

Aerial Imagery supplied by Nearmap
Flown Date: 22 / 02 / 2020

Date	27/08/2020	Sheet	1	of	1
Drawing No.	307838-KEY PLAN-C	Version	1		
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Provenance Huntly Stages 1, 2 & 3 BAL Rating Key Plan		
Co-ordinate Datum	Scale A3	15 0 15 30 45
MGA55	1 : 1500	Lengths are in metres



16 Bridge Street
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Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 220, PS839761V, Proctor Street, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 11/06/2020

Notes

The property is part of stage 3 of an overall development plan under Planning Permit DS/514/2017. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permit.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Grassland	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)	Excludable (In accordance with overall development under Planning Permit DS/514/2017)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	44 metres	29 metres	NA	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Upslope
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS839761V.

Conclusion

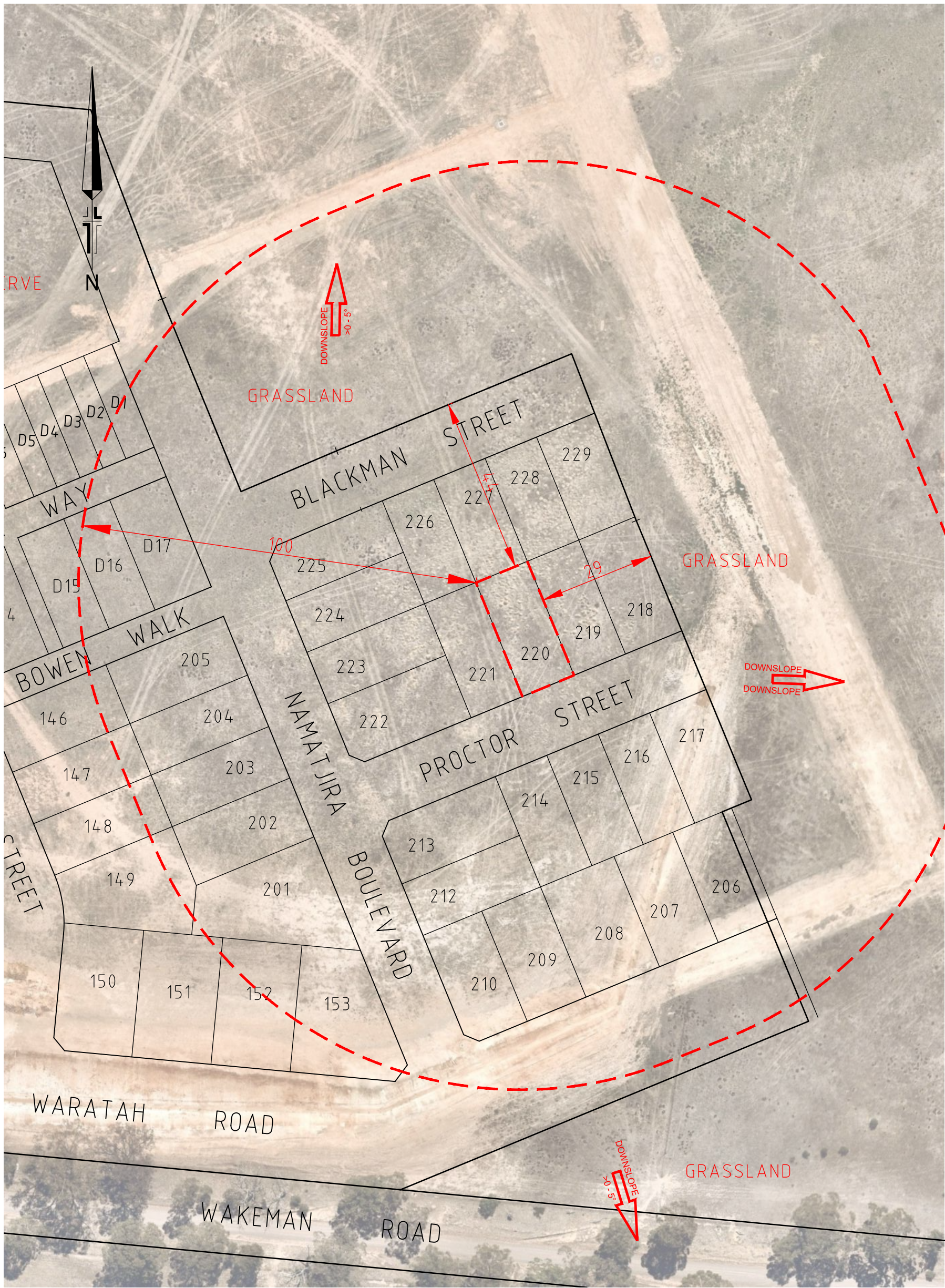
The site assessment has been conducted on the above mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL 12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS839761V
Overall Development Plan



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017

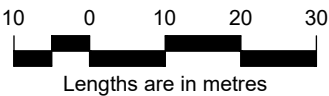
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Date	27/07/2020	Sheet	1	of	1
Drawing No.	307838-BAL-STAGE 3			Version 1	
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT			APPROVED	DATE

Huntly Property Holdings Pty. Ltd.
Lot 221 of PS839761V
BAL Rating Site Plan

Co-ordinate Datum
MGA55

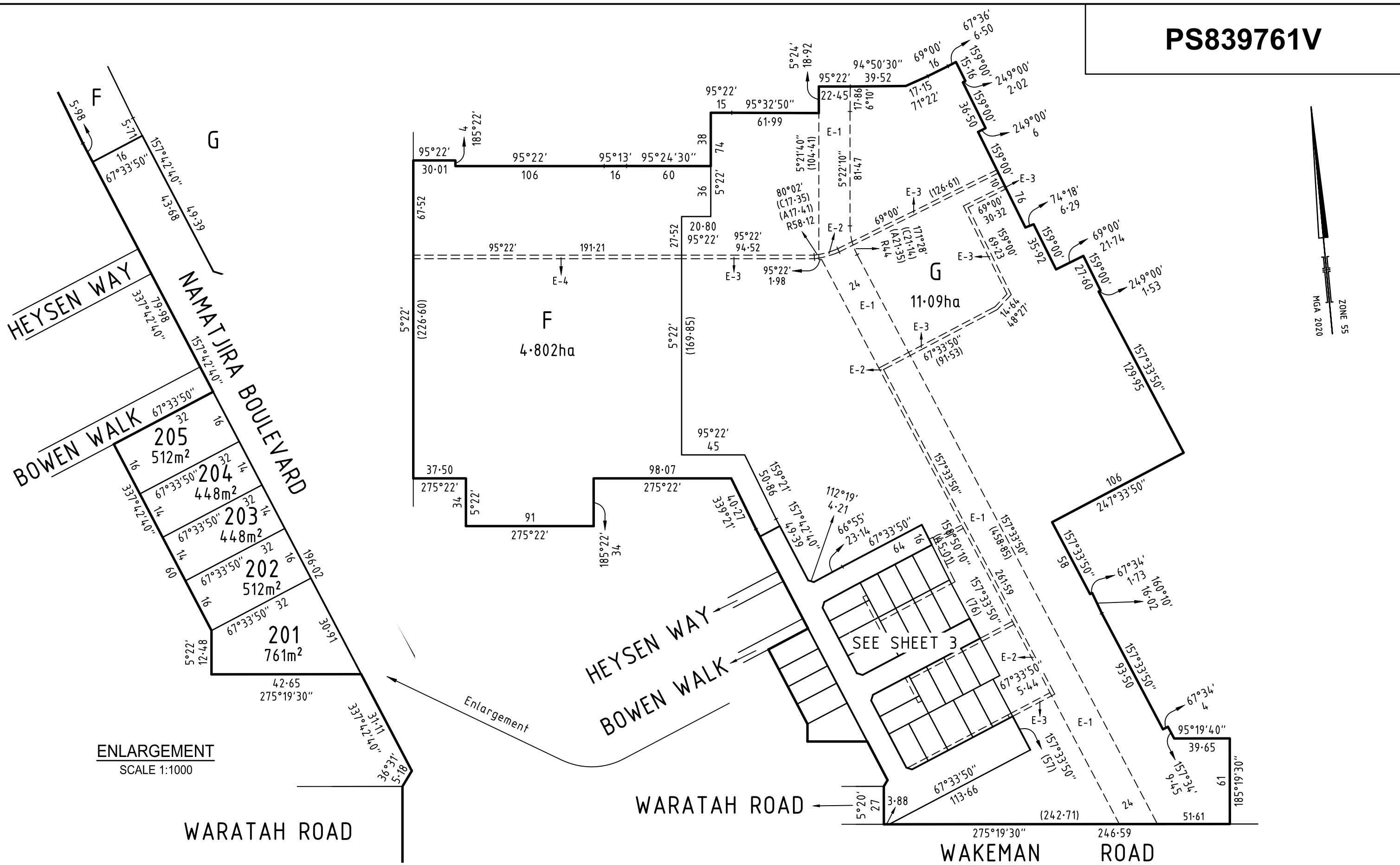
Scale A3
1 : 1000



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PLAN OF SUBDIVISION			EDITION 1		PS839761V	
LOCATION OF LAND PARISH: BAGSHOT TOWNSHIP: SECTION: 12 CROWN ALLOTMENT: 3 (PART) CROWN PORTION: TITLE REFERENCE: C/T VOL 11891 FOL 021 VOL FOL LAST PLAN REFERENCE: LOT 2 ON PS730853W LOT E ON PS834199W POSTAL ADDRESS: WARATAH ROAD (at time of subdivision) BAGSHOT 3551 MGA2020 CO-ORDINATES: E: 264 280 ZONE: 55 (of approx centre of land in plan) N: 5 939 210			DRAFT			
VESTING OF ROADS AND/OR RESERVES						
IDENTIFIER COUNCIL / BODY / PERSON						
ROAD R-1 CITY OF GREATER BENDIGO						
NOTATIONS			Lots 1 to 200 (both inclusive), Lot 211 and Lots A to E (both inclusive) have been omitted from this plan. MCPxxxxxx applies to Lots 201 to 210 and Lots 212 to 229 (all inclusive) in this plan. Further purpose of plan: Removal of part of Easement shown E-1 on PS815341E where now contained in Namatjira Boulevard. Grounds for Variation: By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988			
DEPTH LIMITATION DOES NOT APPLY						
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. DS/514/2017 This survey has been connected to permanent marks No(s). 6, 17 & 19 In Proclaimed Survey Area No. -						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
E-1	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Carriageway	2.50	PS730853W	Lots 6 & 7 on PS730853W		
E-2 & E-3	Sewerage	2.50	AT058561V	Coliban Region Water Corporation		
E-4	Pipelines or Ancillary Purposes	2.50	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-7	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 3 (28 LOTS)				AREA OF STAGE - 2.218ha		
 <div>16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au</div>			SURVEYORS FILE REF: 307572SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3
			Licensed Surveyor: Michael Meehan Version: Preliminary			



ENLARGEMENT
SCALE 1:1000

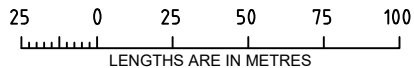
SURVEYOR'S FILE REF: 307572SV00



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DRAFT

SCALE
1: 2500



Licensed Surveyor: Michael Meehan
Version: Preliminary

ORIGINAL SHEET
SIZE: A3

SHEET 2

SEE SHEET 2

67°33'50"

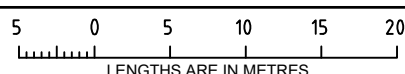
PS839761V

SEE SHEET 2

ROAD R-1
9042m²

WARATAH ROAD

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

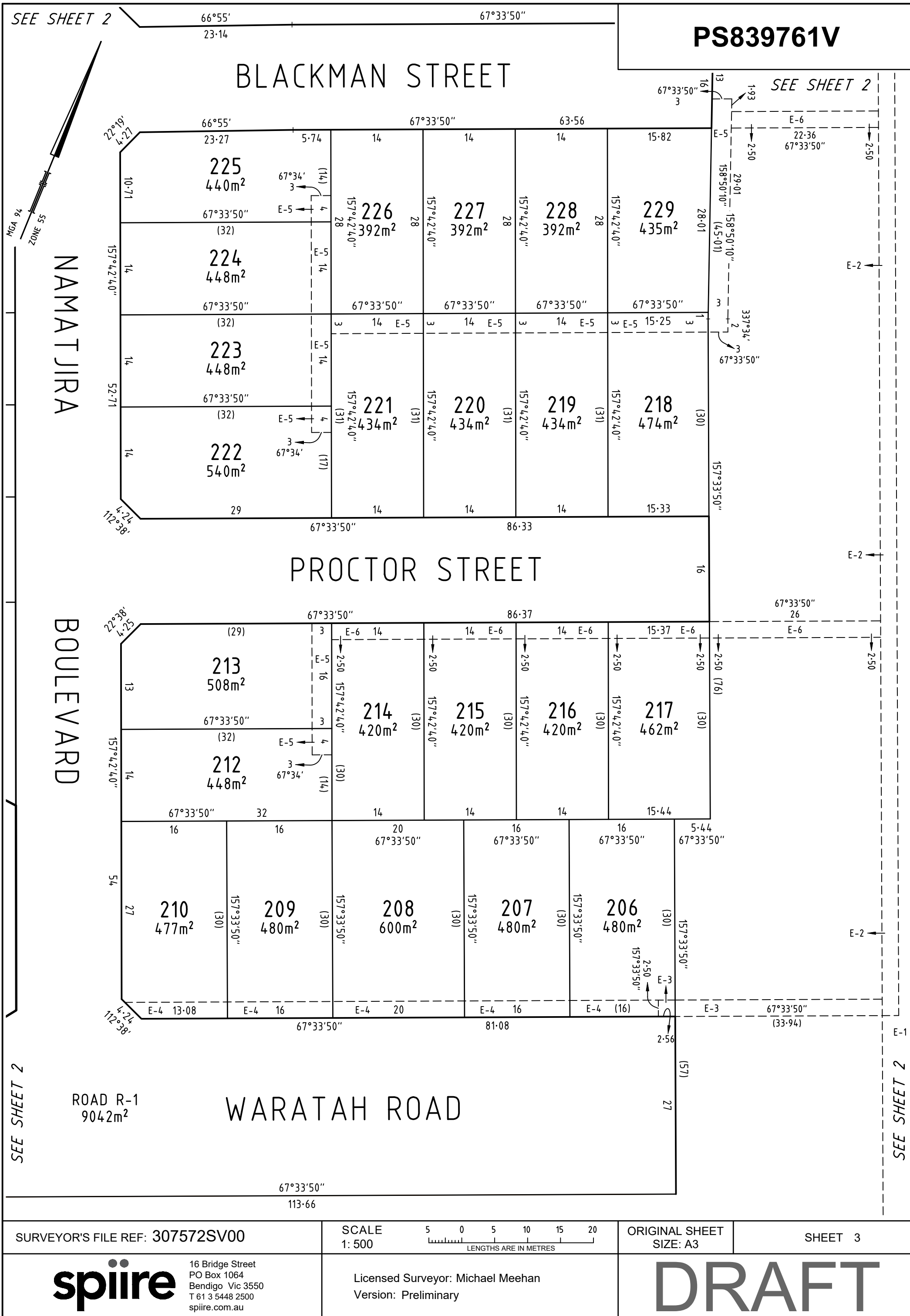
SHEET 3

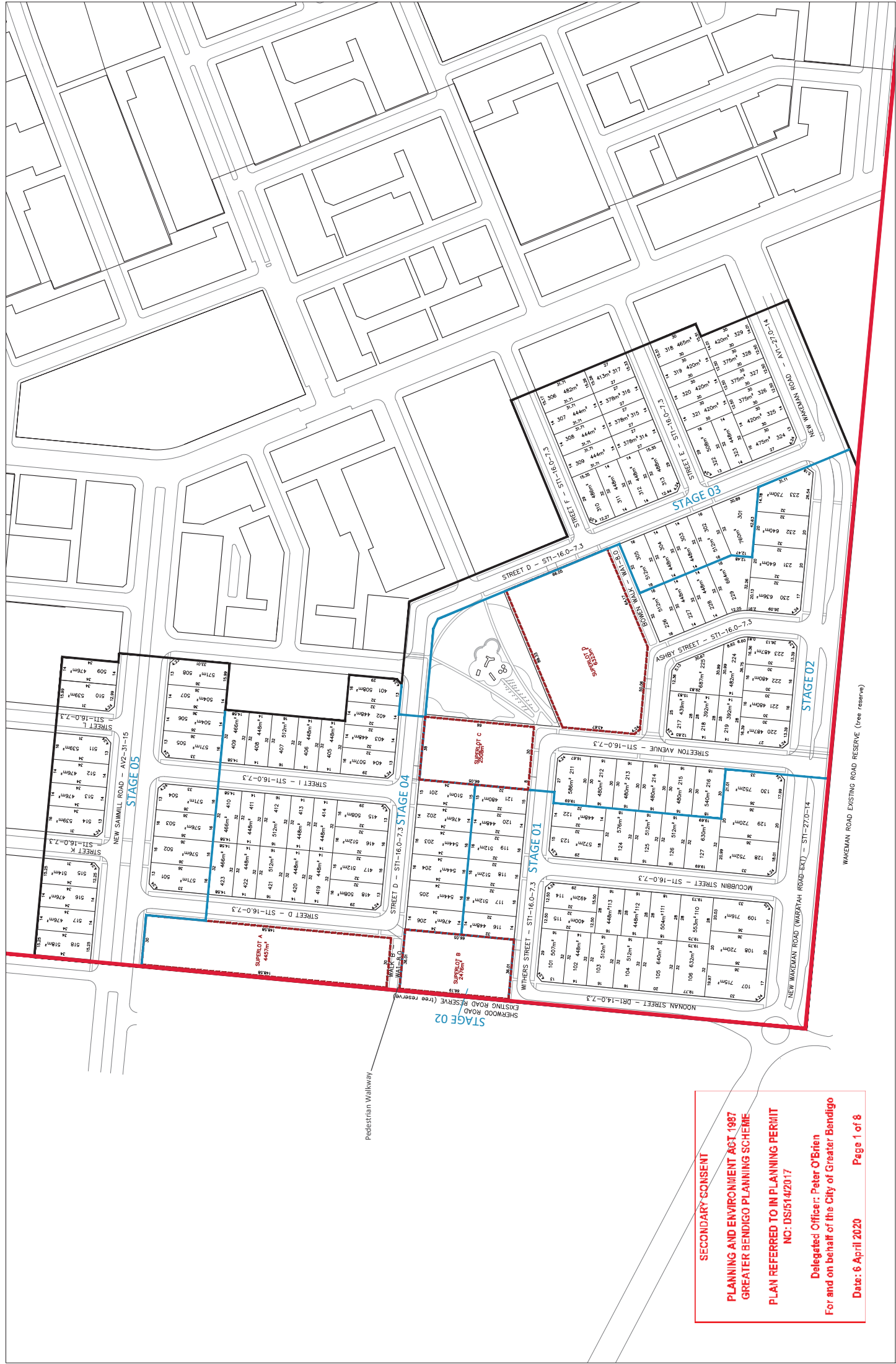
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DRAFT





SECONDARY CONSENT

**PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME**

PLAN REFERRED TO IN PLANNING PERMIT
NO: DS/514/2017

Delegated Officer: Peter O'Brien

Date: 6 April 2020

Page 1 of 8

HUNTTY	Version	Comments/Amendments	Date
Code: 10127	V12	Stage 1a lot mix changes	31.07.18
Version: 29	V11	Plan amended to stage 1 POS	22.05.18
Dwg N: 1027/101	V10	Balance lot note added	15.08.17
Date: 18.12.19	V09	Title amended and lots changes	09.08.17
Draft: EY	V08	Lot mix changes	25.07.17
Chk: ROS			

NOTES

- Boundaries based on Spoke Survey Data
- Points are within the boundary of lot 1 of Plus of Subdivision 720455W
- Layout preliminary only, and may require Council Authority feedback to proceed
- Layout & lot yield may change as a result of strategic planning outcomes yet to be finalised.

\\files.server\general\project files\10127 - huntly project\design\10127 cover sheet.dwg

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In accordance with the requirements of AS3959-2018

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Municipality: City of Greater Bendigo
Date of Inspection: 11/06/2020

Notes

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Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Grassland	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)	Excludable (In accordance with overall development under Planning Permit DS/514/2017)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	44 metres	43 metres	NA	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Upslope
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

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	North	East	South	West
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Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

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Site Plan

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Conclusion

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Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS839761V
Overall Development Plan



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017

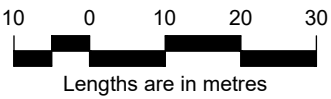
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Huntly Property Holdings Pty. Ltd.
Lot 221 of PS839761V
BAL Rating Site Plan

Co-ordinate Datum
MGA55

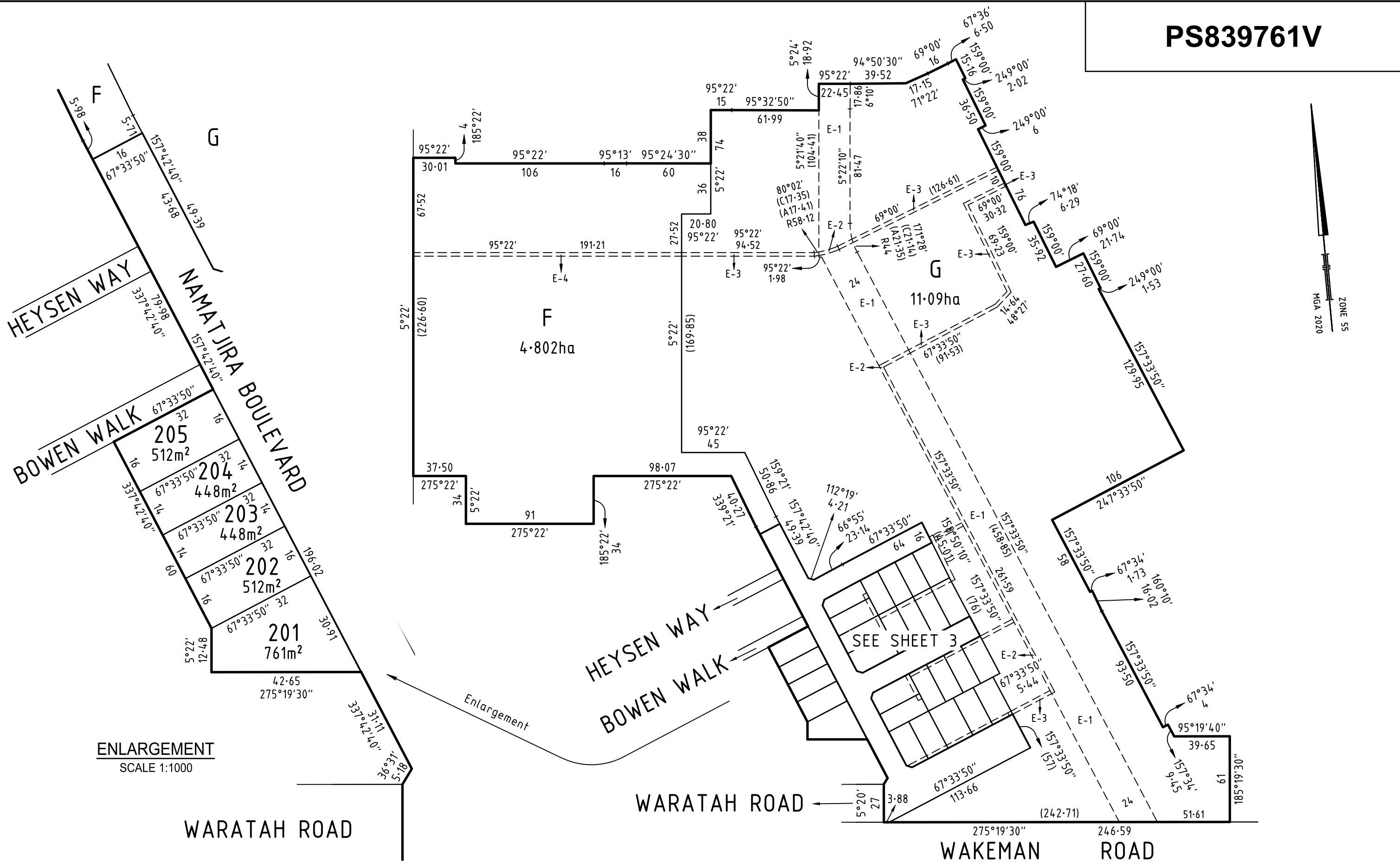
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1 : 1000



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PLAN OF SUBDIVISION			EDITION 1		PS839761V	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL 11891 FOL 021</div> <div>VOL FOL</div> <div>LAST PLAN REFERENCE: LOT 2 ON PS730853W</div> <div>LOT E ON PS834199W</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 280</div> <div>(of approx centre of land in plan) N: 5 939 210</div> <div>ZONE: 55</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1 to 200 (both inclusive), Lot 211 and Lots A to E (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 201 to 210 and Lots 212 to 229 (all inclusive) in this plan.</div> <div>Further purpose of plan:</div> <div>Removal of part of Easement shown E-1 on PS815341E where now contained in Namatjira Boulevard.</div> <div>Grounds for Variation:</div> <div>By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. DS/514/2017</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No. -</div>						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
E-1	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
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E-2 & E-3	Sewerage	2.50	AT058561V	Coliban Region Water Corporation		
E-4	Pipelines or Ancillary Purposes	2.50	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-7	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 3 (28 LOTS)				AREA OF STAGE - 2.218ha		
<div><div>spiire</div><div>16 Bridge Street</div><div>PO Box 1064</div><div>Bendigo Vic 3550</div><div>T 61 3 5448 2500</div><div>spiire.com.au</div></div>		SURVEYORS FILE REF: 307572SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3	
		Licensed Surveyor: Michael Meehan				
		Version: Preliminary				



ENLARGEMENT
SCALE 1:1000

SURVEYOR'S FILE REF: 307572SV00



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DRAFT

SCALE
1: 2500

25 0 25 50 75 100
LENGTHS ARE IN METRES

Licensed Surveyor: Michael Meehan
Version: Preliminary

ORIGINAL SHEET
SIZE: A3

SHEET 2

SEE SHEET 2

67°33'50"

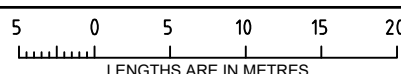
PS839761V

SEE SHEET 2

ROAD R-1
9042m²

WARATAH ROAD

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

SHEET 3

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DRAFT

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Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	58 metres	57 metres	NA	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Upslope
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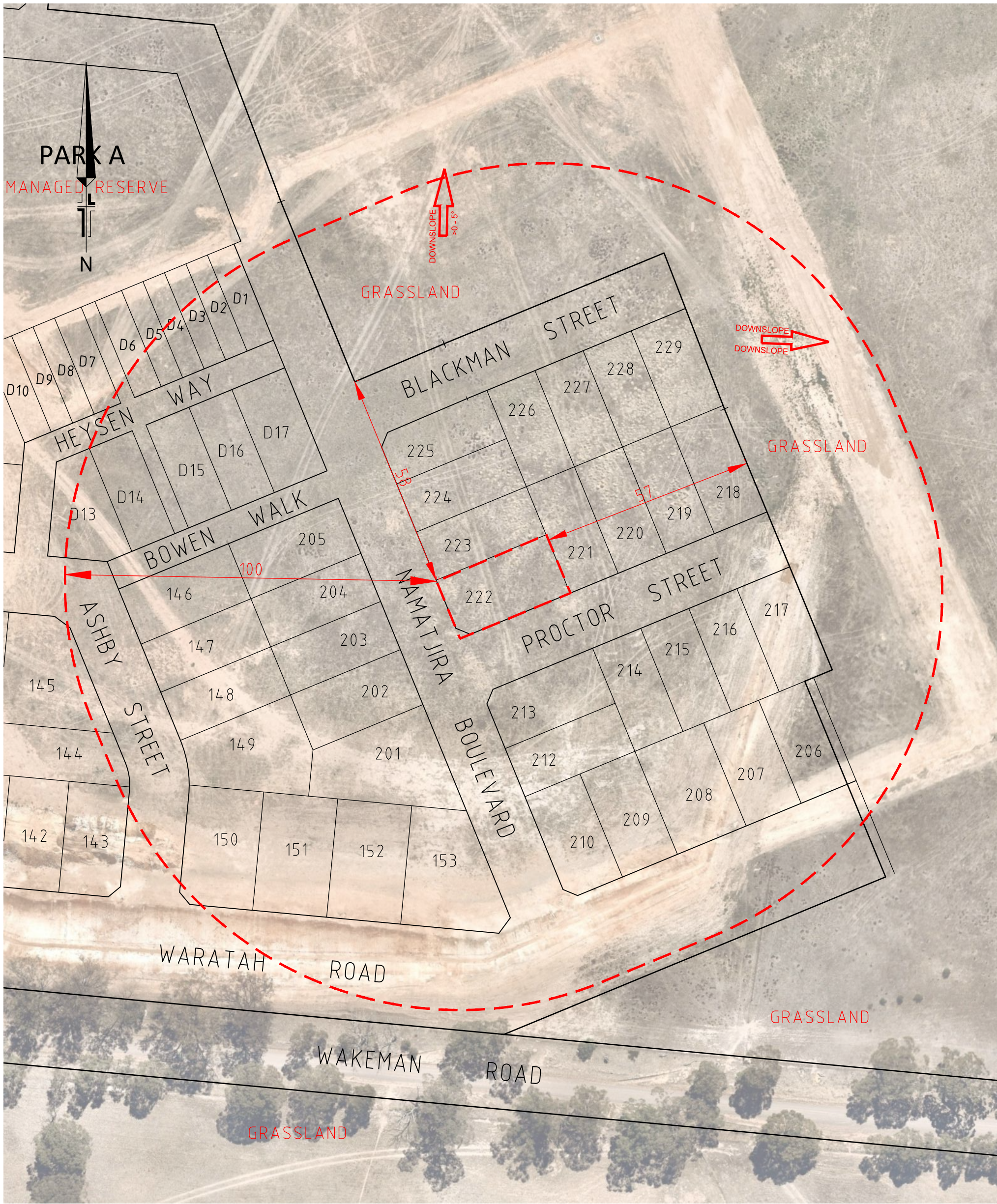
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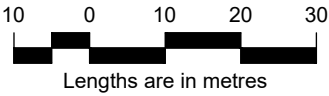
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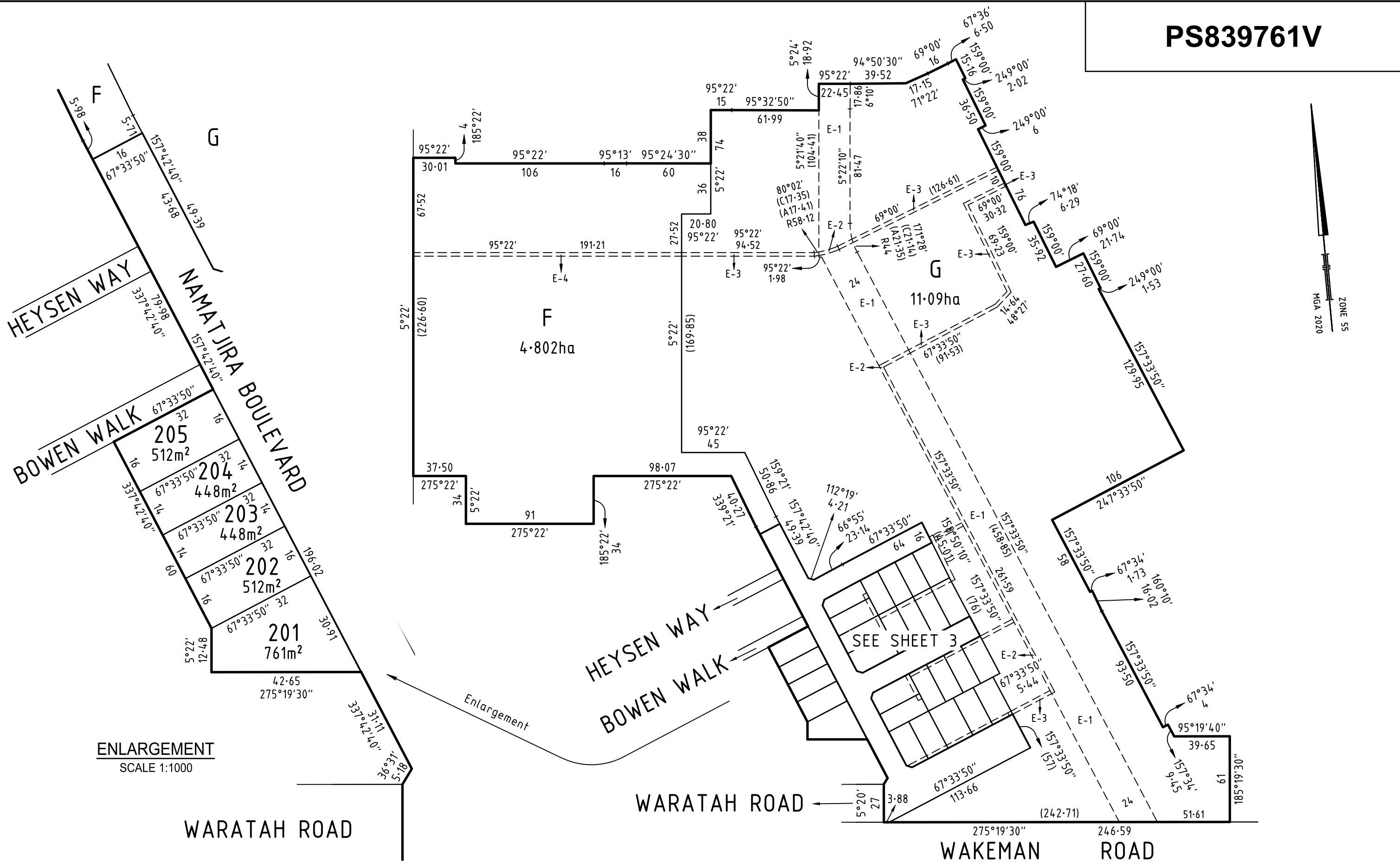
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E-1	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Carriageway	2.50	PS730853W	Lots 6 & 7 on PS730853W		
E-2 & E-3	Sewerage	2.50	AT058561V	Coliban Region Water Corporation		
E-4	Pipelines or Ancillary Purposes	2.50	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-7	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 3 (28 LOTS)				AREA OF STAGE - 2.218ha		
<div><div>spiire</div><div>16 Bridge Street</div><div>PO Box 1064</div><div>Bendigo Vic 3550</div><div>T 61 3 5448 2500</div><div>spiire.com.au</div></div>		SURVEYORS FILE REF: 307572SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3	
		Licensed Surveyor: Michael Meehan				
		Version: Preliminary				



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SCALE 1:1000

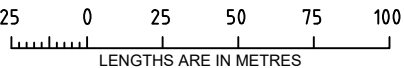
SURVEYOR'S FILE REF: 307572SV00



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DRAFT

SCALE
1: 2500



Licensed Surveyor: Michael Meehan
Version: Preliminary

ORIGINAL SHEET
SIZE: A3

SHEET 2

SEE SHEET 2

67°33'50"

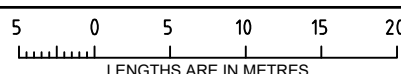
PS839761V

SEE SHEET 2

ROAD R-1
9042m²

WARATAH ROAD

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

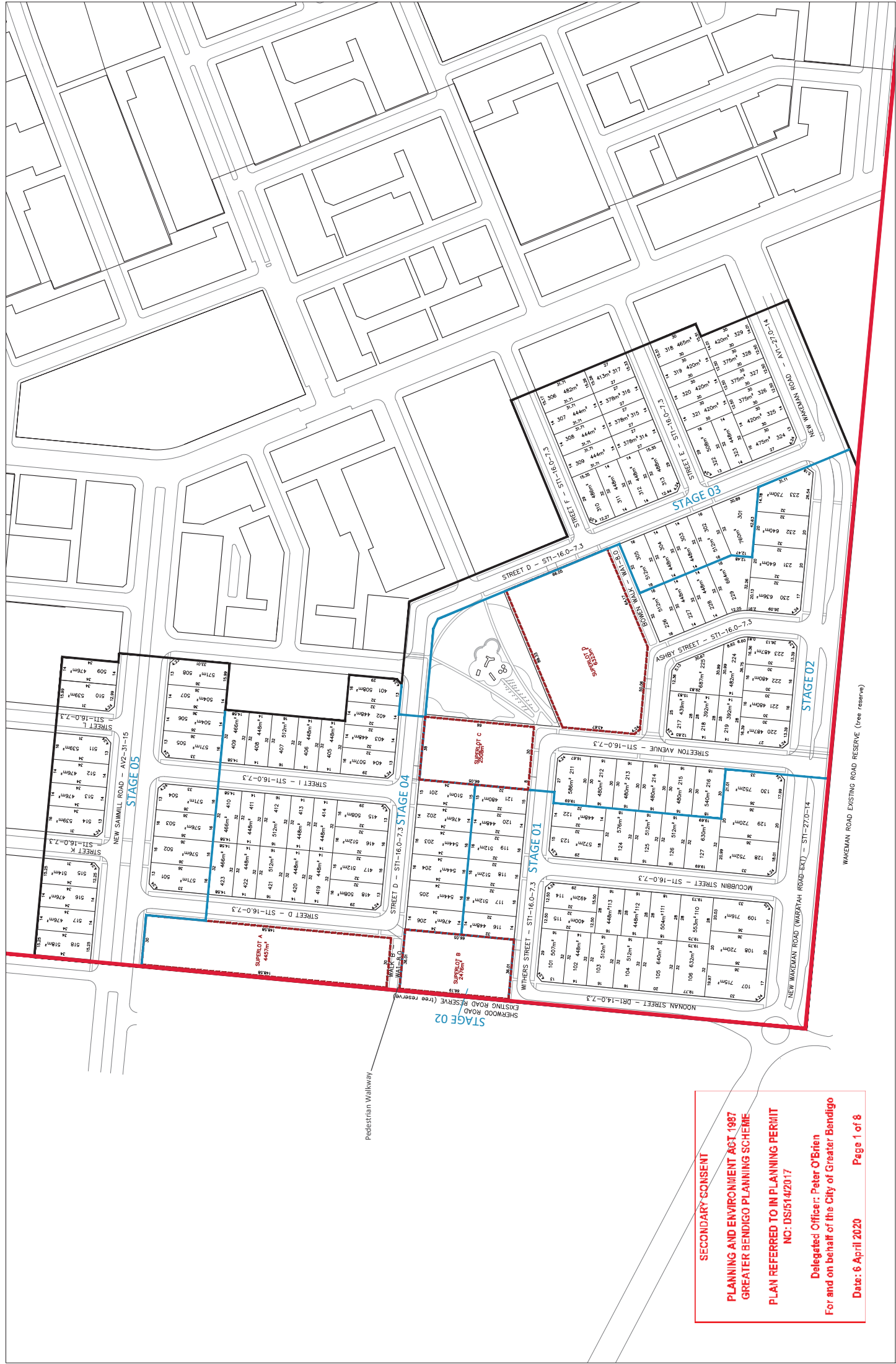
SHEET 3

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Version: Preliminary

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SECONDARY CONSENT

**PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME**

PLAN REFERRED TO IN PLANNING PERMIT
NO: DS/514/2017

Delegated Officer: Peter O'Brien

Date: 6 April 2020

Page 1 of 8

HUNTTY	Version	Comments/Amendments	Date
Code: 10127	V12	Stage 1a lot mix changes	31.07.18
Version: 29	V11	Plan amended to stage 1 POS	22.05.18
Dwg N: 1027/101	V10	Balance lot note added	15.08.17
Date: 18.12.19	V09	Title amended and lots changes	09.08.17
Draft: EY	V08	Lot mix changes	25.07.17
Chk: ROS			

NOTES

- Boundaries based on Spoke Survey Data
- Points are within the boundary of lot 1 of Plus of Subdivision 720455W
- Layout preliminary only, and may require Council Authority feedback to proceed
- Layout & lot 100 may change as a result of strategic planning outcomes yet to be finalised.

\\files.server\general\project files\10127 - huntly project\design\10127 cons...

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 223, PS839761V, Namatjira Boulevard, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 11/06/2020

Notes

The property is part of stage 3 of an overall development plan under Planning Permit DS/514/2017. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permit.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Grassland	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)	Excludable (In accordance with overall development under Planning Permit DS/514/2017)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	44 metres	57 metres	NA	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Upslope
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS839761V.

Conclusion

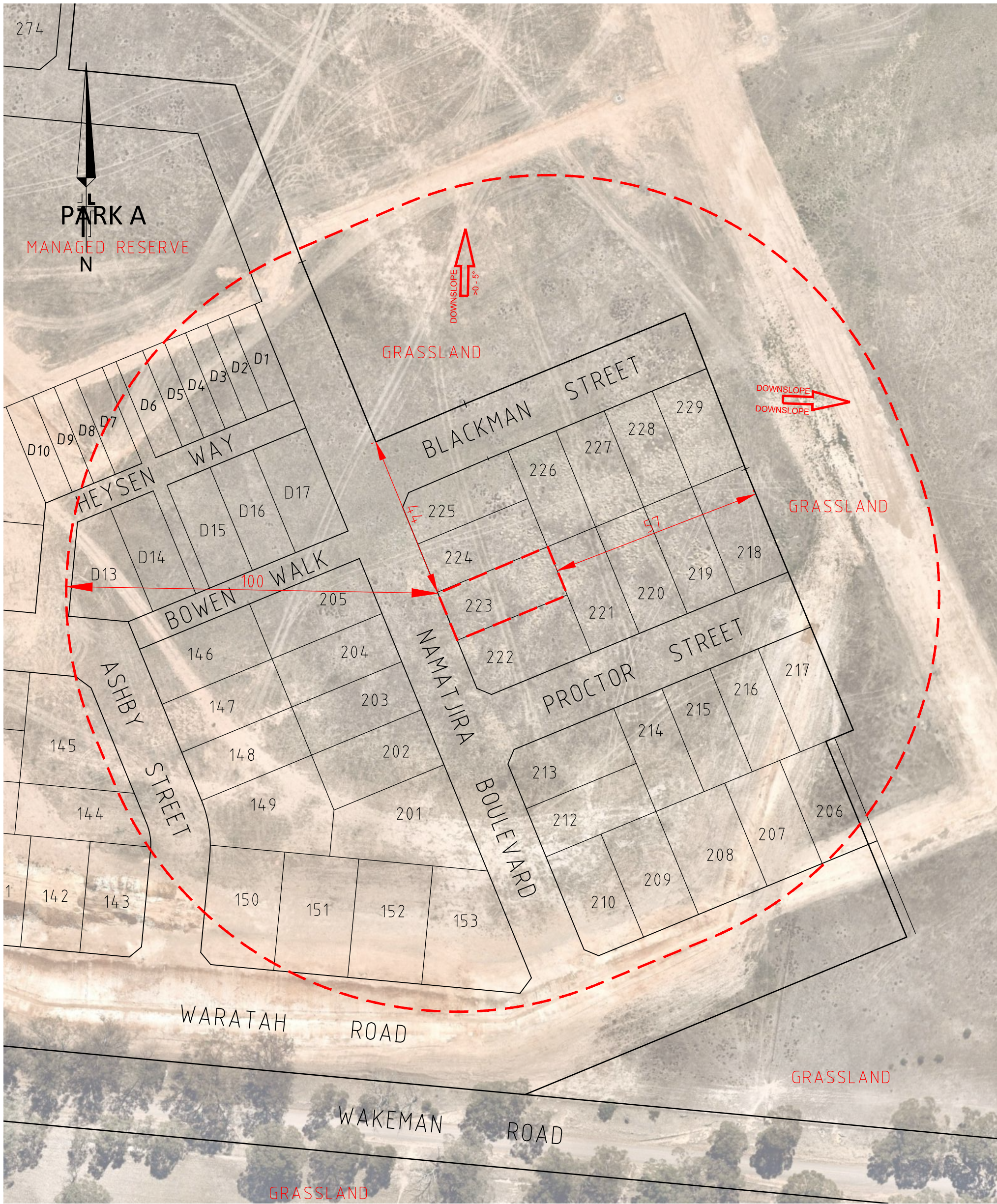
The site assessment has been conducted on the above mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL 12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
 Plan of Subdivision – PS839761V
 Overall Development Plan



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017

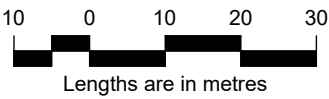
Aerial Imagery supplied by Nearmap
Flown Date: 22 / 02 / 2020

Date	27/07/2020	Sheet	1	of	1
Drawing No.	307838-BAL-STAGE 3	Version	1		
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 223 of PS839761V
BAL Rating Site Plan

Co-ordinate Datum
MGA55

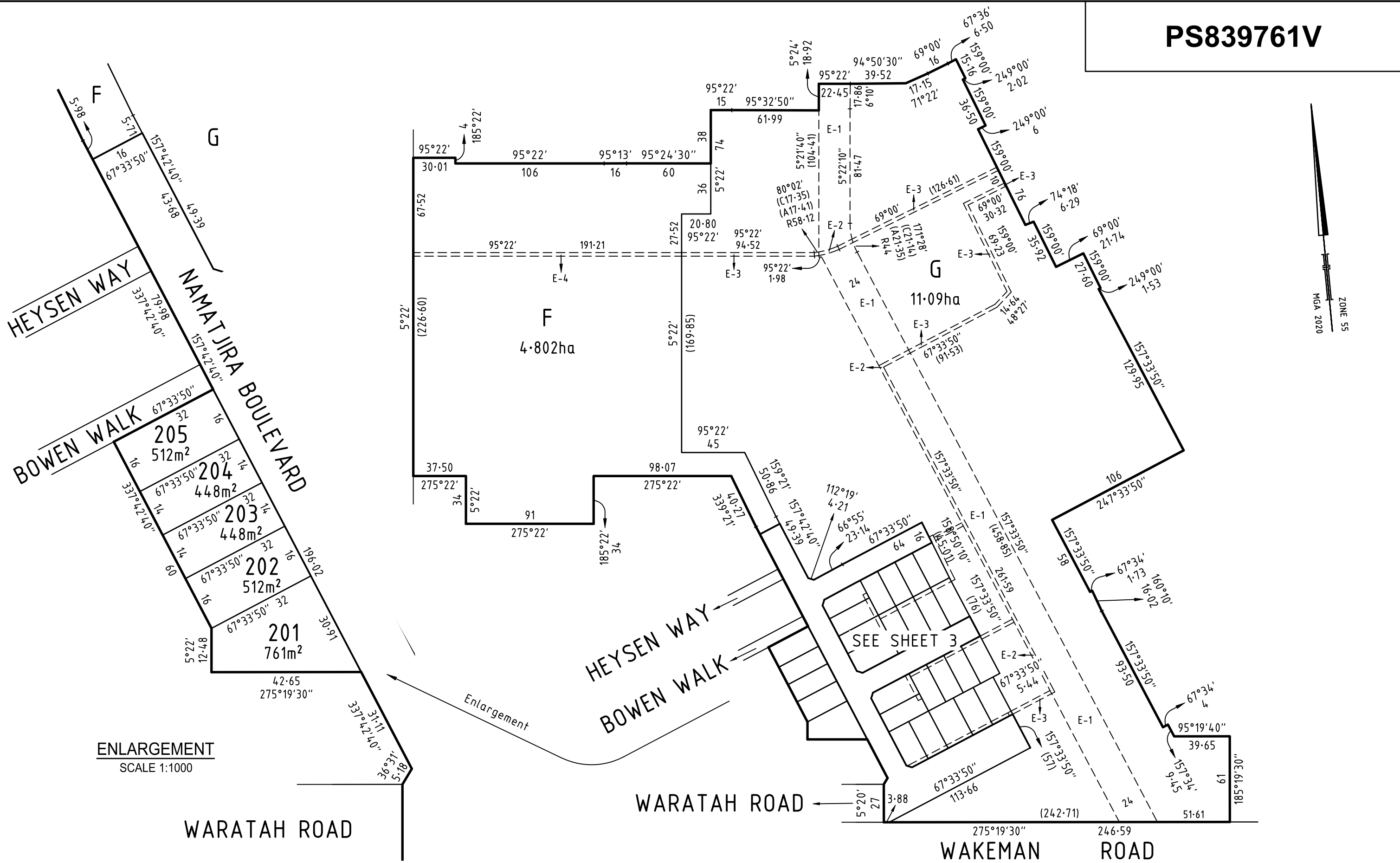
Scale A3
1 : 1000



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PLAN OF SUBDIVISION			EDITION 1		PS839761V	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL 11891 FOL 021</div> <div>VOL FOL</div> <div>LAST PLAN REFERENCE: LOT 2 ON PS730853W</div> <div>LOT E ON PS834199W</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 280</div> <div>(of approx centre of land in plan) N: 5 939 210</div> <div>ZONE: 55</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1 to 200 (both inclusive), Lot 211 and Lots A to E (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 201 to 210 and Lots 212 to 229 (all inclusive) in this plan.</div> <div>Further purpose of plan:</div> <div>Removal of part of Easement shown E-1 on PS815341E where now contained in Namatjira Boulevard.</div> <div>Grounds for Variation:</div> <div>By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. DS/514/2017</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No. -</div>						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
E-1	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Carriageway	2.50	PS730853W	Lots 6 & 7 on PS730853W		
E-2 & E-3	Sewerage	2.50	AT058561V	Coliban Region Water Corporation		
E-4	Pipelines or Ancillary Purposes	2.50	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-7	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 3 (28 LOTS)			AREA OF STAGE - 2.218ha			
<div><div>spiire</div><div>16 Bridge Street</div><div>PO Box 1064</div><div>Bendigo Vic 3550</div><div>T 61 3 5448 2500</div><div>spiire.com.au</div></div>		SURVEYORS FILE REF: 307572SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3	
		Licensed Surveyor: Michael Meehan				
		Version: Preliminary				



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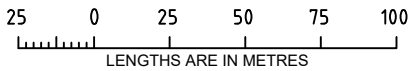
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DRAFT

SCALE
1: 2500



Licensed Surveyor: Michael Meehan
Version: Preliminary

ORIGINAL SHEET
SIZE: A3

SHEET 2

SEE SHEET 2

67°33'50"

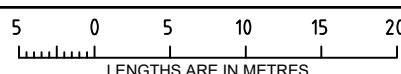
PS839761V

SEE SHEET 2

ROAD R-1
9042m²

WARATAH ROAD

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

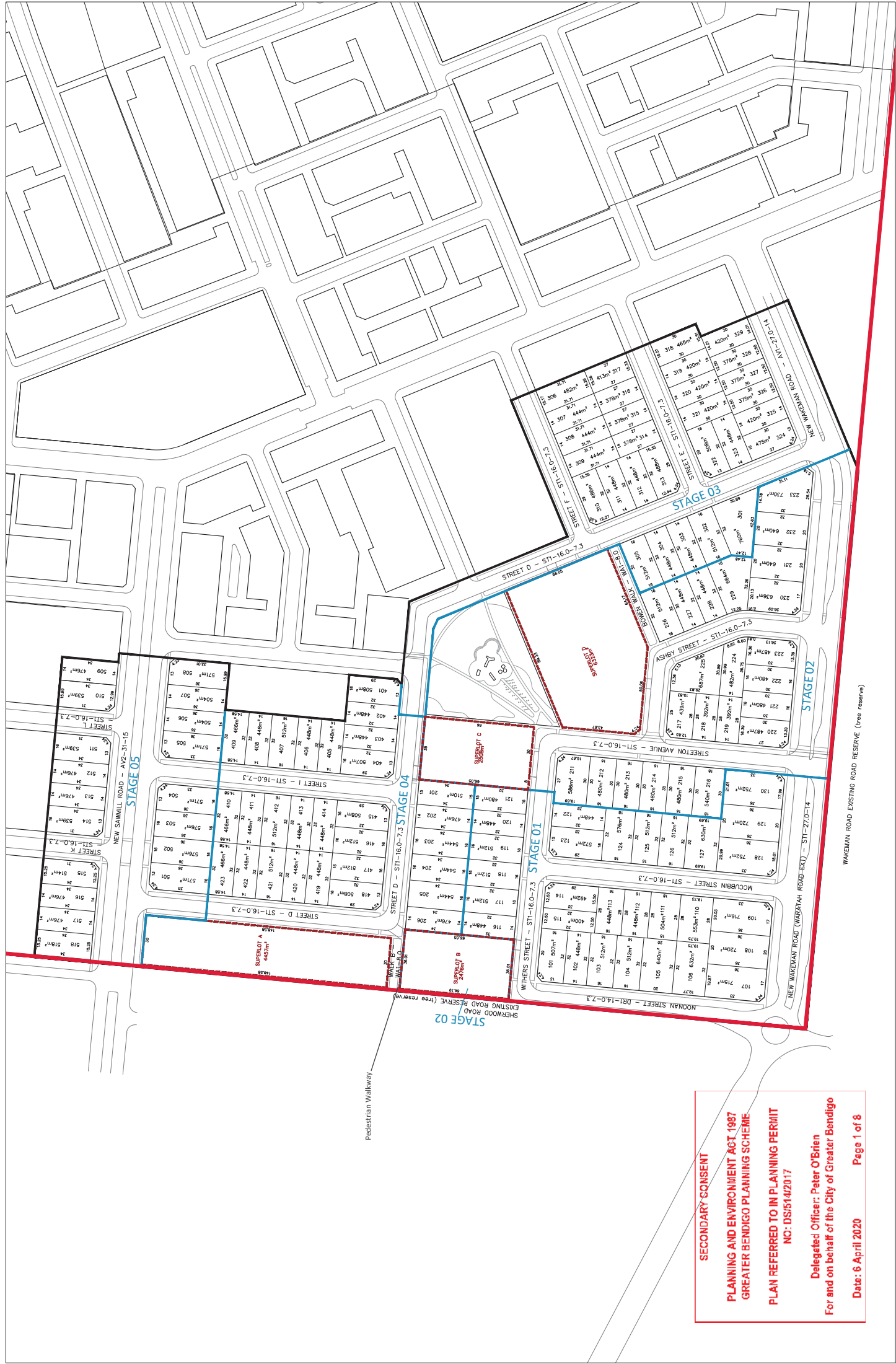
SHEET 3

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Licensed Surveyor: Michael Meehan
Version: Preliminary

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SECONDARY CONSENT

**PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME**

PLAN REFERRED TO IN PLANNING PERMIT
NO: DS/514/2017

Delegated Officer: Peter O'Brien

Date: 6 April 2020

Page 1 of 8

HUNTTY	Version	Comments/Amendments	Date
Code: 10127	V12	Stage 1a lot mix changes	31.07.18
Version: 29	V11	Plan amended to stage 1 POS	22.05.18
Dwg N: 1027/101	V10	Balance lot note added	15.08.17
Date: 18.12.19	V09	Trade amended and lots changes	09.08.17
Draft: EY	V08	Lot mix changes	25.07.17
Chk: ROS			

NOTES

- Boundaries based on Spike Survey Data
- Points are within the boundary of lot 1 of Plus of Subdivision 72045SW
- Layout preliminary only, and may require Council Authority feedback & approval
- Layout & lot 100 may change as a result of strategic planning outcomes yet to be finalised.

\\files\server\general\project files\10127 - huntly project\design\10127 cover

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 224, PS839761V, Namatjira Boulevard, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 11/06/2020

Notes

The property is part of stage 3 of an overall development plan under Planning Permit DS/514/2017. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permit.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Grassland	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)	Excludable (In accordance with overall development under Planning Permit DS/514/2017)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	30 metres	57 metres	NA	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Upslope
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS839761V.

Conclusion

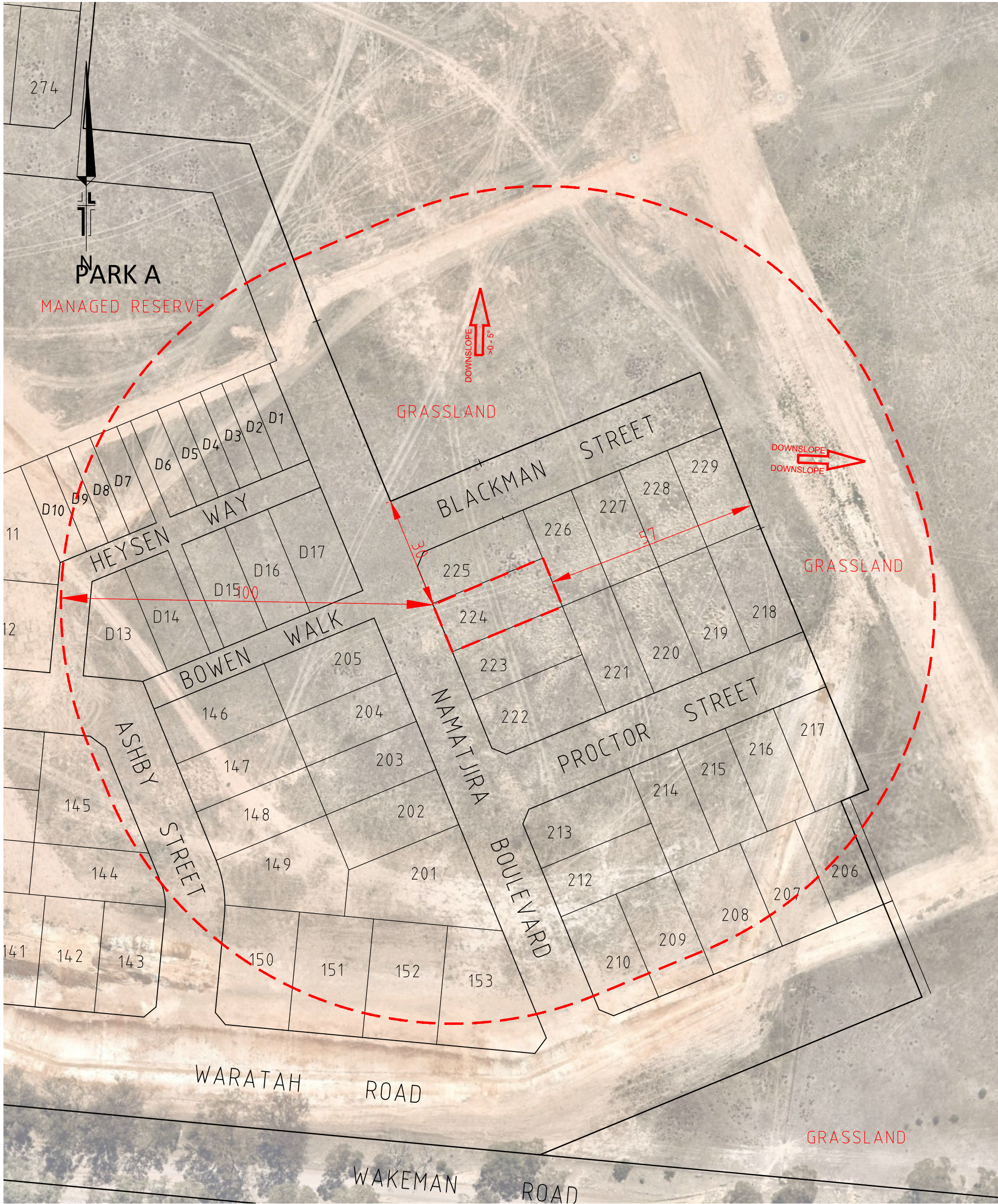
The site assessment has been conducted on the above mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL 12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS839761V
Overall Development Plan



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017

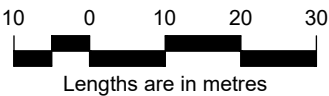
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Flown Date: 22 / 02 / 2020

Date	27/07/2020	Sheet	1	of	1
Drawing No.	307838-BAL-STAGE 3	Version	1		
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 224 of PS839761V
BAL Rating Site Plan

Co-ordinate Datum
MGA55

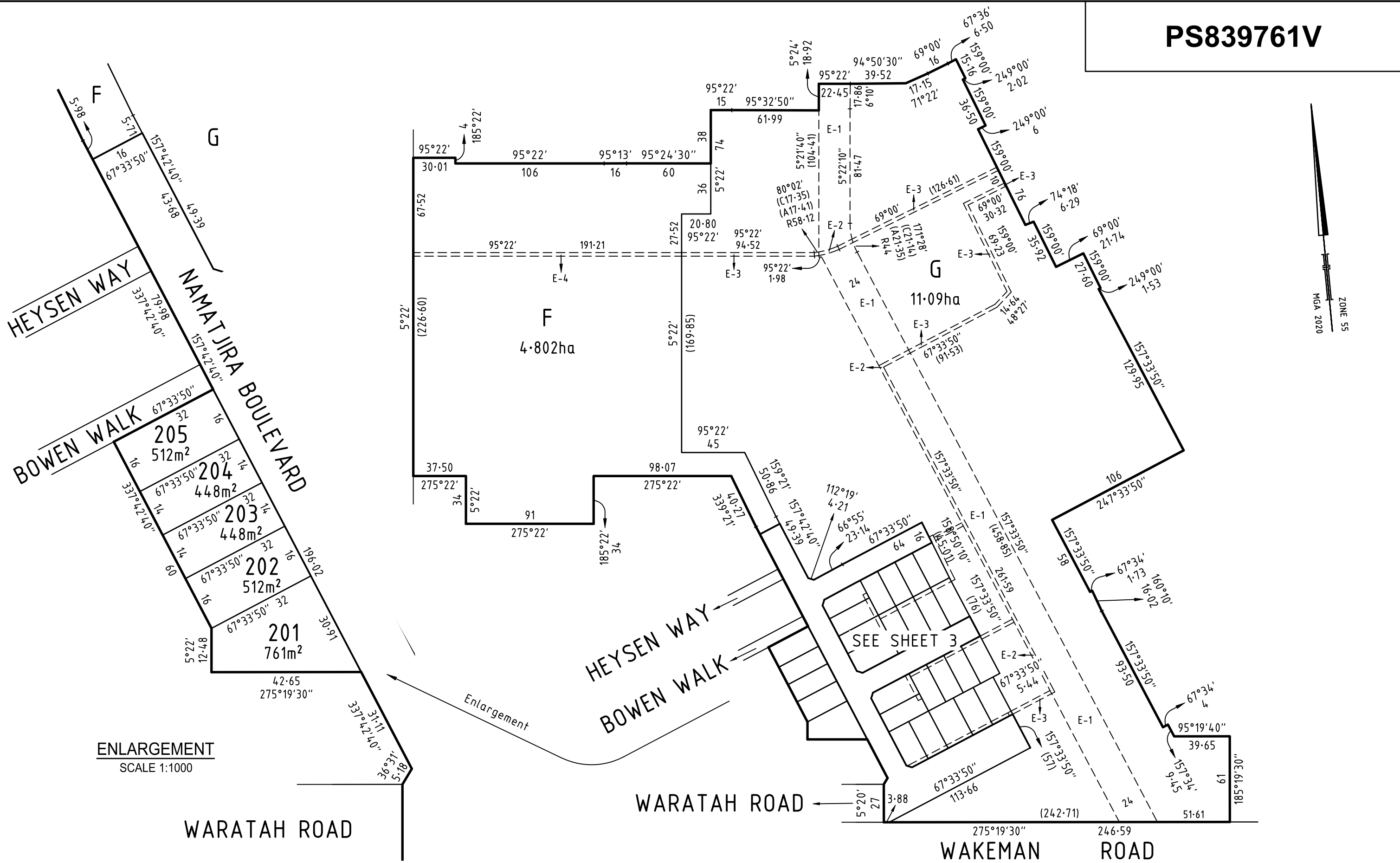
Scale A3
1 : 1000



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PLAN OF SUBDIVISION			EDITION 1		PS839761V	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL 11891 FOL 021</div> <div>VOL FOL</div> <div>LAST PLAN REFERENCE: LOT 2 ON PS730853W</div> <div>LOT E ON PS834199W</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 280</div> <div>(of approx centre of land in plan) N: 5 939 210</div> <div>ZONE: 55</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1 to 200 (both inclusive), Lot 211 and Lots A to E (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 201 to 210 and Lots 212 to 229 (all inclusive) in this plan.</div> <div>Further purpose of plan:</div> <div>Removal of part of Easement shown E-1 on PS815341E where now contained in Namatjira Boulevard.</div> <div>Grounds for Variation:</div> <div>By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. DS/514/2017</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No. -</div>						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
E-1	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Carriageway	2.50	PS730853W	Lots 6 & 7 on PS730853W		
E-2 & E-3	Sewerage	2.50	AT058561V	Coliban Region Water Corporation		
E-4	Pipelines or Ancillary Purposes	2.50	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-7	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 3 (28 LOTS)				AREA OF STAGE - 2.218ha		
<div><div>spiire</div><div>16 Bridge Street</div><div>PO Box 1064</div><div>Bendigo Vic 3550</div><div>T 61 3 5448 2500</div><div>spiire.com.au</div></div>			SURVEYORS FILE REF: 307572SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3
			Licensed Surveyor: Michael Meehan			
			Version: Preliminary			



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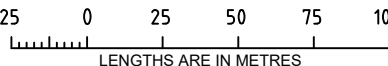
SURVEYOR'S FILE REF: 307572SV00



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DRAFT

SCALE
1: 2500



ORIGINAL SHEET
SIZE: A3

SHEET 2

Licensed Surveyor: Michael Meehan
Version: Preliminary

SEE SHEET 2

67°33'50"

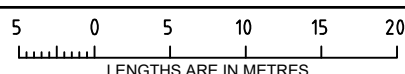
PS839761V

SEE SHEET 2

ROAD R-1
9042m²

WARATAH ROAD

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

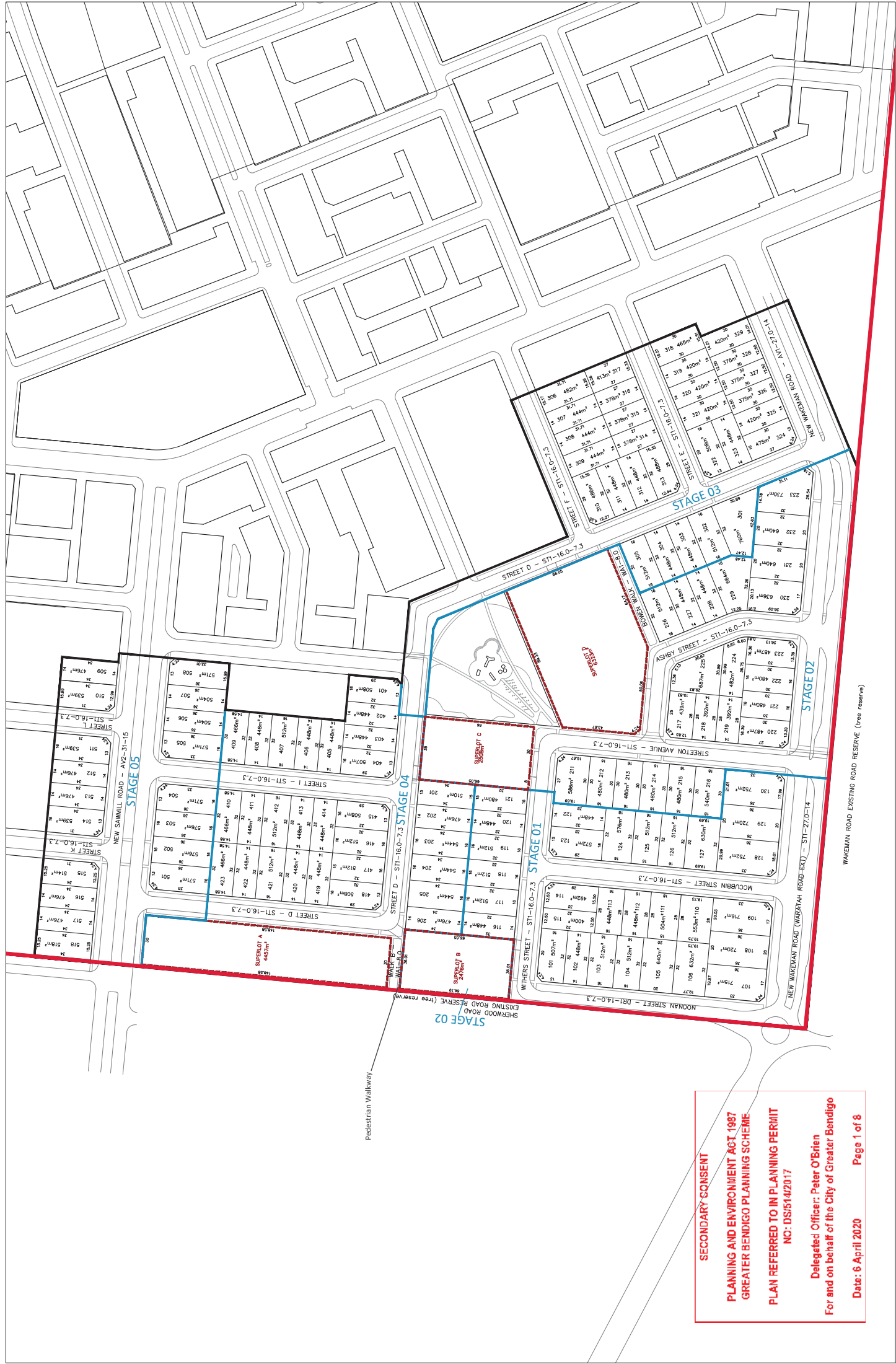
SHEET 3

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Licensed Surveyor: Michael Meehan
Version: Preliminary

DRAFT



SECONDARY CONSENT

**PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME**

PLAN REFERRED TO IN PLANNING PERMIT
NO: DS/514/2017

Delegated Officer: Peter O'Brien
For and on behalf of the City of Greater Hobart

Date: 6 April 2020

Page 1 of 8

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 201, PS839761V, Namatjira Boulevard, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 11/06/2020

Notes

The property is part of stage 3 of an overall development plan under Planning Permit DS/514/2017. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permit.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	93 metres	NA	79 metres	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Upslope
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS839761V.

Conclusion

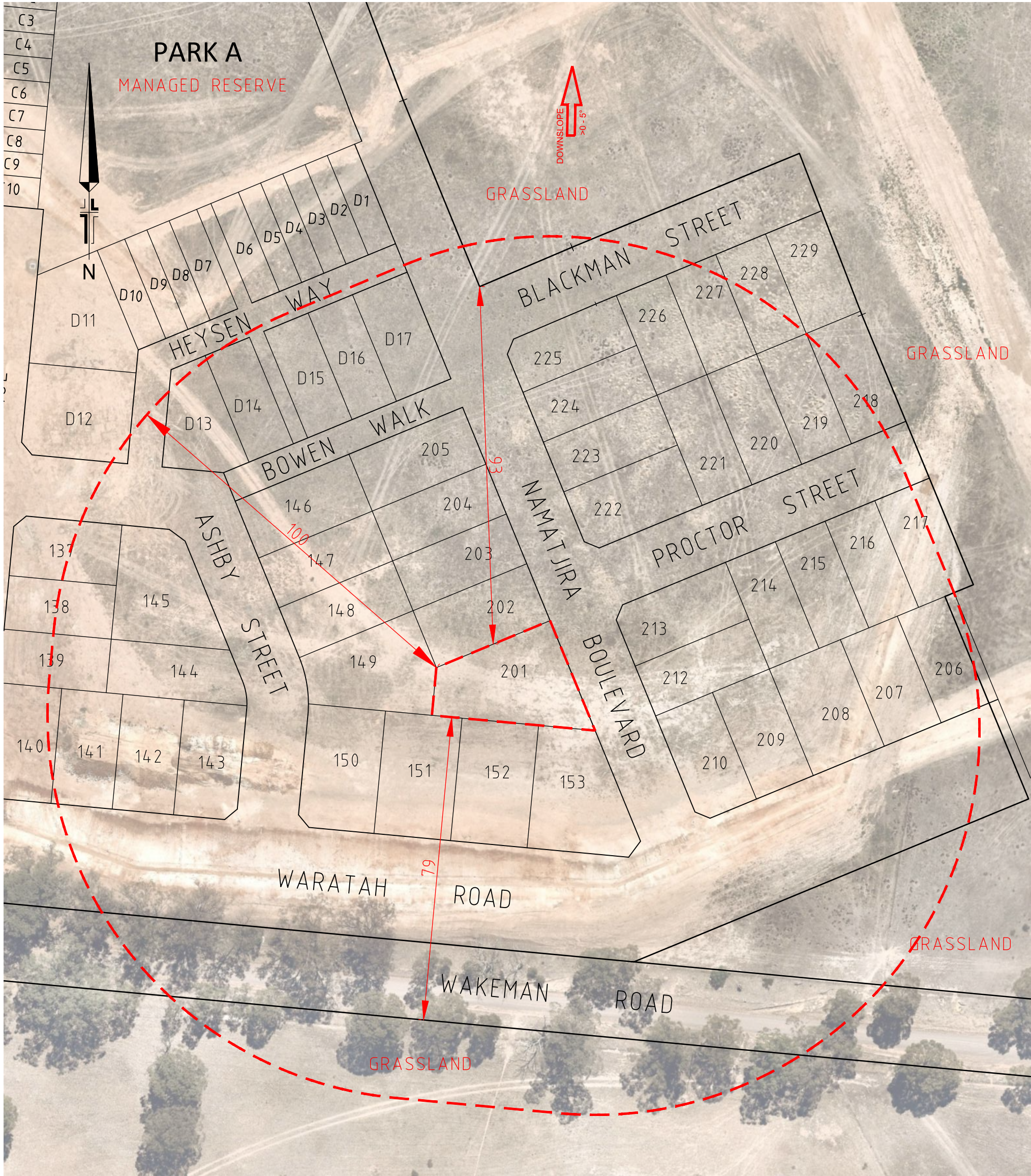
The site assessment has been conducted on the above mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL 12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS839761V
Overall Development Plan



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017

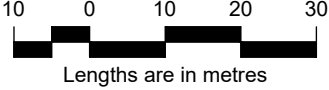
Aerial Imagery supplied by Nearmap
Flown Date: 22 / 02 / 2020

Date	27/07/2020	Sheet	1	of	1
Drawing No.	307838-BAL-STAGE 3	Version	1		
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 201 of PS839761V
BAL Rating Site Plan

Co-ordinate Datum
MGA55

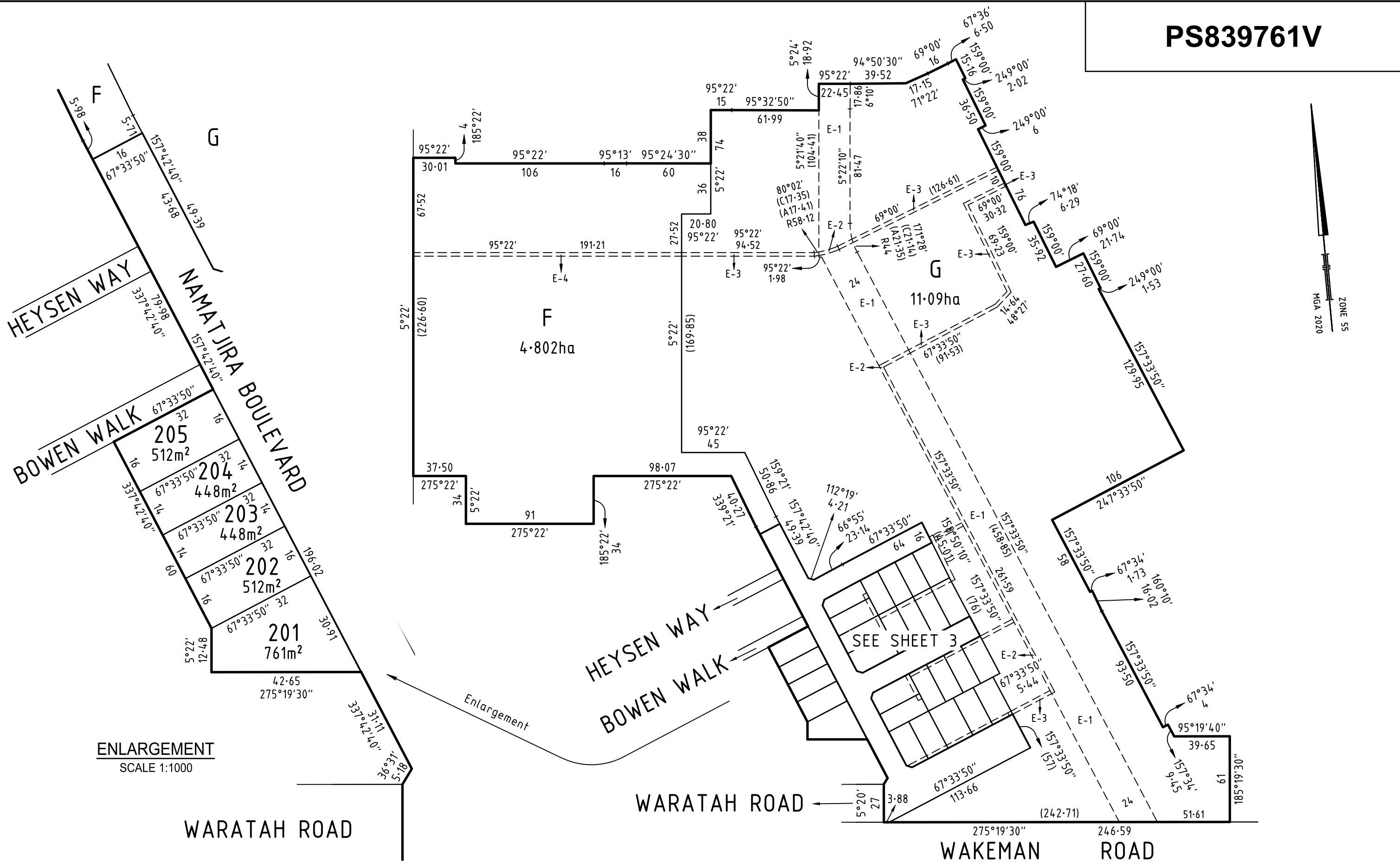
Scale A3
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PLAN OF SUBDIVISION			EDITION 1		PS839761V	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL 11891 FOL 021</div> <div>VOL FOL</div> <div>LAST PLAN REFERENCE: LOT 2 ON PS730853W</div> <div>LOT E ON PS834199W</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 280</div> <div>(of approx centre of land in plan) N: 5 939 210</div> <div>ZONE: 55</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1 to 200 (both inclusive), Lot 211 and Lots A to E (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 201 to 210 and Lots 212 to 229 (all inclusive) in this plan.</div> <div>Further purpose of plan:</div> <div>Removal of part of Easement shown E-1 on PS815341E where now contained in Namatjira Boulevard.</div> <div>Grounds for Variation:</div> <div>By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. DS/514/2017</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No. -</div>						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
E-1	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Carriageway	2.50	PS730853W	Lots 6 & 7 on PS730853W		
E-2 & E-3	Sewerage	2.50	AT058561V	Coliban Region Water Corporation		
E-4	Pipelines or Ancillary Purposes	2.50	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-7	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 3 (28 LOTS)				AREA OF STAGE - 2.218ha		
<div><div>spiire</div><div>16 Bridge Street</div><div>PO Box 1064</div><div>Bendigo Vic 3550</div><div>T 61 3 5448 2500</div><div>spiire.com.au</div></div>			SURVEYORS FILE REF: 307572SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3
			Licensed Surveyor: Michael Meehan			
			Version: Preliminary			



SEE SHEET 2

67°33'50"

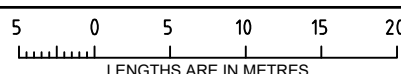
PS839761V

SEE SHEET 2

ROAD R-1
9042m²

WARATAH ROAD

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

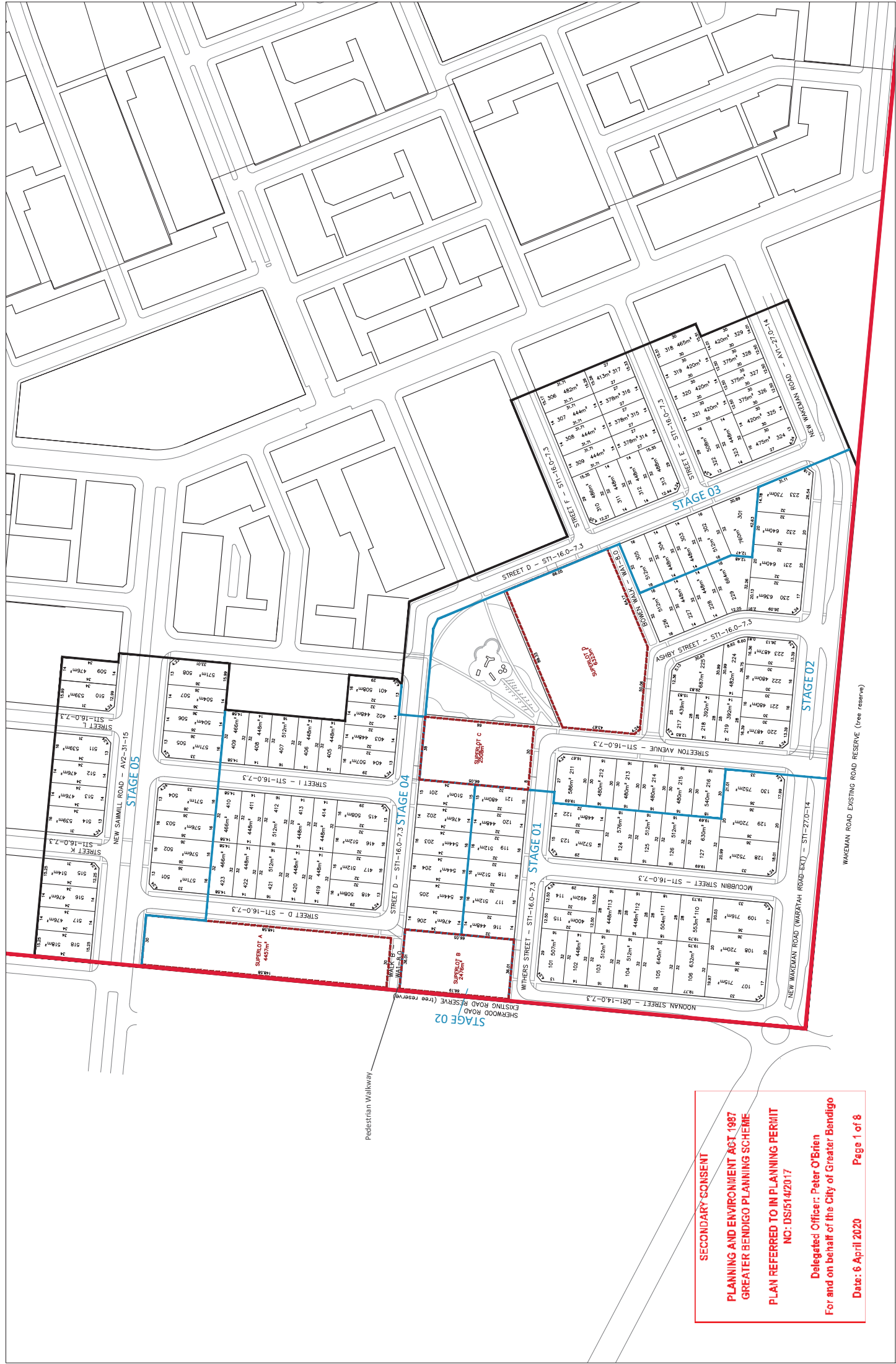
SHEET 3

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Licensed Surveyor: Michael Meehan
Version: Preliminary

DRAFT



SECONDARY CONSENT
PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME
PLAN REFERRED TO IN PLANNING PERMIT
NO: DS5142017
Delegated Officer: Peter O'Brien
For and on behalf of the City of Greater Bendigo
Date: 6 April 2020 **Page 1 of 8**

Hunter-Hubbards

Hunter-Hubbards

H

Human Habitats
411 / 838 Collins Street
Docklands Victoria 3008
info@humanhabitats.com.au
www.humanhabitats.com.au
+61 3 9609 2202

[illegible]

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 202, PS839761V, Namatjira Boulevard, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 11/06/2020

Notes

The property is part of stage 3 of an overall development plan under Planning Permit DS/514/2017. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permit.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	76 metres	NA	92 metres	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Upslope
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS839761V.

Conclusion

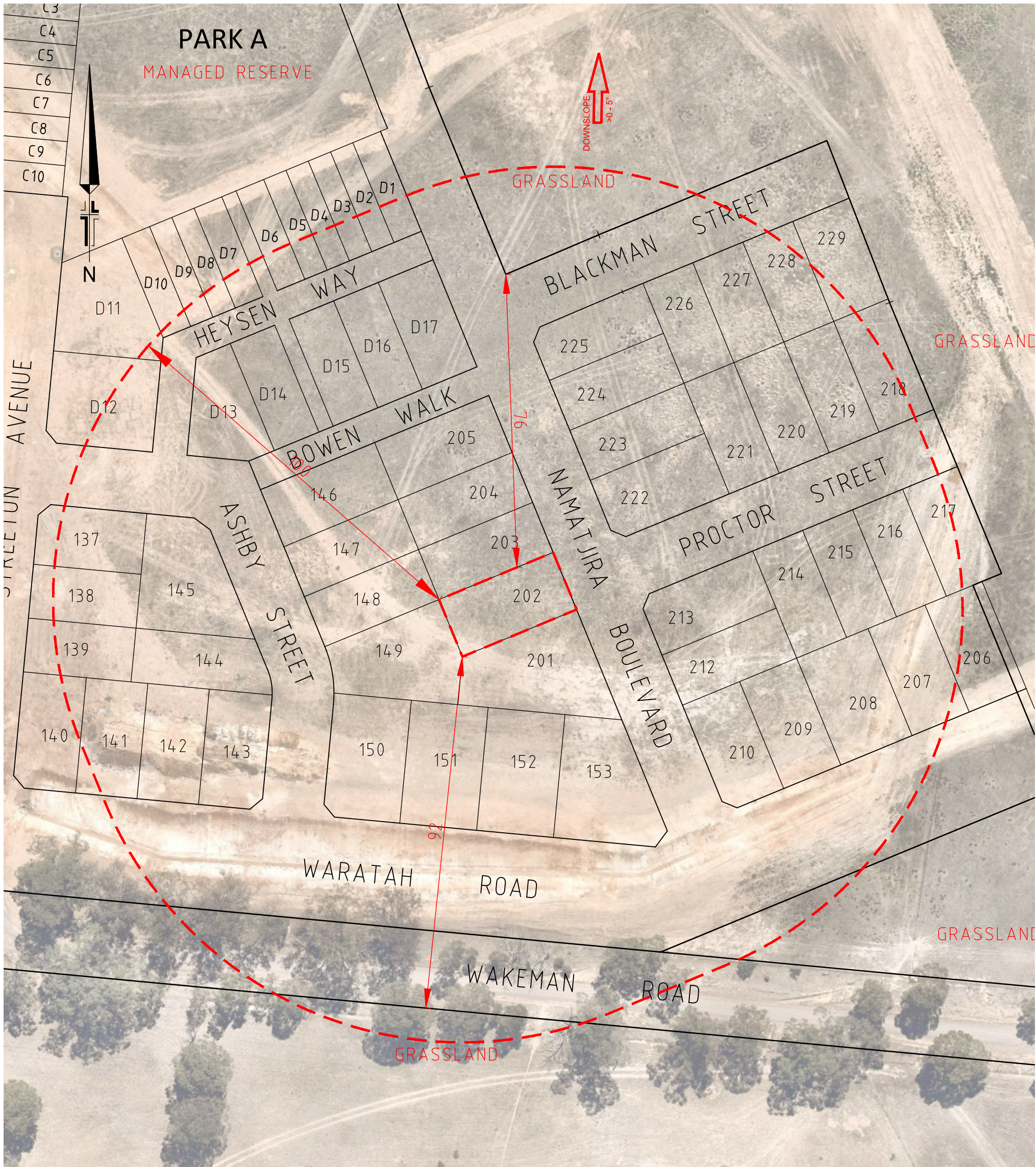
The site assessment has been conducted on the above mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL 12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS839761V
Overall Development Plan



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017

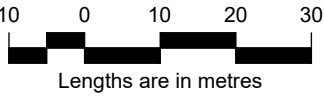
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Flown Date: 22 / 02 / 2020

Date	27/07/2020	Sheet	1	of	1
Drawing No.	307838-BAL-STAGE 3	Version	1		
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 202 of PS839761V
BAL Rating Site Plan

Co-ordinate Datum
MGA55

Scale A3
1 : 1000



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PLAN OF SUBDIVISION			EDITION 1		PS839761V	
LOCATION OF LAND PARISH: BAGSHOT TOWNSHIP: SECTION: 12 CROWN ALLOTMENT: 3 (PART) CROWN PORTION: TITLE REFERENCE: C/T VOL 11891 FOL 021 VOL FOL LAST PLAN REFERENCE: LOT 2 ON PS730853W LOT E ON PS834199W POSTAL ADDRESS: WARATAH ROAD (at time of subdivision) BAGSHOT 3551 MGA2020 CO-ORDINATES: E: 264 280 ZONE: 55 (of approx centre of land in plan) N: 5 939 210			DRAFT			
VESTING OF ROADS AND/OR RESERVES						
IDENTIFIER COUNCIL / BODY / PERSON						
ROAD R-1 CITY OF GREATER BENDIGO						
NOTATIONS			Lots 1 to 200 (both inclusive), Lot 211 and Lots A to E (both inclusive) have been omitted from this plan. MCPxxxxxx applies to Lots 201 to 210 and Lots 212 to 229 (all inclusive) in this plan. Further purpose of plan: Removal of part of Easement shown E-1 on PS815341E where now contained in Namatjira Boulevard. Grounds for Variation: By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988			
DEPTH LIMITATION DOES NOT APPLY						
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. DS/514/2017 This survey has been connected to permanent marks No(s). 6, 17 & 19 In Proclaimed Survey Area No. -						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
E-1	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Carriageway	2.50	PS730853W	Lots 6 & 7 on PS730853W		
E-2 & E-3	Sewerage	2.50	AT058561V	Coliban Region Water Corporation		
E-4	Pipelines or Ancillary Purposes	2.50	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-7	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 3 (28 LOTS)				AREA OF STAGE - 2.218ha		
<div><div>16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au</div></div>			SURVEYORS FILE REF: 307572SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3
			Licensed Surveyor: Michael Meehan Version: Preliminary			

ZONE 55

MGA 2020



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SCALE
1: 2500

25 0 25 50 75 100

LENGTHS ARE IN METRES

SHEET 2

SEE SHEET 2

67°33'50"

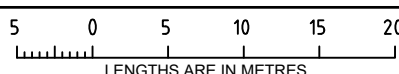
PS839761V

SEE SHEET 2

ROAD R-1
9042m²

WARATAH ROAD

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

SHEET 3

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Licensed Surveyor: Michael Meehan
Version: Preliminary

DRAFT



SECONDARY CONSENT
PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME
PLAN REFERRED TO IN PLANNING PERMIT
NO: DS15142017
Delegated Officer: Peter O'Brien
For and on behalf of the City of Greater Bendigo
Date: 6 April 2020

HUNTLY	Version	Comments/Amendments	Date	NOTES
V17	Stage 1a lot line changes	21.07.18	• Theoretical based on Site & Survey Data	
V18	Plan amended to stage 1 POS	22.05.18	• Lot line changes to reflect the proposed subdivision	
V19	Balance (to note added)	15.08.17	• Lot line changes to reflect the proposed subdivision	
V20	Title amended and lot charges	09.08.17	• Lot line changes to reflect the proposed subdivision	
V08	Lot line changes	25.07.17	• Lot line changes to reflect the proposed subdivision	

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10117 - huntly project\design\10117 concept\10117 18.dwg

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 203, PS839761V, Namatjira Boulevard, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 11/06/2020

Notes

The property is part of stage 3 of an overall development plan under Planning Permit DS/514/2017. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permit.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	62 metres	NA	>100 metres	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Upslope
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
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BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

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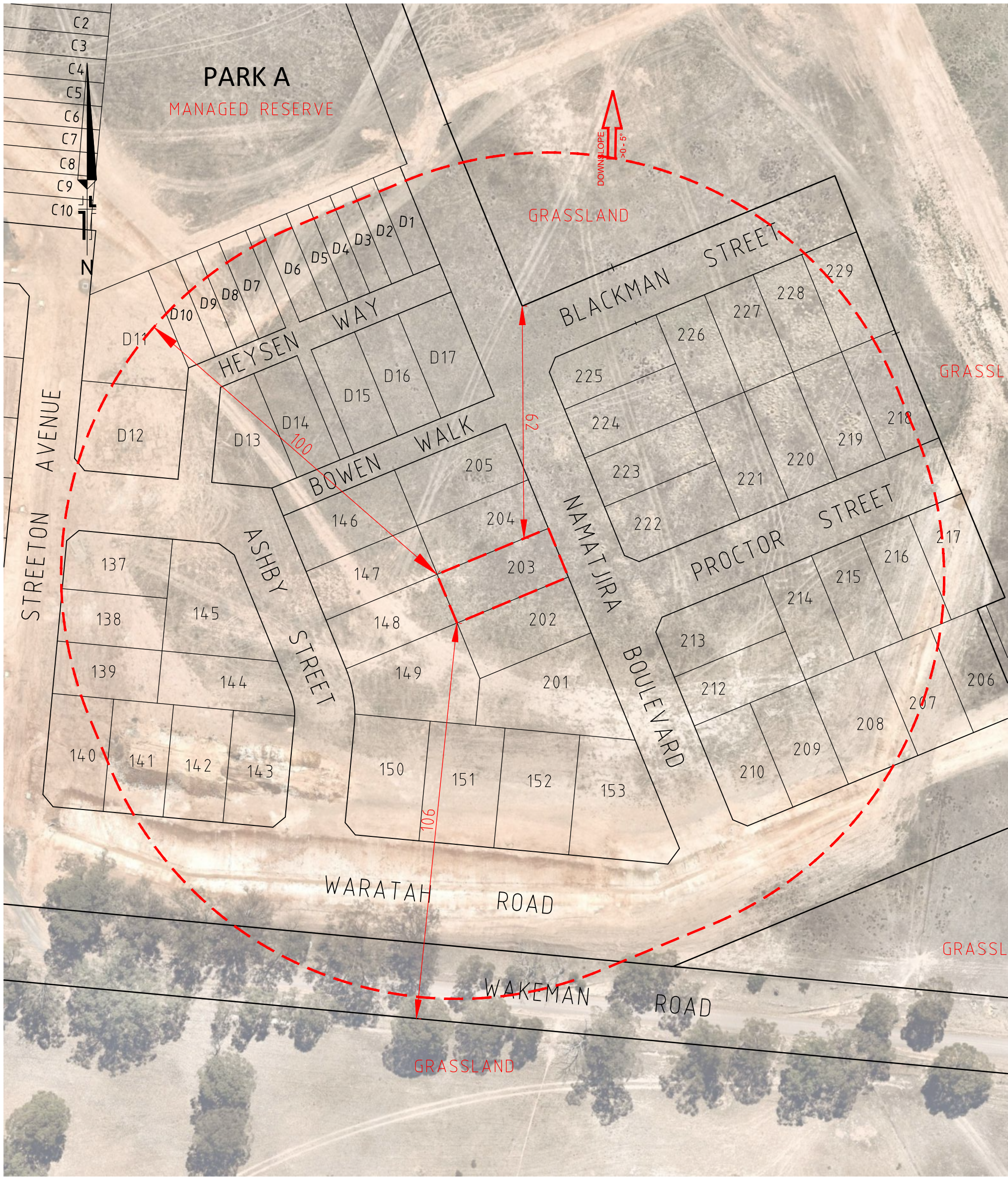
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Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS839761V
Overall Development Plan



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017

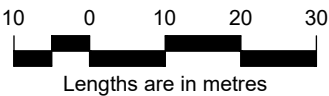
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Drawn By	SP	Checked By			
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Huntly Property Holdings Pty. Ltd.
Lot 203 of PS839761V
BAL Rating Site Plan

Co-ordinate Datum
MGA55

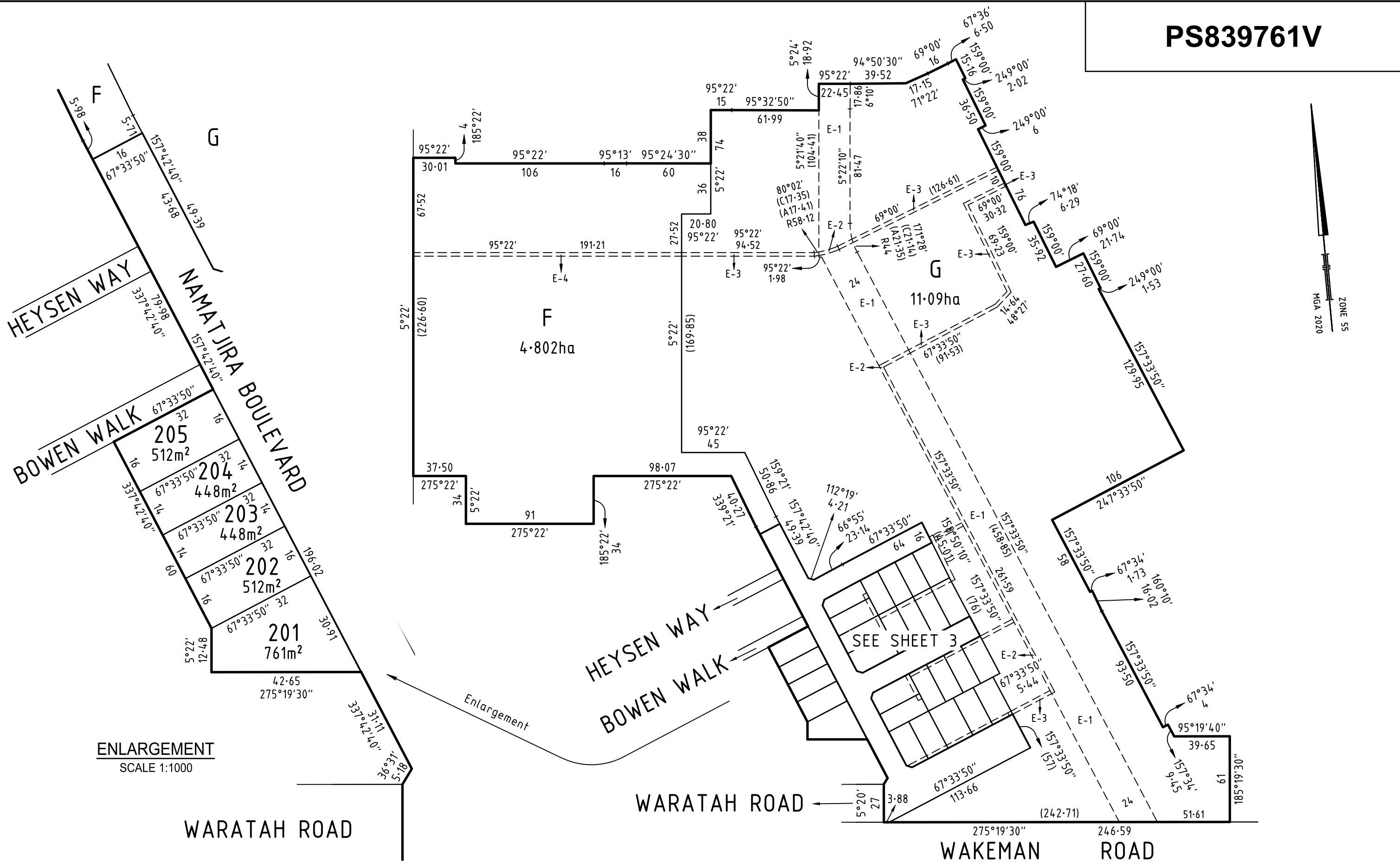
Scale A3
1 : 1000



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PLAN OF SUBDIVISION			EDITION 1		PS839761V	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL 11891 FOL 021</div> <div>VOL FOL</div> <div>LAST PLAN REFERENCE: LOT 2 ON PS730853W</div> <div>LOT E ON PS834199W</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 280</div> <div>(of approx centre of land in plan) N: 5 939 210</div> <div>ZONE: 55</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1 to 200 (both inclusive), Lot 211 and Lots A to E (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 201 to 210 and Lots 212 to 229 (all inclusive) in this plan.</div> <div>Further purpose of plan:</div> <div>Removal of part of Easement shown E-1 on PS815341E where now contained in Namatjira Boulevard.</div> <div>Grounds for Variation:</div> <div>By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. DS/514/2017</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No. -</div>						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
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E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-7	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 3 (28 LOTS)				AREA OF STAGE - 2.218ha		
<div><div>spiire</div><div>16 Bridge Street</div><div>PO Box 1064</div><div>Bendigo Vic 3550</div><div>T 61 3 5448 2500</div><div>spiire.com.au</div></div>			SURVEYORS FILE REF: 307572SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3
			Licensed Surveyor: Michael Meehan			
			Version: Preliminary			



SEE SHEET 2

67°33'50"

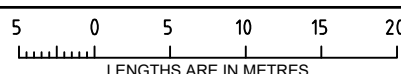
PS839761V

SEE SHEET 2

ROAD R-1
9042m²

WARATAH ROAD

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

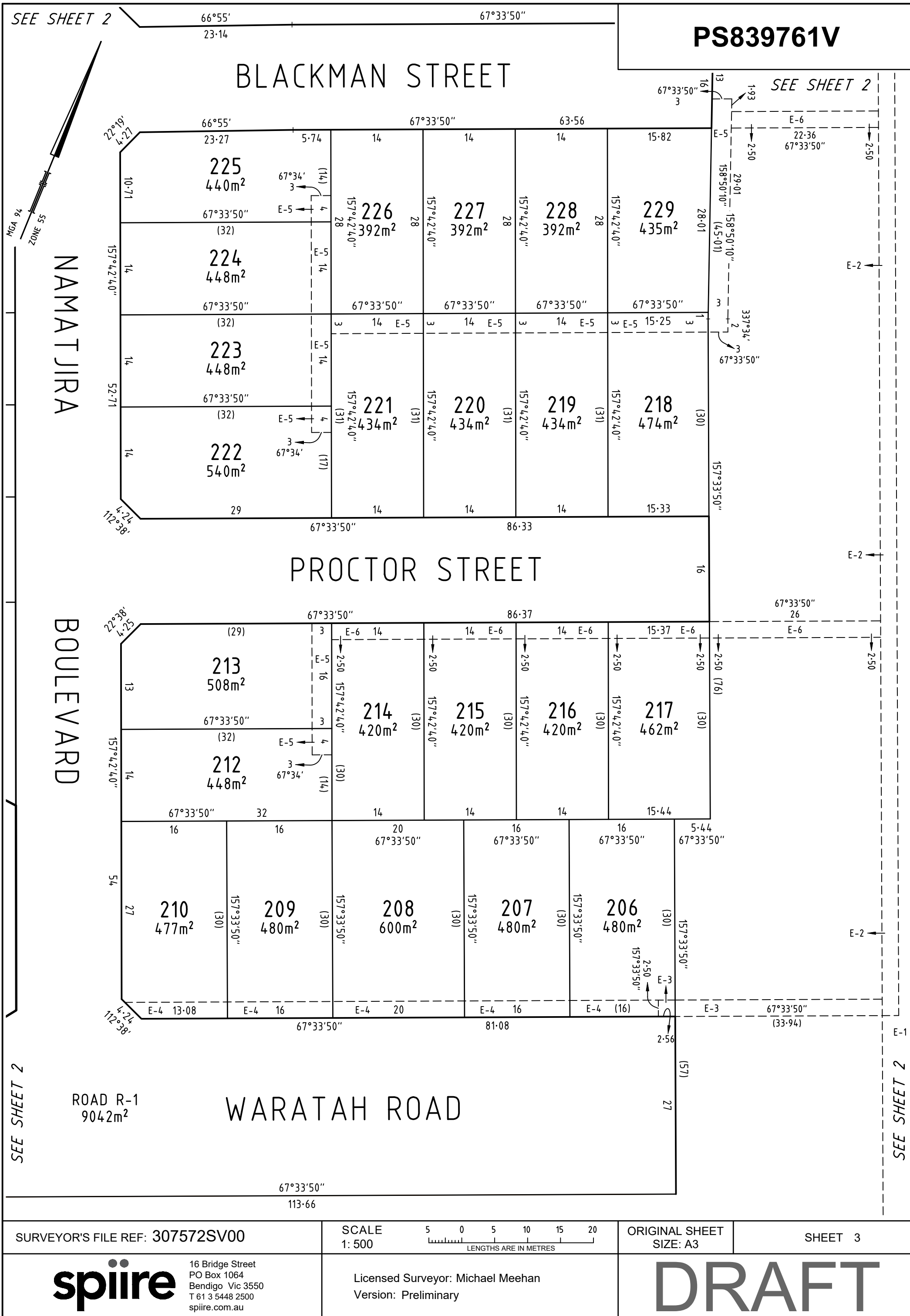
SHEET 3

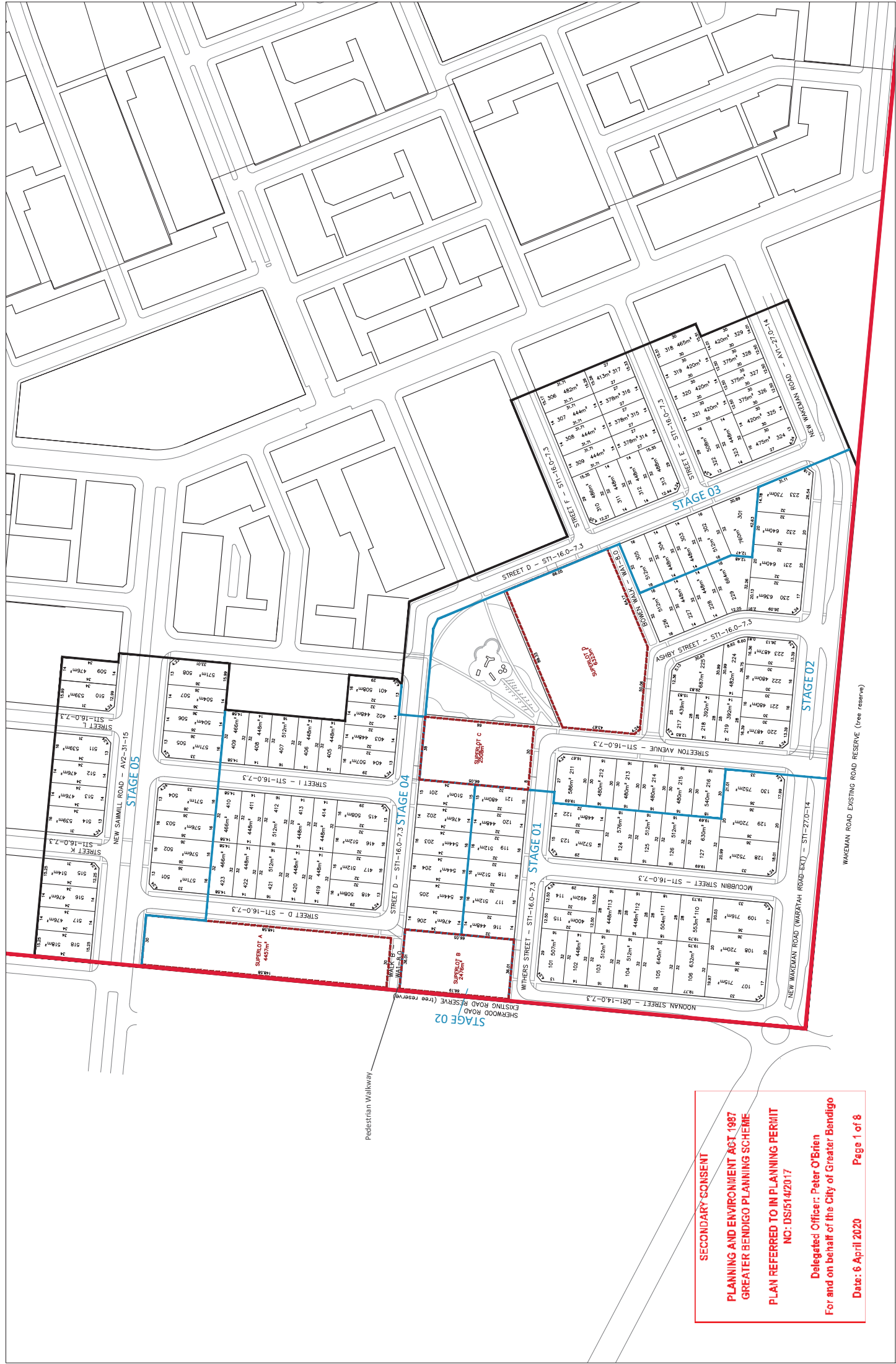
spiire

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Licensed Surveyor: Michael Meehan
Version: Preliminary

DRAFT





SECONDARY CONSENT

**PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME**

PLAN REFERRED TO IN PLANNING PERMIT
NO: DS/514/2017

Delegated Officer: Peter O'Brien

Date: 6 April 2020

Page 1 of 8

HUNTTY	Version	Comments/Amendments	Date
Code: 10127	V12	Stage 1a lot mix changes	31.07.18
Version: 29	V11	Plan amended to stage 1 POS	22.05.18
Dwg N: 1027/101	V10	Balance lot note added	15.08.17
Date: 18.12.19	V09	Title amended and lots changes	09.08.17
Draft: EY	V08	Lot mix changes	25.07.17
Chk: ROS			

NOTES

- Boundaries based on Spoke Survey Data
- Points are within the boundary of lot 1 of Plus of Subdivision 720455W
- Layout preliminary only, and may require Council Authority feedback to proceed
- Layout & lot yield may change as a result of strategic planning outcomes yet to be finalised.

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Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 204, PS839761V, Namatjira Boulevard, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 11/06/2020

Notes

The property is part of stage 3 of an overall development plan under Planning Permit DS/514/2017. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permit.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)	Excludable (In accordance with overall development under Planning Permit DS/514/2017)	Excludable (In accordance with overall development under Planning Permit DS/514/2017)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	47 metres	NA	NA	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Upslope
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS839761V.

Conclusion

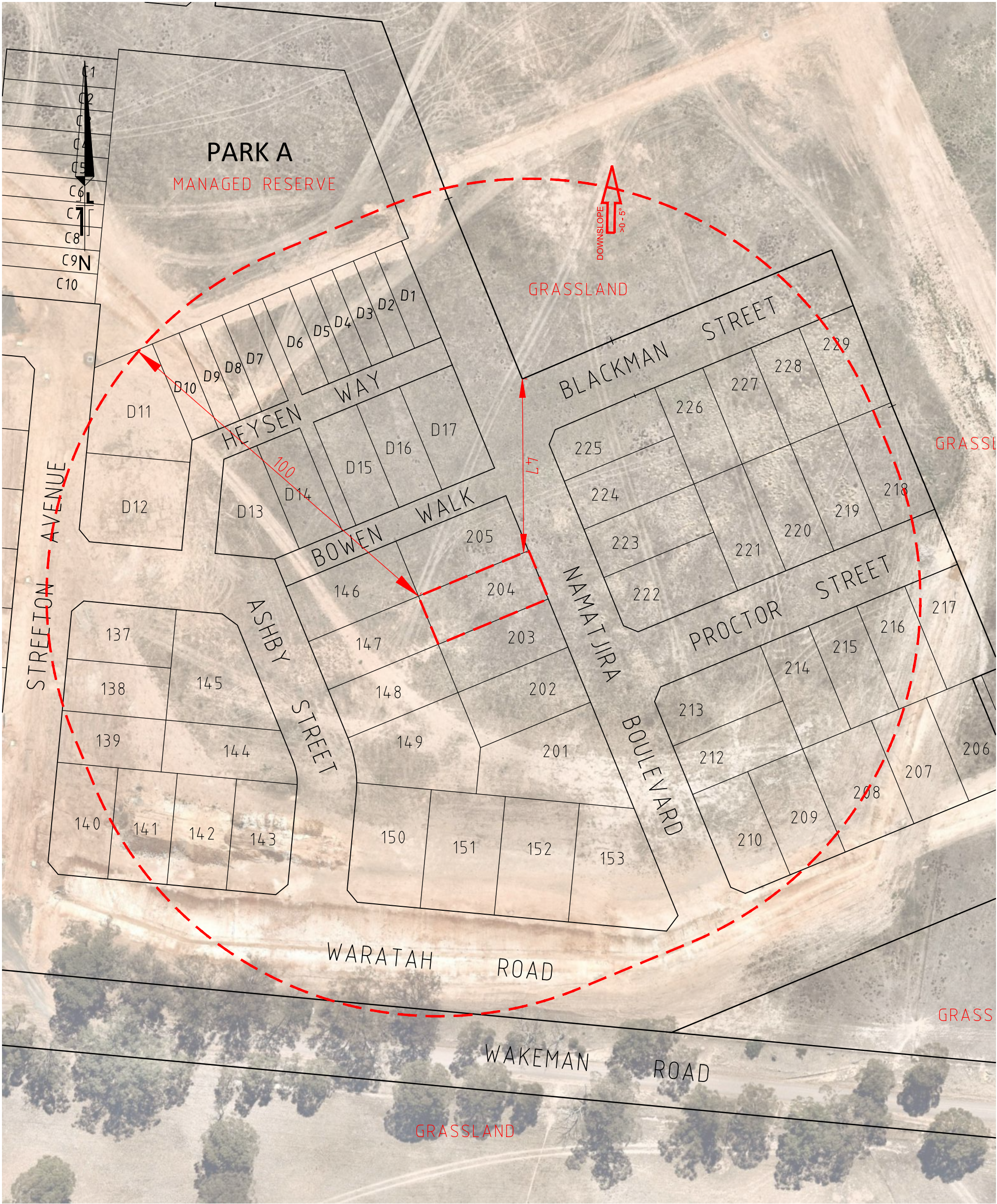
The site assessment has been conducted on the above mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL 12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS839761V
Overall Development Plan



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017

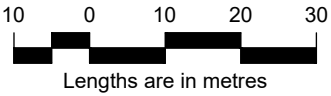
Aerial Imagery supplied by Nearmap
Flown Date: 22 / 02 / 2020

Date	27/07/2020	Sheet	1	of	1
Drawing No.	307838-BAL-STAGE 3	Version	1		
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 204 of PS839761V
BAL Rating Site Plan

Co-ordinate Datum
MGA55

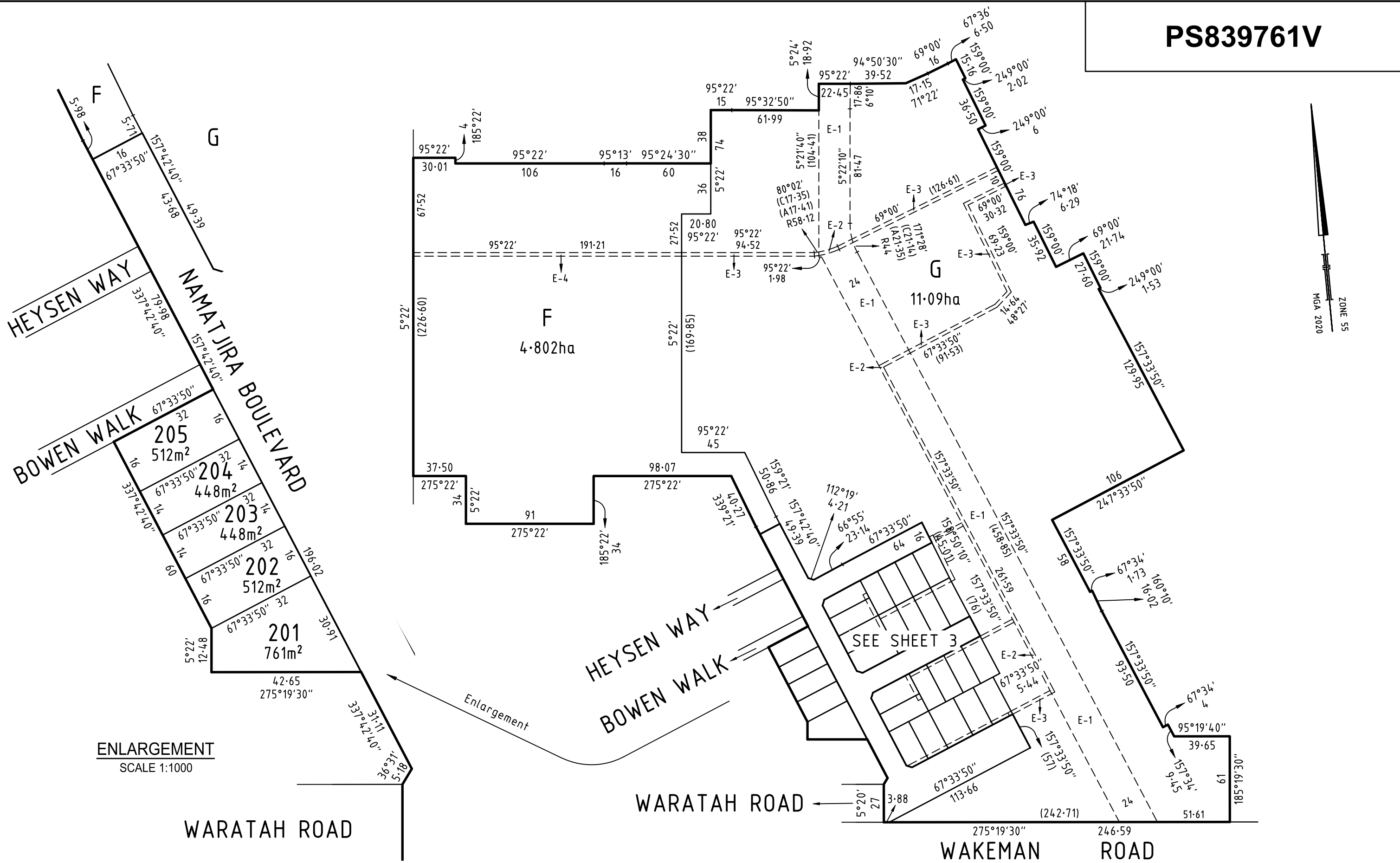
Scale A3
1 : 1000



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PLAN OF SUBDIVISION			EDITION 1		PS839761V	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL 11891 FOL 021</div> <div>VOL FOL</div> <div>LAST PLAN REFERENCE: LOT 2 ON PS730853W</div> <div>LOT E ON PS834199W</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 280</div> <div>(of approx centre of land in plan) N: 5 939 210</div> <div>ZONE: 55</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1 to 200 (both inclusive), Lot 211 and Lots A to E (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 201 to 210 and Lots 212 to 229 (all inclusive) in this plan.</div> <div>Further purpose of plan:</div> <div>Removal of part of Easement shown E-1 on PS815341E where now contained in Namatjira Boulevard.</div> <div>Grounds for Variation:</div> <div>By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
SURVEY:		<div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. DS/514/2017</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No. -</div>				
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
E-1	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Carriageway	2.50	PS730853W	Lots 6 & 7 on PS730853W		
E-2 & E-3	Sewerage	2.50	AT058561V	Coliban Region Water Corporation		
E-4	Pipelines or Ancillary Purposes	2.50	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-7	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 3 (28 LOTS)			AREA OF STAGE - 2.218ha			
<div><div>spiire</div><div>16 Bridge Street</div><div>PO Box 1064</div><div>Bendigo Vic 3550</div><div>T 61 3 5448 2500</div><div>spiire.com.au</div></div>		SURVEYORS FILE REF: 307572SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3	
		Licensed Surveyor: Michael Meehan				
		Version: Preliminary				



SEE SHEET 2

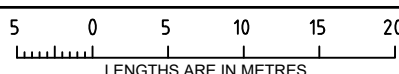
67°33'50"

PS839761V

SEE SHEET 2

SEE SHEET 2

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

SHEET 3

NAMAT JIRA

BOULEVARD

WARATAH ROAD

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Licensed Surveyor: Michael Meehan
Version: Preliminary

DRAFT



SECONDARY CONSENT
PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME
PLAN REFERRED TO IN PLANNING PERMIT
NO: DS15142017
Delegated Officer: Peter O'Brien
For and on behalf of the City of Greater Bendigo
Date: 6 April 2020

HUNTLY	Version	Comments/Amendments	Date	NOTES
Version: 237	V1.1	Stage 1a lot line changes	21.07.18	• Drawn based on Site & Survey Data
Dwg N: 102/101	V10	Plan amended to stage 1 POS	22.05.18	• Lot boundaries are shown in red
Date: 18.12.19	V09	Balance (as note added)	15.08.17	• Lot boundaries are shown in red
Draft: EY CND: R05	V08	Title amended and lot changes	09.08.17	• Lot boundaries are shown in red
		Lot line changes	25.07.17	• Lot boundaries are shown in red

\\bentigo\general\project files\10117 - huntly project\design\10117 concept\10117 18.dwg
Notes:
• Drawn based on Site & Survey Data
• Lot boundaries are shown in red
• Lot boundaries are shown in red
• Lot boundaries are shown in red
• Lot boundaries are shown in red

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 205, PS839761V, Namatjira Boulevard, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 11/06/2020

Notes

The property is part of stage 3 of an overall development plan under Planning Permit DS/514/2017. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permit.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)	Excludable (In accordance with overall development under Planning Permit DS/514/2017)	Excludable (In accordance with overall development under Planning Permit DS/514/2017)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	32 metres	NA	NA	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Upslope
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS839761V.

Conclusion

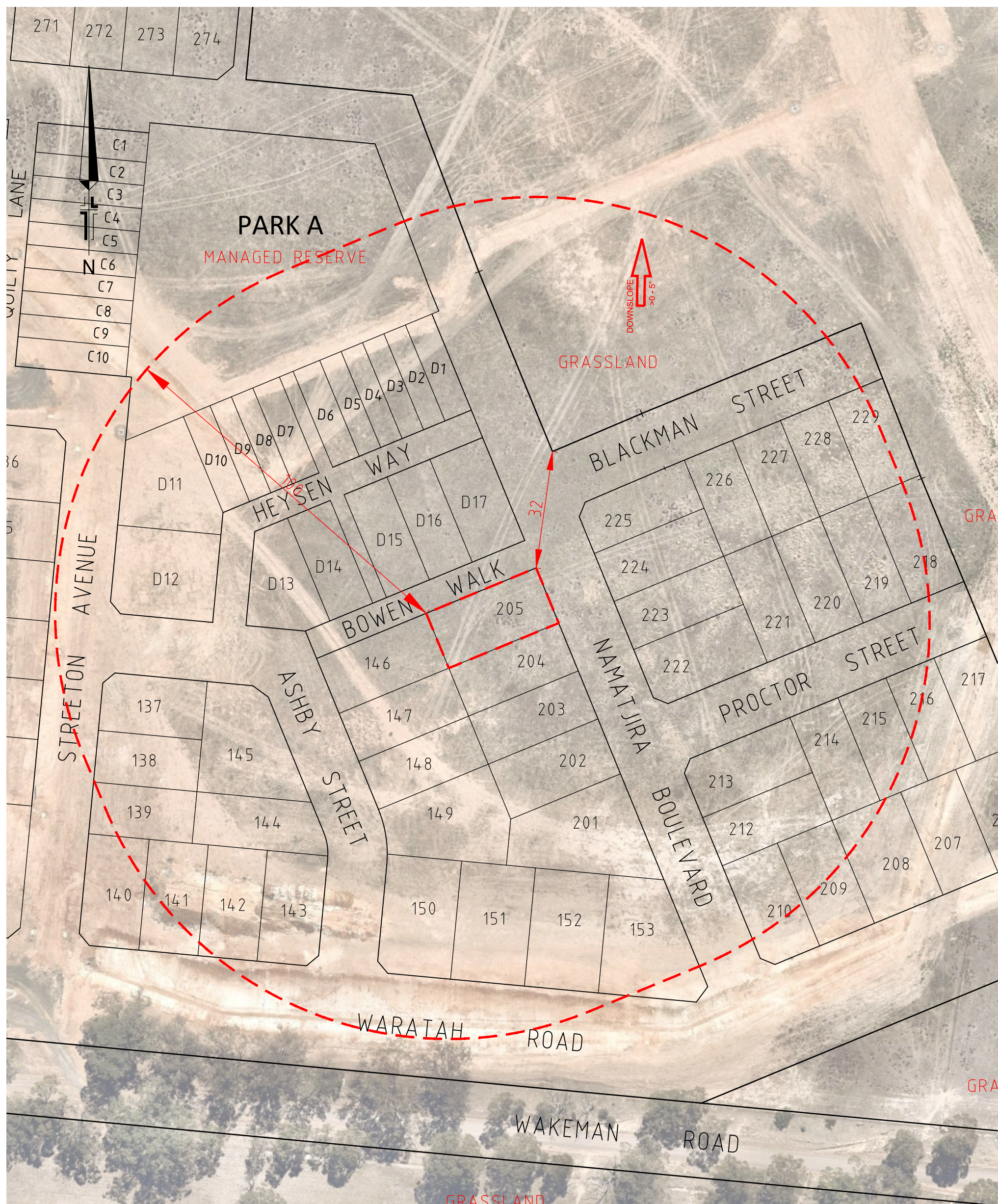
The site assessment has been conducted on the above mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL 12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS839761V
Overall Development Plan



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017

Date	27/07/2020	Sheet	1	of	1
Drawing No.	307838-BAL-STAGE 3			Version 1	
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP		Checked By		
REV	AMENDMENT			APPROVED	DATE

Aerial Imagery supplied by Nearmap
Flown Date: 22 / 02 / 2020

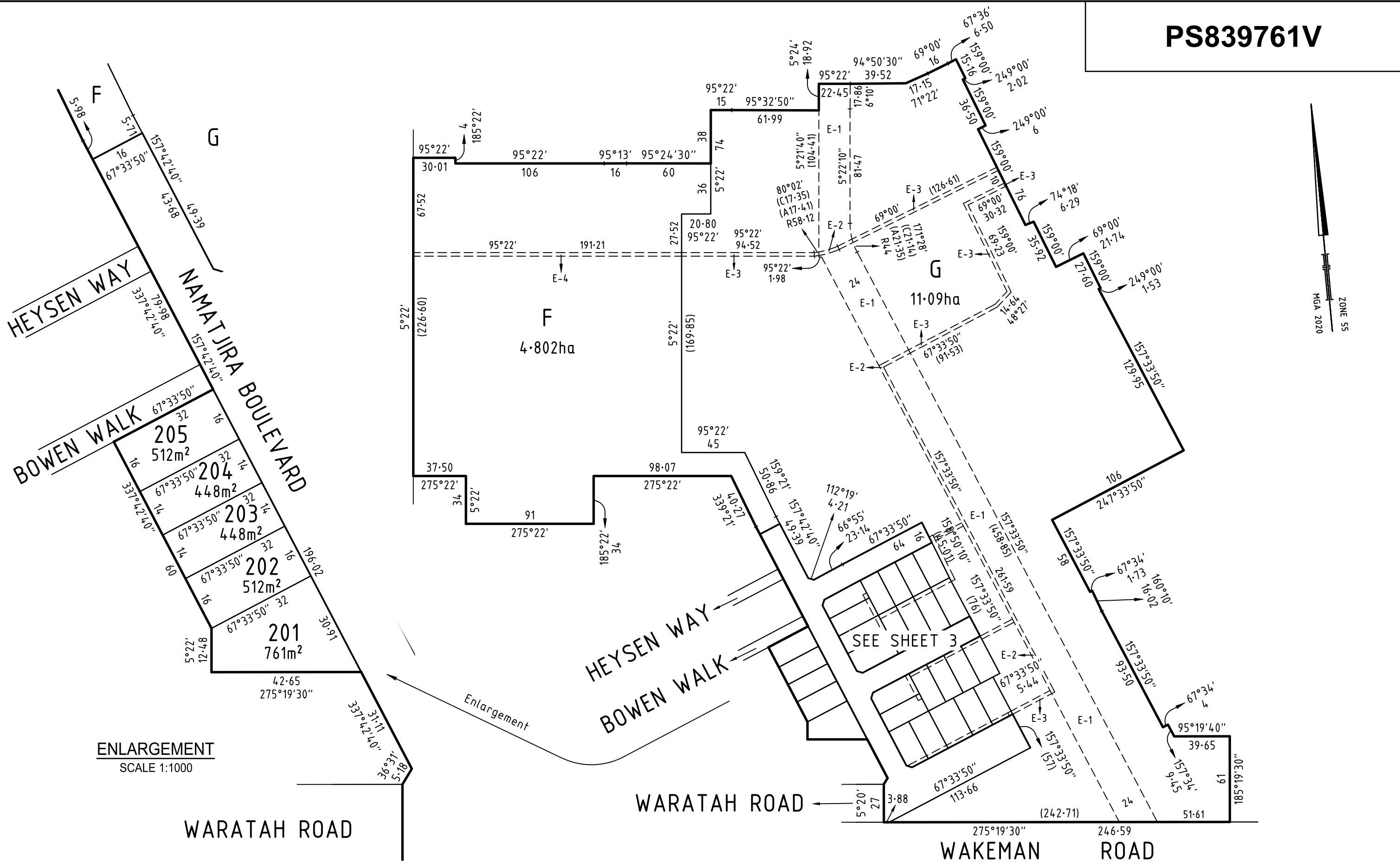
Huntly Property Holdings Pty. Ltd.
Lot 205 of PS839761V
BAL Rating Site Plan

Co-ordinate Datum	Scale A3	10 0 10 20 30
MGA55	1:1000	Lengths are in metres

The Spiire logo, featuring the word "spiire" in a lowercase, sans-serif font. The two dots above the "i" are red, while the rest of the text is dark grey.

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PLAN OF SUBDIVISION			EDITION 1		PS839761V	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL 11891 FOL 021</div> <div>VOL FOL</div> <div>LAST PLAN REFERENCE: LOT 2 ON PS730853W</div> <div>LOT E ON PS834199W</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 280</div> <div>(of approx centre of land in plan) N: 5 939 210</div> <div>ZONE: 55</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1 to 200 (both inclusive), Lot 211 and Lots A to E (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 201 to 210 and Lots 212 to 229 (all inclusive) in this plan.</div> <div>Further purpose of plan:</div> <div>Removal of part of Easement shown E-1 on PS815341E where now contained in Namatjira Boulevard.</div> <div>Grounds for Variation:</div> <div>By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. DS/514/2017</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No. -</div>						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
E-1	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Carriageway	2.50	PS730853W	Lots 6 & 7 on PS730853W		
E-2 & E-3	Sewerage	2.50	AT058561V	Coliban Region Water Corporation		
E-4	Pipelines or Ancillary Purposes	2.50	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-7	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 3 (28 LOTS)			AREA OF STAGE - 2.218ha			
<div><div>spiire</div><div>16 Bridge Street</div><div>PO Box 1064</div><div>Bendigo Vic 3550</div><div>T 61 3 5448 2500</div><div>spiire.com.au</div></div>		SURVEYORS FILE REF: 307572SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3	
		Licensed Surveyor: Michael Meehan				
		Version: Preliminary				



SEE SHEET 2

67°33'50"

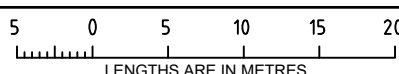
PS839761V

SEE SHEET 2

ROAD R-1
9042m²

WARATAH ROAD

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

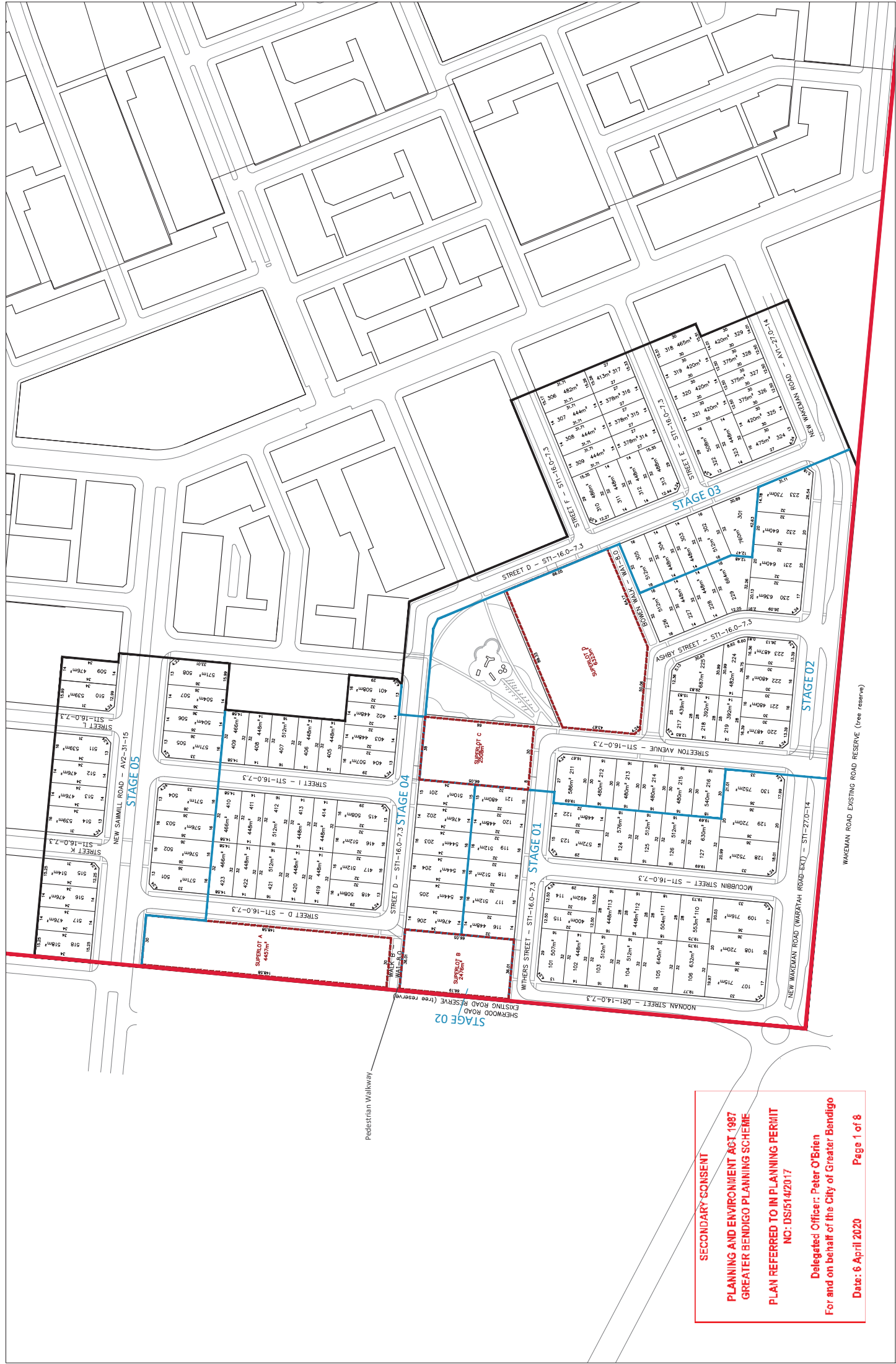
SHEET 3

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Licensed Surveyor: Michael Meehan
Version: Preliminary

DRAFT



SECONDARY CONSENT
PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME
PLAN REFERRED TO IN PLANNING PERMIT
NO: DS5142017
Delegated Officer: Peter O'Brien
For and on behalf of the City of Greater Bendigo
Date: 6 April 2020 **Page 1 of 8**

Hunter-Hubbards

Hunter-Hubbards

H

Human Habitats
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Docklands Victoria 3008
info@humanhabitats.com.au
www.humanhabitats.com.au
+61 3 9609 2202

[illegible]

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 208, PS839761V, Waratah Road, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 11/06/2020

Notes

The property is part of stage 3 of an overall development plan under Planning Permit DS/514/2017. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permit.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Excludable (In accordance with overall development under Planning Permit DS/514/2017)	Grassland	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	NA	29 metres	27 metres	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Upslope
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS839761V.

Conclusion

The site assessment has been conducted on the above mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL 12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS839761V
Overall Development Plan



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017

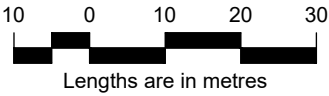
Aerial Imagery supplied by Nearmap
Flown Date: 22 / 02 / 2020

Date	27/07/2020	Sheet	1	of	1
Drawing No.	307838-BAL-STAGE 3	Version	1		
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 208 of PS839761V
BAL Rating Site Plan

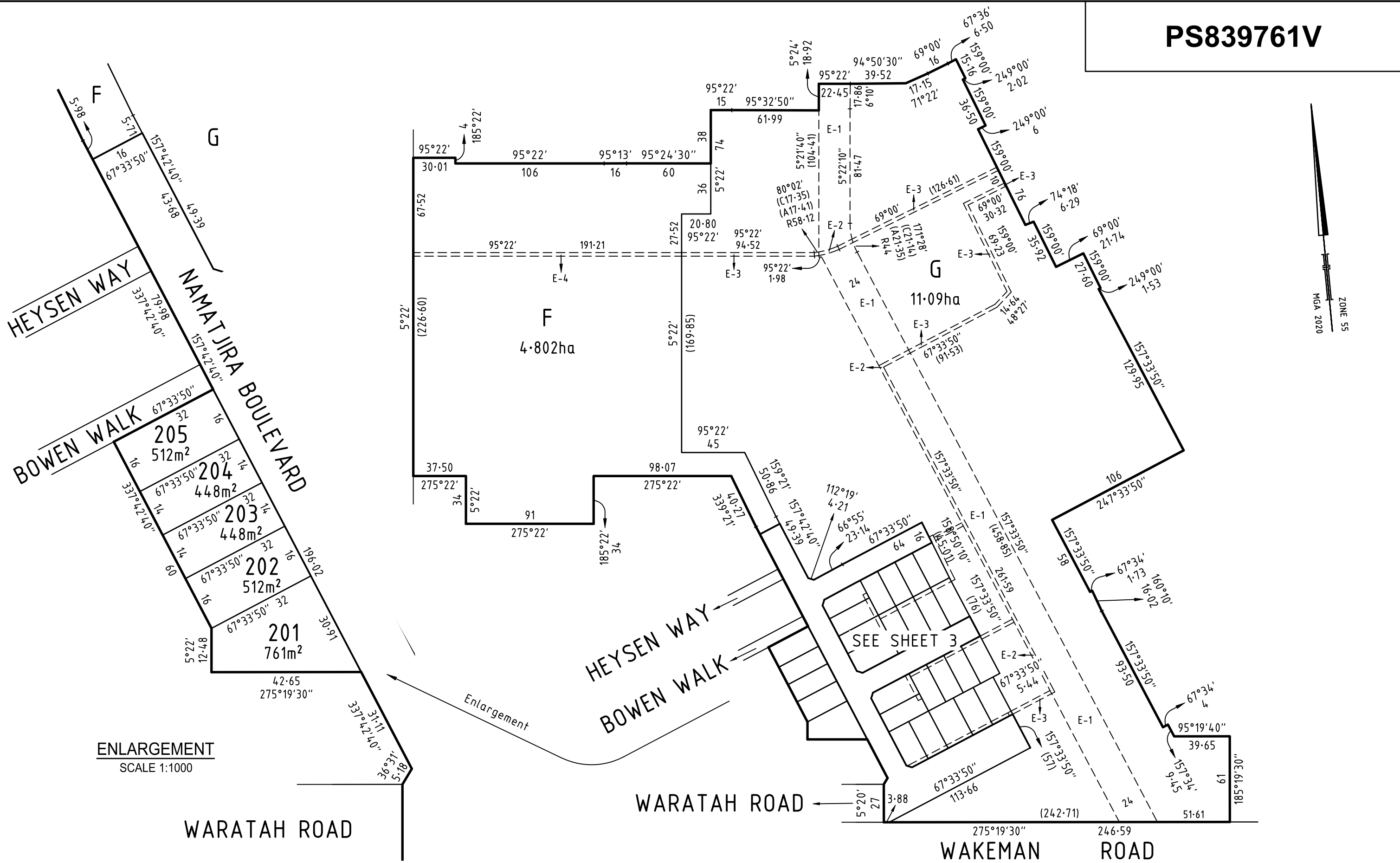
Co-ordinate Datum
MGA55

Scale A3
1 : 1000



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PLAN OF SUBDIVISION			EDITION 1		PS839761V	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL 11891 FOL 021</div> <div>VOL FOL</div> <div>LAST PLAN REFERENCE: LOT 2 ON PS730853W</div> <div>LOT E ON PS834199W</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 280</div> <div>(of approx centre of land in plan) N: 5 939 210</div> <div>ZONE: 55</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1 to 200 (both inclusive), Lot 211 and Lots A to E (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 201 to 210 and Lots 212 to 229 (all inclusive) in this plan.</div> <div>Further purpose of plan:</div> <div>Removal of part of Easement shown E-1 on PS815341E where now contained in Namatjira Boulevard.</div> <div>Grounds for Variation:</div> <div>By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
SURVEY:		<div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. DS/514/2017</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No. -</div>				
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
E-1	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Carriageway	2.50	PS730853W	Lots 6 & 7 on PS730853W		
E-2 & E-3	Sewerage	2.50	AT058561V	Coliban Region Water Corporation		
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E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-7	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 3 (28 LOTS)				AREA OF STAGE - 2.218ha		
<div><div>spiire</div><div>16 Bridge Street</div><div>PO Box 1064</div><div>Bendigo Vic 3550</div><div>T 61 3 5448 2500</div><div>spiire.com.au</div></div>		SURVEYORS FILE REF: 307572SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3	
		Licensed Surveyor: Michael Meehan				
		Version: Preliminary				



SEE SHEET 2

67°33'50"

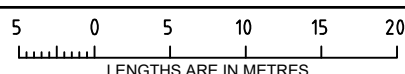
PS839761V

SEE SHEET 2

ROAD R-1
9042m²

WARATAH ROAD

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

SHEET 3

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Licensed Surveyor: Michael Meehan
Version: Preliminary

DRAFT

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 209, PS839761V, Waratah Road, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 11/06/2020

Notes

The property is part of stage 3 of an overall development plan under Planning Permit DS/514/2017. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permit.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Excludable (In accordance with overall development under Planning Permit DS/514/2017)	Grassland	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	NA	49 metres	27 metres	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Upslope
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS839761V.

Conclusion

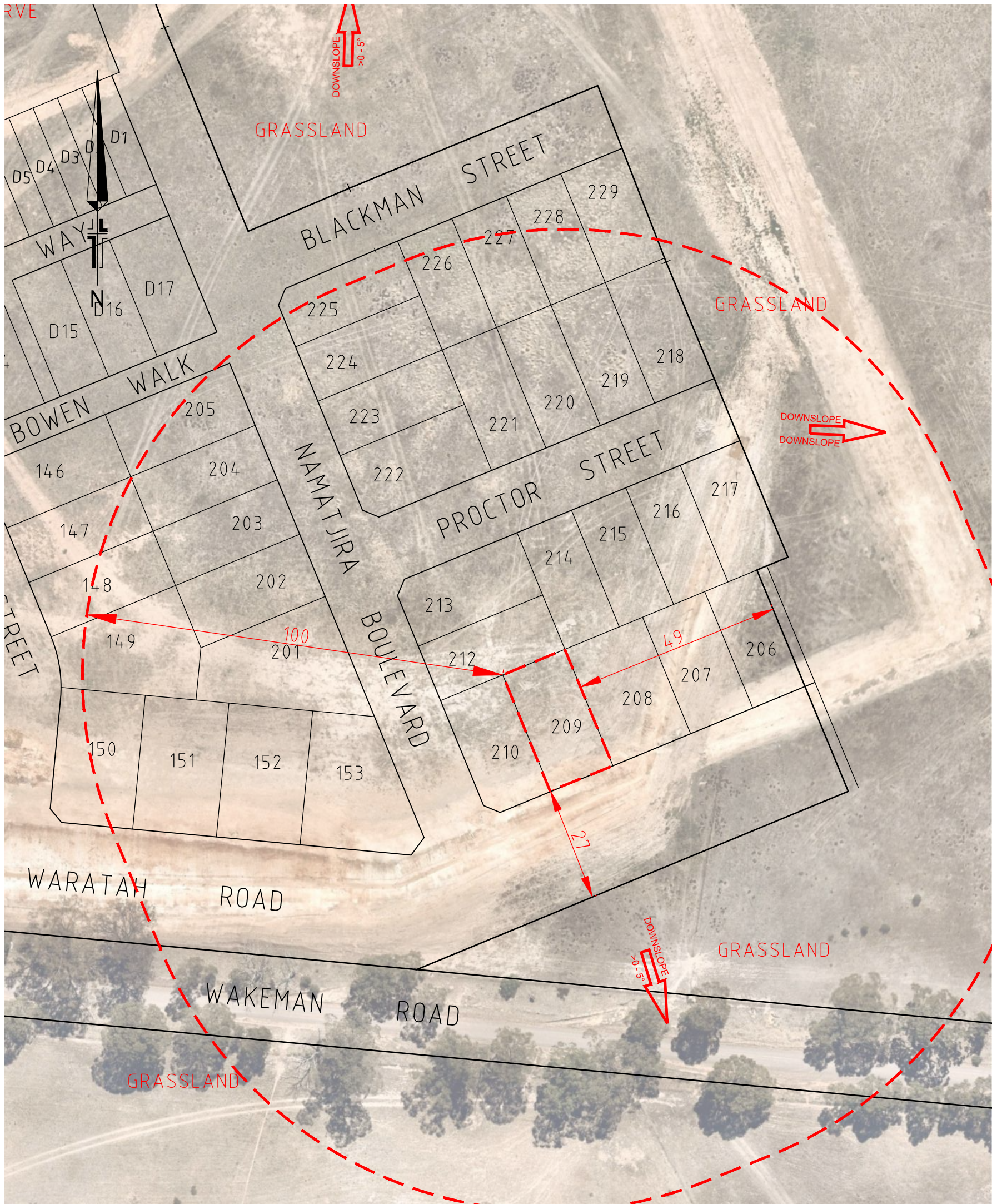
The site assessment has been conducted on the above mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL 12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS839761V
Overall Development Plan



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017

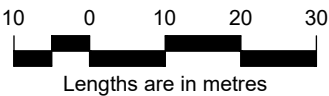
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Flown Date: 22 / 02 / 2020

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CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 209 of PS839761V
BAL Rating Site Plan

Co-ordinate Datum
MGA55

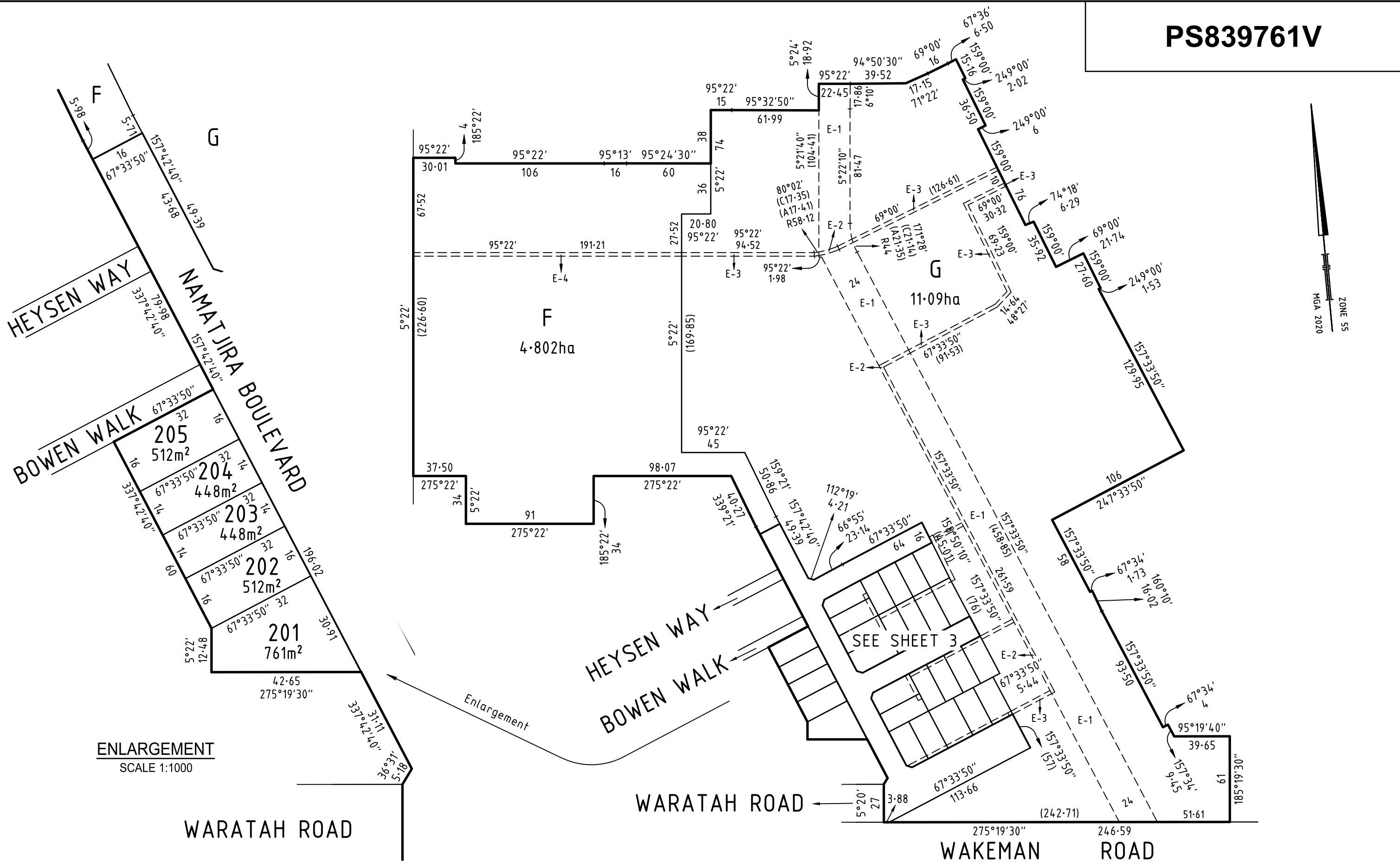
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PLAN OF SUBDIVISION			EDITION 1		PS839761V	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL 11891 FOL 021</div> <div>VOL FOL</div> <div>LAST PLAN REFERENCE: LOT 2 ON PS730853W</div> <div>LOT E ON PS834199W</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 280</div> <div>(of approx centre of land in plan) N: 5 939 210</div> <div>ZONE: 55</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1 to 200 (both inclusive), Lot 211 and Lots A to E (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 201 to 210 and Lots 212 to 229 (all inclusive) in this plan.</div> <div>Further purpose of plan:</div> <div>Removal of part of Easement shown E-1 on PS815341E where now contained in Namatjira Boulevard.</div> <div>Grounds for Variation:</div> <div>By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
SURVEY:		<div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. DS/514/2017</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No. -</div>				
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
E-1	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Carriageway	2.50	PS730853W	Lots 6 & 7 on PS730853W		
E-2 & E-3	Sewerage	2.50	AT058561V	Coliban Region Water Corporation		
E-4	Pipelines or Ancillary Purposes	2.50	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-7	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 3 (28 LOTS)				AREA OF STAGE - 2.218ha		
<div><div>spiire</div><div>16 Bridge Street</div><div>PO Box 1064</div><div>Bendigo Vic 3550</div><div>T 61 3 5448 2500</div><div>spiire.com.au</div></div>		SURVEYORS FILE REF: 307572SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3	
		Licensed Surveyor: Michael Meehan				
		Version: Preliminary				



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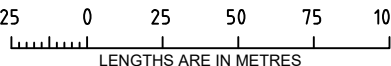
SURVEYOR'S FILE REF: 307572SV00



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DRAFT

SCALE
1: 2500



Licensed Surveyor: Michael Meehan
Version: Preliminary

ORIGINAL SHEET
SIZE: A3

SHEET 2

SEE SHEET 2

67°33'50"

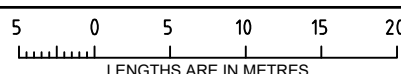
PS839761V

SEE SHEET 2

ROAD R-1
9042m²

WARATAH ROAD

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

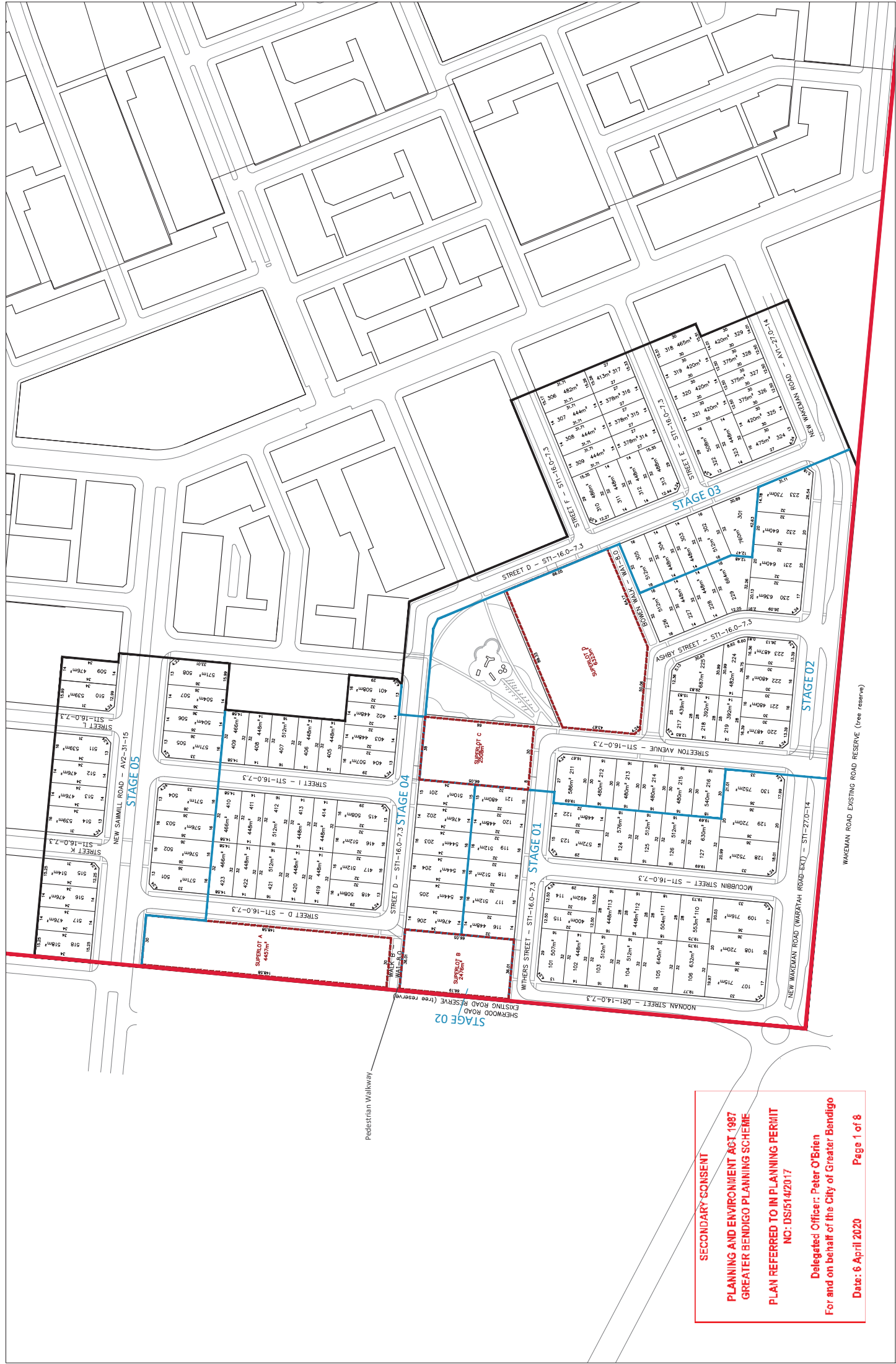
SHEET 3

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Licensed Surveyor: Michael Meehan
Version: Preliminary

DRAFT



SECONDARY CONSENT
PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME
PLAN REFERRED TO IN PLANNING PERMIT
NO: DS5142017
Delegated Officer: Peter O'Brien
For and on behalf of the City of Greater Bendigo
Date: 6 April 2020 **Page 1 of 8**

Hunter-Hubbards

Hunter-Hubbards

H

Human Habitats
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Docklands Victoria 3008
info@humanhabitats.com.au
www.humanhabitats.com.au
+61 3 9609 2202

[illegible]

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 210, PS839761V, Waratah Road, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 11/06/2020

Notes

The property is part of stage 3 of an overall development plan under Planning Permit DS/514/2017. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permit.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Excludable (In accordance with overall development under Planning Permit DS/514/2017)	Grassland	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	NA	65 metres	27 metres	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Upslope
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS839761V.

Conclusion

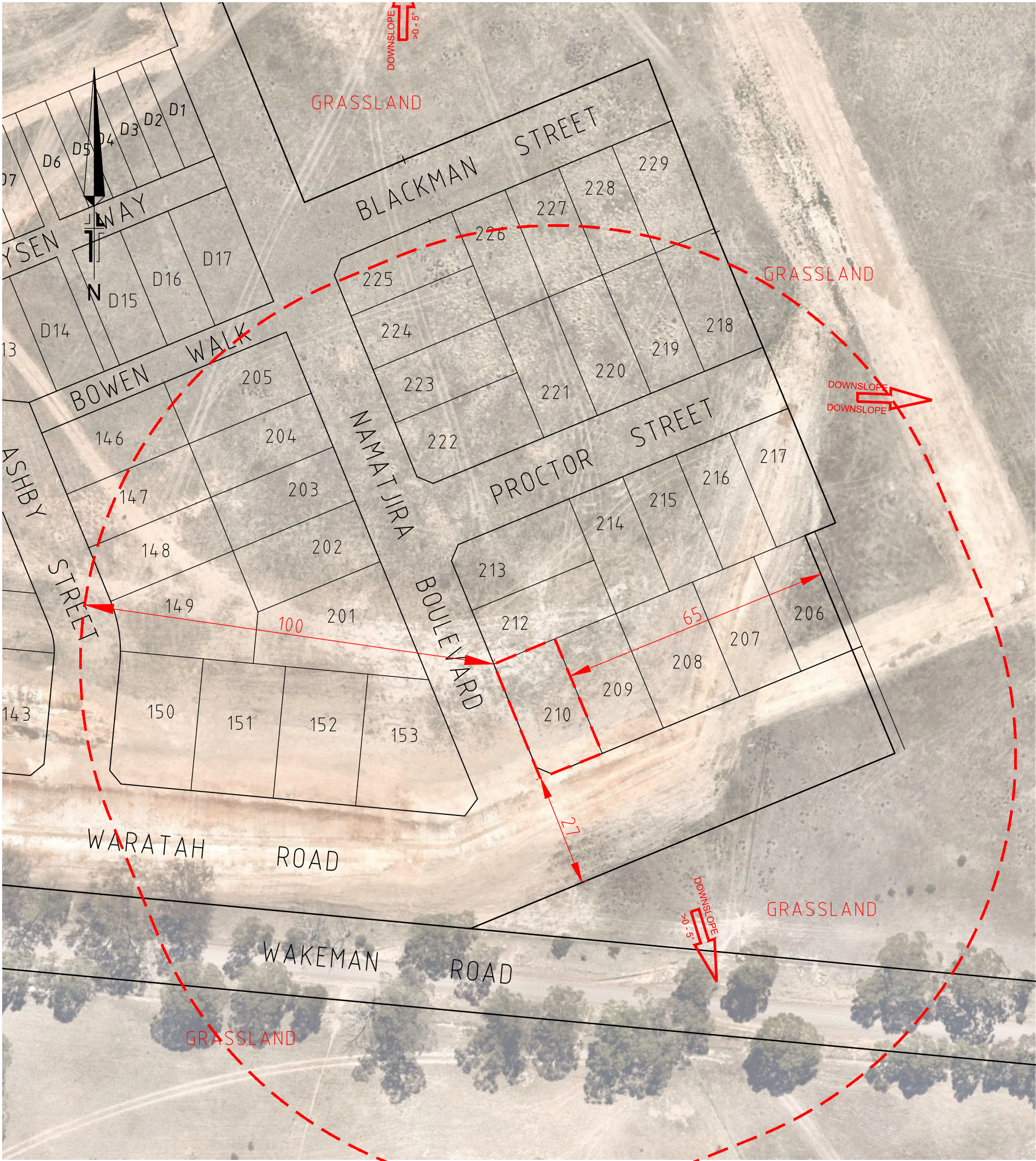
The site assessment has been conducted on the above mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL 12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS839761V
Overall Development Plan



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017

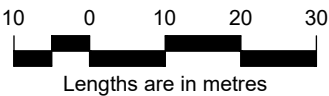
Aerial Imagery supplied by Nearmap
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CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 210 of PS839761V
BAL Rating Site Plan

Co-ordinate Datum
MGA55

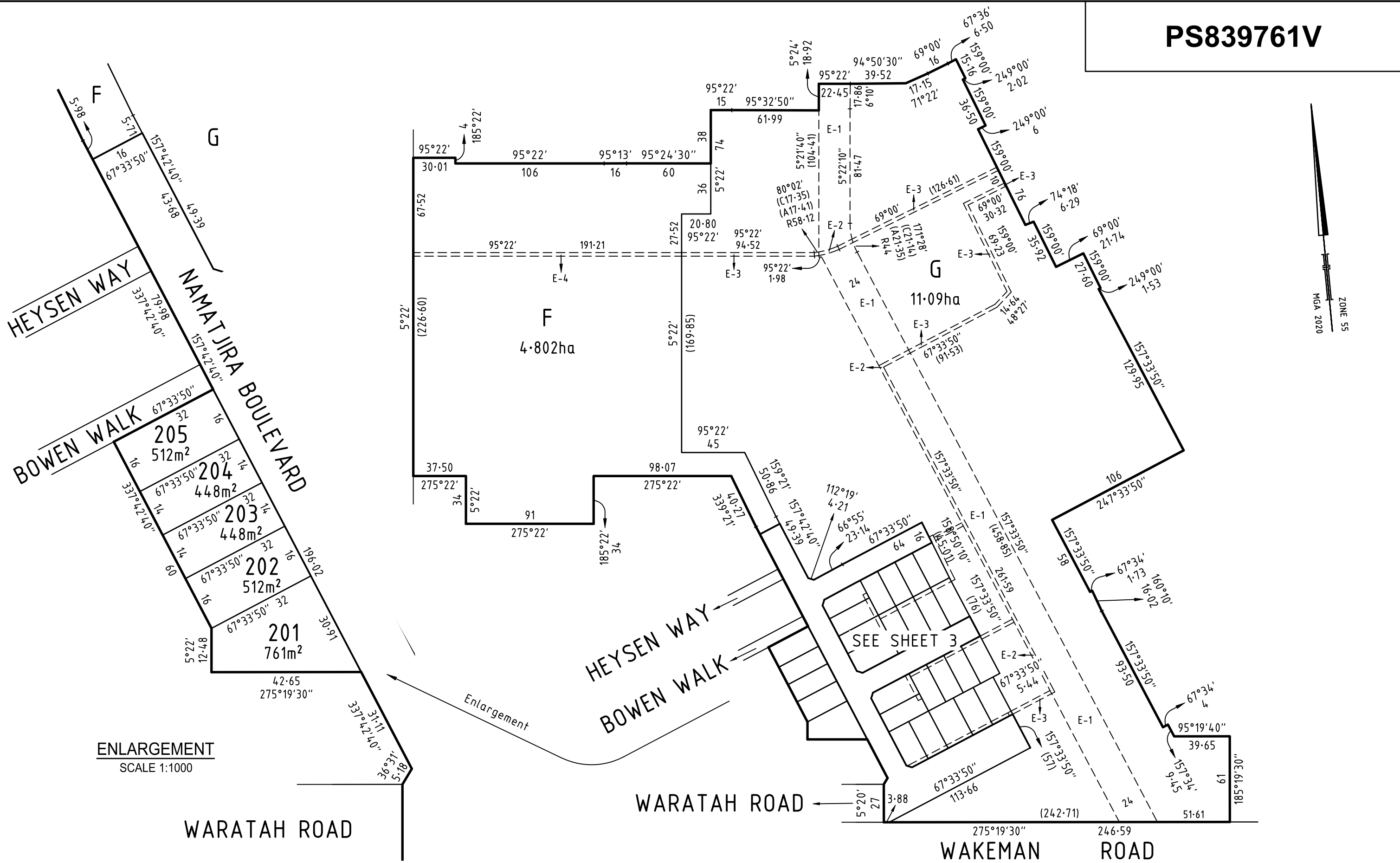
Scale A3
1 : 1000



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PLAN OF SUBDIVISION			EDITION 1		PS839761V	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL 11891 FOL 021</div> <div>VOL FOL</div> <div>LAST PLAN REFERENCE: LOT 2 ON PS730853W</div> <div>LOT E ON PS834199W</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 280</div> <div>(of approx centre of land in plan) N: 5 939 210</div> <div>ZONE: 55</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1 to 200 (both inclusive), Lot 211 and Lots A to E (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 201 to 210 and Lots 212 to 229 (all inclusive) in this plan.</div> <div>Further purpose of plan:</div> <div>Removal of part of Easement shown E-1 on PS815341E where now contained in Namatjira Boulevard.</div> <div>Grounds for Variation:</div> <div>By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. DS/514/2017</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No. -</div>						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
E-1	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Carriageway	2.50	PS730853W	Lots 6 & 7 on PS730853W		
E-2 & E-3	Sewerage	2.50	AT058561V	Coliban Region Water Corporation		
E-4	Pipelines or Ancillary Purposes	2.50	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-7	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 3 (28 LOTS)			AREA OF STAGE - 2.218ha			
<div><div>spiire</div><div>16 Bridge Street</div><div>PO Box 1064</div><div>Bendigo Vic 3550</div><div>T 61 3 5448 2500</div><div>spiire.com.au</div></div>		SURVEYORS FILE REF: 307572SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3	
		Licensed Surveyor: Michael Meehan				
		Version: Preliminary				



SEE SHEET 2

67°33'50"

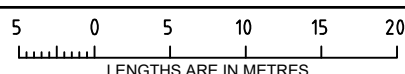
PS839761V

SEE SHEET 2

ROAD R-1
9042m²

WARATAH ROAD

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

SHEET 3

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Licensed Surveyor: Michael Meehan
Version: Preliminary

DRAFT



SECONDARY CONSENT
PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME
PLAN REFERRED TO IN PLANNING PERMIT
NO: DS15142017
Delegated Officer: Peter O'Brien
For and on behalf of the City of Greater Bendigo
Date: 6 April 2020

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 212, PS839761V, Namatjira Boulevard, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 11/06/2020

Notes

The property is part of stage 3 of an overall development plan under Planning Permit DS/514/2017. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permit.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Excludable (In accordance with overall development under Planning Permit DS/514/2017)	Grassland	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	NA	57 metres	57 metres	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Upslope
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
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BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS839761V.

Conclusion

The site assessment has been conducted on the above mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL 12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS839761V
Overall Development Plan



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017

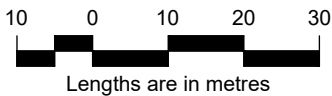
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Flown Date: 22 / 02 / 2020

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Drawing No.	307838-BAL-STAGE 3	Version	1		
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 212 of PS839761V
BAL Rating Site Plan

Co-ordinate Datum
MGA55

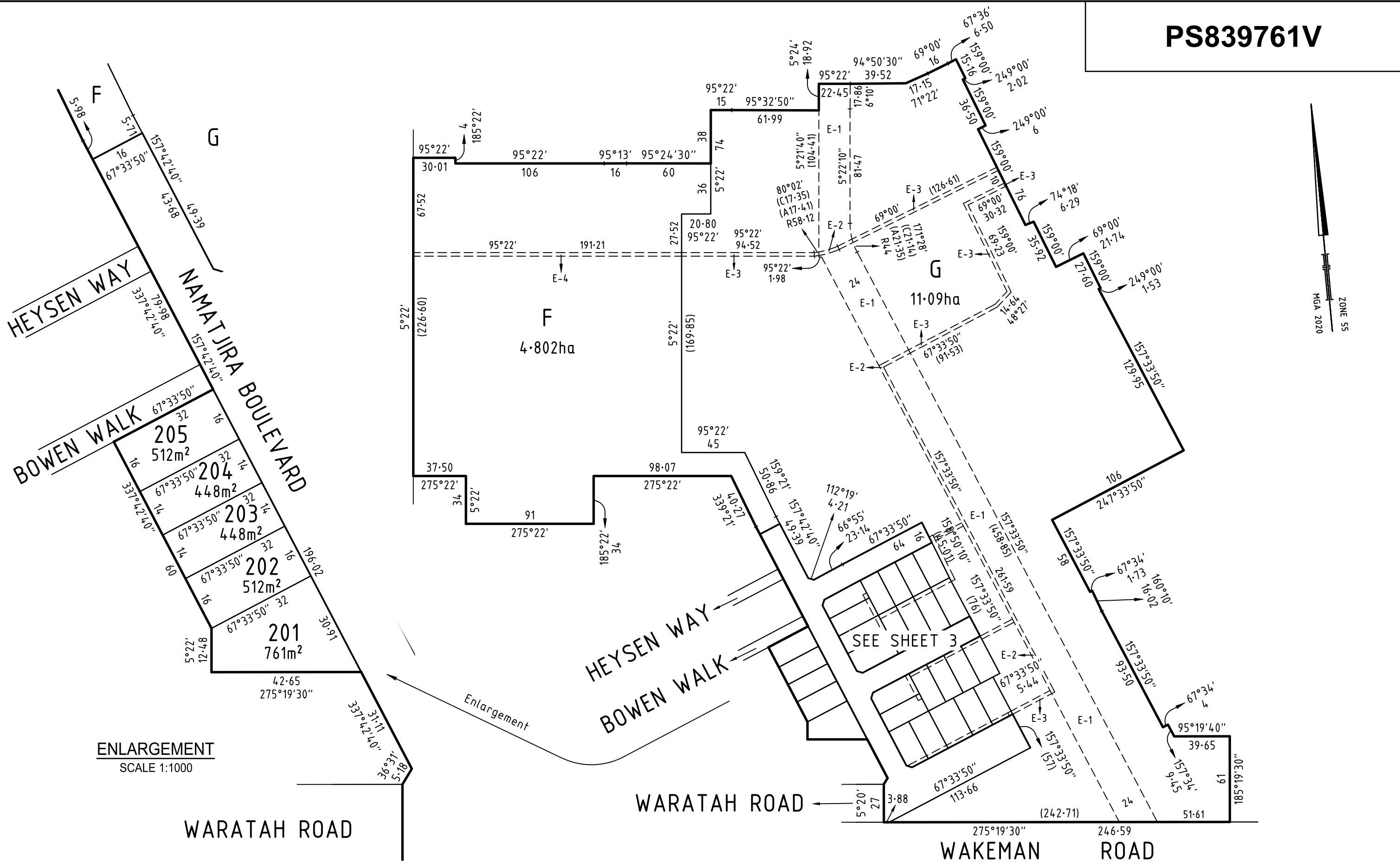
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PLAN OF SUBDIVISION			EDITION 1		PS839761V	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL 11891 FOL 021</div> <div>VOL FOL</div> <div>LAST PLAN REFERENCE: LOT 2 ON PS730853W</div> <div>LOT E ON PS834199W</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 280</div> <div>(of approx centre of land in plan) N: 5 939 210</div> <div>ZONE: 55</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1 to 200 (both inclusive), Lot 211 and Lots A to E (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 201 to 210 and Lots 212 to 229 (all inclusive) in this plan.</div> <div>Further purpose of plan:</div> <div>Removal of part of Easement shown E-1 on PS815341E where now contained in Namatjira Boulevard.</div> <div>Grounds for Variation:</div> <div>By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. DS/514/2017</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No. -</div>						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
E-1	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Carriageway	2.50	PS730853W	Lots 6 & 7 on PS730853W		
E-2 & E-3	Sewerage	2.50	AT058561V	Coliban Region Water Corporation		
E-4	Pipelines or Ancillary Purposes	2.50	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-7	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 3 (28 LOTS)				AREA OF STAGE - 2.218ha		
<div><div>spiire</div><div>16 Bridge Street</div><div>PO Box 1064</div><div>Bendigo Vic 3550</div><div>T 61 3 5448 2500</div><div>spiire.com.au</div></div>			SURVEYORS FILE REF: 307572SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3
			Licensed Surveyor: Michael Meehan			
			Version: Preliminary			



ENLARGEMENT
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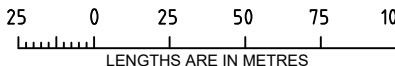
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DRAFT

SCALE
1: 2500



Licensed Surveyor: Michael Meehan
Version: Preliminary

ORIGINAL SHEET
SIZE: A3

SHEET 2

SEE SHEET 2

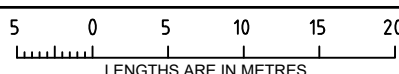
67°33'50"

PS839761V

SEE SHEET 2

SEE SHEET 2

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

SHEET 3

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Licensed Surveyor: Michael Meehan
Version: Preliminary

DRAFT

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 213, PS839761V, Namatjira Boulevard, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 11/06/2020

Notes

The property is part of stage 3 of an overall development plan under Planning Permit DS/514/2017. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permit.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Grassland	Grassland	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	91 metres	57 metres	71 metres	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Upslope
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS839761V.

Conclusion

The site assessment has been conducted on the above mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL 12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS839761V
Overall Development Plan



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017

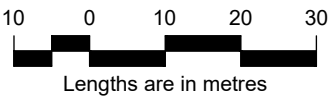
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Flown Date: 22 / 02 / 2020

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CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 213 of PS839761V
BAL Rating Site Plan

Co-ordinate Datum
MGA55

Scale A3
1 : 1000



spiire

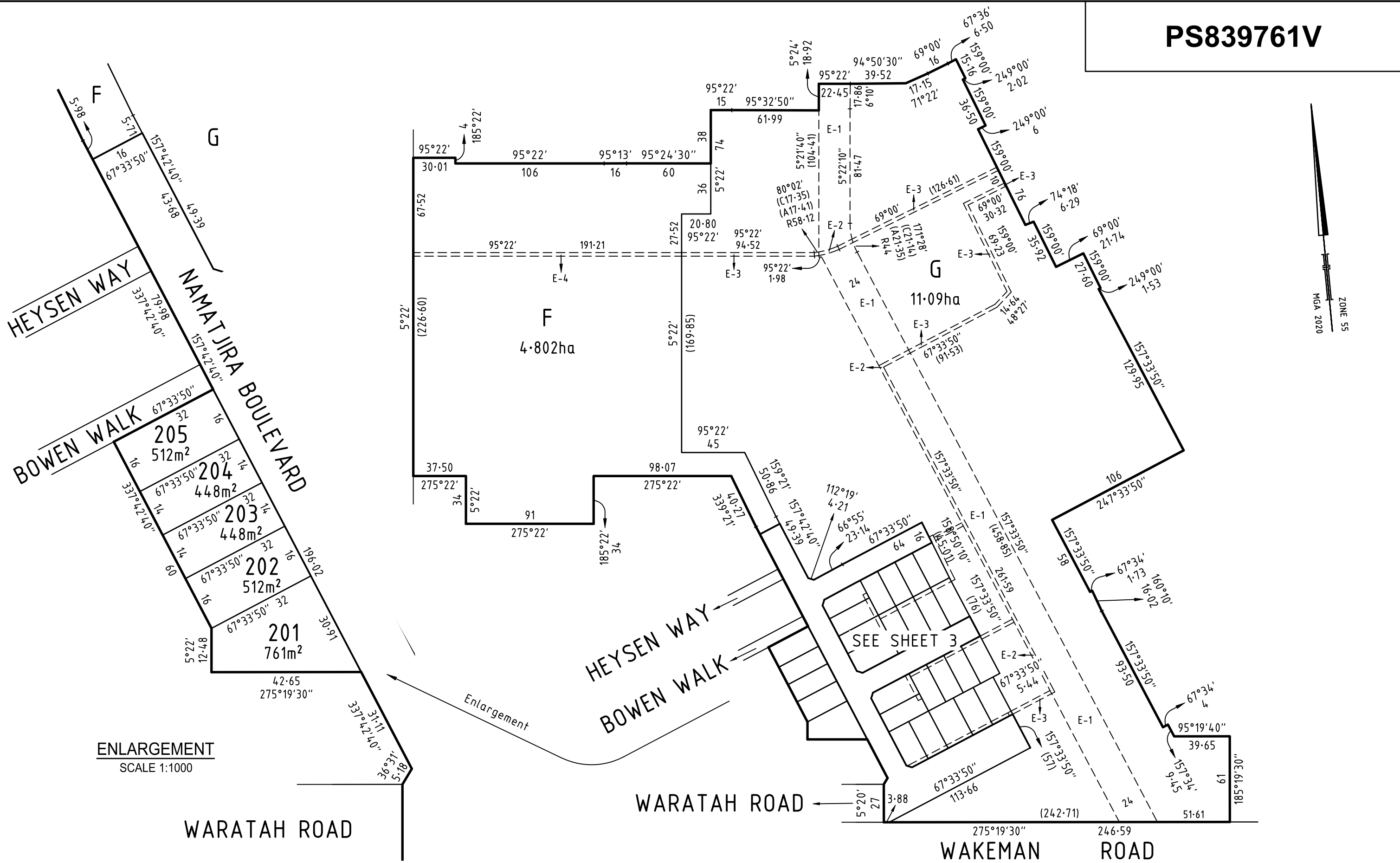
16 Bridge Street
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Bendigo Vic 3550
T 61 3 5448 2500
spiire.com.au

PLAN OF SUBDIVISION			EDITION 1		PS839761V	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL 11891 FOL 021</div> <div>VOL FOL</div> <div>LAST PLAN REFERENCE: LOT 2 ON PS730853W</div> <div>LOT E ON PS834199W</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 280</div> <div>(of approx centre of land in plan) N: 5 939 210</div> <div>ZONE: 55</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1 to 200 (both inclusive), Lot 211 and Lots A to E (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 201 to 210 and Lots 212 to 229 (all inclusive) in this plan.</div> <div>Further purpose of plan:</div> <div>Removal of part of Easement shown E-1 on PS815341E where now contained in Namatjira Boulevard.</div> <div>Grounds for Variation:</div> <div>By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
SURVEY:						

This plan is based on survey STAGING: | |

This is not a staged subdivision

Planning Permit No. DS/514/2017 | || This survey has been connected to permanent marks No(s). 6, 17 & 19 | | In Proclaimed Survey Area No. - | | | |
EASEMENT INFORMATION					
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of	
E-1	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W	
E-2	Carriageway	2.50	PS730853W	Lots 6 & 7 on PS730853W	
E-2 & E-3	Sewerage	2.50	AT058561V	Coliban Region Water Corporation	
E-4	Pipelines or Ancillary Purposes	2.50	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation	
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation	
E-5 & E-7	Drainage	See Diagram	This Plan	City of Greater Bendigo	
PROVENANCE ESTATE - STAGE 3 (28 LOTS)				AREA OF STAGE - 2.218ha	
spiire 16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au		SURVEYORS FILE REF: 307572SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3
Licensed Surveyor: Michael Meehan					
		Version: Preliminary			



SEE SHEET 2

67°33'50"

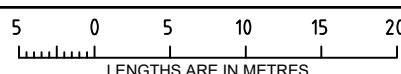
PS839761V

SEE SHEET 2

ROAD R-1
9042m²

WARATAH ROAD

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

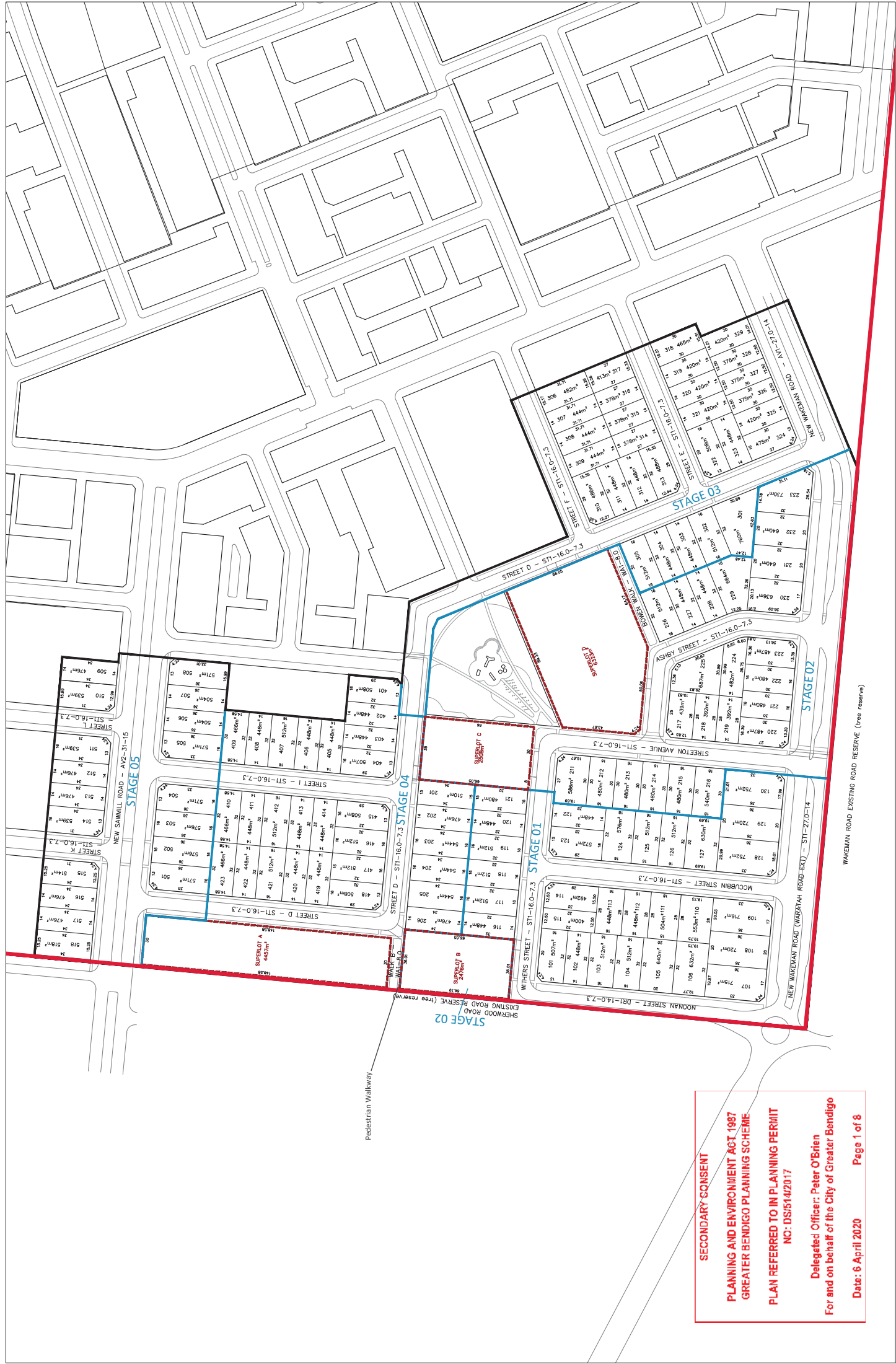
SHEET 3

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Licensed Surveyor: Michael Meehan
Version: Preliminary

DRAFT



SECONDARY CONSENT
PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME
PLAN REFERRED TO IN PLANNING PERMIT
NO: DS5142017
Delegated Officer: Peter O'Brien
For and on behalf of the City of Greater Bendigo
Date: 6 April 2020 **Page 1 of 8**

Huntly - Neighbourhood 1 (NH01)
Concept Plan of Subdivision

HUNTY
Code: 00127
New Plan
Plan N°: 1027/101
Date: 18.12.19
Draft: EY
Checked: R

0 20 40 60 80 100
METRES
1:2000

N

Huntly
Huntly

H

Business Registrations
4213 / 838 Collins Street
Docklands, Victoria 3008
info@huntsurvey.com.au
www.huntsurvey.com.au
421 3 9909 2262

Version	Comments/Amendments	Date	NOTES
V12	Stage 1a 30 mt changes	21.07.18	• This version is based on Stage 1a original Data
V13	Stage 1a 30 mt changes	21.07.18	• Points taken within the boundary of a 1st Officer of Substation 720010094
V10	Balance lot mix added	15.08.17	• This version is based on V12 with the addition of the 1st Officer of Substation 720010094
V9	Lot mix amended and lots changes	09.08.17	• Lot mix amended and lots changes
V08	Lot mix changes	25.07.17	• Lot mix amended and lots changes

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 214, PS839761V, Proctor Street, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 11/06/2020

Notes

The property is part of stage 3 of an overall development plan under Planning Permit DS/514/2017. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permit.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Grassland	Grassland	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	91 metres	43 metres	57 metres	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Upslope
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS839761V.

Conclusion

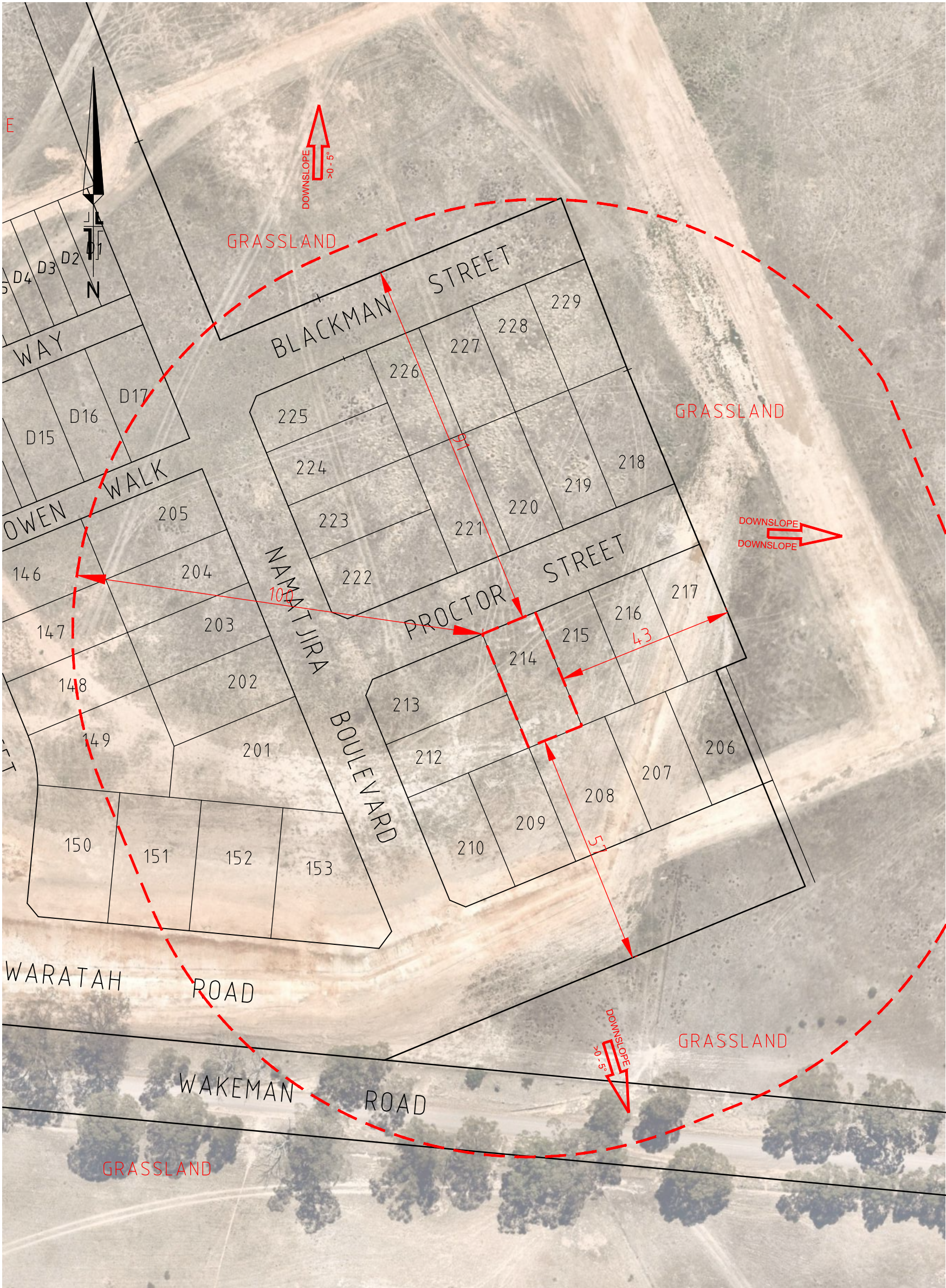
The site assessment has been conducted on the above mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL 12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
 Plan of Subdivision – PS839761V
 Overall Development Plan



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017

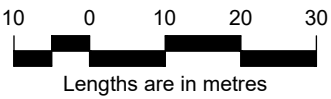
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Date	27/07/2020	Sheet	1	of	1
Drawing No.	307838-BAL-STAGE 3	Version	1		
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED		DATE	

Huntly Property Holdings Pty. Ltd.
Lot 214 of PS839761V
BAL Rating Site Plan

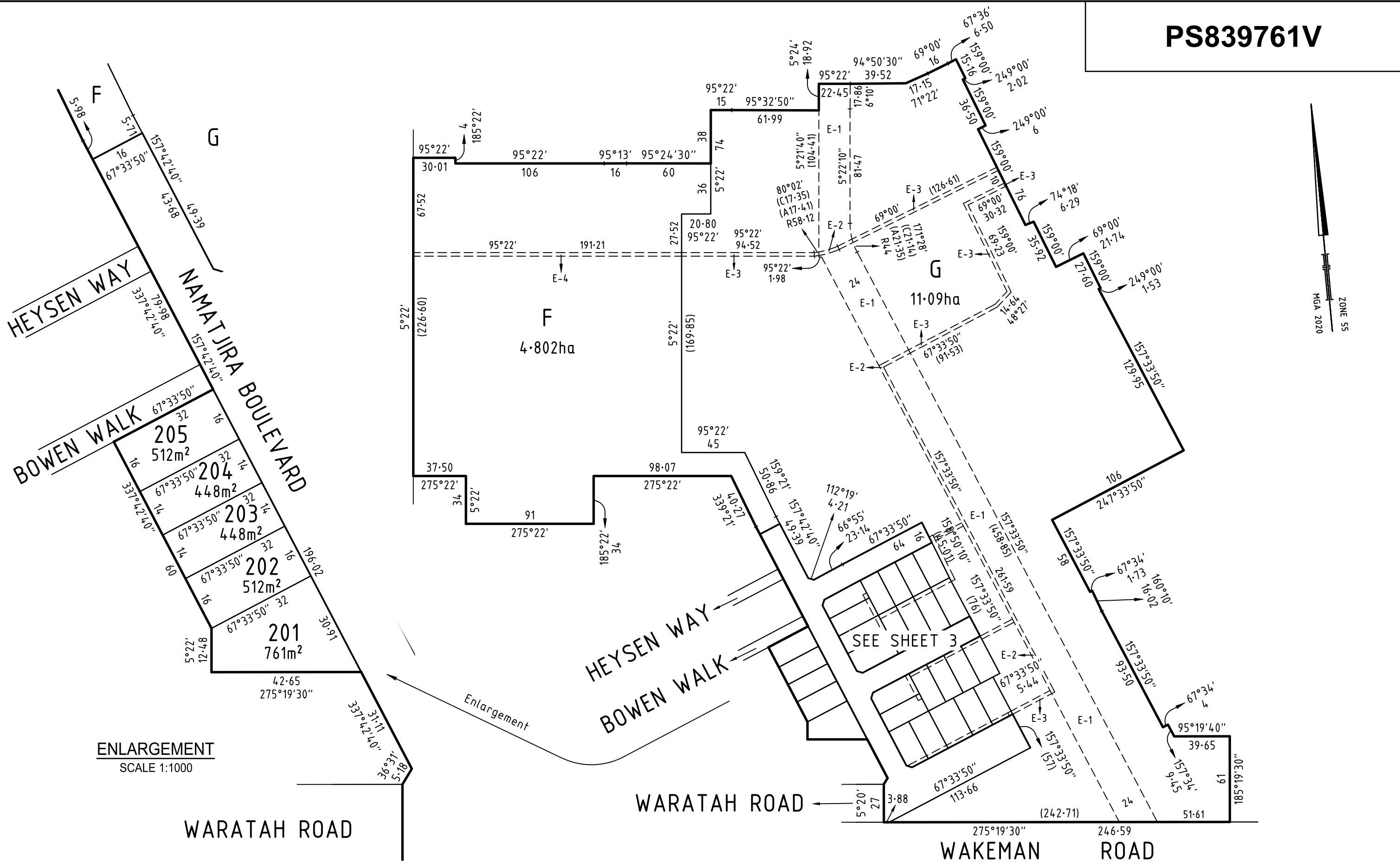
Co-ordinate Datum
MGA55

Scale A3
1 : 1000



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Bendigo Vic 3550
T 61 3 5448 2500
spiire.com.au

PLAN OF SUBDIVISION			EDITION 1		PS839761V	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL 11891 FOL 021</div> <div>VOL FOL</div> <div>LAST PLAN REFERENCE: LOT 2 ON PS730853W</div> <div>LOT E ON PS834199W</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 280</div> <div>(of approx centre of land in plan) N: 5 939 210</div> <div>ZONE: 55</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1 to 200 (both inclusive), Lot 211 and Lots A to E (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 201 to 210 and Lots 212 to 229 (all inclusive) in this plan.</div> <div>Further purpose of plan:</div> <div>Removal of part of Easement shown E-1 on PS815341E where now contained in Namatjira Boulevard.</div> <div>Grounds for Variation:</div> <div>By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
SURVEY:		<div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. DS/514/2017</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No. -</div>				
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
E-1	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Carriageway	2.50	PS730853W	Lots 6 & 7 on PS730853W		
E-2 & E-3	Sewerage	2.50	AT058561V	Coliban Region Water Corporation		
E-4	Pipelines or Ancillary Purposes	2.50	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-7	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 3 (28 LOTS)				AREA OF STAGE - 2.218ha		
<div><div>spiire</div><div>16 Bridge Street</div><div>PO Box 1064</div><div>Bendigo Vic 3550</div><div>T 61 3 5448 2500</div><div>spiire.com.au</div></div>		SURVEYORS FILE REF: 307572SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3	
		Licensed Surveyor: Michael Meehan				
		Version: Preliminary				



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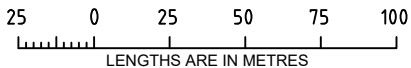
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Bendigo Vic 3550
T 61 3 5448 2500
spiire.com.au

DRAFT

SCALE
1: 2500



Licensed Surveyor: Michael Meehan
Version: Preliminary

ORIGINAL SHEET
SIZE: A3

SHEET 2

SEE SHEET 2

67°33'50"

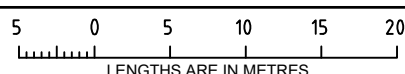
PS839761V

SEE SHEET 2

ROAD R-1
9042m²

WARATAH ROAD

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

SHEET 3

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Licensed Surveyor: Michael Meehan
Version: Preliminary

DRAFT

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 215, PS839761V, Proctor Street, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 11/06/2020

Notes

The property is part of stage 3 of an overall development plan under Planning Permit DS/514/2017. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permit.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Grassland	Grassland	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	91 metres	29 metres	57 metres	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Upslope
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS839761V.

Conclusion

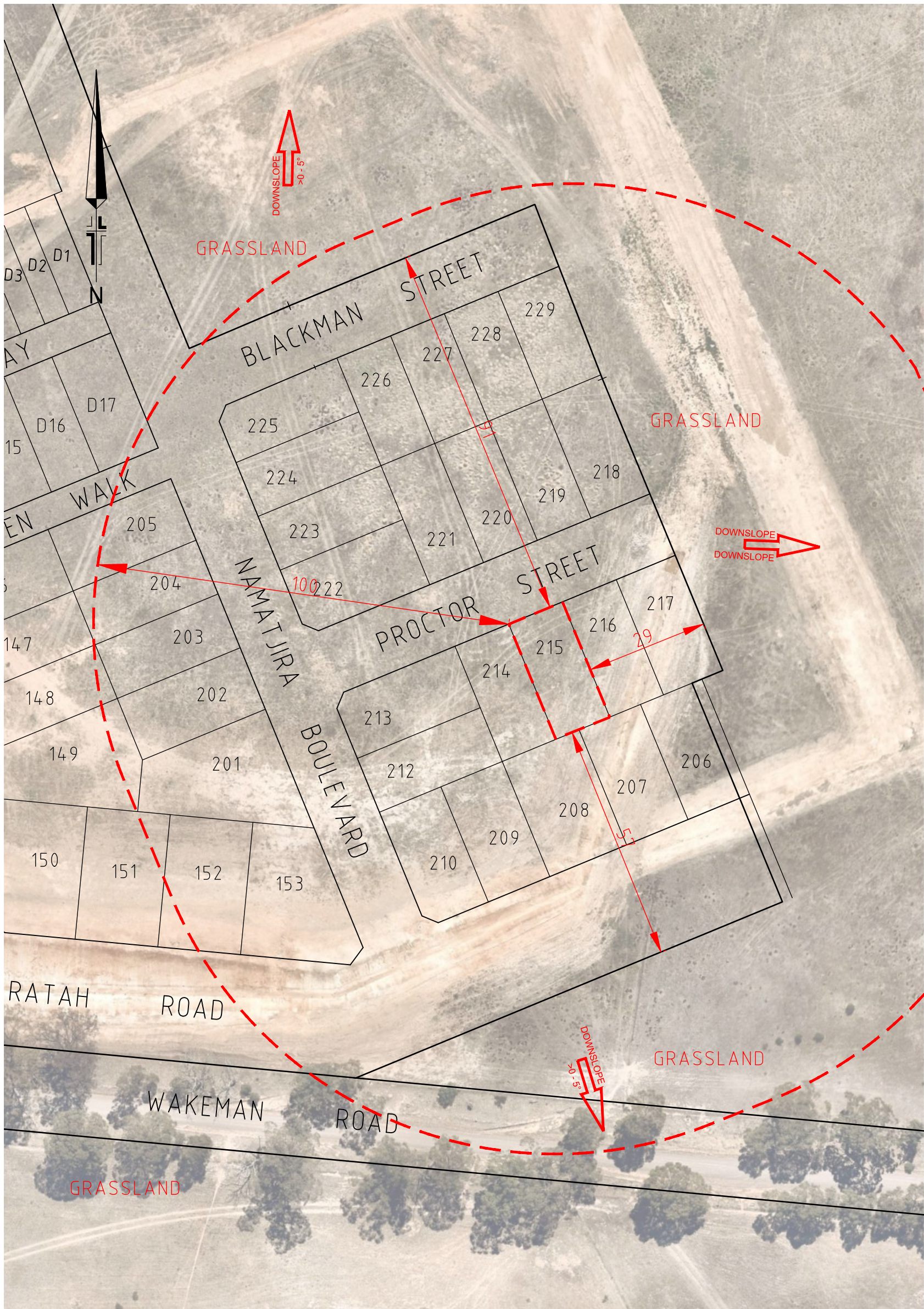
The site assessment has been conducted on the above mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL 12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS839761V
Overall Development Plan



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017

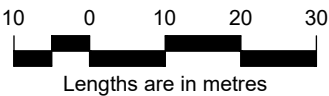
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Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 215 of PS839761V
BAL Rating Site Plan

Co-ordinate Datum
MGA55

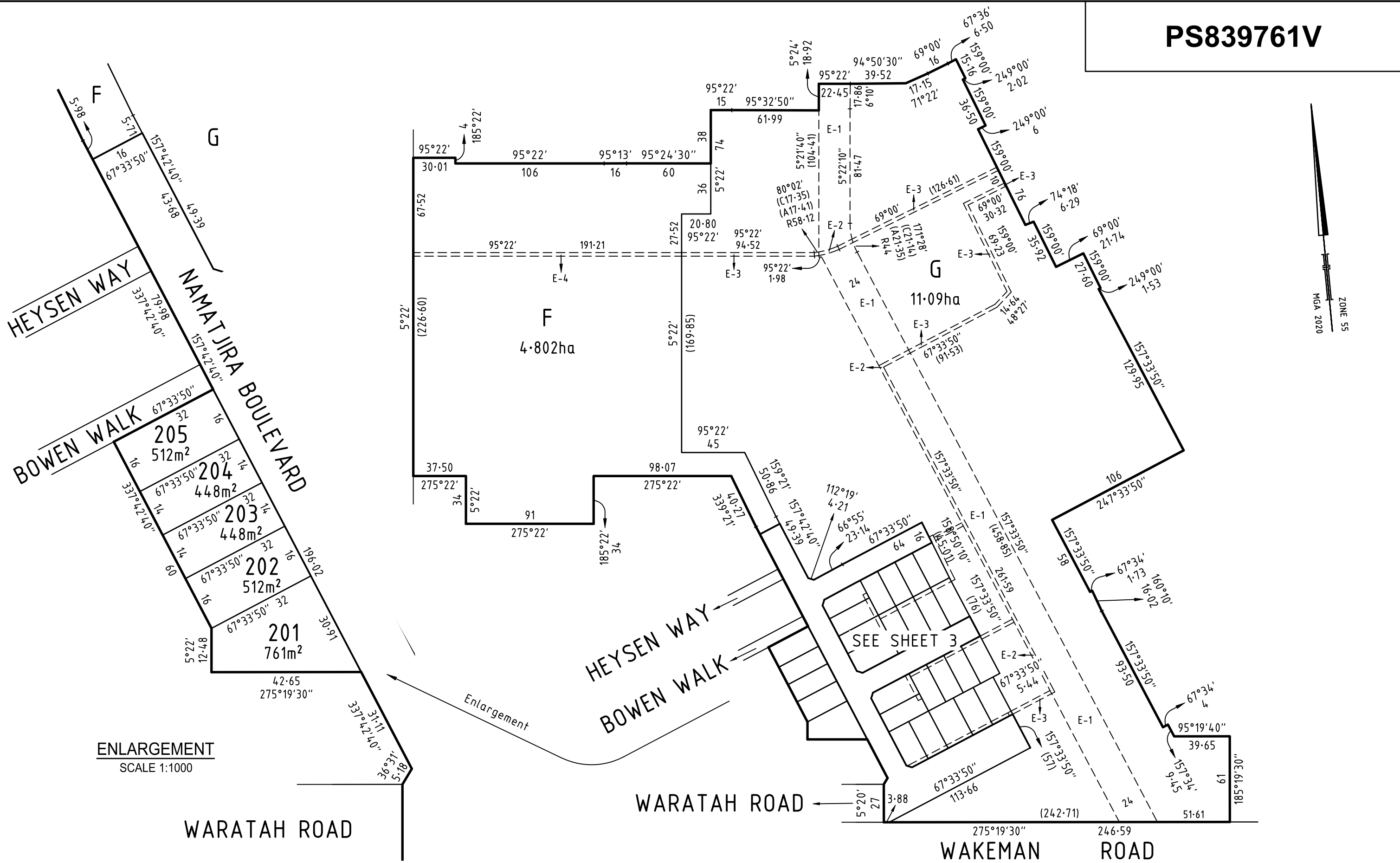
Scale A3
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PLAN OF SUBDIVISION			EDITION 1		PS839761V	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL 11891 FOL 021</div> <div>VOL FOL</div> <div>LAST PLAN REFERENCE: LOT 2 ON PS730853W</div> <div>LOT E ON PS834199W</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 280</div> <div>(of approx centre of land in plan) N: 5 939 210</div> <div>ZONE: 55</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1 to 200 (both inclusive), Lot 211 and Lots A to E (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 201 to 210 and Lots 212 to 229 (all inclusive) in this plan.</div> <div>Further purpose of plan:</div> <div>Removal of part of Easement shown E-1 on PS815341E where now contained in Namatjira Boulevard.</div> <div>Grounds for Variation:</div> <div>By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. DS/514/2017</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No. -</div>						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
E-1	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Carriageway	2.50	PS730853W	Lots 6 & 7 on PS730853W		
E-2 & E-3	Sewerage	2.50	AT058561V	Coliban Region Water Corporation		
E-4	Pipelines or Ancillary Purposes	2.50	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-7	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 3 (28 LOTS)				AREA OF STAGE - 2.218ha		
<div><div>spiire</div><div>16 Bridge Street</div><div>PO Box 1064</div><div>Bendigo Vic 3550</div><div>T 61 3 5448 2500</div><div>spiire.com.au</div></div>			SURVEYORS FILE REF: 307572SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3
			Licensed Surveyor: Michael Meehan			
			Version: Preliminary			



SEE SHEET 2

67°33'50"

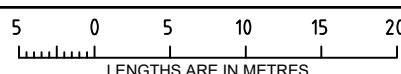
PS839761V

SEE SHEET 2

ROAD R-1
9042m²

WARATAH ROAD

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

SHEET 3

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Licensed Surveyor: Michael Meehan
Version: Preliminary

DRAFT

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 225, PS839761V, Namatjira Boulevard, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 11/06/2020

Notes

The property is part of stage 3 of an overall development plan under Planning Permit DS/514/2017. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permit.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Grassland	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)	Excludable (In accordance with overall development under Planning Permit DS/514/2017)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	16 metres	58 metres	NA	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Upslope
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	19	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS839761V.

Conclusion

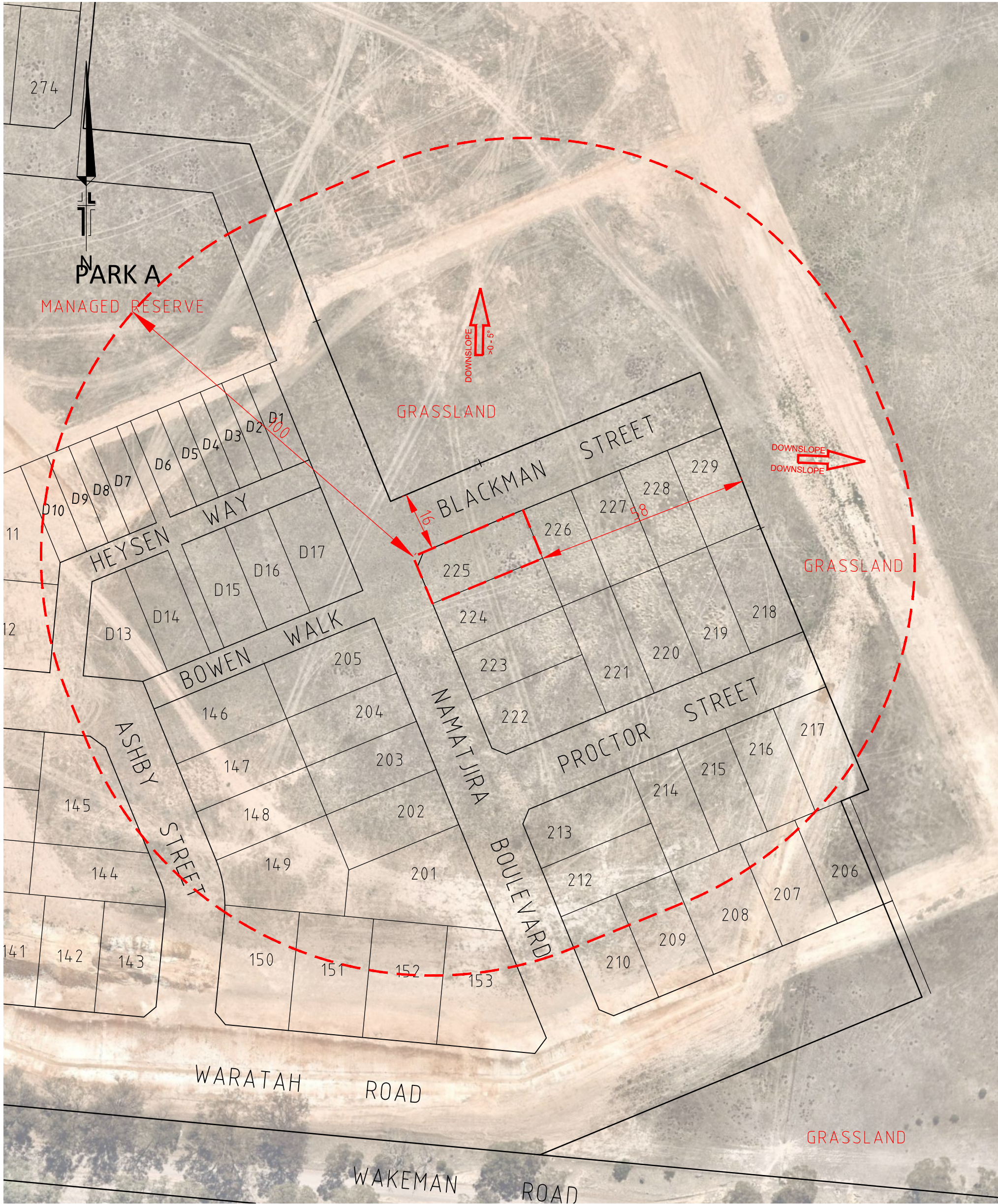
The site assessment has been conducted on the above mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL 19** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS839761V
Overall Development Plan



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017

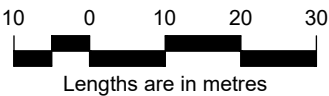
Aerial Imagery supplied by Nearmap
Flown Date: 22 / 02 / 2020

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Drawing No.	307838-BAL-STAGE 3	Version	1		
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 225 of PS839761V
BAL Rating Site Plan

Co-ordinate Datum
MGA55

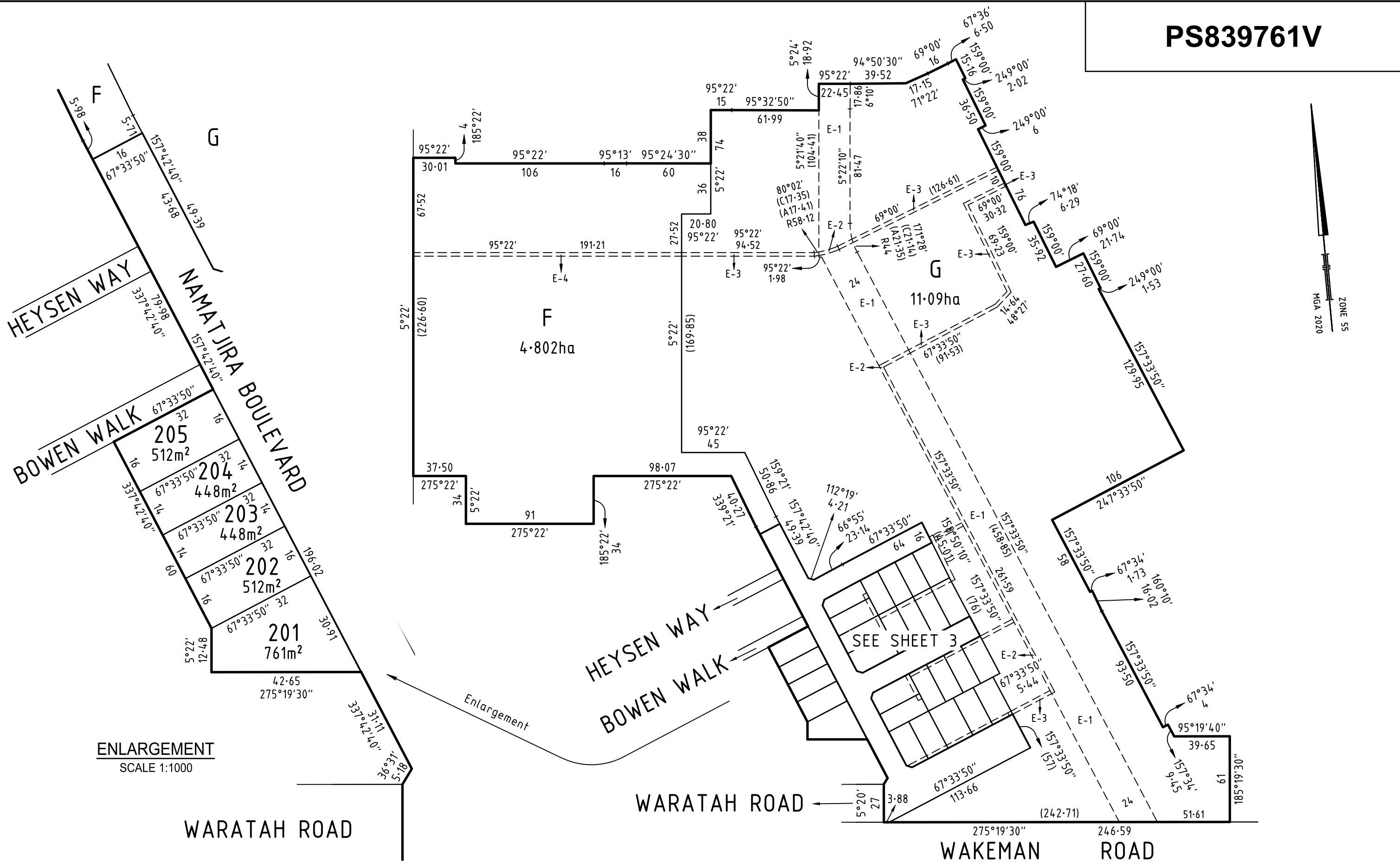
Scale A3
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PLAN OF SUBDIVISION			EDITION 1		PS839761V	
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VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
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ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
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<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. DS/514/2017</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No. -</div>						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
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E-2	Carriageway	2.50	PS730853W	Lots 6 & 7 on PS730853W		
E-2 & E-3	Sewerage	2.50	AT058561V	Coliban Region Water Corporation		
E-4	Pipelines or Ancillary Purposes	2.50	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-7	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 3 (28 LOTS)				AREA OF STAGE - 2.218ha		
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SEE SHEET 2

67°33'50"

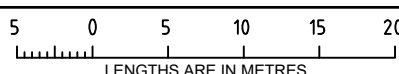
PS839761V

SEE SHEET 2

ROAD R-1
9042m²

WARATAH ROAD

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

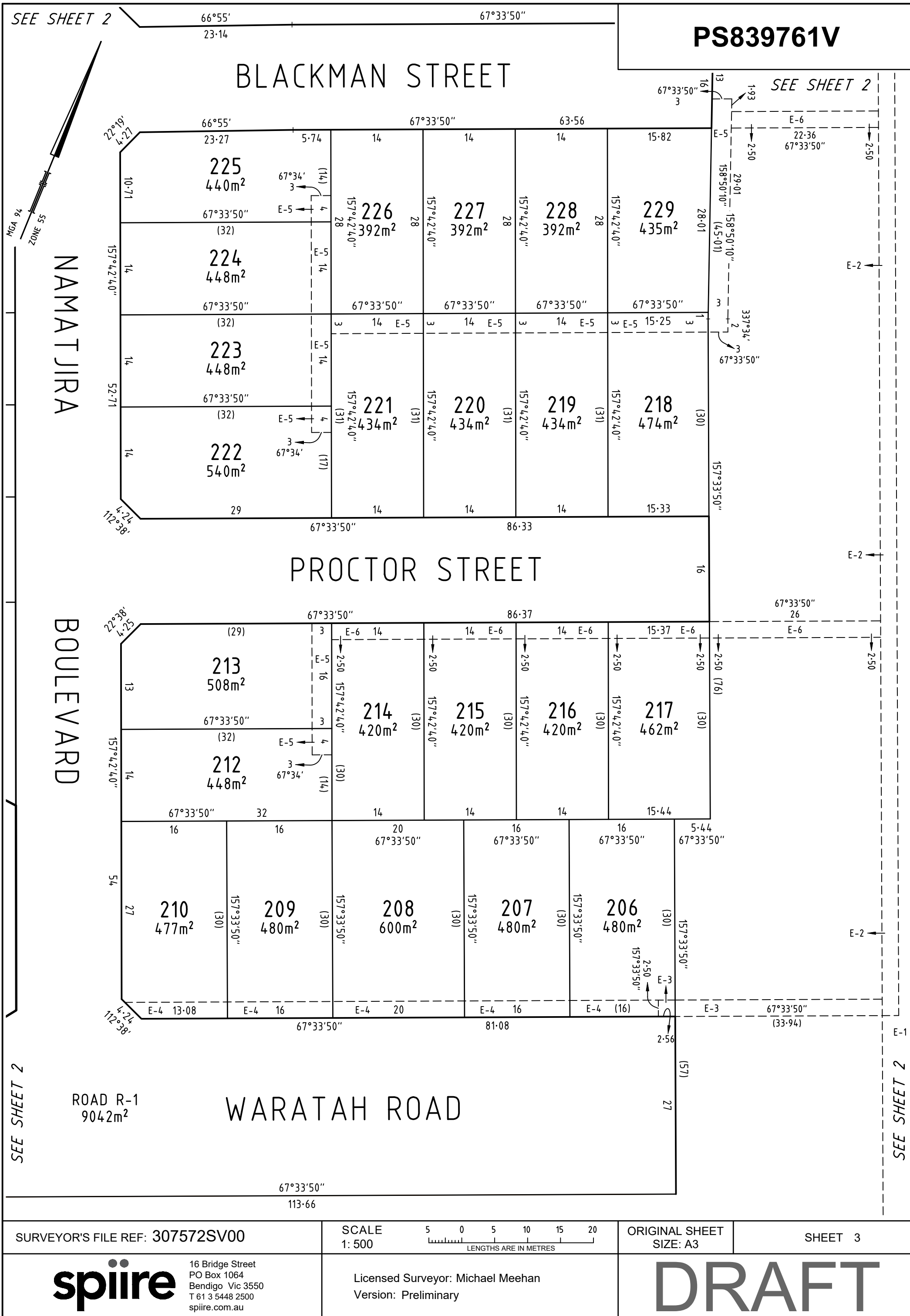
SHEET 3

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Licensed Surveyor: Michael Meehan
Version: Preliminary

DRAFT



Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 226, PS839761V, Blackman Street, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 11/06/2020

Notes

The property is part of stage 3 of an overall development plan under Planning Permit DS/514/2017. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permit.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Grassland	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)	Excludable (In accordance with overall development under Planning Permit DS/514/2017)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	16 metres	43 metres	NA	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Upslope
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
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BAL value for each side of the site

	North	East	South	West
BAL	19	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS839761V.

Conclusion

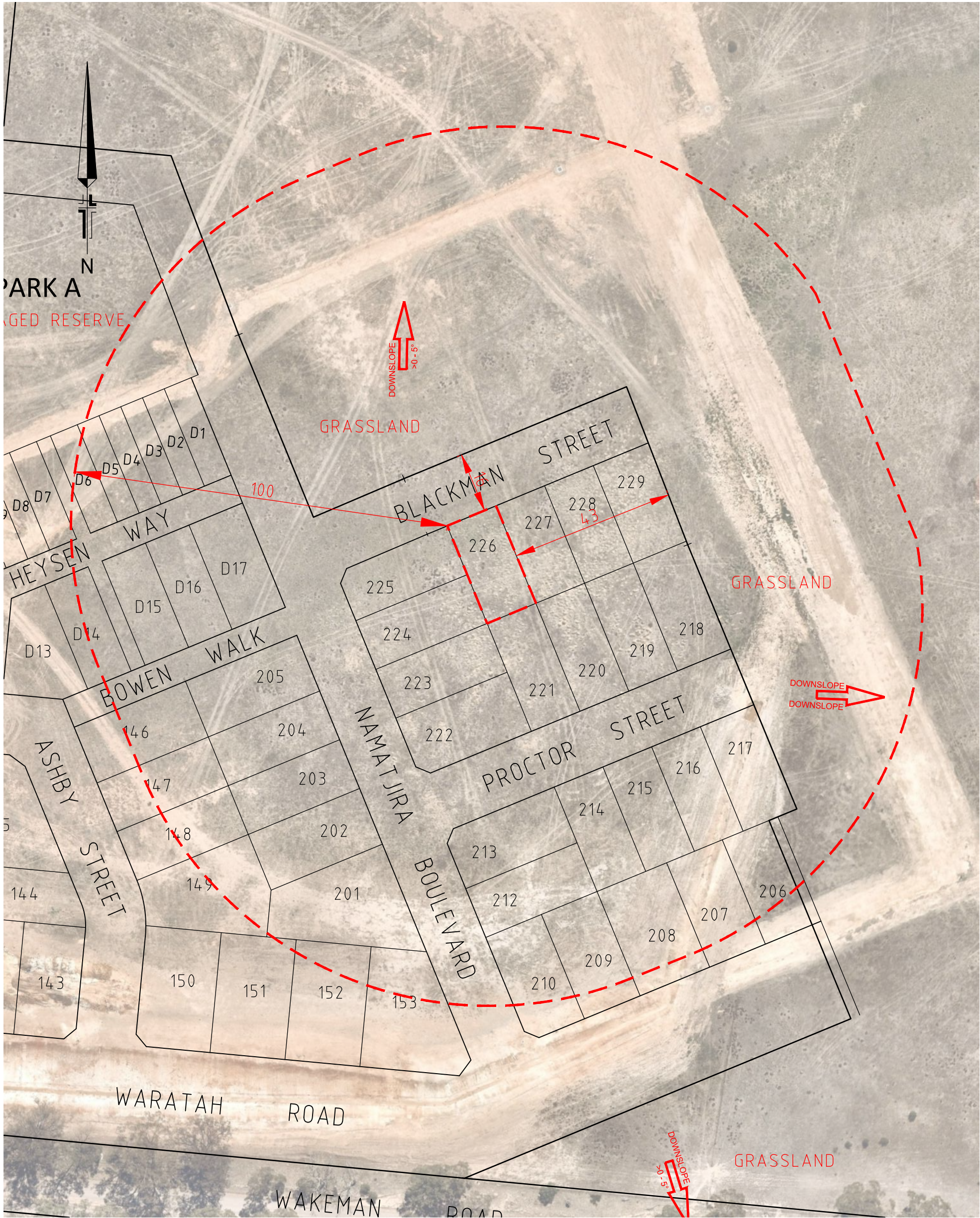
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The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL 19** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS839761V
Overall Development Plan



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017

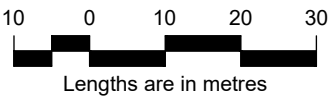
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Date	27/07/2020	Sheet	1	of	1
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Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 226 of PS839761V
BAL Rating Site Plan

Co-ordinate Datum
MGA55

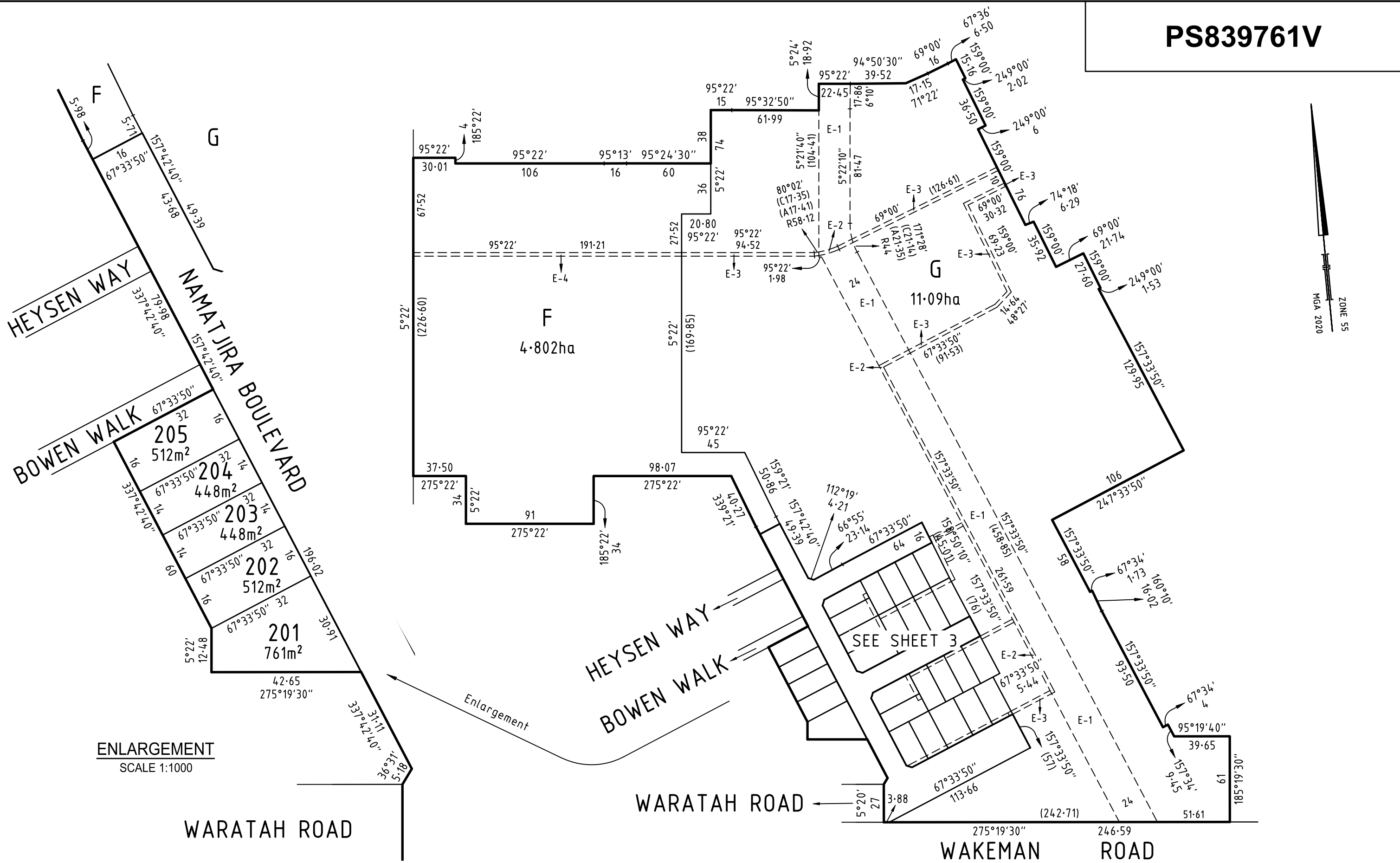
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PLAN OF SUBDIVISION			EDITION 1		PS839761V	
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E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
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PROVENANCE ESTATE - STAGE 3 (28 LOTS)			AREA OF STAGE - 2.218ha			
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		Licensed Surveyor: Michael Meehan				
		Version: Preliminary				



SEE SHEET 2

67°33'50"

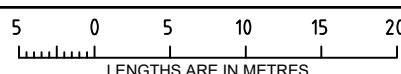
PS839761V

SEE SHEET 2

ROAD R-1
9042m²

WARATAH ROAD

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

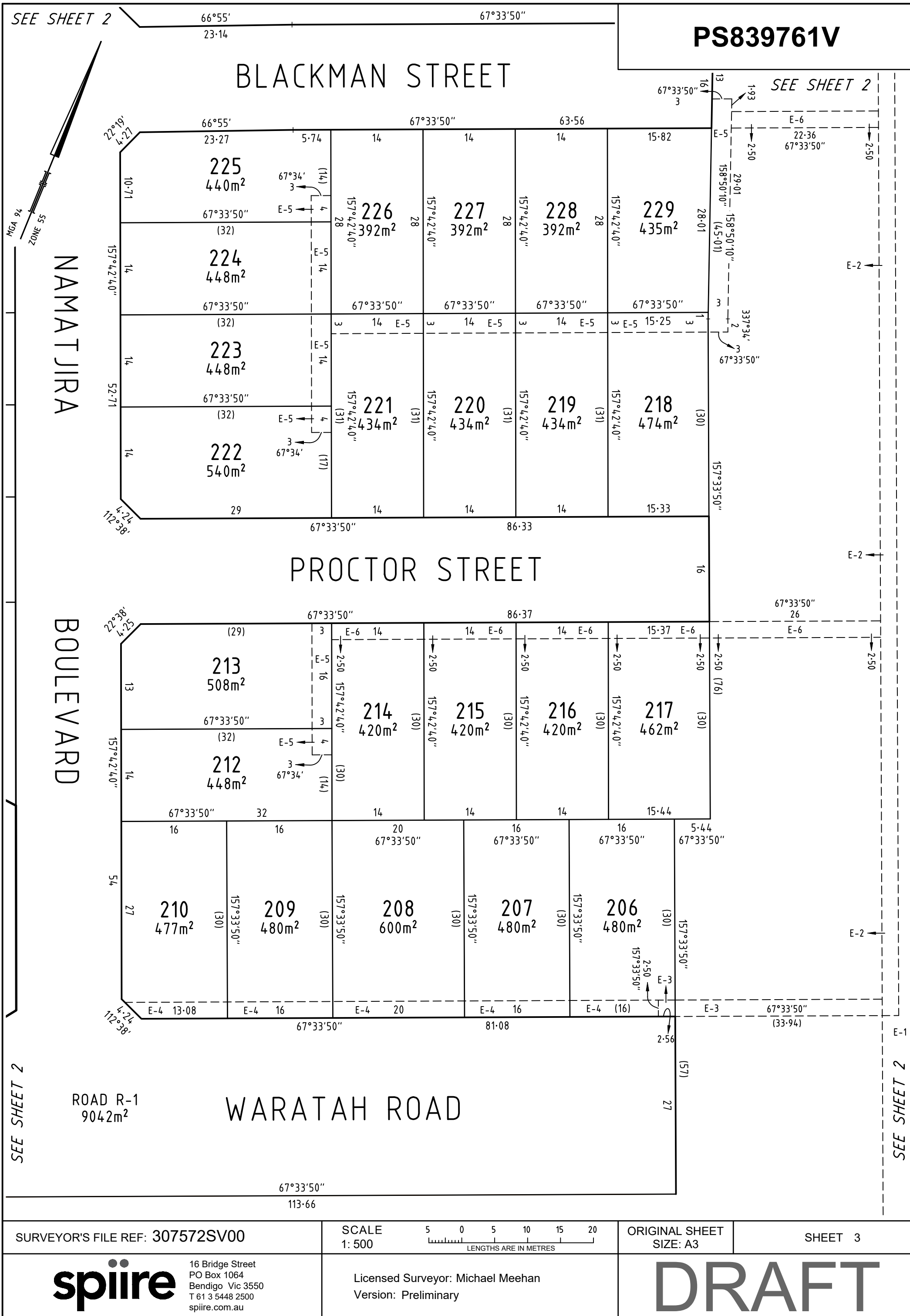
SHEET 3

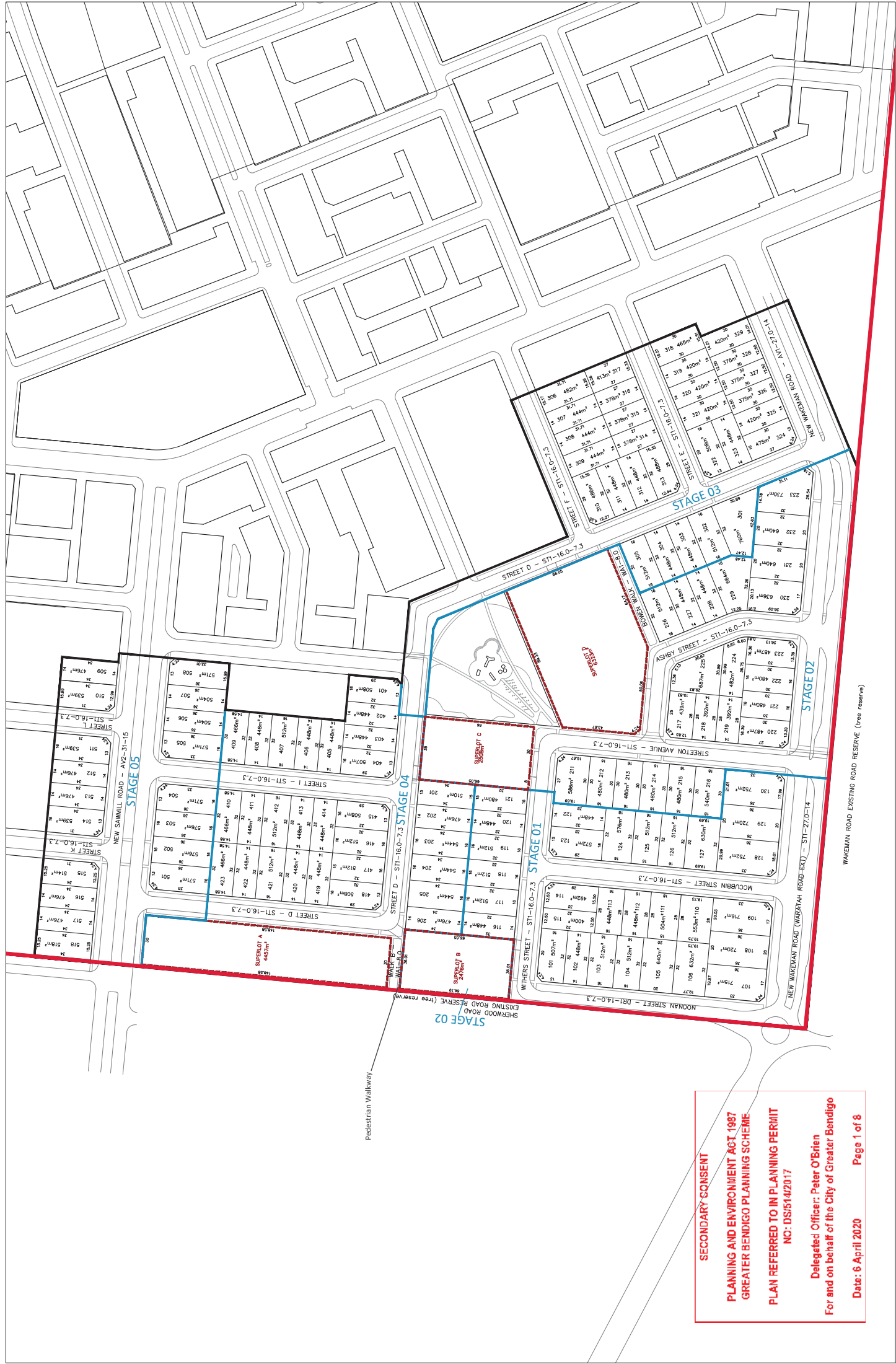
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Licensed Surveyor: Michael Meehan
Version: Preliminary

DRAFT





SECONDARY CONSENT

**PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME**

PLAN REFERRED TO IN PLANNING PERMIT
NO: DS/514/2017

Delegated Officer: Peter O'Brien

Date: 6 April 2020

Page 1 of 8

HUNTTY	Version	Comments/Amendments	Date
Code: 10127	V12	Stage 1a lot mix changes	31.07.18
Version: 29	V11	Plan amended to stage 1 POS	22.05.18
Dwg N: 1027/101	V10	Balance lot note added	15.08.17
Date: 18.12.19	V09	Title amended and lots changes	09.08.17
Draft: EY	V08	Lot mix changes	25.07.17
Chk: ROS			

NOTES

- Boundaries based on Spike Survey Data
- Points are within the boundary of lot 1 of Plus of Subdivision 720455W
- Layout preliminary only, and may require Council Authority feedback & approval
- Layout & lot 100 may change as a result of strategic planning outcomes yet to be finalised.

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Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 227, PS839761V, Blackman Street, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 11/06/2020

Notes

The property is part of stage 3 of an overall development plan under Planning Permit DS/514/2017. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permit.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

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	North	East	South	West
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Determine the effective slope of the land under the classified vegetation

	North	East	South	West
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	North	East	South	West
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BAL value for each side of the site

	North	East	South	West
BAL	19	12.5	12.5	12.5

Comments

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Conclusion

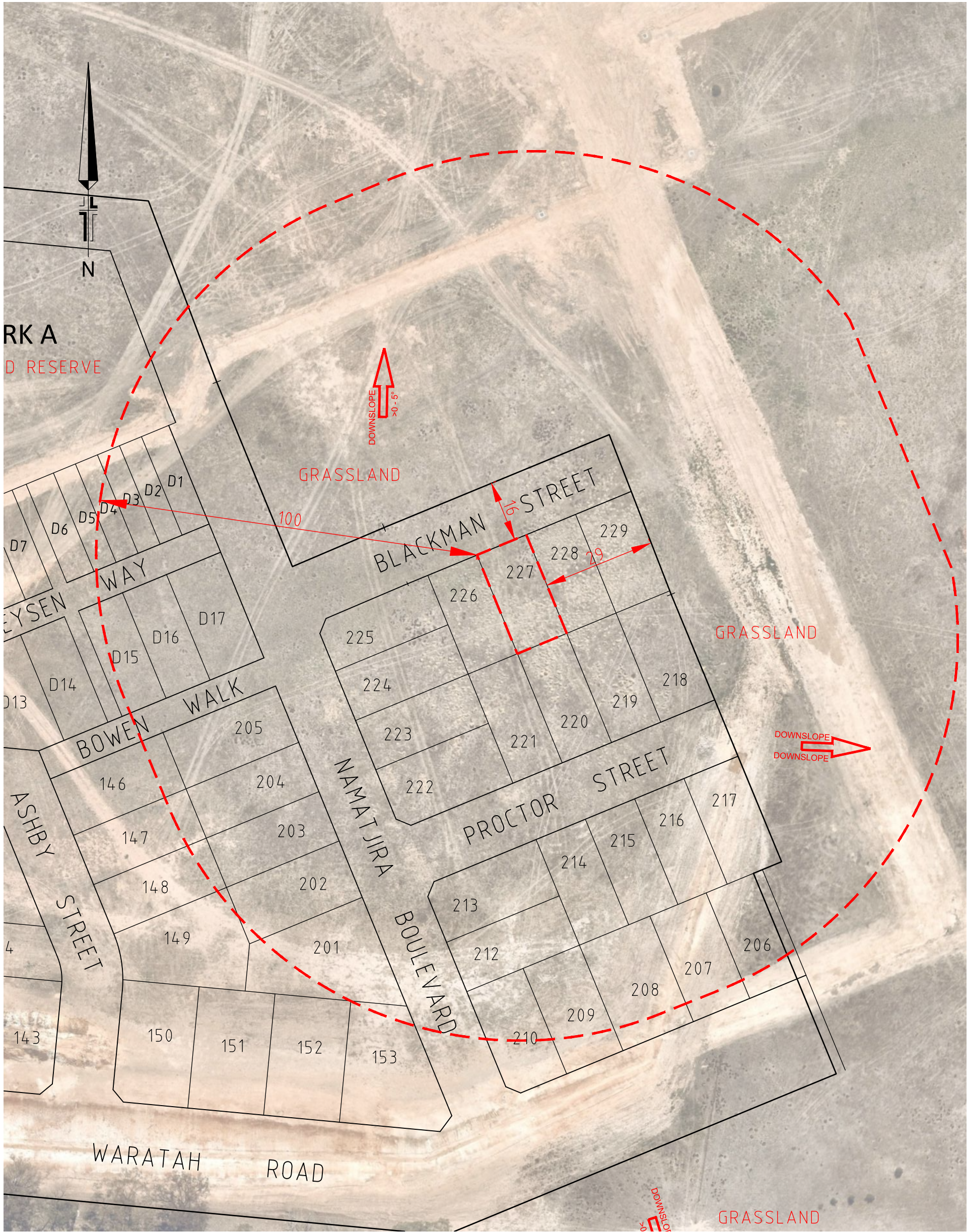
The site assessment has been conducted on the above mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL 19** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS839761V
Overall Development Plan



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017

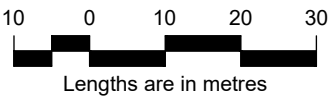
Aerial Imagery supplied by Nearmap
Flown Date: 22 / 02 / 2020

Date	27/07/2020	Sheet	1	of	1
Drawing No.	307838-BAL-STAGE 3	Version	1		
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 227 of PS839761V
BAL Rating Site Plan

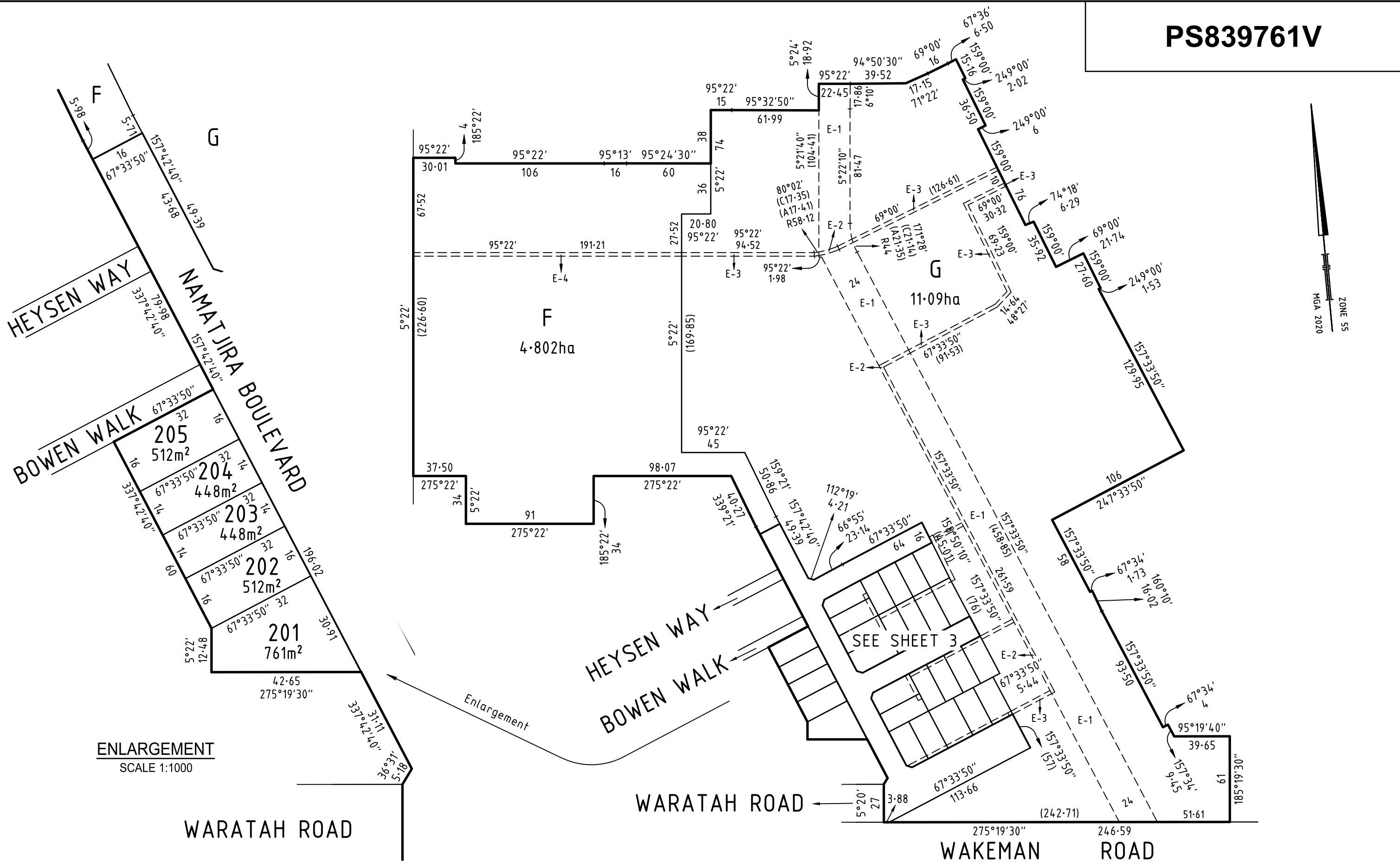
Co-ordinate Datum
MGA55

Scale A3
1 : 1000



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PLAN OF SUBDIVISION			EDITION 1		PS839761V	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL 11891 FOL 021</div> <div>VOL FOL</div> <div>LAST PLAN REFERENCE: LOT 2 ON PS730853W</div> <div>LOT E ON PS834199W</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 280</div> <div>(of approx centre of land in plan) N: 5 939 210</div> <div>ZONE: 55</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1 to 200 (both inclusive), Lot 211 and Lots A to E (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 201 to 210 and Lots 212 to 229 (all inclusive) in this plan.</div> <div>Further purpose of plan:</div> <div>Removal of part of Easement shown E-1 on PS815341E where now contained in Namatjira Boulevard.</div> <div>Grounds for Variation:</div> <div>By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
SURVEY:		<div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. DS/514/2017</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No. -</div>				
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
E-1	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Carriageway	2.50	PS730853W	Lots 6 & 7 on PS730853W		
E-2 & E-3	Sewerage	2.50	AT058561V	Coliban Region Water Corporation		
E-4	Pipelines or Ancillary Purposes	2.50	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-7	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 3 (28 LOTS)				AREA OF STAGE - 2.218ha		
<div><div>spiire</div><div>16 Bridge Street</div><div>PO Box 1064</div><div>Bendigo Vic 3550</div><div>T 61 3 5448 2500</div><div>spiire.com.au</div></div>		SURVEYORS FILE REF: 307572SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3	
		Licensed Surveyor: Michael Meehan				
		Version: Preliminary				



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SCALE 1:1000

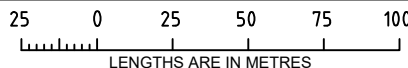
SURVEYOR'S FILE REF: 307572SV00

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DRAFT

SCALE
1: 2500



Licensed Surveyor: Michael Meehan
Version: Preliminary

ORIGINAL SHEET
SIZE: A3

SHEET 2

SEE SHEET 2

67°33'50"

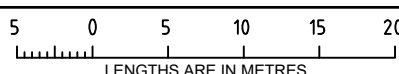
PS839761V

SEE SHEET 2

ROAD R-1
9042m²

WARATAH ROAD

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

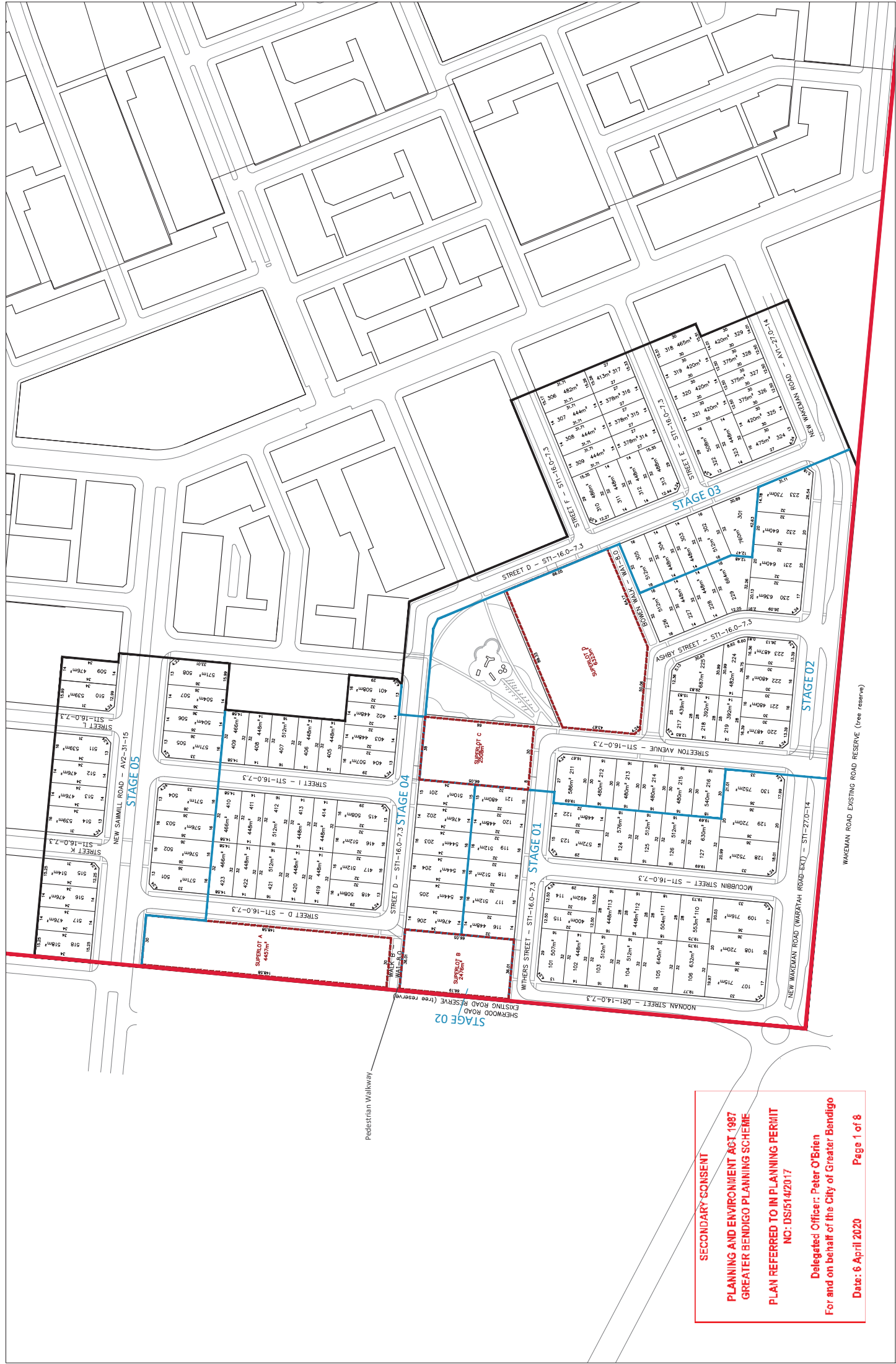
SHEET 3

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Licensed Surveyor: Michael Meehan
Version: Preliminary

DRAFT



SECONDARY CONSENT
PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME
PLAN REFERRED TO IN PLANNING PERMIT
NO: DS5142017
Delegated Officer: Peter O'Brien
For and on behalf of the City of Greater Bendigo
Date: 6 April 2020 **Page 1 of 8**

Huntly - Neighbourhood 1 (NH01)
Concept Plan of Subdivision

HUNTY
Code: 00127
New Plan
Plan N°: 1027/101
Date: 18.12.19
Draft: EY
Checked: R

0 20 40 60 80 100
METRES
1:2000

N

Huntly
Huntly

H

Business Registrars
421 / 838 Collins Street
Docklands Victoria 3008
info@hmv.com.au
www.hmv.com.au
421 9 9909 2262

Version	Comments/Amendments	Date
V12	Stage 1a 30 mt changes	21.07.18
V13	Stage 1a 30 mt changes	21.07.18
V14	Balance 10 mt added	15.08.17
V15	Lot mix amended and lots changes	09.08.17
V16	Lot mix amended and lots changes	09.08.17
V17	Lot mix changes	25.07.17

NOTES

- This report is based on Stage 1a only
- Points raised in the body of a V1 of either of Subproject 72001009 or 72001010
- The 10 mt change in V14 was a result of a change in the 10 mt change in V13
- Lot mix V14 may change as a result of early planning, outcomes will be released

\\mserv\general\project files\2017 - yearly project design\ad\201722.mxd

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 1, PS845414J Arrowsmith Lane, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 05/03/2021

Notes

The property is part of stage 3 of an overall development plan under Planning Permits DS/514/2017 and DSD/568/2020. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permits.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Grassland	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	NA	25 metres	70 metres	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	NA	Downslope 0-5°	Downslope 0-5°	NA
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS845414J.

Conclusion

The site assessment has been conducted on the above-mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS845414J



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017
PLANNING PERMIT - DSD/568/2020

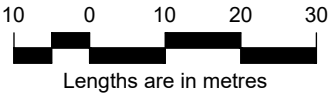
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Drawing No.	307838-BAL-STAGE 3B	Version	1		
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 1 of PS845414J
BAL Rating Site Plan

Co-ordinate Datum
MGA55

Scale A3
1 : 1000



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PLAN OF SUBDIVISION			EDITION 1		PS845414J	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL FOL ...</div> <div>LAST PLAN REFERENCE: LOT H ON PS839761V</div> <div>POSTAL ADDRESS: WAKEMAN ROAD, (at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 400 ZONE: 55 (of approx centre of land in plan) N: 5 939 130</div>						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Further purpose of plan: Removal of Easement shown E-3 on PS730853W where now contained within Kingsley Promenade and Lots 1-9 (both inclusive).</div> <div>Grounds for Variation: Planning Permit No.</div> <div>DRAFT</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
<div>SURVEY: This plan is based on survey</div> <div>STAGING: This is not a staged subdivision</div> <div>Planning Permit No.</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No. -</div>						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
<div></div> <div>16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au</div>		SURVEYORS FILE REF: 307572SV01		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2	
		Licensed Surveyor: Michael Meehan Version: PRELIMINARY V3				



Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 2, PS845414J Arrowsmith Lane, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 05/03/2021

Notes

The property is part of stage 3 of an overall development plan under Planning Permits DS/514/2017 and DSD/568/2020. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permits.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Grassland	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	NA	25 metres	64 metres	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	NA	Downslope 0-5°	Downslope 0-5°	NA
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS845414J.

Conclusion

The site assessment has been conducted on the above-mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS845414J



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017
PLANNING PERMIT - DSD/568/2020

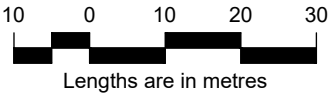
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Flown Date: 22 / 02 / 2020

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Drawing No.	307838-BAL-STAGE 3B	Version	1		
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 2 of PS845414J
BAL Rating Site Plan

Co-ordinate Datum
MGA55

Scale A3
1 : 1000



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PLAN OF SUBDIVISION			EDITION 1		PS845414J	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL FOL ...</div> <div>LAST PLAN REFERENCE: LOT H ON PS839761V</div> <div>POSTAL ADDRESS: WAKEMAN ROAD, (at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 400 ZONE: 55 (of approx centre of land in plan) N: 5 939 130</div>						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Further purpose of plan: Removal of Easement shown E-3 on PS730853W where now contained within Kingsley Promenade and Lots 1-9 (both inclusive).</div> <div>Grounds for Variation: Planning Permit No.</div> <div>DRAFT</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
<div>SURVEY: This plan is based on survey</div> <div>STAGING: This is not a staged subdivision</div> <div>Planning Permit No.</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No. -</div>						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
<div></div> <div>16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au</div>		SURVEYORS FILE REF: 307572SV01		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2	
		Licensed Surveyor: Michael Meehan Version: PRELIMINARY V3				



SURVEYOR'S FILE REF: 307572SV01



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DRAFT

SCALE
1: 400



Licensed Surveyor: Michael Meehan
Version: PRELIMINARY V3

ORIGINAL SHEET
SIZE: A3

SHEET 2

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 3, PS845414J Arrowsmith Lane, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 05/03/2021

Notes

The property is part of stage 3 of an overall development plan under Planning Permits DS/514/2017 and DSD/568/2020. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permits.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Grassland	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	NA	25 metres	59 metres	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	NA	Downslope 0-5°	Downslope 0-5°	NA
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS845414J.

Conclusion

The site assessment has been conducted on the above-mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS845414J



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017
PLANNING PERMIT - DSD/568/2020

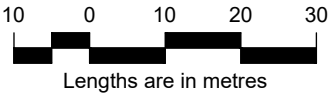
Aerial Imagery supplied by Nearmap
Flown Date: 22 / 02 / 2020

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Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 3 of PS845414J
BAL Rating Site Plan

Co-ordinate Datum
MGA55

Scale A3
1 : 1000



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PLAN OF SUBDIVISION			EDITION 1		PS845414J	
LOCATION OF LAND PARISH: BAGSHOT TOWNSHIP: SECTION: 12 CROWN ALLOTMENT: 3 (PART) CROWN PORTION: TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT H ON PS839761V POSTAL ADDRESS: WAKEMAN ROAD, (at time of subdivision) BAGSHOT 3551 MGA2020 CO-ORDINATES: E: 264 400 ZONE: 55 (of approx centre of land in plan) N: 5 939 130						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL / BODY / PERSON		<div>Further purpose of plan: Removal of Easement shown E-3 on PS730853W where now contained within Kingsley Promenade and Lots 1-9 (both inclusive).</div> <div>Grounds for Variation: Planning Permit No.</div> <div>DRAFT</div>			
ROAD R-1	CITY OF GREATER BENDIGO					
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. This survey has been connected to permanent marks No(s). 6, 17 & 19 In Proclaimed Survey Area No. -						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
<div><div>spiire</div><div>16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au</div></div>		SURVEYORS FILE REF: 307572SV01		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2	
		Licensed Surveyor: Michael Meehan Version: PRELIMINARY V3				



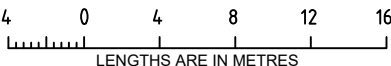
SURVEYOR'S FILE REF: 307572SV01



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DRAFT

SCALE
1: 400



Licensed Surveyor: Michael Meehan
Version: PRELIMINARY V3

ORIGINAL SHEET
SIZE: A3

SHEET 2

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 4, PS845414J Arrowsmith Lane, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 05/03/2021

Notes

The property is part of stage 3 of an overall development plan under Planning Permits DS/514/2017 and DSD/568/2020. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permits.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Grassland	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	NA	25 metres	53 metres	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	NA	Downslope 0-5°	Downslope 0-5°	NA
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS845414J.

Conclusion

The site assessment has been conducted on the above-mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS845414J



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017
PLANNING PERMIT - DSD/568/2020

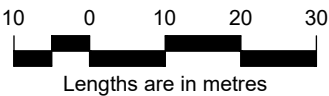
Aerial Imagery supplied by Nearmap
Flown Date: 22 / 02 / 2020

Date	05/03/2021	Sheet	1	of	1
Drawing No.	307838-BAL-STAGE 3B	Version	1		
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 4 of PS845414J
BAL Rating Site Plan

Co-ordinate Datum
MGA55

Scale A3
1 : 1000



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PLAN OF SUBDIVISION			EDITION 1		PS845414J	
LOCATION OF LAND PARISH: BAGSHOT TOWNSHIP: SECTION: 12 CROWN ALLOTMENT: 3 (PART) CROWN PORTION: TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT H ON PS839761V POSTAL ADDRESS: WAKEMAN ROAD, (at time of subdivision) BAGSHOT 3551 MGA2020 CO-ORDINATES: E: 264 400 ZONE: 55 (of approx centre of land in plan) N: 5 939 130						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL / BODY / PERSON		<div>Further purpose of plan: Removal of Easement shown E-3 on PS730853W where now contained within Kingsley Promenade and Lots 1-9 (both inclusive).</div> <div>Grounds for Variation: Planning Permit No.</div> <div>DRAFT</div>			
ROAD R-1	CITY OF GREATER BENDIGO					
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. This survey has been connected to permanent marks No(s). 6, 17 & 19 In Proclaimed Survey Area No. -						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
<div><div>spiire</div><div>16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au</div></div>		SURVEYORS FILE REF: 307572SV01		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2	
		Licensed Surveyor: Michael Meehan Version: PRELIMINARY V3				



SURVEYOR'S FILE REF: 307572SV01



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DRAFT

SCALE
1: 400



Licensed Surveyor: Michael Meehan
Version: PRELIMINARY V3

ORIGINAL SHEET
SIZE: A3

SHEET 2

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 5, PS845414J Arrowsmith Lane, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 05/03/2021

Notes

The property is part of stage 3 of an overall development plan under Planning Permits DS/514/2017 and DSD/568/2020. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permits.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Grassland	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	NA	25 metres	47 metres	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	NA	Downslope 0-5°	Downslope 0-5°	NA
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS845414J.

Conclusion

The site assessment has been conducted on the above-mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS845414J

PLAN OF SUBDIVISION			EDITION 1		PS845414J	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL FOL ...</div> <div>LAST PLAN REFERENCE: LOT H ON PS839761V</div> <div>POSTAL ADDRESS: WAKEMAN ROAD, (at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 400 ZONE: 55 (of approx centre of land in plan) N: 5 939 130</div>						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Further purpose of plan: Removal of Easement shown E-3 on PS730853W where now contained within Kingsley Promenade and Lots 1-9 (both inclusive).</div> <div>Grounds for Variation: Planning Permit No.</div> <div>DRAFT</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
<div>SURVEY: This plan is based on survey</div> <div>STAGING: This is not a staged subdivision</div> <div>Planning Permit No.</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No. -</div>						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
<div><div>spiire</div><div>16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au</div></div>		SURVEYORS FILE REF: 307572SV01		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2	
		Licensed Surveyor: Michael Meehan Version: PRELIMINARY V3				



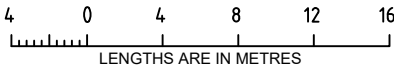
SURVEYOR'S FILE REF: 307572SV01



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DRAFT

SCALE
1: 400



Licensed Surveyor: Michael Meehan
Version: PRELIMINARY V3

ORIGINAL SHEET
SIZE: A3

SHEET 2

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 6, PS845414J Arrowsmith Lane, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 05/03/2021

Notes

The property is part of stage 3 of an overall development plan under Planning Permits DS/514/2017 and DSD/568/2020. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permits.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Grassland	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	NA	25 metres	42 metres	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	NA	Downslope 0-5°	Downslope 0-5°	NA
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS845414J.

Conclusion

The site assessment has been conducted on the above-mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS845414J



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017
PLANNING PERMIT - DSD/568/2020

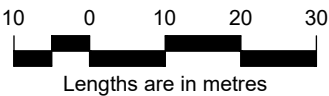
Aerial Imagery supplied by Nearmap
Flown Date: 22 / 02 / 2020

Date	05/03/2021	Sheet	1	of	1
Drawing No.	307838-BAL-STAGE 3B	Version	1		
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 6 of PS845414J
BAL Rating Site Plan

Co-ordinate Datum
MGA55

Scale A3
1 : 1000



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PLAN OF SUBDIVISION			EDITION 1		PS845414J	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL FOL ...</div> <div>LAST PLAN REFERENCE: LOT H ON PS839761V</div> <div>POSTAL ADDRESS: WAKEMAN ROAD, (at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 400 ZONE: 55 (of approx centre of land in plan) N: 5 939 130</div>						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Further purpose of plan: Removal of Easement shown E-3 on PS730853W where now contained within Kingsley Promenade and Lots 1-9 (both inclusive).</div> <div>Grounds for Variation: Planning Permit No.</div> <div>DRAFT</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
<div>SURVEY: This plan is based on survey</div> <div>STAGING: This is not a staged subdivision</div> <div>Planning Permit No.</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No. -</div>						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
<div></div> <div>16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au</div>		SURVEYORS FILE REF: 307572SV01		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2	
		Licensed Surveyor: Michael Meehan Version: PRELIMINARY V3				



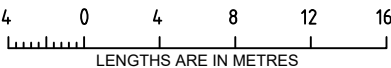
SURVEYOR'S FILE REF: 307572SV01



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DRAFT

SCALE
1: 400



Licensed Surveyor: Michael Meehan
Version: PRELIMINARY V3

ORIGINAL SHEET
SIZE: A3

SHEET 2

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 7, PS845414J Arrowsmith Lane, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 05/03/2021

Notes

The property is part of stage 3 of an overall development plan under Planning Permits DS/514/2017 and DSD/568/2020. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permits.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Grassland	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	NA	25 metres	36 metres	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	NA	Downslope 0-5°	Downslope 0-5°	NA
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS845414J.

Conclusion

The site assessment has been conducted on the above-mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS845414J



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017
PLANNING PERMIT - DSD/568/2020

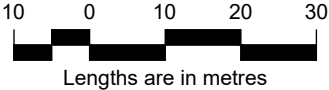
Aerial Imagery supplied by Nearmap
Flown Date: 22 / 02 / 2020

Date	05/03/2021	Sheet	1	of	1
Drawing No.	307838-BAL-STAGE 3B	Version	1		
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 7 of PS845414J
BAL Rating Site Plan

Co-ordinate Datum
MGA55

Scale A3
1 : 1000



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PLAN OF SUBDIVISION			EDITION 1		PS845414J	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL FOL ...</div> <div>LAST PLAN REFERENCE: LOT H ON PS839761V</div> <div>POSTAL ADDRESS: WAKEMAN ROAD, (at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 400 ZONE: 55 (of approx centre of land in plan) N: 5 939 130</div>						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Further purpose of plan: Removal of Easement shown E-3 on PS730853W where now contained within Kingsley Promenade and Lots 1-9 (both inclusive).</div> <div>Grounds for Variation: Planning Permit No.</div> <div>DRAFT</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
<div>SURVEY: This plan is based on survey</div> <div>STAGING: This is not a staged subdivision</div> <div>Planning Permit No.</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No. -</div>						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
<div></div> <div>16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au</div>		SURVEYORS FILE REF: 307572SV01		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2	
		Licensed Surveyor: Michael Meehan Version: PRELIMINARY V3				



Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 8, PS845414J Arrowsmith Lane, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 05/03/2021

Notes

The property is part of stage 3 of an overall development plan under Planning Permits DS/514/2017 and DSD/568/2020. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permits.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Grassland	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	NA	25 metres	31 metres	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	NA	Downslope 0-5°	Downslope 0-5°	NA
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS845414J.

Conclusion

The site assessment has been conducted on the above-mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS845414J



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017
PLANNING PERMIT - DSD/568/2020

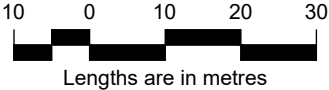
Aerial Imagery supplied by Nearmap
Flown Date: 22 / 02 / 2020

Date	05/03/2021	Sheet	1	of	1
Drawing No.	307838-BAL-STAGE 3B	Version	1		
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 8 of PS845414J
BAL Rating Site Plan

Co-ordinate Datum
MGA55

Scale A3
1 : 1000



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PLAN OF SUBDIVISION			EDITION 1		PS845414J	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL FOL ...</div> <div>LAST PLAN REFERENCE: LOT H ON PS839761V</div> <div>POSTAL ADDRESS: WAKEMAN ROAD, (at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 400 ZONE: 55 (of approx centre of land in plan) N: 5 939 130</div>						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Further purpose of plan: Removal of Easement shown E-3 on PS730853W where now contained within Kingsley Promenade and Lots 1-9 (both inclusive).</div> <div>Grounds for Variation: Planning Permit No.</div> <div>DRAFT</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
<div>SURVEY: This plan is based on survey</div> <div>STAGING: This is not a staged subdivision</div> <div>Planning Permit No.</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No. -</div>						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
<div></div> <div>16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au</div>		SURVEYORS FILE REF: 307572SV01		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2	
		Licensed Surveyor: Michael Meehan Version: PRELIMINARY V3				



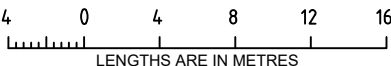
SURVEYOR'S FILE REF: 307572SV01



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DRAFT

SCALE
1: 400



Licensed Surveyor: Michael Meehan
Version: PRELIMINARY V3

ORIGINAL SHEET
SIZE: A3

SHEET 2

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 9, PS845414J Arrowsmith Lane, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 05/03/2021

Notes

The property is part of stage 3 of an overall development plan under Planning Permits DS/514/2017 and DSD/568/2020. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permits.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Grassland	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	NA	25 metres	24 metres	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	NA	Downslope 0-5°	Downslope 0-5°	NA
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS845414J.

Conclusion

The site assessment has been conducted on the above-mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS845414J



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017
PLANNING PERMIT - DSD/568/2020

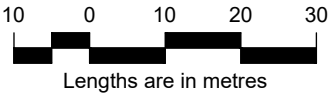
Aerial Imagery supplied by Nearmap
Flown Date: 22 / 02 / 2020

Date	05/03/2021	Sheet	1	of	1
Drawing No.	307838-BAL-STAGE 3B	Version	1		
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 9 of PS845414J
BAL Rating Site Plan

Co-ordinate Datum
MGA55

Scale A3
1 : 1000



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PLAN OF SUBDIVISION			EDITION 1		PS845414J	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL FOL ...</div> <div>LAST PLAN REFERENCE: LOT H ON PS839761V</div> <div>POSTAL ADDRESS: WAKEMAN ROAD, (at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 400 ZONE: 55 (of approx centre of land in plan) N: 5 939 130</div>						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Further purpose of plan: Removal of Easement shown E-3 on PS730853W where now contained within Kingsley Promenade and Lots 1-9 (both inclusive).</div> <div>Grounds for Variation: Planning Permit No.</div> <div>DRAFT</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
<div>SURVEY: This plan is based on survey</div> <div>STAGING: This is not a staged subdivision</div> <div>Planning Permit No.</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No. -</div>						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
<div></div> <div>16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au</div>		SURVEYORS FILE REF: 307572SV01		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2	
		Licensed Surveyor: Michael Meehan Version: PRELIMINARY V3				



Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 17, PS834211L Heysen Way, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 05/03/2021

Notes

The property is part of stage 3 of an overall development plan under Planning Permits DS/514/2017 and DSD/568/2020. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permits.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	NA	NA	NA	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	NA	NA	NA	NA
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS834211L.

Conclusion

The site assessment has been conducted on the above-mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS834211L

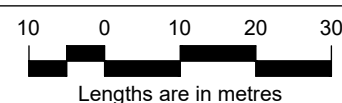


RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017
PLANNING PERMIT - DSD/568/2020

Huntly Property Holdings Pty. Ltd.
Lot 17 of PS834211L
BAL Rating Site Plan

Co-ordinate Datum
MGA55

Scale A3
1 : 1000




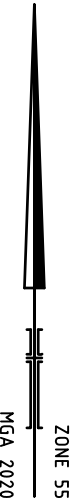
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Drawing No.	307838-BAL-STAGE 3B			Version 1	
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP		Checked By		
REV	AMENDMENT			APPROVED	DATE

Aerial Imagery supplied by Nearmap
Flown Date: 22 / 02 / 2020

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PLAN OF SUBDIVISION			EDITION 1		PS834211L	
LOCATION OF LAND PARISH: BAGSHOT TOWNSHIP: SECTION: 12 CROWN ALLOTMENT: 3 (PART) CROWN PORTION: TITLE REFERENCE: C/T VOL ... FOL ... LAST PLAN REFERENCE: LOT D ON PS834199W POSTAL ADDRESS: ASHBY STREET (at time of subdivision) BAGSHOT 3551 MGA2020 CO-ORDINATES: E: 264 150 ZONE: 55 (of approx centre of land in plan) N: 5 939 260						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL / BODY / PERSON					
ROAD R-1	CITY OF GREATER BENDIGO					
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. _____ This survey has been connected to permanent marks No(s). 6, 17 & 19 In Proclaimed Survey Area No. -						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
		16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au	SURVEYORS FILE REF: 307134SV03		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2
			Licensed Surveyor: Michael Meehan Version: 2			

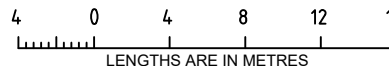


SURVEYOR'S FILE REF: 307134SV03



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SCALE
1: 400



Licensed Surveyor: Michael Meehan
Version: 2

ORIGINAL SHEET
SIZE: A3

SHEET 2

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 201, PS839761V, Namatjira Boulevard, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 11/06/2020

Notes

The property is part of stage 3 of an overall development plan under Planning Permit DS/514/2017. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permit.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	93 metres	NA	79 metres	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Upslope
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS839761V.

Conclusion

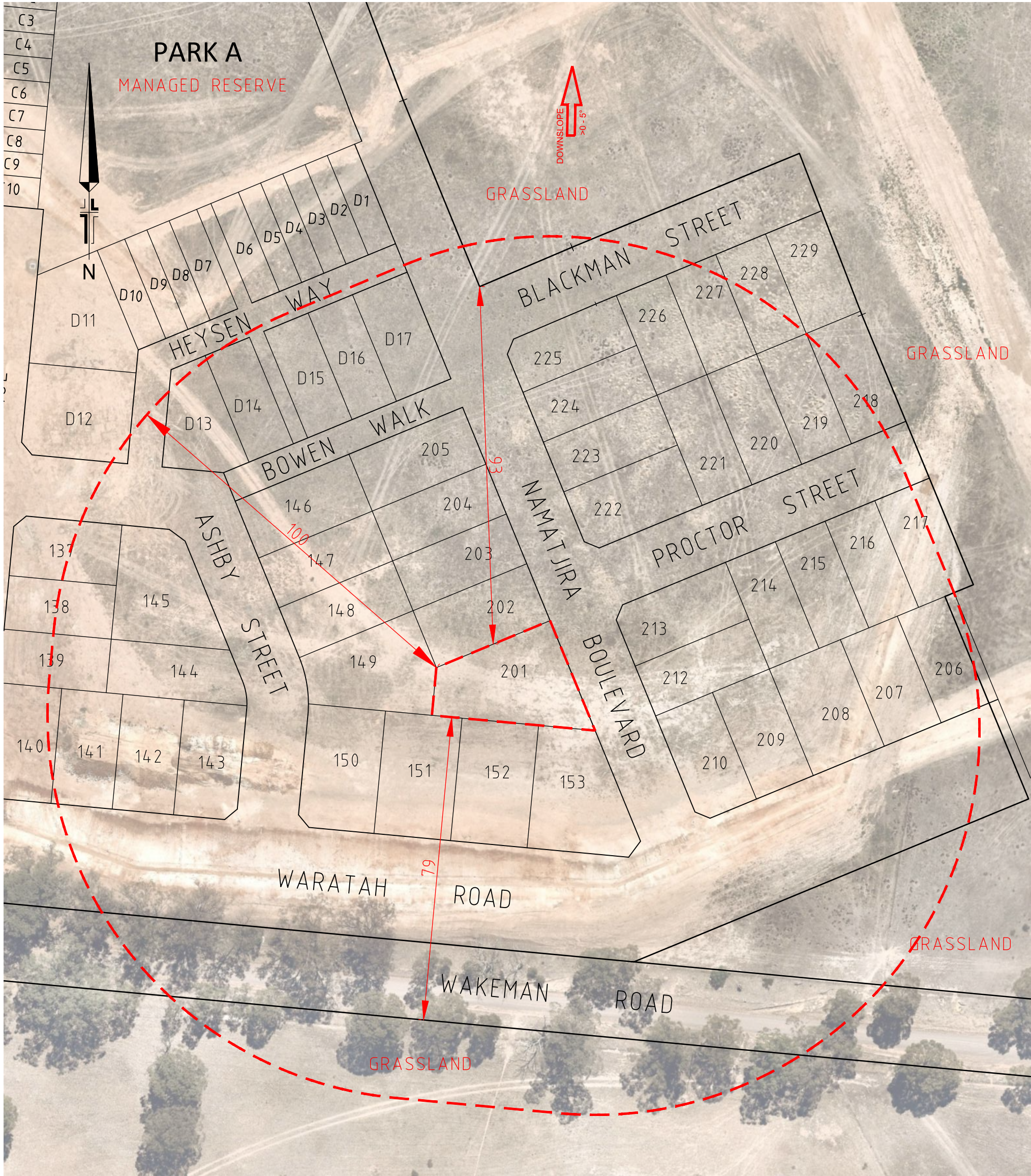
The site assessment has been conducted on the above mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL 12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS839761V
Overall Development Plan



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017

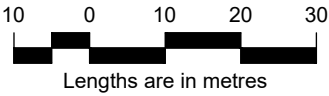
Aerial Imagery supplied by Nearmap
Flown Date: 22 / 02 / 2020

Date	27/07/2020	Sheet	1	of	1
Drawing No.	307838-BAL-STAGE 3	Version	1		
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 201 of PS839761V
BAL Rating Site Plan

Co-ordinate Datum
MGA55

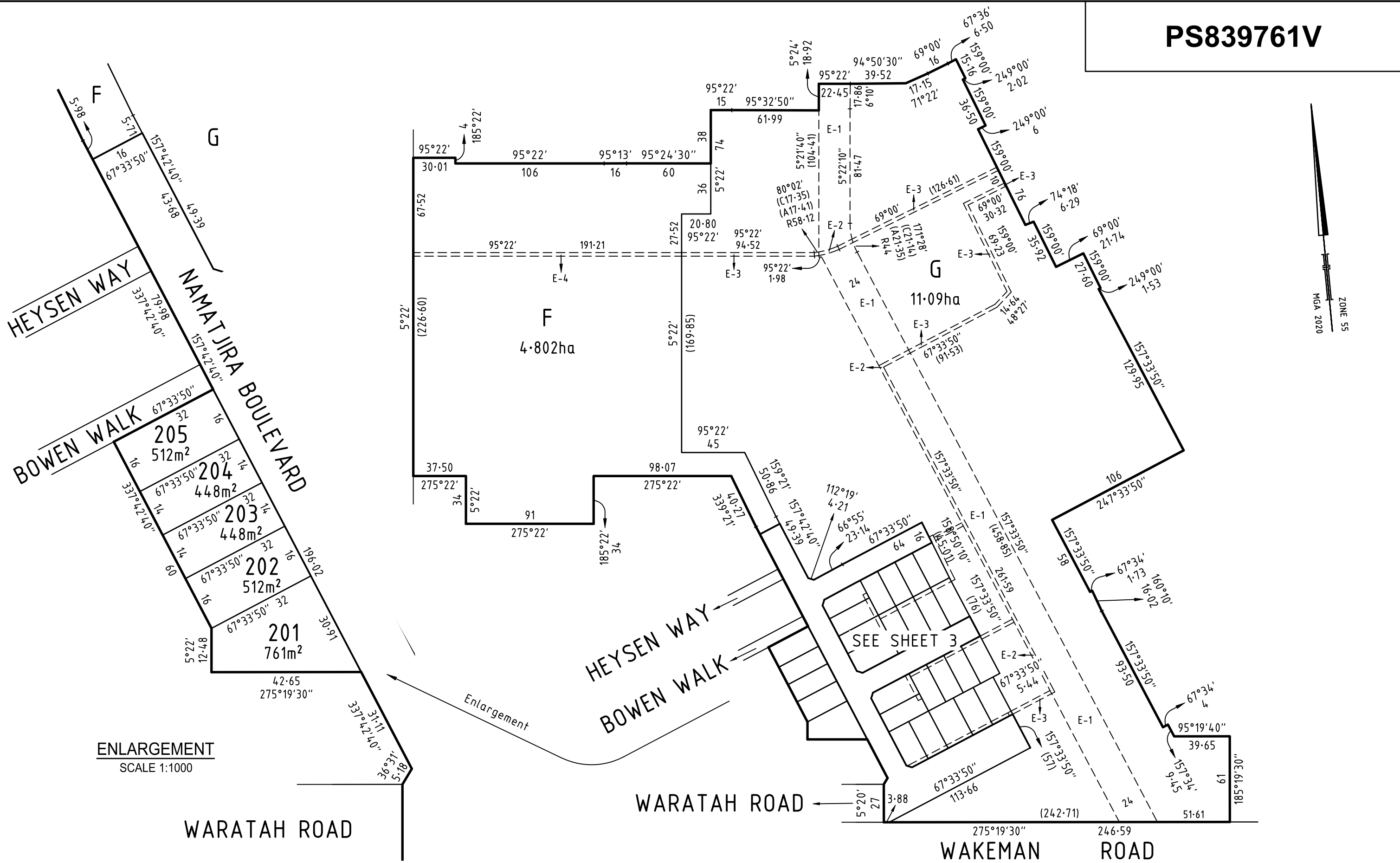
Scale A3
1 : 1000



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PLAN OF SUBDIVISION			EDITION 1		PS839761V	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL 11891 FOL 021</div> <div>VOL FOL</div> <div>LAST PLAN REFERENCE: LOT 2 ON PS730853W</div> <div>LOT E ON PS834199W</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 280</div> <div>(of approx centre of land in plan) N: 5 939 210</div> <div>ZONE: 55</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1 to 200 (both inclusive), Lot 211 and Lots A to E (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 201 to 210 and Lots 212 to 229 (all inclusive) in this plan.</div> <div>Further purpose of plan:</div> <div>Removal of part of Easement shown E-1 on PS815341E where now contained in Namatjira Boulevard.</div> <div>Grounds for Variation:</div> <div>By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
SURVEY:		<div>Grounds for Variation:</div> <div>By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988</div>				
This plan is based on survey						
STAGING:						
This is not a staged subdivision						
Planning Permit No. DS/514/2017						
This survey has been connected to permanent marks No(s). 6, 17 & 19						
In Proclaimed Survey Area No. -						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
E-1	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Carriageway	2.50	PS730853W	Lots 6 & 7 on PS730853W		
E-2 & E-3	Sewerage	2.50	AT058561V	Coliban Region Water Corporation		
E-4	Pipelines or Ancillary Purposes	2.50	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-7	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 3 (28 LOTS)				AREA OF STAGE - 2.218ha		
<div><div>spiire</div><div>16 Bridge Street</div><div>PO Box 1064</div><div>Bendigo Vic 3550</div><div>T 61 3 5448 2500</div><div>spiire.com.au</div></div>		SURVEYORS FILE REF: 307572SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3	
		Licensed Surveyor: Michael Meehan				
		Version: Preliminary				



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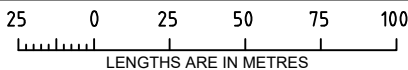
SURVEYOR'S FILE REF: 307572SV00

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DRAFT

SCALE
1: 2500



Licensed Surveyor: Michael Meehan
Version: Preliminary

ORIGINAL SHEET
SIZE: A3

SHEET 2

SEE SHEET 2

67°33'50"

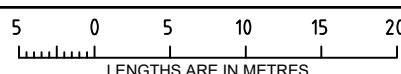
PS839761V

SEE SHEET 2

ROAD R-1
9042m²

WARATAH ROAD

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

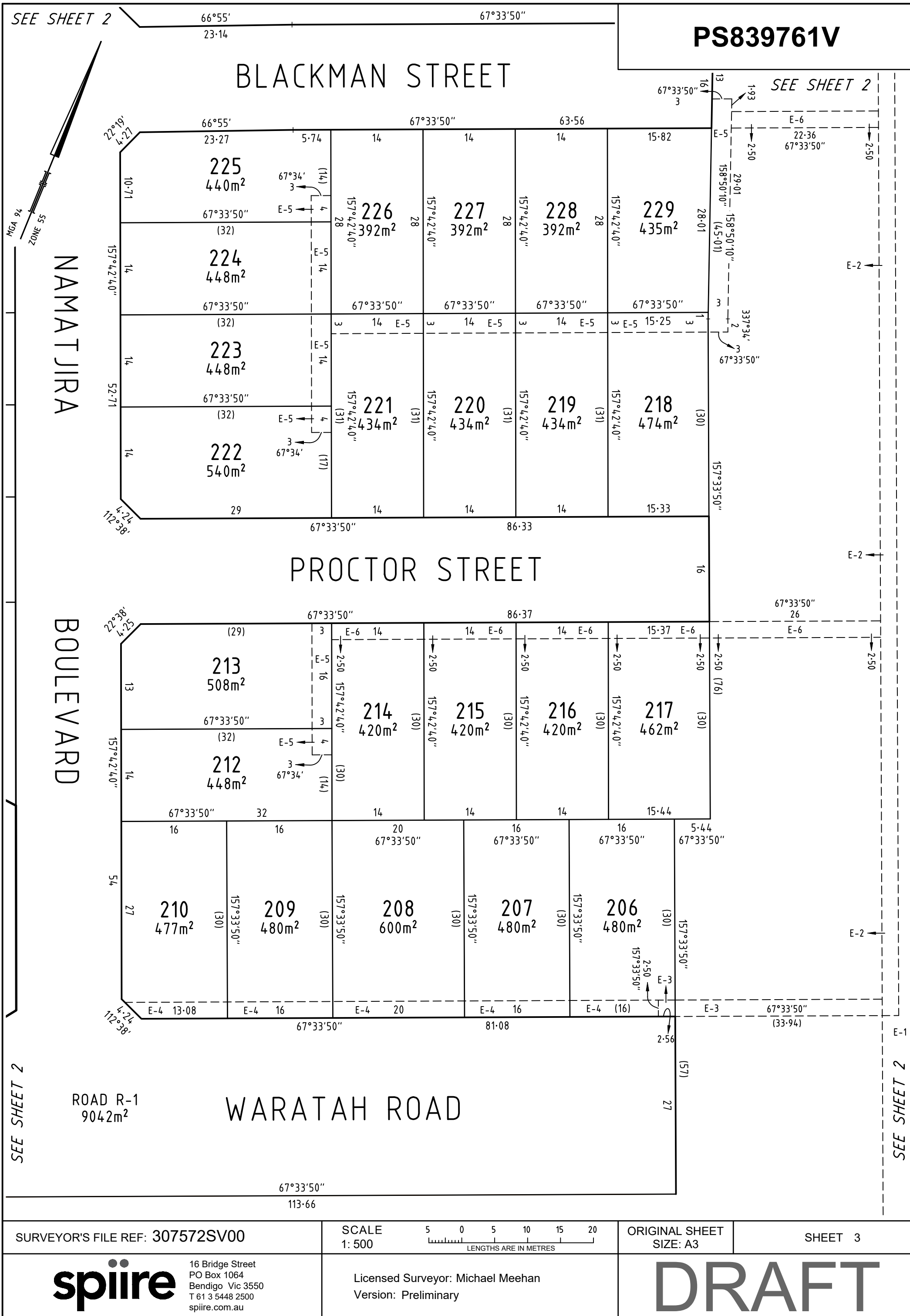
SHEET 3

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Licensed Surveyor: Michael Meehan
Version: Preliminary

DRAFT





SECONDARY CONSENT
PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME
PLAN REFERRED TO IN PLANNING PERMIT
NO: DS15142017
Delegated Officer: Peter O'Brien
For and on behalf of the City of Greater Bendigo
Date: 6 April 2020

HUNTLY	Version	Comments/Amendments	Date	NOTES
Version: 27	V17	Stage 1a lot line changes	31.07.18	• Drawn based on Site & Survey Data
Dwg N: 102/101	V11	Plan amended to stage 1 POS	22.05.18	• Lot boundaries are shown in red
Date: 18.12.19	V10	Balance (to note added)	15.08.17	• Lot boundaries are shown in red
Draft: EY	V09	Title amended and lot changes	09.08.17	• Lot boundaries are shown in red
CND: R05	V08	Lot line changes	25.07.17	• Lot boundaries are shown in red

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10117 - huntly project\design\10117 concept\10117 18.dwg

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 202, PS839761V, Namatjira Boulevard, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 11/06/2020

Notes

The property is part of stage 3 of an overall development plan under Planning Permit DS/514/2017. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permit.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	76 metres	NA	92 metres	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Upslope
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS839761V.

Conclusion

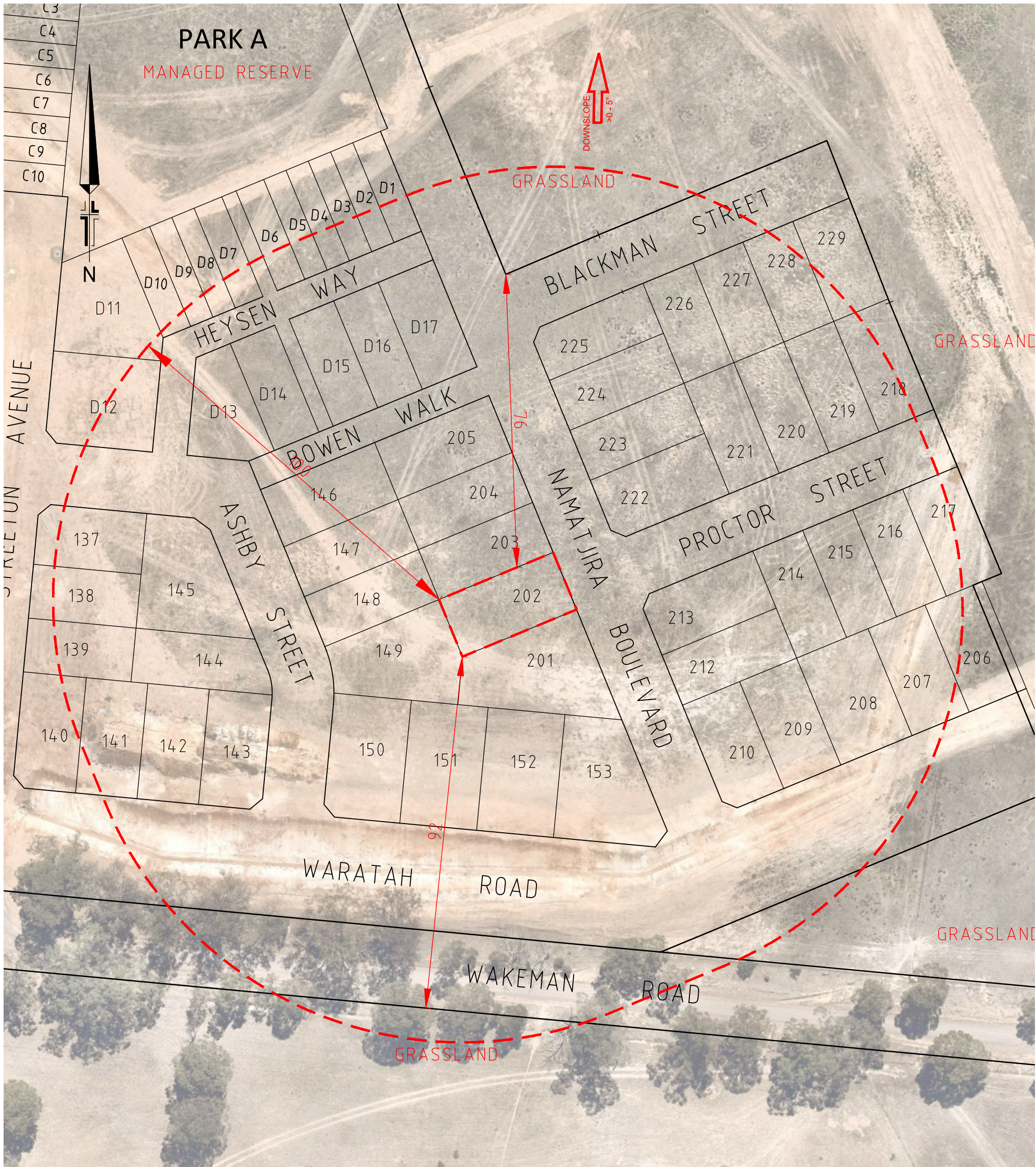
The site assessment has been conducted on the above mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL 12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS839761V
Overall Development Plan



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017

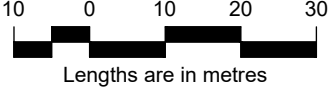
Aerial Imagery supplied by Nearmap
Flown Date: 22 / 02 / 2020

Date	27/07/2020	Sheet	1	of	1
Drawing No.	307838-BAL-STAGE 3	Version	1		
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 202 of PS839761V
BAL Rating Site Plan

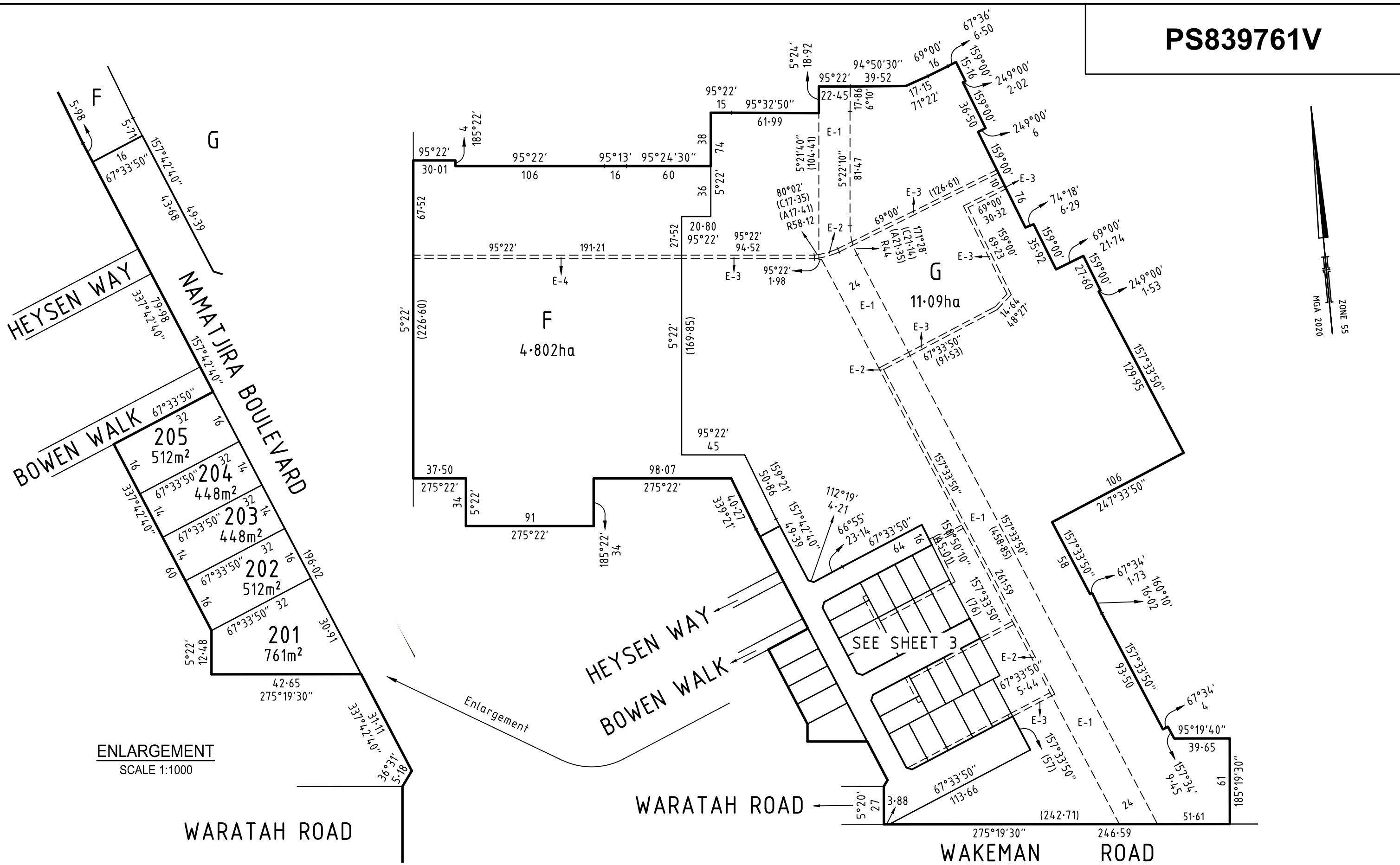
Co-ordinate Datum
MGA55

Scale A3
1 : 1000



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PLAN OF SUBDIVISION			EDITION 1		PS839761V	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL 11891 FOL 021</div> <div>VOL FOL</div> <div>LAST PLAN REFERENCE: LOT 2 ON PS730853W</div> <div>LOT E ON PS834199W</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 280</div> <div>(of approx centre of land in plan) N: 5 939 210</div> <div>ZONE: 55</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1 to 200 (both inclusive), Lot 211 and Lots A to E (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 201 to 210 and Lots 212 to 229 (all inclusive) in this plan.</div> <div>Further purpose of plan:</div> <div>Removal of part of Easement shown E-1 on PS815341E where now contained in Namatjira Boulevard.</div> <div>Grounds for Variation:</div> <div>By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. DS/514/2017</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No. -</div>						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
E-1	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Carriageway	2.50	PS730853W	Lots 6 & 7 on PS730853W		
E-2 & E-3	Sewerage	2.50	AT058561V	Coliban Region Water Corporation		
E-4	Pipelines or Ancillary Purposes	2.50	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-7	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 3 (28 LOTS)				AREA OF STAGE - 2.218ha		
<div><div>spiire</div><div>16 Bridge Street</div><div>PO Box 1064</div><div>Bendigo Vic 3550</div><div>T 61 3 5448 2500</div><div>spiire.com.au</div></div>			SURVEYORS FILE REF: 307572SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3
			Licensed Surveyor: Michael Meehan			
			Version: Preliminary			



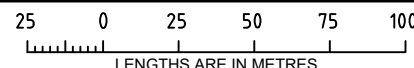
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DRAFT

SCALE
1: 2500



Licensed Surveyor: Michael Meehan
Version: Preliminary

ORIGINAL SHEET
SIZE: A3

SHEET 2

SEE SHEET 2

67°33'50"

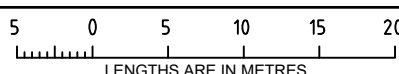
PS839761V

SEE SHEET 2

ROAD R-1
9042m²

WARATAH ROAD

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

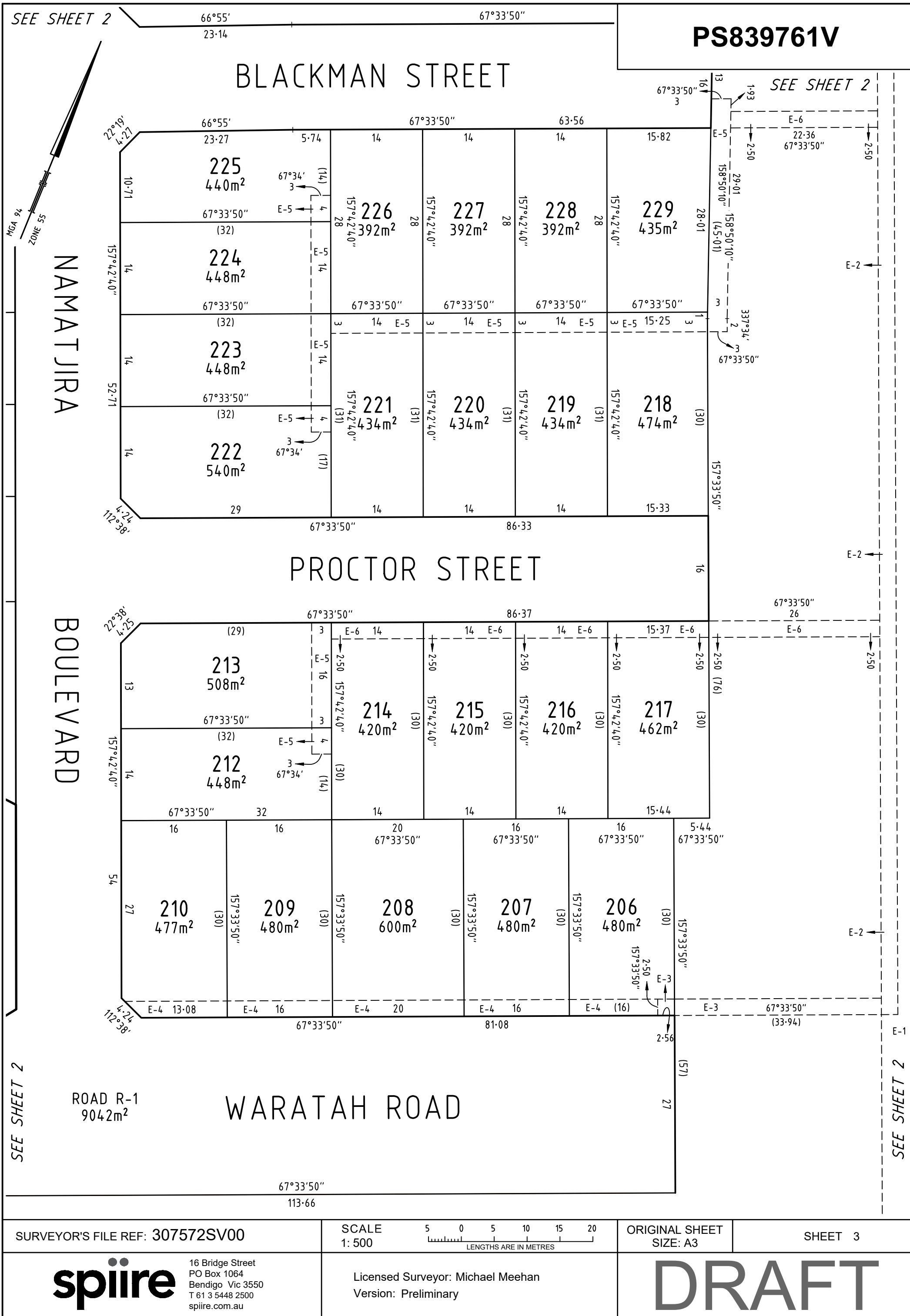
SHEET 3

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Licensed Surveyor: Michael Meehan
Version: Preliminary

DRAFT



Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 203, PS839761V, Namatjira Boulevard, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 11/06/2020

Notes

The property is part of stage 3 of an overall development plan under Planning Permit DS/514/2017. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permit.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	62 metres	NA	>100 metres	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Upslope
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS839761V.

Conclusion

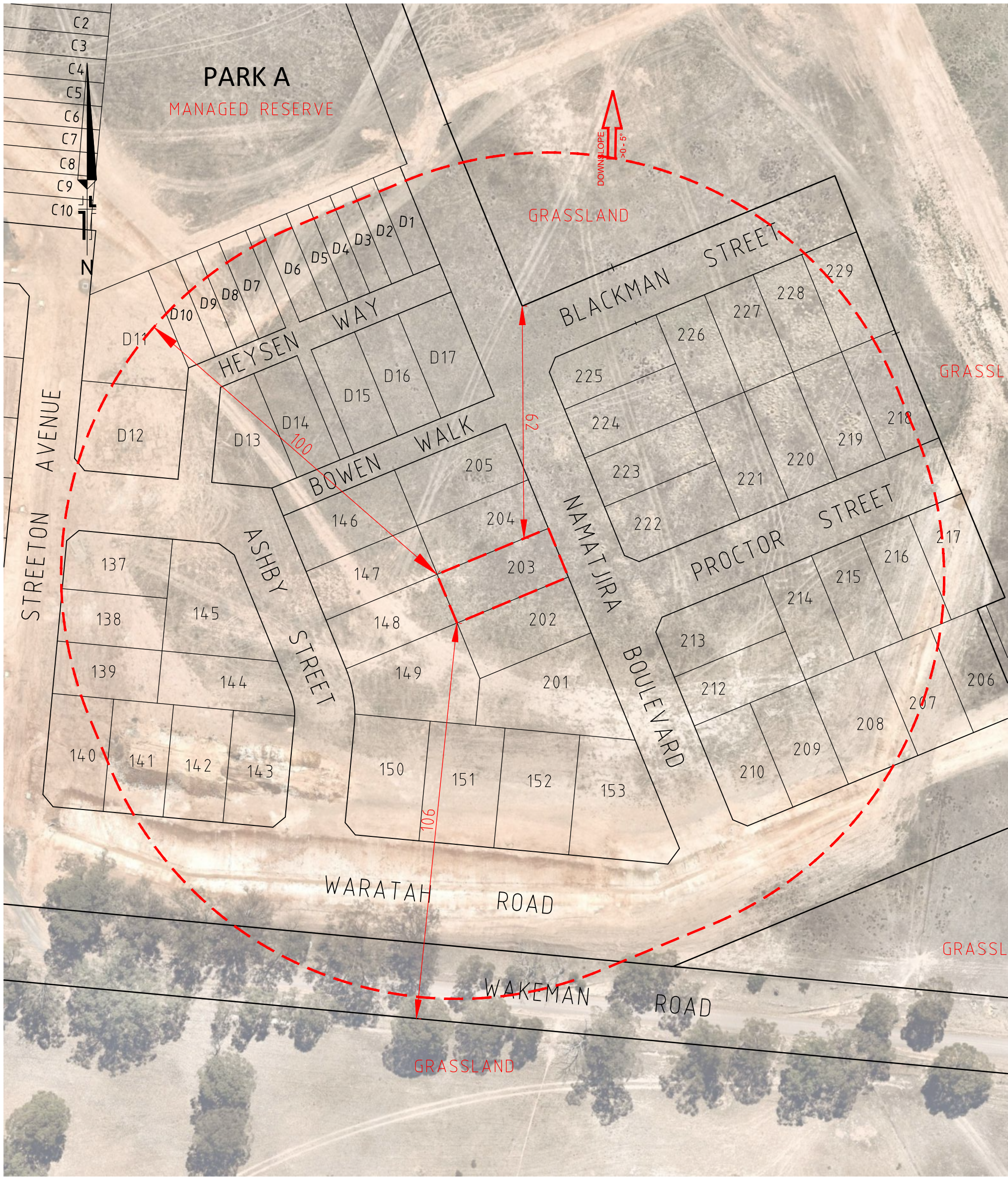
The site assessment has been conducted on the above mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL 12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS839761V
Overall Development Plan



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017

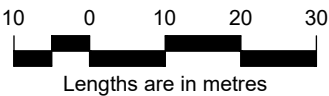
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Flown Date: 22 / 02 / 2020

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Drawing No.	307838-BAL-STAGE 3	Version	1		
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 203 of PS839761V
BAL Rating Site Plan

Co-ordinate Datum
MGA55

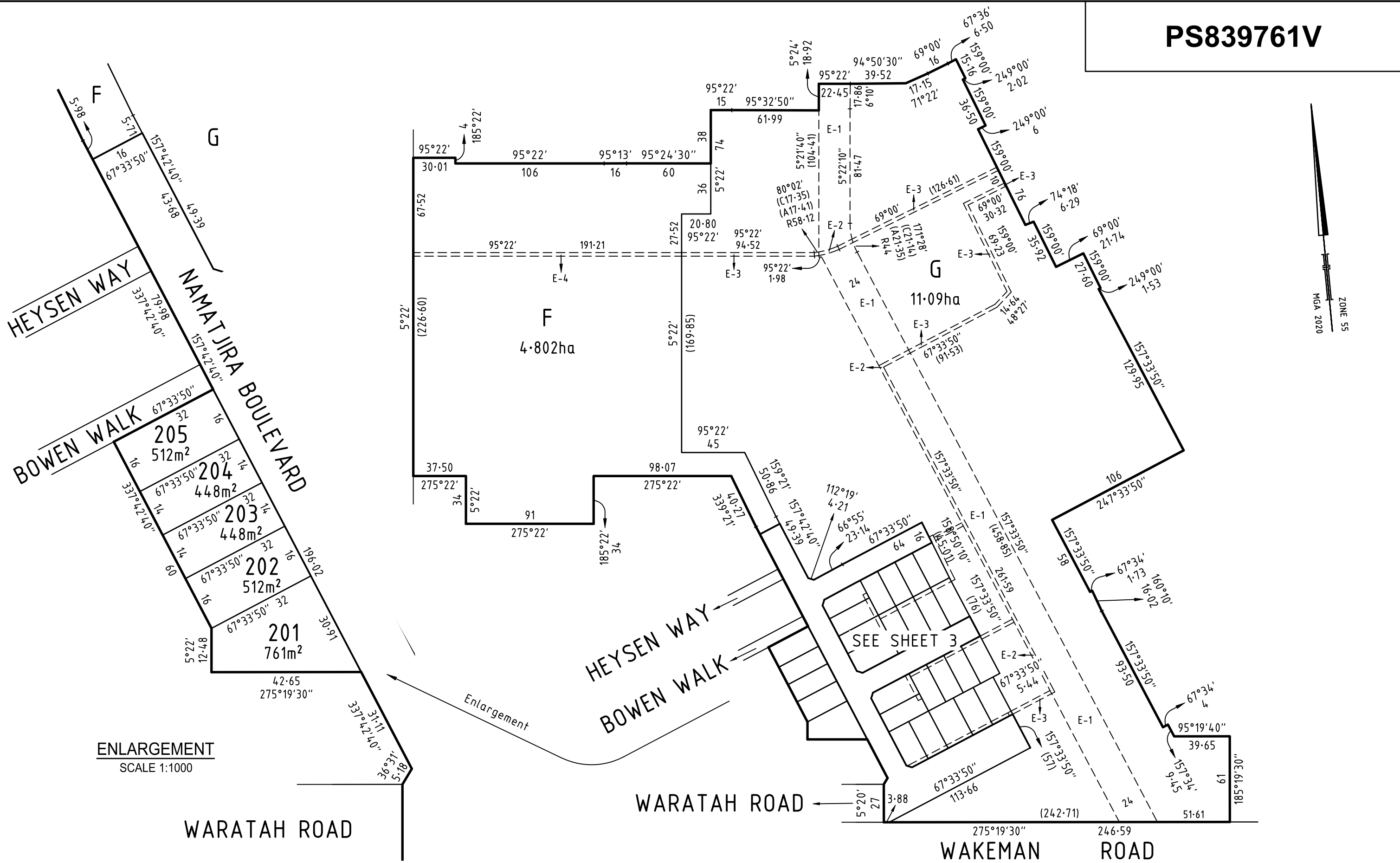
Scale A3
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PLAN OF SUBDIVISION			EDITION 1		PS839761V	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL 11891 FOL 021</div> <div>VOL FOL</div> <div>LAST PLAN REFERENCE: LOT 2 ON PS730853W</div> <div>LOT E ON PS834199W</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 280</div> <div>(of approx centre of land in plan) N: 5 939 210</div> <div>ZONE: 55</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1 to 200 (both inclusive), Lot 211 and Lots A to E (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 201 to 210 and Lots 212 to 229 (all inclusive) in this plan.</div> <div>Further purpose of plan:</div> <div>Removal of part of Easement shown E-1 on PS815341E where now contained in Namatjira Boulevard.</div> <div>Grounds for Variation:</div> <div>By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. DS/514/2017</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No. -</div>						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
E-1	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Carriageway	2.50	PS730853W	Lots 6 & 7 on PS730853W		
E-2 & E-3	Sewerage	2.50	AT058561V	Coliban Region Water Corporation		
E-4	Pipelines or Ancillary Purposes	2.50	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-7	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 3 (28 LOTS)				AREA OF STAGE - 2.218ha		
<div><div>spiire</div><div>16 Bridge Street</div><div>PO Box 1064</div><div>Bendigo Vic 3550</div><div>T 61 3 5448 2500</div><div>spiire.com.au</div></div>			SURVEYORS FILE REF: 307572SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3
			Licensed Surveyor: Michael Meehan			
			Version: Preliminary			



ENLARGEMENT
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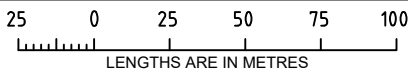
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DRAFT

SCALE
1: 2500



Licensed Surveyor: Michael Meehan
Version: Preliminary

ORIGINAL SHEET
SIZE: A3

SHEET 2

SEE SHEET 2

67°33'50"

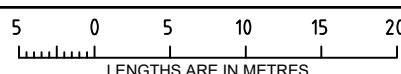
PS839761V

SEE SHEET 2

ROAD R-1
9042m²

WARATAH ROAD

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

SHEET 3

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Licensed Surveyor: Michael Meehan
Version: Preliminary

DRAFT

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 204, PS839761V, Namatjira Boulevard, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 11/06/2020

Notes

The property is part of stage 3 of an overall development plan under Planning Permit DS/514/2017. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permit.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)	Excludable (In accordance with overall development under Planning Permit DS/514/2017)	Excludable (In accordance with overall development under Planning Permit DS/514/2017)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	47 metres	NA	NA	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Upslope
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS839761V.

Conclusion

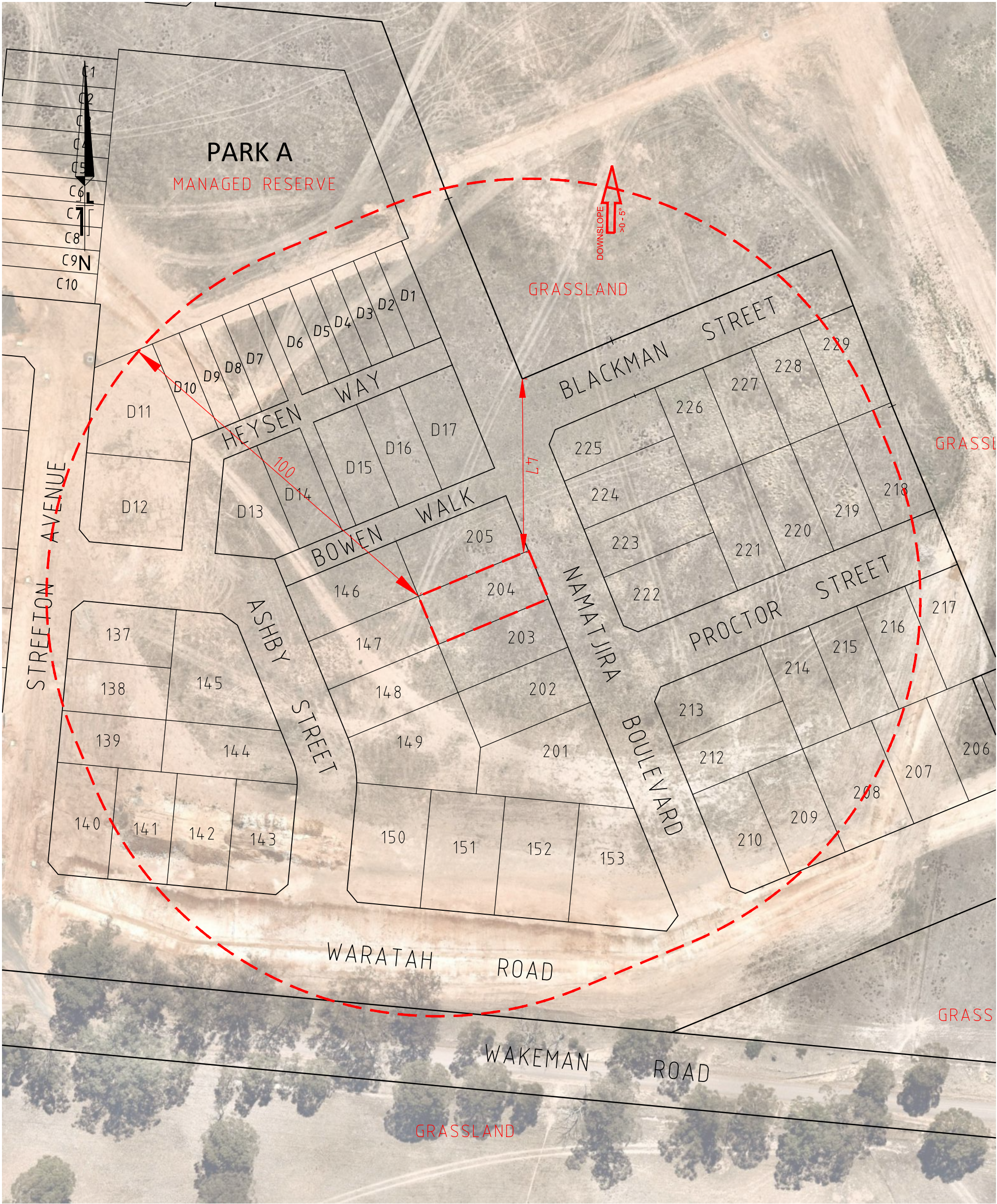
The site assessment has been conducted on the above mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL 12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS839761V
Overall Development Plan



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017

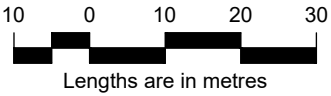
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Flown Date: 22 / 02 / 2020

Date	27/07/2020	Sheet	1	of	1
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Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 204 of PS839761V
BAL Rating Site Plan

Co-ordinate Datum
MGA55

Scale A3
1 : 1000



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PLAN OF SUBDIVISION			EDITION 1		PS839761V	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL 11891 FOL 021</div> <div>VOL FOL</div> <div>LAST PLAN REFERENCE: LOT 2 ON PS730853W</div> <div>LOT E ON PS834199W</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 280</div> <div>(of approx centre of land in plan) N: 5 939 210</div> <div>ZONE: 55</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1 to 200 (both inclusive), Lot 211 and Lots A to E (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 201 to 210 and Lots 212 to 229 (all inclusive) in this plan.</div> <div>Further purpose of plan:</div> <div>Removal of part of Easement shown E-1 on PS815341E where now contained in Namatjira Boulevard.</div> <div>Grounds for Variation:</div> <div>By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
SURVEY:						

This plan is based on survey

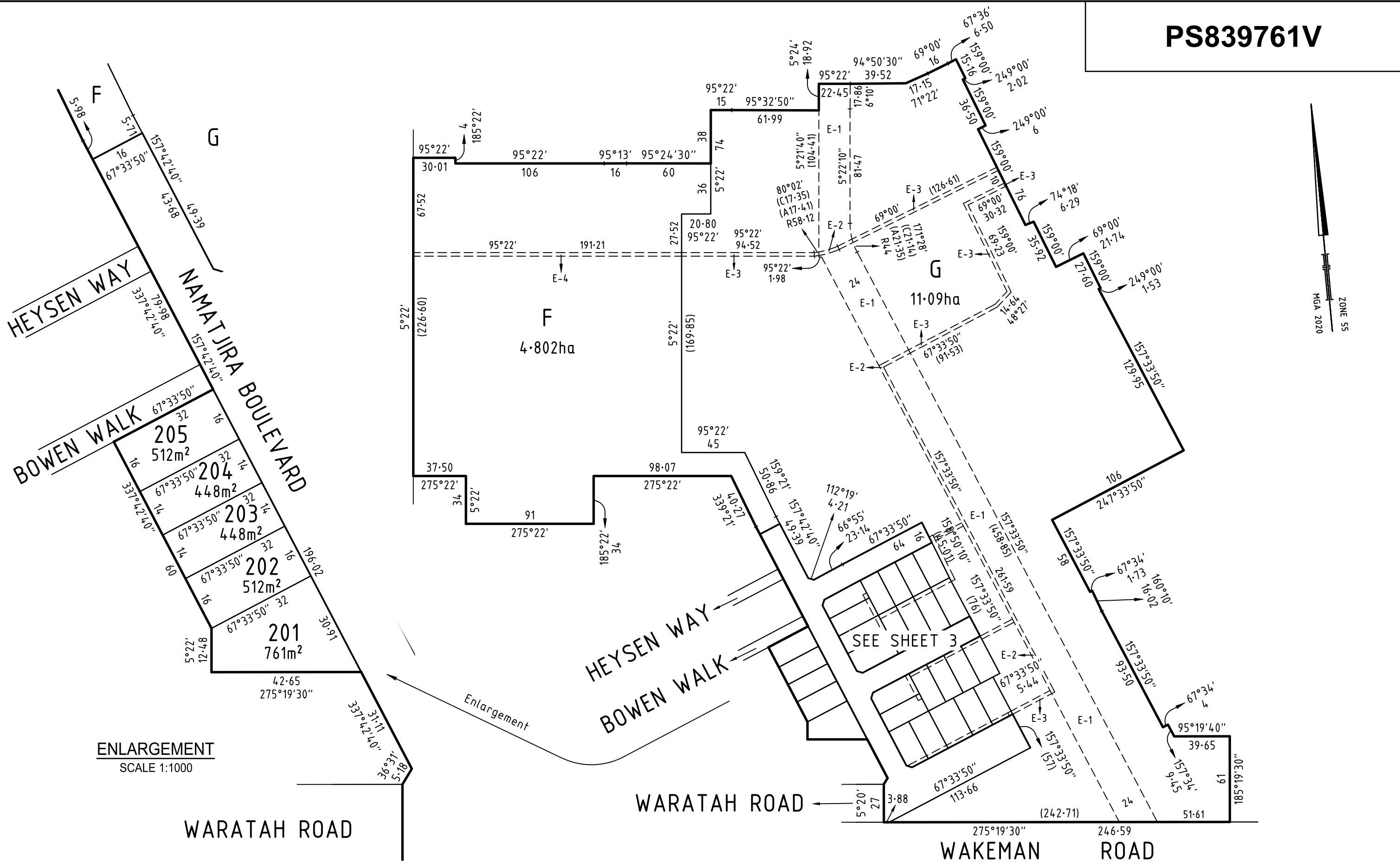
STAGING:

This is not a staged subdivision

Planning Permit No. DS/514/2017

This survey has been connected to permanent marks No(s). 6, 17 & 19

In Proclaimed Survey Area No. - | | | || EASEMENT INFORMATION | | | | | |
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
E-1	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Carriageway	2.50	PS730853W	Lots 6 & 7 on PS730853W		
E-2 & E-3	Sewerage	2.50	AT058561V	Coliban Region Water Corporation		
E-4	Pipelines or Ancillary Purposes	2.50	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-7	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 3 (28 LOTS)				AREA OF STAGE - 2.218ha		
spiire 16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au			SURVEYORS FILE REF: 307572SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3
Licensed Surveyor: Michael Meehan						
			Version: Preliminary			



ENLARGEMENT
SCALE 1:1000

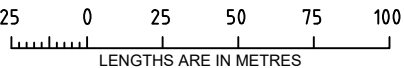
SURVEYOR'S FILE REF: 307572SV00

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DRAFT

SCALE
1: 2500



Licensed Surveyor: Michael Meehan
Version: Preliminary

ORIGINAL SHEET
SIZE: A3

SHEET 2

SEE SHEET 2

67°33'50"

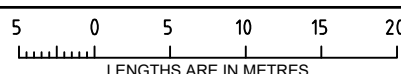
PS839761V

SEE SHEET 2

ROAD R-1
9042m²

WARATAH ROAD

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

SHEET 3

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Licensed Surveyor: Michael Meehan
Version: Preliminary

DRAFT

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 205, PS839761V, Namatjira Boulevard, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 11/06/2020

Notes

The property is part of stage 3 of an overall development plan under Planning Permit DS/514/2017. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permit.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)	Excludable (In accordance with overall development under Planning Permit DS/514/2017)	Excludable (In accordance with overall development under Planning Permit DS/514/2017)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	32 metres	NA	NA	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Upslope
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS839761V.

Conclusion

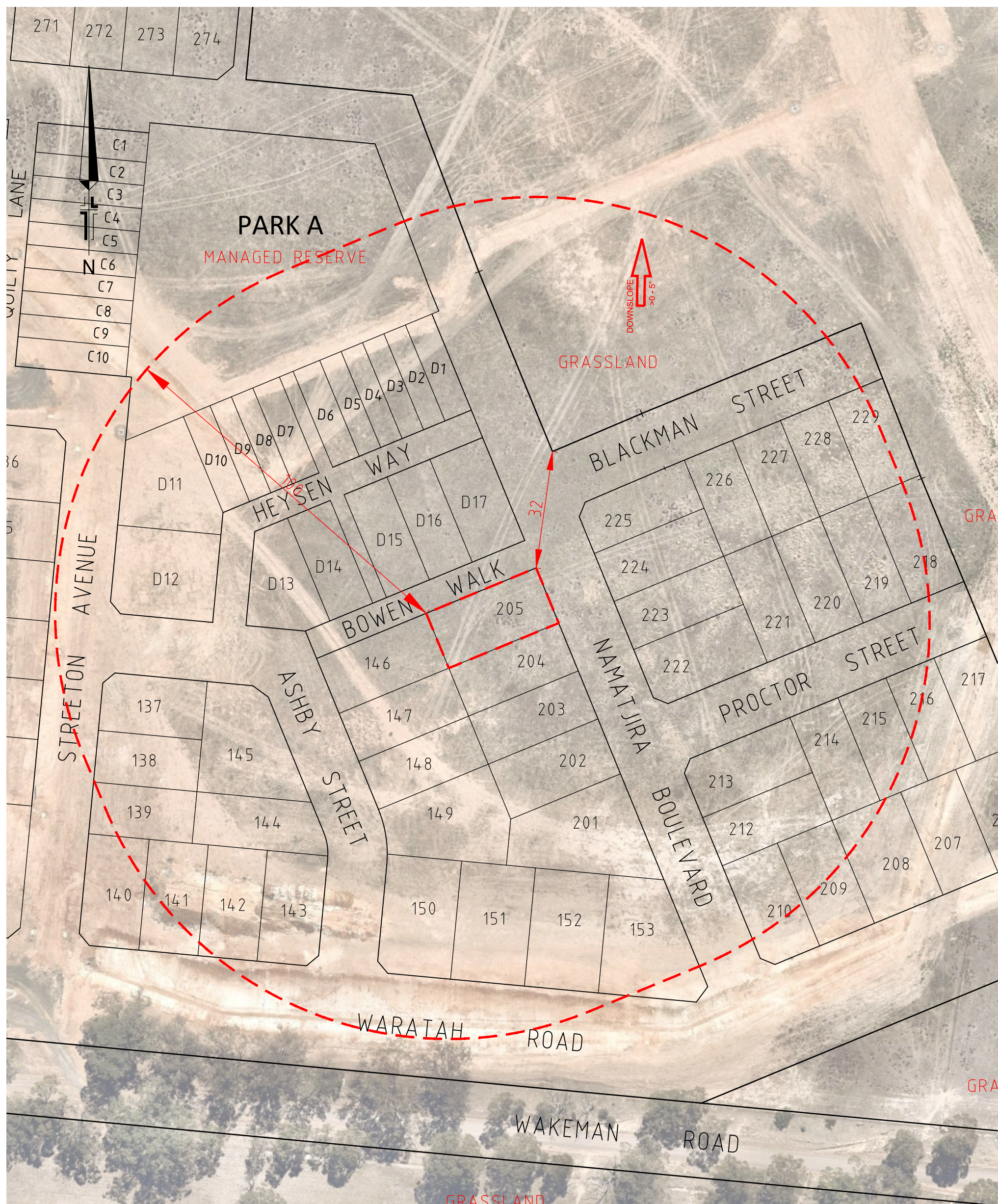
The site assessment has been conducted on the above mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL 12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS839761V
Overall Development Plan



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017

Date	27/07/2020	Sheet	1	of	1
Drawing No.	307838-BAL-STAGE 3			Version 1	
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP		Checked By		
REV	AMENDMENT			APPROVED	DATE

Aerial Imagery supplied by Nearmap
Flown Date: 22 / 02 / 2020

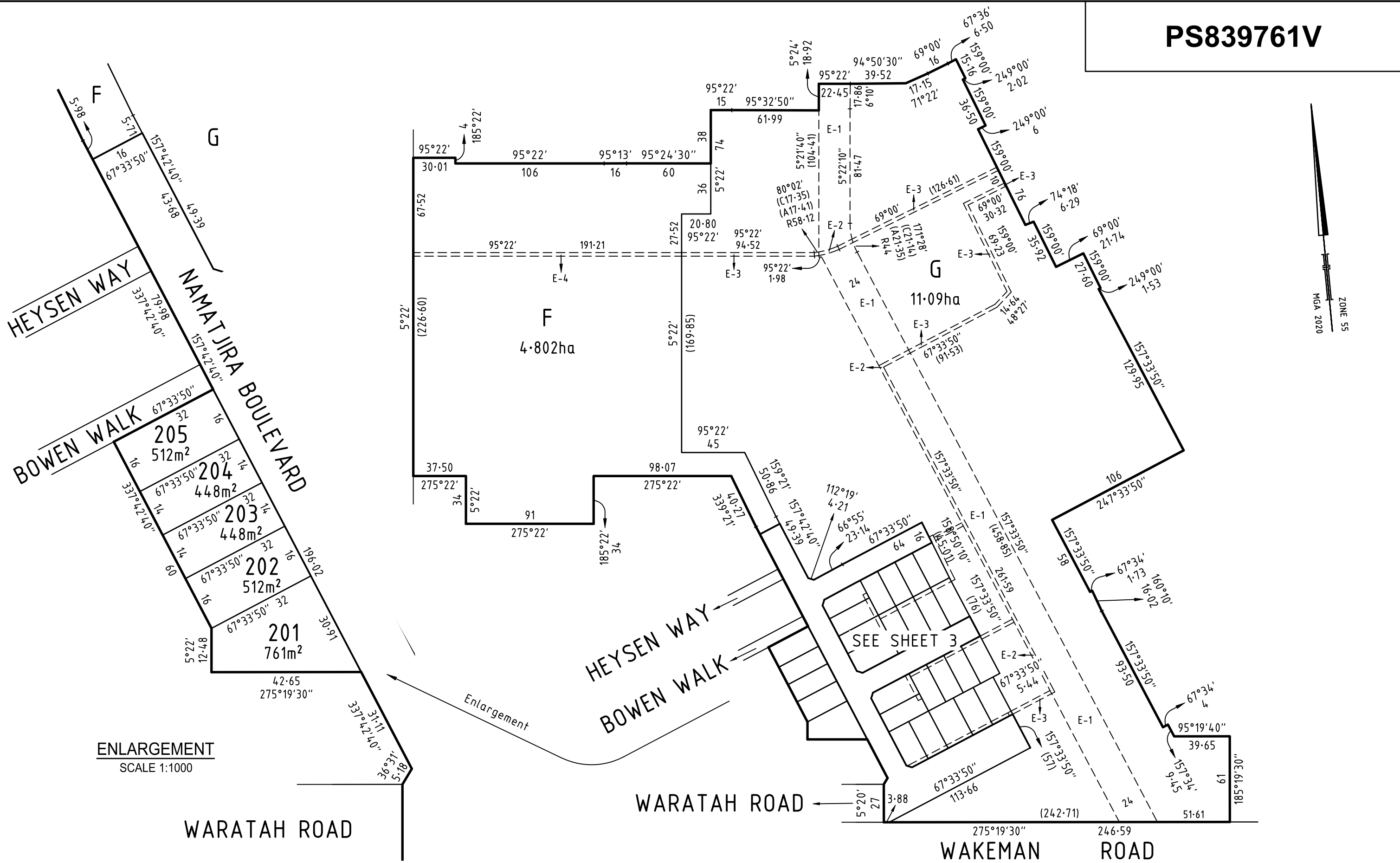
Huntly Property Holdings Pty. Ltd.
Lot 205 of PS839761V
BAL Rating Site Plan

Co-ordinate Datum	Scale A3	10 0 10 20 30
MGA55	1:1000	Lengths are in metres

The Spiire logo, featuring the word "spiire" in a lowercase, sans-serif font. The two dots above the "i" are red, while the rest of the text is dark grey.

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PLAN OF SUBDIVISION			EDITION 1		PS839761V	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL 11891 FOL 021</div> <div>VOL FOL</div> <div>LAST PLAN REFERENCE: LOT 2 ON PS730853W</div> <div>LOT E ON PS834199W</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 280</div> <div>(of approx centre of land in plan) N: 5 939 210</div> <div>ZONE: 55</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1 to 200 (both inclusive), Lot 211 and Lots A to E (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 201 to 210 and Lots 212 to 229 (all inclusive) in this plan.</div> <div>Further purpose of plan:</div> <div>Removal of part of Easement shown E-1 on PS815341E where now contained in Namatjira Boulevard.</div> <div>Grounds for Variation:</div> <div>By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. DS/514/2017</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No. -</div>						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
E-1	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Carriageway	2.50	PS730853W	Lots 6 & 7 on PS730853W		
E-2 & E-3	Sewerage	2.50	AT058561V	Coliban Region Water Corporation		
E-4	Pipelines or Ancillary Purposes	2.50	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-7	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 3 (28 LOTS)				AREA OF STAGE - 2.218ha		
<div><div>spiire</div><div>16 Bridge Street</div><div>PO Box 1064</div><div>Bendigo Vic 3550</div><div>T 61 3 5448 2500</div><div>spiire.com.au</div></div>		SURVEYORS FILE REF: 307572SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3	
		Licensed Surveyor: Michael Meehan				
		Version: Preliminary				



ENLARGEMENT
SCALE 1:1000

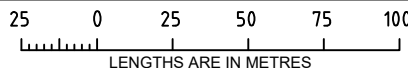
SURVEYOR'S FILE REF: 307572SV00



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DRAFT

SCALE
1: 2500



Licensed Surveyor: Michael Meehan
Version: Preliminary

ORIGINAL SHEET
SIZE: A3

SHEET 2

SEE SHEET 2

67°33'50"

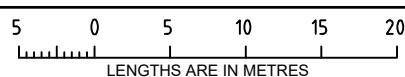
PS839761V

SEE SHEET 2

ROAD R-1
9042m²

WARATAH ROAD

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

SHEET 3

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Licensed Surveyor: Michael Meehan
Version: Preliminary

DRAFT

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 206, PS839761V Waratah Road, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 05/03/2021

Notes

The property is part of stage 3 of an overall development plan under Planning Permits DS/514/2017 and DSD/568/2020. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permits.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Grassland	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	NA	60 metres	92 metres	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	NA	Downslope 0-5°	Downslope 0-5°	NA
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS839761V.

Conclusion

The site assessment has been conducted on the above-mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

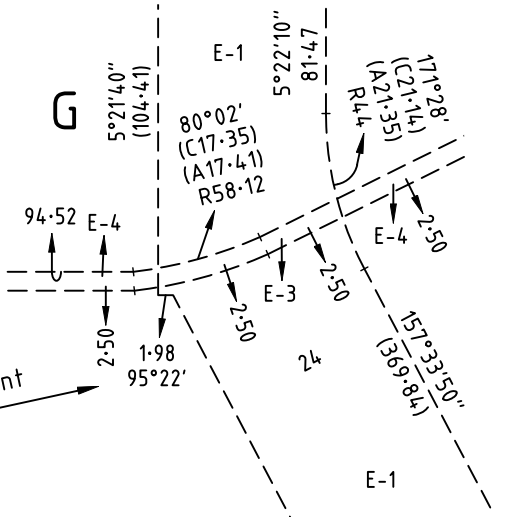
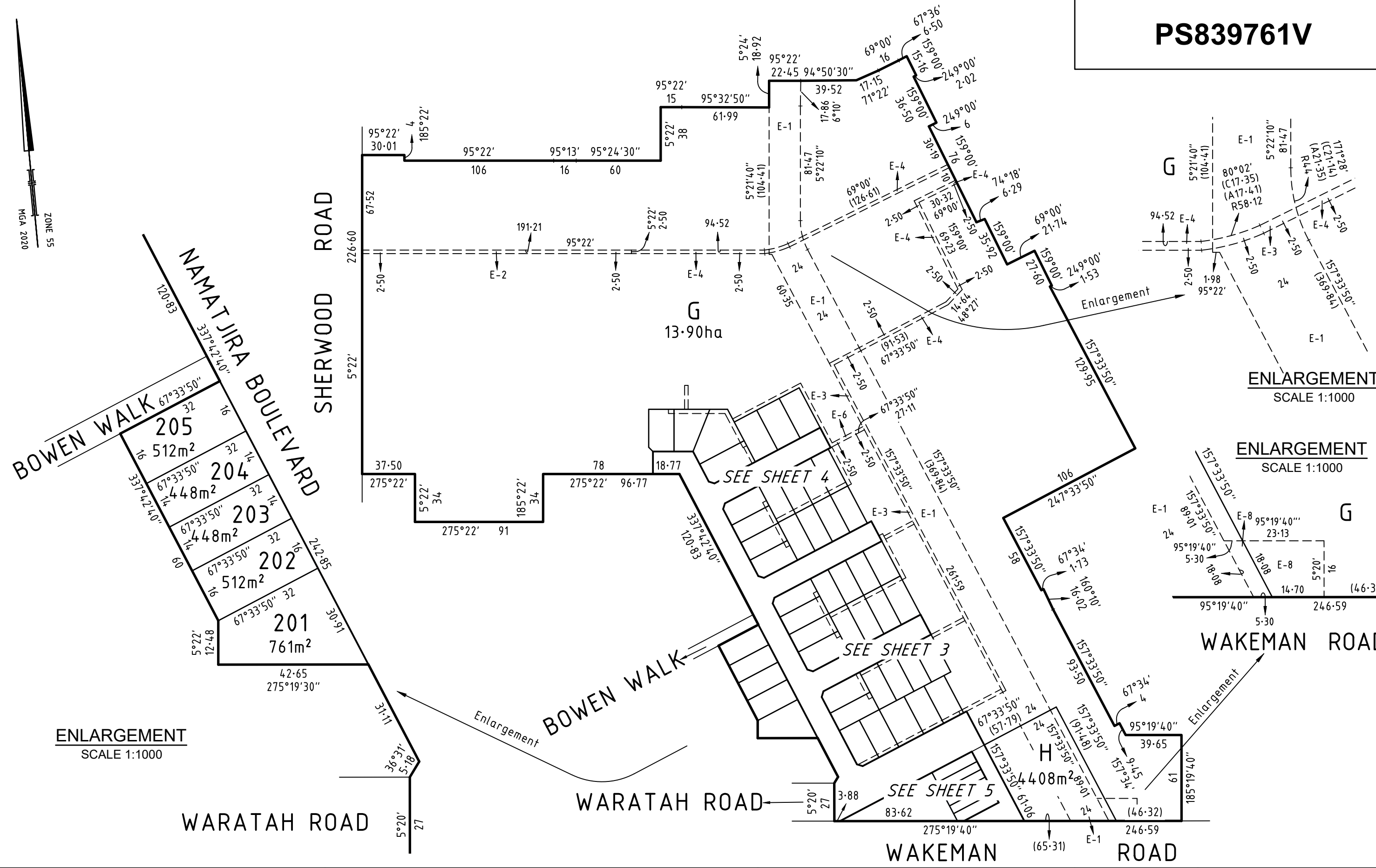
The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL12.5** in accordance with the relevant standards.



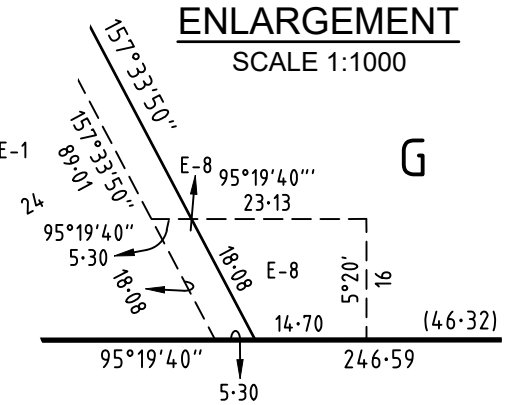
Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS839761V

PLAN OF SUBDIVISION			EDITION 1		PS839761V	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T</div> <div>LAST PLAN REFERENCE: LOT E ON PS834199W</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 280 ZONE: 55</div> <div>(of approx centre of land in plan) N: 5 939 260</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1-200 (both inclusive), Lot 211 and Lots A-F (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 201 to 210 (both inclusive) and Lots 212 to 254 (both inclusive) on this plan.</div> <div>Further purpose of plan:</div> <div>Removal of part of Easement shown E-1 on PS815341E where now contained in Namatjira Boulevard.</div> <div>Removal of part of Easement shown E-5 on PS834199W where now contained in Namatjira Boulevard.</div> <div>Removal of Easement show E-7 on PS834199W where now contained in Waratah Road and Reserve No 1 on this plan.</div> <div>Grounds for Variation:</div> <div>By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
RESERVE NO 1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. AM/514/2017/A, xxxxxxxx</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No.</div>						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
E-1 & E-3	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Pipelines or Ancillary Purposes	See Diagram	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-3 & E-4	Pipelines or Ancillary Purposes	See Diagram	PS834199W - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-7	Drainage	See Diagram	This Plan	City of Greater Bendigo		
E-8	Carriageway	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 3 (53 LOTS)			AREA OF STAGE - 3.760ha			
<div><div>spiire</div><div>16 Bridge Street</div><div>PO Box 1064</div><div>Bendigo Vic 3550</div><div>T 61 3 5448 2500</div><div>spiire.com.au</div></div>		SURVEYORS FILE REF: 307572SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5	
		Licensed Surveyor: Michael Meehan				
		Version: Preliminary V7				



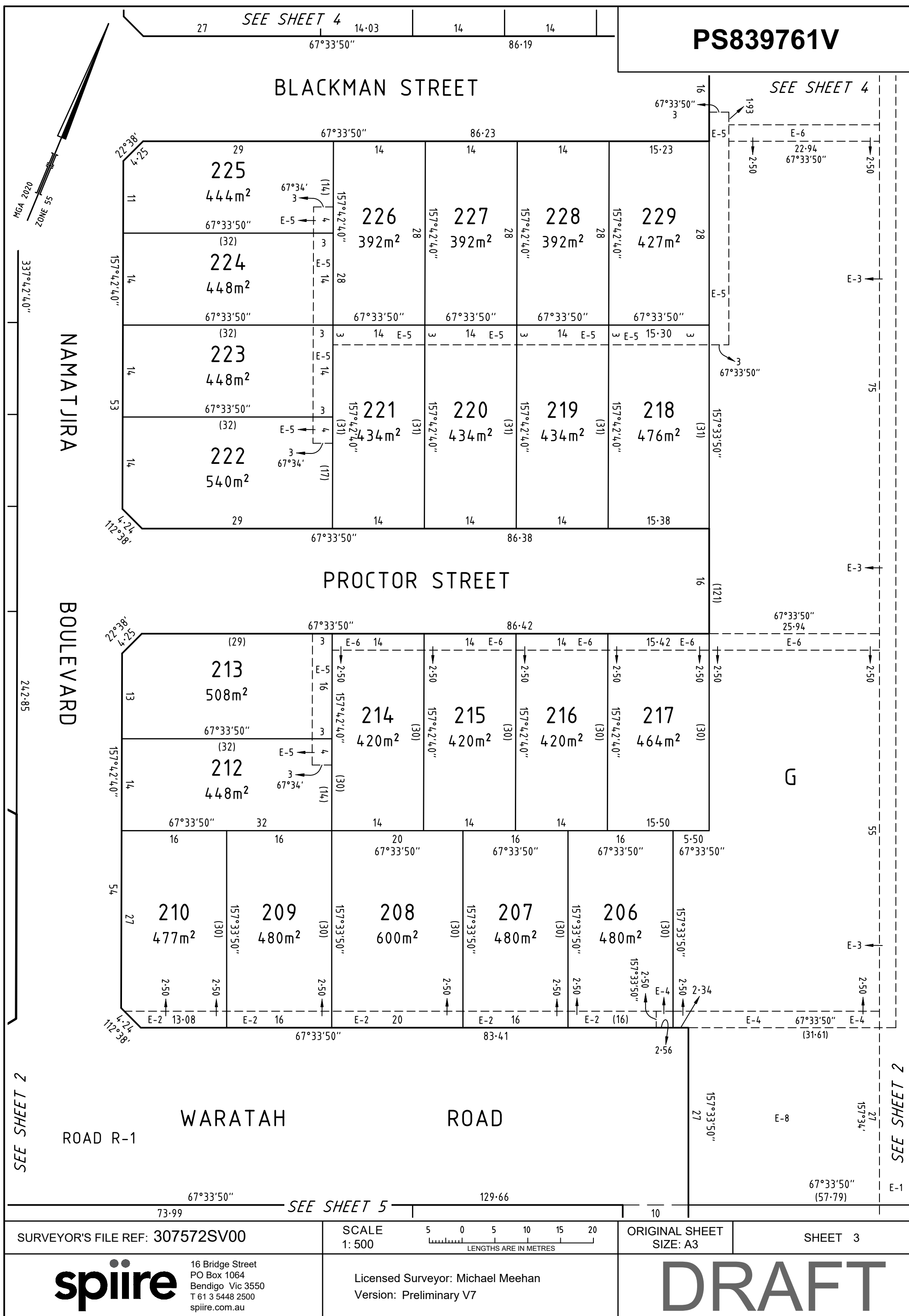
ENLARGEMENT
SCALE 1:1000



ENLARGEMENT
SCALE 1:1000

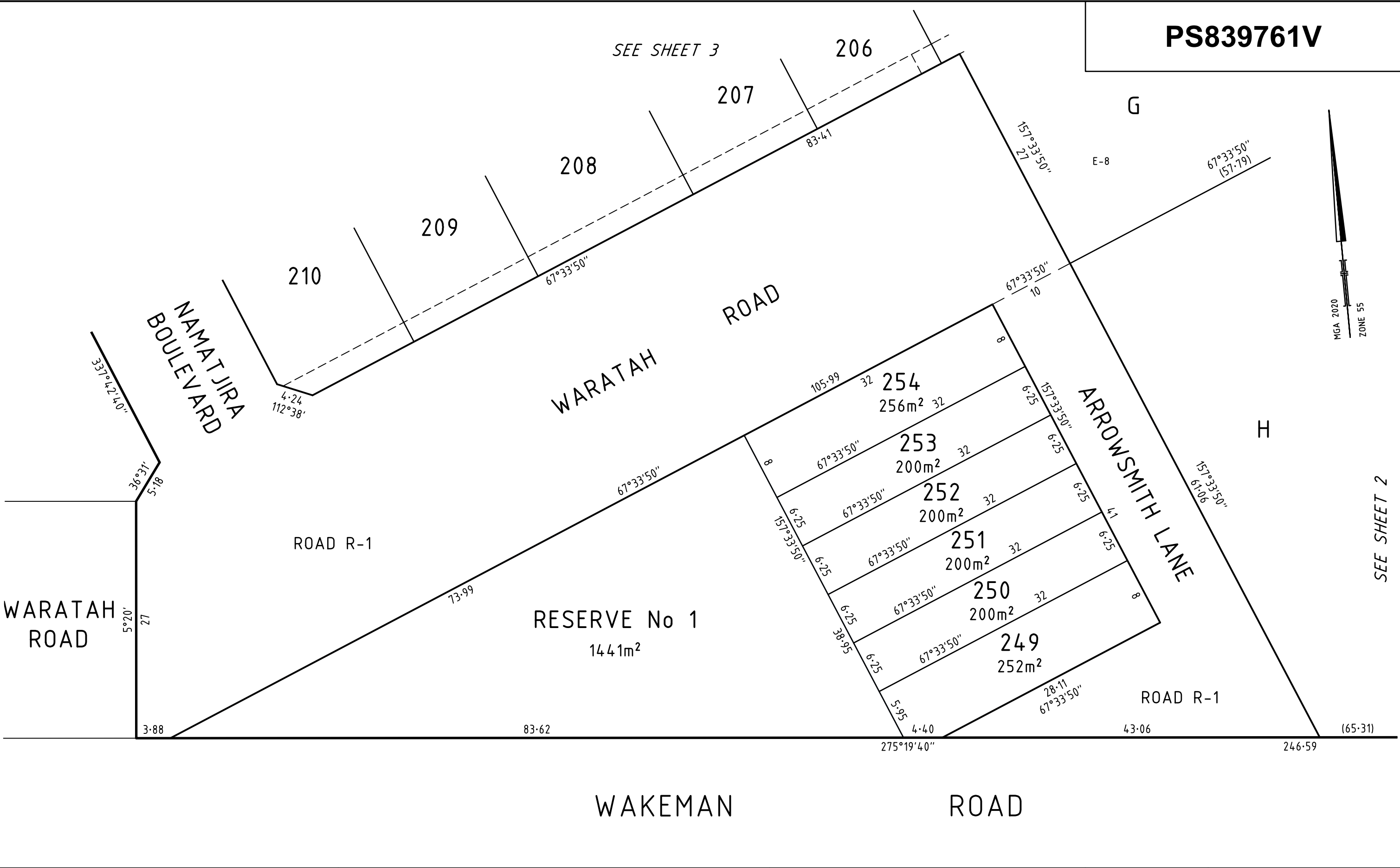
ENLARGEMENT
SCALE 1:1000

SURVEYOR'S FILE REF: 307572SV00		SCALE 1: 2500 <div><div></div><div>250 0 25 50 75 100</div><div>LENGTHS ARE IN METRES</div></div>	ORIGINAL SHEET SIZE: A3	SHEET 2
<div><div>spiire</div><div>16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au</div></div>		Licensed Surveyor: Michael Meehan Version: Preliminary V7	DRAFT	



PS839761V

PS839761V



SURVEYOR'S FILE REF: 307572SV00

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DRAFT

SCALE
1: 400

4 0 4 8 12 16
LENGTHS ARE IN METRES

Licensed Surveyor: Michael Meehan
Version: Preliminary V7

ORIGINAL SHEET
SIZE: A3

SHEET 5

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 207, PS839761V Waratah Road, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 05/03/2021

Notes

The property is part of stage 3 of an overall development plan under Planning Permits DS/514/2017 and DSD/568/2020. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permits.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Grassland	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	NA	76 metres	85 metres	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	NA	Downslope 0-5°	Downslope 0-5°	NA
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS839761V.

Conclusion

The site assessment has been conducted on the above-mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

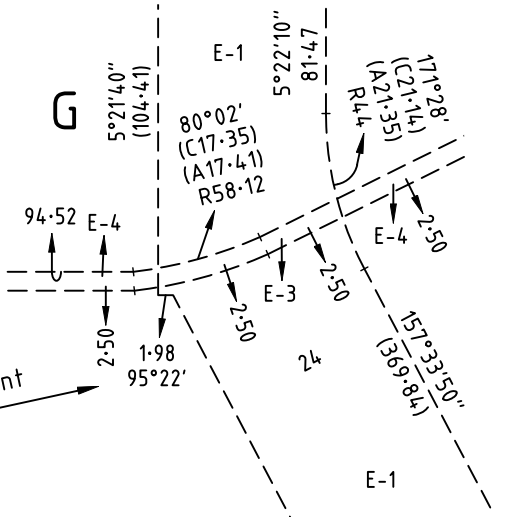
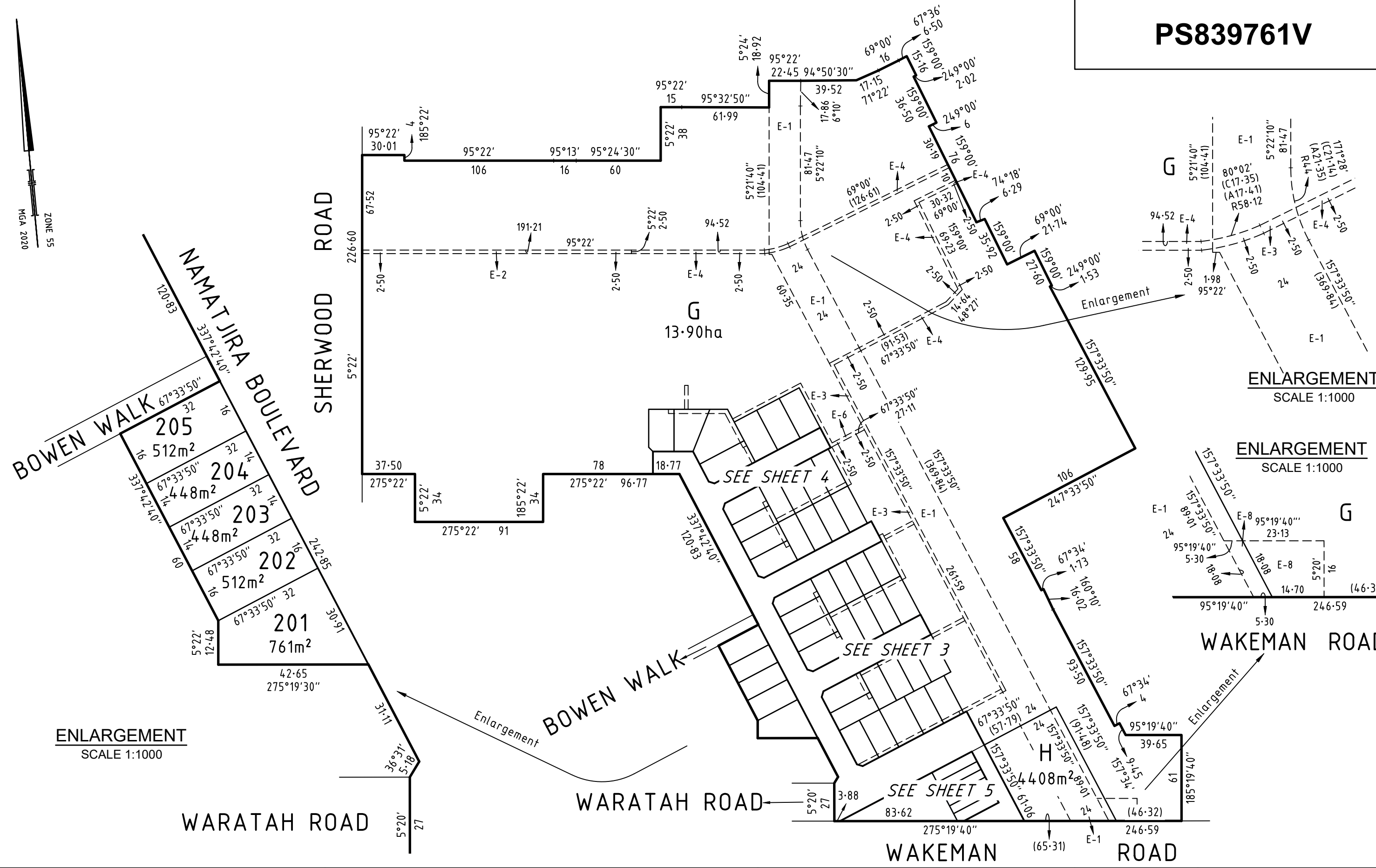
The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL12.5** in accordance with the relevant standards.



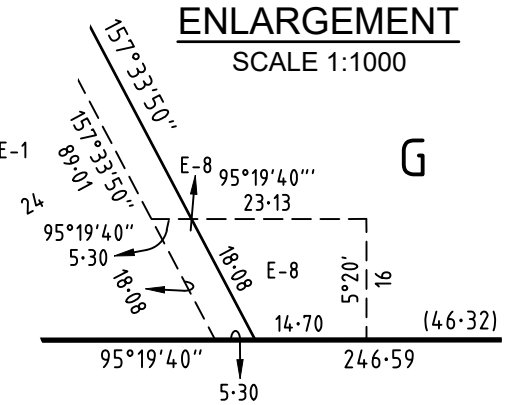
Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS839761V

PLAN OF SUBDIVISION			EDITION 1		PS839761V	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T</div> <div>LAST PLAN REFERENCE: LOT E ON PS834199W</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 280 ZONE: 55</div> <div>(of approx centre of land in plan) N: 5 939 260</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL / BODY / PERSON		<div>Lots 1-200 (both inclusive), Lot 211 and Lots A-F (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 201 to 210 (both inclusive) and Lots 212 to 254 (both inclusive) on this plan.</div> <div>Further purpose of plan:</div> <div>Removal of part of Easement shown E-1 on PS815341E where now contained in Namatjira Boulevard.</div> <div>Removal of part of Easement shown E-5 on PS834199W where now contained in Namatjira Boulevard.</div> <div>Removal of Easement show E-7 on PS834199W where now contained in Waratah Road and Reserve No 1 on this plan.</div> <div>Grounds for Variation:</div> <div>By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988</div>			
ROAD R-1	CITY OF GREATER BENDIGO					
RESERVE NO 1	CITY OF GREATER BENDIGO					
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. AM/514/2017/A, xxxxxxxx</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No.</div>						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
E-1 & E-3	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Pipelines or Ancillary Purposes	See Diagram	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-3 & E-4	Pipelines or Ancillary Purposes	See Diagram	PS834199W - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-7	Drainage	See Diagram	This Plan	City of Greater Bendigo		
E-8	Carriageway	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 3 (53 LOTS)			AREA OF STAGE - 3.760ha			
<div><div>spiire</div><div>16 Bridge Street</div><div>PO Box 1064</div><div>Bendigo Vic 3550</div><div>T 61 3 5448 2500</div><div>spiire.com.au</div></div>		SURVEYORS FILE REF: 307572SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5	
		Licensed Surveyor: Michael Meehan				
		Version: Preliminary V7				



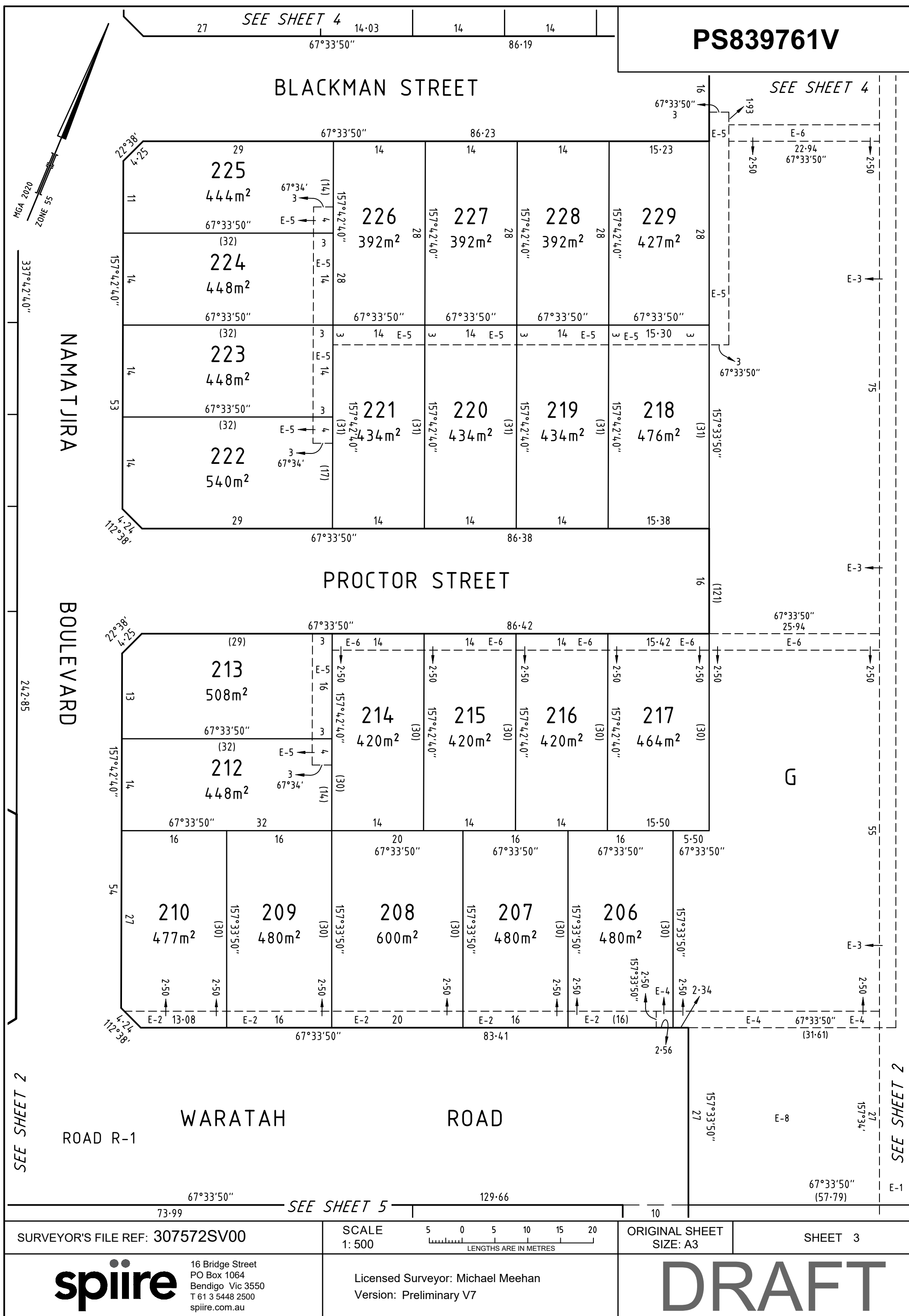
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SCALE 1:1000



ENLARGEMENT
SCALE 1:1000

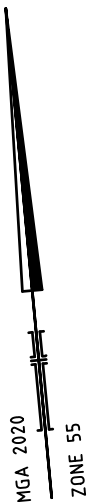
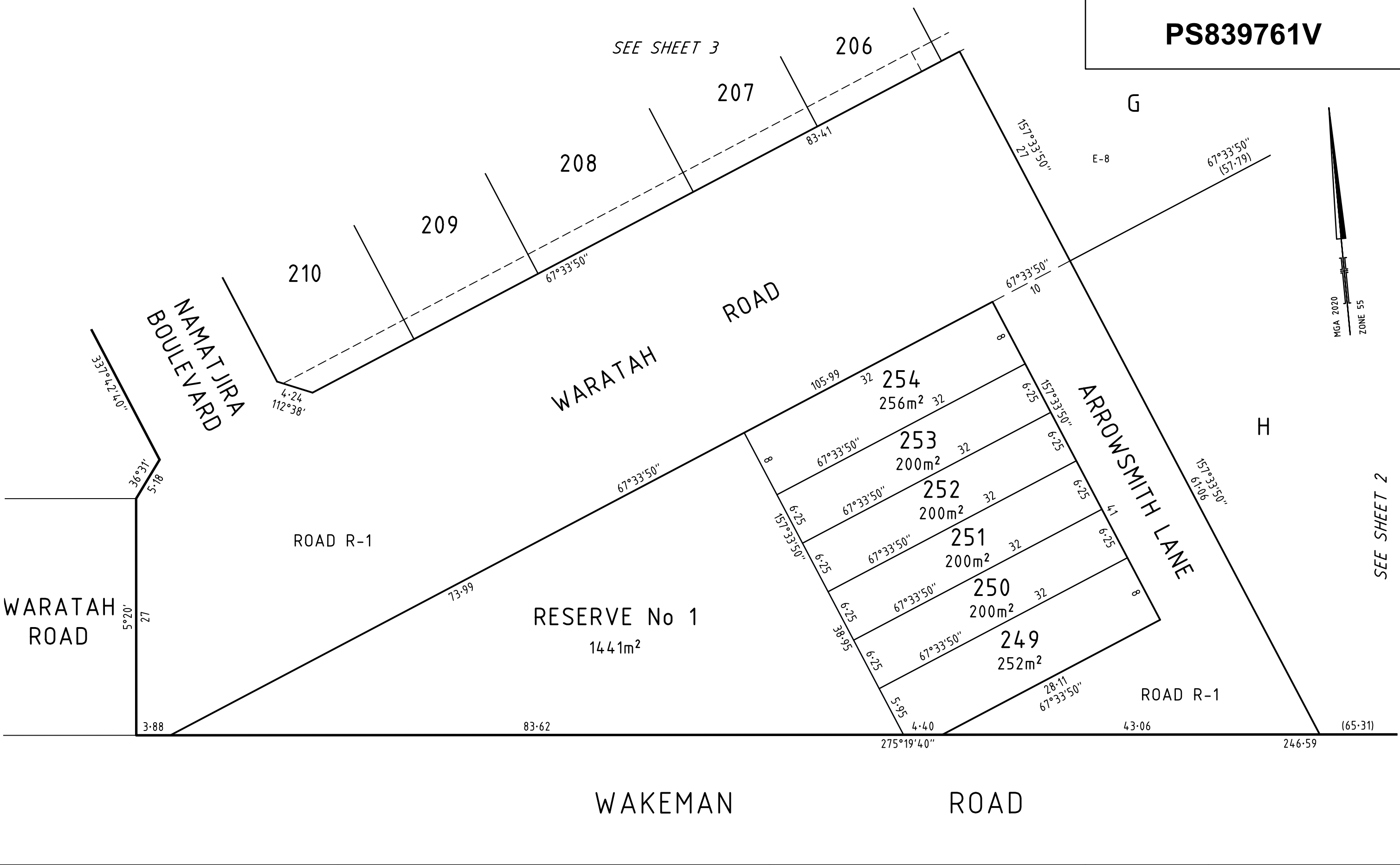
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SCALE 1:1000

SURVEYOR'S FILE REF: 307572SV00		SCALE 1: 2500 <div><div></div><div>250 0 25 50 75 100</div><div>LENGTHS ARE IN METRES</div></div>	ORIGINAL SHEET SIZE: A3	SHEET 2
<div><div>spiire</div><div>16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au</div></div>		Licensed Surveyor: Michael Meehan Version: Preliminary V7	DRAFT	



PS839761V

PS839761V



SEE SHEET 2

SURVEYOR'S FILE REF: 307572SV00	DRAFT	SCALE 1: 400  LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 5
 16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au		Licensed Surveyor: Michael Meehan Version: Preliminary V7		

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 208, PS839761V, Waratah Road, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 11/06/2020

Notes

The property is part of stage 3 of an overall development plan under Planning Permit DS/514/2017. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permit.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Excludable (In accordance with overall development under Planning Permit DS/514/2017)	Grassland	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	NA	29 metres	27 metres	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Upslope
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS839761V.

Conclusion

The site assessment has been conducted on the above mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL 12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS839761V
Overall Development Plan



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017

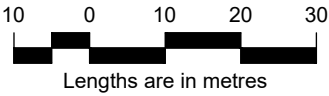
Aerial Imagery supplied by Nearmap
Flown Date: 22 / 02 / 2020

Date	27/07/2020	Sheet	1	of	1
Drawing No.	307838-BAL-STAGE 3	Version	1		
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 208 of PS839761V
BAL Rating Site Plan

Co-ordinate Datum
MGA55

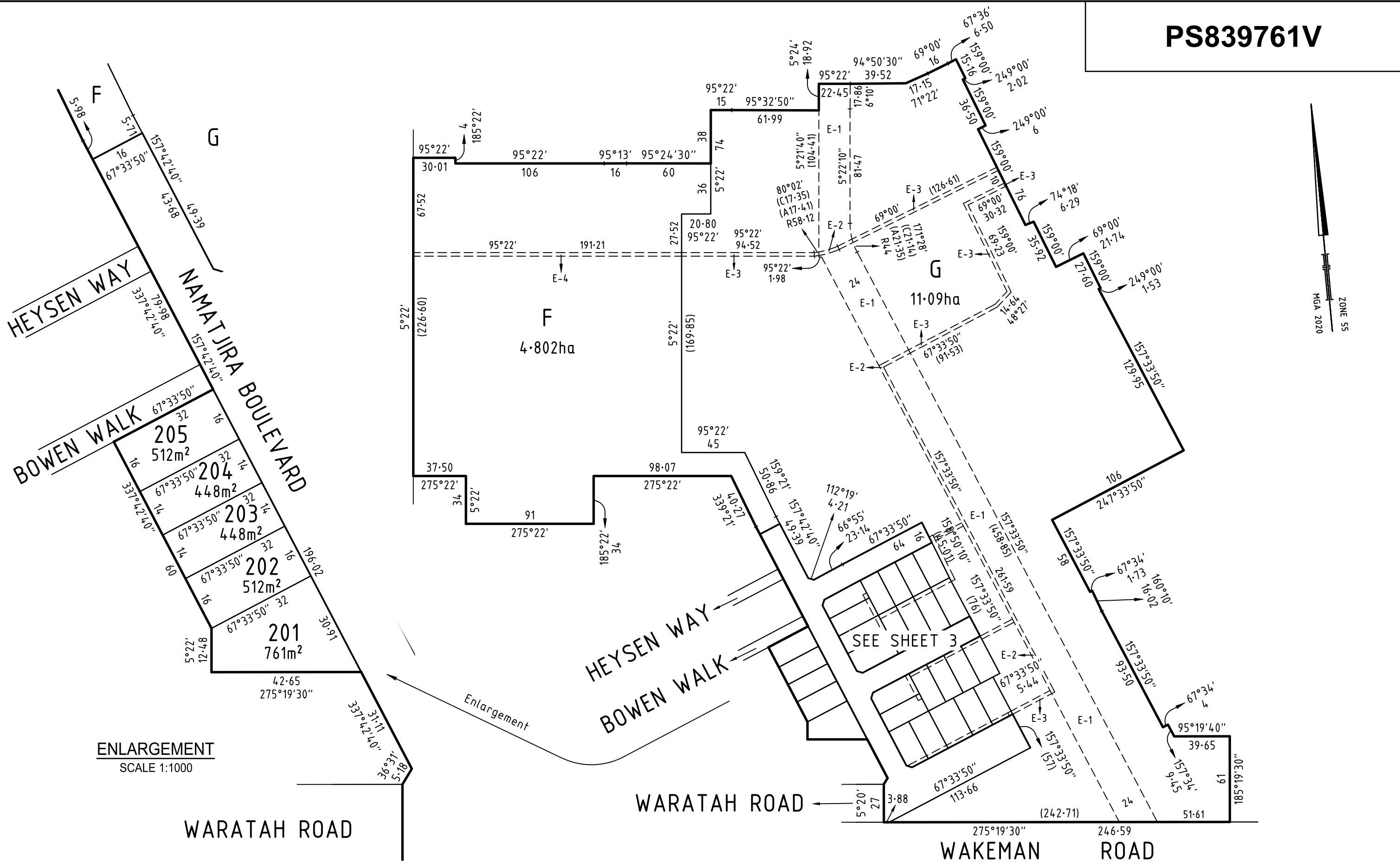
Scale A3
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PLAN OF SUBDIVISION			EDITION 1		PS839761V	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL 11891 FOL 021</div> <div>VOL FOL</div> <div>LAST PLAN REFERENCE: LOT 2 ON PS730853W</div> <div>LOT E ON PS834199W</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 280</div> <div>(of approx centre of land in plan) N: 5 939 210</div> <div>ZONE: 55</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1 to 200 (both inclusive), Lot 211 and Lots A to E (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 201 to 210 and Lots 212 to 229 (all inclusive) in this plan.</div> <div>Further purpose of plan:</div> <div>Removal of part of Easement shown E-1 on PS815341E where now contained in Namatjira Boulevard.</div> <div>Grounds for Variation:</div> <div>By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
SURVEY:		<div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. DS/514/2017</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No. -</div>				
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
E-1	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Carriageway	2.50	PS730853W	Lots 6 & 7 on PS730853W		
E-2 & E-3	Sewerage	2.50	AT058561V	Coliban Region Water Corporation		
E-4	Pipelines or Ancillary Purposes	2.50	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-7	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 3 (28 LOTS)				AREA OF STAGE - 2.218ha		
<div><div>spiire</div><div>16 Bridge Street</div><div>PO Box 1064</div><div>Bendigo Vic 3550</div><div>T 61 3 5448 2500</div><div>spiire.com.au</div></div>		SURVEYORS FILE REF: 307572SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3	
		Licensed Surveyor: Michael Meehan				
		Version: Preliminary				



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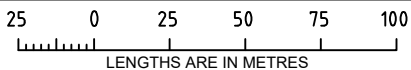
SURVEYOR'S FILE REF: 307572SV00



16 Bridge Street
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Bendigo Vic 3550
T 61 3 5448 2500
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DRAFT

SCALE
1: 2500



Licensed Surveyor: Michael Meehan
Version: Preliminary

ORIGINAL SHEET
SIZE: A3

SHEET 2

SEE SHEET 2

67°33'50"

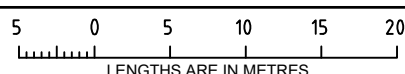
PS839761V

SEE SHEET 2

ROAD R-1
9042m²

WARATAH ROAD

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

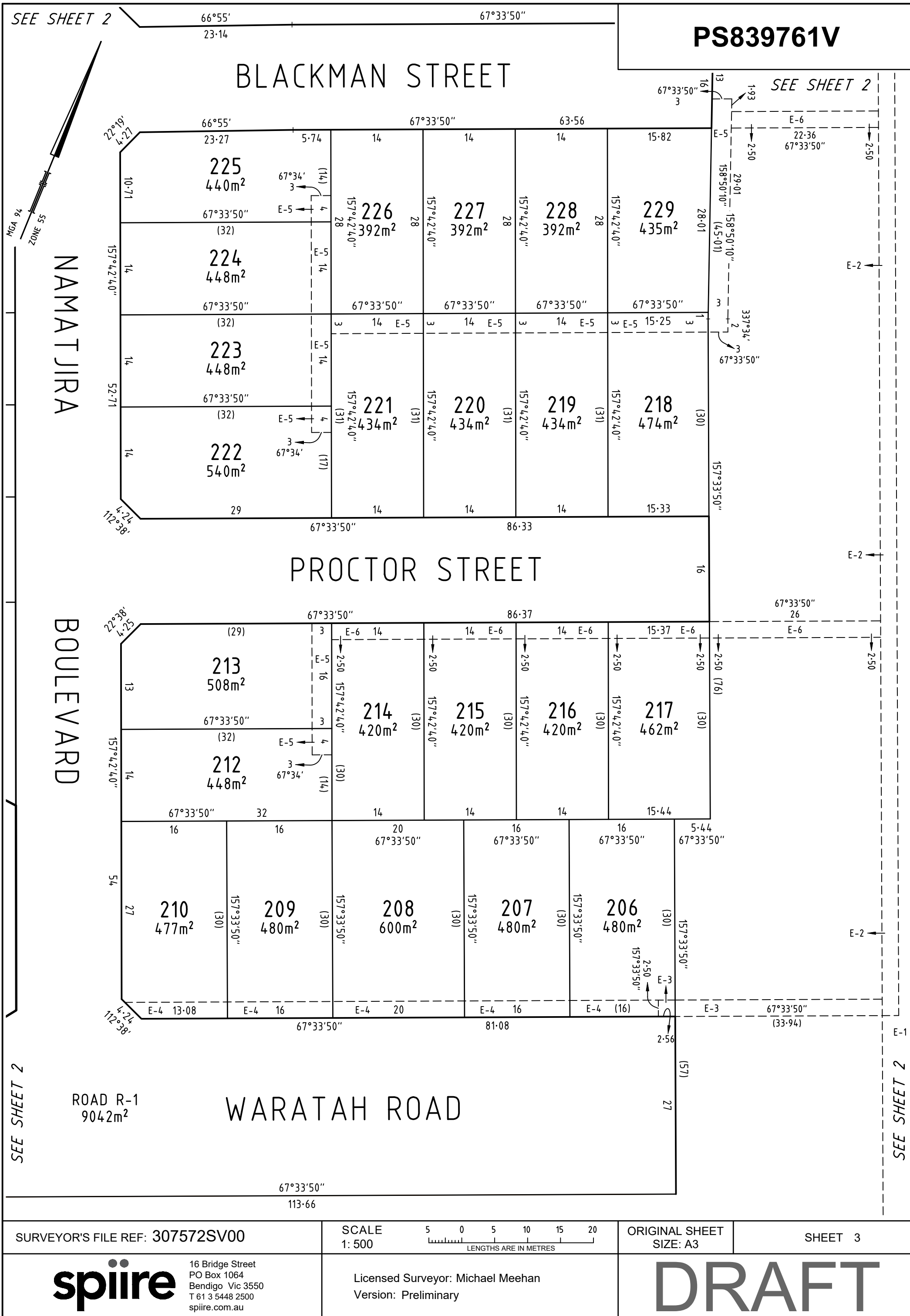
SHEET 3

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Licensed Surveyor: Michael Meehan
Version: Preliminary

DRAFT



Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 209, PS839761V, Waratah Road, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 11/06/2020

Notes

The property is part of stage 3 of an overall development plan under Planning Permit DS/514/2017. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permit.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Excludable (In accordance with overall development under Planning Permit DS/514/2017)	Grassland	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	NA	49 metres	27 metres	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Upslope
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS839761V.

Conclusion

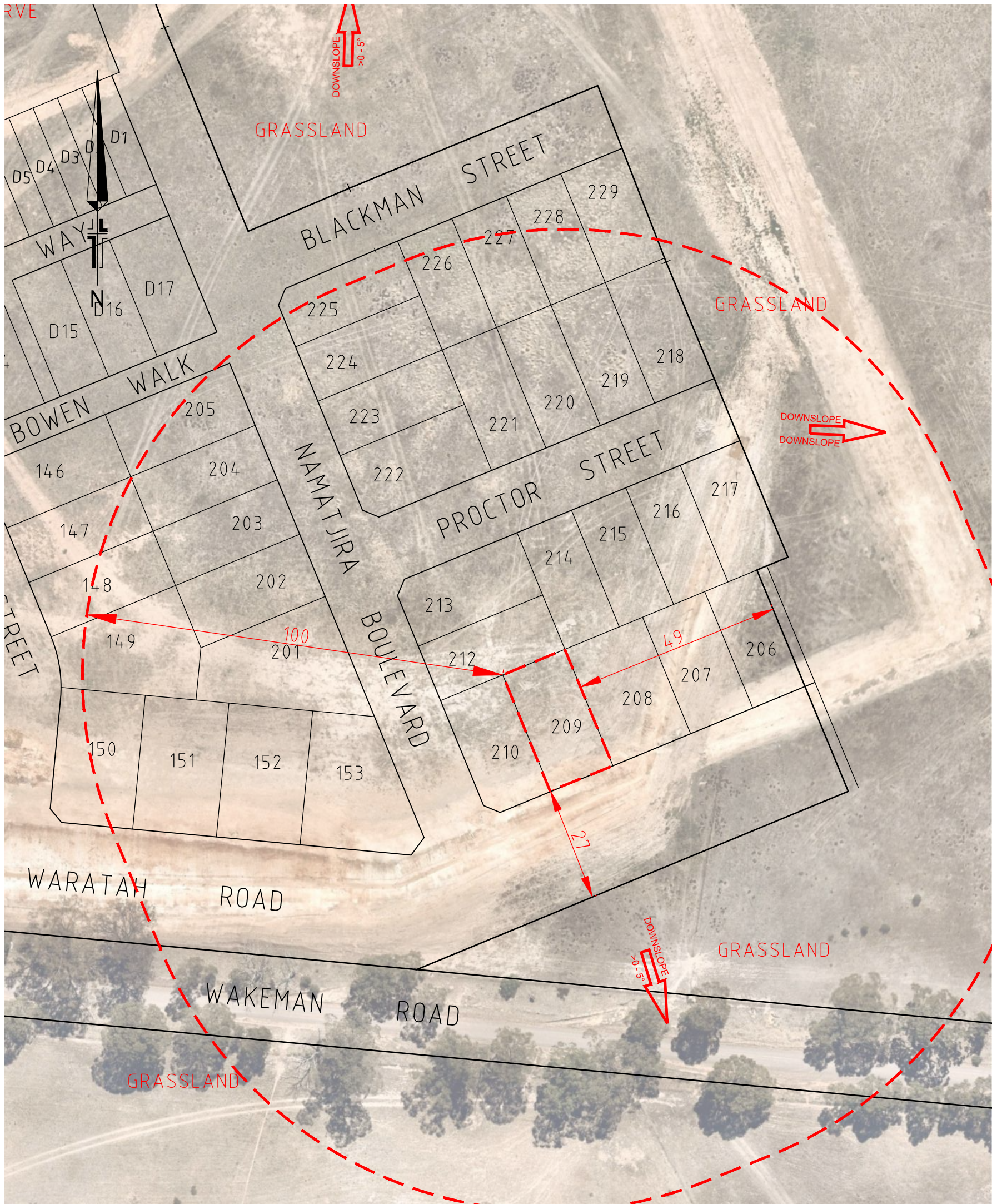
The site assessment has been conducted on the above mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL 12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS839761V
Overall Development Plan



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017

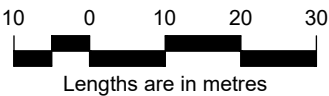
Aerial Imagery supplied by Nearmap
Flown Date: 22 / 02 / 2020

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Drawing No.	307838-BAL-STAGE 3			Version	1
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT			APPROVED	DATE

Huntly Property Holdings Pty. Ltd.
Lot 209 of PS839761V
BAL Rating Site Plan

Co-ordinate Datum
MGA55

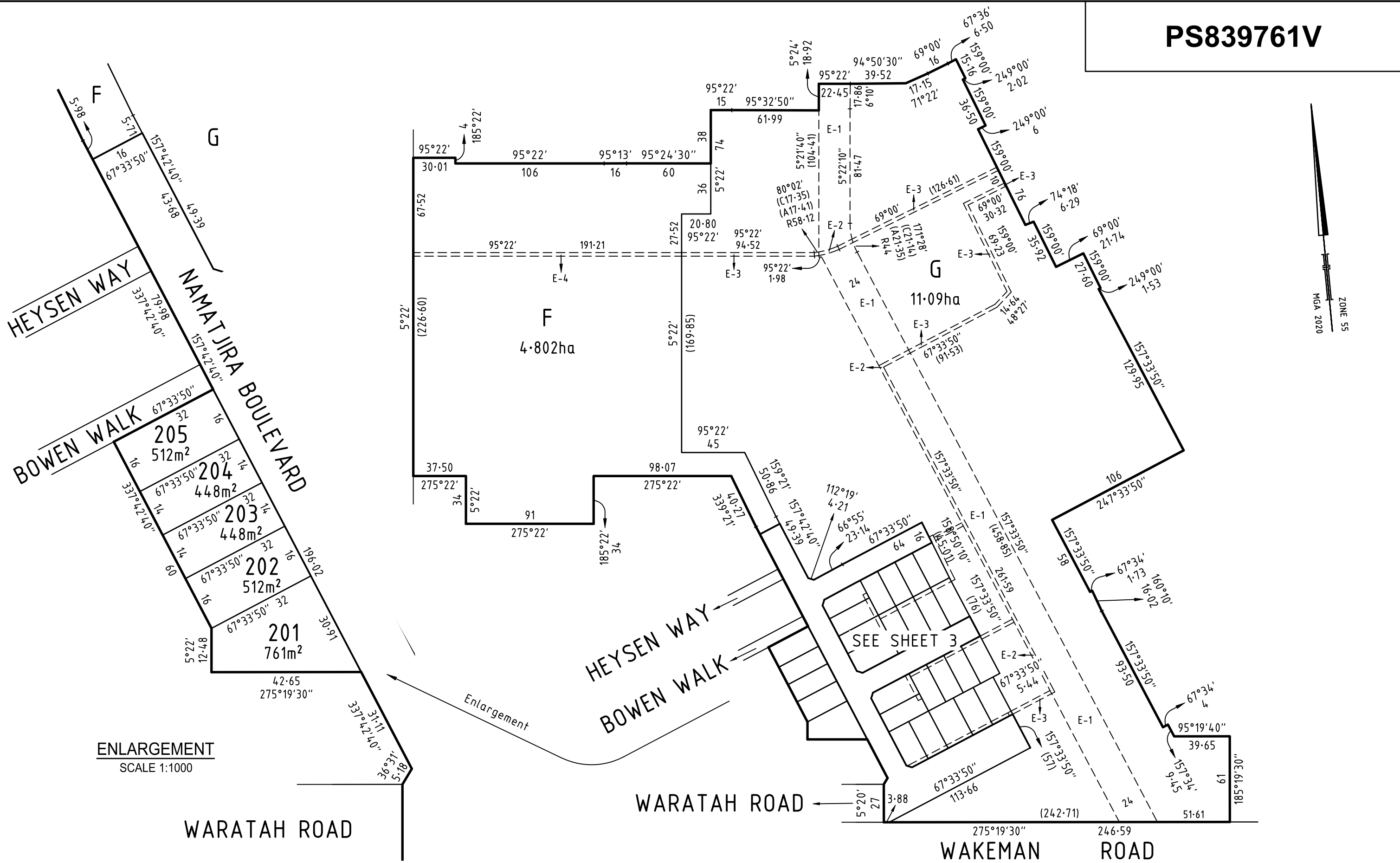
Scale A3
1 : 1000



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PLAN OF SUBDIVISION			EDITION 1		PS839761V	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL 11891 FOL 021</div> <div>VOL FOL</div> <div>LAST PLAN REFERENCE: LOT 2 ON PS730853W</div> <div>LOT E ON PS834199W</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 280</div> <div>(of approx centre of land in plan) N: 5 939 210</div> <div>ZONE: 55</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1 to 200 (both inclusive), Lot 211 and Lots A to E (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 201 to 210 and Lots 212 to 229 (all inclusive) in this plan.</div> <div>Further purpose of plan:</div> <div>Removal of part of Easement shown E-1 on PS815341E where now contained in Namatjira Boulevard.</div> <div>Grounds for Variation:</div> <div>By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. DS/514/2017</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No. -</div>						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
E-1	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Carriageway	2.50	PS730853W	Lots 6 & 7 on PS730853W		
E-2 & E-3	Sewerage	2.50	AT058561V	Coliban Region Water Corporation		
E-4	Pipelines or Ancillary Purposes	2.50	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-7	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 3 (28 LOTS)				AREA OF STAGE - 2.218ha		
<div><div>spiire</div><div>16 Bridge Street</div><div>PO Box 1064</div><div>Bendigo Vic 3550</div><div>T 61 3 5448 2500</div><div>spiire.com.au</div></div>			SURVEYORS FILE REF: 307572SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3
			Licensed Surveyor: Michael Meehan			
			Version: Preliminary			



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SCALE 1:1000

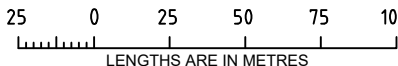
SURVEYOR'S FILE REF: 307572SV00

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T 61 3 5448 2500
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DRAFT

SCALE
1: 2500



Licensed Surveyor: Michael Meehan
Version: Preliminary

ORIGINAL SHEET
SIZE: A3

SHEET 2

SEE SHEET 2

67°33'50"

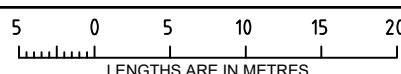
PS839761V

SEE SHEET 2

ROAD R-1
9042m²

WARATAH ROAD

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

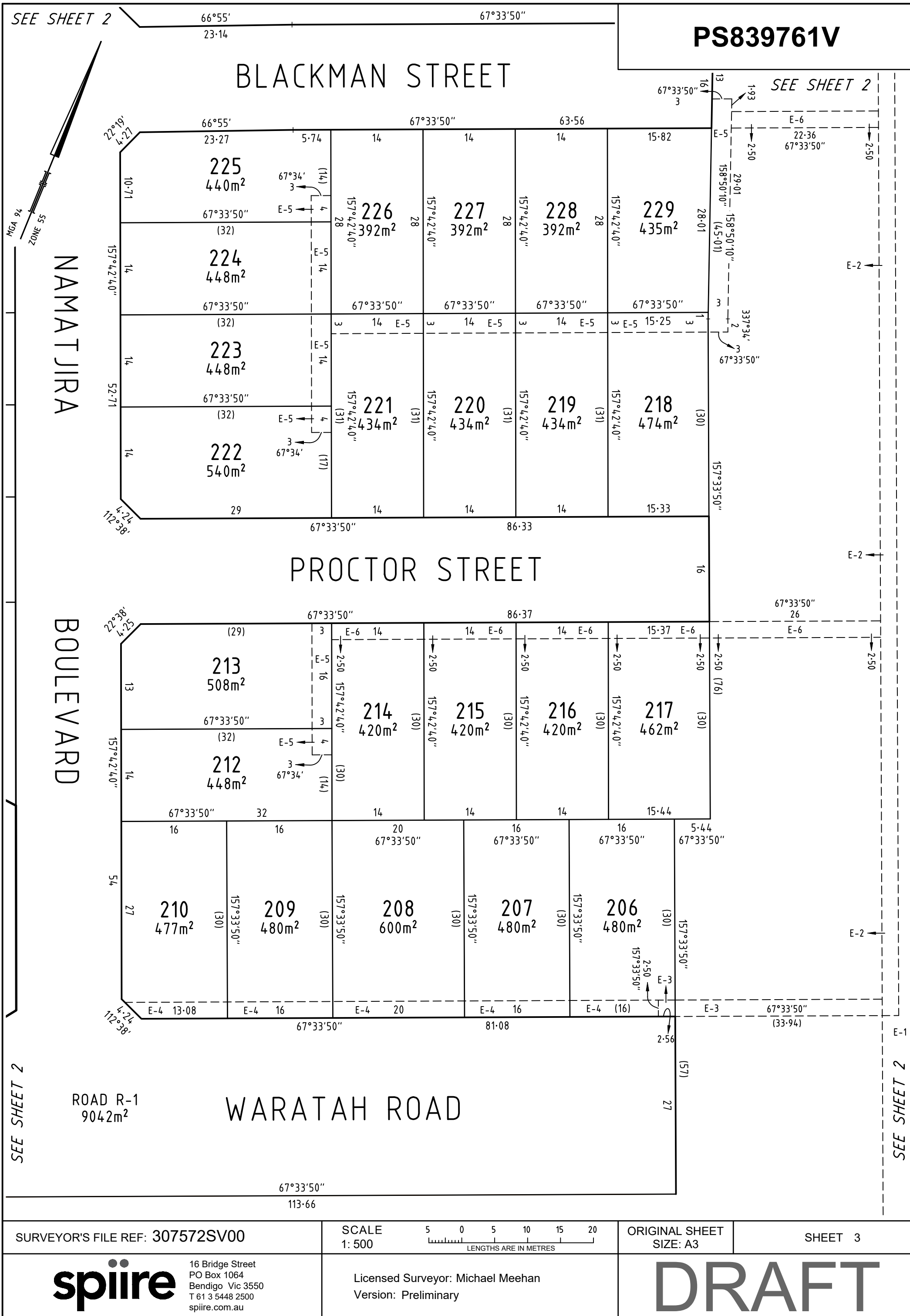
SHEET 3

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Bendigo Vic 3550
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spjiire.com.au

Licensed Surveyor: Michael Meehan
Version: Preliminary

DRAFT



Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 210, PS839761V, Waratah Road, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 11/06/2020

Notes

The property is part of stage 3 of an overall development plan under Planning Permit DS/514/2017. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permit.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Excludable (In accordance with overall development under Planning Permit DS/514/2017)	Grassland	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	NA	65 metres	27 metres	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Upslope
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS839761V.

Conclusion

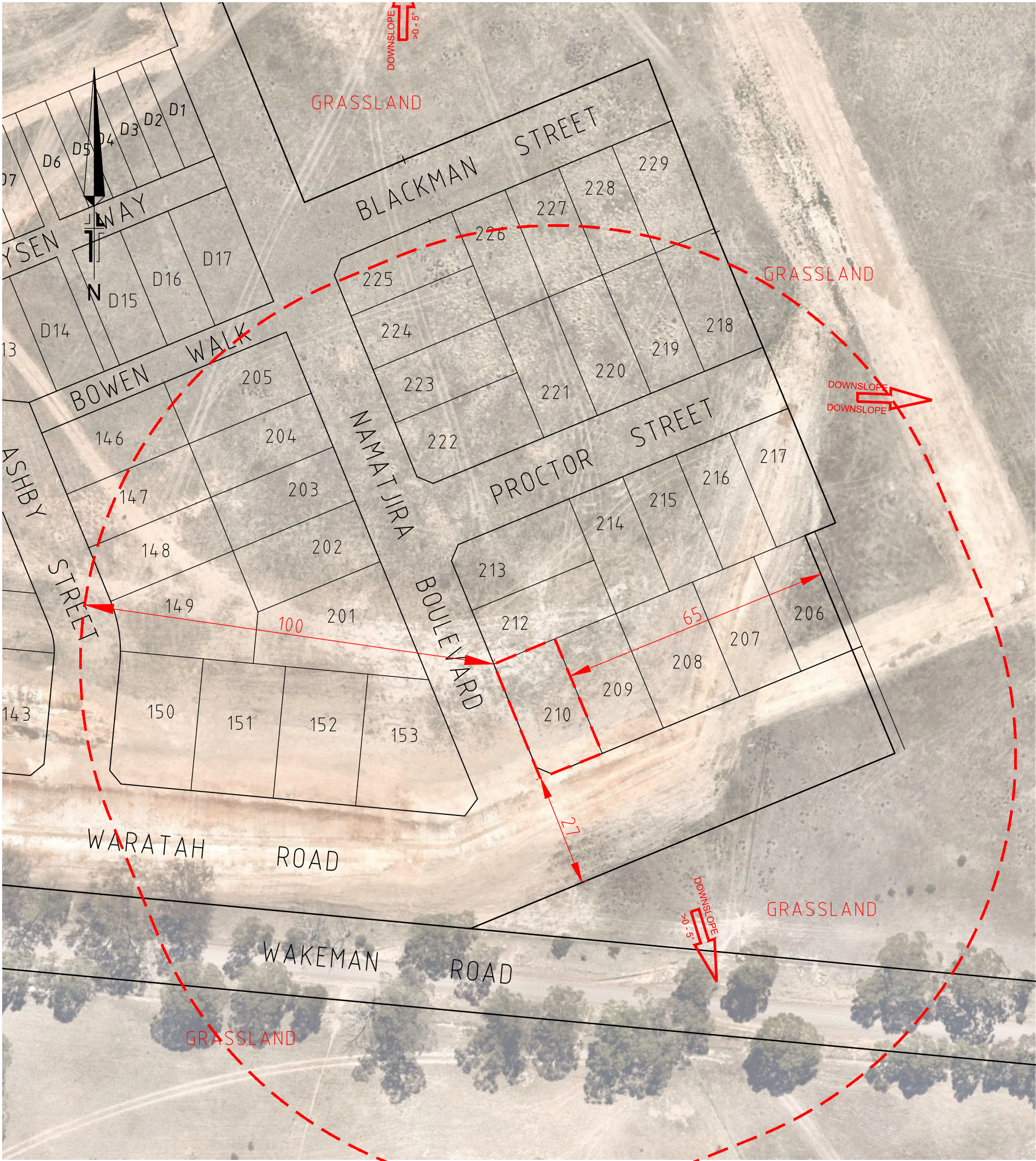
The site assessment has been conducted on the above mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL 12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS839761V
Overall Development Plan



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017

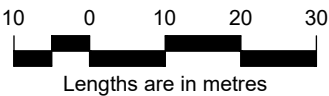
Aerial Imagery supplied by Nearmap
Flown Date: 22 / 02 / 2020

Date	27/07/2020	Sheet	1	of	1
Drawing No.	307838-BAL-STAGE 3	Version	1		
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 210 of PS839761V
BAL Rating Site Plan

Co-ordinate Datum
MGA55

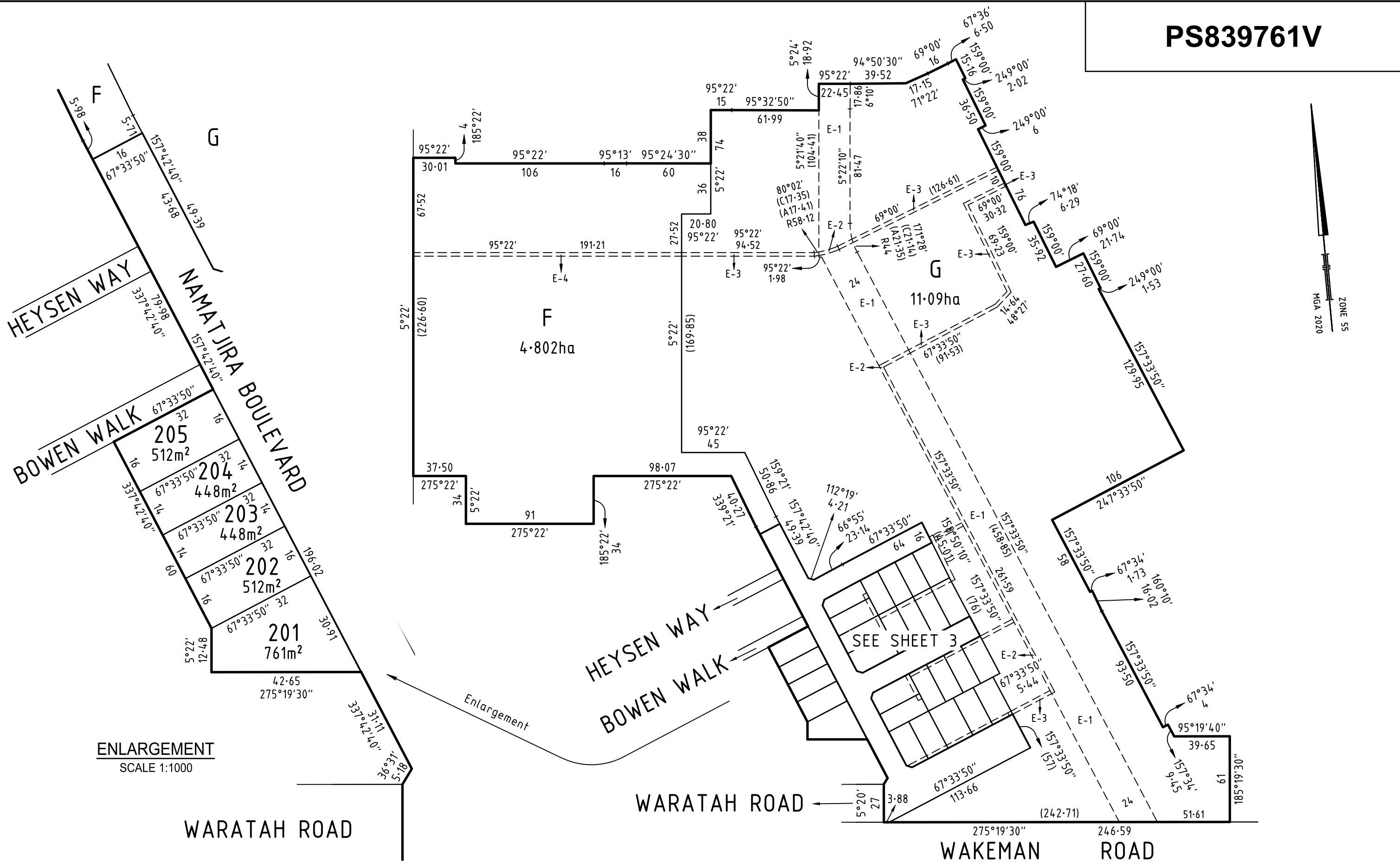
Scale A3
1 : 1000



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PLAN OF SUBDIVISION			EDITION 1		PS839761V	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL 11891 FOL 021</div> <div>VOL FOL</div> <div>LAST PLAN REFERENCE: LOT 2 ON PS730853W</div> <div>LOT E ON PS834199W</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 280</div> <div>(of approx centre of land in plan) N: 5 939 210</div> <div>ZONE: 55</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1 to 200 (both inclusive), Lot 211 and Lots A to E (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 201 to 210 and Lots 212 to 229 (all inclusive) in this plan.</div> <div>Further purpose of plan:</div> <div>Removal of part of Easement shown E-1 on PS815341E where now contained in Namatjira Boulevard.</div> <div>Grounds for Variation:</div> <div>By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. DS/514/2017</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No. -</div>						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
E-1	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Carriageway	2.50	PS730853W	Lots 6 & 7 on PS730853W		
E-2 & E-3	Sewerage	2.50	AT058561V	Coliban Region Water Corporation		
E-4	Pipelines or Ancillary Purposes	2.50	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-7	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 3 (28 LOTS)				AREA OF STAGE - 2.218ha		
<div><div>spiire</div><div>16 Bridge Street</div><div>PO Box 1064</div><div>Bendigo Vic 3550</div><div>T 61 3 5448 2500</div><div>spiire.com.au</div></div>			SURVEYORS FILE REF: 307572SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3
			Licensed Surveyor: Michael Meehan			
			Version: Preliminary			



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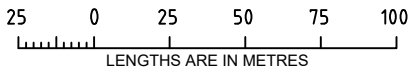
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DRAFT

SCALE
1: 2500



Licensed Surveyor: Michael Meehan
Version: Preliminary

ORIGINAL SHEET
SIZE: A3

SHEET 2

SEE SHEET 2

67°33'50"

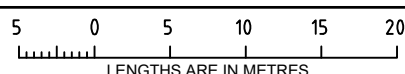
PS839761V

SEE SHEET 2

ROAD R-1
9042m²

WARATAH ROAD

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

SHEET 3

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Licensed Surveyor: Michael Meehan
Version: Preliminary

DRAFT

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 212, PS839761V, Namatjira Boulevard, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 11/06/2020

Notes

The property is part of stage 3 of an overall development plan under Planning Permit DS/514/2017. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permit.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Excludable (In accordance with overall development under Planning Permit DS/514/2017)	Grassland	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	NA	57 metres	57 metres	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Upslope
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS839761V.

Conclusion

The site assessment has been conducted on the above mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL 12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS839761V
Overall Development Plan



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017

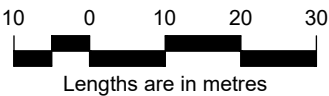
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Flown Date: 22 / 02 / 2020

Date	27/07/2020	Sheet	1	of	1
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CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP		Checked By		
REV	AMENDMENT			APPROVED	DATE

Huntly Property Holdings Pty. Ltd.
Lot 212 of PS839761V
BAL Rating Site Plan

Co-ordinate Datum
MGA55

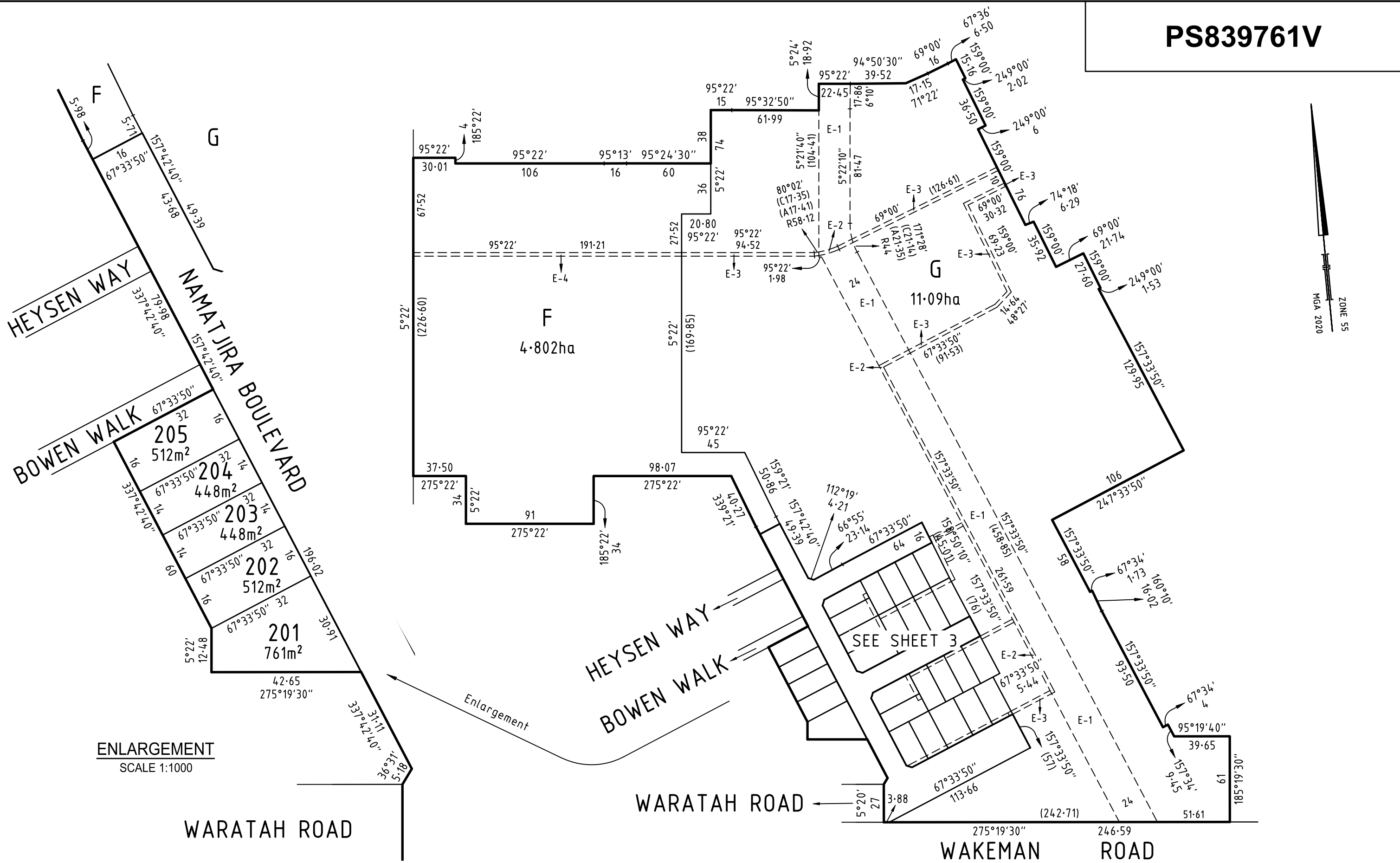
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PLAN OF SUBDIVISION			EDITION 1		PS839761V	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL 11891 FOL 021</div> <div>VOL FOL</div> <div>LAST PLAN REFERENCE: LOT 2 ON PS730853W</div> <div>LOT E ON PS834199W</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 280</div> <div>(of approx centre of land in plan) N: 5 939 210</div> <div>ZONE: 55</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1 to 200 (both inclusive), Lot 211 and Lots A to E (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 201 to 210 and Lots 212 to 229 (all inclusive) in this plan.</div> <div>Further purpose of plan:</div> <div>Removal of part of Easement shown E-1 on PS815341E where now contained in Namatjira Boulevard.</div> <div>Grounds for Variation:</div> <div>By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
SURVEY:						
This plan is based on survey						
STAGING:						
This is not a staged subdivision						
Planning Permit No. DS/514/2017						
This survey has been connected to permanent marks No(s). 6, 17 & 19						
In Proclaimed Survey Area No. -						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
E-1	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Carriageway	2.50	PS730853W	Lots 6 & 7 on PS730853W		
E-2 & E-3	Sewerage	2.50	AT058561V	Coliban Region Water Corporation		
E-4	Pipelines or Ancillary Purposes	2.50	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-7	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 3 (28 LOTS)				AREA OF STAGE - 2.218ha		
<div><div>spiire</div><div>16 Bridge Street</div><div>PO Box 1064</div><div>Bendigo Vic 3550</div><div>T 61 3 5448 2500</div><div>spiire.com.au</div></div>		SURVEYORS FILE REF: 307572SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3	
		Licensed Surveyor: Michael Meehan				
		Version: Preliminary				



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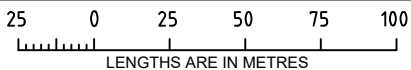
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SCALE
1: 2500



Licensed Surveyor: Michael Meehan
Version: Preliminary

ORIGINAL SHEET
SIZE: A3

SHEET 2

SEE SHEET 2

67°33'50"

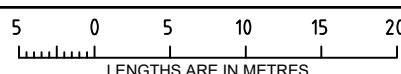
PS839761V

SEE SHEET 2

ROAD R-1
9042m²

WARATAH ROAD

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

SHEET 3

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Licensed Surveyor: Michael Meehan
Version: Preliminary

DRAFT

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 213, PS839761V, Namatjira Boulevard, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 11/06/2020

Notes

The property is part of stage 3 of an overall development plan under Planning Permit DS/514/2017. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permit.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Grassland	Grassland	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	91 metres	57 metres	71 metres	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Upslope
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

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Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS839761V.

Conclusion

The site assessment has been conducted on the above mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

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Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS839761V
Overall Development Plan



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017

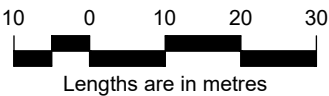
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Date	27/07/2020	Sheet	1	of	1
Drawing No.	307838-BAL-STAGE 3	Version	1		
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 213 of PS839761V
BAL Rating Site Plan

Co-ordinate Datum
MGA55

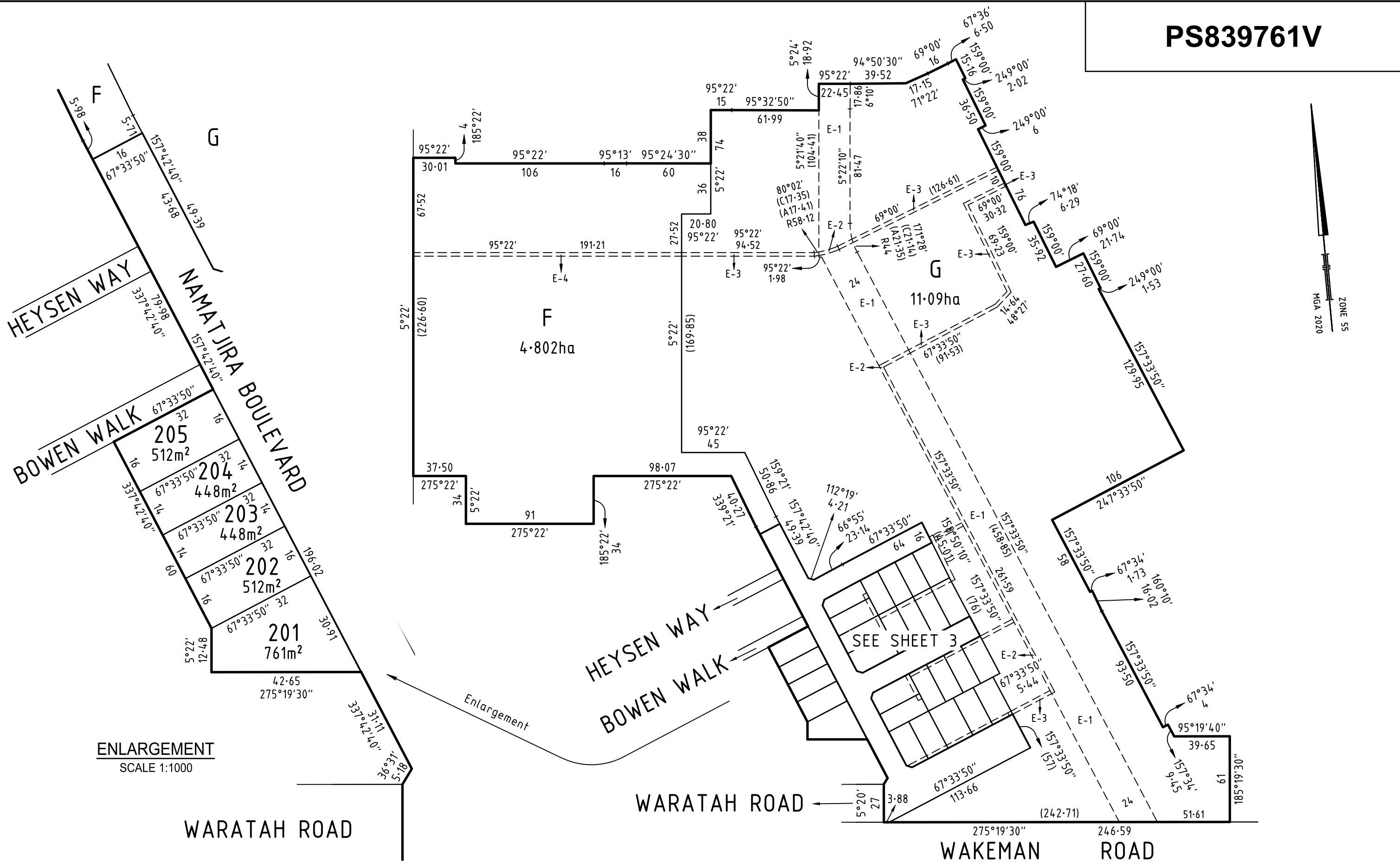
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PLAN OF SUBDIVISION			EDITION 1		PS839761V	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL 11891 FOL 021</div> <div>VOL FOL</div> <div>LAST PLAN REFERENCE: LOT 2 ON PS730853W</div> <div>LOT E ON PS834199W</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 280</div> <div>(of approx centre of land in plan) N: 5 939 210</div> <div>ZONE: 55</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1 to 200 (both inclusive), Lot 211 and Lots A to E (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 201 to 210 and Lots 212 to 229 (all inclusive) in this plan.</div> <div>Further purpose of plan:</div> <div>Removal of part of Easement shown E-1 on PS815341E where now contained in Namatjira Boulevard.</div> <div>Grounds for Variation:</div> <div>By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. DS/514/2017</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No. -</div>						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
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E-4	Pipelines or Ancillary Purposes	2.50	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-7	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 3 (28 LOTS)			AREA OF STAGE - 2.218ha			
<div><div>spiire</div><div>16 Bridge Street</div><div>PO Box 1064</div><div>Bendigo Vic 3550</div><div>T 61 3 5448 2500</div><div>spiire.com.au</div></div>		SURVEYORS FILE REF: 307572SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3	
		Licensed Surveyor: Michael Meehan				
		Version: Preliminary				



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SCALE 1:1000

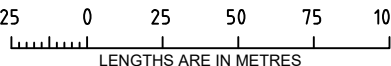
SURVEYOR'S FILE REF: 307572SV00

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DRAFT

SCALE
1: 2500



Licensed Surveyor: Michael Meehan
Version: Preliminary

ORIGINAL SHEET
SIZE: A3

SHEET 2

SEE SHEET 2

67°33'50"

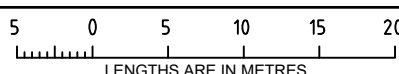
PS839761V

SEE SHEET 2

ROAD R-1
9042m²

WARATAH ROAD

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

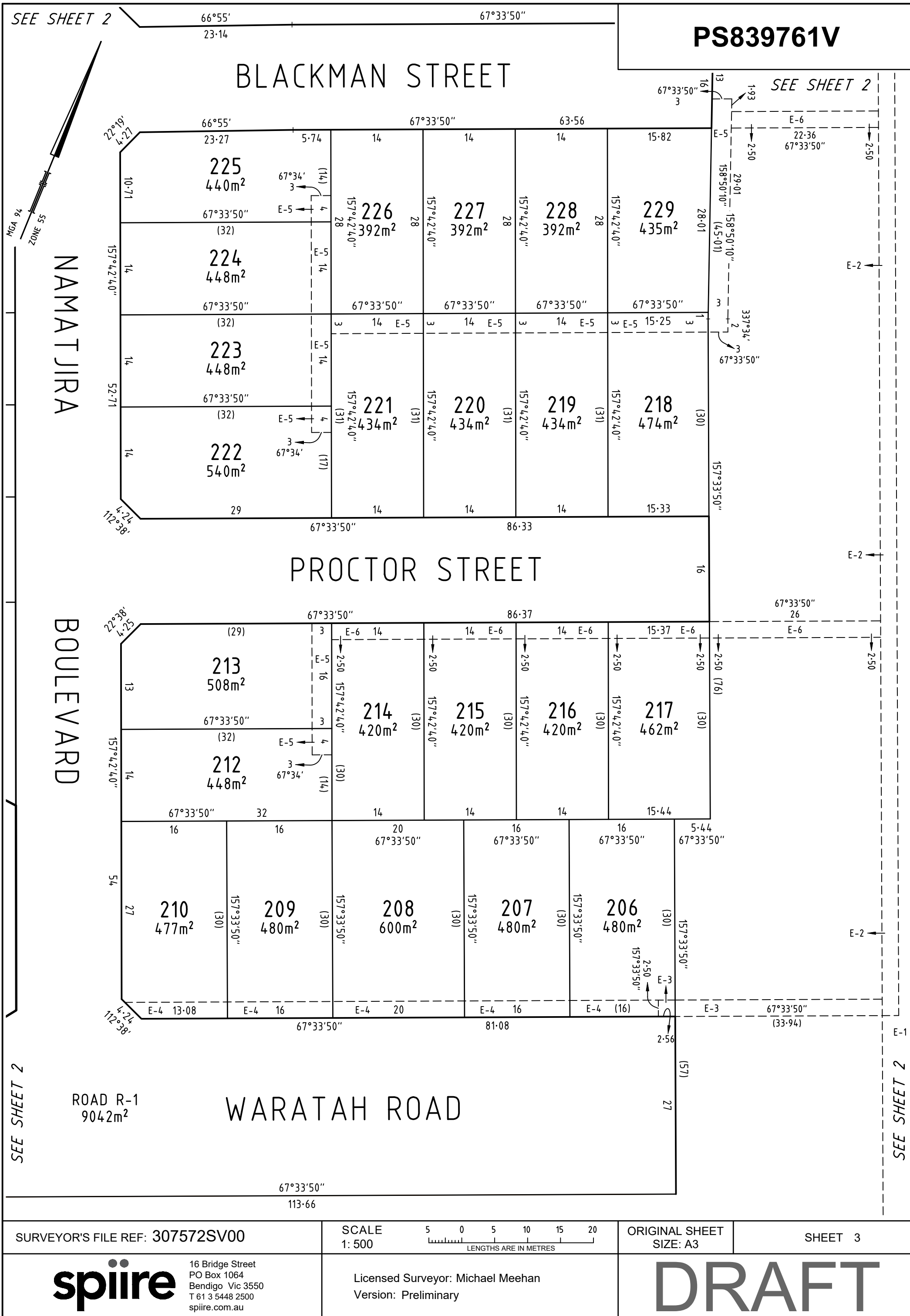
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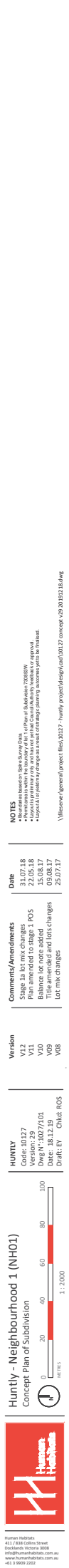
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spjiire.com.au

Licensed Surveyor: Michael Meehan
Version: Preliminary

DRAFT





Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 214, PS839761V, Proctor Street, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 11/06/2020

Notes

The property is part of stage 3 of an overall development plan under Planning Permit DS/514/2017. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permit.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Grassland	Grassland	Grassland	Excludable (In accordance with overall development under Planning Permit DS/514/2017)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	91 metres	43 metres	57 metres	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Upslope
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the ongoing and proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS839761V.

Conclusion

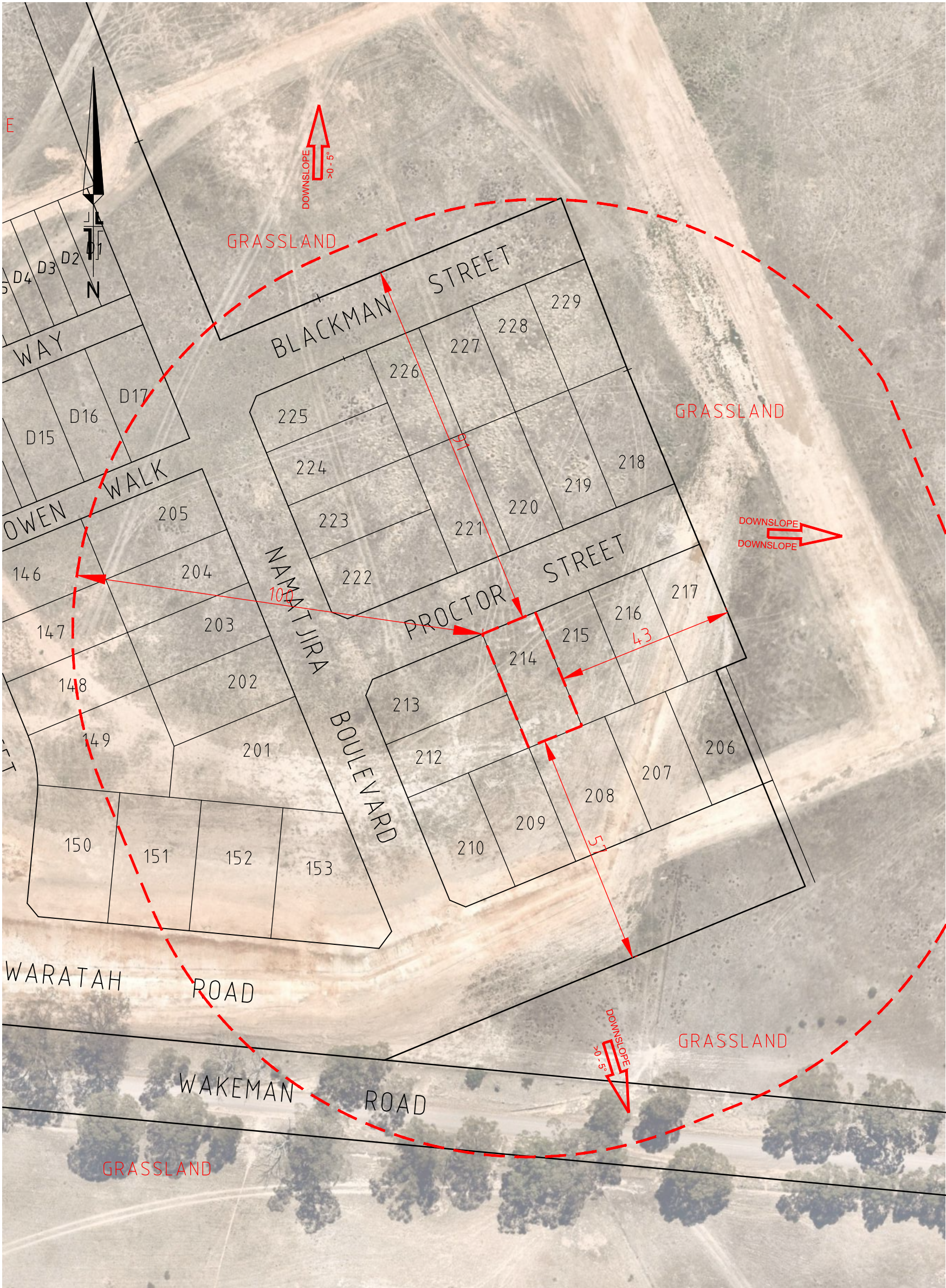
The site assessment has been conducted on the above mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL 12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS839761V
Overall Development Plan



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017

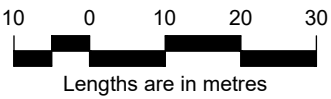
Aerial Imagery supplied by Nearmap
Flown Date: 22 / 02 / 2020

Date	27/07/2020	Sheet	1	of	1
Drawing No.	307838-BAL-STAGE 3	Version	1		
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 214 of PS839761V
BAL Rating Site Plan

Co-ordinate Datum
MGA55

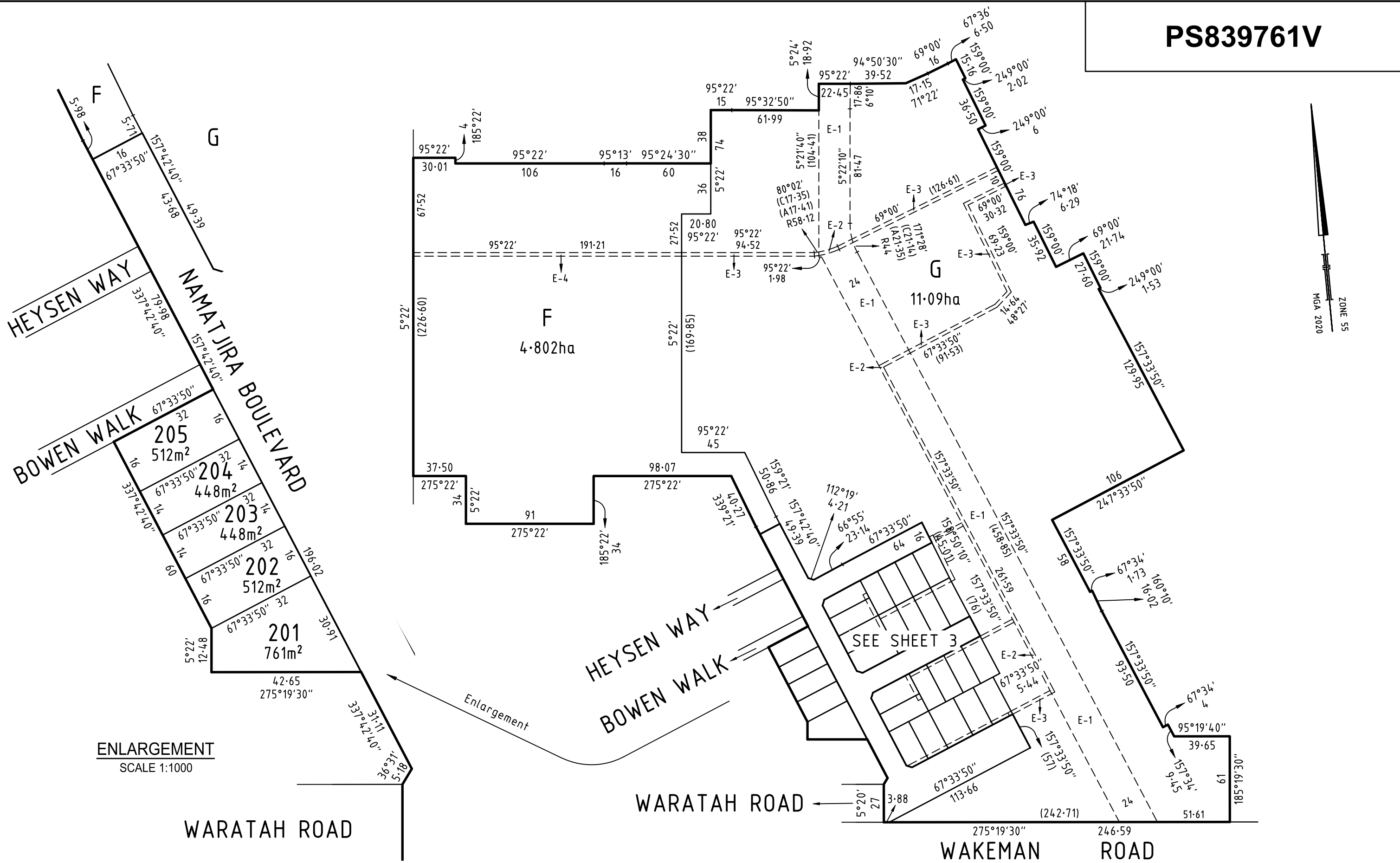
Scale A3
1 : 1000



spiire

16 Bridge Street
PO Box 1064
Bendigo Vic 3550
T 61 3 5448 2500
spiire.com.au

PLAN OF SUBDIVISION			EDITION 1		PS839761V	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T VOL 11891 FOL 021</div> <div>VOL FOL</div> <div>LAST PLAN REFERENCE: LOT 2 ON PS730853W</div> <div>LOT E ON PS834199W</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 280</div> <div>(of approx centre of land in plan) N: 5 939 210</div> <div>ZONE: 55</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1 to 200 (both inclusive), Lot 211 and Lots A to E (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 201 to 210 and Lots 212 to 229 (all inclusive) in this plan.</div> <div>Further purpose of plan:</div> <div>Removal of part of Easement shown E-1 on PS815341E where now contained in Namatjira Boulevard.</div> <div>Grounds for Variation:</div> <div>By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. DS/514/2017</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No. -</div>						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
E-1	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Carriageway	2.50	PS730853W	Lots 6 & 7 on PS730853W		
E-2 & E-3	Sewerage	2.50	AT058561V	Coliban Region Water Corporation		
E-4	Pipelines or Ancillary Purposes	2.50	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-7	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 3 (28 LOTS)				AREA OF STAGE - 2.218ha		
<div><div>spiire</div><div>16 Bridge Street</div><div>PO Box 1064</div><div>Bendigo Vic 3550</div><div>T 61 3 5448 2500</div><div>spiire.com.au</div></div>		SURVEYORS FILE REF: 307572SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3	
		Licensed Surveyor: Michael Meehan				
		Version: Preliminary				



SEE SHEET 2

67°33'50"

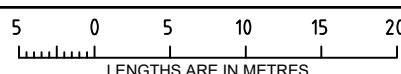
PS839761V

SEE SHEET 2

ROAD R-1
9042m²

WARATAH ROAD

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

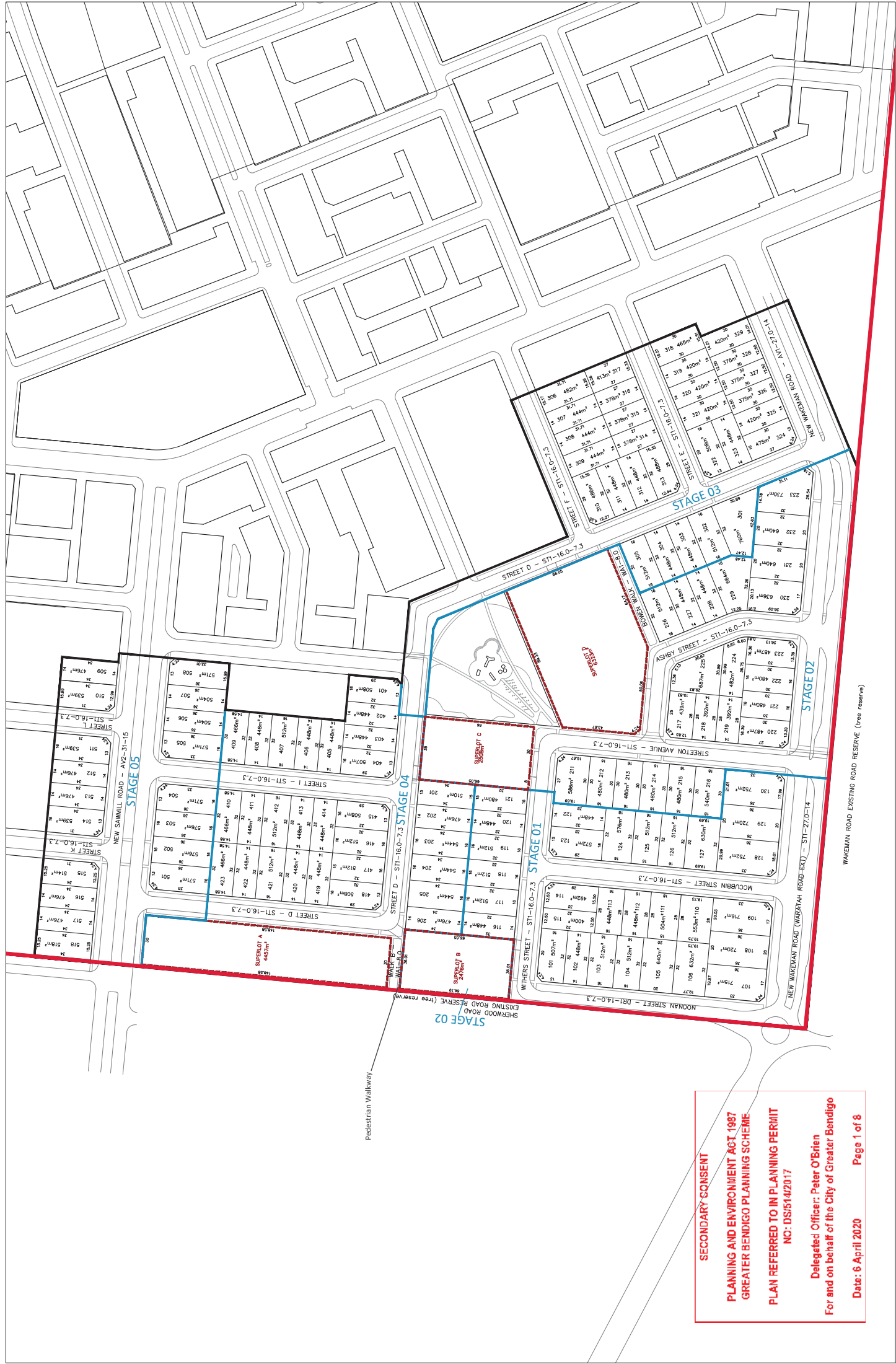
SHEET 3

spiire

16 Bridge Street
PO Box 1064
Bendigo Vic 3550
T 61 3 5448 2500
spjiire.com.au

Licensed Surveyor: Michael Meehan
Version: Preliminary

DRAFT



SECONDARY CONSENT

**PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME**

PLAN REFERRED TO IN PLANNING PERMIT
NO: DS/514/2017

Delegated Officer: Peter O'Brien

Date: 6 April 2020

Page 1 of 8

HUNTTY	Version	Comments/Amendments	Date
Code: 10127	V12	Stage 1a lot mix changes	31.07.18
Version: 29	V11	Plan amended to stage 1 POS	22.05.18
Dwg N: 1027/101	V10	Balance lot note added	15.08.17
Date: 18.12.19	V09	Trade amended and lots changes	09.08.17
Draft: EY	V08	Lot mix changes	25.07.17
Chk: ROS			

NOTES

- Boundaries based on Spoke Survey Data
- Points are within the boundary of lot 1 of Plus of Subdivision 720455W
- Layout preliminary only, and may require Council Authority feedback to proceed
- Layout & lot 100 may change as a result of strategic planning outcomes yet to be finalised.

\\files.server\general\project files\10127 - huntly project\design\10127 cons...

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 215, PS839761V, Proctor Street, Bagshot
Municipality: City of Greater Bendigo
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