on 21 March 2019.

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>

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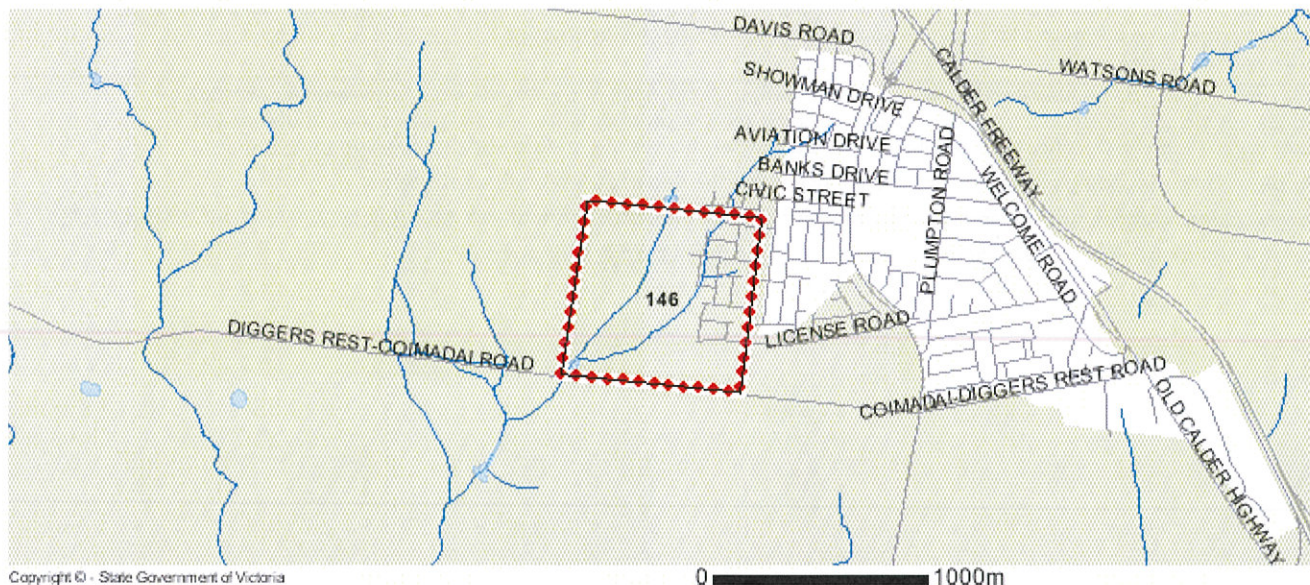
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## Designated Bushfire Prone Area

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



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](http://www.vba.vic.gov.au)

Copies of the Building Act and Building Regulations are available from [www.legislation.vic.gov.au](http://www.legislation.vic.gov.au)

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

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From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 14 March 2019 12:42 PM

## PROPERTY DETAILS

Address: **120 DIGGERS REST-COIMADAI ROAD DIGGERS REST 3427**  
 Lot and Plan Number: **Lot H PS803028**  
 Standard Parcel Identifier (SPI): **H\PS803028**  
 Local Government Area (Council): **MELTON**  
 Council Property Number: **627539**  
 Planning Scheme: **Melton**  
 Directory Reference: **Melway 351 H5**

[www.melton.vic.gov.au](http://www.melton.vic.gov.au)

[planning-schemes.delwp.vic.gov.au/schemes/melton](http://planning-schemes.delwp.vic.gov.au/schemes/melton)

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

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
 Urban Water Corporation: **Western Water**  
 Melbourne Water: **inside drainage boundary**  
 Power Distributor: **JEMENA**

## STATE ELECTORATES

Legislative Council: **WESTERN METROPOLITAN**  
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## Note

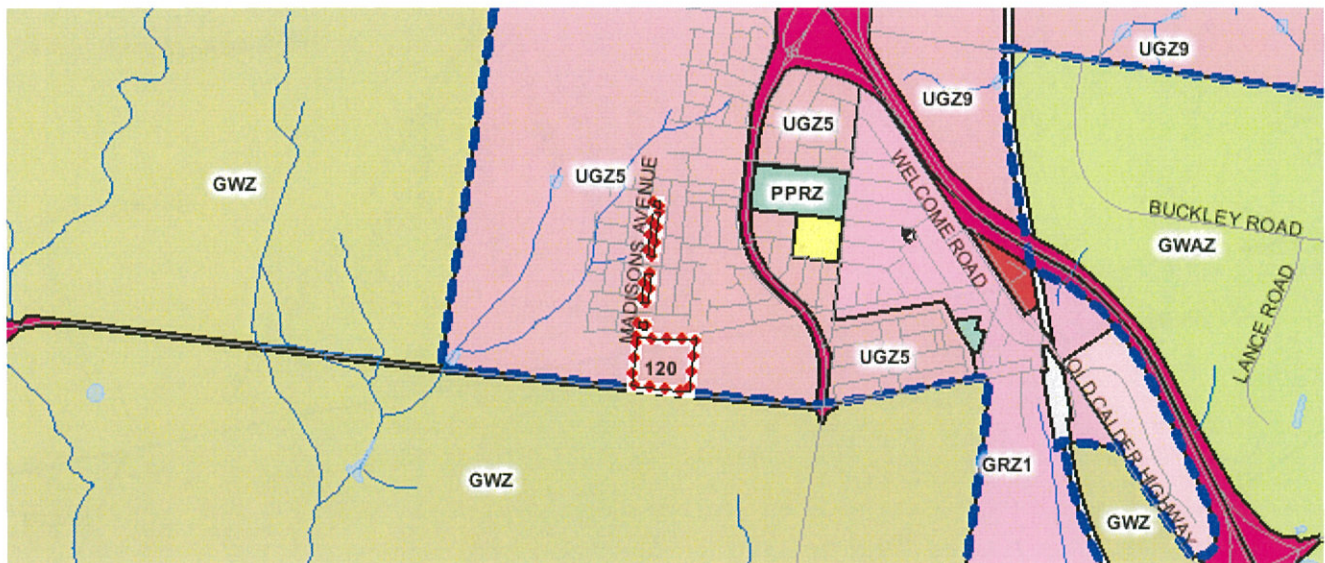
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## Planning Zones

### URBAN GROWTH ZONE (UGZ)

### URBAN GROWTH ZONE - SCHEDULE 5 (UGZ5)



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|  |  |  |
|--|--|--|
|  |  |  |
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|  |  |  |

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

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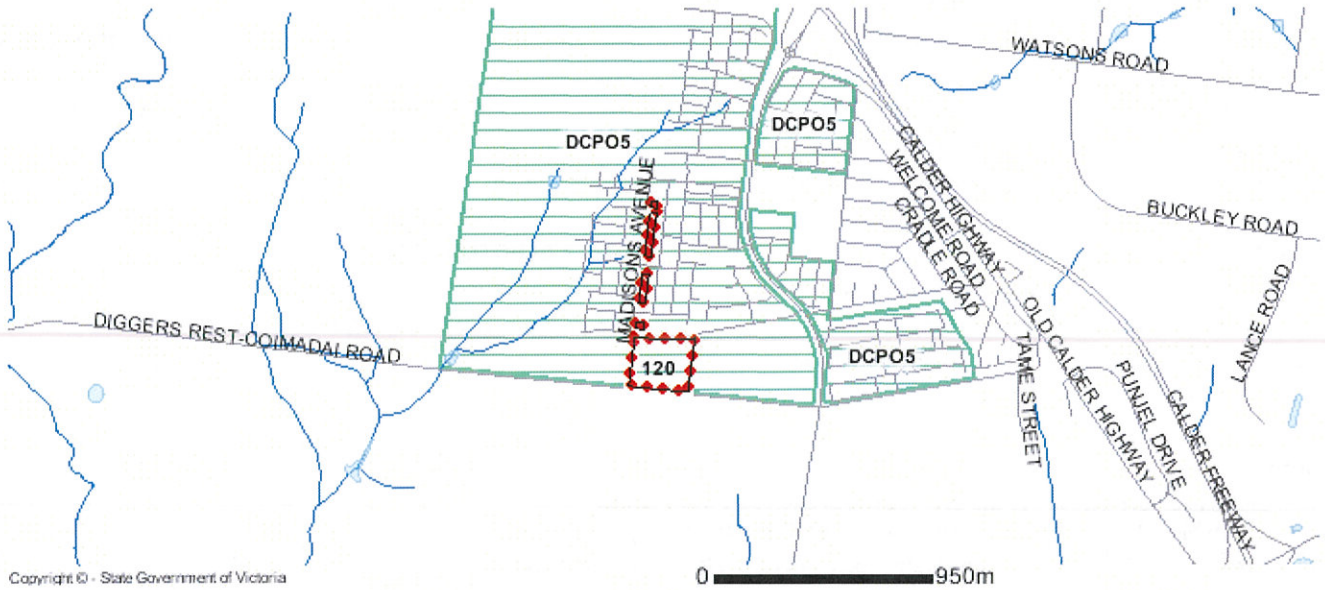
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## Planning Overlays

### DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

### DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 5 (DCPO5)

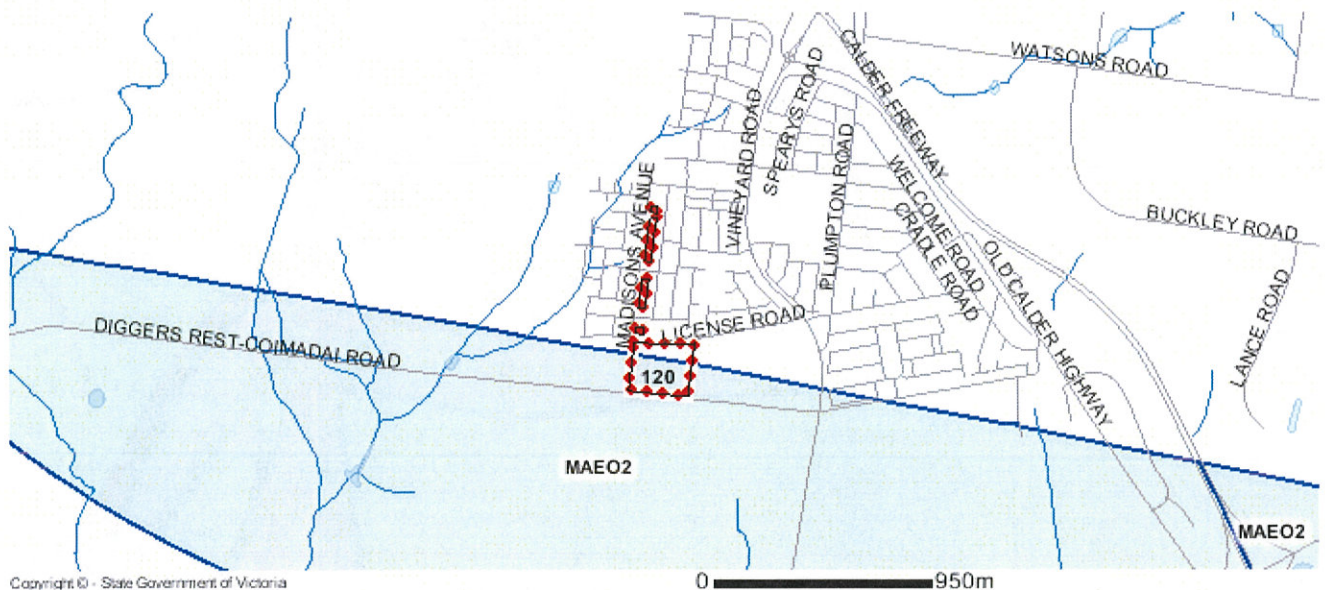


 DCPO - Development Contributions Plan

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

### MELBOURNE AIRPORT ENVIRONS OVERLAY (MAEO)

### MELBOURNE AIRPORT ENVIRONS OVERLAY - SCHEDULE 2 (MAEO2)



MAEO - unknown

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## Planning Overlays

### OTHER OVERLAYS

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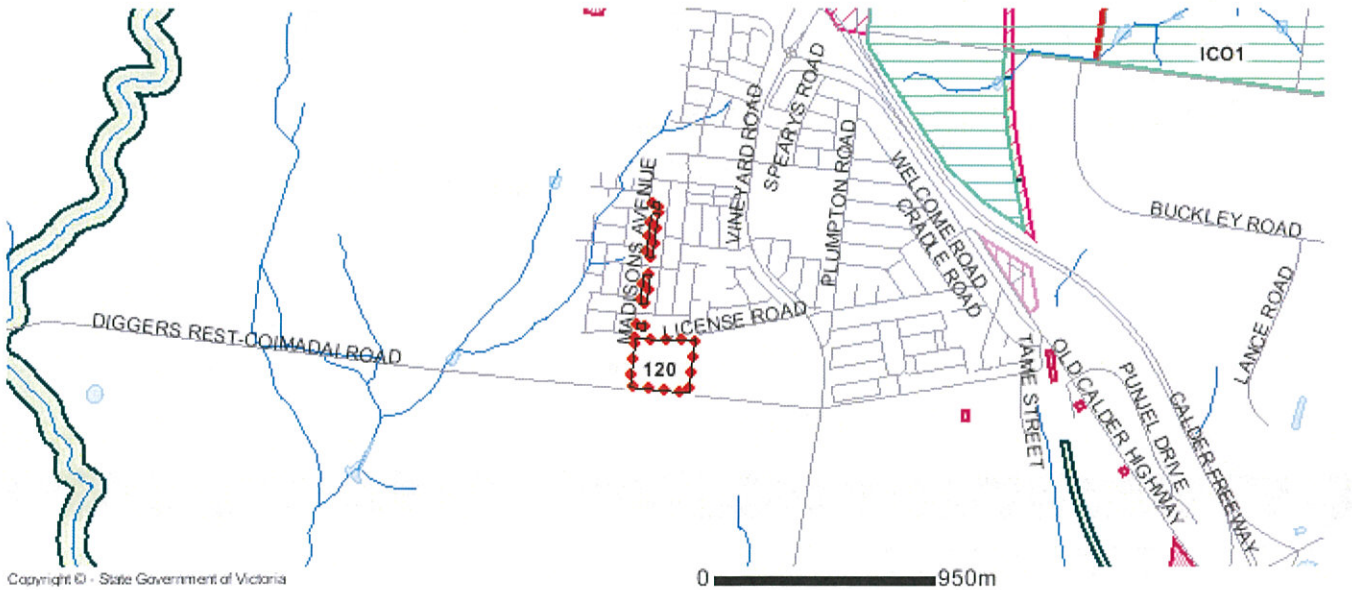
[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

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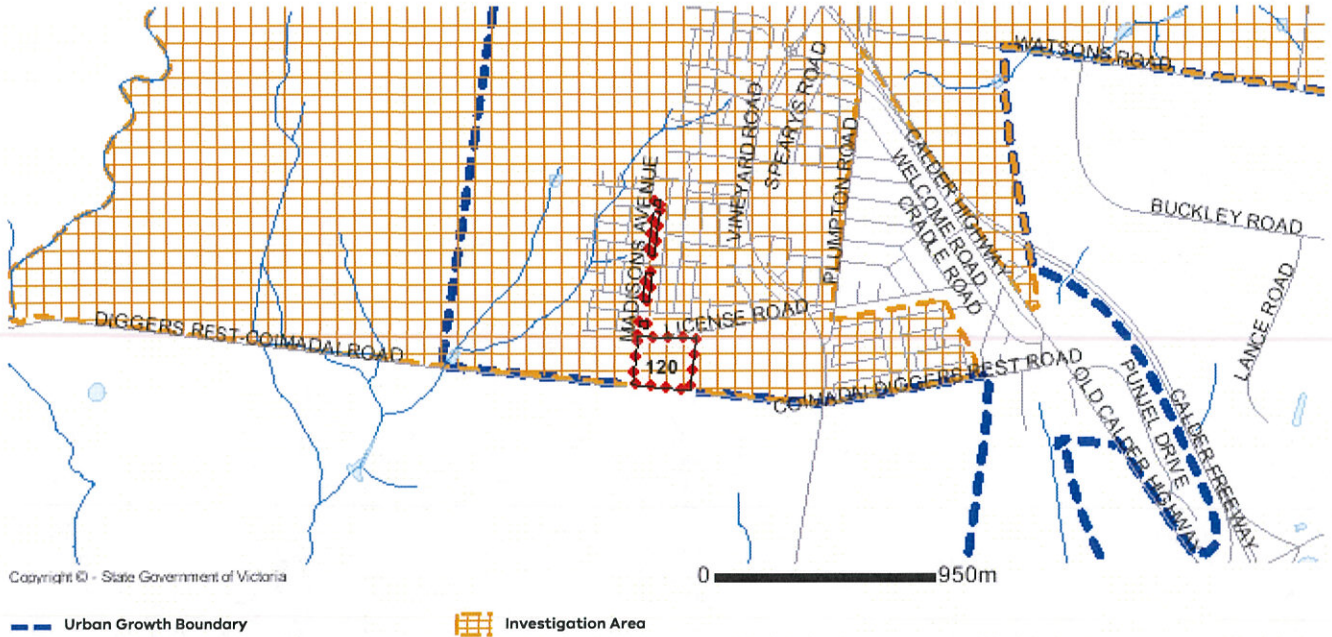
- DPO - Development Plan
- ESO - Environmental Significance
- HO - Heritage
- ICO - Infrastructure Contributions
- IPO - Incorporated Plan
- PAO - Public Acquisition

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## Investigation Area

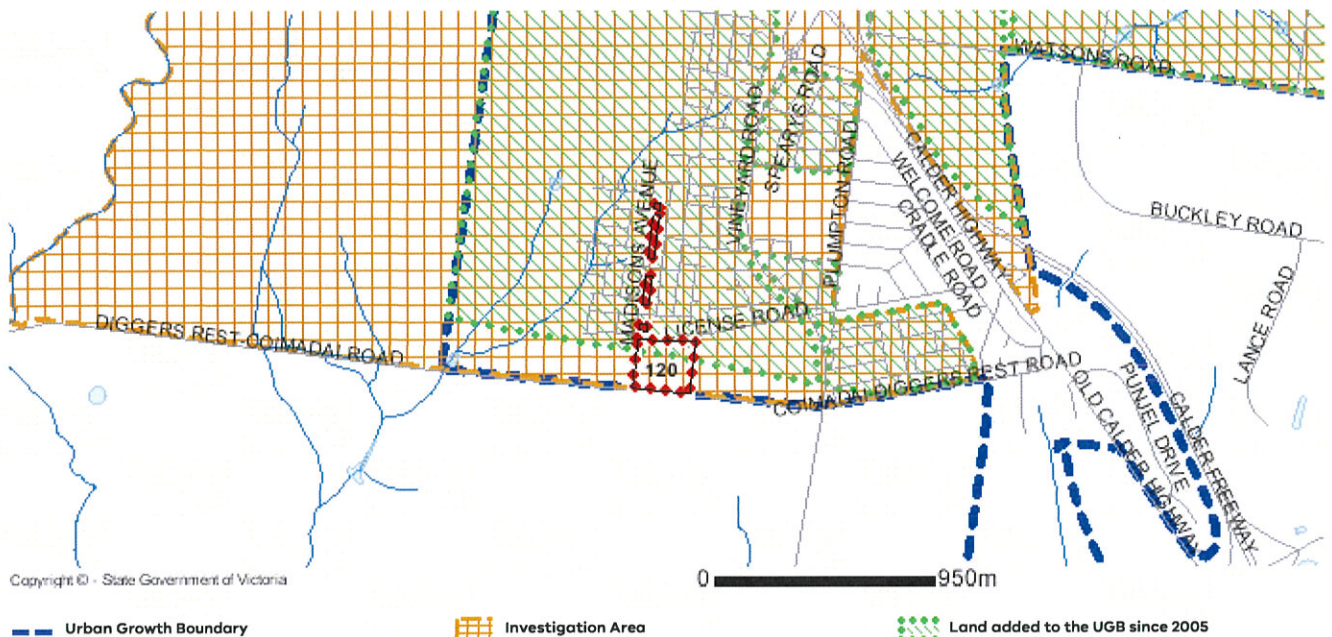
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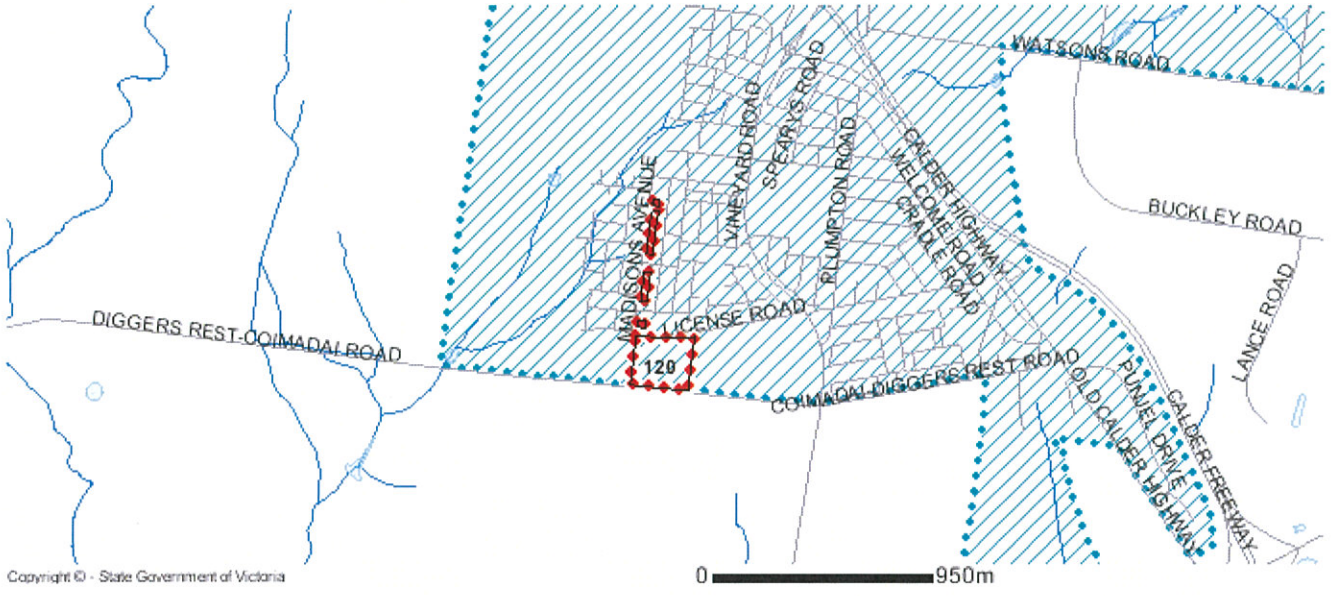
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 Melbourne Strategic Assessment Area

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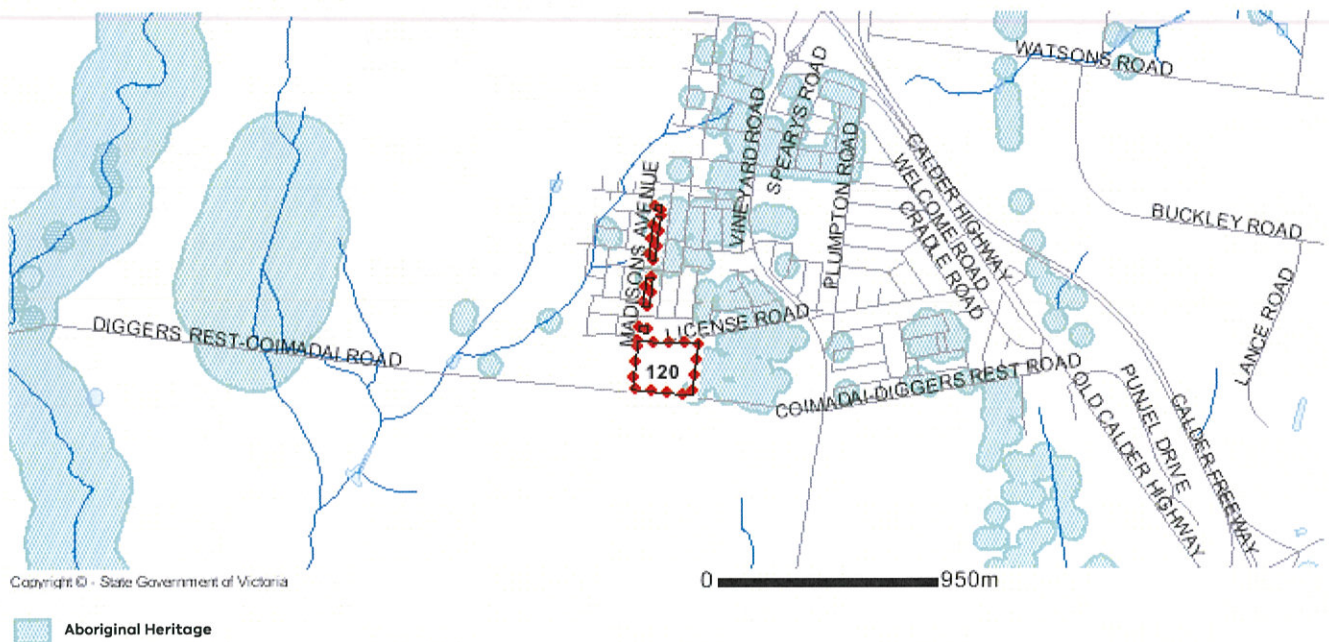
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## Further Planning Information

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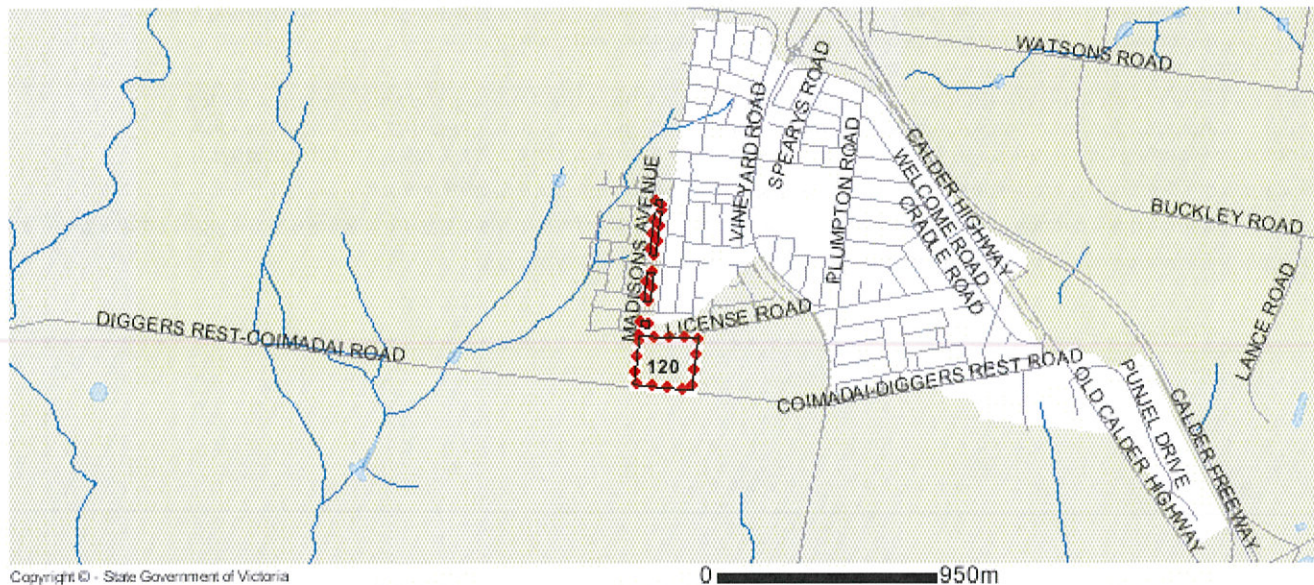
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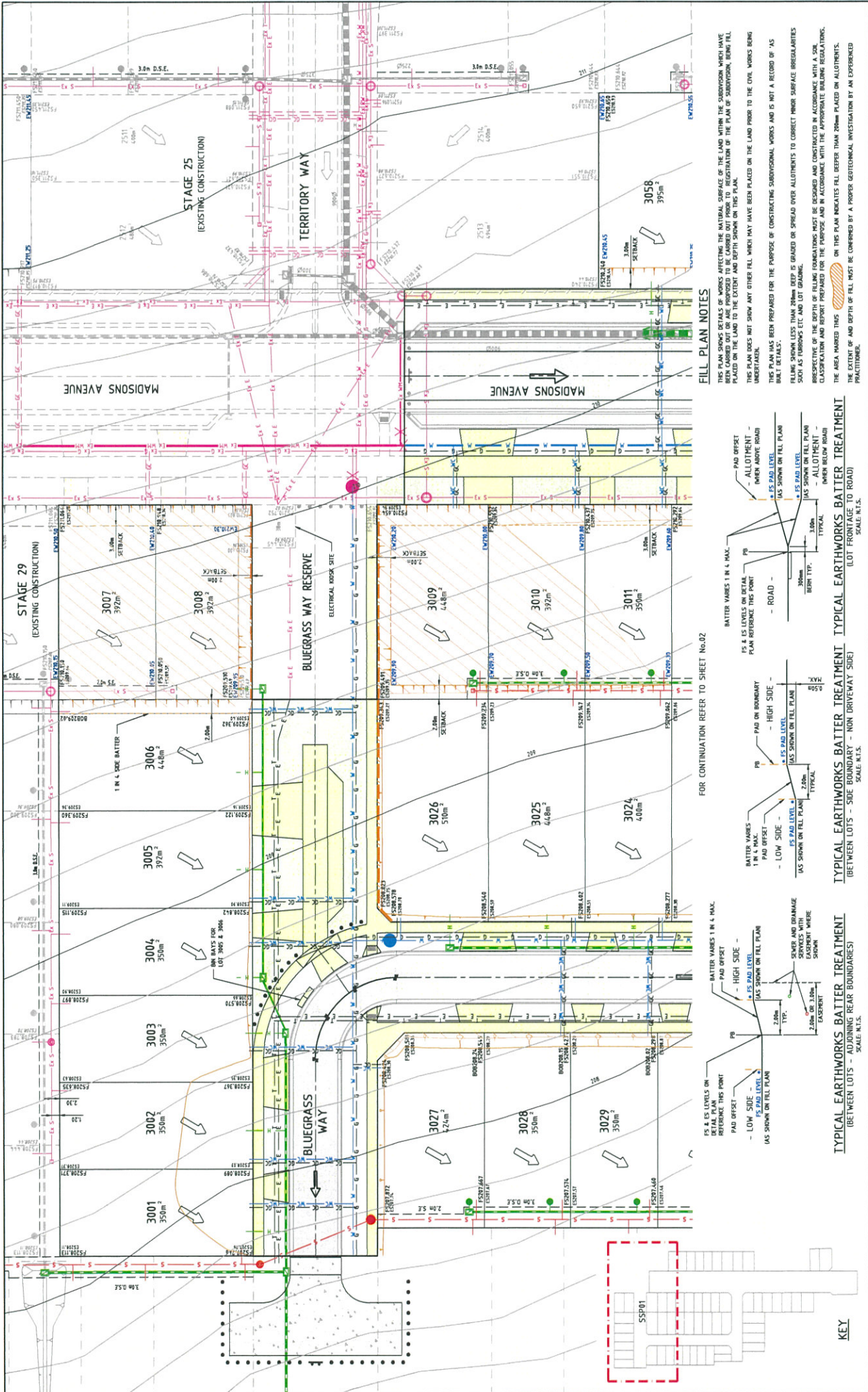
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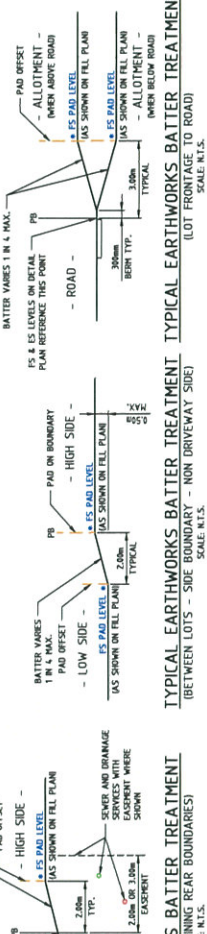




### FILL PLAN NOTES

THIS PLAN SHOWS DETAILS OF WORKS AFFECTING THE NATURAL SURFACE OF THE LAND WITHIN THE SUBDIVISION WHICH HAVE PLACED ON THE LAND TO THE EXTENT AND DEPTH SHOWN ON THIS PLAN.  
 THIS PLAN DOES NOT SHOW ANY OTHER FILL WHICH MAY HAVE BEEN PLACED ON THE LAND PRIOR TO THE CIVIL WORKS BEING UNDERTAKEN.  
 THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF CONSTRUCTING SUBDIVISIONAL WORKS AND IS NOT A RECORD OF AS BUILT DETAILS.  
 FILLING SHOULD BE LESS THAN 150mm DEEP IS GRADED OR SPREAD OVER ALLOTMENTS TO CORRECT MINOR SURFACE IRREGULARITIES SUCH AS EMBANKMENTS ETC AND LOT GRADING.  
 RESPECTIVE OF THE BIRTH OF FILLING OPERATIONS MUST BE DESCRIBED AND CONSTRUCTED IN ACCORDANCE WITH A CIVIL CLASSIFICATION AND REPORT PREPARED FOR THE PURPOSE AND IN ACCORDANCE WITH THE APPROPRIATE BUILDING REGULATIONS.  
 THE AREA MARKED THIS ON THIS PLAN INDICATES FILL DEEPER THAN 150mm PLACED ON ALLOTMENTS. THE EXTENT OF AND DEPTH OF FILL MUST BE CONFIRMED BY A PROPER GEOTECHNICAL INVESTIGATION BY AN EXPERIENCED PRACTITIONER.

### FOR CONTINUATION REFER TO SHEET No.02



**LEGEND**

|  |                              |  |                              |
|--|------------------------------|--|------------------------------|
|  | SEWER MAIN AND MANHOLE       |  | STORMWATER DRAIN & PIT       |
|  | EXISTING RECYCLED WATER MAIN |  | EXISTING RECYCLED WATER PIPE |
|  | STORMWATER DRAIN & PIT       |  | EXISTING RECYCLED WATER PIPE |
|  | STORMWATER DRAIN & PIT       |  | EXISTING RECYCLED WATER PIPE |
|  | STORMWATER DRAIN & PIT       |  | EXISTING RECYCLED WATER PIPE |
|  | STORMWATER DRAIN & PIT       |  | EXISTING RECYCLED WATER PIPE |
|  | STORMWATER DRAIN & PIT       |  | EXISTING RECYCLED WATER PIPE |
|  | STORMWATER DRAIN & PIT       |  | EXISTING RECYCLED WATER PIPE |
|  | STORMWATER DRAIN & PIT       |  | EXISTING RECYCLED WATER PIPE |
|  | STORMWATER DRAIN & PIT       |  | EXISTING RECYCLED WATER PIPE |
|  | STORMWATER DRAIN & PIT       |  | EXISTING RECYCLED WATER PIPE |
|  | STORMWATER DRAIN & PIT       |  | EXISTING RECYCLED WATER PIPE |
|  | STORMWATER DRAIN & PIT       |  | EXISTING RECYCLED WATER PIPE |
|  | STORMWATER DRAIN & PIT       |  | EXISTING RECYCLED WATER PIPE |
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|  | STORMWATER DRAIN & PIT       |  | EXISTING RECYCLED WATER PIPE |
|  | STORMWATER DRAIN & PIT       |  | EXISTING RECYCLED WATER PIPE |
|  | STORMWATER DRAIN & PIT       |  | EXISTING RECYCLED WATER PIPE |

**BLOOMDALE ESTATE**  
 PARCEL C - STAGE 30  
 146 DIGGERS REST-COMMADAI ROAD, DIGGERS REST 3427  
 SALES SERVICING PLAN  
 SHEET 01 OF 04  
 Drawing No. 12655-305SP01 Rev A  
 Drawing No. 01 PRELIMINARY  
 © Dalson Consulting Engineers Pty Ltd  
 AEN 78 429 221 049  
 VICTORIA  
 T 61 3 9374 8000  
 W [dalson.com.au](http://dalson.com.au)  
 E [enquiries@dalson.com.au](mailto:enquiries@dalson.com.au)

**AVID**  
 Property Group  
 Hor 1:250 Ver 1:500  
 Scale @ A1:3 1:250/1:500  
 Coord: MGA  
 Levels: AHD  
 Units: mm

**NOT TO BE USED FOR CONSTRUCTION**

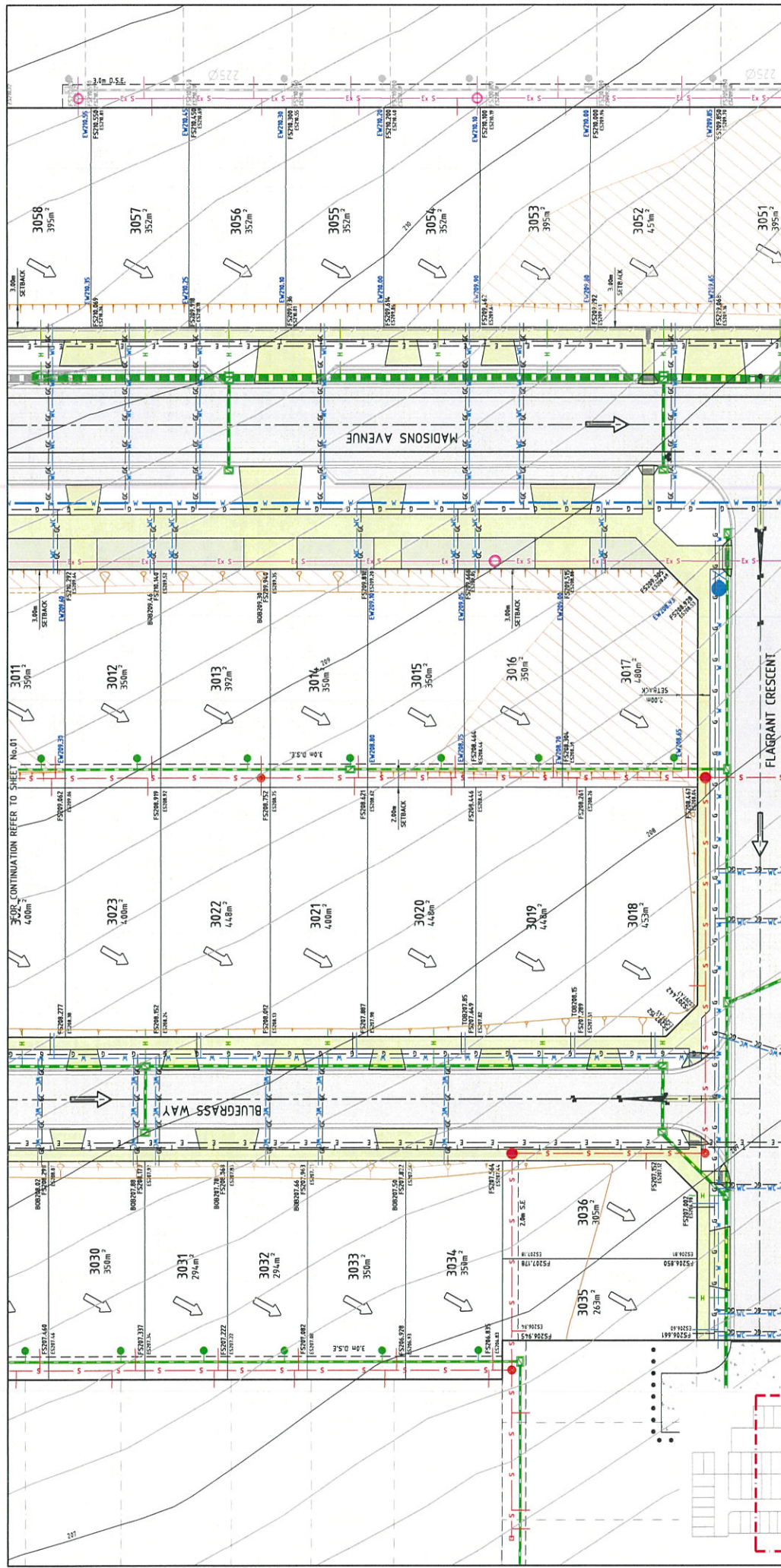
A. TENDER ISSUE  
 DATE: 2009/01/16  
 TL. APPROD

REVISIONS  
 DATE  
 APPROV  
 REVISIONS TO THIS DRAWING ARE NOT TO BE CONSIDERED UNLESS A FORMAL AMENDMENT IS ISSUED. CONSIDERABLE ATTENTION SHOULD BE PAID TO ALL DIMENSIONS ON THIS DRAWING. DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE SUPERINTENDENT.

DESIGNING ENGINEER: [Signature]  
 DATE: [Date]  
 CHECKED BY: [Signature]  
 DATE: [Date]  
 VERIFIED BY: [Signature]  
 DATE: [Date]  
 APPROVED BY: [Signature]  
 DATE: [Date]

0400 110 000  
 0400 110 000  
 0400 110 000  
 0400 110 000





**FILL PLAN NOTES**

THIS PLAN SHOWS DETAILS OF WORKS AFFECTING THE NATURAL SURFACE OF THE LAND WITHIN THE SUBDIVISION WHICH HAVE BEEN CARRIED OUT OR ARE PROPOSED TO BE CARRIED OUT PRIOR TO REGISTRATION OF THE PLAN OF SUBDIVISION. BEING FILL PLACED ON THE LAND TO THE EXTENT AND DEPTH SHOWN ON THIS PLAN.

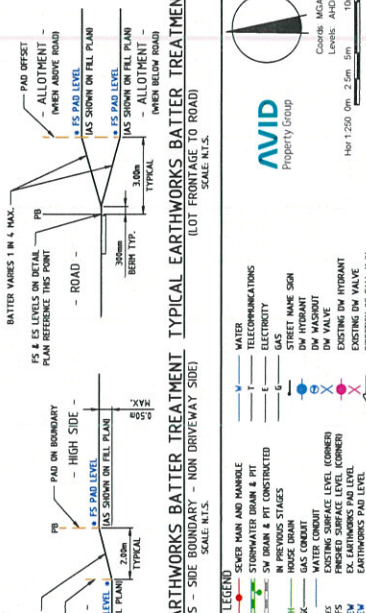
THIS PLAN DOES NOT SHOW ANY OTHER FILL WHICH MAY HAVE BEEN PLACED ON THE LAND PRIOR TO THE CIVIL WORKS BEING UNDERTAKEN.

THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF CONSTRUCTING SUBORDINARY WORKS AND IS NOT A RECORD OF 'AS BUILT' DETAILS.

FILLING SHOWN LESS THAN 200mm DEEP IS GRADED OR SPREAD OVER ALLOTMENTS TO CORRECT MINOR SURFACE IRREGULARITIES SUCH AS TURNS, LIPS AND LOT BOUNDARIES.

RESPECTIVE OF THE DEPTH OF FILLING FORMATIONS MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH A SOIL CLASSIFICATION AND REPORT PREPARED FOR THE PURPOSE AND IN ACCORDANCE WITH THE APPROPRIATE BUILDING REGULATIONS.

THE AREA MARKED THIS ON THIS PLAN INDICATES FILL DEEPER THAN 200mm PLACED ON ALLOTMENTS. THE EXTENT OF AND DEPTH OF FILL MUST BE COVERED BY A PROPER GEOTECHNICAL INVESTIGATION BY AN EXPERIENCED PRACTITIONER.



FOR CONTINUATION REFER TO SHEET No.03

**LEGEND**

|                                |                      |
|--------------------------------|----------------------|
| SEWER MAIN AND MANHOLE         | WATER                |
| STORMWATER DRAIN & PIT         | TELECOMMUNICATIONS   |
| SW DRAIN & PIT CONTRUCTED      | ELECTRICITY          |
| HOUSE DRAIN                    | STREET NAME SON      |
| GAS CONDUIT                    | DW MAGROUT           |
| WATER CONDUIT                  | EXISTING DW FLOOR    |
| EXISTING WATER MAIN & FIREWALL | EXISTING DW WALL     |
| CONSTRUCTED PRE DEVELOPMENT    | EXISTING DW FLOOR    |
| BATTERY (GRADE AS SPECIFIED)   | DIRECTION OF FALL IN |
| EXISTING 200mm PAID LEVEL      | 100                  |
| ALLOTMENT PAID BOUNDARY        | 800                  |
| TRIMMER FENCING                | BOTTOM OF BANK LEVEL |

**TYPICAL EARTHWORKS BATTER TREATMENT (BETWEEN LOTS - ADDING REAR BOUNDARIES)**  
SCALE: N.T.S.

|                                 |                                |
|---------------------------------|--------------------------------|
| EXISTING WATER MAIN             | EXISTING RECYCLED WATER MAIN   |
| EXISTING GAS MAIN               | EXISTING GAS MAIN              |
| EXISTING STREET MAIN & FIREWALL | EXISTING WATER MAIN & FIREWALL |
| CONSTRUCTED PRE DEVELOPMENT     | CONSTRUCTED PRE DEVELOPMENT    |
| BATTERY (GRADE AS SPECIFIED)    | EXISTING 200mm PAID LEVEL      |
| ALLOTMENT PAID BOUNDARY         | TRIMMER FENCING                |

**REVISIONS**

| REV | DATE     | BY | APP'D |
|-----|----------|----|-------|
| 1   | 20/05/16 | TL | APP'D |

**NOT TO BE USED FOR CONSTRUCTION**

A. TEMPER ISSUE  
AMENDMENTS  
CONSTRUCTION TO BE BROUGHT TO THE ATTENTION OF THE SUPERVISOR.

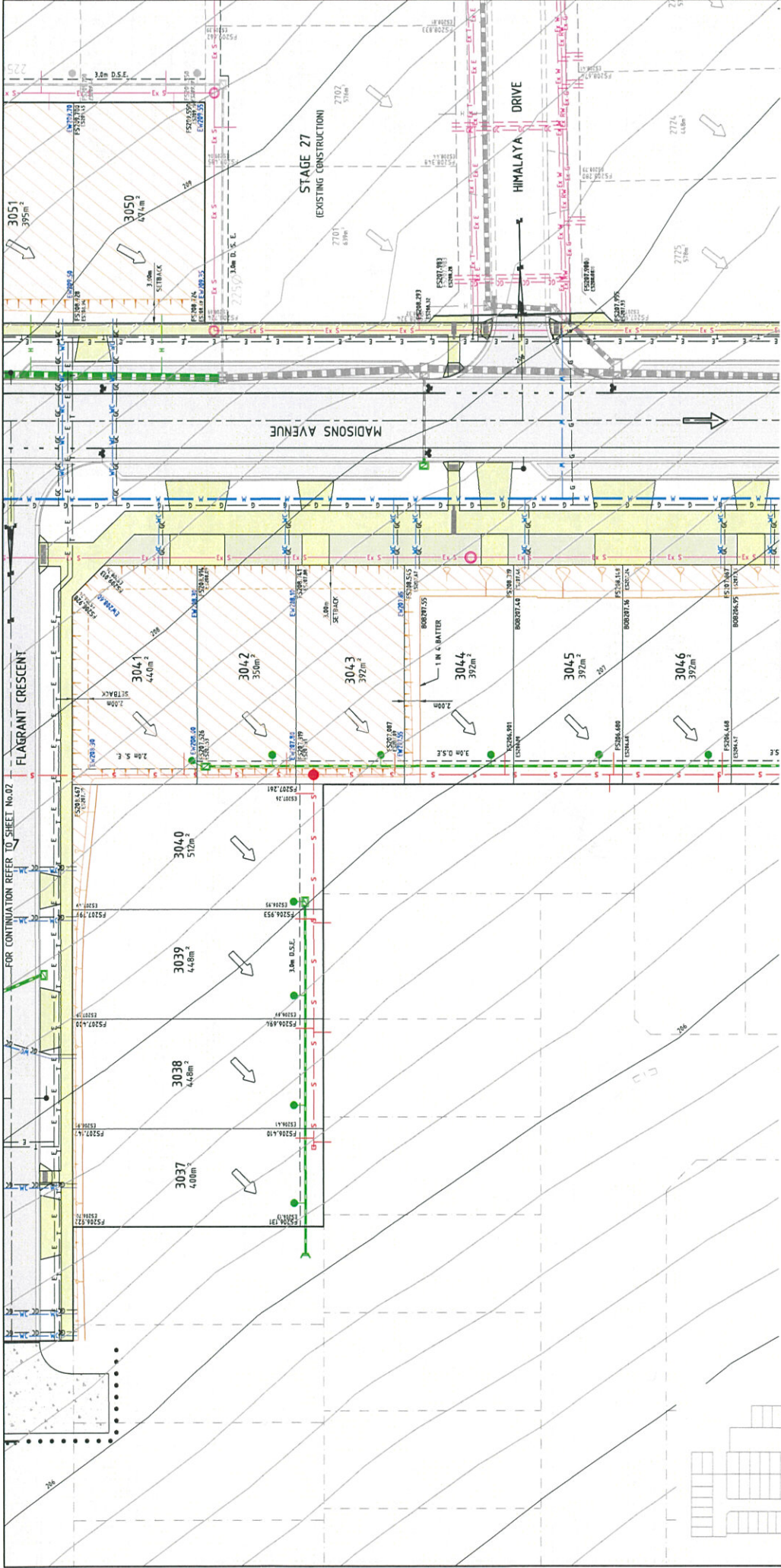
**BLOOMDALE ESTATE**  
PARCEL C - STAGE 30  
148 DIGGERS REST-CONOMAI ROAD, DIGGERS REST 3427  
SALES SERVICING PLAN  
SHEET 02 OF 04  
Drawing No. 12655.30SP20 Rev A  
Sheet No. 02 **PRELIMINARY**  
Scale: 1:250 (0m, 2.5m, 5m, 10m)  
Scale @ A1/A3: 1:250(1:500)

**DALTON CONSULTING ENGINEERS**  
48N 76 420 221 049  
08/05 4 515  
161 9 3613 7400  
Widcong.com.au  
E: info@dalton.com.au

**AVID**  
Property Group

**Colors: MGA**  
Levels: MHD





**FILL PLAN NOTES**

THIS PLAN SHOWS DETAILS OF WORKS AFFECTING THE NATURAL SURFACE OF THE LAND WITHIN THE SUBDIVISION WHICH HAVE BEEN PLACED ON THE LAND TO THE EXTENT AND DEPTH SHOWN ON THIS PLAN.

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THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF CONSTRUCTING SUBDIVISIONAL WORKS AND IS NOT A RECORD OF 'AS BUILT' DETAILS.

FILLING SHOULD BE PLACED IN A MANNER THAT DOES NOT CAUSE OVER ALLOWMENTS TO EXIST AND SHOULD BE PLACED IN ACCORDANCE WITH A SLOPE CLASSIFICATION REPORT PREPARED FOR THE PURPOSE AND IN ACCORDANCE WITH THE APPROPRIATE BUILDING REGULATIONS.

THE AREA Hatched WITH [Hatched Pattern] ON THIS PLAN INDICATES FILL DEPTH SHALL BE CONFIRMED BY A PROPER GEOTECHNICAL INVESTIGATION BY AN EXPERIENCED PRACTITIONER.

FOR CONTINUATION REFER TO SHEET No.04

**TYPICAL EARTHWORKS BATTER TREATMENT (ADJONING REAR BOUNDARIES)**  
SCALE: N.T.S.

**TYPICAL EARTHWORKS BATTER TREATMENT (NON DRIVEWAY SIDE)**  
SCALE: N.T.S.

**TYPICAL EARTHWORKS BATTER TREATMENT (LOT FRONTAGE TO ROAD)**  
SCALE: N.T.S.

**LEGEND**

EXISTING WATER MAIN  
EXISTING RECYCLED WATER MAIN  
EXISTING GAS MAIN  
EXISTING ELECTRICAL CABLE  
EXISTING TELECOM CABLE  
EXISTING STORMWATER DRAIN & PIT  
CONSTRUCTED FIRE DEVELOPMENT DRAIN WHERE GRADES > 1 IN 90  
ALLOTMENT PAID BOUNDARY  
TIMBER FENCING

SEWER MAIN AND MANHOLE  
STORMWATER DRAIN & PIT  
SW DRAIN & PIT CONSTRUCTED  
HOUSE DRAIN  
WATER CONDUIT  
FINISHED SURFACE LEVEL (CORNER)  
EXISTING EARTHWORKS PAID LEVEL  
TOP OF BATTER LEVEL  
BOTTOM OF BANK LEVEL

WATER  
TELECOMMUNICATIONS  
ELECTRICITY  
GAS  
STREET NAME SIGN  
DM HYDRANT  
DM VALVE  
EXISTING DM VALVE  
DIRECTION OF FLOW IN DS (HEADING)

ES & FS LEVELS ON DETAIL PLAN REFER TO THIS POINT  
PAD OFFSET  
LOW SIDE  
AS SHOWN ON FILL PLAN

BATTER VARIES 1 IN 4 MAX.  
PAD OFFSET  
HIGH SIDE  
AS SHOWN ON FILL PLAN

ES & FS LEVELS ON DETAIL PLAN REFER TO THIS POINT  
PAD OFFSET  
HIGH SIDE  
AS SHOWN ON FILL PLAN

ES & FS LEVELS ON DETAIL PLAN REFER TO THIS POINT  
PAD OFFSET  
LOW SIDE  
AS SHOWN ON FILL PLAN

BATTER VARIES 1 IN 4 MAX.  
PAD OFFSET  
LOW SIDE  
AS SHOWN ON FILL PLAN

ES & FS LEVELS ON DETAIL PLAN REFER TO THIS POINT  
PAD OFFSET  
HIGH SIDE  
AS SHOWN ON FILL PLAN

BATTER VARIES 1 IN 4 MAX.  
PAD OFFSET  
HIGH SIDE  
AS SHOWN ON FILL PLAN

ES & FS LEVELS ON DETAIL PLAN REFER TO THIS POINT  
PAD OFFSET  
LOW SIDE  
AS SHOWN ON FILL PLAN

BATTER VARIES 1 IN 4 MAX.  
PAD OFFSET  
LOW SIDE  
AS SHOWN ON FILL PLAN

ES & FS LEVELS ON DETAIL PLAN REFER TO THIS POINT  
PAD OFFSET  
HIGH SIDE  
AS SHOWN ON FILL PLAN

BATTER VARIES 1 IN 4 MAX.  
PAD OFFSET  
HIGH SIDE  
AS SHOWN ON FILL PLAN

ES & FS LEVELS ON DETAIL PLAN REFER TO THIS POINT  
PAD OFFSET  
LOW SIDE  
AS SHOWN ON FILL PLAN

BATTER VARIES 1 IN 4 MAX.  
PAD OFFSET  
LOW SIDE  
AS SHOWN ON FILL PLAN

**NOT TO BE USED FOR CONSTRUCTION**

|     |              |          |      |
|-----|--------------|----------|------|
| REV | AMENDMENTS   | DATE     | APPD |
| A   | TENDER ISSUE | 26/02/20 |      |

Drawn: H.C. PALUDO  
Date: 26/02/20  
Checked: K.P.HAL  
Designed: K.P.HAL  
Verified: AN  
Date: 26/02/20  
Approved: R. MASON  
Date: 26/02/20

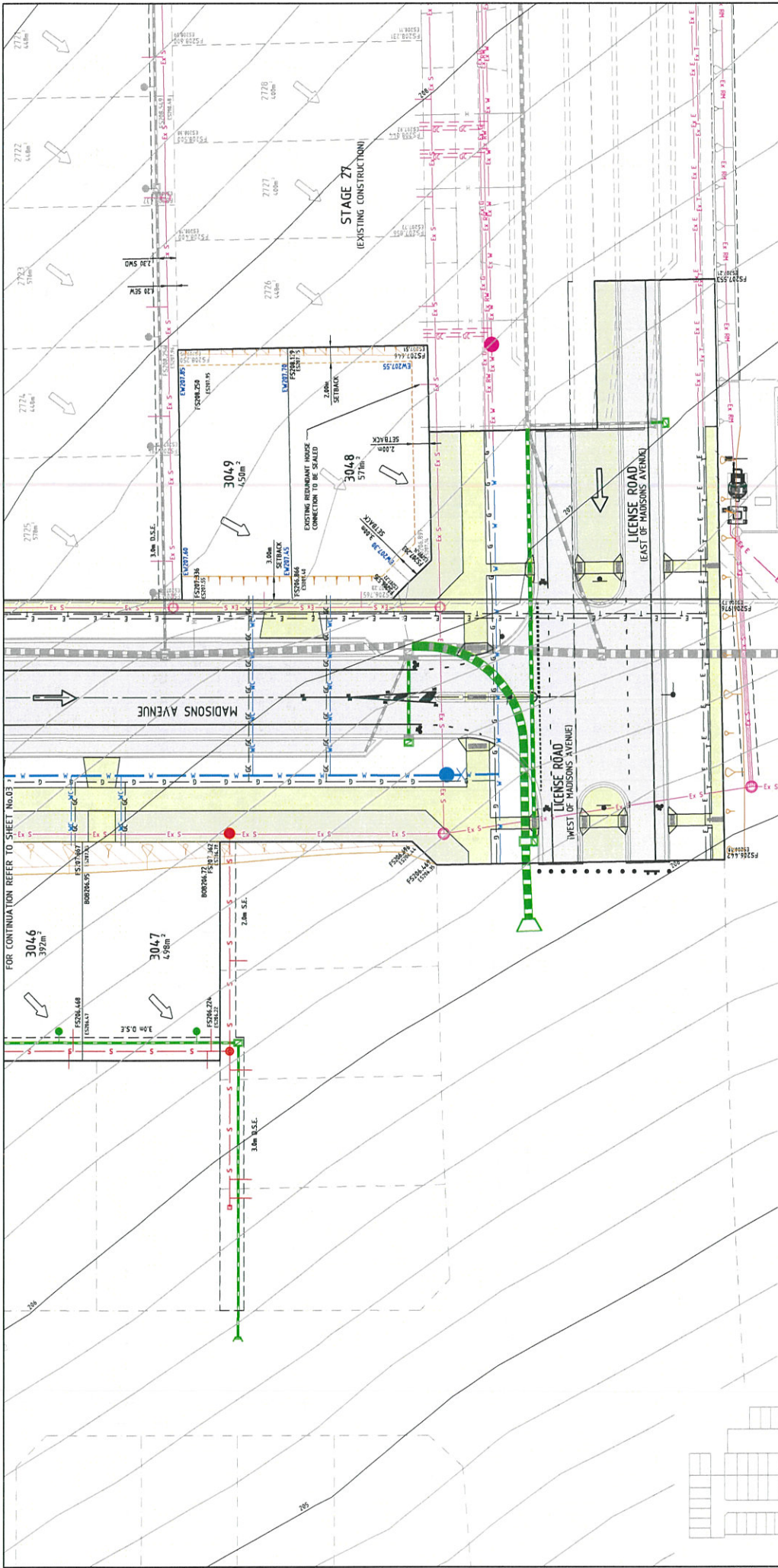
Vertical dimensions to take precedence over walls. Contractor shall check and verify all dimensions on site. Discrepancies to be brought to the attention of the Superintendent.

**BLOOMFIELD ESTATE**  
PARCEL C - STAGE 30  
148 DIGGERS REST-COMADA ROAD, DIGGERS REST 3427  
SALES SERVICING PLAN  
Drawing No. 12655.30SSP03 Rev A  
Sheet No. 03 PRELIMINARY  
© Dalton Consulting Engineers Pty Ltd

**DALTON CONSULTING ENGINEERS**  
VICTORIA  
161.3 9813.7400  
Wdeng@dalton.com.au  
ADEL 78 429 221.048

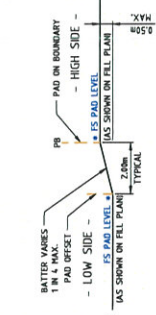
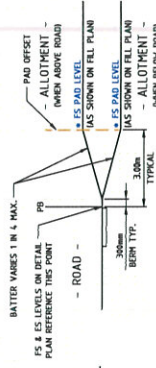
**AVID**  
Property Group  
Har 1 250 100 250 500 1000  
Scale @ A1/A3 1:250/1:500  
Coords: MGA  
Levels: AHD





**FILL PLAN NOTES**

THIS PLAN SHOWS DETAILS OF WORKS AFFECTING THE NATURAL SURFACE OF THE LAND WITHIN THE SUBDIVISION WHICH HAVE BEEN CARRIED OUT OR ARE PROPOSED TO BE CARRIED OUT PRIOR TO REGISTRATION OF THE PLAN OF SUBDIVISION, BEING FILL PLACED ON THE LAND TO THE EXTENT AND DEPTH SHOWN ON THIS PLAN.  
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 ANY WORKS LESS THAN 200mm DEEP IS GRADED OR SPREAD OVER ALLOTMENTS TO CORRECT MINOR SURFACE IRREGULARITIES SUCH AS PAVERS ETC. AND NOT GRADED.  
 RESPECTIVE OF THE DEPTH OF FILLING FOUNDATIONS MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH A SOE CONSULTATION AND REPORT PREPARED.  
 THE AREA MARKED THIS [Symbol] ON THIS PLAN INDICATES FILL DEEPER THAN 200mm PLACED ON ALLOTMENTS. THE EXTENT OF AND DEPTH OF FILL MUST BE CARRIED BY A PROPER GEOTECHNICAL INVESTIGATION BY AN EXPERIENCED PRACTITIONER.



**TYPICAL EARTHWORKS BATTER TREATMENT**  
 (LOT FRONTAGE TO ROAD)  
 SCALE: N.T.S.

**TYPICAL EARTHWORKS BATTER TREATMENT**  
 (BETWEEN LOTS - SIDE BOUNDARY - NON DRIVEWAY SIDE)  
 SCALE: N.T.S.

**TYPICAL EARTHWORKS BATTER TREATMENT**  
 (BETWEEN LOTS - ADJOINING REAR BOUNDARIES)  
 SCALE: N.T.S.

**LEGEND**

- SEWER MAIN AND MANHOLE
- STORMWATER DRAIN & PIT
- DW WASTEWATER
- EXISTING DW VALVE
- DIRECTION OF FILL IN
- DS MINIMUM
- EXISTING WATER MAIN
- EXISTING RECYCLED WATER MAIN
- EXISTING GAS MAIN
- EXISTING ELECTRICAL CABLE
- EXISTING SEWER MAIN & MANHOLE
- EXISTING STORMWATER DRAIN & PIT
- CONSTRUCTED PRE DEVELOPMENT
- CONSTRUCTED POST DEVELOPMENT
- CONTRACTOR MARKED GRADES 1:1 IN
- ALLOTMENT PAD BOUNDARY
- TRIMMER TENDING

**FOR CONTINUATION REFER TO SHEET No. 03**

**3046** 392m<sup>2</sup>

**3047** 4,98m<sup>2</sup>

**3048** 57m<sup>2</sup>

**3049** 4,50m<sup>2</sup>

**MADISONS AVENUE**

**LICENSE ROAD** (WEST OF MADISONS AVENUE)

**LICENSE ROAD** (EAST OF MADISONS AVENUE)

**STAGE 27**  
(EXISTING CONSTRUCTION)

**KEY**

**55904**

**NOT TO BE USED FOR CONSTRUCTION**

**DALTON CONSULTING ENGINEERS**  
 148 DIGGERS REST-COMADAI ROAD, DIGGERS REST 3427  
 SALES SERVICING PLAN  
 SHEET 04 OF 04  
 Drawing No. 12655.305SP04 Rev A  
 Sheet No. 04 PRELIMINARY

**BLOOMDALE ESTATE**  
 PARCEL C - STAGE 30  
 148 DIGGERS REST-COMADAI ROAD, DIGGERS REST 3427  
 SALES SERVICING PLAN  
 SHEET 04 OF 04  
 Drawing No. 12655.305SP04 Rev A  
 Sheet No. 04 PRELIMINARY

**AVID Property Group**

**Scale** @ A1/A3 1:250/1:500

**DATE** 29/06/16 **TL** **APPD**

**AMENDMENTS**

**TENDER ISSUE**

**REVISIONS**

**Notes:** All dimensions are to face unless otherwise specified. Contractor shall check and verify all dimensions on site. Discrepancies to be brought to the attention of the Superintendent.



Our Reference: PA2017/5553

19 June 2018

Tract Consultants Pty Ltd  
L 6 / 6 Riverside Quay  
**SOUTHBANK VIC 3006**

Dear Sir/Madam

**Application for a Planning Permit**

**No.:** PA2017/5553  
**Land:** 146 Diggers Rest-Coimadai Road, Diggers Rest  
**Proposal:** Multi Lot Staged Residential Subdivision and Creation of Reserves

Please find enclosed a copy of the above permit, which has now been issued by Council.

Your attention is drawn to the conditions of the Permit, which you should read carefully. It is essential that all the Permit conditions be complied with at all times, as your permit may be audited for compliance with the conditions and details shown on the endorsed plans at any time. **Failure to comply with the permit conditions may result in enforcement action being undertaken.**

The reverse side details information about the Planning Permit and your appeal rights.

If you wish to discuss this matter further please contact me Mr. Morris Edwards 9747 5401.

Yours Sincerely,



Steve Finlay  
**Acting Co-ordinator Major Developments**

Encl.

A thriving community  
where everyone belongs

**Civic Centre**  
232 High Street  
Melton VIC 3337

**Melton Library  
and Learning Hub**  
31 McKenzie Street  
Melton VIC 3337

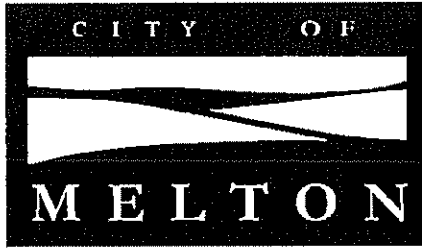
**Caroline Springs Library  
and Learning Hub**  
193 Caroline Springs Blvd  
Caroline Springs VIC 3023

**Postal Address**  
PO Box 21  
Melton VIC 3337

☎ 03 9747 7200  
✉ [csu@melton.vic.gov.au](mailto:csu@melton.vic.gov.au)  
🌐 [melton.vic.gov.au](http://melton.vic.gov.au)  
📍 cityofmelton

DX 33005 Melton  
ABN 22 862 073 889





Melton City Council  
Civic Centre  
232 High Street  
MELTON VIC 3337

PO Box 21  
MELTON VIC 3337

Phone 9747 7200  
Fax 9743 9970

## PLANNING PERMIT

Permit No:  
Planning Scheme:  
Responsible Authority:

PA2017/5553/1  
Melton Planning Scheme  
Melton City Council

### ADDRESS OF THE LAND:

Lot 3 on LP6069 and part Lot W5 on PS719779V, being numbers 120 and 146 Diggers Rest-Coimadai Road, Diggers Rest

### THE PERMIT ALLOWS:

Multi Lot Staged Residential Subdivision and Creation of Reserves in accordance with the endorsed plans.

### THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

---

#### Plans

1. The layout of the subdivision as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

#### Housing and Design Guidelines

2. Prior to the Certification of the Plan of Subdivision for the relevant stage, Housing and Design Guidelines must be prepared to the satisfaction of the Responsible Authority in accordance with the Diggers Rest Precinct Structure Plan.

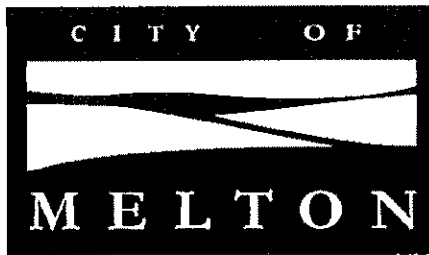
In addition to any other matter required to be included by the Responsible Authority, the Housing and Design Guidelines must:

- a. Include a separate section, part, or chapter, clearly entitled "Aircraft Noise";
- b. Under the heading "Aircraft Noise", state the following:

*The land is outside the Melbourne Airport Environs Overlay – Schedule 2 under the Melton Planning Scheme. This may change.*

*The land within this subdivision is in proximity to Melbourne Airport. The land may be affected by aircraft noise.*





---

**Planning Permit PA2017/5553 Continued**

a. *Explain the following:*

*The effect of aircraft noise (and the boundaries of the Melbourne Airport Environs Overlay – Schedule 2 control under the Melton Planning Scheme) can vary over time with changes to Melbourne Airport's operations, traffic volumes and types of aircraft using Melbourne Airport.*

b. *Advise the following:*

*The most up-to-date information concerning aircraft noise can be obtained from Melbourne Airport and its website, which can be accessed at: <http://www.melbourneairport.com.au>.*

c. *State the following:*

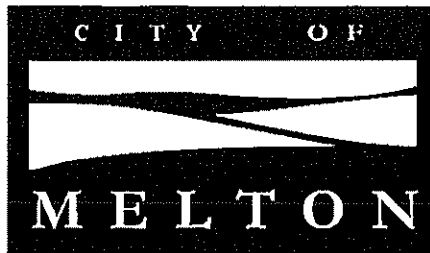
*Australian Standard AS2021:2015 Acoustics – Aircraft Noise Intrusion, Building, Siting and Construction, provides guidance in the measures that can be taken in the construction of dwellings to mitigate the effect of aircraft noise and may be considered in the design of any dwelling. Application of the Australian Standard is not mandatory for this land, but this may change.*

3. The Housing and Design Guidelines endorsed as part of this permit must be applied as a restriction on the plan of subdivision or be applied through an agreement with the responsible authority under Section 173 of the Act that is registered on the title to the land. If a Section 173 Agreement is used, a dealing number must be provided to the Responsible Authority prior to the issue of Statement of Compliance for each stage.
4. The Housing and Design Guidelines endorsed as part of this permit must not be amended without the written consent of the Responsible Authority.

**Public Infrastructure Plan**

5. The Public Infrastructure Plan endorsed under this permit must be complied with at all times, unless amended with the written consent of the Responsible Authority.
6. Prior to the Certification of the Plan of Subdivision under the *Subdivision Act 1988* for the first stage of subdivision, or such other time as agreed, the owner must, if required by the Responsible Authority, enter into an agreement, or agreements, under Section 173 of the *Planning and Environment Act 1987* which specifies the infrastructure required to be provided as part of the development. The agreement must give effect to the approved Public Infrastructure Plan. Application must be made to the Registrar of Titles to register the 173 Agreement on the title to the land under Section 181 of the Act. The landowner under this permit must pay the reasonable costs of the preparation, execution, registration and any future amendments of the Section 173 agreement.

A handwritten signature in black ink, appearing to be "S. J. ...", is written over a horizontal line.



---

**Planning Permit PA2017/5553 Continued**

7. Prior to the issue of a Statement of Compliance under the *Subdivision Act 1988* for the first stage of subdivision, or such other time which is agreed, a dealing number for the registration of the Section 173 Agreement must be provided to the Responsible Authority.

**Development Infrastructure**

8. Prior to the Certification of the Plan of Subdivision for each stage of the subdivision, a Schedule of Development Contributions must be submitted to and approved by the Responsible Authority. The Schedule of Development Contributions must show the amount of development contributions payable for that stage and any works in kind, and the amount paid in respect of prior stages to the satisfaction of the Responsible Authority.
9. At least 21 days prior to the issue of a Statement of Compliance under the Subdivision Act 1988 for each stage of the subdivision, a revised Schedule of Development Contributions must be submitted and approved by the Responsible Authority to reflect any changes to the levy rates.
10. A development infrastructure levy must be paid to the Responsible Authority in accordance with the provisions of the approved Development Contributions Plan for the land within the following specified time, namely after Certification of the relevant plan of subdivision but not more than 21 days prior to the issue of Statement of Compliance in respect of that plan.

**Public Open Space Contribution**

11. Prior to the issue of Statement of Compliance under the Subdivision Act 1988 for each stage of the subdivision, a public open space contribution as specified in Clause 52.01 of the Melton Planning Scheme must be made to the Responsible Authority in a manner which is consistent with the Diggers Rest Precinct Structure Plan.

**Section 36 of the Subdivision Act**

12. If the relevant authority considers that for the economical and efficient subdivision, servicing and access of the land, an easement is required, the permit holder may enact Section 36 of the Subdivision Act, to acquire an easement over land not in the same ownership for the purpose of servicing the development. The easements created shall be in favour of the Relevant Authority. The creation of the easement must not result in an unreasonable loss of amenity in the area.

No costs shall be borne by the Responsible Authority in enacting this permit condition, including acquiring the easement, undertaking the works or any other associated costs.

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**Planning Permit PA2017/5553 Continued**

**Foreign Residents Capital Gains Withholding**

13. If subdivision 14-D of Schedule 1 of the Taxation Administration Act 1953 (Cth) (Tax Act) applies, then

- The owner will comply with the requirements of this act;

The requirements of this condition may be varied with the written consent of Council.

14. The applicant indemnifies Council against any interest, penalty, fine or other charges incurred by Council arising from the failure by Council to pay the Amount on the Due date for payment as a result of the owners failure to comply with Condition No.15 of this permit.

The requirements of this condition may be varied with the written consent of Council.

**Boundary Fencing**

15. Prior to the issue of Statement of Compliance for each stage, replacement fencing for adjoining land in another ownership must be erected, to the satisfaction of the Responsible Authority. The total cost of the fencing must be borne by the permit holder and / or any adjoining permit holder(s).

If the fencing along these boundaries has been constructed by the adjoining permit holder, then this condition is considered to be satisfied.

**Internal Referral Conditions**

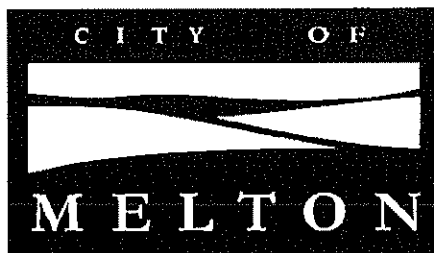
Engineering

16. The plan of subdivision for the relevant stage of the development, must show the land for the Diggers Rest – Coimadai Road widening and intersection (IT05) set aside as a road reserve in accordance with the VicRoads conditions of this permit.

Conveyance of stormwater

17. Prior to the certification of the plan of subdivision of the first stage of the development or at a later stage as directed by the Responsible Authority, drainage easements in favour of Melton City Council must be shown on the Plan of Subdivision and be to the satisfaction of the Responsible Authority. Otherwise a land access agreement between the landowner and the Responsible Authority through a Section 173 Agreement must be in place to convey the stormwater of allotments upstream and within the catchment to an outfall.

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**Planning Permit PA2017/5553 Continued**

Functional Layout Plan

18. Prior to the plan of subdivision being certified, a functional layout plan for the subdivision or stage of the subdivision must be submitted to and approved by the Responsible Authority. The plan must incorporate the following:
- a. A traffic management strategy and traffic engineering report identifying street classification, design traffic volumes, intersection treatments and any associated SIDRA electronic files, and traffic management devices to be incorporated into the development.
  - b. An integrated water management plan detailing drainage catchments both internal and external to the development, 1% AEP flow paths and flow volumes for the entire development. This strategy must include on-site stormwater quality improvement, and any stormwater and rainwater harvesting measures.
  - c. A Services Infrastructure report identifying how the development will be serviced by all utility services including but not limited to water reticulation (potable and recycled), electrical, sewer, gas, telecommunications and gas.
  - d. A mobility plan detailing pedestrian access, bike & hike paths, public transport routes within the development and all interconnections to adjacent existing and future developments.
  - e. Identification by survey of all trees or groups of trees existing on the site, including dead trees and those that overhang the site from adjoining land.
  - f. Details of tree protection zones (TPZs) for all trees to be retained.
  - g. All proposed works, and services (except pedestrian paths) must be clear of all TPZs.
  - h. Identification of all trees to be removed from the site.

Construction Plans

19. Road works and drainage works must be provided, in accordance with construction plans and specifications as approved by the Responsible Authority, prior to the issue of Statement of Compliance. Before any roads / drainage works associated with the subdivision start, detailed construction plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority.

The construction plans will not be approved until the functional layout plan(s) has been approved by the Responsible Authority and landscape plans submitted, the plan of subdivision has been certified and the locations of other authorities' services have been provided to the satisfaction of the Responsible Authority.

The construction plans must be drawn to scale with dimensions and one copy must be provided in the initial submission and subsequent resubmissions. For the final submission, a set of A1 sized plans, two A3 sized plans and a CD/DVD set of plans in pdf and AutoCAD format shall be provided.

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**Planning Permit PA2017/5553 Continued**

The construction plans must include:

- a) All necessary computations and supporting documentation, including a Form 13 for any structure, traffic data, road safety audit and geotechnical investigation report.
- b) All details of works consistent with the approved functional layout plan, submitted landscape plan and certified plan of subdivision.
- c) Design for full construction of streets and underground drainage, including measures to control / capture pollutants and silt.
- d) Provision for all services and conduits (underground), including alignments and offsets, on a separate services layout plan.
- e) All road reserve and pavement widths to be in accordance with the current Clause 56 of the Melton Planning Scheme, relevant Precinct Structure Plan or to the satisfaction of the Responsible Authority.
- f) All intersection treatments to comply with all turning movements of Council's waste collection vehicles. Turning templates will need to be submitted for verification.
- g) Where an intersection, bend or junction is part of a designated bus route or one proposed in the Precinct Structure Plan, the design shall allow for the movement of a Design Ultra Low Floor Bus (12.5m) [Austroads Design Vehicles and Turning Path Templates, 1995 (AP34-95/HB 72-1995)].
- h) Verge widths around all bends, intersections and in court heads to be a minimum of that provided at the mid-block.
- i) Priority treatments shall be provided at intersections of Access Streets, Access Places and Access Lanes unless specified by the Responsible Authority. The priority treatment at intersections shall comprise of an open invert channel across the entrance to the minor street and a low profile splitter island, line-markings and raised reflective pavement markers (RRPMs) on the minor street.
- j) Low profile splitter islands, line-markings and raised reflective pavement markers (RRPM's) on all 90-degree bends on through roads.
- k) Vehicle crossings shall be provided to each lot in accordance with Council's Residential Standards.
- l) Provision of concrete footpaths in all streets and reserves. All footpaths shall be a minimum 1.5 metres in width and be in accordance with Council Standards.
- m) Shared hike & bike paths as required within streets and reserves. All shared paths and hike & bike paths to be a minimum 2.5m in width and be in accordance with Council Standards.
- n) Car parking layout for each auto court and extended driveway. Turning templates are to be provided to verify vehicular parking and access can be achieved.
- o) All permanent court heads to allow Council's waste collection vehicles to access and egress from the courts via a three-point turn.

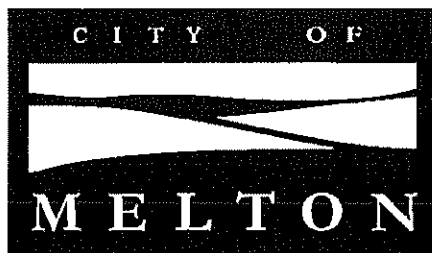
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Date Issued: 19 June 2018

Signature of the  
Responsible Authority:

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**Planning Permit PA2017/5553 Continued**

- p) Provision of a temporary turning area with sufficient size in locations where the road terminates at stage boundaries to allow waste collection vehicles to complete a three-point turn.
- q) Provision of pits and conduits associated with the National Broadband Network.
- r) Provision of public lighting and underground electricity supply to all streets, footpaths, bus stops and to major pedestrian and bicycle links likely to be well used at night.
- s) The public lighting shall be designed in accordance with the current AS 1158 and Council's current Public Lighting policy. The lighting category shall be sought from Council.
- t) Access to all public properties, pathways and road crossings shall comply with the Disability Discrimination Act.
- u) A hike & bike path shall be provided along the length of the Linear Waterway and be located above the 10% AEP water levels.
- v) Provision of street name plates to the Council standard design including a schedule of individual signs and associated street numbers.
- w) The location and provision of vehicle exclusion mechanisms abutting reserves.
- x) Details of the proposed treatment and provision for lot boundary fencing adjoining all reserves other than road reserves.
- y) Appropriate mechanisms for protecting environmental and heritage assets during the construction phase of the subdivision.
- z) Provision for the utilisation of any surplus topsoil from this stage.
- aa) Permanent survey marks.
- bb) Survey details of the canopy trunk location and size of trees to be retained and associated tree protection zones.
- cc) Details in relation to all filling on the site that must be compacted to specifications approved by the Responsible Authority.
- dd) The relocation underground of all existing aerial services, on the services layout plan.
- ee) The location of any earthworks (cut or fill) or service provision in a location outside the designated tree protection zone which does not adversely impact on the health and integrity of any trees to be retained.

*Drainage*

- ff) The drainage system of the proposed development shall be designed to ensure that flows downstream of the site are restricted to pre-development levels unless increased flows are approved by the Responsible Authority
- gg) Underground drainage shall be provided and any other drainage works necessary for the transmission of drainage as required to the outfall
- hh) All drainage works shall be designed to meet the following current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (1999):
  - 80% retention of the typical annual load of total suspended solids
  - 45% retention of the typical annual load of total phosphorus; and

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**Planning Permit PA2017/5553 Continued**

- 45% retention of the typical annual load of total nitrogen.
- ii) Provision of underground drains of sufficient capacity to serve all lots being created to a legal point of discharge and the provision of an inlet on each such lot.
- jj) All lots within the proposed development abutting or adjoining a watercourse or water body shall have a minimum 600mm freeboard above the 1 in 100 year flood levels of the water course or water body.
- kk) Roads and allotments are to be designed such that the allotments are protected with a minimum 150mm freeboard against the 1 in 100 year flood levels.
- ll) Melbourne Water approval shall be required for the connection of drainage discharge from this development into the current outfall.

*Fire Hydrants*

mm) The requirements of Clause 56.09-3 (Fire Hydrants objective) of the Melton Planning Scheme must be satisfied, and fire hydrants must be provided for the subdivision:

- *A maximum distance of 120 metres from the rear of 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 Clause 56.09-3 of the Melton Planning Scheme, fire hydrants must be provided to the satisfaction of the relevant fire authority.

*As Constructed Plans (Construction plans)*

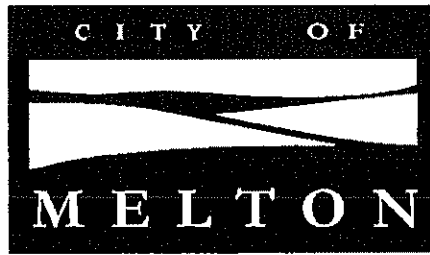
20. Prior to the issuance of the Statement of Compliance or at a time specified by the Responsible Authority the following must be submitted to the satisfaction of the Responsible Authority:
- a) A complete set of 'as constructed plans' of site works, in hard copy and digital file format AutoCAD. The digital files must have a naming convention to enable identification of Council assets listed.
  - b) Asset information in digital format to include data as per "D-Spec" and "R-Spec".

*Construction Management Plan*

21. Prior to the commencement of onsite works, a Construction Management Plan must be prepared and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The Construction Management Plan must include, but not limited to the following:

- a. Proposed working hours;

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**Planning Permit PA2017/5553 Continued**

- b. Haulage routes to the site;
- c. Methods of dust suppression;
- d. Sediment control and gross pollutant management;
- e. Procedures to ensure that no significant adverse environmental impacts occur as a result of the development;
- f. Earthworks (Consistent with Construction Techniques for Sediment Pollution Control (EPA, 1991);
- g. Showing where stockpiling, machinery wash down, lay down, storage and personnel rest areas occur;
- h. Vehicle exclusion areas; and
- i. Weed management measures to be undertaken during and post construction.

In addition, the construction management plan must ensure:

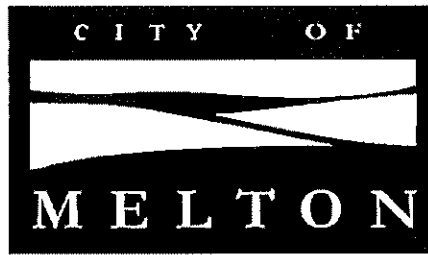
- All machinery brought on site to be weed and pathogen free
  - All machinery wash down, lay down and personnel rest areas to be clearly fenced and located in disturbed areas
  - Contractors working on the site to be inducted into an environmental management program for construction work
  - Best practice erosion and sediment control techniques to be used to protect any native flora and fauna.
22. Without the prior written consent of the Responsible Authority, no soil can be stockpiled unless it is carried in accordance with any other condition of this Permit or in accordance with an approved Construction Management Plan.
23. Any stockpiled soils must be adequately protected behind a sediment barrier to prevent sediment laden runoff to the satisfaction of the Responsible Authority.

Works outside the development boundaries

24. Construction works must not be undertaken outside the development boundaries unless consent is given by the adjoining land owner and/or an easement is located over the works in favour of the service authority. A copy of the consent letter from the adjoining land owner must be provided to the Responsible Authority before any works commences on that land. Also any ensuing requirement for a creation of an easement must be undertaken and completed to the satisfaction of the Responsible Authority before any works commences on that land.

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**Planning Permit PA2017/5553 Continued**

Existing infrastructure and assets

25. Unless there is written consent from the Responsible Authority, all existing infrastructure and assets affected by the development must be reinstated at no cost to and to the satisfaction of the Responsible Authority. Omission of existing infrastructure or assets on a plan cannot be taken as consent from the Responsible Authority.

Early Bulk Earthworks

26. At their discretion, the Responsible Authority may allow bulk earthworks to commence prior to approval of detailed engineering (road, drainage and ancillary) plans. The following requirements must be complied with to the satisfaction of the Responsible Authority for any stage of subdivision:
- a) Functional Layout Plans and Bulk Earthwork Plans must be submitted and approved by the Responsible Authority before any earthworks commence.
  - b) Bulk Earthworks must be contained to stage boundaries. No batter slope overruns shall be allowed without relevant plans.
  - c) No structures, including but not limited to retaining walls, shall be permitted with early Bulk Earthworks.
  - d) Bulk Earthworks must not commence prior to the approval of a Construction Management Plan for the works. Once approved the Construction Management Plan will form part of the endorsed set of planning documents.
  - e) A Geotechnical Report completed by a suitably qualified geotechnical engineer must be submitted to and be to the satisfaction of the Responsible Authority. Civil (road, drainage and ancillary) works shall not commence until the Report is to the satisfaction of the Responsible Authority. All Bulk Earthworks shall be done under "Level 1 inspection and testing" conditions, as per Australian Standard AS3798.
    - At their discretion, the Responsible Authority may request further testing by test holes. The cost of any additional testing shall be borne by the Developer.
    - A pre-commencement meeting must be done prior to any Bulk Earthworks starting. A separate and subsequent pre-commencement meeting for civil (road, drainage and ancillary) works must be done prior to these works commencing.
    - Any changes to the surface level as a result of Bulk Earthworks that impacts on subsequent engineering (road, drainage and ancillary) or landscape approval remain the responsibility of the Developer until the latter of Practical Completion or issue of Statement of Compliance.

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**Planning Permit PA2017/5553 Continued**

- The Developer of the subject land must ensure that wherever the approved engineering (road, drainage and ancillary) plans show filling exceeding 200mm compacted depth (finished level) within any lot created by the subdivision, the existence of such filling must be made known to any prospective purchaser of such lot. Information on the engineering plans relating to the filling of any lot must be referred to when completing a statement pursuant to Section 32 of the Sale of Land Act.

Works within an existing road reserve

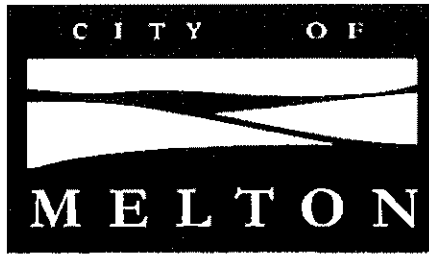
27. Prior to the commencement of works within an existing road reserve that is not an ICP or DCP item, a bond equivalent to 150% of the cost of road works must be provided to the Responsible Authority, unless otherwise agreed in writing by the Responsible Authority. When the works have been completed and Practical Completion has been reached, a return of the bond can be requested, as required.
28. Prior to the commencement of works within an existing road reserve that is not an ICP or DCP item, a construction schedule must be submitted and approved to the satisfaction of the Responsible Authority.
29. Without the prior written consent of the Responsible Authority, all works within an existing road reserve must be constructed within the approved time period, to the satisfaction of the Responsible Authority.
30. For construction works that extend beyond the construction period, the Responsible Authority can use the bond or part thereof to complete the works. Where the works done by the Responsible Authority is in excess of the bonded amount, the Responsible Authority can recoup these funds at the construction rates current at the time of claim against the land owner or a future land owner.

Waste Collection during Construction

31. Prior to any construction works commencing on existing Council roads where access to bins cannot be achieved directly outside the resident's property, the applicant/developer must, for the duration of the works, provide private and separate collection of the three types of waste (i.e. general, recycled, green) to the satisfaction of the Responsible Authority. The affected residents and Council's Waste Management Services Department must be informed of the bin collection arrangement prior to the construction works commencing.

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**Planning Permit PA2017/5553 Continued**

Landscaping

32. Prior to the Certification of Plan of Subdivision under the Subdivisions Act 1988 for the first stage of the subdivision, an amended landscape master plan for the development must be submitted to the Responsible Authority. When it is to the satisfaction the Responsible Authority the amended landscape master plan will be endorsed and form part of the permit. The amended plan must be drawn to scale with dimensions and three copies must be provided.
33. For landscape plans associated with streetscape works, a detailed landscape plan prepared by a person suitably qualified or experienced in landscape design must be submitted to and approved by the Responsible Authority prior to the issue of a Statement of Compliance under the Subdivision Act 1988 for each stage of the subdivision.

The landscape plan must be drawn to scale with dimensions and three copies must be provided. The plan must be consistent with any endorsed landscape master plan and must show:

- a) Location of landscape works.
- b) Location and identification of all proposed plants.
- c) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity and quantities of each plant.
- d) Any existing street trees to be removed.

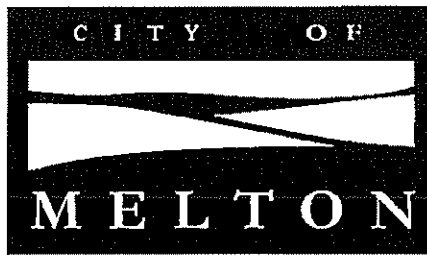
The landscape stage plans must be consistent with the most current staging plan for the development.

34. For landscape plans associated with works in reserves or other open space areas, a detailed landscape plan prepared by a person suitably qualified or experienced in landscape design must be submitted to the Responsible Authority prior to the Engineering Plans being approved. Approval of the landscape plans by the Responsible Authority must be done prior to the issue of a Statement of Compliance under the Subdivision Act 1988 for each stage of the subdivision.

The landscape plan must be drawn to scale with dimensions and three copies must be provided. The plan must be consistent with any endorsed landscape master plan and must show:

- a) Location of any reserve.
- b) Location and identification of all proposed plants.
- c) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity and quantities of each plant.

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**Planning Permit PA2017/5553 Continued**

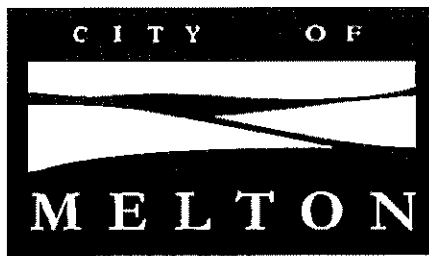
- d) Any existing trees or infrastructure assets to be retained.
- e) Any existing trees to be removed.
- f) Details of shelters, barbecues, play equipment and other structures.
- g) Details of surface finishes of pathways, details of paths to be DDA compliant and to Council standards and standard drawings.
- h) Details of boundary fencing to be provided.

The landscape stage plans must be consistent with the most current staging plan for the development.

35. Prior to the issuing of Statement of Compliance for each stage, the following fees must be paid to the Responsible Authority:
- Plan Checking fee equating to 0.75% of the value of works.
  - Supervision fee equating to 2.5% of the value of works.
  - Lighting fee in accordance with Council current lighting policy.
36. A Certification of Compliance (Design) must be provided to the Responsible Authority by a suitably qualified practitioner for all structural works to verify they have been designed in accordance with relevant Australian Standards.
37. A Certification of Compliance (Construction) must be provided to the Responsible Authority by a suitably qualified practitioner for all structural works to verify they have been completed in accordance with relevant Australian Standards.
38. Prior to the issue of a Statement of Compliance, any fencing abutting a Council Reserve must be constructed to an urban standard and at no cost to and to the satisfaction of the Responsible Authority.
39. Prior to practical completion, or at such other time specified by the Responsible Authority, the following must be submitted to the satisfaction of the Responsible Authority:
- a) A complete set of 'as constructed plans' of landscape works in hardcopy (2 x A3 size), softcopy (.pdf) and AutoCAD (.dwg) format. The digital files must have naming conventions to enable identification of Council assets listed.
  - b) Asset information in digital format to include data as per "O-Spec".
40. Prior to the issue of a Statement of Compliance for each stage of subdivision, the landscaping works shown on the approved landscape plan for the stage must be carried out and completed to the satisfaction of the Responsible Authority, or bonded (if agreed to in writing by the Responsible Authority). If the Responsible Authority agrees to bonding of outstanding works, a time by which the works must be completed will be specified by the Responsible Authority.

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**Planning Permit PA2017/5553 Continued**

If the Responsible Authority agrees to bonding of the outstanding works, the works must be completed by the date specified on the letter of agreement. Where it is not completed by that date, the developer shall waive any rights to obstruct Council's claim on the bond to undertake the works and bill the developer for any above costs unless an extension of time is consented to by the Responsible Authority in writing.

41. Prior to the issue of Statement of Compliance for each stage of subdivision, a bond for maintenance of landscape works must be provided to and be to the satisfaction of the Responsible Authority.
42. Maintenance of landscape works, including but not limited to planting, park furniture, paths, lighting and payment of utilities must be undertaken by the developer for a period of 2 years plus additional time up to the next quarterly inspections for handover to Council (quarterly handover inspections conducted on 1 March, 1 June, 1 September, 1 December). The maintenance period must commence only after the issue of Practical Completion and end when the Final Completion (handover) letter is issued. Landscape maintenance works must be done to the satisfaction of the Responsible Authority. Otherwise rectification works must be undertaken by the developer and the maintenance period extended until it is to the satisfaction of the Responsible Authority.

Any maintenance works must be done on a regular basis or greater frequency as directed by the Responsible Authority.

43. As directed by and to the satisfaction of the Responsible Authority, utility meters including but not limited water meters for the purpose of irrigation, must be decommissioned and removed prior to the final inspection of landscape works. All costs associated with these works must be borne by the developer.
44. Transfer of billing from the developer name to the Responsible Authority must be done just prior to the Final Completion letter being issued. All costs associated with transferring the bills to the Responsible Authority must be borne by the developer.
45. Locks and associated keys used for landscape works must be handed over to the Responsible Authority prior to the off-maintenance letter being issued. The locks and associated keys must be to the satisfaction of the Responsible Authority and fully paid for by the developer.

Environment

46. Prior to the commencement of any works, the permit holder must advise all persons undertaking the vegetation removal and works on site of all relevant conditions of this permit.

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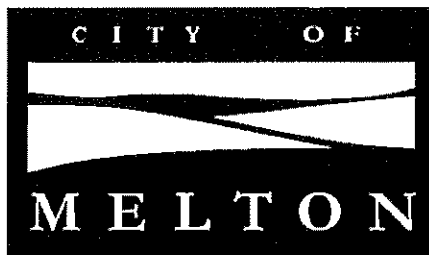
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**Planning Permit PA2017/5553 Continued**

47. The native vegetation (habitat zones or scattered trees) which is shown as vegetation which can be removed in map 2 of the Diggers Rest Native Vegetation Precinct Structure Plan may be removed, if the removal of the native vegetation is offset to the satisfaction of the Department of Environment, Land, Water and Planning (DELWP) and the Responsible Authority.
48. Before the removal, destruction or lopping of any native vegetation within any property (identified in NVPP Map 2) the owner of the land from which the native vegetation is being removed must provide offsets by either:
- a. Providing an allocated credit extract issued by the Department of Environment, Land, Water and Planning (DELWP); or
  - b. Preparing and submitting an Offset Plan to the satisfaction of DELWP for the approval of the Responsible Authority. The Offset Plan must be approved prior to removal, destruction or lopping of any native vegetation.
49. Where an Offset Plan is required:
- a. Before the removal, destruction or lopping of any native vegetation, the owner of the land from which the native vegetation is being removed must provide on-title security for the Offset Site to the satisfaction of DELWP that provides for the implementation of the Offset Plan and pay the reasonable costs of the preparation, execution and registration of any on-title agreement.
  - b. Offsets must be initiated within 12 months of approval of the Offset Plan or before the removal of High and Very High Conservation Significance vegetation and be implemented according to the schedule of works in the Offset Plan to the satisfaction of the Responsible Authority.
  - c. Before the removal, destruction or lopping of any native vegetation to be removed (in accordance with this NVPP) must be clearly marked on site to the satisfaction of the Responsible Authority whilst works are being undertaken within the vicinity.
50. Before felling of any trees with nest or hollows, the tree must be examined for fauna by a suitably qualified zoologist. If native fauna species are found, they must be salvaged and relocated where possible, to the nearest suitable habitat, in consultation with DELWP.
51. Any construction stockpiles and machinery must be placed away from drainage lines to the satisfaction of the Responsible Authority.

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**Planning Permit PA2017/5553 Continued**

52. The Salvage and Translocation of Striped Legless Lizard in the Urban Growth Areas of Melbourne: Strategic Approach (DSE 2011) and Salvage and Translocation of Striped Legless Lizard in the Urban Growth Areas of Melbourne: Operational Plan (DSE 2011) must be implemented to the satisfaction of DELWP before during and after the carrying out of any buildings or works or native vegetation removal and all specifications and requirements of the approved plan must be complied with.
53. Prior to the commencement of any buildings and works or the removal of any vegetation, offsets for Golden Sun Moth habitat on the land must be provided to the satisfaction of DELWP. The permit holder must consult with DELWP regarding offset/habitat compensation obligations.
54. Prior to the commencement of any buildings and works or the removal of any vegetation, offsets for Striped Legless Lizard habitat on the land must be provided to the satisfaction of DELWP. The permit holder must consult with DELWP regarding offset/ habitat compensation obligations.
55. Prior to the removal of any native vegetation a contributory fee for Spiny Rice Flower must be provided to the satisfaction of the DELWP. The permit holder must consult with DELWP regarding offset/ habitat compensation obligations.
56. Before works start, an Environmental Management Plan (EMP) must be prepared and implemented to the satisfaction of the Responsible Authority. The EMP must include:
- Contractors working on the site must be inducted into an environmental management program for construction work;
  - Any native vegetation permitted to be removed must be clearly marked on site;
  - Proposed working hours;
  - Haulage routes to the site;
  - Methods of dust suppression;
  - Sediment control and gross pollutant management;
  - Procedures to ensure that no significant adverse environmental impacts occur as a result of the development;
  - Location of stockpiling, machinery wash down, lay down, storage and personnel rest areas and vehicle exclusion areas;
  - A Weed Management Plan, which outlines measures to manage weeds before, during and post works to the satisfaction of the Responsible Authority, including (not limited to):
    - Protocols for management of weeds before, during and post works
    - All vehicles, earth-moving equipment and other machinery must be cleaned of soil and plant material before entering and leaving the site to prevent the spread of weeds and pathogens
    - Location of a designated washdown area to achieve the above
    - All declared noxious weeds must be controlled

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**Planning Permit PA2017/5553 Continued**

- Any weed infestations resulting from soil disturbance and/or the importation of sand, gravel and other material must be controlled
  - Any construction stockpiles and machinery must be placed away from areas supporting native vegetation to be retained and watercourses/drainage lines to the satisfaction of the Responsible Authority;
  - Measures must be taken to ensure that no polluted water and/or sediment laden runoff is to be discharged directly or indirectly into stormwater drains or watercourses during the works (including the removal of native vegetation);
  - All earthworks must be undertaken in a manner that will minimise soil erosion and adhere to Construction Techniques for Sediment Pollution Control (EPA 1991) and Environmental Guidelines for Major Construction Sites (EPA 1995);
  - Water run-off must be designed to ensure that native vegetation to be protected on adjacent sites and watercourses are not compromised; and
  - Any non-compliance identified by the Responsible Authority must be rectified immediately at no cost to Council.
57. Street trees and public open space landscaping should contribute to habitat for indigenous fauna species, in particular arboreal animals and birds.
58. Streetscapes addressing the waterway should use indigenous species and be landscaped in a complementary aesthetic.
59. No environmental weeds are to be planted (refer to Melton City Council's *Sustainable Gardening in the Shire of Melton Handbook* (2005) and the Department of Sustainability and Environments *Advisory list of Environmental Weeds of the Inland Plains bioregions of Victoria* (DSE 2009)).
60. Works are to be undertaken in accordance with the approved *Cultural Heritage Management Plan* (CHMP 12278).

**General**

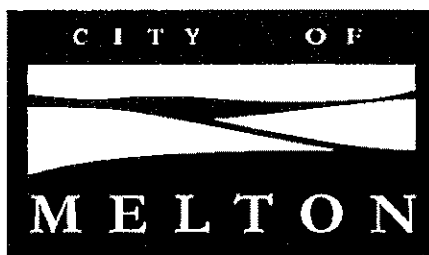
Urban Growth Zone – Schedule 5 Conditions

Conditions for subdivision or building and works permits where land is required for community facilities, public open space and road widening

61. Land required for community facilities, as set out in the Diggers Rest Precinct Structure Plan or the Diggers Rest Development Contributions Plan must be transferred to or vested in Council at no cost to Council unless the land is funded by the Diggers Rest Development Contributions Plan.

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**Planning Permit PA2017/5553 Continued**

62. Land required for public open space such as a local or district park set out in the Diggers Rest Precinct Structure Plan or the Diggers Rest Development Contributions Plan must be transferred to or vested in Council at no cost to Council unless funded by the Diggers Rest Development Contributions Plan.
63. Land required for road widening including right of way flaring for the ultimate design of any intersection with an existing or proposed arterial road must be referred to or vested in Council or VicRoads at no cost to the acquiring agency unless funded by the Diggers Rest Development Contributions Plan.
64. Land required for a community facility, road or public open space must be shown on a Plan of Certification as a reserve in favour of Melton City Council or another relevant agency.

Small Lot Housing Code

65. Prior to the Certification of the Plan of Subdivision under the *Subdivision Act 1988* for the relevant stage containing lots of less than 300 square metres, a plan must be submitted for approval to the satisfaction of the Responsible Authority. The plan must identify the lots that will include a restriction on title allowing the use of the provisions of the Small Lot Housing Code incorporated pursuant to Clause 81 of the Melton Planning Scheme.
66. The Plan of Subdivision submitted for certification must identify whether type A or type B of the Small Lot Housing Code applies to each lot to the satisfaction of the Responsible Authority.

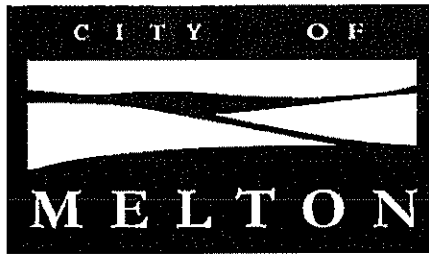
Employment

67. The boundary of the employment area with the applied Commercial 2 Zone must be identified on a plan of subdivision to the satisfaction of the Responsible Authority.

Eastern Grey Kangaroos

68. Prior to the commencement of any works in a stage of subdivision of land an Eastern Grey Kangaroo Management Plan must be submitted for approval to the Department of Environment and Primary Industries. The plan must include:
- Strategies (e.g. staging) to avoid land locking Eastern Grey Kangaroos, or where this is not practicable, management solutions and action to respond to their containment in an area with no reasonable likelihood of their continued safe existence
  - The subdivision and associated works must implement the Eastern Grey Kangaroo Management Plan in the timeframes set out in the plan by:
  - Proceeding in the order of stages as shown on the plan; and

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**Planning Permit PA2017/5553 Continued**

- Implementing the management solutions and actions of the Plan; all to the satisfaction of the Department of Environment and Primary Industries and the responsible authority.

Golden Sun Moth

69. Prior to the commencement of any buildings or works or the removal of any vegetation, offsets for Golden Sun Moth habitat on the land must be provided to the satisfaction of the Secretary of the Department of Environment and Primary Industries.

Striped Legless Lizard

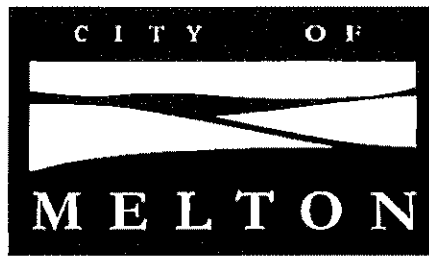
70. The specifications and requirements contained in the documents known as:
- The Salvage and Translocation of Striped Legless Lizard in the Urban Growth Areas of Melbourne: Strategic Approach (DSE 2011); and
  - Salvage and Translocation of Striped Legless Lizard in the Urban Growth Areas of Melbourne: Operational Plan (DSE 2011); must be complied with to the satisfaction of the Secretary of the Department of Environment and Primary Industries

Council Standard Conditions

71. The subdivision of the land must proceed in the order of stages shown on the endorsed plans except with the prior written consent of the Responsible Authority.
72. All existing and proposed easements and sites for existing and required utility services and roads on the land must be set aside in favour of the relevant authority for which the easement or site is to be created and the plan of subdivision submitted for certification under the Subdivision Act 1988.
73. Within (4) weeks of the registration of the plan of subdivision at the Land Titles Office the following must be sent to the Responsible Authority:
- a) A Certificate of Title for all land vested in the Responsible Authority on the plan of subdivision.
74. Utility service substations, kiosk sites and the like must not be located on any land identified as public open space or land to be used for any municipal purpose unless otherwise agreed by the Responsible Authority.

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**Planning Permit PA2017/5553 Continued**

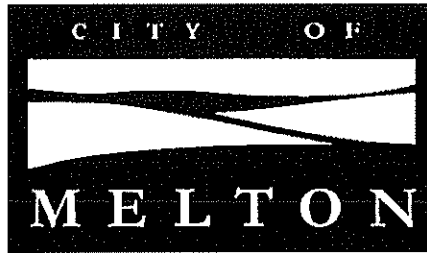
75. Prior to the issue of Statement of Compliance under the Subdivision Act 1988, unless otherwise agreed in writing by the Responsible Authority, compaction test results and a report must be provided and approved by the Responsible Authority. All filling on the site must be carried out, supervised, completed and recorded in accordance with AS 3798 – 1996 (Guidelines on earthworks for commercial and residential developments) to specifications to the satisfaction of the Responsible Authority. The geotechnical authority responsible for supervision and testing under this condition must be independently engaged by the applicant and not be engaged by the contractor carrying out the works to the satisfaction of the Responsible Authority.
76. Access to each lot created must be provided by a sealed and fully constructed road to the satisfaction of the Responsible Authority.
77. Streets must be named to the satisfaction of the Responsible Authority prior to the Certification of the relevant Plan of Subdivision.

Clause 66 Standard Conditions

Telecommunications

78. 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 (NBN) will not be provided by optical fibre.
79. 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) 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

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**Planning Permit PA2017/5553 Continued**

- b) A suitably qualified person that fibre ready telecommunications 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.

Other Standard Clause 66 Conditions

80. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
81. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
82. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.

**External Referral Authority Conditions**

Downer

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

Melbourne Water

84. Prior to Certification of any stage of the estate or Council's endorsement of the proposed development layout, an appropriate Stormwater Management Strategy (inclusive of modelling) for the subdivision (in electronic format) must be submitted for Melbourne Water's review and endorsement. This strategy should align with previous advice from Melbourne Water and generally be in accordance with the relevant Precinct Structure Plan, it must also demonstrate the proposed alignments of drainage infrastructure, relevant flow path directions for the 1 in 5 year ARI and 1 in 100 year flood events. The drainage strategy also must include a free draining outfall arrangement for within the subdivision and details relating to any proposed major drainage assets passing through the site. If the development it to proceed out of sequence, Melbourne Water will require additional information relating to any temporary works proposed (retardation and sediment control).

When a Stormwater Management Strategy is available for review and endorsement, an application can be made online:

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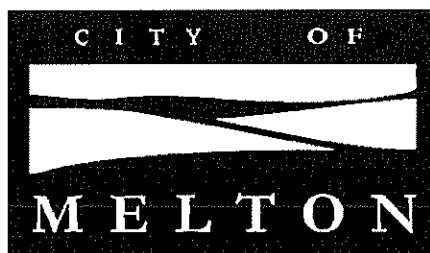


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**Planning Permit PA2017/5553 Continued**

- <https://www.melbournewater.com.au/Planningandbuilding/Applications/Pages/Stormwatermanagement-strategy-review.aspx>
85. Prior to the Certification of any stage of the estate, the Plan of Subdivision must be referred to Melbourne Water, in accordance with Section 8 of the Subdivision Act 1988.
86. Prior to Certification, the Plan of Subdivision must show sufficiently sized easements and/or reserves to be created over any proposed Melbourne Water asset to our satisfaction. Melbourne Water will not endorse the siting or sizing of a drainage reserve until appropriate design information has been submitted and approved by the relevant authorities.
87. Prior to the Certification of any stage of the estate associated with works that is to be constructed in conjunction with Melbourne Water's Development Services Scheme/Strategy; a sequencing arrangement confirming the timing of the delivery of those works is to have been agreed between Melbourne Water and the Owner.
88. The Developer/Owner must arrange and fully fund fencing along the common boundary with any future Melbourne Water reserve to the satisfaction of Melbourne Water.
89. Prior to the issue of a Statement of Compliance, the Owner shall enter into and comply with an agreement with Melbourne Water Corporation for the acceptance of surface and storm water from the subject land directly or indirectly into Melbourne Water's drainage systems and waterways, the provision of drainage works and other matters in accordance with the statutory powers of Melbourne Water Corporation.
90. Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or waterways. Prior to the issue of a Statement of Compliance, a council approved Site Management Plan detailing pollution and sediment control measures is to be submitted to Melbourne Water for our records.
91. Prior to the issue of a Statement of Compliance, Melbourne Water requires evidence demonstrating that appropriate interim drainage solutions (retardation and sediment control) have been implemented to mitigate the risk to downstream landowners. Council acceptance of any temporary drainage infrastructure should be forwarded to Melbourne Water; and for any works proposed around our mains, drains and waterways, a separate application must be made direct to Melbourne Water's Asset Services team.

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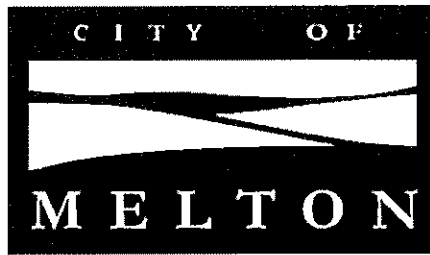


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**Planning Permit PA2017/5553 Continued**

92. Prior to the issue of a Statement of Compliance, a free draining outfall is to be arranged to the satisfaction of Melbourne Water, Council and the affected downstream property owner(s). Written acceptance from downstream landowner(s) and Council is to be forwarded to Melbourne Water for our records. Any temporary outfall is to be arranged to the satisfaction of Melbourne Water, Council and the affected downstream property owner(s).
93. Prior to the issue of a Statement of Compliance, a separate application direct to Melbourne Water's Asset Services team, must be made for any works around our mains, drains and waterways. Applications shall be made online via the Melbourne Water website. Prior to the issue of a Statement of Compliance, copies of all relevant Asset Services signed practical completion forms must be submitted.
- For queries contact Asset Services on 131 722 or [assetservices@melbournewater.com.au](mailto:assetservices@melbournewater.com.au)
94. Prior to the issue of a Statement of Compliance, council approved engineering plans of the subdivision (in electronic format) are to be submitted to Melbourne Water for our records. These plans must show road and drainage details and any overland flow paths for the 100 year ARI storm event. A Certified Survey Plan (CSP) may be required following our comments on the engineering plans.
95. All new lots are to be filled to a minimum of either; 300mm above the 1% Annual Exceedance Probability AEP flood level associated with an existing or proposed Melbourne Water asset or 600mm above the 1% AEP flood level associated with an existing or proposed Melbourne Water waterway, wetland or retarding basin, whichever is the greater.
96. Prior to the issue of a Statement of Compliance for the subdivision, a certified survey plan (CSP) prepared by or under the supervision of a licensed land surveyor, showing finished lot levels reduced to the Australian Height Datum, must be submitted to Melbourne Water for our records. The CSP must show the 1% AEP flood levels associated with an existing or proposed major drainage or stormwater quality assets.
97. Prior to the issue of a Statement of Compliance, Melbourne Water requires flood mapping of the major overland flow paths for the subdivision. Melbourne Water requires the submission of these plans to be submitted in one of the following electronic formats:
- .tab (mapinfo)
  - .mif/mid (mapinfo interchange)
  - .dxf (autocad)
  - .gml (OS mastermap)

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**Planning Permit PA2017/5553 Continued**

98. Stormwater runoff from the subdivision must achieve State Environment Protection Policy (Waters of Victoria) objectives for environmental management of stormwater as set out in the 'Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO) 1999'.

VicRoads

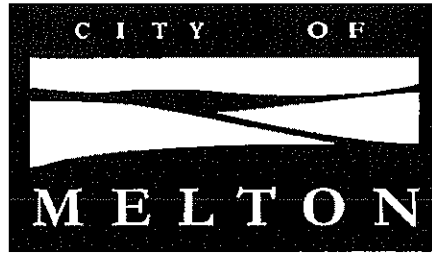
99. Before the works associated with Stage 35 of the subdivision starts, interim and ultimate functional layout plans for the intersection of Diggers Rest Coimadai Road and the North South Connector Street (IT05), must be submitted to and approved by the Roads Corporation. When approved by the Roads Corporation, the plans may be endorsed by the Responsible Authority and will then form part of the permit. The plans must be drawn to scale with dimensions and two copies must be provided. The plans must be generally in accordance with the plans submitted with the application (Road Hierarchy - Parcel C Bloomdale dated 2018 by SMEC).
100. The plan of subdivision for Stage 35 to be certified by the Responsible Authority under the Subdivision Act 1988, must show the following:
- a) Land to be set aside for the construction of the ultimate intersection at Diggers Rest Coimadai Road and the North-South Connector Street (IT05), generally in accordance with the Diggers Rest- Coimadai PSP.
  - b) Any land set aside as Road be labelled "ROAD" on the plan of subdivision.
  - c) All land to be vested as road or reserve, for which the Roads Corporation is to be responsible, be vested in the name of the ROADS CORPORATION (not VicRoads).
  - d) Any land to be set aside as Reserve for which the Roads Corporation is to be responsible be labelled "RESERVE FOR USE OF THE ROADS CORPORATION" on the plan of subdivision.
101. Prior to the issue of a Statement of Compliance for Stage 35 of the Subdivision, the road works required at the intersection of Connector Street and Diggers Rest Coimadai Road (IT05), must be completed to the satisfaction of and at no cost to the Roads Corporation (VicRoads).
102. The road works required must not be delayed beyond Stage 35, without the written consent of the Responsible Authority and the Roads Corporation

Public Transport Victoria

Unless otherwise agreed in writing with the Head, Transport for Victoria, prior to the certification of a plan of subdivision which contains a bus stop nominated in the bus stop location plan appended to the Transport for Victoria Referral Response dated 15 March 2018, construction engineering plans relevant to that stage of the subdivision

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**Planning Permit PA2017/5553 Continued**

103. must be submitted of the Head, Transport for Victoria. The plan must be to the satisfaction of the Head, Transport for Victoria and show the following:
- a) The road cross section to be constructed, and a concrete hardstand area for passengers on both of the road;
  - b) A barrier kerb for the 9.2m prior to the bus flag position (situated as per PTV standard drawings & barrier kerb built to VicRoads standard design) to the satisfaction of Transport for Victoria;
  - c) A design compliant with the Disability Discrimination Act – *Disability Standards for Accessible Public Transport 2002*;
  - d) Footpath or ramps built between the bus stop hardstand connecting to the nearby public footpath.
104. Unless otherwise agreed in writing with the Head, Transport for Victoria, prior to the issue of a Statement of Compliance for any subdivision stage which contains a bus stop(s) nominated in writing by the Head, Transport for Victoria, concrete hard stand pads for passengers must be constructed in accordance with the endorsed plans at the full cost of the permit holder.

Western Water

105. Payment of new customer contributions for each lot created by the subdivision/development, such amount being determined by Western Water at the time of payment.
106. Reach agreement with Western Water for the provision and funding of water supply, recycled water supply (*if recycled water is to be provided*) and sewerage services necessary to service the subdivision/development.
107. Provision of reticulated water mains and associated construction works to front each allotment within the subdivision/development, at the developers expense, in accordance with standards of construction adopted by and to the satisfaction of Western Water.
108. In accordance with any agreement required by Western Water, the provision of recycled water mains and associated construction works to front each allotment within the subdivision/development, at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of Western Water.
109. Provision of reticulated sewerage and associated construction works to each allotment within the subdivision/development, at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of Western Water.

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**Planning Permit PA2017/5553 Continued**

110. The owner shall reach an agreement with Western Water regarding the construction of any Shared Assets (water mains or recycled water mains that are greater than 150mm diameter and gravity sewerage mains that are greater than 225mm diameter), required to service the subdivision/development. The construction of Shared Assets reimbursable by Western Water shall comply with Western Water's Procurement Procedure and Guide to New Customer Contributions.
111. Provision of easements in favour of Western Water over all existing and proposed sewer mains located within private property. The easement shall be 3.0 metres wide for combined sewer and drainage easements and 2.5m wide for a dedicated, sewerage easement.
112. The developer must demonstrate the appropriate management of any health and environmental risks associated with the supply and use of recycled water to the satisfaction of Western Water.
113. Comply with Western Water's Class A Recycled Water Developer Guidelines for the supply *and use of recycled water (if recycled water is to be provided)* within the subdivision/development to the satisfaction of Western Water.
114. Evidence must be provided in a form satisfactory to Western Water that will ensure all future lot owners are made aware that, if recycled water is to be provided, each dwelling must have recycled water plumbed to a front and rear outdoor tap as well as to all toilets.
115. Prior to the issue of a statement of compliance, evidence must be provided in a form satisfactory to Western Water that will ensure all future lot owners are made aware that they must undertake water efficiency measures to limit the amount of potable water used.
116. Preparation of a digitised plan of subdivision and ancillary requirements in accordance with Western Water's drafting standards and practices.
117. The operator under this permit shall be obliged to enter into an Agreement with Western Water relating to the design and construction of any sewerage, water or recycled water works required. The form of such Agreement shall be to the satisfaction of Western Water. The owner/applicant shall make a written request to Western Water for the terms and conditions of the agreement.
118. All contractors engaged on construction of Subdivision Infrastructure obtain a Water Carters Permit from Western Water and comply with that permit at all times. The permit will include a requirement for the Water Carter Permit holder to:
  - Own a metered hydrant approved by Western Water;
  - Meter and pay for all water taken;

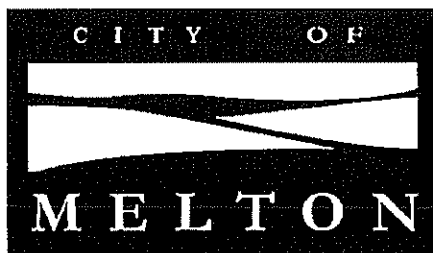
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Date Issued: 19 June 2018

Signature of the  
Responsible Authority:

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**Planning Permit PA2017/5553 Continued**

- Display a Western Water Permit Number Sticker on the tanker;
- Only take water from nominated hydrants or standpipes;
- Only use water for the purpose approved in the Water Carters Permit;
- Avoid wastage of water on site; and
- Comply with any water restrictions imposed by Western Water at the time water is used.

For the purpose of this condition, Subdivision Infrastructure includes new and alterations to existing: roads, drains, water mains, sewer mains, power supply, telephone, gas and any other service infrastructure required by this permit and dust suppression during construction of the same.

Notwithstanding the above, a Water Carters Permit is not required if the permit holder and contractors engaged by the permit holder can demonstrate to the satisfaction of Western Water that water is not required from Western Water's town water supply systems to construct Subdivision Infrastructure as defined above.

119. The developer must produce for approval by Western Water an Integrated Water Management Plan that incorporates water efficiency measures and water-sensitive urban design techniques that reduce reliance on potable water by increasing utilisation of fit-for-purpose alternative water such as stormwater, rainwater and recycled water. This plan must set out subdivision outcomes that appropriately respond to the site and its context for integrated water management to the satisfaction of Western Water. When approved by Western Water, the Integrated Water Management Plan will form part of the permit and the requirements of the Integrated Water Management Plan must be implemented before the issue of a statement of compliance.

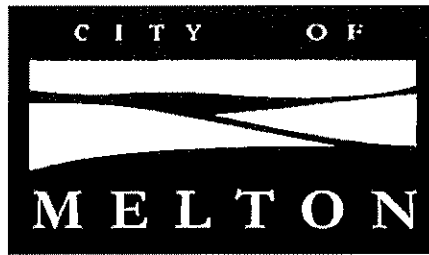
**Expiry**

120. This permit will expire if:
- a) The plan of subdivision for the first stage is not certified within two years of the date of the permit; or
  - b) The plan of subdivision for the last stage of the subdivision is not certified within ten years of the date of this permit; or
  - c) The registration of the plan of subdivision for each stage is not completed within five years from the date of certification of that stage.

The Responsible Authority may extend the time if a request is made in writing before the permit expires or within six months afterwards.

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## Planning Permit PA2017/5553 Continued

### Notes:

#### *Melbourne Water*

- The subdivision is to make provision for overland flows from the upstream catchment utilising roads and/or reserves. Alignment of roads and reserves with any adjoining estates must ensure continuity and provide uninterrupted conveyance of overland flows.
- Local drainage must be to the satisfaction of Council.
- All new lots must achieve appropriate freeboard in relation to local overland flow paths to Council's satisfaction.
- Any road or access way intended to act as a stormwater overland flow path must be designed and constructed to comply with the floodway safety criteria outlined within Melbourne Water's Planning and Building website.
- To find out more information in regards to building in flood prone areas please visit our website for more information.

#### *Western Water*

- Until such time as the permit holder accepts any offer by Western Water under Western Water's section 268(2) WaterAct 1989 (Vic) notice to provide recycled water services to lots created by the subdivision (or a stage of the subdivision) authorised under this planning permit, Western Water reserves the right to provide, or not provide, recycled water to lots created by the subdivision (or a stage of the subdivision) authorised under this planning permit.

#### Environment

##### *Habitat compensation obligations*

- The land covered by the application is subject to the Final approval for urban development in three growth corridors under Melbourne urban growth program strategic assessment 5 September 2013 under the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act). Any actions associated with urban development must be undertaken in accordance with the requirements of the *Biodiversity Conservation Strategy for Melbourne's Growth Corridors* (DEPI 2013). Persons taking actions associated with urban development must comply with the habitat compensation arrangements and fees described in the *Biodiversity Conservation Strategy and Habitat Compensation under the Biodiversity Conservation Strategy for Melbourne's Growth Corridors* (DEPI 2013). The developer must contact DELWP to determine habitat compensation obligations for the development. Salvage and translocation of threatened flora and fauna species must be undertaken in the carrying out of development to the satisfaction of the Secretary of the Department of Environment, Land, Water and Planning. DELWP must be consulted to determine if any salvage and translocation applies to the proposed development.

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NOTE:  
 1. DRAINAGE OF SUBDIVISION INFRASTRUCTURE WITHIN WEDGEMOUNTAIN WATER RESERVES  
 (STAGES 42-43) WILL BE SUBJECT TO MELBOURNE WATER APPROVAL

| Stage Area                              | Parcel C<br>66.512ha | Parcel B1 Remainder<br>1.026ha | Total Parcel C + B1<br>(67.538ha) |
|---|----------------------|--------------------------------|-----------------------------------|
| Stage Area (Total)                      | 0.14                 | 0.00                           | 0.14                              |
| Front Loaded                            | 0.00                 | 0.00                           | 0.00                              |
| Road Widening                           | 0.14                 | 0.00                           | 0.14                              |
| Other Items                             | 0.00                 | 0.00                           | 0.00                              |
| Employment Area                         | 0.00                 | 0.00                           | 0.00                              |
| Encouraged Open Space                   | 12.65                | 0.00                           | 12.65                             |
| Drainage                                | 0.00                 | 0.00                           | 0.00                              |
| Classified Open Space                   | 1.00                 | 0.00                           | 1.00                              |
| Unclassified Open Space                 | 1.00                 | 0.00                           | 1.00                              |
| Unallocated Open Space                  | 0.00                 | 0.00                           | 0.00                              |
| Peatman Links                           | 0.13                 | 0.00                           | 0.13                              |
| Electricity Cables                      | 0.01                 | 0.00                           | 0.01                              |
| Lot                                     | 0.021                | 0.00                           | 0.021                             |
| <b>Total Not Developable Area (NDA)</b> | <b>18.93</b>         | <b>1.01</b>                    | <b>19.94</b>                      |
| Front Loaded                            | 0.00                 | 0.00                           | 0.00                              |
| Road Widening                           | 0.14                 | 0.00                           | 0.14                              |
| Other Items                             | 0.00                 | 0.00                           | 0.00                              |
| Employment Area                         | 0.00                 | 0.00                           | 0.00                              |
| Encouraged Open Space                   | 12.65                | 0.00                           | 12.65                             |
| Drainage                                | 0.00                 | 0.00                           | 0.00                              |
| Classified Open Space                   | 1.00                 | 0.00                           | 1.00                              |
| Unclassified Open Space                 | 1.00                 | 0.00                           | 1.00                              |
| Unallocated Open Space                  | 0.00                 | 0.00                           | 0.00                              |
| Peatman Links                           | 0.13                 | 0.00                           | 0.13                              |
| Electricity Cables                      | 0.01                 | 0.00                           | 0.01                              |
| Lot                                     | 0.021                | 0.00                           | 0.021                             |
| <b>Total Not Developable Area (NDA)</b> | <b>18.93</b>         | <b>1.01</b>                    | <b>19.94</b>                      |
| Front Loaded                            | 0.00                 | 0.00                           | 0.00                              |
| Road Widening                           | 0.14                 | 0.00                           | 0.14                              |
| Other Items                             | 0.00                 | 0.00                           | 0.00                              |
| Employment Area                         | 0.00                 | 0.00                           | 0.00                              |
| Encouraged Open Space                   | 12.65                | 0.00                           | 12.65                             |
| Drainage                                | 0.00                 | 0.00                           | 0.00                              |
| Classified Open Space                   | 1.00                 | 0.00                           | 1.00                              |
| Unclassified Open Space                 | 1.00                 | 0.00                           | 1.00                              |
| Unallocated Open Space                  | 0.00                 | 0.00                           | 0.00                              |
| Peatman Links                           | 0.13                 | 0.00                           | 0.13                              |
| Electricity Cables                      | 0.01                 | 0.00                           | 0.01                              |
| Lot                                     | 0.021                | 0.00                           | 0.021                             |

| Stage Area   | Parcel C<br>66.512ha | Parcel B1 Remainder<br>1.026ha | Total number of<br>67.538ha | % Typo | % Total |
|--------------|----------------------|--------------------------------|-----------------------------|--------|---------|
| Front Loaded | 4                    | 0                              | 4                           | 6%     | 1%      |
| 10m          | 1                    | 0                              | 1                           | 20%    | 0%      |
| 20m          | 3                    | 0                              | 3                           | 100%   | 1%      |
| 30m          | 1                    | 0                              | 1                           | 25%    | 0%      |
| 40m          | 0                    | 0                              | 0                           | 0%     | 0%      |
| 50m          | 0                    | 0                              | 0                           | 0%     | 0%      |
| 60m          | 0                    | 0                              | 0                           | 0%     | 0%      |
| 70m          | 0                    | 0                              | 0                           | 0%     | 0%      |
| 80m          | 0                    | 0                              | 0                           | 0%     | 0%      |
| 90m          | 0                    | 0                              | 0                           | 0%     | 0%      |
| 100m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 110m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 120m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 130m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 140m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 150m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 160m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 170m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 180m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 190m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 200m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 210m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 220m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 230m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 240m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 250m         | 0                    | 0                              | 0                           | 0%     | 0%      |
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| 270m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 280m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 290m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 300m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 310m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 320m         | 0                    | 0                              | 0                           | 0%     | 0%      |
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| 340m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 350m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 360m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 370m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 380m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 390m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 400m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 410m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 420m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 430m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 440m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 450m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 460m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 470m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 480m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 490m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 500m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 510m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 520m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 530m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 540m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 550m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 560m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 570m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 580m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 590m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 600m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 610m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 620m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 630m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 640m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 650m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 660m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 670m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 680m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 690m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 700m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 710m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 720m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 730m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 740m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 750m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 760m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 770m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 780m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 790m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 800m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 810m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 820m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 830m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 840m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 850m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 860m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 870m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 880m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 890m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 900m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 910m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 920m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 930m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 940m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 950m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 960m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 970m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 980m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 990m         | 0                    | 0                              | 0                           | 0%     | 0%      |
| 1000m        | 0                    | 0                              | 0                           | 0%     | 0%      |



**MELTON PLANNING SCHEME**  
 This is the plan referred to in Planning Permit  
 No. PA 2017/5333 Plan 1 of 1  
 Date 19/6/18  
 Signature of Responsible Authority [Signature]  
 Date

**Subdivision Concept Plan Parcel C**  
 Bloomdale, Diggers Rest  
 Date Issued: 10/05/2018 | Revision: X  
 SMCE Project Reference: 3400212U  
 Drawn by: D. Smith | Checked by: D. Puh

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Urban Design  
 Landscape Architecture  
 Town Planning

Member of the Sutorana Jamo Group

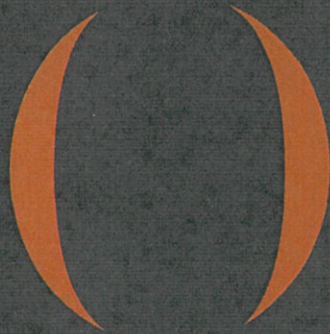


# Bloomdale

by AVID Property Group

## *Home Design Guidelines*

*Stages 29–35 July 2018*



# DRAFT

*Life in full BLOOM*



ILLUSTRATIVE MASTER PLAN OF BLOOMDALE



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## 01 Introduction

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Bloomdale, Diggers Rest is a vast new residential development designed to create an exceptional living environment for all residents. Residents will be provided with a host of desirable and functional services, with a focus on quality of lifestyle.

The Bloomdale master plan has been developed as a specific response to its natural environment, with the intent of nurturing a cohesive neighbourhood and promoting the needs of its community. Ranging in lot size, the Bloomdale master plan is delivering in excess of 1650 lots in a community based environment.

In addition to the natural attributes offered at Bloomdale, master planning will also cater for an architecturally designed activity centre. Proposed to be centrally positioned, this facility will form the hub for many community based activities and reflect the progressive architectural principles of design which will be encouraged and reflected throughout the entire community.

### 1.1 DESIGN GUIDELINES

These Design Guidelines apply to all residential lots approved under Melton Planning Permit No. PA2017/5553 that are within stages 29 - 35, and do not apply to any medium density development sites created under that permit requiring a separate planning permit.

The Design Guidelines have been prepared to assist Land or Home Owners, Designers and Builders by guiding the design of the built environment within Bloomdale. These Design Guidelines present a series of measures designed to protect the design integrity of Bloomdale and ensure a high standard of innovative, contemporary and environmentally compatible design that will support the value of the investment in your home.

The Design Guidelines will also support the creation of the character of the neighbourhood, and to achieve an appropriate level of quality for housing and streetscape development at Bloomdale.

These Design Guidelines may be amended on occasions at the developer's discretion, subject to Melton City Council approval, to reflect changes in design trends or to coincide with the release of later stages.

All care has been taken to ensure that the Design Guidelines comply with current building legislation. However, the Land or Home Owner is responsible for ensuring compliance with all statutory requirements.

Land or Home Owners, Designers and Builders should review these Design Guidelines in conjunction with the land sales contract.



## 1.2 DESIGN APPLICATION AND APPROVAL PROCESS

The siting and design of homes at Bloomdale is to be approved by The Bloomdale Building and Design Approval Committee (BBDAC). Approval by the BBDAC is required before applying for a building permit for the construction of a new dwelling.

Approval by the BBDAC is not a building approval nor does it imply compliance with the building code, Building Regulations or City of Melton Planning Scheme. The BBDAC also reserves the right to approve applications based on architectural merit. It is the applicant's responsibility to ensure that plans meet the relevant planning and building requirements, in addition to these design guidelines.

The BBDAC Approval application form and checklist is included as an Appendix to this document. Only a fully scaled set of application documents will be considered. No concept designs will be accepted.

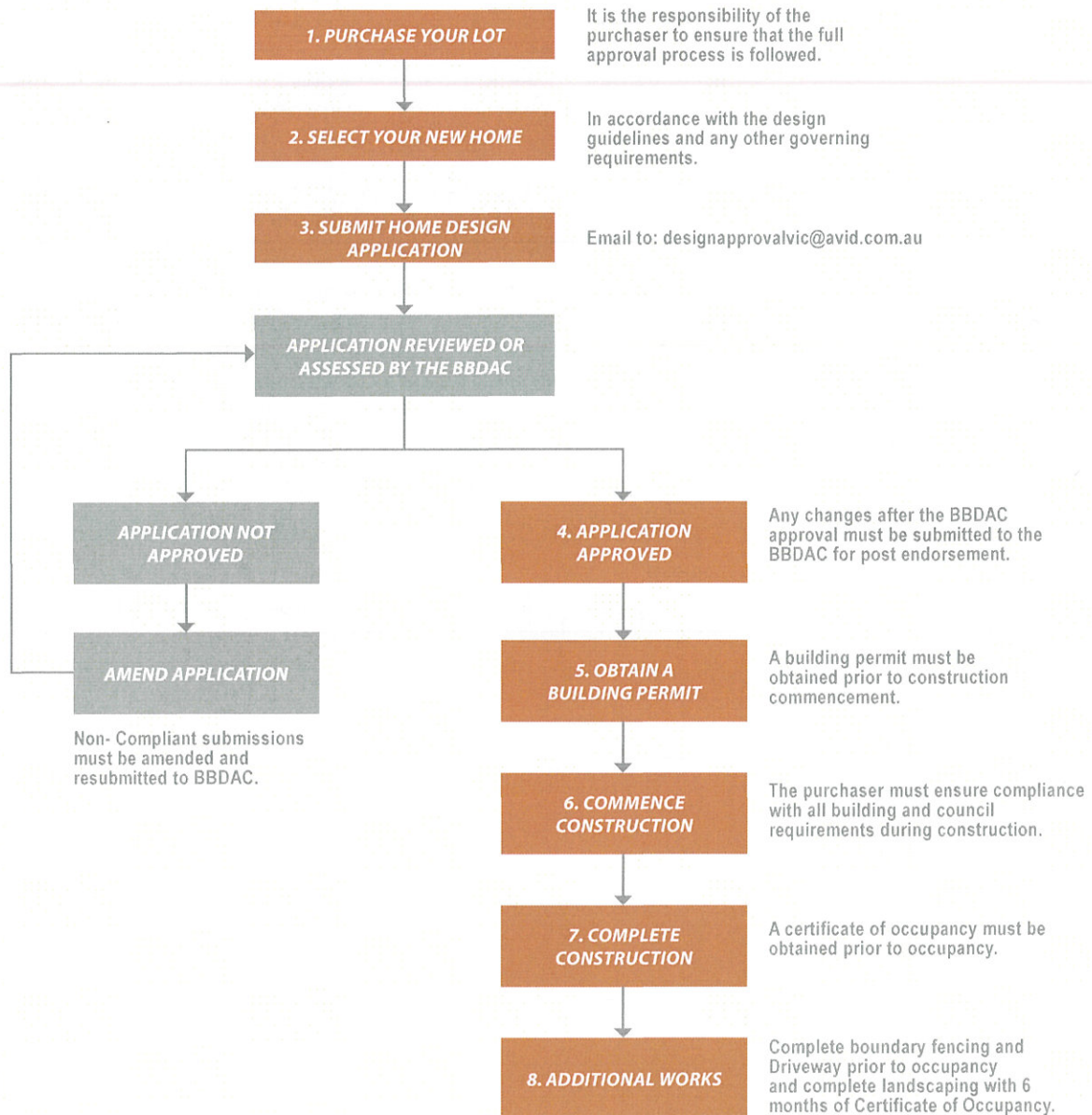
The BBDAC will assess all designs and if they are compliant with the Design Guidelines, provide a letter of approval along with an endorsed copy of the plans and external colour schedule. Applications that substantially comply with the Design Guidelines may be given a letter of approval with conditions requiring the rectification of minor deviations. These deviations may also be noted on the plans. The BBDAC may also offer suggestions intended to improve designs.

If the design submission does not comply with the Design Guidelines, the BBDAC will advise the applicant of the reasons of non-compliance and suggest amendments. Applicants will then be required to re-submit amended plans in order to gain approval.

The final decision of all aspects of the Design Guidelines will be at the discretion of the BBDAC. The BBDAC will endeavour to process applications as quickly as possible, generally within 7 business days of receipt. Once approval is obtained an application for a building permit may be lodged with the City of Melton or an accredited building surveyor.

Email to: [designapprovalvic@avid.com.au](mailto:designapprovalvic@avid.com.au)

**STEPS IN THE DESIGN APPLICATION AND APPROVAL PROCESS**



### 1.3 MEDIUM AND HIGH DENSITY LOTS

The requirements contained in these design guidelines do not cover integrated development sites that require a separate planning permit from Council. Prior to a planning application being lodged with Council for the development of an integrated site, the plans must be assessed and approved by the BBDAC.

### 1.4 PLANNING PERMIT

A planning permit is not required to construct or extend one dwelling on a lot with an area less than 300m<sup>2</sup> where:

- the lot is identified as a lot where the provisions of the Small Lot Housing Code apply, via a restriction on title.
- the dwelling is constructed or extended in compliance with the building envelope.

Lots with an area of 300m<sup>2</sup> or less without an approved building envelope are required to obtain a planning permit from Melton City Council prior to obtaining a Building Permit. These lots must also comply with the relevant requirements of these design guidelines and obtain approval from the BBDAC before applying for a Planning Permit. For information on how to apply for a Planning Permit, please refer to the Council's website ([www.melton.vic.gov.au](http://www.melton.vic.gov.au)) or contact the Council's Planning Department on 9747 7200.

### 1.5 COVENANTS

These Design Guidelines are registered on the property Title as a Memorandum of Common Provisions (MCP) referred to by a restrictive covenant.

In the event that requirements under the Design Guidelines contradict covenants defined within the Plan of Subdivision or the MCP, the Plan of Subdivision or the MCP will prevail.

### 1.6 STATUTORY OBLIGATIONS

Together with the Design Guidelines and Covenants, it will be the purchaser's responsibility to ensure all submitted documents comply with the Victorian Building Code, Rescode and all other planning and authority requirements, along with current Victorian energy rating standards prior to construction.



## 02 Dwelling Design

### 2.1 DWELLINGS

Only one dwelling is permitted per property for lots under 600m<sup>2</sup>.

On a lot greater than 600m<sup>2</sup>, an additional dwelling is subject to approval from the BBDAC and City of Melton and may be considered for:

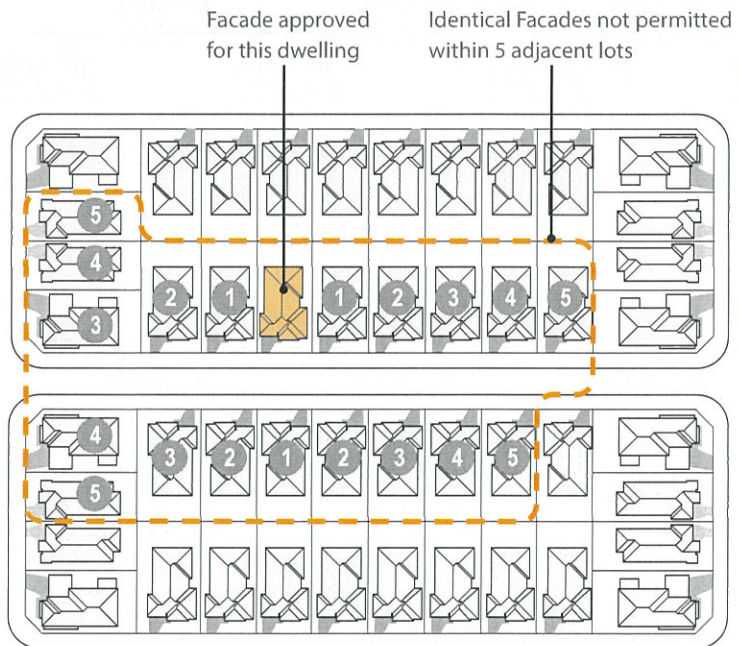
- (a) A dependant persons unit on lots greater than 600m<sup>2</sup>;
- (b) Corner lots and
- (c) Lots identified as integrated housing sites.

No further subdivision is permitted without the written approval of the BBDAC.

### 2.2 IDENTICAL FAÇADE ASSESSMENT



Example of non compliance facades, identical facades too close together



In order to uphold the integrity of all new homes, 2 dwellings with identical façades must not be built within 5 contiguous lot spaces of the original lot. Provision includes lots either side, opposite and encompassing other street frontages where applicable.

On lots less than 300m<sup>2</sup>, 2 dwellings with identical façades must not be built within 2 contiguous lot spaces of the original lot. Under this clause, a mirrored (symmetrical) façade is not considered to be an identical façade.

This provision does not apply to integrated housing developments.

## 2.3 ARCHITECTURAL CHARACTERISTICS

Designs incorporating a variety of modern architectural styles are encouraged. Unique dwelling designs displaying innovation and originality will be assessed favourably if they are shown to be in keeping with the contemporary design intent of Bloomdale.

Architectural features such as verandahs, porticos, feature windows, façade detailing, roof features and articulated building forms are required.

Building materials such as masonry, render, natural stone and timber cladding should be used and paint work should be complementary in colour selection.

Contemporary roof and awning themes coupled with articulation of single and double storey volumes are also preferred design initiatives.



*Feature Windows*



*Articulated building forms*



*Porticos/Verandahs*



*Facade detailing with contemporary awnings*



*Roof features*



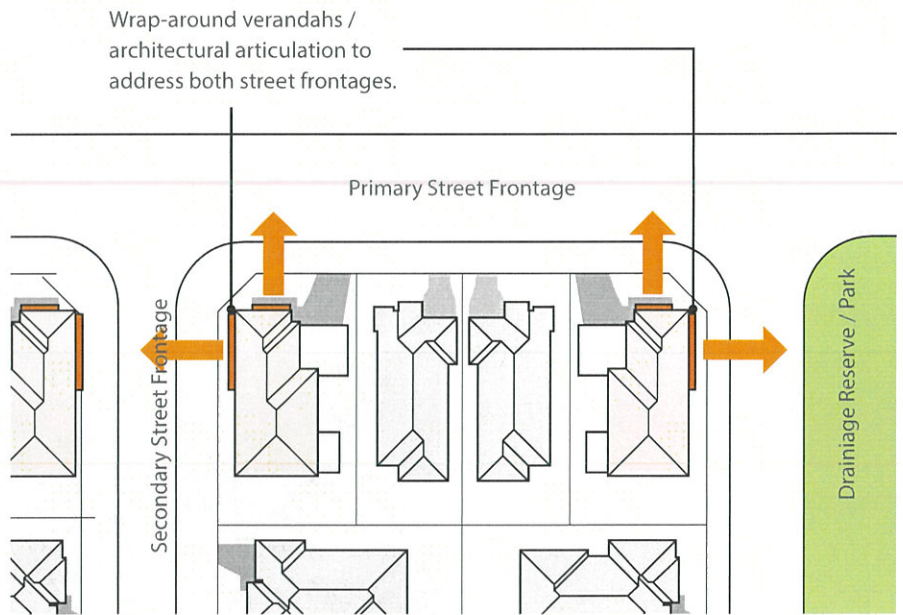
*Complementary building materials*



## 2.4.1 CORNER LOT CHARACTERISTICS



Examples of single and double storey houses on corner lots that address both street frontages with well-articulated architectural elements, such as the verandahs and windows. Double storey dwellings also utilise a variation of building material on both facades breaking down the scale of the building.



Dwellings constructed on corner blocks and on lots that abut public open space areas such as a park or reserve must address both street frontages through the use of wrap around verandahs, feature windows, detailing, etc. Well-articulated architectural treatments should be provided where built form is visible beyond the side fence line, and at upper levels.

Two or more of the following building elements are to be incorporated into the design and wrap around from the front to the side as a corner feature:

- Habitable room windows of similar proportion as the front;
- Verandah, pergola or balcony;
- Articulated feature walls;
- Roof features;
- Materials used on the front facade continuing around to the secondary street frontage to the length of 3m or one room (whichever is greater).

Overall facade articulation and material variation is strongly encouraged. It will be at the discretion of the BBDAC to determine acceptable corner treatment for each corner lot submission.

Entries and/or garages facing the secondary street frontage may be considered by the BBDAC where they are located adjoining open space and linear pedestrian open space links.



Example of non compliant treatment, no articulation or addressing open space.



## 2.4.2 CORNER LOT CHARACTERISTICS (LOTS SIDING LINEAR RESERVE)

Lots directly siding onto a linear reserve will be classified as a corner lot and the 2.4.1 conditions will apply.

## 2.5 PORCHES & ENTRIES

An entry feature complementary to the dwelling design must be incorporated to create a sense of entry. This can be a porch, portico, balcony or verandah and can be a central feature of the façade or located towards the end. Appropriate location of the entry will increase the character of the dwelling and contribute to a varied streetscape.



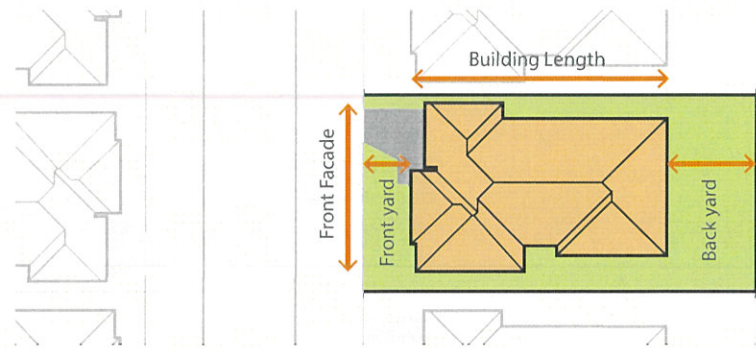
*Example of compliant treatment for facade, entry made a feature.*



*Example of non compliant treatment for porches and entries, no features.*

## 2.6 DWELLING SIZE

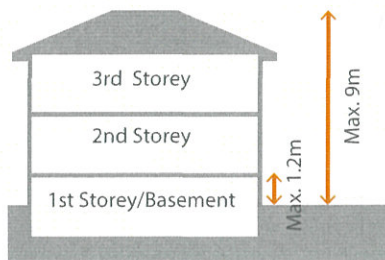
The siting and proportion of the dwelling on the lot should be a well thought out response to the site.



## 2.7 BUILDING HEIGHTS

Maximum building heights should generally accord with Rescode requirements. A ceiling height of 2590mm is encouraged for all single storey dwellings and the ground floor of double storey dwellings. A minimum ceiling height of 2440mm is permitted, subject to approval by the BBDAC but is not encouraged.

Triple storey dwellings and/or basements should adhere to the relevant height requirements. Basements may have a maximum projection of 1.2m above natural ground level.



## 2.8 ROOFS

Applicants are encouraged to explore varying roof forms which could include combinations of pitched and flat roofs as well as curved elements. The minimum roof pitch must be 22 degrees while skillion and accent sections may have a minimum pitch of 16 degrees.

Eaves with a minimum overhang of 450mm must be incorporated into dwelling facades where they:

- face any street,
- face a reserve, and
- all faces of the dwelling (for double storey dwellings).

On single storey dwellings eaves must wrap around a minimum of 2000mm along the side of the dwelling from any street frontage (except where built to the boundary).

Permitted roof materials include masonry, slate, terracotta tiles or Colorbond<sup>®</sup>. Other non-reflective materials may be considered for review by the BBDAC.



*Example of skillion roof*



*Example of eaves that overhang the dwelling facades that face the street*



*Example of non compliant treatment no eaves*



## 2.9 GARAGES

A lockup garage for 2 vehicles must be provided on all properties with frontages greater than 12.5m. Open carports to the front of the dwelling will not be permitted. Single garages will be considered for lots with a street frontage of 12.5m or less. Triple garages will be strongly discouraged.

The architectural character of the garage must be harmonious to the main body of the dwelling.

Garages must have a slim line, sectional, tilt or panel lift door to all street frontages. Roller doors will only be permitted at the rear of the garage, as an opening to the backyard and where they are not within public view.

Where located at the front of a dwelling, garage doors or openings must occupy less than 50% of the width of the lot's street frontage. Garage doors may not exceed 6.0m in width.

On 2 storey dwellings with garages that exceed 40% of the lot frontage, balconies or windows above the garage are required.

For lots with frontages less than 8.5m that are not rear-loaded, refer to the Small Lot Housing Code incorporated into the Melton Planning Scheme.

Refer to the Section 03 Streetscape and Siting section for garage setback requirements.



*Example of compliant treatment for garage, integrated into, and complements built form character.*



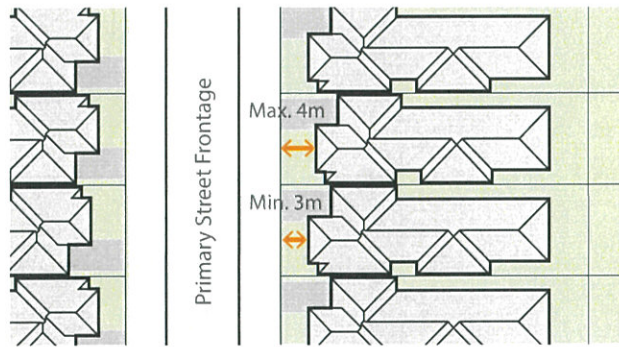
*Example of non compliant treatment for garage, set forward from the main built form.*



*Example of compliant treatment for garage, slimline door*

## 03 STREETScape AND SITING

### 3.1 SMALL LOT SETBACKS



Small Lots are lots with an area less than 300m<sup>2</sup>.

Unless otherwise approved by the BBDAC, front loaded dwellings must be setback from the front property boundary by a minimum of 3.0m and a maximum of 4.0m. Please refer to the Building Envelope plans for all minimum setbacks.

Porches, porticos and verandahs less than 3.6m in height may encroach up to 1.0m into the minimum front setback.

Unless rear loaded, garages must be located behind the front wall of the main dwelling (not including the porch, portico or verandah) or a minimum of 4.9m from the front boundary, whichever is greater.

Setbacks from the secondary street frontage of a corner lot must comply with Rescode and/or any other governing authority requirements. Garages may be permitted facing the secondary street frontage; however, the secondary façade must demonstrate articulation.



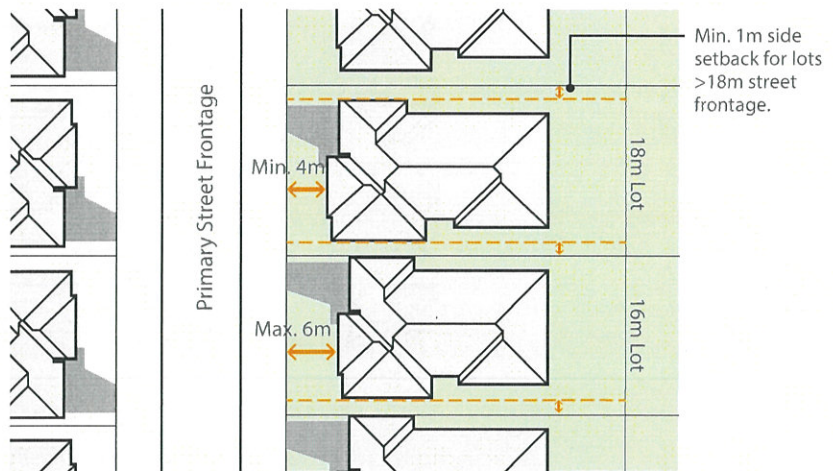
Example of compliant treatment for small lot setbacks, overlooking open space.



Example of non compliant treatment, no setback.



### 3.2 STANDARD LOT SETBACKS



Dwellings must be setback from the front boundary by a minimum of 4.0m and a maximum of 6.0m.

Porches, porticos and verandahs less than 3.6m in height may encroach up to 1.0m into the minimum front setback.

Garages located on the main street frontage must be setback a minimum 4.9 metres from the front boundary and a minimum of 560mm behind the main façade of the dwelling.

Double storey homes which incorporate a minimum width 1.5m covered verandah/ balcony to the first floor for at least 40% of the home width do not require the setback between the front wall and garage.

Garages may be built on side boundaries in accordance with Rescode and/or any other governing authority requirements.

Single storey dwellings on regular lots 18m or wider must be setback from side boundaries by a minimum of 1.0m. Regular lots are those lots where the front boundary dimension is the same as the rear boundary dimension

Double storey dwellings must be setback from side boundaries in accordance with Rescode and/or any other governing authority requirements.

Rear setbacks are to be in accordance with Rescode and/or any other governing authority requirements.

Eaves, fascias, gutters, chimneys, flue pipes, water tanks and heating or cooling or other services may encroach no more than 0.5m into the setback around the whole dwelling excluding garage walls on the boundary.

These requirements may be varied with the written approval of the BBDAC and City of Melton.



Garage setback from street frontages and behind front wall of the home



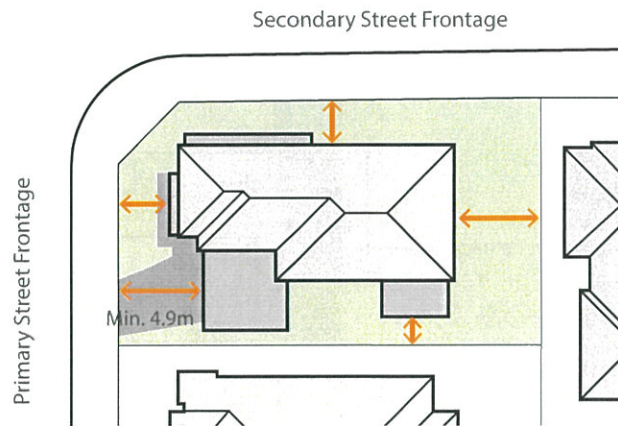
### 3.3 STANDARD CORNER LOT SETBACKS

Where applicable, standard corner lots must comply with the setback requirements listed in Section 3.2, as well as the following.

Setbacks from the secondary street frontage must comply with Rescode and/or any other governing authority requirements.

Where facing the secondary street frontage, the garage must be setback a minimum of 4.9m from the secondary street frontage.

An easement running along the rear of the lot cannot be built over, and the garage may have to be setback from the rear boundary to accommodate the easement. Garages must be located adjacent to the side boundary of the lot but are not permitted adjacent to boundaries abutting public open space.



Example of compliant standard lot corner treatment.



Example of compliant standard lot corner treatment.

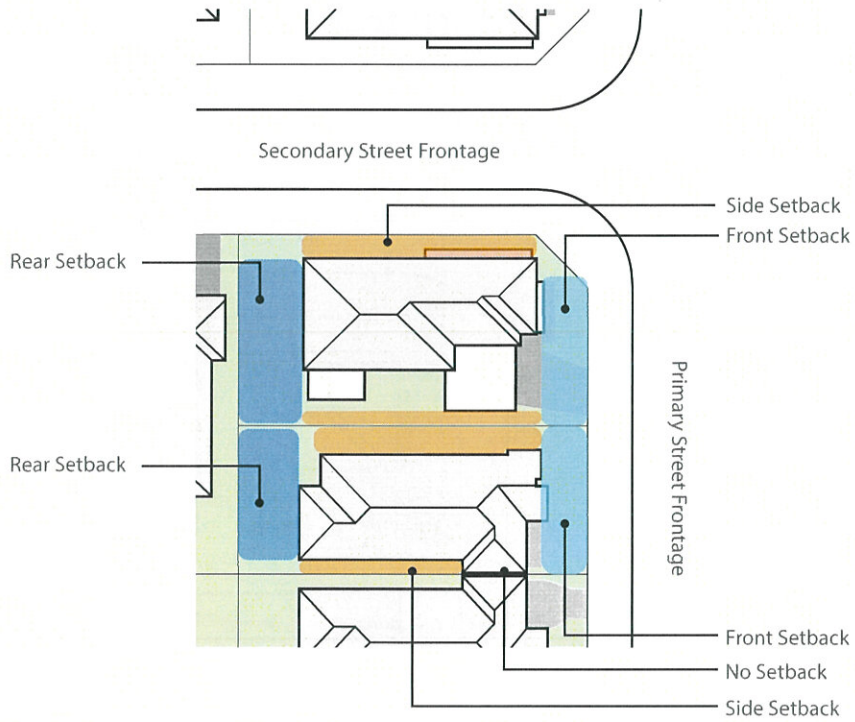


Example of non compliant standard lot corner treatment

### 3.4 BUILDING ENVELOPES

If a building envelope is shown on a plan of subdivision or within a Memorandum of Common Provisions it must be adhered to.

It is the responsibility of the applicant to investigate the existence of any building envelopes prior to design and submission to the BBDAC.



## 04 EXTERNAL MATERIALS AND COLOURS



Example of compliant materials treatment, complementary materials and colours



Example of non compliant materials treatment, no differentiating materials.

### 4.1 MATERIALS

External walls must be constructed from a minimum of 75% face brick, brick or masonry veneer or other approved texture coated material. At least 25% of the facade of the home must be finished in a contrasting/feature element in a different texture, material or colour.

A combination of complementary materials and colours must be used to all walls facing a street or park – with a minimum of 2 and up to a maximum of 4 materials used to compose these facades.

The material at the front must wrap around a minimum of 840mm to the side where not built to boundary.

The utilisation of materials such as natural stone, exposed timber or other feature cladding materials will be considered and encouraged as key design articulation elements. Use of quality materials and finishes is encouraged to give a timeless appeal.

Homes in kit or modular form and the use of second hand materials will be subject to approval by the BBDAC and City of Melton. New building materials based on recycled content is permitted.

Unless otherwise approved by the BBDAC, unpainted and/or untreated metalwork and reflective glazing will not be permitted. Infill fibre sheet panels are not permitted above window and door openings where visible from the street.

Infill and lightweight panels may be permitted above garage openings if finished as a rendered surface to match with the adjoining garage wall.

### 4.2 COLOUR SCHEMES

A harmonious colour palette consisting of natural, subdued hues which are complementary to the surrounding environment and colour tones which reflect the theme of the dwelling will be encouraged. Limited use of strong or bold colours may be adopted to reinforce the contemporary nature of the dwelling design.

In order to avoid further information being requested in regards to colour schedules, the applicant must ensure that all relevant information is provided when applying for design approval.



Example of non compliant colour scheme



## 05 DRIVEWAYS, FENCING & LANDSCAPING

### 5.1 DRIVEWAYS

There must be only one driveway per lot, located to align with the crossover. Garages should be sited on the lot in response to the location of existing crossovers with driveways tapered to match crossover width. Driveways shall not exceed 3.5m at the street crossover.

There must be at least 300mm of screen planting between the driveway and the adjacent side boundary.

Driveways must be fully constructed prior to the issue of the Occupancy Permit.

All driveways, porches and any other concreted areas within the front yard must be constructed of masonry pavers, exposed aggregate, coloured concrete, fixed granular surfaces or stamped or stenciled masonry surface. The colour selection must complement the building design and external colour scheme.

No plain concrete will be permitted unless it is out of public view.



Example of compliant driveway, tapered to align with the crossover.



Example of compliant driveway, aggregate driveway with planting on boundary.



Example of non compliant driveway, plain concrete not permitted.

### 5.2 BOUNDARY FENCING

Fencing type will be consistent throughout Bloomdale. Fencing is a common link binding the streetscape and highlighting the individuality of each dwelling.

All fencing must be shown on plans submitted to the BBDAC for approval.

#### 5.2.1 FRONT FENCING

Front fencing is permitted subject to approval. Proposed front fences must not exceed 1.2m in height and must be largely transparent (ie. 50% or more) in construction. The proposed front fences must return along the side boundary, and extend to meet the side fence. Low masonry walls not exceeding 0.9m height which complement the façade of the building will be permitted. Where a front fence is to be constructed on a corner lot, it must return and extend to meet the side fence.



Example of compliant front fencing, greater than 50% transparent and less than 1.2m in height.

### 5.2.2 SIDE AND REAR FENCING

All side and rear boundary fencing must be constructed from timber palings, to a height of 1800mm.

Side boundary fencing must terminate and return to the dwelling at least 1.0m behind the front building line. This part of the fence that returns to the house is known as a wing fence. Wing fencing must also be constructed from timber palings, unless approved by the BBDAC. Wing fencing must be 1800mm (+/-50mm) in height with timber capping and timber posts exposed to the street.

It is encouraged to include a gate within the wing fencing; however, direct access to the rear yard may be possible either via a gate or directly from the garage. Side gates must be timber or have a timber look finish and must appear harmonious with the dwelling and landscape materials. Side gates must not be wider than 2.6m.

### 5.2.3 SIDE STREET FENCING

On a corner lot with a side boundary that forms the rear boundary of an adjoining lot, the side fence on that boundary can continue to the front boundary. On corner lots, fencing to the secondary street frontage should be setback a minimum of 4.0m from the primary street frontage.

For fencing to boundaries abutting a reserve, facing a street and on corner lots, the side fencing along the secondary street must be constructed from timber palings to a height of 1800mm (+/-50mm). The fencing must have exposed posts on both sides of the palings and palings must be on the external side fronting the street and timber capping is required.



*Example of compliant timber paling fence with capping, exposed posts and palings fronting the street*



*Example of non compliant timber paling fence without capping and exposed posts*



### 5.3 FRONT LANDSCAPING

To promote an attractive neighbourhood, residents are encouraged to install quality landscaping.

The form and texture of the plantings should complement and enhance the architecture of the dwelling. Planting of canopy trees in appropriate locations is encouraged. Landscape designs should be prepared with an objective for low water usage.

Gardens are encouraged to be environmentally sensitive by utilizing appropriate drought tolerant native plants, organic or mineral mulches and drip irrigation systems. Native plants that are common to Victoria and the Region are also encouraged.

Landscaping of your front garden must be completed within 6 months of issue of the Occupancy Permit. Hard paved or impervious surfaces must be limited to driveways and pedestrian pathways only.

The minimum front landscaping works will include:

- Fine grading and shaping of landscaped and lawn areas.
- Cultivation of existing soil in the garden beds to a 200mm depth, the addition of imported topsoil and fertiliser to all landscaped areas, as well as the use of mulch and/or other selected topping.
- At least 1 mature tree (2.0m minimum height).



*Example of compliant garden planting, good use of texture and colour.*



*Examples of front landscaping designed with a range of native plants and shrubs. The composition of planting highlights house entries and creates a buffer between the pedestrian path and houses.*



## 5.4 RETAINING WALL

Retaining walls should not exceed 600mm in height.

Where a level change exceeds 600 provide two or more retaining walls separated by garden bed terrace. Minimum width of the garden bed terrace should be 600mm.

Retaining walls should be designed to have an appearance, colours and textures that are sympathetic with that of the house and landscaping. And also be made of durable materials that are fit for purpose.

## 5.5 LETTERBOXES

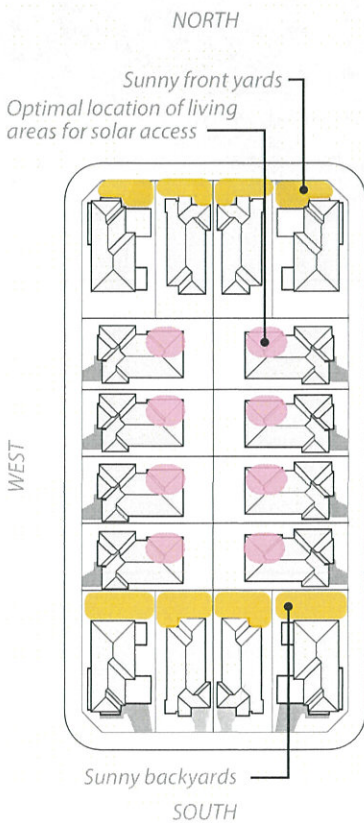
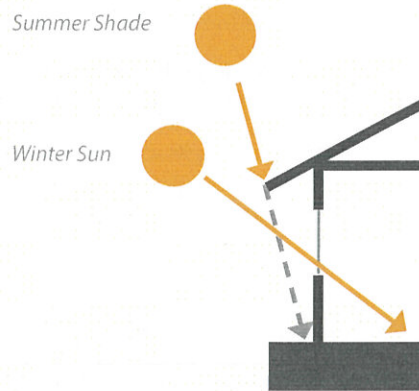
Letterboxes should be designed to match and compliment the dwelling design. Single post supported letterboxes are discouraged.



*Examples of compliant letterboxes.*

## 06 ENVIRONMENTAL SUSTAINABILITY

### 6.1 LIVEABILITY CONSIDERATIONS



Applicants are encouraged to submit designs that are environmentally responsible.

The orientation of your lot will determine the best siting of the house on the lot. A building's orientation plays a large part in achieving the optimum solar access for your home during winter.

Lots on the north side of a street will have sunny backyards – good for private outdoor living.

Lots on the south side of a street will have sunny front yards – good for show piece gardens.

Lots facing east-west will have sunny side yards – these houses should be sited to leave the largest possible outdoor living space along the northern boundary.

Dwellings can become more liveable by taking into account the orientation of rooms and windows, shading of windows and walls, ceiling heights, sustainable building materials, cross flow ventilation, covered open spaces, insulation and water efficient fixtures. Eave design can act as excellent shading devices during warmer months. Implementing these features can also result into substantial financial savings for the home owner.

Double storey homes must respect the privacy of neighbouring dwellings, including potential overshadowing issues that may arise as a result of siting choices. It is the responsibility of applicants with double storey proposals to ensure their design has demonstrated these factors and to receive approval from the relevant authority and/or Building Surveyor prior to construction.

## 6.2 SOLAR HEATING PANELS

Solar heating panels must be located on roof planes preferably not visible from public areas.

The panels should follow the roof pitch.

Where visible from public areas, solar panels will be assessed on their merits with regard to scale, form and colour.

## 6.3 RAINWATER TANKS

Rainwater storage is encouraged. The rainwater tank and all accessories must not be located in front of the dwelling or be visible from the street and public spaces. The rainwater tank and all accessories must be coloured to match the dwelling.

To help calculate the size of water storage that you may require please contact the Department of Sustainability and Environment for appropriate storage requirements in relation to the collection area provided.

## 6.4 ENERGY RATINGS

It is the applicants' responsibility when building a home to comply with Victoria's energy rating requirements. Dwelling designs should be assessed by a licensed energy rating company, and they in turn will make recommendations regarding insulation and other resource saving measures. Dwellings must achieve the minimum standard as currently legislated.

## 6.5 NBN CO

The development qualifies for future NBN roll out. All premises must be aware of and conform with the NBN Co Preparation and Installation Guide for SDU's and MDU's.

<http://www.nbnco.com.au/>



## 07 ADDITIONAL BUILDINGS AND ANCILLARY STRUCTURES

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### 7.1 SHEDS

The colours and materials selected for sheds should be consistent with and complementary to, the materials used for the dwelling. Colorbond® and similar products are acceptable materials.

Sheds must be screened from any street and/or public view by locating to the rear or side of the dwelling. An appropriately located carport out of public view should be considered to store boats, trailers or any similar vehicles.

Sheds must not cover an area greater than 15m<sup>2</sup> and must not exceed a maximum height of 2.5m.

### 7.2 PERGOLAS, PATIOS & DECKING

Any proposed additional buildings or ancillary structures including decking, pergolas, patios, carports, swimming pools, BBQ areas or similar, must be submitted to the BBDAC for approval. This can be done at the time of submitting the dwelling design or done at a later date as a standalone submission.

The BBDAC will assess these structures/applications on their merits.

Please note that later date stand-alone submissions will incur an additional assessment fee.

### 7.3 ANCILLARY ITEMS

All external plumbing must be out of public view, with the exception of gutters and downpipes. Downpipes must not be located on the front façade of the dwelling.

External TV antennae and other aerials must be unobtrusive and located towards the rear of the dwelling. Satellite dishes will only be approved if out of public view. Clothes lines must not be visible from public areas.

Externally mounted spa equipment attached to side boundary walls of any dwelling must be positioned out of public view, be painted in a colour matching the adjoining wall surface and fitted with noise baffles.

Evaporative cooling units are to be located out of public view where possible and must be of low profile, located below the ridgeline and coloured to match the roof.

Metal security shutters are not permitted.

Window screening located on a dwellings primary or secondary frontage will not be approved. Security screens on the front entry door must be contemporary in style and compliment the façade colours. Diamond style security screens, or similar will not be permitted.

## 08 AIRCRAFT NOISE

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The land is outside the Melbourne Airport Environs Overlay – Schedule 2 under the Melton Planning Scheme. This may change.

The land within this subdivision is in proximity to Melbourne Airport. The land may be affected by aircraft noise.

- The effect of aircraft noise (and the boundaries of the Melbourne Airport Environs Overlay – Schedule 2 control under the Melton Planning Scheme) can vary over time with changes to Melbourne Airport’s operations, traffic volumes and types of aircraft using Melbourne Airport.
- The most up-to-date information concerning aircraft noise can be obtained from Melbourne Airport and its website, which can be accessed at: <http://www.melbourneairport.com.au/>
- Australian Standard AS2021:2015 Acoustics Aircraft Noise Intrusion, Building Siting and Construction, provides guidance in the measures that can be taken in the construction of dwellings to mitigate the effect of aircraft noise and may be considered in the design of any dwelling. Application of the Australian Standard is not mandatory for this land, but this may change.
- In the event of any amendment to the Melbourne Airport Environs Overlay – Schedule 2 under the Melton Planning Scheme which creates an inconsistency between that provision and these Housing and Design Guidelines that relate to aircraft noise, the provisions of the Melbourne Airport Environs Overlay – Schedule 2 control prevail.

## 09 GENERAL

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### 9.1 Maintenance of the Lot

Prior to the occupation of a dwelling, the lot must be maintained by keeping the grass cut, and the lot free from rubbish. Builders’ waste materials and rubbish during construction must be removed on a regular basis and must not be allowed to accumulate. Should lots not be maintained to an acceptable level, the Developer reserves the right to carry out clean up works as necessary. Any such costs incurred by the Developer will be passed on to the lot owner.

After occupation of the dwelling, front yards must be maintained to an acceptable level. Rubbish and recycle bins must be stored out of public view. It will be at the discretion of the BBDAC to determine if allotments are being maintained to an acceptable level.

### 9.2 Commercial Vehicles

Trucks or commercial vehicles (exceeding 1 tonne), recreational vehicles and caravans shall be screened from public view when parked or stored.

### 9.3 Signs

No signs, including ‘For Sale’ signs, may be erected by the Purchaser other than a ‘Home for Sale’ sign that may be erected after completion of the construction of a dwelling.

Builders’ signs may be permitted (600mm x 600mm maximum) where they are required on allotments during construction. Only one advertising sign per dwelling is permitted at any one time and these signs must be removed once the property is sold.



## 10 DEFINITIONS

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**ARTICULATION** means both horizontal and vertical projection forward and back from the primary building face.

**BBDAC** means The Bloomdale Building and Design Approval Committee that includes **AVID PROPERTY GROUP NOMINEES PTY LTD ATF DIGGERS REST TRUST B** as the developer/owner of Bloomdale Residential Estate.

**BUILDING** has the same meaning as in the Building Act;

**BUILDING ACT** means the act of the Victorian Parliament known as the Building Act 1993;

**BUILDING ENVELOPE** means an area within each lot (defined by the particular lot setbacks) where development of a dwelling, shed and garage is allowed subject to the particular provisions of this document, and the Scheme;

**BUILDING ENVELOPE PLAN** means the plan which shows the approved building envelopes, setbacks and other related matters for the lots within the Plan of Subdivision;

**BUILDING PERMIT** means a building permit in terms of the Building Act;

**CORNER LOT** means a lot with a corner where each boundary connects to a street or public open space;

**DESIGN GUIDELINES** Design Guidelines mean the building design guidelines approved under Permit No. PA2017/5553 which may be amended from time to time.

**DWELLING** means a building used as a self-contained residence which must include:

- a kitchen sink;
- food preparation facilities;
- a bath or shower; and
- a closet pan and wash basin.

It includes out-buildings and works normal to a dwelling.

**FRONTAGE** means the road alignment at the front of a lot. If a lot abuts two or more roads, the one to which the building, or proposed building, faces.

**FRONT GARDEN** includes any area between the building line and the front boundary of a lot and side street boundary or boundary abutting public open space of a corner lot that is visible from a street;

**HEIGHT** has the same meaning as in the Regulations;

**INTEGRATED SITE** is a site which is a development area that ensures pedestrian connectivity and uniform built form character, and requires development consent from Melton City Council;

**LOT** has the same meaning as in the Building Act;

**ON THE BOUNDARY** means on the boundary or a setback of up to 150 millimetres from the lot/property boundary;

**PRIVATE OPEN SPACE** means an unroofed area of land; or a deck, terrace, patio, balcony, pergola, verandah, gazebo or swimming pool;

**REGULAR LOTS** are lots where the front boundary dimension is the same as the rear boundary dimension;

**REGULATIONS** means the Building Regulations 2006 or any subsequent regulations made pursuant to the Building Act which relate to the siting of a building;



**SCHEME** means the City of Melton Planning Scheme;

**SECLUDED PRIVATE OPEN SPACE** means that part of private open space primarily intended for outdoor living activities which enjoys a reasonable amount of privacy;

**SECONDARY STREET** means the street that runs along the side boundary of a property when located on a corner;

**SETBACK** means the minimum distance from any allotment boundary to a building;

**SIDE BOUNDARY** means a boundary of a lot that runs between and connects the street frontage of the lot to the rear boundary of the lot;

**SITE COVERAGE** means the proportion of a site covered by buildings;

**SMALL LOTS** are lots with an area less than 300m<sup>2</sup>;

**STANDARD LOTS** are lots with an area greater than 300m<sup>2</sup>;

**STOREY** means that part of a building between floor levels. If there is no floor above, it is the part between the floor level and ceiling. It may include an attic, basement, built over car parking area, and mezzanine;

**STREET**, for the purposes of determining setbacks, "street" means any road other than a footway or carriageway easement; and,

**WINDOW** has the same meaning as in the Regulations.

# 11 APPENDIX

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## Building and Design Approval Application Form

Email to: designapprovalvic@avid.com.au

### Land Owners Details

|                 |  |
|-----------------|--|
| Name            |  |
| Current Address |  |
| Phone           |  |
| Email           |  |

### Property Number

|                |  |
|----------------|--|
| Lot Number     |  |
| Street Address |  |

### Builder | Designer | Architect

|              |  |
|--------------|--|
| Company Name |  |
| Contact      |  |
| Address      |  |
| Phone        |  |
| Email        |  |

### Building Design Details

|                              |  |
|------------------------------|--|
| Builder                      |  |
| Building Model if Applicable |  |
| Floor Area                   |  |

### Submission Requirements.

2 x copies of each of the following plans are required:

- Site Plan  
Showing proposed structures, setbacks from all boundaries, eaves overhang, fencing locations, outbuildings, driveway and path areas. Minimum Scale 1:200.
- Floor Plan/s  
Including Roof Plan Minimum Scale 1:100.
- Elevations  
All elevations of the structure(s) including building and roof heights, roof forms and roof pitch. Minimum Scale 1:100.
- Landscape Plan  
Including driveway location and material, planting locations, lawn areas and planting schedule. Minimum Scale 1:200.
- Schedule of Materials and Colours  
In the form attached.

Approval of the Building proposal as detailed in this submission is requested. I/we acknowledge that an incomplete application cannot be considered and that approval by the BBDAC is not a building approval nor does it imply compliance with the building code, Building Regulations or City of Melton Planning Scheme.

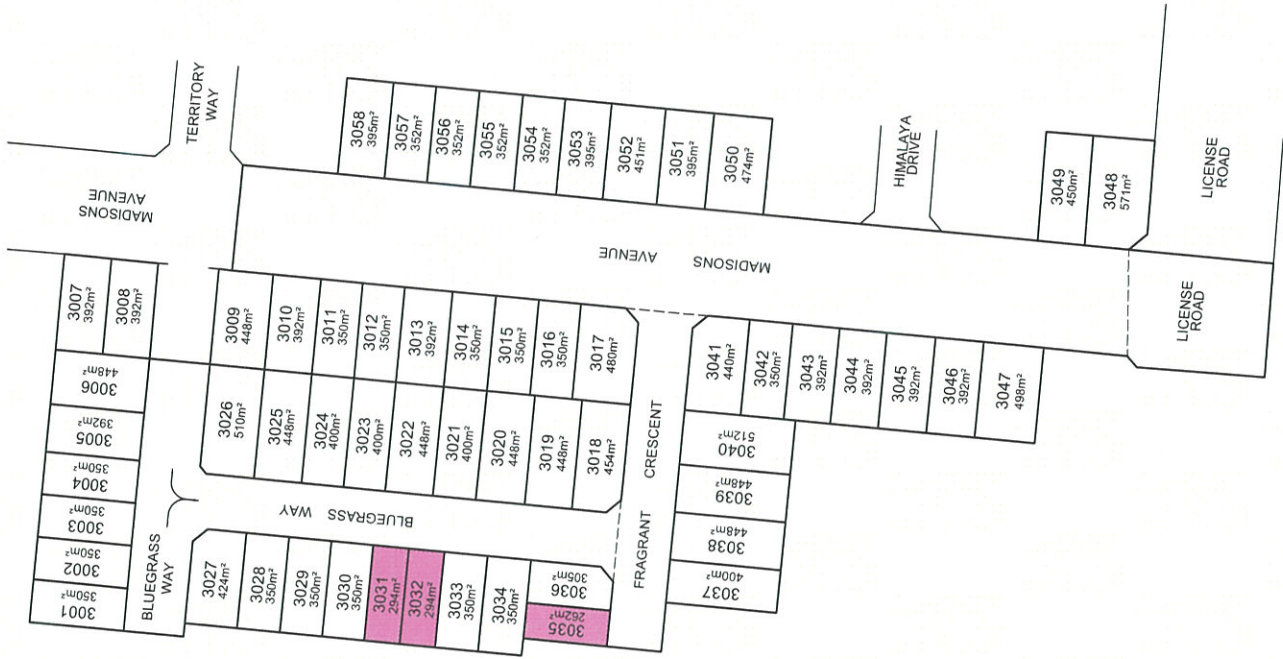
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Builder/Designer/ Owner  
Date

**DISCLAIMER:**

1. The receipt of documents, including building plans, colour and materials specifications, any assessment of compliance by Avid Property Group or the Covenant Administrator, their review, assessment or comment on the those documents or any other documents prepared by or on behalf of or provided by the Owner, does not result in the assumption of any obligation or liability by Investa or the Covenant Administrator and does not affect the Owner's obligations or absolve the Owner from its obligations and its responsibility to comply with these Design Guidelines. Owners, Designers and Builders should review these Design Guidelines in conjunction with the land sales contract.
2. Avid Property Group may from time to time, in its absolute discretion, vary, relax or waive any of the requirements under these Design Guidelines. In the event that Investa allows a variation, relaxation or waiver of the application of the Design Guidelines, this will not set a precedent nor imply that any such action will apply again






NOTE: For Lots shown thus  the City of Melton Small Lot Housing Code applies. These lots are subject to "Type A" conditions as designated in the City of Melton Small Lot Housing Code.


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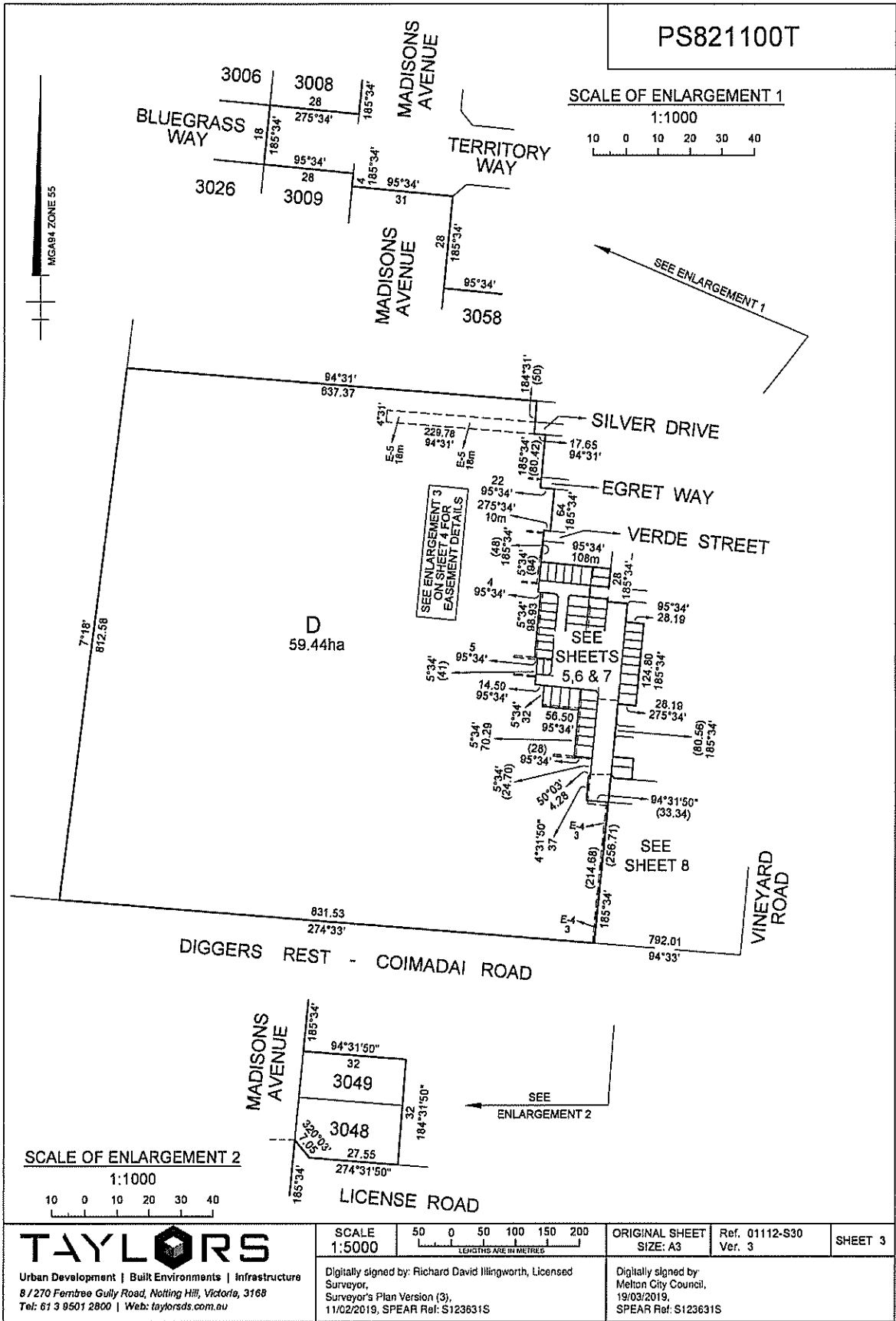
**Annexure C – Plan**

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|  |                            |   |  |
|--|----------------------------|---|--|
| <b>PLAN OF SUBDIVISION</b>   |                            | <b>EDITION 1</b>  | <b>PS821100T</b>   |
| <b>LOCATION OF LAND</b><br>PARISH: <b>HOLDEN</b><br>TOWNSHIP: ---<br>SECTION: 13<br>CROWN ALLOTMENT: <b>B (PART)</b><br>CROWN PORTION: ---<br>TITLE REFERENCE: Vol. Fol.<br>Vol. Fol.<br>LAST PLAN REFERENCE: Lot B on PS821127W<br>Lot C on PS821099Y<br>POSTAL ADDRESS: Diggers Rest - Coimadai Road<br>(at time of subdivision) Diggers Rest VIC 3427<br>MGA 94 CO-ORDINATES: E: 295 960 ZONE: 55<br>(of approx centre of land N: 5 833 350<br>in plan) |                            | Council Name: Melton City Council<br>Council Reference Number: SUB5144<br>Planning Permit Reference: PA2017/5553<br>SPEAR Reference Number: S123631S<br><b>Certification</b><br>This plan is certified under section 11 (7) of the Subdivision Act 1988<br>Date of original certification under section 6: 04/09/2018<br>Public Open Space<br>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made<br>Digitally signed by: Geraldine Addicott for Melton City Council on 19/03/2019<br>Statement of Compliance issued: 22/05/2019 |  |
| <b>VESTING OF ROADS AND/OR RESERVES</b>  |                            | <b>NOTATIONS</b>  |  |
| <b>IDENTIFIER</b>  | <b>COUNCIL/BODY/PERSON</b> |   |  |
| Road R1  | Melton City Council        |   |  |
| <b>NOTATIONS</b>   |                            | Lots 3001 - 3058 (both inclusive) may be affected by one or more restrictions. Refer to Creation of Restrictions A, B & C on Sheets 9 and 10 of this plan for details<br><b>OTHER PURPOSE OF PLAN</b><br>Removal of the Drainage and Sewerage easements shown as E-5 and E-6 on PS821099Y is so far as it lies within new Road R1 on this plan, upon registration of this plan.<br><b>GROUND FOR REMOVAL:</b><br>By agreement between all interested parties.   |  |
| DEPTH LIMITATION: Does Not Apply   |                            |   |  |
| SURVEY:<br>This plan is based on survey.<br>STAGING:<br>This is not a staged subdivision.<br>Planning Permit No.   |                            |   |  |
| BLOOMDALE - Release No. 30<br>Area of Release: 3.751 ha<br>No. of Lots: 58 Lots and Balance Lot D  |                            |   |  |
| <b>EASEMENT INFORMATION</b>  |                            |   |  |
| LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)  |                            |   |  |
| <b>Easement Reference</b>  | <b>Purpose</b>             | <b>Width (Metres)</b>   | <b>Origin</b>  |
|  |                            |   |  |
| SEE SHEET 2 FOR EASEMENT DETAILS   |                            |   |  |
| <br>Urban Development   Built Environments   Infrastructure<br>8 / 270 Fembree Gully Road, Notting Hill, Victoria, 3168<br>Tel: 61 3 9501 2600   Web: taylorstds.com.au   |                            | SURVEYORS FILE REF: Ref. 01112-S30<br>Ver. 3<br>Digitally signed by: Richard David Illingworth, Licensed Surveyor,<br>Surveyor's Plan Version (3),<br>11/02/2019, SPEAR Ref: S123631S   | ORIGINAL SHEET SIZE: A3<br>SHEET 1 OF 10<br>PLAN REGISTERED<br>TIME: 12:47 PM DATE: 1/6/19<br>LJW<br>Assistant Registrar of Titles |



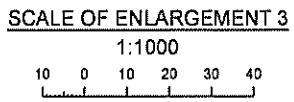
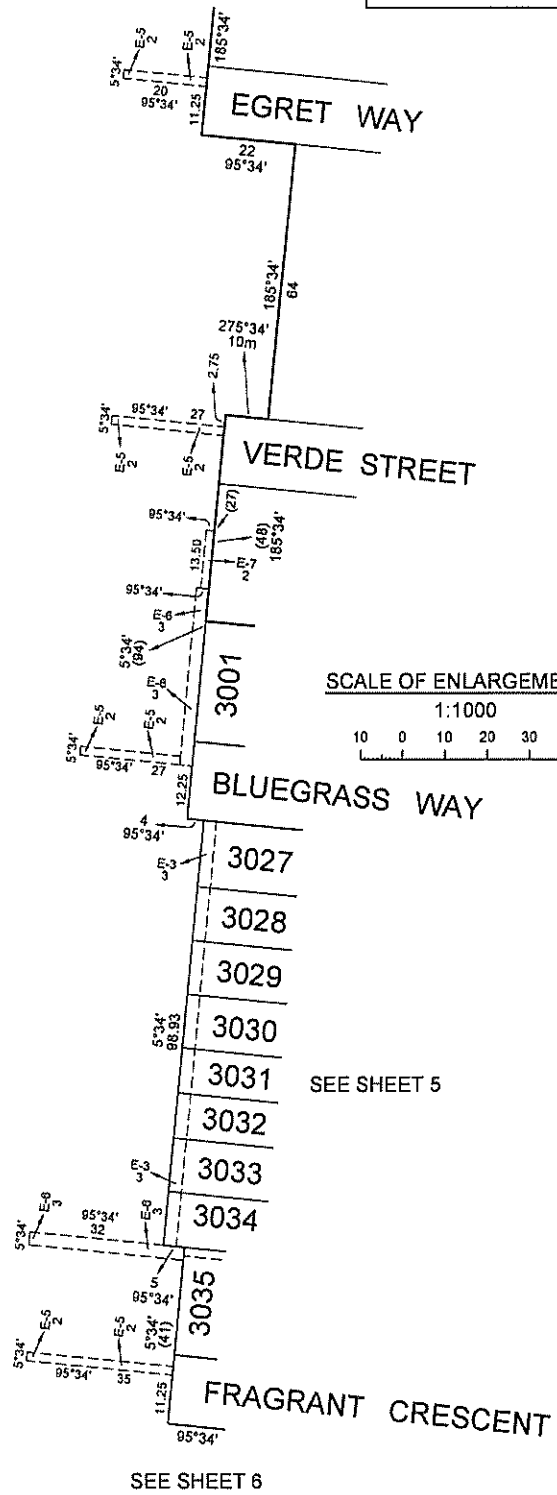
|   |             |   |           | PS821100T  |
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| <b>EASEMENT INFORMATION</b>   |             |   |           |  |
| LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)   |             |   |           |  |
| Easement Reference  | Purpose     | Width (Metres)  | Origin    | Land Benefited/In Favour Of  |
| E-1   | Sewerage    | See Diag.   | AR744346S | Western Region Water Corporation   |
| E-2   | Carriageway | See Diag.   | AR083664K | Melton City Council  |
| E-3   | Drainage    | See Diagram   | This Plan | Melton City Council  |
|   | Sewerage    |   |           | Western Region Water Corporation   |
| E-4   | Sewerage    | See Diag.   | This Plan | Western Region Water Corporation   |
| E-5   | Drainage    | See Diag.   | PS821127W | Melton City Council  |
| E-6   | Drainage    | See Diagram   | PS821127W | Melton City Council  |
|   | Sewerage    |   |           | Western Region Water Corporation   |
| E-7   | Sewerage    | See Diag.   | PS821127W | Western Region Water Corporation   |
| E-8   | Sewerage    | See Diagram   | AR744346S | Western Region Water Corporation   |
|   |             |   | This Plan | Western Region Water Corporation   |
| E-9   | Sewerage    | 2   | PS821099Y | Western Region Water Corporation   |
|   |             |   |           |  |
|  <p>Urban Development   Built Environments   Infrastructure<br/>                 8 / 270 Fernree Gully Road, Notting Hill, Victoria, 3168<br/>                 Tel: 61 3 9501 2800   Web: <a href="http://taylorstds.com.au">taylorstds.com.au</a></p> |             | Digitally signed by: Richard David Illingworth, Licensed Surveyor,<br>Surveyor's Plan Version (3),<br>11/02/2019, SPEAR Ref: S123631S |           | ORIGINAL SHEET<br>SIZE: A3   |
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|   |             |   |           | Digitally signed by:<br>Melton City Council,<br>19/03/2019,<br>SPEAR Ref: S123631S |



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D  
SEE SHEET 3

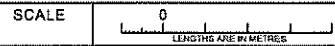


SEE SHEET 5

SEE SHEET 6

**TAYLORS**

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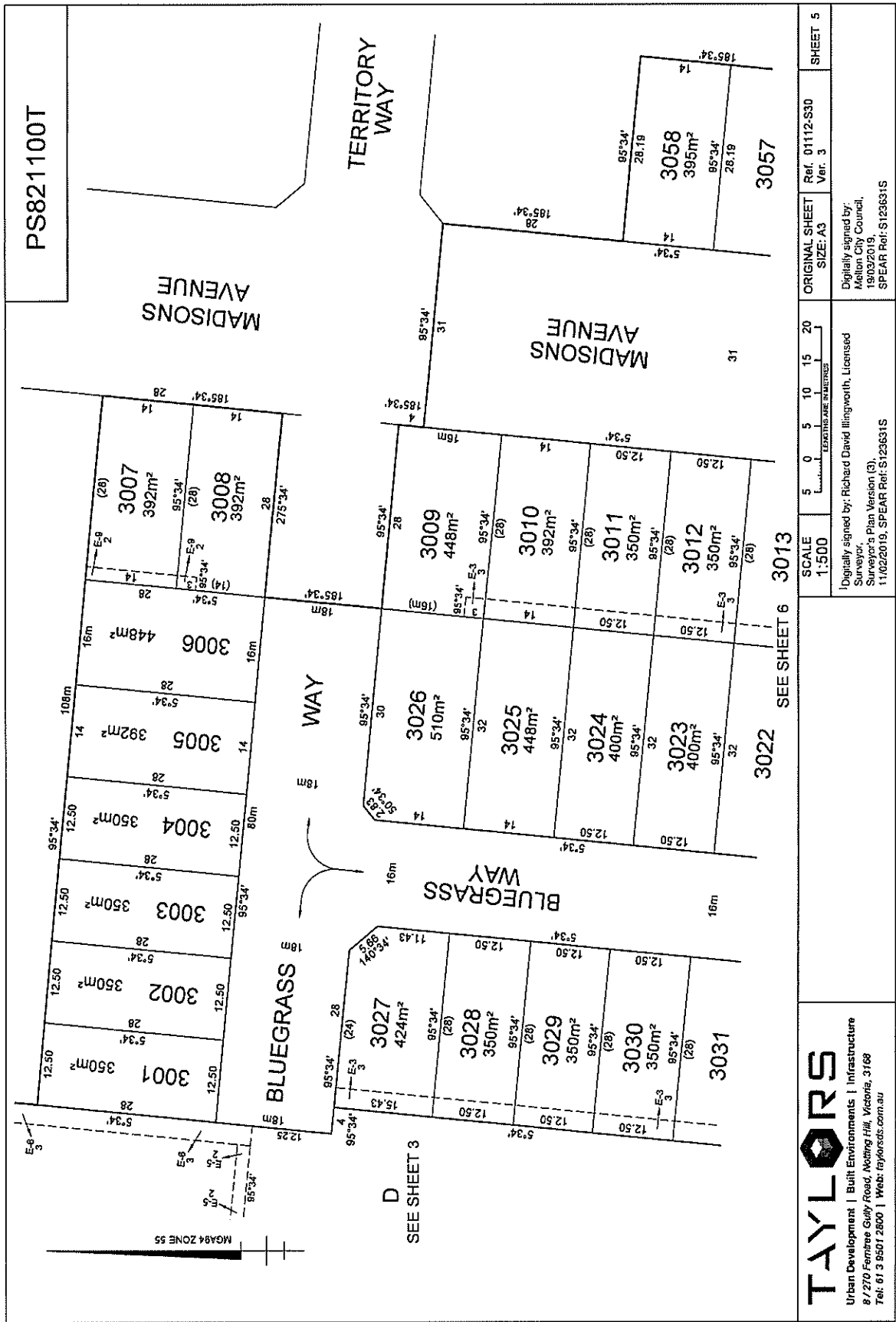
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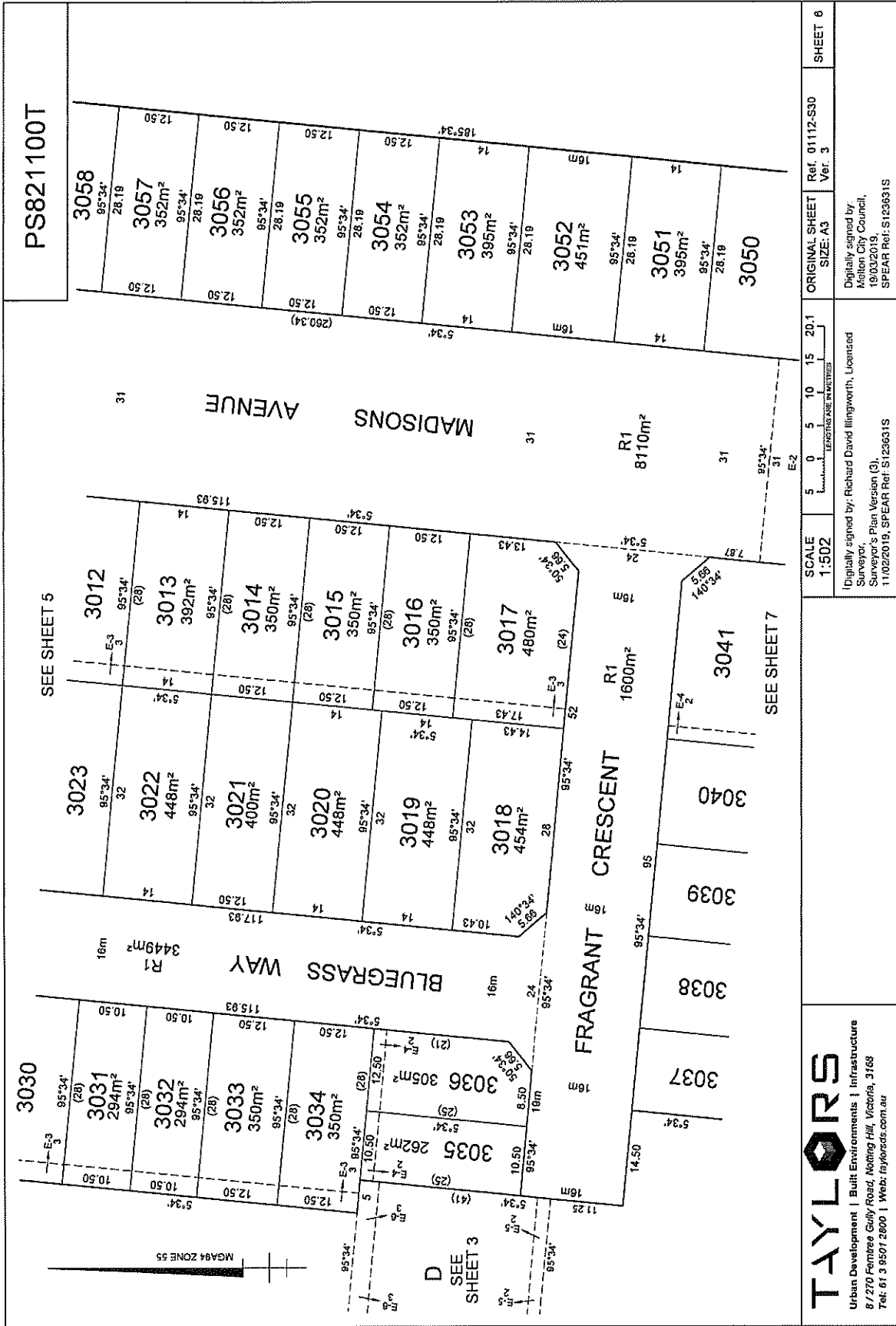
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Ver. 3

SHEET 4

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SEE SHEET 5

SEE SHEET 7

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SCALE 1:502

LEGEND CASE NUMBER

|   |   |   |    |    |    |      |
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|---|---|---|----|----|----|------|

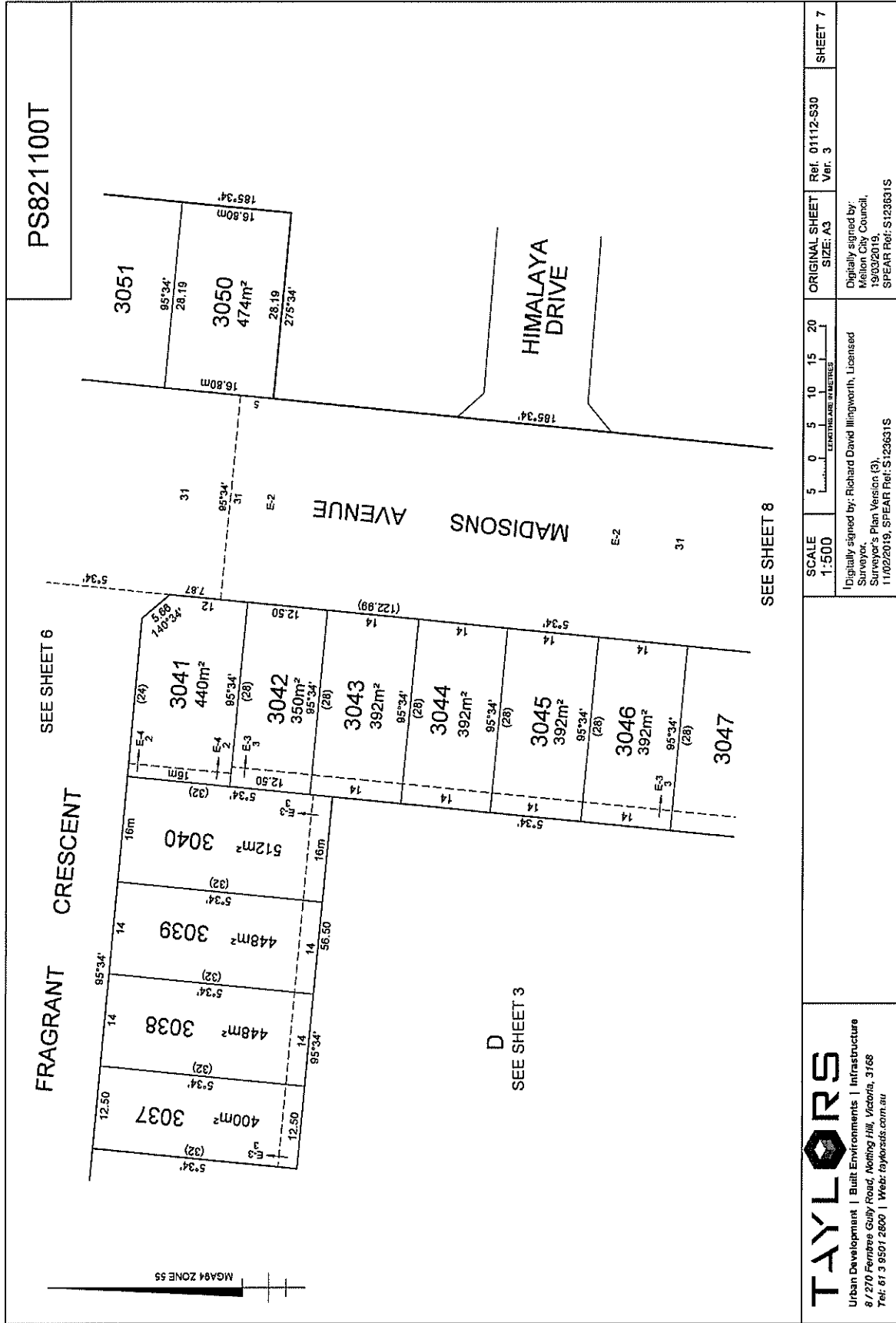
Ref: 01112-S30 Ver. 3

ORIGINAL SHEET SIZE: A3

SHEET 6

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PS821100T

SEE SHEET 6

FRAGRANT CRESCENT

MADISONS AVENUE

HIMALAYA DRIVE

D  
SEE SHEET 3

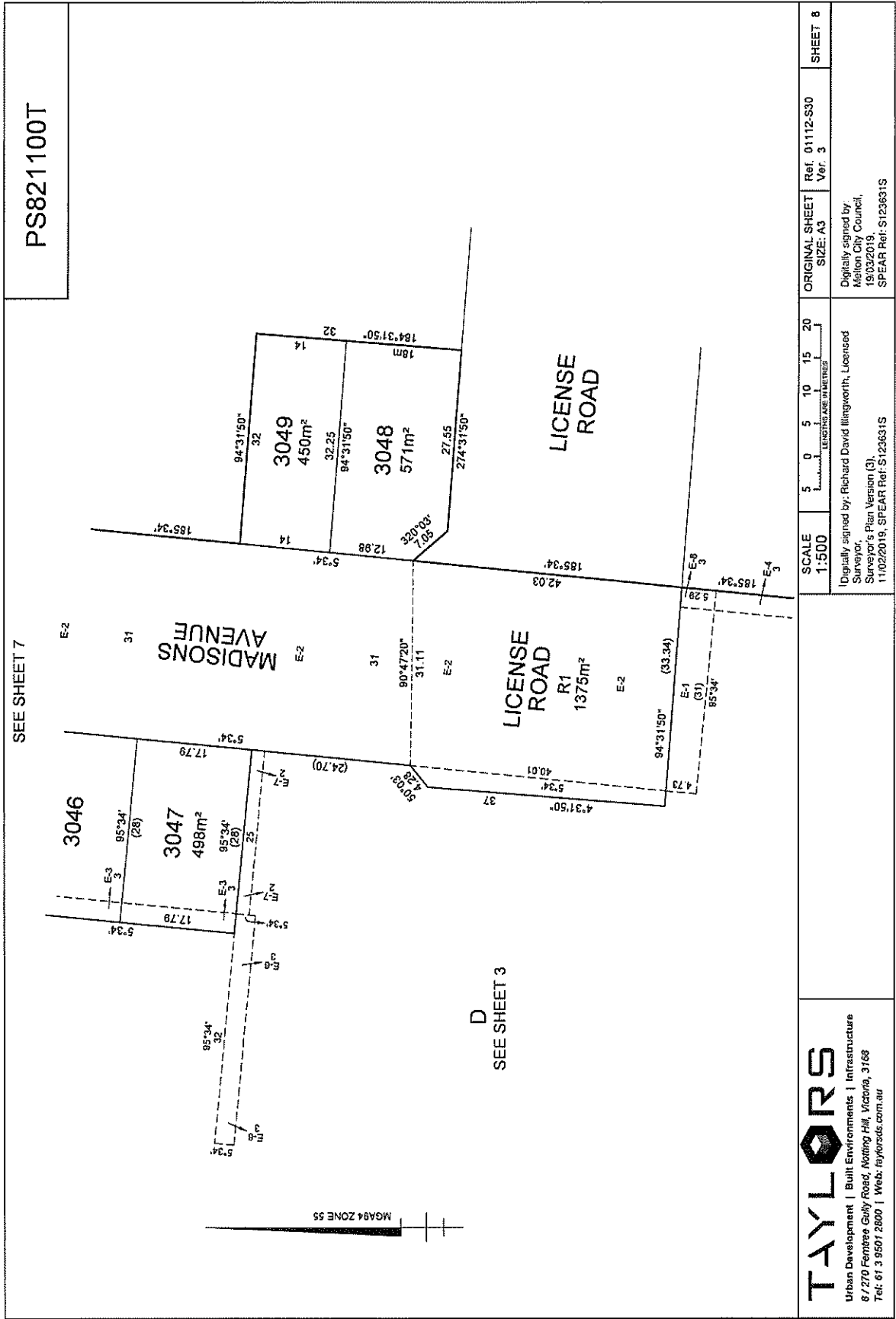
SEE SHEET 8

|  |                               |  |                          |         |
|--|-------------------------------|--|--------------------------|---------|
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SEE SHEET 7

D  
SEE SHEET 3

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 SPEAR Ref: S123631S

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 Ref: 01112-S30  
 Ver: 3

SHEET 8

PS821100T

**CREATION OF RESTRICTION A**

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

BURDENED LAND: See Table 1  
 BENEFITED LAND: See Table 1

RESTRICTION:  
 The burdened land cannot be used except in accordance with the provisions recorded in MCP AA4785.  
 Expiry date: 01/03/2025

TABLE 1

| BURDENED LOT No. | BENEFITING LOTS ON THIS PLAN |
|------------------|------------------------------|
| 3001             | 3002                         |
| 3002             | 3001, 3003                   |
| 3003             | 3002, 3004                   |
| 3004             | 3003, 3005                   |
| 3005             | 3004, 3006                   |
| 3006             | 3005, 3007, 3008             |
| 3007             | 3006, 3008                   |
| 3008             | 3006, 3007                   |
| 3009             | 3010, 3026                   |
| 3010             | 3009, 3011, 3025             |
| 3011             | 3010, 3012, 3024             |
| 3012             | 3011, 3013, 3023             |
| 3013             | 3012, 3014, 3022             |
| 3014             | 3013, 3015, 3021             |
| 3015             | 3014, 3016, 3020             |
| 3016             | 3015, 3017, 3019, 3020       |
| 3017             | 3016, 3018, 3019             |
| 3018             | 3017, 3019                   |
| 3019             | 3016, 3017, 3018, 3020       |
| 3020             | 3015, 3016, 3019, 3021       |

TABLE 1 continued

| BURDENED LOT No. | BENEFITING LOTS ON THIS PLAN |
|------------------|------------------------------|
| 3021             | 3014, 3020, 3022             |
| 3022             | 3013, 3021, 3023             |
| 3023             | 3012, 3022, 3024             |
| 3024             | 3011, 3023, 3025             |
| 3025             | 3010, 3024, 3026             |
| 3026             | 3009, 3025                   |
| 3027             | 3028                         |
| 3028             | 3027, 3029                   |
| 3029             | 3028, 3030                   |
| 3030             | 3029, 3031                   |
| 3031             | 3030, 3032                   |
| 3032             | 3031, 3033                   |
| 3033             | 3032, 3034                   |
| 3034             | 3033, 3035, 3036             |
| 3035             | 3034, 3036                   |
| 3036             | 3034, 3035                   |
| 3037             | 3038                         |
| 3038             | 3037, 3039                   |
| 3039             | 3038, 3040                   |
| 3040             | 3039, 3041, 3042, 3043       |

TABLE 1 continued

| BURDENED LOT No. | BENEFITING LOTS ON THIS PLAN |
|------------------|------------------------------|
| 3041             | 3040, 3042                   |
| 3042             | 3040, 3041, 3043             |
| 3043             | 3040, 3042, 3044             |
| 3044             | 3043, 3045                   |
| 3045             | 3044, 3046                   |
| 3046             | 3045, 3047                   |
| 3047             | 3048                         |
| 3048             | 3049                         |
| 3049             | 3048                         |
| 3050             | 3051                         |
| 3051             | 3050, 3052                   |
| 3052             | 3051, 3053                   |
| 3053             | 3052, 3054                   |
| 3054             | 3053, 3055                   |
| 3055             | 3054, 3056                   |
| 3056             | 3055, 3057                   |
| 3057             | 3056, 3058                   |
| 3058             | 3057                         |

**CREATION OF RESTRICTION B**

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

BURDENED LAND: See Table 2  
 BENEFITED LAND: See Table 2

RESTRICTION:  
 Must not build or permit to be built or remain on the lot any building other than a building which has been constructed in accordance with the Small Lot Housing Code (SLHC) incorporated into the Melton Planning Scheme unless a planning permit is granted by the Responsible Authority for a building that does not conform with the SLHC.  
 Expiry date: 01/03/2025

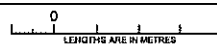
TABLE 2

| BURDENED LOT No. | SLHC TYPE | BENEFITING LOTS ON THIS PLAN |
|------------------|-----------|------------------------------|
| 3031             | A         | 3030, 3032                   |
| 3032             | A         | 3031, 3033                   |
| 3035             | A         | 3034, 3036                   |



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SCALE



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Ref. 01112-S30 Ver. 3

SHEET 9

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 19/03/2019,  
 SPEAR Ref: S123631S

PS821100T

**CREATION OF RESTRICTION C**

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


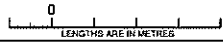
BURDENED LAND: Lots 3031, 3032 and 3035  
 BENEFITED LAND: The relevant abutting lot

**RESTRICTION:**

The registered proprietor or proprietors for the time being of any burdened lot on this plan:

1. Must not build or permit to be built a building that is not free standing within the title boundaries of the lot on which it is built.
2. Must not build or permit to be built a building that relies on the walls of adjacent buildings for support.

Expiry date: 01/03/2025

|  |   |  |  |                          |          |
|--|---|--|--|--------------------------|----------|
| <br>Urban Development   Built Environments   Infrastructure<br>8 / 270 Fernree Gully Road, Notting Hill, Victoria, 3168<br>Tel: 61 3 9501 2800   Web: taylorss.com.au | SCALE   | <br>LENGTHS ARE IN METRES | ORIGINAL SHEET<br>SIZE: A3   | Ref. 01112-S30<br>Ver. 3 | SHEET 10 |
|  | Digitally signed by: Richard David Illingworth, Licensed Surveyor,<br>Surveyor's Plan Version (3),<br>11/02/2019, SPEAR Ref: S123631S |  | Digitally signed by:<br>Melton City Council,<br>19/03/2019,<br>SPEAR Ref: S123631S |                          |          |



**Annexure D – Guarantee**

**GUARANTEE**

Date: 20

We,

of

("the Guarantors")

1 **IN CONSIDERATION** of the Seller selling to the Buyer at our request the Property for the price and upon the terms and conditions set out in the contract **DO HEREBY** for ourselves and our respective executors and administrators **JOINTLY AND SEVERALLY COVENANT** with the Seller that if at any time default shall be made in the payment of the deposit or balance or interest or other moneys payable by the Buyer to the Seller under the contract to be performed or observed by the Buyer we will forthwith on demand by the Seller pay to the Seller the whole of such deposit, balance, interest or other moneys which shall then be due and payable to the Seller and will keep the Seller indemnified against all loss of purchase money interest and other moneys payable under the contract and all losses costs charges and expenses whatsoever which the Seller may incur by reason of any default as aforesaid on the part of the Buyer.

2 This guarantee shall be a continuing guarantee and shall not be released by any neglect or forbearance on the part of the Seller in enforcing payment of any of the moneys payable under the contract or the performance or observance of any of the agreements obligations or conditions under the contract by a nomination under the contract or by time being given to the Buyer for any such payment performance or observance or by any other thing which under the law relating to sureties would but for this provision have the effect of releasing us our executors or administrators.

Executed as a deed.

**SIGNED, SEALED AND DELIVERED** by )  
the Guarantor in the presence of: ) .....  
Signature of Guarantor

.....  
Signature of witness .....  
Name of Guarantor

**SIGNED, SEALED AND DELIVERED** by )  
the Guarantor in the presence of: ) .....  
Signature of Guarantor

.....  
Signature of witness .....  
Name of Guarantor



**Annexure E – Nomination Form**

---



**SALE OF REAL ESTAE  
NOMINATION FORM**

Contract between: \_\_\_\_\_ as Seller  
And: \_\_\_\_\_ as Buyer  
Dated: \_\_\_\_\_  
Property Address: \_\_\_\_\_ Lot no: \_\_\_\_\_ Stage no: \_\_\_\_\_ Estate name: \_\_\_\_\_  
Street name: \_\_\_\_\_ Suburb: \_\_\_\_\_  
Guarantee dated: \_\_\_\_\_

**WE**

Buyer:.....of.....  
Nominee:.....of.....  
Guarantor(s):.....of.....

**GIVE NOTICE TO THE SELLER THAT**

The Buyer nominates the Nominee as substitute Buyer to take a transfer of the Property instead of the Buyer.

The Buyer and the Nominee acknowledge that they are jointly and severally liable for performing the obligations of the Buyer under the Contract and for paying any expenses resulting from this nomination (including, but not limited to any stamp duty) and the Nominee is bound by the Contract as if the Contract had been entered by the Nominee and the Seller.

The Guarantor acknowledges that the nomination of the Nominee as substitute Buyer does not affect the Guarantor's obligations under the Guarantee.

**FURTHER** the Buyer and the Nominee warrant that the provisions of the Foreign Acquisitions and Takeovers Act 1975 (Cth) do not apply to the Nominee's acquisition of an interest in the Property.

Dated \_\_\_\_\_ 20\_\_\_\_

Executed as a Deed by the Buyer, Nominee and Guarantor (if applicable)







|  |   |  |
|--|---|--|
| EXECUTED by Nominee  | ) |  |
|  | ) |  |
|  | ) |  |
| .....  | ) |  |
|  | ) |  |
| .....  | ) |  |
| in accordance with s 127(1) of the <i>Corporations Act</i> | ) | Director/Company Secretary             |
| 2001 by authority of its directors:                        | ) | <i>*delete which is not applicable</i> |
|  | ) |  |
| .....  | ) |  |
| Signature of Director                                      | ) | Name if Director/Company Secretary     |
|  | ) | <i>*delete which is not applicable</i> |
|  | ) |  |
| .....  | ) |  |
| Name of Director (block letters)                           | ) |  |

EXECUTED BY PURCHASER (DELETE/INSERT AS REQUIRED)

**SIGNED, SEALED AND DELIVERED** by the )  
Purchaser 1 in the presence of: )  
) )  
) )  
..... )  
Signature of witness ) Purchaser (Signature)  
) )  
..... )  
Name of witness (block letters) ) Purchaser (Signature)  
) )  
..... )  
Address of witness )

**SIGNED, SEALED AND DELIVERED** by the )  
Purchaser 2 in the presence of: )  
) )  
) )  
..... )  
Signature of witness ) Purchaser (Signature)  
) )  
..... )  
Name of witness (block letters) ) Purchaser (Signature)  
) )  
..... )  
Address of witness )

**SIGNED, SEALED AND DELIVERED** by the )  
Purchaser 3 in the presence of: )  
) )  
) )  
..... )  
Signature of witness ) Purchaser (Signature)  
) )  
..... )  
Name of witness (block letters) ) Purchaser (Signature)  
) )  
..... )  
Address of witness )





**EXECUTED BY GUANTEE (DELETE/INSERT AS REQUIRED)**

**SIGNED, SEALED AND DELIVERED** by the  
Guarantee 1 in the presence of:

.....  
Signature of witness )Guarantor (Signature)

.....  
Name of witness (block letters) )Guarantor (Name)

.....  
Address of witness )

**SIGNED, SEALED AND DELIVERED** by the  
Guarantee 2 in the presence of:

.....  
Signature of witness )Guarantor (Signature)

.....  
Name of witness (block letters) )Guarantor (Name)

.....  
Address of witness )