



**MASTERS EMPIRE**  
GROUP

## **DEVELOPMENT PROPOSAL**

**Project Address:**

**86-124 Crown Street**

**Sebastopol, Victoria 3356**



# MASTERS EMPIRE GROUP

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## DEVELOPMENT PROPOSAL

### **86-124 Crown Street, Sebastopol, Victoria 3356**

Masters Empire Group has yet another brilliant development opportunity in Sebastopol in the heart of the high growth corridor of Ballarat. The varying lot sizes, the proximity to Midland Highway and easy access to Public Transport, Infrastructure, Schools, Shopping (Ballarat Central as well as the new Delacombe Town Centre) and other amenities constitute a great appeal to various demographic classes especially first home owners and family buyers. Furthermore, the site is also a part of the Greater Ballarat Western Growth Strategy.



# FIRST HOME OWNER GRANT

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The Victorian Government has announced that it intends to increase the First Home Owner Grant (FHOG) from **\$10,000** to **\$20,000** for new homes built in regional Victoria (see below) and valued up to **\$750,000**. This will apply for contracts signed from **1 July 2017** to **30 June 2020**. Eligible first-home buyers of new homes in metropolitan Melbourne will continue to receive the \$10,000 FHOG. Additional announcements included stamp duty for first-home buyers, off-the-plan concessions and a tax for vacant residential property.

Additionally, the Victorian Government has announced additional housing initiatives. These include **the abolishment of stamp duty** for some first-home buyers, changes to off-the-plan concessions, and a tax for vacant residential property.

For Details of the Victorian Government announcement, please visit

<http://www.sro.vic.gov.au/regional>

## KEY SITE STATISTICS

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<b>SITE AREA</b>	<b>4.063ha</b>
<b>SUBDIVISION</b>	87 LOTS AND 23 TOWNHOUSES
<b>PLANNING PERMIT</b>	APPROVED



# AREA IN FOCUS – BALLARAT, VICTORIA

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## BALLARAT

Located approximately 105 kilometres (90 minutes) west-north-west of the state capital, Melbourne and with a population of some 99,841; Ballarat boasts the third largest population for an inland city in Australia.

In 2008 the City of Ballarat released a plan directing that growth of the city over the next 30 years is to be concentrated to the west of the city centre. The Ballarat West Growth Area Plan was approved by the city and state government in 2010, planning an extensive fringe development consisting of 14,000 new homes and up to 40,000 new residents including new activity centres and employment zones.

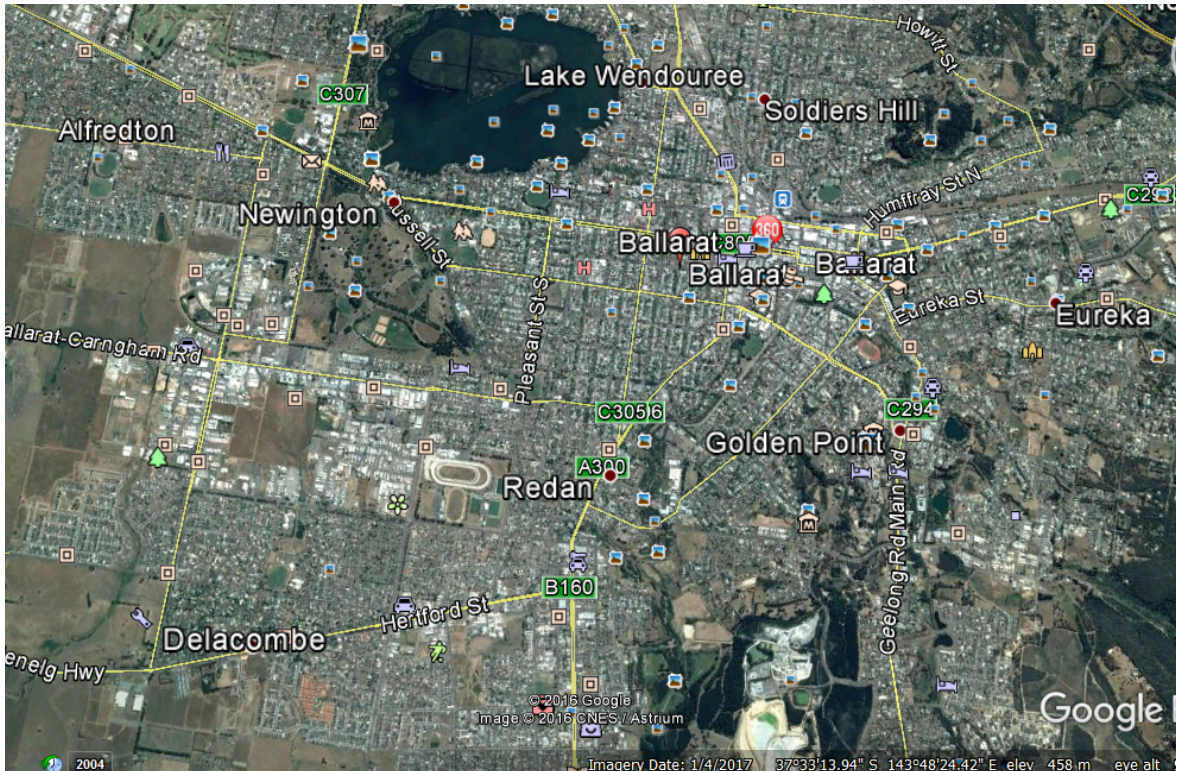
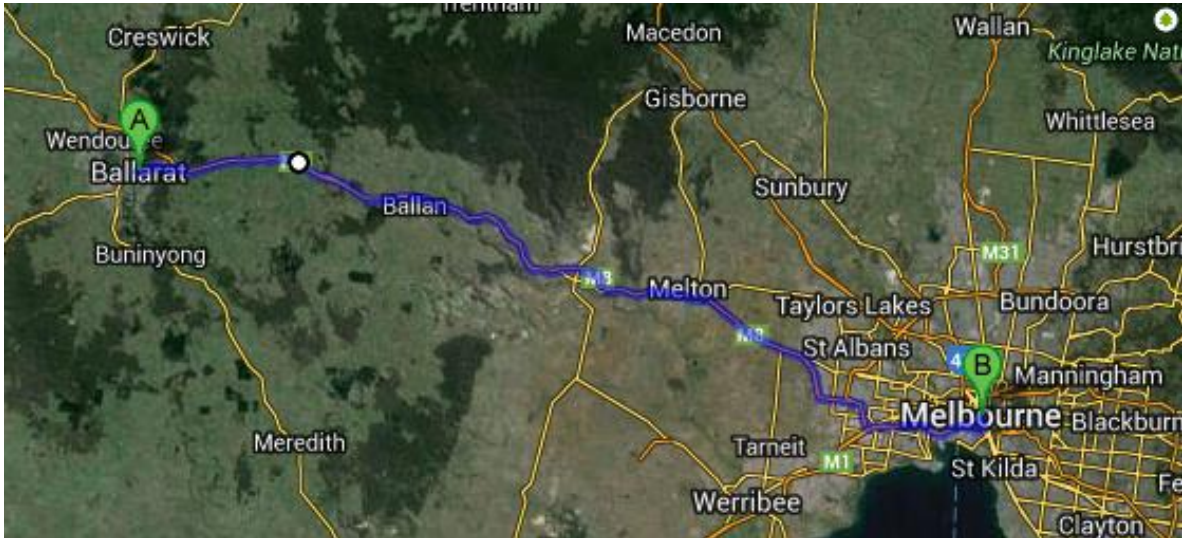
Ballarat is also a thriving hub of contemporary arts, events and food and wine, with a fascinating heritage backdrop.

<b>Population</b>	<b>99,841 (2015)</b>
<b>Density</b>	290.57/km <sup>2</sup> (752.58/sq mi)
<b>Area</b>	343.6 km <sup>2</sup> (132.7 sq mi)
<b>Location</b>	110 km (68 mi) NW of Melbourne 82 km (51 mi) NW of Geelong 95 km (59 mi) SE of Bendigo
<b>LGA(s)</b>	City of Ballarat



# PROXIMITY TO MELBOURNE

Melbourne is within quick and easy access of Ballarat, with well-established rail and road networks in place. Trains from Ballarat to Melbourne run hourly, taking approximately 1.25 hrs either way. The Regional Rail Link project undertaken by the Victorian government, laying new tracks to separate Metropolitan services has increased both the capacity and reliability of rail services.



# POPULATION AND LOT YIELD OF PROPERTY LOCATION AND SURROUNDS

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Area (ha) Lot Yield\* Population @ 2.5

<b>Sebastopol West</b>	<b>161.5</b>	<b>1,615 (10 to ha)</b>	<b>4,040</b>
<b>Alfredton</b> <b>(Undeveloped Land</b> <b>circa 2001)</b>	106	1,272 (12 to ha)	3,180
<b>Alfredton West</b>	256.6	3,080 (12 to ha)	7,680
<b>Delacombe North</b>	313.6	3,763 (12 to ha)	9,408
<b>Delacombe South</b>	420.3	5,045 (12 to ha)	12,610
<b>TOTAL</b>	<b>1,258</b>	<b>14,775</b>	<b>36,918</b>





# SITE LOCATION

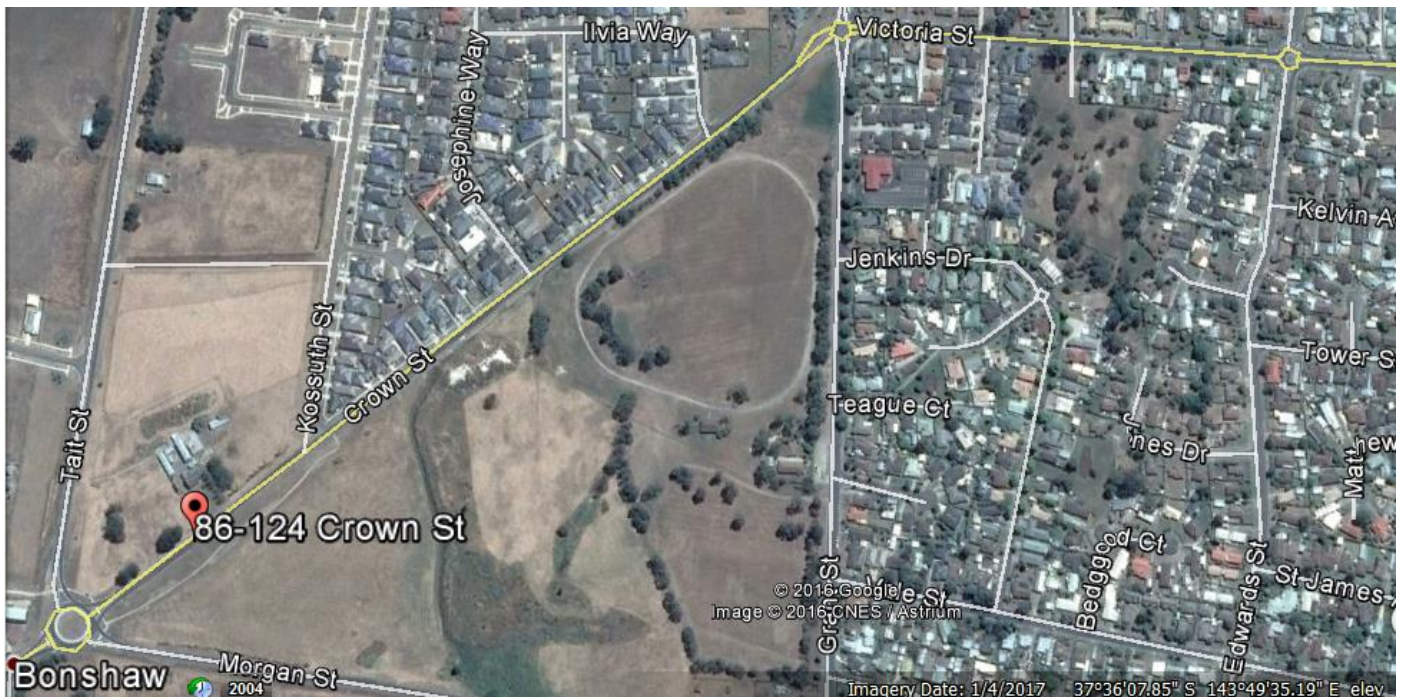
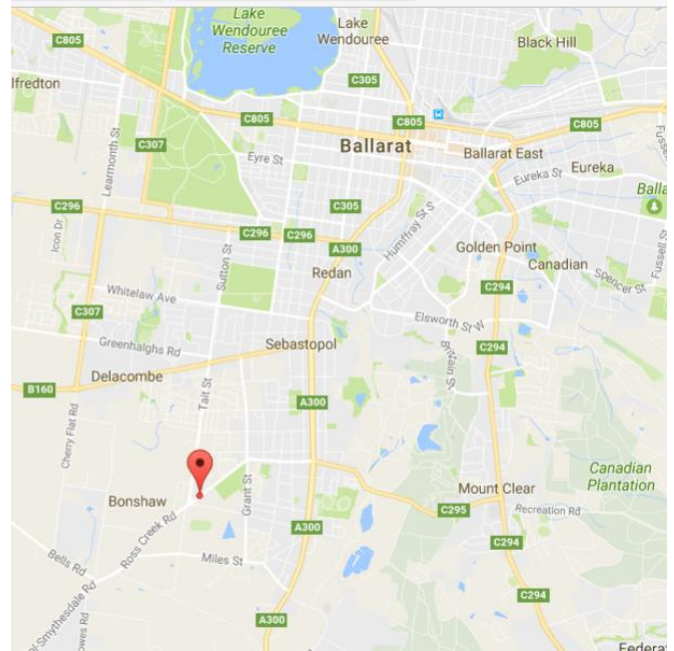
## 86 – 124 CROWN STREET, SEBASTOPOL

The property is located just off one of the of the main entrances to Ballarat, Midland Highway.

Sebastopol is the second most populated area in Ballarat with a population of approx. 9,400 (2011 census)

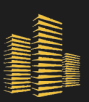
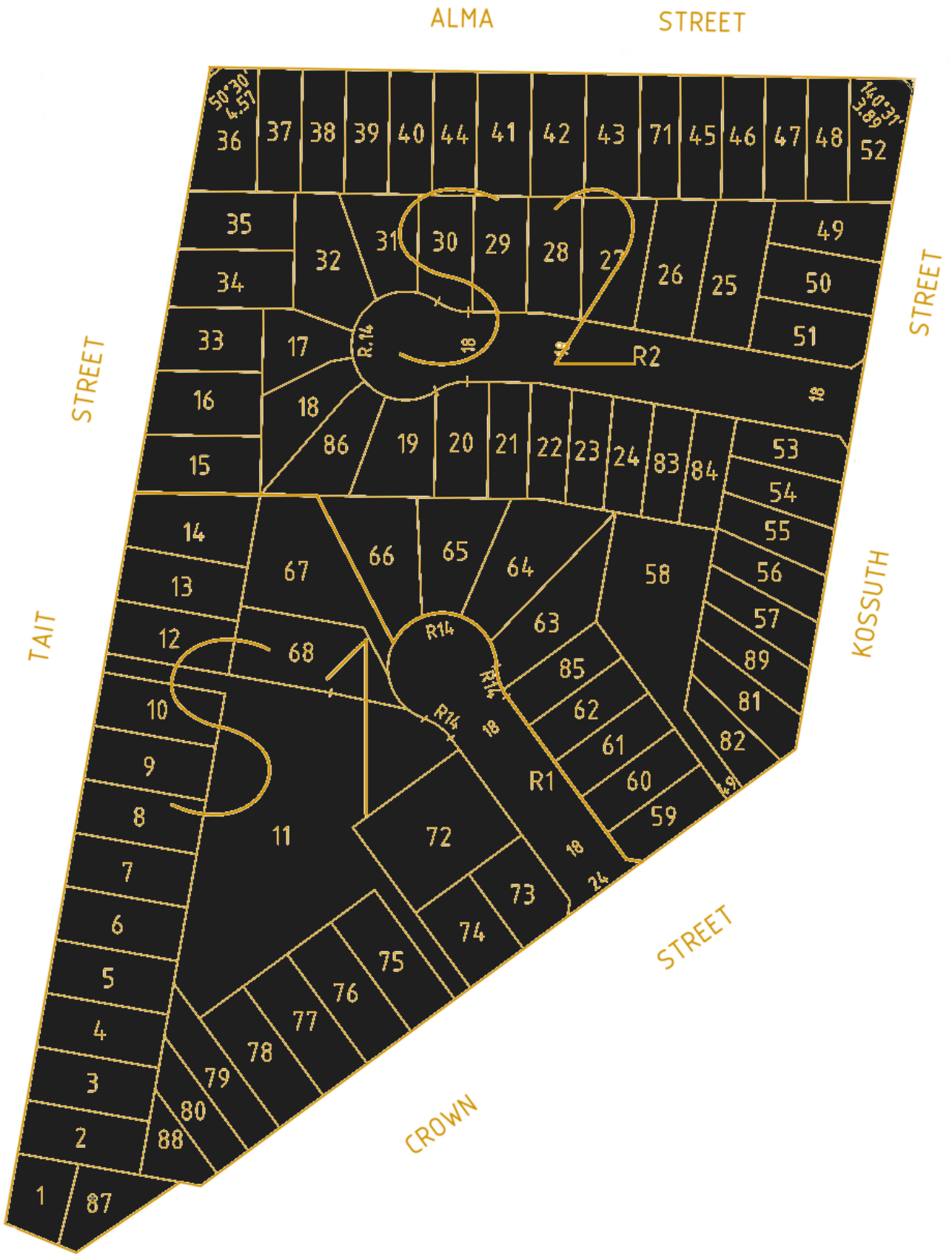
Sebastopol is the main thoroughfare to Buninyong and then further to Geelong and is only minutes into the town centre.

The town has an excellent infrastructure and all amenities including Schools, Sports Clubs, Restaurants & Cafes, supermarkets etc.

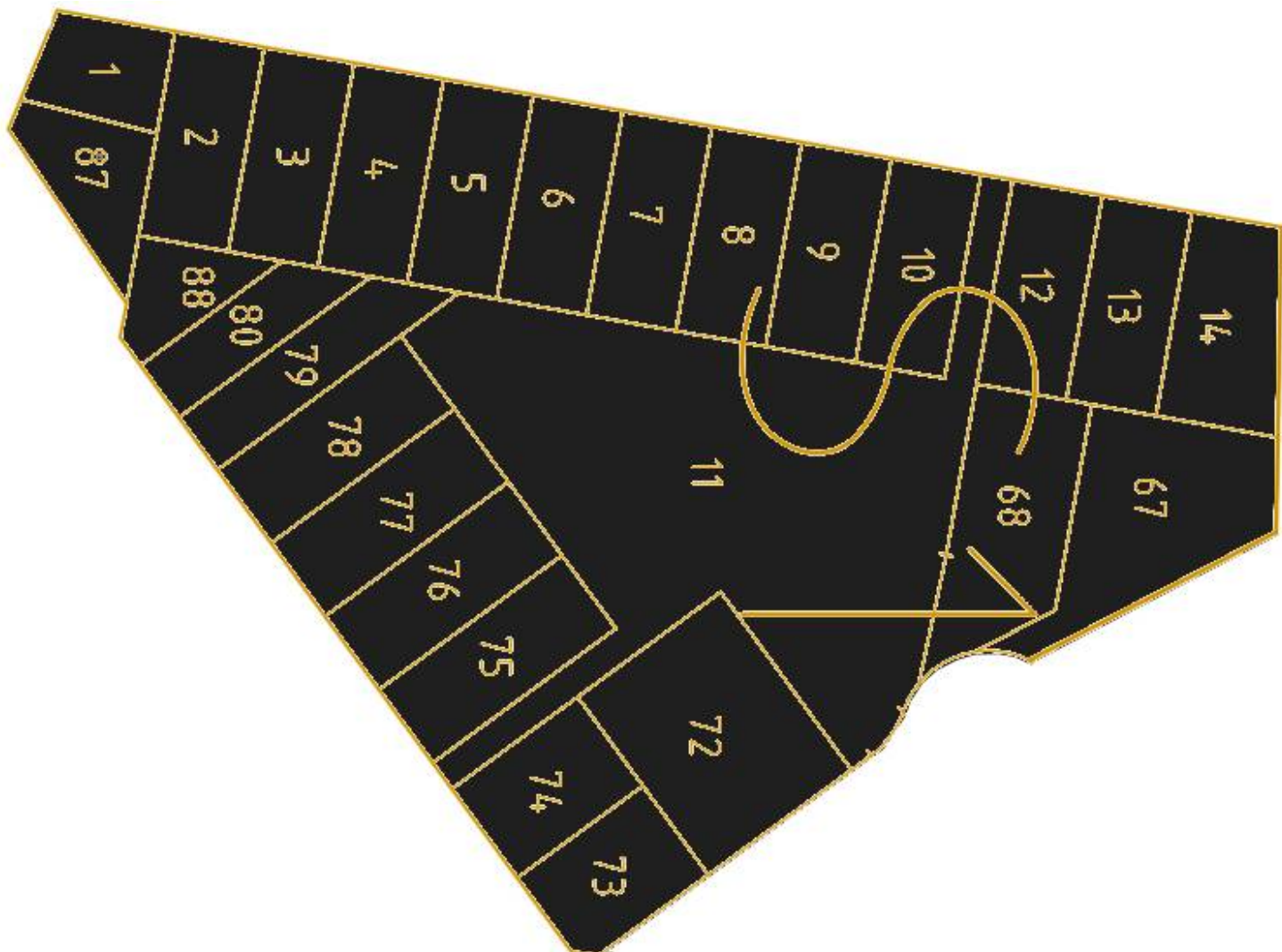


# SITE ASSESSMENT

SUB-DIVISION PLAN – 87 RESIDENTIAL LOTS



# STAGE 1 – 26 LAND SUB-DIVISION LOTS



## STAGE 1 LOTS – LAND SIZES & PRICES

LOT NUMBER	SIZE(m <sup>2</sup> )	PRICE (LAND ONLY)
1	305	\$139,500
2	448	Sold
3	448	Sold
4	448	Sold
5	448	Sold
6	448	Sold
7	448	Sold
8	448	Sold
9	448	Sold
10	448	Sold
12	448	Sold
13	448	Sold
14	530	Sold
67	853	Sold
68	706	Sold
72	929	Sold
73	404	Sold
74	408	\$150,000
75	490	Sold
76	490	Sold
77	490	Sold
78	490	Sold
79	406	Sold
80	431	Sold
87	354	\$140,500
88	267	\$119,000

### LABEL

FOR SALE	SOLD
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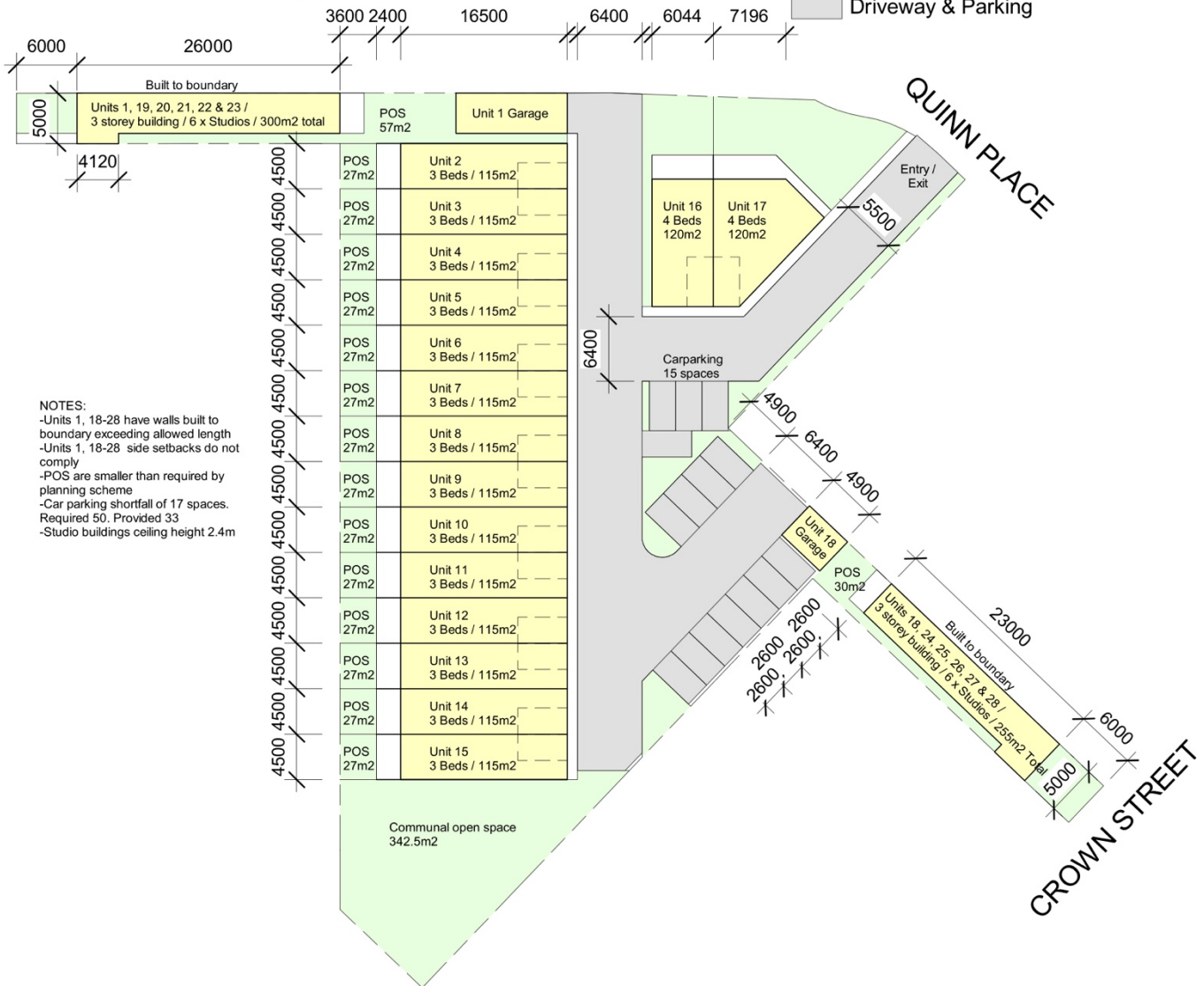


# STAGE 1 – 28 RESIDENTIAL UNITS

LOT 70  
 Site Area: 3,794.0m<sup>2</sup>  
 Site Coverage: 1,607.7m<sup>2</sup> (42.4%)  
 Permeable Area: 1,020.2m<sup>2</sup> (26.4%)  
 Paving Area: 310.2m<sup>2</sup>  
 Garden Area: 1,330.4m<sup>2</sup> (35.1%)  
 Driveway Area: 975.0m<sup>2</sup>

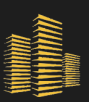
NOTE: All units two storeys except as noted

- Building Area
- Permeable Area
- Paving
- Driveway & Parking

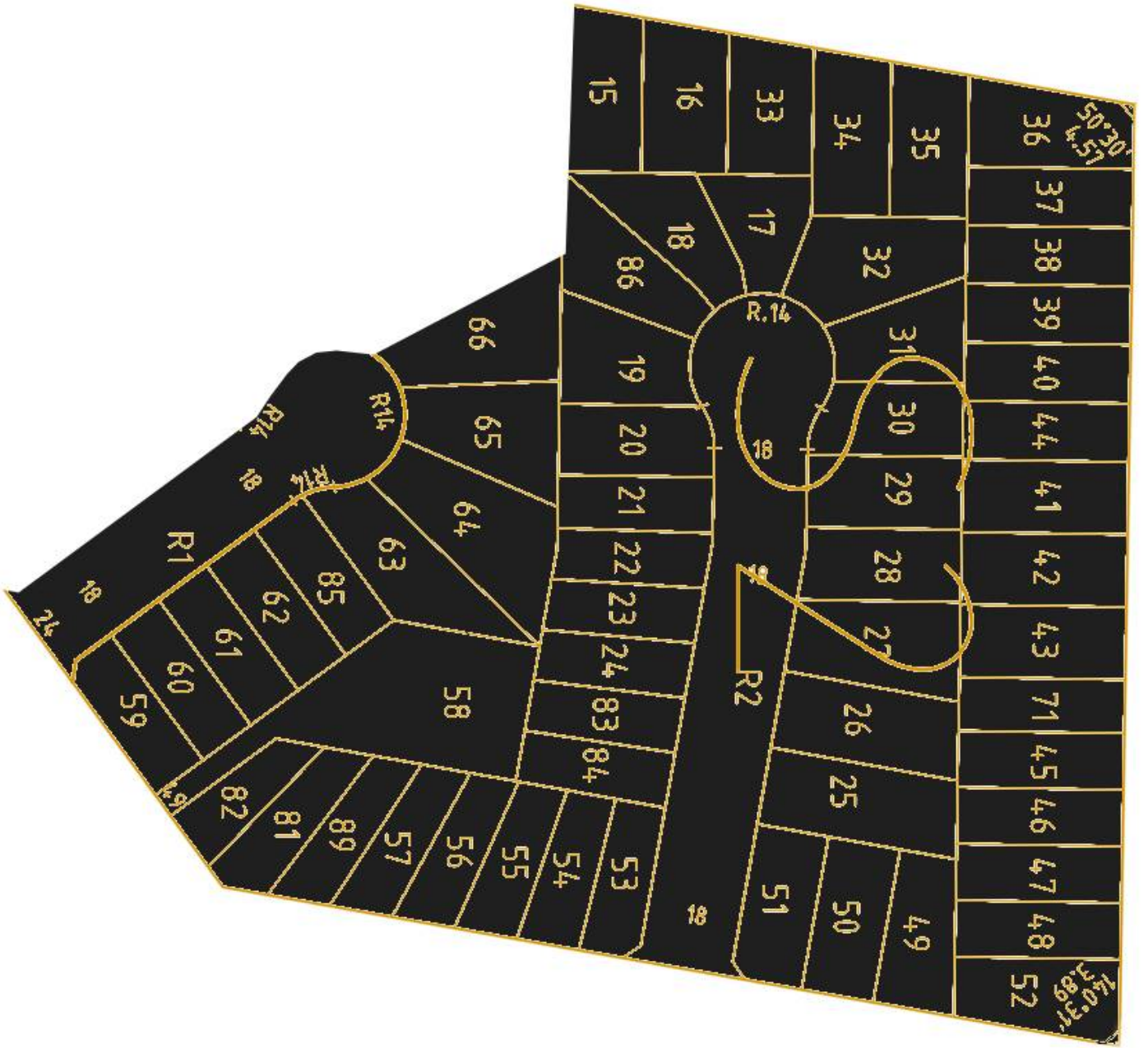


NOTES:  
 -Units 1, 18-28 have walls built to boundary exceeding allowed length  
 -Units 1, 18-28 side setbacks do not comply  
 -POS are smaller than required by planning scheme  
 -Car parking shortfall of 17 spaces. Required 50. Provided 33  
 -Studio buildings ceiling height 2.4m

1 Lot 70  
 1 : 500



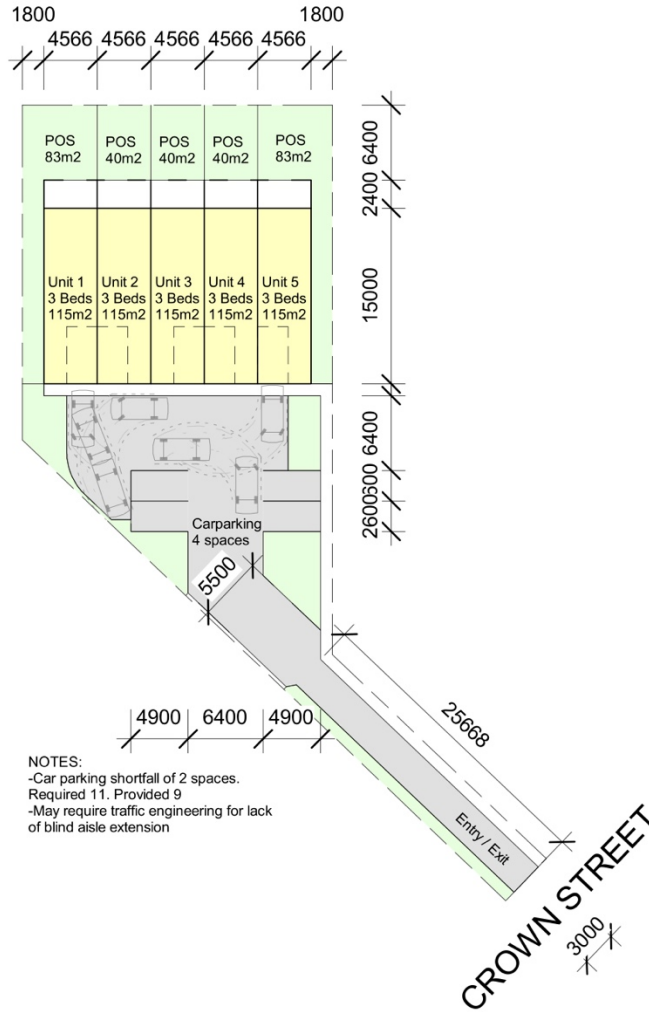
# STAGE 2 – 60 LAND SUB-DIVISION LOTS



# STAGE 2 – 5 UNITS

LOT 58  
 Site Area: 1,203.3m<sup>2</sup>  
 Site Coverage: 397.2m<sup>2</sup> (33.0%)  
 Permeable Area: 348.8m<sup>2</sup> (29.0%)  
 Paving Area: 72.4m<sup>2</sup>  
 Garden Area: 421.2m<sup>2</sup> (35.0%)  
 Driveway Area: 383.0m<sup>2</sup>

NOTE: All units two storeys



NOTES:  
 -Car parking shortfall of 2 spaces.  
 Required 11. Provided 9  
 -May require traffic engineering for lack  
 of blind aisle extension

2 Lot 58

1 : 500



## STAGE 2 LOTS – LAND SIZES & PRICES

LOT NUMBER	SIZE(m <sup>2</sup> )	PRICE (LAND ONLY)
15	468	Sold
16	474	Sold
17	342	\$139,000
18	419	Sold
19	449	Sold
20	404	Sold
21	315	\$142,000
22	306	Sold
23	303	\$142,000
24	303	\$144,000
25	567	Sold
26	531	Sold
27	543	Sold
28	427	Sold
29	420	Sold
30	400	Sold
31	408	Sold
32	547	Sold
33	428	Sold
34	468	Sold
35	432	Sold
36	477	Sold
37	362	\$139,000
38	362	\$139,000
39	362	\$139,000
40	362	\$139,000
41	448	Sold
42	448	Sold
43	448	Sold
44	362	\$139,032





LOT NUMBER	SIZE(m <sup>2</sup> )	PRICE (LAND ONLY)
45	349	\$121,032
46	349	\$121,032
47	349	\$138,000
48	349	\$138,000
49	402	Sold
50	420	Sold
51	415	Sold
52	450	Sold
53	315	\$121,032
54	325	\$128,500
55	325	\$134,000
56	325	\$121,032
57	325	\$134,000
58	1203	TOWNHOUSES
59	326	\$140,000
60	331	\$137,500
61	331	\$137,500
62	342	\$137,500
63	552	Sold
64	667	Sold
65	519	Sold
66	598	\$173,500
71	348	Sold
81	349	Sold
82	281	\$126,000
83	303	\$129,000
84	303	Sold
85	342	Sold
86	444	\$147,000
89	326	\$135,000

**LABEL**

FOR SALE	SOLD
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# PLANNING PERMIT

## PLANNING PERMIT

<i>Permit No</i>	PLP/2016/393
<i>Planning Scheme</i>	Ballarat (Gazetted 26/11/98)
<i>Responsible Authority</i>	Ballarat City Council

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### ADDRESS OF THE LAND:

86-124 Crown Street, SEBASTOPOL VIC 3356

### THE PERMIT ALLOWS:

Staged multi-lot subdivision

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### THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

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1. Formal Plan of Subdivision

The formal plan of subdivision lodged for certification must be generally in accordance with the approved plan and must not be modified except to comply with statutory requirements or with the further written consent of the Responsible Authority.

2. Landscape Plans

Prior to the issue of Statement of Compliance for each stage, a detailed landscape plan must be prepared for all land within that particular stage and be approved by the Responsible Authority. When approved, the landscape plan for that stage will form part of the permit.

The landscape plan for the stage must include relevant details for:

- (a) All existing vegetation, built structures and landscape features to be retained, protected and/or removed
- (b) All proposed landscape works within the public reserves including; plantings, vegetation offset areas, garden beds and lawn areas, playgrounds, paths, fencing, park furniture, boardwalks, bridges, and perimeter fencing details to all private boundaries adjoining public reserves.
- (c) All proposed drainage infrastructure within public reserves including; earthworks retention basins, underground pipes, stormwater outlets and water sensitive urban design treatments
- (d) Street tree plantings and landscaping in road reserves including naturestrips, roundabouts and centre medians
- (e) Planting schedules of all proposed plantings within the public reserves and road reserves including details of botanical names, common names, supply sizes, and plant numbers.
- (f) Landscape works required to be undertaken by the applicant as part of other permit conditions, approved plans or additional information requested by the Responsible Authority (eg Weed Management Plans, Native Vegetation Management plans, Arboricultural reports, Cultural Heritage Management Plans)

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*Signature for the Responsible Authority:*



*Date Issue:* 26 August 2016



# PLANNING

# PERMIT

<i>Permit No</i>	PLP/2016/393
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<i>Responsible Authority</i>	Ballarat City Council

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All landscaping works must be carried out in accordance with the approved landscape plan and Council's Landscape Design Manual (August 2012).

3. Street Tree Provision

Prior to any works commencing on site for each stage, the permit holder shall prepare a plan for the provision of street trees within the road reserve adjacent to and within the proposed development at locations approved by the Responsible Authority. The street tree locations must accord with the requirements of Section 5 of Council's Landscape Design Manual (August 2012).

Prior to the issue of a Statement of Compliance for each stage, the street trees shall be planted within the road reserve in accordance with the approved plan. The trees shall be of semi-mature age and approved species and supplied, planted and maintained in accordance with the Responsible Authority's Tree Planting Guidelines. The permit holder is to provide a bond in the amount of \$500 per street tree. The tree(s) shall be maintained for a period of eighteen (18) months from planting to the satisfaction of the Responsible Authority. The bond will be returned eighteen (18) months after completion of planting and maintenance works to the satisfaction of the Responsible Authority.

Or

Prior to the issue of Statement of Compliance for each stage, the permit holder must pay Council \$750 per street tree for their provision and eighteen (18) month maintenance period.

*Note: For information regarding suitable street tree species see Council's adopted Urban Design Manual Part B: Landscape Character Area Guidelines (Version 1.0, 2012), available on Council's website.*

4. Completion and Maintenance of Landscaping Works

Prior to the issue of a Statement of Compliance for each stage, all landscape works forming part of the approved Landscape Plans must be completed to the satisfaction of the Responsible Authority. The landscaping shown on the approved landscape plan must be maintained to the satisfaction of the Responsible Authority for 18 months from the practical completion of the landscaping. During this period, any dead, diseased or damaged plants or landscaped areas are to be repaired or replaced during the period of maintenance and must not be deferred until the completion of the maintenance period.

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Signature for the Responsible Authority:



Date Issue: 26 August 2016



# PLANNING

Permit No PLP/2016/393

# PERMIT

Planning Scheme Ballarat (Gazetted 26/11/98)

Responsible Authority Ballarat City Council

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5. Bonding, Completion and Maintenance of Landscaping

The applicant must ensure that all landscaping works forming part of the approved plans are maintained in accordance with the Landscape Design Manual unless otherwise stated in this permit. Bonding of works may be permitted in accordance with the Landscape Design Manual.

6. Section 173 Agreement

Before the certification of the plan of subdivision for the first stage or at such other time which is agreed between Council and the permit holder, the owner must enter into an agreement or agreements under section 173 of the Planning and Environment Act 1987 which provides for:

- (a) The implementation of the Ballarat West Development Contributions Plan (DCP); and
- (b) The timing of any payments to be made to a person in respect of any infrastructure project having regard to the availability of funds in the DCP.

The owner/operator under this permit must arrange for the preparation of the 173 Agreement at his/her cost before submitting it the Responsible Authority for approval and the agreement is required to be registered on title prior to Statement of Compliance being issued.

The owner/operator under this permit must pay the costs of execution and registration of the section 173 agreement.

7. Development Infrastructure Levy

Not less than 21 days prior to the issue of a Statement of Compliance for each stage or unless agreed in writing between the permit holder and the Responsible Authority by way of an agreement pursuant to Section 173 of the Planning and Environment Act 1987, a Development Infrastructure Levy quantified in the Ballarat West Development Contributions Plan must be paid to the Responsible Authority.

8. Public Open Space Contributions

Prior to the issue of a Statement of Compliance for each stage, a public open space contribution consistent with Clause 52.01 of the Ballarat Planning Scheme must be made to the Responsible Authority in a manner which is consistent with the Ballarat West Precinct Structure Plan to the satisfaction of the Responsible Authority.

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Signature for the Responsible Authority:



Date Issue: 26 August 2016



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Responsible Authority	Ballarat City Council

*Note: The public open space contribution specified under Clause 52.01 of the Ballarat Planning Scheme is 5.31% of the gross developable area of a parcel of land. The value of land for equalisation purposes is to be assessed as an equivalent proportion of the value of the whole land in accordance with Section 18 of the Subdivision Act 1988. The public open space contribution is calculated on a 'per hectare' basis determined by a registered Valuer.*

*Where an area of public open space is above the required 5.31% of gross developable area as set out in the Ballarat West Development Contributions Plan Property Specific Land Budget, there is an entitlement to receive compensation from the Responsible Authority. This compensation will be paid out on the completion of the final stage of subdivision unless otherwise agreed in accordance with Section 173 of the Planning and Environment Act 1987.*

9. Staging Plan

All development and works are to proceed in the order of staging as shown on the endorsed staging plan unless otherwise approved in writing by the Responsible Authority.

10. Functional Layout Plan

Prior to the certification of the plan of subdivision and the submission of detailed engineering plans, Functional Layout Plans and other documentation in accordance with the Infrastructure Design Manual (IDM), the Ballarat West Precinct Structure Plan and Council's Standard Cross-sections shall be submitted to and approved by the Responsible Authority.

11. Contamination Assessment

Prior to the certification of the Plan of Subdivision for Stage 1, a Preliminary Site Investigation Report prepared in accordance with AS4482.1-2005 shall be submitted to the Responsible Authority.

Should the Preliminary Site Investigation report indicate that contaminating activities took place on the site or that contaminants are present, a Detailed Site Investigation in accordance with AS4482.1-2005 shall be undertaken. The Detailed Site Investigation Report shall include any recommended remediation works.

If the report is accepted by the Responsible Authority, the remediation works shall be completed by the applicant to the satisfaction of the Responsible Authority prior to the issue of the Statement of Compliance for each stage.

If there are concerns about the nature and extent of the contamination found in the Preliminary and Detailed Site Investigation reports, the Responsible Authority reserves the right to require a statutory environmental audit to be undertaken. In this case either:

Signature for the Responsible Authority:



Date Issue: 26 August 2016



# PLANNING

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<i>Permit No</i>	PLP/2016/393
<i>Planning Scheme</i>	Ballarat (Gazetted 26/11/98)
<i>Responsible Authority</i>	Ballarat City Council

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- (a) A certificate of environmental audit shall be issued for the land in accordance with Part IXD of the Environment Protection Act 1970 prior to the issue of the Statement of Compliance; OR
- (b) An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the intended use prior to the issue of the Statement of Compliance.
- to the satisfaction of the Responsible Authority.
- (c) Where a Statement of Environmental Audit is issued for the land, the development including subdivision hereby approved must comply with all the directions and conditions contained within the Statement.
- (d) Where a Statement of Environmental Audit is issued for the land, prior to the issue of a Statement of Compliance for each stage, a letter prepared by an Environmental Auditor appointed under Section 53S of the Environment Protection Act 1970 or such other qualified person to the satisfaction of the Responsible Authority must be submitted to the Responsible Authority to verify that the directions and conditions contained within the statement have been satisfied.
- (e) Unless otherwise approved in writing by the Responsible Authority, where a Statement of Environmental Audit is issued for the land, and any condition of that Statement requires any maintenance or monitoring of an ongoing nature, prior to the issue of a Statement of Compliance for any stage of the subdivision authorised by this permit, the permit holder must enter into an Agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987. All costs associated with setting up the Agreement must be borne by the owner. The Agreement must be registered on Title and run with the land, and must provide to the satisfaction of the Responsible Authority:
- (i) That the registered proprietor will undertake all required maintenance and/or monitoring in accordance with the statement.
- (ii) Prior to the development commencing, application must be made to the Registrar of Titles to Register the Section 173 Agreement on the title to the land under Section 181 of the Planning and Environment Act 1987.

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Signature for the Responsible Authority:



Date Issue: 26 August 2016



# PLANNING

*Permit No* PLP/2016/393

# PERMIT

*Planning Scheme* Ballarat (Gazetted 26/11/98)

*Responsible Authority* Ballarat City Council

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## 12. Engineering Plans and Construction

Prior to the commencement of works for each stage, engineering plans and specifications must be submitted to and approved by the Responsible Authority. The engineering plans must accord with the Infrastructure Design Manual, the Ballarat West Precinct Structure Plan and Council's Standard Cross-sections. All engineering works must be constructed in accordance with the approved plans and shall be completed to a standard satisfactory to the Responsible Authority prior to the issue of Statement of Compliance for each stage.

At the completion of the works for each stage, one set of 'as constructed' civil plans shall be submitted to the Responsible Authority.

The engineering plans must detail:

- Construction of roads internal to the subject site.
- Construction and upgrades of roads surrounding the subject site including Kossuth Street, Crown Street, Alma Street and Tait Street (including provision of a service road), along with any measures recommended in the Traffic Impact Assessment report by Driscoll Engineering Services (27 May 2016, or as otherwise revised and approved by the Responsible Authority).
- Construction of footpaths.
- Construction of naturestrips.
- Construction of underground and surface drainage.
- Installation of street name blades.
- All ancillary works as deemed necessary by the Responsible Authority.

## 13. Footpath Construction

A footpath shall be constructed along the frontage of all lots being created by the subject development.

Prior to works commencing on site for each stage, plans must be submitted to and approved by the Responsible Authority. The plans must accord with the Infrastructure Design Manual and Council's Standard Drawings.

All works must be constructed in accordance with the approved plans and shall be completed to a standard satisfactory to the Responsible Authority prior to the issue of Statement of Compliance for each stage.

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*Signature for the Responsible Authority:*



*Date Issue:* 26 August 2016



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PLP/2016/393

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Planning Scheme

Ballarat (Gazetted 26/11/98)

Responsible Authority

Ballarat City Council

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## 14. Naturestrips

The naturestrip fronting all lots being created by the subject development shall be constructed in accordance with levels and specifications submitted to and approved by the Responsible Authority.

The works shall include:

1. The reshaping of the naturestrip.
2. Topdressing the area with a 75 millimetre rolled depth of good quality loamy topsoil free of any weed or seed.
3. Seeding the area with an appropriate seed mix.

All works shall be completed in accordance with Council's Landscape Design Manual and shall be to the satisfaction of the Responsible Authority prior to the issue of Statement of Compliance for each stage.

## 15. Drainage Plans and Construction

Prior to works commencing on site for each stage, drainage, stormwater detention and stormwater treatment plans and computations must be submitted to and approved by the Responsible Authority. The drainage, stormwater detention and stormwater treatment details must accord with the Infrastructure Design Manual, Council's WSUD guidelines, be generally in accordance with drainage requirements of the Ballarat West Precinct Structure Plan and also address the relevant Flood Safety criteria.

All drainage works must be constructed in accordance with the approved plans and shall be completed to a standard satisfactory to the Responsible Authority prior to the issue of Statement of Compliance for each stage.

At the completion of the works one set of 'as constructed' civil plans shall be submitted to the Responsible Authority.

Any proposed discharge of stormwater requiring a direct and/or modifying an existing connection to a designated waterway (as defined by the Water Act 1989) will require approval by the relevant Catchment Management Authority.

## 16. Drainage Easements

All easements deemed necessary to protect existing or future drainage lines within the proposed development site and properties between the development site and the nominated point of discharge shall be created to the satisfaction of the Responsible Authority.

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Signature for the Responsible Authority:



Date Issue:

26 August 2016





# PLANNING

# PERMIT

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<i>Planning Scheme</i>	Ballarat (Gazetted 26/11/98)
<i>Responsible Authority</i>	Ballarat City Council

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## 17. Street Lighting

Prior to works commencing on site for each stage, a street lighting plan prepared by a suitably qualified professional must be submitted to the Responsible Authority for approval. Street light design must accord with the Infrastructure Design Manual, using energy efficient 18w LED globes in local streets, T5 fluorescent globes in street lighting managed by VicRoads and ensure compliance with AS1158 (or the AS at the time of installation). Fittings must comply with Council's street light service provider's standard fittings. Non-standard fittings will not be permitted.

Once approved, all works detailed on the street lighting plan shall be installed to the satisfaction of the Responsible Authority prior to the issue of a Statement of Compliance for each stage.

## 18. Street Naming and Numbering

Prior to any works commencing on site, the permit holder must contact Council's Revenue Officer and/or Place Names Officer to arrange street numbering and naming requirements. All costs associated with the numbering of properties and naming of streets (including but not limited to supply and installation of street signs) must be borne by the permit holder. All works must be completed to the satisfaction of the Responsible Authority prior to the issue of Statement of Compliance for each stage.

## 19. Sediment on Roadways

No material shall be deposited on any road external to the site by any means including construction vehicles or associated plant entering or leaving the land subject to this permit. Any material deposited on the road shall be removed by mechanical or manual means to the satisfaction of the Responsible Authority.

Note 1: Depositing such material on Responsible Authority's Roads is an offence under the Environment Protection (Resource Efficiency) Act 1970 and penalties may apply.

Note 2: Any costs associated with a clean up of road surfaces borne by the Responsible Authority must be met by the permit holder.

## 20. Sediment Control Measures

Prior to the commencement of any works on site, a Sediment Control Plan detailing sediment control measures during construction must be submitted to the Responsible Authority for approval. Control measures should be consistent with the EPA publication 480 'Environment Guidelines for Major Construction Sites'. When approved the Sediment Control Plan shall form part of this permit. All sediment control measures shall be undertaken and remain in place until the completion of site works to the satisfaction of the Responsible Authority.

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*Signature for the Responsible Authority:*



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## 21. Filling of Lots

If lots within the development are to be filled, details of the filling must be shown on the road and drainage construction plans.

Details to be shown include:

- Existing natural features
- Existing improvements
- Natural and finished surface levels

Once approved the filling operation shall be undertaken in accordance with the plan in the following way:

- (a) Prior to the commencement of filling on any particular area of the site, topsoil shall be stripped and stockpiled on the site. Topsoil is not to be removed from the site but stored to be used and spread over the site on the completion of the filling operation, with additional soil if needed, to a depth of 100 millimetres.
- (b) The land shall be shaped so as not to concentrate water onto adjoining land.
- (c) Only clean inert filling shall be deposited on the site.
- (d) No material shall be stored or dumped on any area not approved for filling or stockpiling.
- (e) No damage shall be caused to kerb and channel, road pavement, strip-strips, drainage infrastructure or any other Responsible Authority asset due to the filling operation. If any damage is caused, the damage shall be repaired immediately to the satisfaction of the Responsible Authority.
- (f) Deposited material shall be shaped in accordance with the approved detailed plan or as directed by the Responsible Authority.
- (g) Any land proposed to be further developed by the construction of buildings, roadways or drainage lines shall be compacted to 95% Modified (In accordance with Australian Standard 1289.5-2.1). Test results shall be submitted to the Responsible Authority.
- (h) Appropriate dust suppression measures shall be implemented to ensure that a nuisance is not caused to adjoining landowners or the general public to the satisfaction of the Responsible Authority.

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- (i) If the filling is not completed in accordance with the approved plan, an as constructed plan, showing natural and finished surface levels, shall be submitted to the Responsible Authority.

All works required to comply with this condition shall be completed to the satisfaction of the Responsible Authority prior to the issue of Statement of Compliance for each stage.

22. Fees for Checking Engineering Plans

Prior to the issue of Statement of Compliance, a fee for checking engineering plans shall be paid to the Responsible Authority, pursuant to Section 43(2)(a)(iv) of the Subdivision Act 1988 and Clause 9 of the Subdivision (Fees) Interim Regulations 2012. The fee shall be in accordance with the Infrastructure Design Manual and must be approved in writing by the Responsible Authority prior to payment.

23. Supervision Fee

Prior to the issue of Statement of Compliance, a supervision fee shall be paid to the Responsible Authority pursuant to Section 17(2)(b) of the Subdivision Act 1988 and Clause 8 of the Subdivision (Fees) Interim Regulations 2012. The fee shall be in accordance with the Infrastructure Design Manual and must be approved in writing by the Responsible Authority prior to payment.

24. Guarantee of Works

Prior to the issue of Statement of Compliance, or unless otherwise agreed in writing by the Responsible Authority, the permit holder must provide a Guarantee of Work (bond) with the Responsible Authority in accordance with the Infrastructure Design Manual. The guarantee should be based on the same priced Bill of Quantities used to calculate the plan checking and supervision fees and must be approved in writing by the Responsible Authority prior to lodgement.

The guarantee shall be released at the termination of the Defects Liability Period, subject to the completion of all defect rectification works to the satisfaction of the Responsible Authority.

25. Central Highlands Water Authority (Ref: 16/5227)

1. Any plan lodged for certification will be referred to the Central Highlands Region Water Corporation pursuant to Section 8(1)(a) of the Subdivision Act.

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2. Reticulated sewerage facilities must be provided to each lot by the owner of the land (or applicant, in anticipation of becoming the owner) to the satisfaction of the Central Highlands Region Water Corporation. This will include the construction of works and the payment of major works contributions by the applicant.
  3. A reticulated water supply must be provided to each lot by the owner of the land (or applicant, in anticipation of becoming the owner) to the satisfaction of the Central Highlands Region Water Corporation. This will include the construction of works and the payment of major works contributions by the applicant.
  4. The owner will provide easements to the satisfaction of the Central Highlands Region Water Corporation, which will include easements for pipelines or ancillary purposes in favour of the Central Highlands Region Water Corporation, over all existing and proposed sewerage facilities within the proposal.
  5. If the land is developed in stages, the above conditions will apply to any subsequent stage of the subdivision.
  6. The owner must demonstrate to the satisfaction of Central Highlands Region Water Corporation how the subdivision design incorporates the principles of water sensitive urban design (WSUD) and the integrated water management (IWM) requirements of the Ballarat West Precinct Structure Plan. If required, amended plans must be produced to the satisfaction of Central Highlands Region Water Corporation to incorporate WSUD and IWM elements.
26. Powercor Australia Ltd (Ref: 500000224484)
- (a) The plan of subdivision submitted for certification under the *Subdivision Act 1988* shall be referred to Powercor Australia Ltd in accordance with Section 8 of that Act.
  - (b) The applicant shall:
    - Provide an electricity supply to all lots in the subdivision in accordance with Powercor's requirements and standards, including the extension, augmentation or re-arrangement of any existing electricity supply system, as required by Powercor (A payment to cover the cost of such work will be required). In the event that a supply is not provided the applicant shall provide a written undertaking to Powercor Australia Ltd that prospective purchasers will be so informed.

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- Where buildings or other installations exist on the land to be subdivided and are connected to the electricity supply, they shall be brought into compliance with the Service and Installation Rules issued by the Victorian Electricity Supply Industry. You shall arrange compliance through a Registered Electrical Contractor.
- Any buildings must comply with the clearances required by the Electricity Safety (Installations) Regulations.
- Any construction work must comply with Energy Safe Victoria's "No Go Zone" rules.
- Set aside on the plan of subdivision for the use of Powercor Australia Ltd reserves and/or easements satisfactory to Powercor Australia Ltd where any electric substation (other than a pole mounted type) is required to service the subdivision.

Alternatively, at the discretion of Powercor Australia Ltd a lease(s) of the site(s) and for easements for associated powerlines, cables and access ways shall be provided. Such a lease shall be for a period of 30 years at a nominal rental with a right to extend the lease for a further 30 years. Powercor Australia Ltd will register such leases on the title by way of a caveat prior to the registration of the plan of subdivision.

- Provide easements satisfactory to Powercor Australia Ltd, where easements have not been otherwise provided, for all existing Powercor Australia Ltd electric lines on the land and for any new powerlines required to service the lots and adjoining land, save for lines located, or to be located, on public roads set out on the plan. These easements shall show on the plan an easement(s) in favour of "Powercor Australia Ltd" for "Powerline Purposes" pursuant to Section 88 of the Electricity Industry Act 2000.
- Obtain for the use of Powercor Australia Ltd any other easement external to the subdivision required to service the lots.
- Adjust the position of any existing easement(s) for powerlines to accord with the position of the line(s) as determined by survey.
- Obtain Powercor Australia Ltd's approval for lot boundaries within any area affected by an easement for a powerline and for the construction of any works in such an area.

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- Provide to Powercor Australia Ltd, a copy of the version of the plan of subdivision submitted for certification, which shows any amendments which have been required.

27. Country Fire Authority BMO (Ref:57468-64236)

**1. Subdivision plan not to be altered**

The subdivision as shown on the endorsed plans must not be altered without the consent of CFA

**2. Hydrants**

Prior to the issue of a Statement of Compliance under the *Subdivision Act 1988* the following requirements must be met to the satisfaction of the CFA:

- 2.1 Above or below ground operable hydrants must be provided. The maximum distance between these hydrants and the rear of all building envelopes (or in the absence of building envelopes, the rear of the lots) must be 120 metres and the hydrants must be no more than 200 metres apart. These distances must be measured around lot boundaries.
- 2.2 The hydrants must be identified with marker posts and road reflectors as applicable to the satisfaction of the Country Fire Authority.

Note –CFA's requirements for identification of hydrants are specified in 'Identification of Street Hydrants for Firefighting Purposes' available under publications on the CFA web site ([www.cfa.vic.gov.au](http://www.cfa.vic.gov.au)).

**3. Roads**

Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.

- 3.1 The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 meters. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.
- 3.2 Curves must have a minimum inner radius of 10 metres.

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3.3 Have a minimum trafficable width of 3.5 metres and be clear of encroachments for at least 0.5 metres on each side and 4 metres above the access way.

3.4 Roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8m (including roll-over kerbs if they are provided) T or Y heads of dimensions specified by the CFA may be used as alternatives.

28. DownerTenix (Gas) (Ref: S16-2448)

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

Please note that reticulated gas main extension will be required to service all lots in this subdivision.

29. Permit Expiry

Where the subdivision is to be developed in stages, the time specified for the commencement of the first stage is two years from the date of this permit. The time specified for the commencement of any subsequent stage is five (5) years from the date of this permit and the time specified for the completion of each stage is five years from the date of its commencement.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards.

Note: The starting of a subdivision is regarded by Section 68(3A) of the Planning and Environment Act 1987 as the certification of a plan under Section 6 of the Subdivision Act 1988. Completion is regarded as registration of the subdivision.

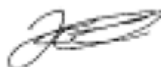
## IMPORTANT INFORMATION ABOUT THIS PERMIT

### WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.

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

Signature for the Responsible Authority:



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## CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

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

## WHEN DOES A PERMIT BEGIN?

A permit operates:

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

## WHEN DOES A PERMIT EXPIRE?

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

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## WHAT ABOUT REVIEWS?

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

*Signature for the Responsible Authority:*



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