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Contract of Sale – Land Savana, Stage 5

Property: 50 Hobbs Road, Wyndham Vale, Victoria, 3024

Lot: , on proposed plan of subdivision PS803042H (Stage 5)

Avid Property Group Nominees Pty Ltd

ACN 088 212 631

as trustee for the Hobbs Road Wyndham Trust ABN 47 262 319 891

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Canberra Sydney

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CONTRACT OF SALE OF REAL ESTATE—PARTICULARS OF SALE

**Part 1 of the standard form of contract prescribed by the
Estate Agents (Contracts) Regulations 2008**

Property Address: Refer - Particulars of Sale

The Vendor agrees to sell and the Purchaser agrees to buy the Property, being the land and the goods, for the price and on the terms set out in this contract.

The terms of this contract are contained in the:

- J Particulars of sale; and
- J Special conditions, if any; and
- J General conditions; and
- J Vendor's Statement

and in that order of priority.

The Vendor's Statement required by section 32(1) of the **Sale of Land Act 1962** is attached to and forms part of this Contract.

IMPORTANT NOTICE TO PURCHASERS

Cooling-off period

Section 31

Sale of Land Act 1962

You may end this contract within 3 clear Business Days of the day that you sign the contract if none of the exceptions listed below applies to you.

You must either give the Vendor or the Vendor's agent **written** notice that you are ending the contract or leave the notice at the address of the Vendor or the Vendor's agent to end this contract within this time in accordance with this cooling-off provision.

You are entitled to a refund of all the money you paid EXCEPT for \$100 or 0.2% of the purchase price (whichever is more) if you end the contract in this way.

EXCEPTIONS

The 3-day cooling-off period does not apply if:

- Ñ you bought the Property at or within 3 clear Business Days **before or after** a publicly advertised auction; or
- Ñ the Property is used primarily for industrial or commercial purposes; or
- Ñ the Property is more than 20 hectares in size and is used primarily for farming; or
- Ñ you and the Vendor previously signed a contract for the sale of the same land in substantially the same terms; or
- Ñ you are an estate agent or a corporate body.

SIGNING OF THIS CONTRACT

WARNING: THIS IS A LEGALLY BINDING AGREEMENT. YOU SHOULD READ THIS CONTRACT BEFORE SIGNING IT.

Purchasers should ensure that prior to signing this contract, they have received:

- ☐ a copy of the section 32 statement required to be given by the Vendor under section 32 of the Sale of Land Act 1962 in accordance with Division 2 of Part II of that Act; and
- ☐ a copy of the full terms of this contract.

The authority of a person signing:

- ☐ under power of attorney; or
- ☐ as director of a corporation; or
- ☐ as agent authorised in writing by one of the parties,

must be noted beneath the signature.

Any person whose signature is secured by an estate agent acknowledges being given by the agent at the time of signing a copy of the terms of this contract.

SIGNED BY THE PURCHASER

on — / — /2015

REFER - EXECUTION PAGES FOR PURCHASER SIGNING

print name of person signing

state nature of authority if applicable (e.g. "director", "attorney under power of attorney")

This offer will lapse unless accepted within [—] clear business days
(3 days if none specified).

SIGNED BY THE VENDOR

on — / — /2015

REFER - EXECUTION PAGES FOR VENDOR SIGNING

print name of person signing

state nature of authority if applicable (e.g. "director", "attorney under power of attorney")

The **DAY OF SALE** is the date by which both parties have signed this contract.

NOTICE TO PURCHASERS OF PROPERTY “OFF THE PLAN”

Off-the-plan sales

Section 9AA(1A) Sales of Land Act 1962

- ☐ You may negotiate with the Vendor about the amount of the deposit moneys payable under the contract of sale, up to 10 per cent of the purchase price.
- ☐ A substantial period of time may elapse between the day on which the Purchaser signs the contract of sale and the day on which you sign the contract of sale and the day on which you become the registered proprietor of the lot.
- ☐ The value of the lot may change between the day on which you sign the contract of sale of that lot and the day on which you become the registered proprietor.

Vendor Execution

Executed as a deed

VENDOR **executed on**

20

**EXECUTED by Avid Property Group Nominees Pty)
Ltd ACN 088 212 631 as trustee for the Hobbs)
Road Wyndham Trust ABN 47 262 319 891 by)
being signed by its attorneys under a power of)
attorney dated 17 August 2016 in the presence of :**

.....
Signature of: Paul Christopher O'Brien
Position: General Manager
Company Name: Avid Property Group Pty Ltd
.

.....
Signature of: Davina Simone Sher
Position: Finance Manager.
Company Name: Avid Property Group Pty Ltd

.....
Signature of witness

.....
Signature of witness

**EXECUTED by Avid Property Group Nominees Pty)
Ltd ACN 088 212 631 as trustee for the Hobbs)
Road Wyndham Trust ABN 47 262 319 891 in)
accordance with section 127(1) of the Corporations)
Act 2001 (Cwlth) by authority of its directors:**

.....
Director (Signature)

.....
Director/Company Secretary (Signature)

.....
Director (Name)

.....
Director/Company Secretary (Name)

Purchaser Execution

PURCHASER (NATURAL PERSONS) executed on

20

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

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

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

PURCHASER (COMPANY) executed on**20**

EXECUTED by)	
.....)	
.....)	
in accordance with section 127(1) of the Corporations Act 2001 (Cwlth) by authority of its directors:	)	.....
	)	Director/Company Secretary (Signature)
.....)
Director (Signature)	)	Director/Company secretary (Name)
.....)	
Director (Name))	

PURCHASER (COMPANY - SOLE DIRECTOR) executed on**20**

EXECUTED by)	
.....)	
.....)	
in accordance with section 127(1) of the Corporations Act 2001 (Cwlth) by authority of its sole director:)	
.....)	
Sole Director (Signature))	
.....)	
Director (Name))	

PURCHASER (INCORPORATED ASSOCIATION) executed on**20**

THE COMMON SEAL of)	
.....)	
.....)	
is affixed in accordance with section 33 of the Associations Incorporation Regulations 2009 in the presence of:)	
.....)
(Signature)	)	(Signature)
.....)
(Name)	)	(Name)
Committee Member	)	*Public Officer/*Committee Member (*delete whichever is not applicable)

Particulars of sale

VENDORS ESTATE AGENT

LIC:

of

Reference:

Telephone:

Email:

VENDOR

Avid Property Group Nominees Pty Ltd ACN 088 212 631 as trustee for the Hobbs Road Wyndham Trust ABN 47 262 319 891

of Level 4, Podium Building, 120 Collins Street, Melbourne, Victoria, 3000

VENDOR'S LEGAL PRACTITIONER OR CONVEYANCER

Maddocks

of Collins Square, Tower Two, Level 25, 727 Collins Street, Melbourne, Victoria, 3008

Ref: 6804943.006:LWT

Telephone: (03) 9258 3555

Facsimile: (03) 9258 3666

Email: lisa.templeton@maddocks.com.au

PURCHASER

.....

of

Tel:.....Email:.....

PURCHASER'S LEGAL PRACTITIONER OR CONVEYANCER

.....

of

Ref:

Telephone:

Facsimile:

Email:

LAND (general conditions 3 and 9)

Lot on proposed Plan of Subdivision PS803042H, being part of the land described in certificate of title volume 11817 folio 516 and attached to the Vendor's Statement.

-The land includes any improvements and fixtures.

PROPERTY ADDRESS

The address of the land is **Lot** on proposed Plan of Subdivision PS803042H, Savana, 50 Hobbs Road, Wyndham Vale, Victoria, 3024

GOODS SOLD WITH THE LAND (general condition 2.3(f))

(list or attach schedule)

Nil

PAYMENT (general condition 11 and special condition 28(i))

Price \$ _____

Deposit \$ _____ (payable on the day of sale) of which \$ _____ has been paid, subject to special condition 28(i).

Balance \$ _____ payable at settlement, subject to special condition 28(i).

GST (general condition 13)

The price includes GST (if any) unless the words '**plus GST**' appear in this box

If this is a sale of a 'farming business' or 'going concern' then add the words '**farming business**' or '**going concern**' in this box

If the margin scheme will be used to calculate GST then add the words '**margin scheme**' in this box

**margin scheme -
Refer to Special
Condition 24**

SETTLEMENT (general condition 10)

is due on the Settlement Date described in Special Condition 5

LEASE (general condition 1.1)

At settlement the Purchaser is entitled to vacant possession of the Property unless the words '**subject to lease**' appear in this box

in which case refer to general condition 1.1. If '**subject to lease**' then particulars of the lease are:

TERMS CONTRACT (general condition 23)

If this contract is intended to be a terms contract within the meaning of the **Sale of Land Act 1962** then add the words '**terms contract**' in this box

and refer to general condition 23 and add any further provisions by way of special conditions

LOAN (general condition 14)

The following details apply if this contract is subject to a loan being approved:

Lender:

Loan amount \$

Approval date

SPECIAL CONDITIONS

This contract does not include any special conditions unless the words '**special conditions**' appear in this box

special conditions

If the contract is subject to '**special conditions**' then particulars of the special conditions follow the general conditions.

FORM 2
Estate Agents Act 1980

Regulation 5(a)

CONTRACT OF SALE OF REAL ESTATE—GENERAL CONDITIONS

**Part 2 of the standard form of contract prescribed by the
Estate Agents (Contracts) Regulations 2008**

TITLE

1. Encumbrances

- 1.1 The purchaser buys the property subject to:
- (a) any encumbrance shown in the section 32 statement other than mortgages or caveats; and
 - (b) any reservations in the crown grant; and
 - (c) any lease referred to in the particulars of sale.
- 1.2 The purchaser indemnifies the vendor against all obligations under any lease that are to be performed by the landlord after settlement.
- 1.3 In this general condition “section 32 statement” means a statement required to be given by a vendor under section 32 of the **Sale of Land Act 1962** in accordance with Division 2 of Part II of that Act.

2. Vendor warranties

- 2.1 The vendor warrants that these general conditions 1 to 28 are identical to the general conditions 1 to 28 in the standard form of contract of sale of real estate prescribed by the Estate Agents (Contracts) Regulations 2008 for the purposes of section 53A of the **Estate Agents Act 1980**.
- 2.2 The warranties in general conditions 2.3 and 2.4 replace the purchaser's right to make requisitions and inquiries.
- 2.3 The vendor warrants that the vendor:
- (a) has, or by the due date for settlement will have, the right to sell the land; and
 - (b) is under no legal disability; and
 - (c) is in possession of the land, either personally or through a tenant; and
 - (d) has not previously sold or granted any option to purchase, agreed to a lease or granted a pre-emptive right which is current over the land and which gives another party rights which have priority over the interest of the purchaser; and
 - (e) will at settlement be the holder of an unencumbered estate in fee simple in the land; and
 - (f) will at settlement be the unencumbered owner of any improvements, fixtures, fittings and goods sold with the land.
- 2.4 The vendor further warrants that the vendor has no knowledge of any of the following:
- (a) public rights of way over the land;
 - (b) easements over the land;
 - (c) lease or other possessory agreement affecting the land;
 - (d) notice or order affecting the land which will not be dealt with at settlement, other than the usual rate notices and any land tax notices;
 - (e) legal proceedings which would render the sale of the land void or voidable or capable of being set aside.
- 2.5 The warranties in general conditions 2.3 and 2.4 are subject to any contrary provisions in this contract and disclosures in the section 32 statement required to be given by a vendor under section 32 of the **Sale of Land Act 1962** in accordance with Division 2 of Part II of that Act.
- 2.6 If sections 137B and 137C of the **Building Act 1993** apply to this contract, the vendor warrants that:
- (a) all domestic building work carried out in relation to the construction by or on behalf of the vendor of the home was carried out in a proper and workmanlike manner; and

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- (b) all materials used in that domestic building work were good and suitable for the purpose for which they were used and that, unless otherwise stated in the contract, those materials were new; and
 - (c) domestic building work was carried out in accordance with all laws and legal requirements, including, without limiting the generality of this warranty, the **Building Act 1993** and regulations made under the **Building Act 1993**.
 - 2.7 Words and phrases used in general condition 2.6 which are defined in the **Building Act 1993** have the same meaning in general condition 2.6.
 - 3. Identity of the land**
 - 3.1 An omission or mistake in the description of the property or any deficiency in the area, description or measurements of the land does not invalidate the sale.
 - 3.2 The purchaser may not:
 - (a) make any objection or claim for compensation for any alleged misdescription of the property or any deficiency in its area or measurements; or
 - (b) require the vendor to amend title or pay any cost of amending title.
 - 4. Services**
 - 4.1 The vendor does not represent that the services are adequate for the purchaser's proposed use of the property and the vendor advises the purchaser to make appropriate inquiries. The condition of the services may change between the day of sale and settlement and the vendor does not promise that the services will be in the same condition at settlement as they were on the day of sale.
 - 4.2 The purchaser is responsible for the connection of all services to the property after settlement and the payment of any associated cost.
 - 5. Consents**
 - The vendor must obtain any necessary consent or licence required for the sale. The contract will be at an end and all money paid must be refunded if any necessary consent or licence is not obtained by settlement.
 - 6. Transfer**
 - The transfer of land document must be prepared by the purchaser and delivered to the vendor at least 10 days before settlement. The delivery of the transfer of land document is not acceptance of title. The vendor must prepare any document required for assessment of duty on this transaction relating to matters that are or should be within the knowledge of the vendor and, if requested by the purchaser, must provide a copy of that document at least 3 days before settlement.
 - 7. Release of security interest**
 - 7.1 This general condition applies if any part of the property is subject to a security interest to which the **Personal Property Securities Act 2009 (Cth)** applies.
 - 7.2 For the purposes of enabling the purchaser to search the Personal Property Securities Register for any security interests affecting any personal property for which the purchaser may be entitled to a release, statement, approval or correction in accordance with general condition 7.4, the purchaser may request the vendor to provide the vendor's date of birth to the purchaser. The vendor must comply with a request made by the purchaser under this condition if the purchaser makes the request at least 21 days before the due date for settlement.
 - 7.3 If the purchaser is given the details of the vendor's date of birth under condition 7.2, the purchaser must:
 - (a) only use the vendor's date of birth for the purposes specified in condition 7.2; and
 - (b) keep the date of birth of the vendor secure and confidential.
 - 7.4 The vendor must ensure that at or before settlement, the purchaser receives:
 - (a) a release from the secured party releasing the property from the security interest; or
 - (b) a statement in writing in accordance with section 275(1) (b) of the **Personal Property Securities Act 2009 (Cth)** setting out that the amount or obligation that is secured is nil at settlement; or

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- (c) a written approval or correction in accordance with section 275(1)(c) of the **Personal Property Securities Act 2009 (Cth)** indicating that on settlement, the personal property included in the contract is not or will not be property in which the security interest is granted,
- 7.5 Subject to general condition, 7.6, the vendor is not obliged to ensure that the purchaser receives a release, statement, approval or correction in respect of any personal property:
- (a) that:
- (i) the purchaser intends to use predominantly for personal, domestic or household purposes; and
- (ii) has a market value of not more than \$5,000 or, if a greater amount has been prescribed for the purposes of section 47(1) of the **Personal Property Securities Act 2009 (Cth)**, not more than that prescribed amount; or
- (b) that is sold in the ordinary course of the vendor's business of selling personal property of that kind.
- 7.6 The vendor is obliged to ensure that the purchaser receives a release, statement, approval or correction in respect of any personal property described in general condition 7.5 if:
- (a) the personal property is of a kind that may or must be described by serial number in the Personal Property Securities Register; or
- (b) the purchaser has actual or constructive knowledge that the sale constitutes a breach of the security agreement that provides for the security interest.
- 7.7 A release for the purposes of general condition 7.4(a) must be in writing.
- 7.8 A release for the purposes of general condition 7.4(a), must be effective in releasing the goods from the security interest and be in a form which allows the purchaser to take title to the goods free of that security interest.
- 7.9 If the purchaser receives a release under general condition 7.4(a), the purchaser must provide the vendor with a copy of the release at or as soon as practicable after settlement.
- 7.10 In addition to ensuring a release is received under general condition 7.4(a), the vendor must ensure that at or before settlement the purchaser receives a written undertaking from a secured party to register a financing change statement to reflect that release if the property being released includes goods of a kind that are described by a serial number in the Personal Property Securities Register.
- 7.11 The purchaser must advise the vendor of any security interest that is registered on or before the day of sale on the Personal Properties Securities Register, which the purchaser reasonably requires to be released at least 21 days before the due date for settlement.
- 7.12 The vendor may delay settlement until 21 days after the purchaser advises the vendor of the security interest that the purchaser reasonably requires to be released, if the purchaser does not provide an advice under general condition 7.11.
- 7.13 If settlement is delayed under general condition 7.12, the purchaser must pay the vendor:
- (a) interest from the due date for settlement until the date on which settlement occurs or 21 days after the vendor receives the advice, whichever is the earlier; and
- (b) any reasonable costs incurred by the vendor as a result of the delay, as though the purchaser was in default.
- 7.14 The vendor is not required to ensure that the purchaser receives a release in respect of the land. This general condition 7.14 applies despite general condition 7.1.
- 7.15 Words and phrases which are defined in the **Personal Property Securities Act 2009 (Cth)** have the same meaning in general condition 7, unless the context requires otherwise.
- 8. Builder warranty insurance**
- The vendor warrants that the vendor will provide at settlement details of any current builder warranty insurance in the vendor's possession relating to the property if requested in writing to do so at least 21 days before settlement.
- 9. General law land**
- 9.1 This general condition only applies if any part of the land is not under the operation of the **Transfer of Land Act 1958**.

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- 9.2 The vendor is taken to be the holder of an unencumbered estate in fee simple in the land if there is an unbroken chain of title starting at least 30 years before the day of sale proving on the face of the documents the ownership of the entire legal and equitable estate without the aid of other evidence.
- 9.3 The purchaser is entitled to inspect the vendor's chain of title on request at such place in Victoria as the vendor nominates.
- 9.4 The purchaser is taken to have accepted the vendor's title if:
- (a) 21 days have elapsed since the day of sale; and
 - (b) the purchaser has not reasonably objected to the title or reasonably required the vendor to remedy a defect in the title.
- 9.5 The contract will be at an end if:
- (a) the vendor gives the purchaser a notice that the vendor is unable or unwilling to satisfy the purchaser's objection or requirement and that the contract will end if the objection or requirement is not withdrawn within 14 days of the giving of the notice; and
 - (b) the objection or requirement is not withdrawn in that time.
- 9.6 If the contract ends in accordance with general condition 9.5, the deposit must be returned to the purchaser and neither party has a claim against the other in damages.
- 9.7 General condition 10.1 should be read, in respect of that part of the land which is not under the operation of the **Transfer of Land Act 1958**, as if the reference to 'registered proprietor' is a reference to 'owner'.

MONEY

10. Settlement

- 10.1 At settlement:
- (a) the purchaser must pay the balance; and
 - (b) the vendor must:
 - (i) do all things necessary to enable the purchaser to become the registered proprietor of the land; and
 - (ii) give either vacant possession or receipt of rents and profits in accordance with the particulars of sale.
- 10.2 The vendor's obligations under this general condition continue after settlement.
- 10.3 Settlement must be conducted between the hours of 10.00 a.m. and 4.00 p.m. unless the parties agree otherwise.

11. Payment

- 11.1 The purchaser must pay the deposit:
- (a) to the vendor's licensed estate agent; or
 - (b) if there is no estate agent, to the vendor's legal practitioner or conveyancer; or
 - (c) if the vendor directs, into a special purpose account in an authorised deposit-taking institution in Victoria specified by the vendor in the joint names of the purchaser and the vendor.
- 11.2 If the land sold is a lot on an unregistered plan of subdivision, the deposit:
- (a) must not exceed 10% of the price; and
 - (b) must be paid to the vendor's estate agent, legal practitioner or conveyancer and held by the estate agent, legal practitioner or conveyancer on trust for the purchaser until the registration of the plan of subdivision.
- 11.3 The purchaser must pay all money other than the deposit:
- (a) to the vendor, or the vendor's legal practitioner or conveyancer; or
 - (b) in accordance with a written direction of the vendor or the vendor's legal practitioner or conveyancer.
- 11.4 At settlement, payments may be made or tendered:
- (a) in cash; or

-
- (b) by cheque drawn on an authorised deposit-taking institution; or
 - (c) if the parties agree, by electronically transferring the payment in the form of cleared funds.
 - 11.5 For the purpose of this general condition 'authorised deposit-taking institution' means a body corporate in relation to which an authority under section 9(3) of the **Banking Act 1959 (Cth)** is in force.
 - 11.6 At settlement, the purchaser must pay the fees on up to three cheques drawn on an authorised deposit-taking institution. If the vendor requests that any additional cheques be drawn on an authorised deposit-taking institution, the vendor must reimburse the purchaser for the fees incurred.
 - 12. Stakeholding**
 - 12.1 The deposit must be released to the vendor if:
 - (a) the vendor provides particulars, to the satisfaction of the purchaser, that either:
 - (i) there are no debts secured against the property; or
 - (ii) if there are any debts, the total amount of those debts does not exceed 80% of the sale price; and
 - (b) at least 28 days have elapsed since the particulars were given to the purchaser under paragraph (a); and
 - (c) all conditions of section 27 of the **Sale of Land Act 1962** have been satisfied.
 - 12.2 The stakeholder must pay the deposit and any interest to the party entitled when the deposit is released, the contract is settled, or the contract is ended.
 - 12.3 The stakeholder may pay the deposit and any interest into court if it is reasonable to do so.
 - 13. GST**
 - 13.1 The purchaser does not have to pay the vendor any GST payable by the vendor in respect of a taxable supply made under this contract in addition to the price unless the particulars of sale specify that the price is 'plus GST'. However the purchaser must pay to the vendor any GST payable by the vendor:
 - (a) solely as a result of any action taken or intended to be taken by the purchaser after the day of sale, including a change of use; or
 - (b) if the particulars of sale specify that the supply made under this contract is of land on which a farming business is carried on and the supply (or a part of it) does not satisfy the requirements of section 38-480 of the GST Act; or
 - (c) if the particulars of sale specify that the supply made under this contract is a going concern and the supply (or a part of it) does not satisfy the requirements of section 38-325 of the GST Act.
 - 13.2 The purchaser must pay to the vendor any GST payable by the vendor in respect of a taxable supply made under this contract in addition to the price if the particulars of sale specify that the price is 'plus GST'.
 - 13.3 If the purchaser is liable to pay GST, the purchaser is not required to make payment until provided with a tax invoice, unless the margin scheme applies.
 - 13.4 If the particulars of sale specify that the supply made under this contract is of land on which a 'farming business is carried on':
 - (a) the vendor warrants that the property is land on which a farming business has been carried on for the period of 5 years preceding the date of supply; and
 - (b) the purchaser warrants that the purchaser intends that a farming business will be carried on after settlement on the property.
 - 13.5 If the particulars of sale specify that the supply made under this contract is a 'going concern':
 - (a) the parties agree that this contract is for the supply of a going concern; and
 - (b) the purchaser warrants that the purchaser is, or prior to settlement will be, registered for GST; and
 - (c) the vendor warrants that the vendor will carry on the going concern until the date of supply.
 - 13.6 If the particulars of sale specify that the supply made under this contract is a 'margin scheme' supply, the parties agree that the margin scheme applies to this contract.
 - 13.7 This general condition will not merge on either settlement or registration.

13.8 In this general condition:

- (a) 'GST Act' means **A New Tax System (Goods and Services Tax) Act 1999 (Cth)**; and
- (b) 'GST' includes penalties and interest.

14. Loan

- 14.1 If the particulars of sale specify that this contract is subject to a loan being approved, this contract is subject to the lender approving the loan on the security of the property by the approval date or any later date allowed by the vendor.
- 14.2 The purchaser may end the contract if the loan is not approved by the approval date, but only if the purchaser:
- (a) immediately applied for the loan; and
 - (b) did everything reasonably required to obtain approval of the loan; and
 - (c) serves written notice ending the contract on the vendor within 2 clear business days after the approval date or any later date allowed by the vendor; and
 - (d) is not in default under any other condition of this contract when the notice is given.
- 14.3 All money must be immediately refunded to the purchaser if the contract is ended.

15. Adjustments

- 15.1 All periodic outgoings payable by the vendor, and any rent and other income received in respect of the property must be apportioned between the parties on the settlement date and any adjustments paid and received as appropriate.
- 15.2 The periodic outgoings and rent and other income must be apportioned on the following basis:
- (a) the vendor is liable for the periodic outgoings and entitled to the rent and other income up to and including the day of settlement; and
 - (b) the land is treated as the only land of which the vendor is owner (as defined in the **Land Tax Act 2005**); and
 - (c) the vendor is taken to own the land as a resident Australian beneficial owner; and
 - (d) any personal statutory benefit available to each party is disregarded in calculating apportionment.

TRANSACTIONAL

16. Time

- 16.1 Time is of the essence of this contract.
- 16.2 Time is extended until the next Business Day if the time for performing any action falls on a Saturday, Sunday or bank holiday.

17. Service

- 17.1 Any document sent by:
- (a) post is taken to have been served on the next Business Day after posting, unless proved otherwise;
 - (b) email is taken to have been served at the time of receipt within the meaning of section 13A of the **Electronic Transactions (Victoria) Act 2000**.
- 17.2 Any demand, notice, or document required to be served by or on any party may be served by or on the legal practitioner or conveyancer for that party. It is sufficiently served if served on the party or on the legal practitioner or conveyancer:
- (a) personally; or
 - (b) by prepaid post; or
 - (c) in any manner authorised by law or the Supreme Court for service of documents, including any manner authorised for service on or by a legal practitioner; or
 - (d) by email.
- 17.3 This general condition applies to the service of any demand, notice or document by or on any party, whether the expression "give" or "serve" or any other expression is used.

18. Nominee

The purchaser may nominate a substitute or additional transferee, but the named purchaser remains personally liable for the due performance of all the purchaser's obligations under this contract.

19. Liability of signatory

Any signatory for a proprietary limited company purchaser is personally liable for the due performance of the purchaser's obligations as if the signatory were the purchaser in the case of a default by a proprietary limited company purchaser.

20. Guarantee

The vendor may require one or more directors of the purchaser to guarantee the Purchaser's performance of this contract if the purchaser is a proprietary limited company.

21. Notices

The purchaser is responsible for any notice, order, demand or levy imposing liability on the property that is issued or made on or after the day of sale that does not relate to periodic outgoings. The purchaser may enter the property to comply with that responsibility where action is required before settlement.

22. Inspection

The purchaser and/or another person authorised by the purchaser may inspect the property at any reasonable time during the 7 days preceding and including the settlement day.

23. Terms contract

23.1 If this is a 'terms contract' as defined in the *Sale of Land Act 1962*:

- (a) any mortgage affecting the land sold must be discharged as to that land before the purchaser becomes entitled to possession or to the receipt of rents and profits unless the vendor satisfies section 29M of the *Sale of Land Act 1962*; and
- (b) the deposit and all other money payable under the contract (other than any money payable in excess of the amount required to so discharge the mortgage) must be paid to a legal practitioner or conveyancer or a licensed estate agent to be applied in or towards discharging the mortgage.

23.2 While any money remains owing each of the following applies:

- (a) the purchaser must maintain full damage and destruction insurance of the property and public risk insurance noting all parties having an insurable interest with an insurer approved in writing by the vendor;
- (b) the purchaser must deliver copies of the signed insurance application forms, the policies and the insurance receipts to the vendor not less than 10 days before taking possession of the property or becoming entitled to receipt of the rents and profits;
- (c) the purchaser must deliver copies of any amendments to the policies and the insurance receipts on each amendment or renewal as evidence of the status of the policies from time to time;
- (d) the vendor may pay any renewal premiums or take out the insurance if the purchaser fails to meet these obligations;
- (e) insurance costs paid by the vendor under paragraph (d) must be refunded by the purchaser on demand without affecting the vendor's other rights under this contract;
- (f) the purchaser must maintain and operate the property in good repair (fair wear and tear excepted) and keep the property safe, lawful, structurally sound, weatherproof and free from contaminations and dangerous substances;
- (g) the property must not be altered in any way without the written consent of the vendor which must not be unreasonably refused or delayed;
- (h) the purchaser must observe all obligations that affect owners or occupiers of land;
- (i) the vendor and/or other person authorised by the vendor may enter the property at any reasonable time to inspect it on giving 7 days written notice, but not more than twice in a year.

24. Loss or damage before settlement

24.1 The vendor carries the risk of loss or damage to the property until settlement.

24.2 The vendor must deliver the property to the purchaser at settlement in the same condition it was in on the day of sale, except for fair wear and tear.

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- 24.3 The purchaser must not delay settlement because one or more of the goods is not in the condition required by general condition 24.2, but may claim compensation from the vendor after settlement.
- 24.4 The purchaser may nominate an amount not exceeding \$5,000 to be held by a stakeholder to be appointed by the parties if the property is not in the condition required by general condition 24.2 at settlement.
- 24.5 The nominated amount may be deducted from the amount due to the vendor at settlement and paid to the stakeholder, but only if the purchaser also pays an amount equal to the nominated amount to the stakeholder.
- 24.6 The stakeholder must pay the amounts referred to in general condition 24.5 in accordance with the determination of the dispute, including any order for payment of the costs of the resolution of the dispute.

25. Breach

A party who breaches this contract must pay to the other party on demand:

- (a) compensation for any reasonably foreseeable loss to the other party resulting from the breach; and
- (b) any interest due under this contract as a result of the breach.

DEFAULT

26. Interest

Interest at a rate of 2% per annum plus the rate for the time being fixed by section 2 of the **Penalty Interest Rates Act 1983** is payable on any money owing under the contract during the period of default, without affecting any other rights of the offended party.

27. Default notice

- 27.1 A party is not entitled to exercise any rights arising from the other party's default, other than the right to receive interest and the right to sue for money owing, until the other party is given and fails to comply with a written default notice.
- 27.2 The default notice must:
- (a) specify the particulars of the default; and
 - (b) state that it is the offended party's intention to exercise the rights arising from the default unless, within 14 days of the notice being given:
 - (i) the default is remedied; and
 - (ii) the reasonable costs incurred as a result of the default and any interest payable are paid.

28. Default not remedied

- 28.1 All unpaid money under the contract becomes immediately payable to the vendor if the default has been made by the purchaser and is not remedied and the costs and interest are not paid.
- 28.2 The contract immediately ends if:
- (a) the default notice also states that unless the default is remedied and the reasonable costs and interest are paid, the contract will be ended in accordance with this general condition; and
 - (b) the default is not remedied and the reasonable costs and interest are not paid by the end of the period of the default notice.
- 28.3 If the contract ends by a default notice given by the purchaser:
- (a) the purchaser must be repaid any money paid under the contract and be paid any interest and reasonable costs payable under the contract; and
 - (b) all those amounts are a charge on the land until payment; and
 - (c) the purchaser may also recover any loss otherwise recoverable.
- 28.4 If the contract ends by a default notice given by the vendor:
- (a) the deposit up to 10% of the price is forfeited to the vendor as the vendor's absolute property, whether the deposit has been paid or not; and
 - (b) the vendor is entitled to possession of the property; and
 - (c) in addition to any other remedy, the vendor may within one year of the contract ending either:

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- (i) retain the property and sue for damages for breach of contract; or
 - (ii) resell the property in any manner and recover any deficiency in the price on the resale and any resulting expenses by way of liquidated damages; and
 - (d) the vendor may retain any part of the price paid until the vendor's damages have been determined and may apply that money towards those damages; and
 - (e) any determination of the vendor's damages must take into account the amount forfeited to the vendor.
- 28.5 The ending of the contract does not affect the rights of the offended party as a consequence of the default.

ANNEXURE A

Special Conditions

1 Definitions and Interpretation

1.1 Definitions

In this Contract:

- (a) **Additional Restrictions** includes all easements, encumbrances, rights, privileges, restrictions on use and covenants (including any draft restrictions and covenants included in the Disclosure Material), covenants, dedications of land, agreements (including, if the Relevant State is Victoria, the entering into of any agreement under section 173 of the *Planning & Environment Act 1987* (Vic)), leases, licences, other occupation rights and arrangements relating to all or part of the land comprised in the Development and which are:
 - (i) required by an Authority;
 - (ii) required by a condition or an approval of an Authority; or
 - (iii) reasonably and properly required for the Development.
- (b) **Authority** means any government, local government, semi-government, statutory or planning authority, including the Titles Office and the Council.
- (c) **Business Day** means any day other than:
 - (i) a Saturday or Sunday;
 - (ii) a public holiday in the capital city of the Relevant State; or
 - (iii) a day in the period 24 December to 2 January (inclusive).
- (d) **Buyer Claim** means making any requisition, claiming compensation from the Seller, claiming a reduction in the Purchase Price, seeking to delay or extend Settlement, seeking to be discharged from the purchase of the Land or attempting to rescind or terminate this Contract.
- (e) **Contract Date** means the date of this Contract as inserted in the Particulars.
- (f) **Council** means the local or municipal council or government with jurisdiction over the Parent Parcel.
- (g) **Default Interest Rate** means 12% per annum.
- (h) **Design Guidelines** mean the building design guidelines attached to this Contract, included in the Disclosure Material and any revised guidelines advised by the Seller to the Buyer from time to time.
- (i) **Development** means the residential estate of which the Property forms part, being developed by the Seller on the Development Site.
- (j) **Development Site** means all land including:
 - (i) the Parent Parcel;
 - (ii) any land identified on the Plan; and
 - (iii) any land adjoining or near that land,

on which the Seller and its contractors and consultants are undertaking or intend to undertake development activities as part of the Development.

- (k) **Disclosure Material** means this Contract, including all material attached to this Contract (in addition to that attached in **Annexure B**), the Disclosure Statement (where applicable under the Governing Act), the Design Guidelines and any other material given to the Buyer by the Seller and which is identified in writing by the Seller as Disclosure Material for the purposes of this Contract.
- (l) **Disclosure Statement** means a disclosure statement and associated materials relating to the Land given by the Seller to the Buyer before the Buyer entered into this Contract, if required under the Governing Act.
- (m) **Governing Act** means:
 - (i) if the Relevant State is Queensland, the *Land Sales Act 1984* (Qld);
 - (ii) if the Relevant State is New South Wales, the *Conveyancing Act 1919* (NSW); and
 - (iii) if the Relevant State is Victoria, the *Sale of Land Act 1962* (Vic).
- (n) **Guarantor** means all the directors of the Buyer.
- (o) **House** means a residential dwelling and ancillary fencing and landscaping which meets all requirements of the Design Guidelines, including obtaining the approval of the Seller or its nominee to the relevant plans and specifications.
- (p) **Land** means the parcel of land sold under this Contract, as identified in the Particulars.
- (q) **Outgoings** means all outgoings, costs and expenses in respect of the Property and includes Rates and land tax.
- (r) **Parent Parcel** means the larger parcel (or parcels) of land identified on the Plan as:
 - (i) if at the Contract Date there is not a Title, the underlying land from which the Land will be ultimately subdivided; and
 - (ii) if at the Contract Date there is a Title, the underlying land which was subdivided to create, amongst other land, the Land.
- (s) **Particulars** means the information schedule at the front of this Contract which forms part of the Standard Form, which has been completed to include details about the sale of the Property.
- (t) **Personal Information** means all personal information (as defined in the Privacy Act) relating to the Buyer, including all personal information set out in this Contract and otherwise collected by the Seller or on its behalf whether prior to or after the date of this Contract.
- (u) **Plan** means:
 - (i) if at the Contract Date there is not a Title, a plan of subdivision generally in the form of the proposed plan (as amended, varied or otherwise affected from time to time in accordance with the Contract) attached to this Contract as **Annexure C**; and
 - (i) if at the Contract Date there is a Title, the Registered Plan attached to this Contract as **Annexure C**.
- (v) **Privacy Act** means the *Privacy Act 1988* (Cth) and any regulations, ancillary rules, guidelines, orders, directions, directives, codes of conduct or other instruments made or issued under that Act, as amended from time to time.

- (w) **Property** means the Land and all improvements, fixtures and inclusions on the Land, but does not include any item that is identified in the Particulars as being excluded from sale.
- (x) **Purchase Price** means the price to be paid for the Property as specified in the Particulars.
- (y) **Rates** means all rates and charges by any competent Authority and includes Council rates, water rates and fire service levies.
- (z) **Registered Plan** means the Plan (as amended, varied or otherwise affected from time to time in accordance with this Contract) as registered at the Titles Office.
- (aa) **Relevant State** means the State in which the Parent Parcel is located.
- (bb) **Security Interest** has the meaning given to that term in the *Personal Property Securities Act 2009* (Cth).
- (cc) **Service** means any water supply, sewerage, drainage, gas, electricity, telecommunications (including the national broadband network) or other service and, where the context permits, includes all infrastructure, machinery and installations for the conveyance, support, operation, protection and maintenance of supply of a service.
- (dd) **Settlement** means completion in accordance with this Contract.
- (ee) **Settlement Date** means:
 - (i) if at the Contract Date there is not a Title, the later of:
 - (A) the date specified as the settlement date in the Settlement Notice being **14 days** after the date the Settlement Notice is given to the Buyer; and
 - (B) the date that is **35 days** after the Contract Date; or
 - (ii) if at the Contract Date there is a Title, the date that is **35 days** after the Contract Date.
- (ff) **Settlement Notice** is a notice given by the Seller to the Buyer that the Plan creating the Land has been registered by the Titles Office.
- (gg) **Site Conditions** means physical conditions on, above, below or about the Land or its surroundings, including natural and artificial conditions, geo-technical and sub-surface conditions, any latent or patent defect, contamination or the existence of any hazardous substances or things and the location and capacity of Services, whether or not they could reasonably have been anticipated at the Contract Date or at any other time.
- (hh) **Solicitor** where appearing in the Particulars or these Special Conditions includes a legal representative or other party nominated as acting for the Seller or the Buyer (as the case may be).
- (ii) **Special Conditions** mean the special conditions contained in this **Annexure A** to this Contract.
- (jj) **Standard Form** means the standard terms or general conditions of the Real Estate Institute, Law Institute or Law Society of the Relevant State to which these Special Conditions are annexed.
- (kk) **Sunset Date** means the date which is 24 months after the Contract Date.
- (ll) **Title** means a separate freehold title for the Land issued by the Titles Office.
- (mm) **Title Encumbrances** means all encumbrances (other than mortgages) which are:
 - (i) registered on the title of:

- (A) if at the Contract Date there is not a Title, the Parent Parcel at the Contract Date; or
 - (B) If at the Contract Date there is a Title, the Land at the Contract Date;
 - (ii) disclosed or identified on the Plan, including any restrictions on the use of land;
 - (iii) arising by operation of any statute in respect of the Land;
 - (iv) identified or disclosed in the Disclosure Material; or
 - (v) registered in respect of the Land in accordance with this Contract.
- (nn) **Titles Office** means the Land Titles Registry or Office in the Relevant State.

1.2 Interpretation

The following rules of interpretation apply to this Contract unless the context requires otherwise:

- (a) the singular includes the plural and vice versa;
- (b) a person includes an individual, the estate of an individual, a corporation, an Authority, an association or a joint venture (whether incorporated or unincorporated), a partnership, trust, successors, substitutes (including persons taking by novation) and assigns;
- (c) a reference to a document (including this Contract) is to that document as varied, novated, ratified or replaced from time to time;
- (d) a reference to a party, clause, schedule, exhibit, attachment or annexure is a reference to a party, clause, schedule, exhibit, attachment or annexure to or of this Contract, and a reference to this Contract includes all schedules, exhibits, attachments and annexures to it;
- (e) subject to Special Condition 1.3, if a word or phrase is defined in the Standard Form:
 - (i) it has the same meaning in these Special Conditions, unless the term is defined differently in these Special Conditions; and
 - (ii) if it can be used interchangeably with a term used in these Special Conditions, the term used in these Special Conditions has the same meaning as that other term, including for example:
 - (A) Seller means Vendor;
 - (B) Buyer means Purchaser;
 - (C) Settlement means Completion;
 - (D) Deposit Holder means Stakeholder;
 - (E) Settlement Date means Completion Date and Date for Completion;
 - (F) Contract Date means Day of Sale; and
 - (G) vice versa in each case;
- (f) headings are intended only to facilitate the reading of this Contract and are of no effect in relation to the interpretation of this Contract or of any of the provisions expressed or implied in this Contract;
- (g) a reference to a status, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them;
- (h) an agreement, representation or warranty on the part of two or more persons binds them jointly and severally;

- (i) the word 'includes' in any form is not a word of limitation;
- (j) a reference to a '\$' or 'dollar' is to Australian currency; and
- (k) the obligations imposed and the benefits conferred under this Contract on each of the parties are binding upon and enure for the benefit of the respective parties and each of their respective successors in title, legal personal representatives and permitted assigns.

1.3 Order of Precedence

The Buyer and the Seller agree that if there is:

- (a) any conflict or inconsistency arising between these Special Conditions, the Design Guidelines, the Particulars and the Standard Form, the ranking in priority will be as follows:
 - (i) first these Special Conditions;
 - (ii) second the Standard Form;
 - (iii) third the Particulars; and
 - (iv) fourth the Design Guidelines; or
- (b) any conflict or inconsistency between this Special Condition and any other Special Condition then, except in the case of manifest error, to the extent of the conflict or inconsistency, the provisions of any other Special Condition will prevail and have priority over this Special Condition.

1.4 Business Days

If anything is required to be done on a day that is not a Business Day, it must be done on the next Business Day.

2 Representations, Warranties and Acknowledgments

2.1 Disclosure Material/Statement acknowledgement

The Buyer acknowledges receiving the Disclosure Material and (where applicable under the Governing Act) the Disclosure Statement in respect of the Property in compliance with the applicable requirements of the Governing Act before entering into this Contract.

2.2 Representations and warranties

- (a) This Contract is the whole agreement between the parties and contains all representations, warranties, promises and agreements of the parties in respect of its subject matter.
- (b) The Buyer represents and warrants to the Seller that:
 - (i) the Buyer has inspected the Property;
 - (ii) unless otherwise stated in this Contract, the Buyer has not entered into this Contract in reliance on any express or implied statement, representation, promise or warranty made by or on behalf of the Seller in respect of any matters relating to the Property (including any improvements, fixtures, furnishings, chattels and inclusions) or which has or may affect the Property, including:
 - (A) its suitability for any use (including any restrictions applying to that use);
 - (B) the Site Conditions;
 - (C) any financial return or income likely to be derived from it;

- (D) any market analysis, estimate, opinion or other statement, comment or prediction as to the future; and
 - (E) any Service or proposed Service to the Property, being a joint Service with another lot, the pipes or connections for or related to any service to the other lots passing through the Property or the pipes or connections of any Authority responsible for the provision and maintenance of any Service passing through the Property; and
- (iii) the Buyer relies on the Buyer's own enquiries in relation to all matters affecting the Property, whether or not disclosed in this Contract, the Disclosure Material and (where applicable under the Governing Act) the Disclosure Statement.
- (c) No warranty or representation is made by or on behalf of the Seller as to the accuracy or completeness of the Disclosure Material and (where applicable under the Governing Act) the Disclosure Statement.
- (d) Without limitation to any other provision in this Contract, the Buyer confirms, warrants and acknowledges to the Seller that:
 - (i) the Buyer has undertaken its own investigations and enquiries in respect of the Property prior to entering into this Contract;
 - (ii) any material or information provided or made available by or on behalf of the Seller has been provided for the purpose of assisting the Buyer in determining the direction of its own independent enquiries into, and independent assessments of, the Property;
 - (iii) prior to entering into this Contract, the Buyer has satisfied itself with respect to all matters relating to or arising out of those investigations and enquiries and has relied entirely upon its own enquiries and inspections in respect of the Property; and
 - (iv) the Buyer will not make any Buyer Claim as a direct or indirect result of the investigations, enquiries or disclosure referred to in this Special Condition 2.2.

3 Property Restriction and Objections

- (a) Unless otherwise provided in these Special Conditions, the Buyer accepts:
 - (i) the state of repair or condition of the Property (including any improvements, fixtures, furnishings, chattels and inclusions);
 - (ii) the state of repair or condition of any Service to and on the Property;
 - (iii) the presence of any sewer, manhole or vent on the Property; and
 - (iv) any Site Conditions in relation to the Land.
- (b) The Buyer is not entitled to make any Buyer Claim because of any matter referred to in Special Condition 3(a).

4 Capacity

Without affecting any other right of the Seller, the Seller may terminate this Contract by written notice to the Buyer if the Buyer or any Guarantor:

- (a) being a natural person:
 - (i) dies;

- (ii) becomes incapable because of unsoundness of mind to manage his or her own affairs; or
 - (iii) is declared bankrupt or enters into any scheme with, or makes any assignment of, his or her estate for the benefit of his or her creditors; or
- (b) is a company and:
 - (i) resolves to go into liquidation;
 - (ii) has a petition for its winding up presented and not withdrawn within **30 days** of presentation;
 - (iii) enters into any scheme of arrangement with its creditors under the relevant provisions of the *Corporations Act 2001* (Cth) or any similar legislation;
 - (iv) has a liquidator, provisional liquidator, administrator, receiver or receiver and manager appointed to it; or
 - (v) is deemed or taken under the laws of Australia to be subject to a similar event or to be unable to pay its debts.

5 Settlement

5.1 Settlement requirements

- (a) Settlement of this Contract must take place on the Settlement Date.
- (b) Without affecting the Seller's other rights, if any money payable by the Buyer under this Contract is not paid when due (or the Seller extends the Settlement Date), the Buyer must pay the Seller interest on that money calculated at the Default Interest Rate from the due date for payment (or the original Settlement Date, whichever is earlier) until payment is made. Interest is capitalised on the first day of each month. The Buyer must pay the interest at Settlement and the Seller is not obliged to complete this Contract unless the Buyer pays that interest. The Seller may recover any interest from the Buyer as liquidated damages.
- (c) The Seller is not regarded as unable, not ready or unwilling to complete because of the existence of a charge on the Land in respect of any Outgoings.

5.2 Seller may extend Settlement Date

The Seller may, in its sole discretion and by written notice to the Buyer, extend the Settlement Date by a period of not more than three months. The Seller may extend the Settlement Date under this Special Condition 5.2 on any number of occasions, provided that the extended Settlement Date is not later than the date that is three months after the original Settlement Date.

6 Registration of Plan

- (a) If at the Contract Date a Title does not exist for the Land, Settlement of this Contract is conditional on registration of the Plan at the Titles Office and the creation of the Title.
- (b) If on or before the Sunset Date:
 - (i) where the Relevant State is Queensland, Settlement has not been effected; or
 - (ii) where the Relevant State is New South Wales or Victoria, registration of the Plan at the Titles Office and the creation of the Title has not occurred,

then either party may (provided it is not in default under this Contract), by giving written notice to the other party, rescind this Contract before Settlement is effected. Upon

rescission, the Deposit will be refunded to the Buyer and neither party will have any other right, claim or cause of action against the other because of the rescission, Settlement not having occurred or the Plan not being registered or the Title not being created.

7 Management of the Property

7.1 Seller has no obligations

The Seller is not obliged to:

- (a) clean or tidy the Land;
- (b) remove any rubbish, debris or other items from the Land;
- (c) repair, maintain or replace anything on the Land; or
- (d) carry out any renewals or replacement of, or incur capital expenditure (according to normal accounting principles) in relation to, any improvements or property on the Land, prior to Settlement or at all.

7.2 Fencing

The Buyer acknowledges and agrees that:

- (a) the Buyer accepts the fencing and any retaining wall on or around the Land in its condition at Settlement;
- (b) the Seller is not required to make any contribution towards installing or maintaining any fencing or retaining wall on or around the Property, including if Land is unfenced or if the Seller is the registered owner of any adjoining land;
- (c) the Seller does not warrant that the boundary fences on the Land align with, or are erected on, the boundary lines of the Land, or that there is no encroachment onto the Land;
- (d) the Buyer:
 - (i) must not make a Buyer Claim due to any matter in this Special Condition 7.2; and
 - (ii) to the extent it is lawfully able to do so, waives its rights under any legislation in the Relevant State or at common law to claim a contribution from the Seller for the installation or maintenance of any fencing or retaining wall on or affecting the Land; and
- (e) if the Relevant State is Victoria, the maximum amount of any contribution by the Seller (in its capacity as the owner of an adjoining parcel) towards the cost of constructing any dividing fence will be \$1.00.

8 Alterations to the Plan and Additional Restrictions

8.1 Alterations to the Plan

- (a) Subject to the provisions of any relevant legislation (including the Governing Act), the Buyer acknowledges that the Seller may make such alterations or variations to the Plan which the Seller considers necessary or desirable or which may be required by any Authority.
- (b) Without limiting the Seller's rights under Special Condition 8.1(a), the Buyer agrees that it will not be materially prejudiced by, and must not make any Buyer Claim in respect of:
 - (i) any minor variation to the dimensions or discrepancies in the position of the Land;

- (ii) any minor reduction in the area of the Land;
- (iii) any variation to the lot numbering of the Land;
- (iv) any variation which may be required by the Seller or any Authority to the number, dimensions, area, position or numbering of any of the lots within the Development other than the Land; or
- (v) the creation of or change in location of any easements, restrictive covenants or positive covenants,

between those shown on the Plan and those shown on the Registered Plan.

- (c) The sale of the Land is subject to any Title Encumbrance.
- (d) The Seller may register (or allow to be registered) on the Title of the Land, any easement or other encumbrance that may be required by the Seller or any relevant Authority and the Buyer must not make any Buyer Claim in respect to such encumbrance.
- (e) For the purposes of Special Condition 8.1(b):
 - (i) 'minor variation' is a change which does not substantially, detrimentally and permanently affect the Land; and
 - (ii) 'minor reduction in the area of the Land' shall be a variation which diminishes the area of the Land by less than or equal to 5%.
- (f) The Seller specifically reserves the right to subdivide any lot (other than the Land) on the Plan into more lots and to amalgamate any lot (other than the Land) with any other lot (other than the Land) on the Plan and the Buyer must not make any Buyer Claim in relation to such subdivision and/or amalgamation.
- (g) The Buyer must not make any Buyer Claim in relation to any matter relating to any lot on the Plan or on the Registered Plan other than the Land.

8.2 Additional Restrictions

- (a) The Buyer acknowledges and agrees that:
 - (i) as at the Contract Date and the Settlement Date, not all of the Additional Restrictions may have been entered into, granted or finalised; and
 - (ii) subject to any relevant legislation (including the Governing Act) the Seller can enter into, grant, finalise or modify any Additional Restriction on or after the Contract Date.
- (b) Within 5 Business Days after receipt of a request from the Seller, the Buyer must execute any acknowledgement, consent or other document required by the Seller under which the Buyer:
 - (i) agrees to accept and observe an Additional Restriction; and
 - (ii) acknowledges that the Additional Restriction runs with the relevant land.
- (c) The Buyer acknowledges and agrees that the Seller may require the Buyer to create in the instrument of transfer of the Property, any Additional Restrictions in the form of easements or covenants which burden the Property.

8.3 No Buyer Claim

The Buyer must not make any Buyer Claim in relation to any matter disclosed or mentioned in this Special Condition 8.

9 Services

- (a) The Buyer acknowledges that a Service, Title Encumbrance or Additional Restriction may affect the location of any dwelling and other improvements on the Land and that, prior to the Contract Date, the Buyer has satisfied itself in all respects about any such affectation.
- (b) The Buyer must:
 - (i) take into account the location of any Service, Title Encumbrance or Additional Restriction when designing a dwelling or other improvement for construction on the Land; and
 - (ii) pay all costs associated with the design and construction of a dwelling or other improvement on the Land as a result of the location of any Service, Title Encumbrance or Additional Restriction affecting the Land.

10 Buyer's Acknowledgment

The Buyer acknowledges that the title(s) to the lots on the Registered Plan, other than the Land, may be encumbered, affected or amended by any one or more of the following without such encumbrance, affectation or amendment being disclosed in this Contract, the Disclosure Material and (where applicable under the Governing Act) the Disclosure Statement and the Buyer must not make a Buyer Claim in respect of any of the following:

- (a) redefinition of the boundaries of any lot;
- (b) minor road realignment or dedication of any lot;
- (c) leases, easements or dedications relating to the provision of electricity and the establishment of substations;
- (d) alteration to the lot numbers;
- (e) easements and/or restrictions on use in favour of any Authority, property and/or person but not so as to burden the Land;
- (f) any easement or restriction on use affecting or benefiting any lot in the Registered Plan other than the Land which is disclosed or referred to in the Plan, the Disclosure Material and (where applicable under the Governing Act) the Disclosure Statement; or
- (g) any town planning or other application to the Council or other relevant Authority made by the Seller (or anyone on its behalf) relating to the above matters.

11 Estate Development

- (a) The Buyer acknowledges and agrees that:
 - (i) the Property may form part of the Development Site and be part of a larger or multi-staged estate;
 - (ii) further development of surrounding lots or stages may occur after Settlement;
 - (iii) dust, noise, vibration, nuisance or other inconvenience in relation to development of lots or development stages near the Property may be experienced by the Buyer or its successors in title; and
 - (iv) development works may involve the stockpiling of materials and use of heavy machinery on lots or development stages near the Property, or necessitate changes to traffic conditions in or near the Property.

- (b) The Seller may:
- (i) complete all or part of the Development in stages or otherwise in a timeframe and to standards determined in its discretion;
 - (ii) remove trees or other vegetation on any lot in the Development;
 - (iii) sell, transfer or otherwise dispose of any part of the Development Site;
 - (iv) change any part of the title structure in the Development (i.e. establish community title or other scheme) or use or authorise the use of any land in the Development Site for medium or high density housing, child care centres, schools and commercial and retail centres;
 - (v) reconfigure, increase or decrease the number of lots or the amount of open space, community facilities, roads, footpaths or other features in the Development Site;
 - (vi) use or authorise the use of any land in the Development Site as a display home;
 - (vii) change the nature and type of property developed and sold, and the business and activities carried on, within the Development based on matters such as market demand and economic conditions;
 - (viii) change, withdraw or apply for further Council and other Authority approvals relating to the Development; or
 - (ix) change the Development in any other respect.
- (c) The Seller does not make any representations nor give any assurances as at the Contract Date or at the Settlement Date as to:
- (i) the nature and type of property developed and sold, and the business and activities carried on, within the Development Site;
 - (ii) the final type, nature and composition of the properties comprised in the Development (including those which may be adjacent to, or in close proximity to, the Property);
 - (iii) the nature, shape, design, final location or layout of any infrastructure associated with the Development (including roads, interchanges, overpasses, noise barriers, telecommunication towers and associated equipment, town centre, libraries, bus stations, schools, health facilities, child care facilities, supermarkets, bicycle paths, walking trails, wetlands, parks and open spaces (**Development Infrastructure**));
 - (iv) when (and if) the Development or any Development Infrastructure will be completed, including whether any such Development Infrastructure will be completed before the Settlement Date;
 - (v) the manner in which the Development will be carried out; and/or
 - (vi) the extent of changes that may be required to the Development and/or Development Infrastructure based on matters such as market demand and economic conditions.
- (d) The Buyer is not entitled to lodge any objection against, nor to make any Buyer Claim, including for any damages, loss, nuisance or inconvenience, arising out of any development works carried out before or after Settlement or the matters disclosed in this Special Condition 11.

12 Selling and Leasing Activities

The Buyer acknowledges and agrees that the Seller and any persons authorised by the Seller, may before and after Settlement:

- (a) conduct selling and leasing activities within the Development Site other than from within the Property;
- (b) place and maintain in, on or about the Development Site, other than in or upon the Property, signs in connection with selling and leasing activities; and
- (c) place and maintain in, on and about the Development Site other than the Property, an office and/or other facility for salespersons or other activities associated with the Development.

13 No Caveat

The Buyer must not:

- (a) lodge a caveat on the title to the Land or the Parent Parcel, in respect of any interest of the Buyer arising out of this Contract; or
- (b) register or attempt to register any other dealing or encumbrance on the title to the Land or the Parent Parcel,

prior to Settlement.

14 Real Estate Agent Warranty

The Buyer warrants to the Seller that the Buyer was not introduced to the Seller by a real estate agent other than the agent named in this Contract (if any) and the Buyer indemnifies the Seller in respect of any breach of this warranty.

15 Outgoings Adjustments

- (a) The Seller is liable for land tax assessed on the Land for the relevant land tax year current at the Settlement Date. If land tax is unpaid at the Settlement Date, the Buyer will accept an undertaking by the Seller (such undertaking is hereby given) that it will pay the land tax when it becomes due and payable.
- (b) If by Settlement a separate assessment for Rates in respect of the Land has issued, then the Rates will be adjusted on the basis that the Buyer is responsible for them from the day after Settlement.
- (c) If by Settlement a separate assessment for Rates in respect of the Land has not issued, then:
 - (i) the parties will adjust the Rates on a paid basis on an agreed value of \$300.00 per quarter for Council rates and if rateable \$250.00 per quarter for water and sewerage rates;
 - (ii) if required by the Seller, the Buyer will accept an undertaking by the Seller (such undertaking is hereby given) that the Seller will pay the Rates when they become due and payable;
 - (iii) the Buyer acknowledges that there will be no subsequent re-adjustment of Rates on the actual amount assessed or paid; and
 - (iv) the payment of any Rates assessed on the Property in relation to a period after Settlement is the responsibility of the Buyer.

- (d) The Buyer will not be entitled to make a Buyer Claim, and (apart from the adjustments referred to in this Special Condition 15) nor will the Buyer be entitled to require either a retention of or deduction from the Purchase Price, in respect of the payment of any Outgoings.
- (e) The Buyer is responsible for the cost of the first four Bank cheques payable at Settlement. The cost of any additional Bank cheque is the responsibility of the Seller.

16 Guarantee of Corporate Buyer

- (a) If the Buyer is a company (other than a company listed on an Australian Stock Exchange) the Buyer must deliver to the Seller by the Contract Date, a guarantee of the Buyer's obligations under this Contract by the Guarantor unless otherwise agreed to by the Seller. The guarantee must be in the form attached to this Contract as **Annexure D** and for the purposes of this Special Condition such attachment must be executed by the Guarantors.
- (b) If the Buyer fails to deliver a guarantee as required under Special Condition 16(a), the Seller can terminate this Contract at any time up to the earlier of:
 - (i) the date on which the Buyer provides a guarantee required by Special Condition 16(a); and
 - (ii) Settlement.

17 Buyer as Trustee

If the Buyer enters into this Contract as trustee of any trust (the **Trust**), then the Buyer:

- (a) discloses that it enters into this Contract as trustee of the Trust;
- (b) warrants to the Seller that:
 - (i) the Trust is created validly and is in existence;
 - (ii) the Buyer is the sole trustee of the Trust and has been appointed validly;
 - (iii) the Buyer has full and free power to enter into this Contract and to perform all the obligations imposed upon it under this Contract; and
 - (iv) this Contract has been duly authorised, executed and delivered by the Buyer and constitutes and shall constitute a valid legal and binding instrument and that if any consent or approval is required for the Buyer to enter into this Contract or the performance by the Buyer of its obligations under this Contract, it has been obtained;
- (c) acknowledges that:
 - (i) the Buyer accepts and undertakes personal liability under this Contract;
 - (ii) the Buyer must not before the satisfaction of all liability under this Contract, personally and/or by the Trust exercise in its own favour any right of indemnity, lien or charge to which it may be entitled under or in respect of the assets of the Trust; and
 - (iii) if any of the assets of the Trust are at any time in the hands of the Buyer free of their trust character by virtue of the exercise or purported exercise of any such right of indemnity, lien or charge, the Buyer must hold those assets on behalf of the Seller to the extent to which any liability under this Contract has not been satisfied; and
- (d) agrees with the Seller that if at any time before satisfaction of any liability under this Contract:

- (i) the Buyer ceases for any reason to be the sole trustee of the Trust, the Buyer must procure any new or additional trustee of the Trust to execute in favour of the Seller such covenants relating to this Contract as the Seller may reasonably require, including covenants in like terms to those contained in this Special Condition 17; and
- (ii) it will notify the Seller promptly in writing if the Trust is determined or for any reason ceases to exist.

18 Security Interests under the PPSA

The Buyer acknowledges and agrees that:

- (a) the Seller does not have an obligation to provide the Property free from any Security Interest;
- (b) the Seller is not obliged to provide or procure a letter, deed poll or financing charge statement (as that term is defined in the *Personal Property Securities Act 2009* (Cth)) confirming the release of the Property or the Seller (or any entity related to the Seller) from a Security Interest at Settlement; and
- (c) the Seller may require Settlement without providing a release of any Security Interest that affects the Property or the Seller (or any entity related to the Seller).

19 No Nominee or Agency

- (a) This Contract or any part of it is not to be assigned by the Buyer. The Buyer cannot require or direct a transfer of the Land in favour of the Buyer's assignee or nominee.
- (b) The Buyer warrants that it is purchasing the Land on its own behalf as principal and not as an agent for a third party.

20 Foreign Investment Review Board

- (a) The Buyer warrants that either:
 - (i) the Buyer's purchase of the Land is not a notifiable action; or
 - (ii) the Buyer has received a no objection notification, under the *Foreign Acquisitions and Takeovers Act 1975* (Cth).
- (b) The Buyer indemnifies the Seller against any claim, action, damage, loss, liability, cost, charge, expense, outgoing or payment which the Seller suffers as a result of a breach of the warranty contained in Special Condition 20(a).

21 Privacy Act

- (a) The Buyer consents to:
 - (i) the collection of Personal Information;
 - (ii) the use and disclosure by the Seller of Personal Information for the purposes of enabling the Seller to comply with its obligations under, associated with and arising in connection with this Contract, including any obligations to any third parties, such as the financiers of the Seller;
 - (iii) the disclosure to, and use by, third party contractors and service providers engaged by the Seller of the Personal Information for the purpose of:
 - (A) enabling the Seller to comply with its obligations under, associated with and arising in connection with this Contract;

- (B) procuring the provision to the Buyer of products and services contemplated by this Contract; and
 - (C) the use and disclosure by the Seller of Personal Information for the purposes of enabling the Seller to enforce its rights under this Contract, for disclosure to and use by owners of land adjoining the Property to assist such adjoining owners to comply with their obligations for development, fencing or other work that such adjoining owners may require to undertake; and
- (iv) the disclosure, and use, of Personal Information in other circumstances where the Seller or any related entity is legally entitled, obliged or required to do so, including any disclosure which is permitted or authorised under the Privacy Act.
- (b) The Buyer acknowledges that:
 - (i) the Personal Information is held by the Seller subject to the requirements of the Privacy Act and accordingly the Buyer may request access to Personal Information at any time; and
 - (ii) the Buyer may request that Personal Information be corrected and should do so by contacting the Seller's privacy officer.

22 Design Guidelines and Construction of House

22.1 Buyer's acknowledgements and agreement

- (a) The Buyer acknowledges and agrees:
 - (i) that the Property forms part of the Development Site which may be a large or multi-staged residential development;
 - (ii) the sale of the Property is subject to any restrictions and requirements contained in the Design Guidelines;
 - (iii) it has read the Design Guidelines and agrees to be bound by them (including any changes to the Design Guidelines) as if they were set out in this Contract in full;
 - (iv) the Design Guidelines may affect the location, method of construction and design of any dwelling and other improvements on the Land and that, prior to the Contract Date, the Buyer has satisfied itself in all respects about any such affectation;
 - (v) that it will not subdivide the Land without the Seller's prior written consent; and
 - (vi) that the Seller may, in its absolute discretion, vary, relax, waive or choose not to enforce any of the requirements under the Design Guidelines in relation to any land in the Development Site.
- (b) The Buyer acknowledges the Seller's rights under this Special Condition 22.1 and must not make any Buyer Claim in respect of any matter referred to in this Special Condition 22.1.

22.2 Construction of a House

The Buyer must, in constructing the House:

- (a) comply with all conditions and requirements imposed by the Council and any other relevant Authority; and
- (b) construct the House in accordance with the Design Guidelines.

22.3 Buyer's on-sale

- (a) The Buyer must not sell, transfer or otherwise dispose of the Land without first delivering to the Seller a deed which has been signed by the buyer or transferee in favour of the Seller and under which that buyer or transferee agrees to comply with the Design Guidelines, Special Condition 33 and any of the Buyer's obligations under this Special Condition 22 that have not been fulfilled as at the date of the sale, transfer or disposal of the Land.
- (b) The Buyer must not erect a sign on the Land advertising the Land for sale at any time before the completion of the construction of the House on the Land.

22.4 No liability

The Buyer acknowledges that the Seller's (or any committee or approving entity constituted under the Design Guidelines) receipt or review of, comment or failure to comment upon, or approval or refusal of approval to any part of the design, location or construction methodology of a dwelling or other facilities on the Land will not:

- (a) alter the Buyer's responsibility for:
 - (i) compliance with the Design Guidelines and this Contract;
 - (ii) any errors or omissions in the design or construction methodology; or
 - (iii) any failure of the design documentation or works on the Land to comply with the requirements of the Design Guidelines and this Contract; or
- (b) entitle the Buyer to any Buyer Claim against the Seller.

22.5 Buyer's breach

The Buyer agrees that if the Buyer breaches the Buyer's obligations under this Special Condition 22:

- (a) damages or compensation may be an inadequate remedy to the Seller;
- (b) the Seller is entitled to seek injunctive relief against the Buyer; and
- (c) the Buyer must pay on demand the Seller's costs (including legal costs on a full indemnity basis) if the Seller:
 - (i) takes any action against the Buyer; or
 - (ii) is subject to a claim, action, demand or proceeding brought by a third party,in any way relating to the Buyer's breach of its obligations under this Special Condition 22 or the Buyer's failure to comply with the Design Guidelines.

23 Stamp Duty and Registration Fees

The Buyer must pay, and indemnifies the Seller against:

- (a) all stamp duty on this Contract and on any transaction, guarantee, deed or other document contemplated by this Contract; and
- (b) any registration fees relating to the transfer of the Property to the Buyer.

24 GST

- (a) In this Contract:
 - (i) **GST Act** means the *A New Tax System (Goods and Services Tax) Act 1999* (Cth);

- (ii) **GST Law** has the meaning given to that expression in the GST Act;
 - (iii) terms defined in the GST Law have the same meaning in this Contract, unless the context requires otherwise; and
 - (iv) any clauses in the Standard Form which apply to the treatment of GST on the purchase of the Property are deleted from this Contract.
- (b) The Purchase Price in this Contract is inclusive of GST.
 - (c) The parties agree that the margin scheme will apply in working out the amount of GST on the supply of the Property, despite any indication of GST treatment to the contrary elsewhere in this Contract.
 - (d) The Buyer acknowledges that, as a result of the margin scheme applying to the supply of the Property, the Buyer is not entitled to receive from the Seller a tax invoice, and is not entitled to an input tax credit for GST paid, in respect of the Buyer's acquisition of the Property.
 - (e) The Buyer acknowledges that, unless expressly identified as including GST, the consideration for any supply under or in connection with this Contract (other than the supply of the Property) does not include GST.
 - (f) Accordingly the parties agree that:
 - (i) if GST is payable on a supply made under or in connection with this Contract (other than the supply of the Property), the party providing the consideration for that supply must pay as additional consideration an amount equal to the amount of GST payable on that supply (**GST Amount**);
 - (ii) subject to the prior receipt of a tax invoice (other than in respect of the supply of the Property where the margin scheme applies), the GST Amount is payable at the same time that the other consideration for the supply is provided;
 - (iii) if a tax invoice is not received prior to the provision of that other consideration, the GST Amount is payable within **7 days** after the receipt of a tax invoice;
 - (iv) where any indemnity, reimbursement or similar payment under this Contract is based on any cost, expense or other liability, it shall be reduced by any input tax credit entitlement, or notional input tax credit entitlement, in relation to the relevant cost, expense or other liability; and
 - (v) if an adjustment event occurs in relation to a supply under or in connection with this Contract, the GST Amount will be recalculated to reflect that adjustment and an appropriate payment will be made between the parties.

25 Assignment, Novation and Granting of Security

- (a) The Seller discloses and the Buyer is aware that the Seller may assign or novate the Seller's interest in this Contract to a successor in title to the Land, the Development Site or any other land containing the Land. The Buyer cannot make any Buyer Claim in connection with the assignment or novation.
- (b) The Buyer must, if requested to do so by the Seller, promptly enter into a deed with the Seller and the Seller's successor in title on terms reasonably required by the Seller to give effect to the assignment or novation referred to in Special Condition 25(a). The Buyer acknowledges and agrees that such deed may include a release of the Seller from the Seller's obligations under this Contract.

- (c) The Seller discloses and the Buyer is aware that the Seller has granted or may grant a mortgage, charge or other security over the Seller's interest in:
 - (i) the Land;
 - (ii) the Development Site;
 - (iii) this Contract;
 - (iv) the Deposit paid under this Contract; and/or
 - (v) some or all of the above,

and, if the Seller has done or does do so, the Buyer cannot make any Buyer Claim.
- (d) The Buyer cannot make any Buyer Claim if in connection with the Development Site or the Seller (or both), a person holding a mortgage over the Development Site or security from the Seller becomes a mortgagee in possession or appoints an administrator, receiver, receiver and manager, agent, controller or similar functionary.

26 Severance

- (a) Any provision of, or the application of any provision of, this Contract which is prohibited in any jurisdiction is, in that jurisdiction, ineffective only to the extent of that prohibition.
- (b) Any provision of, or the application of any provision of, this Contract which is void, illegal or unenforceable in any jurisdiction does not affect the validity, legality or enforceability of that provision in any other jurisdiction or of the remaining provisions in that or any other jurisdiction.

27 Miscellaneous

In addition to the provisions contained elsewhere in this Contract, service of any document under or relating to this Contract is deemed served on a party if the document is sent by facsimile transmission and in such case such document shall be deemed to have been received when the transmission has been completed, except where:

- (a) the sender's facsimile machine indicates a malfunction in transmission or the recipient notifies the sender of an incomplete transmission within 2 hours after the transmission, in which case service is regarded as not having taken place; or
- (b) the transmission is not completed before 5.00 p.m. (addressee's time) on a Business Day, in which case service shall be deemed to have been taken place on the next Business Day and in such case service is regarded as having taken place at 9.00am on the next Business Day.

28 Victoria – Amendments to Standard Form

For all purposes of this Contract, the terms of the Standard Form are amended as follows:

- (a) General Condition 1.1 is deleted and replaced with a new General Condition 1.1 on the following terms:

"The Buyer buys the Property subject to:

 - (a) the Title Encumbrances;
 - (b) any reservation, exceptions and conditions (if any) in the crown grant;
 - (c) any lease referred to in the Particulars;

- (d) the provisions of any agreement which the Seller may be required to enter into with any Authority in relation to the Plan including but not limited to an agreement under Section 173 of the *Planning and Environment Act 1987* (Vic);
 - (e) the requirements of any planning permit or approval affecting the Property; and
 - (f) the Additional Restrictions."
- (b) The warranty described in General Condition 2.1 applies to the form of the Standard Form prior to the deletions and amendments included in this Special Condition 28 and as otherwise set out in this Contract.
- (c) General Condition 2.3(a) is deleted and replaced with a new General Condition 2.3(a) on the following terms:

"will at Settlement be the holder of an unencumbered estate in fee simple in the Property, subject to those encumbrances and interests described in General Condition 1.1 and otherwise disclosed in the Special Conditions; and"
- (d) General Condition 7 is deleted.
- (e) General Condition 10.1(b)(i) is deleted and a new General Condition 10.1(b)(i) is inserted on the following terms:

"do all things necessary that are reasonably the responsibility of the Seller to enable the Buyer to become the registered proprietor of the Property; and"
- (f) General Condition 11.6 is deleted and replaced with:

"Without limiting any other rights of the Seller, if the Buyer fails to settle on the Settlement Date or requests an extension to the Settlement Date, the Buyer must pay to the Seller's Solicitor an amount of up to \$500 plus GST representing the Seller's additional legal costs and disbursements."
- (g) General Condition 13 is deleted.
- (h) General Condition 15 is deleted.
- (i) General Condition 18 is deleted and replaced with:

"Despite Special Condition 19 (No Nominee or Agency), the Seller and the Buyer agree and acknowledge that:

 - (a) the Buyer may, with the consent of the Seller, nominate a substitute or additional transferee for the Property. The Seller will not unreasonably withhold its consent to a nomination provided that the Buyer:
 - (i) makes the nomination within 30 days of the Contract Date;
 - (ii) is not and has not been in default under this Contract;
 - (iii) delivers to the Seller:
 - (A) a nomination form in the form required by the Seller (and available upon request from the Seller) which is properly completed with the relevant particulars and executed by the Buyer and nominee purchaser;
 - (B) in a case where the nominee purchaser is or includes a company which is not listed on the official list of Australian Stock Exchange Limited (ACN 008 624 691), a guarantee and indemnity executed by the directors of the nominee purchaser in the form of the guarantee in **Annexure D**, except for any changes necessary due to the nomination, guaranteeing the obligations of the Buyer and the nominee purchaser;

- (C) a copy of the duly signed nominee statutory declaration required by the State Revenue Office;
- (D) a written acknowledgment from the each Guarantor that the nomination of the nominee does not vitiate the Guarantor's obligations;
- (E) a statement signed by the Buyer and the nominee purchaser that the *Foreign Acquisitions and Takeovers Act 1975* (Cth) does not apply to the nominee's acquisition of an interest in the Property;
- (F) a cheque payable by the nominee to the Seller for the difference between the amount paid by the Buyer as the Deposit and 10% of the Purchase Price, which will be credited to the increased deposit referred to in Special Condition 28(i)(c)(i); and
- (G) a cheque payable by the nominee to the Vendor's Solicitor for \$320, being their costs for advising the Vendor on compliance with this General Condition 18;

(b) despite any nomination, the named Buyer in the Particulars remains personally liable for the due performance of all the obligations imposed on the Buyer under this Contract; and

(c) upon such nomination the 'Payment' section in the Particulars of Sale of the Contract is amended so that:

- (i) the Deposit is amended to 10% of the Purchase Price, and
 - (ii) the Balance is amended to 90% of the Purchase Price."
- (j) General Condition 20 is deleted.
 - (k) General Condition 21 does not apply to a notice, order, demand or levy which reasonably applies to the Seller's obligation to Register the Plan.
 - (l) General Conditions 24.4, 24.5 and 24.6 are deleted.

29 Works Affecting Natural Surface Level of the Land

- (a) In this Special Condition 29:
 - (i) **Plan of Surface Level Works** means any engineering plans for the Plan provided by the Seller and any further plans given by the Seller to the Buyer in relation to the Relevant Provision from time to time, all of which form part of the Disclosure Material.
 - (ii) **Relevant Provision** means section 9AB of the *Sale of Land Act 1962* (Vic).
- (b) The information required to be provided to the Buyer by the Relevant Provision and known to the Seller, is shown on the Plan of Surface Level Works. The Plan of Surface Level Works is expressly provided for the purpose of complying with the Relevant Provision.
- (c) The Seller makes no representation that:
 - (i) the Property is either filled or not filled (except as intended in accordance with the Plan of Surface Level Works) in whole or in part and the Buyer should make its own enquiries with respect to the Property; and
 - (ii) any other works shown on the Plan of Surface Level Works will be constructed as shown.
- (d) The Seller reserves the right to alter any works shown on the Plan of Surface Level Works which the Seller considers is desirable or which is required to satisfy the requirements of an Authority. The Buyer may not make any Buyer Claim for any matter concerning the Plan of Surface Level Works or under the Relevant Provision.
- (e) The Buyer acknowledges and agrees that the Seller does not make any representation as to:
 - (i) the classification of soil used for fill (including any reports on fill levels that may (or may not) be produced by the Seller at any time); or
 - (ii) the physical and/or geotechnical characteristics of the Property,and the Buyer must rely on its own enquires and investigations in respect of such fill classification.

30 Seller's Undertaking

- (a) For the purposes of this Special Condition 30, **Accepted on Maintenance** means Council has accepted the works bonded by the Seller.
- (b) The Buyer acknowledges that works relating to the construction of the Property may not be complete at Settlement and have been bonded so as to enable the early approval of the Plan by Council. The Buyer agrees not to require the Council (or any private certifier) to give the Buyer a development permit for building work in respect of the Property until the works are completed and Council has Accepted on Maintenance the works relating to the Property.
- (c) The Buyer is not entitled to make any Buyer Claim because of any matter referred to in this Special Condition 30.

31 Seller as Trustee

- (a) The Seller enters into this contract solely in its capacity as trustee of the Hobbs Road Wyndham Trust ABN 47 262 319 891 (**Trust**) and in no other capacity.
- (b) A liability arising under or in connection with this Contract can be enforced against the Seller only to the extent to which it can be satisfied out of the property of the Trust out of which the Seller is actually indemnified for the liability.
- (c) The limitation of the Seller's liability contained in this Special Condition 31 applies notwithstanding any other provisions of this Contract and extends to all liabilities and obligations of the Seller in connection with this Contract.
- (d) The Buyer may not sue the Seller in any capacity other than as trustee of the Trust, including seeking the appointment to the Seller of a receiver (except in relation to the property of the Trust), a liquidator, administrator or any other similar person.
- (e) The provisions of this Special Condition 31 will not apply to any liability or obligation of the Seller to the extent there is a reduction in the extent of its indemnification out of the assets of the Trust as a result of the operation of the law or the application of any provision of the Trust's constitution or to the extent the liability arises out of the Seller's own fraud, gross negligence or breach of trust or breach of duty.

32 Exclusion from Promotions

- (a) For the purposes of this Special Condition 32, **Promotional Offer** means any package, voucher or other offer made available to buyers who proceed with a purchase of a property within the Development.
- (b) The Buyer acknowledges and agrees that at no time was a Promotional Offer made available to the Buyer as a result of the Buyer's purchase or acquisition of the Property or entry into this Contract.
- (c) The Buyer acknowledges and agrees that notwithstanding any Promotional Offer advertised or made available at any time, the Buyer is not entitled to claim or redeem any Promotional Offer.

33 Restrictive Covenant - No Childcare Centre Use

- (a) The Buyer must deliver the transfer of land to the Seller by the time stipulated in this contract noting the covenant restrictive the use of the Property as a commercial childcare centre in the form set out below, or such other form notified by the Seller to the Buyer before Settlement:

The transferee for themselves and their successors in title and registered proprietors of the Land transferred covenant with the transferor to the intent that the burden of this covenant may run with and bind the land hereby transferred and each and every part thereof AND to the intent that the benefit thereof may be annexed to and run with Lot 112 on PS739613U that the said transferee their heirs executors administrators and transferees shall not any time on the said lot hereby transferred or any part or parts thereof use the Land for a commercial childcare centre.

- (b) If for any reason the restrictive covenant set out in special condition 33(a) cannot be registered or requires amendment in order to be registered, the Buyer must permit the

transfer of land to be varied in such manner as is required by the Seller (acting reasonably) or enter into a new transfer of land or covenant in a form required by the Seller (acting reasonably), and consistent with this Contract.

- (c) The Seller will not be liable to the Buyer in respect of any failure by the Seller to enforce any covenant in respect of any lot in the Development.
- (d) The Buyer agrees to promptly execute all documents and do all things the Seller from time to time reasonably requires of it to complete the registration of the restrictive covenant set out in special condition 33(a), including procuring the written consent of any mortgagee, chargee or caveator to the creation of that covenant.

34 Construction Commencement

- (a) This Contract is subject to and conditional on the Seller commencing construction of civil works on the Development by not later than 1 March 2018.
- (b) If construction of the civil works on the Development has not commenced to the Seller's absolute satisfaction and for any reason by 1 March 2018, the Seller will have the right to rescind this Contract by giving notice in writing to that effect to the Buyer.
- (c) If the Contract is rescinded under special condition 34(b):
 - (i) all moneys paid under this Contract will be refunded to the Buyer; and
 - (ii) unless otherwise provided for in this Contract, neither party will have any action right, claim or demand against the other under this Contract or arising from or out of the rescission of this Contract, including the failure of the Seller to commence construction of the civil works on the Development.

Annexure B – Disclosure Material



Maddocks

Lawyers
Collins Square, Tower Two
Level 25, 727 Collins Street
Melbourne VIC 3008
Australia

Telephone 61 3 9258 3555
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www.maddocks.com.au

DX 259 Melbourne

Vendor's Statement

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

Land Stage 5, Savana, 50 Hobbs Road, Wyndham Vale
--

Vendor's name	Avid Property Group Nominees Pty Ltd ACN 088 212 631	Date / / 2016
Vendor's signature		

Purchaser's name		Date .../.../20..
Purchaser's signature		

1. Financial matters

1.1 Outgoings

Details concerning any rates, taxes, charges or other similar outgoings affecting the land and any interest payable on any part of them:

Are contained in the attached certificates for the parent title volume 11499 folio 802.

Amounts for which the purchaser may become liable in consequence of the sale are as follows:

- 1.1.1 The Purchaser's proportion of outgoings at settlement and land tax will be calculated from the day of sale in accordance with the proportion that the area of the lot bears to the total area shown of all lots on the Plan in respect of which the outgoings are assessed.
- 1.1.2 Upon completion of the subdivision of the land there will be a supplemental valuation for rating purposes which will result in a separate rate being assessed after settlement of the Property.
- 1.1.3 The total amount of rates, taxes, charges and land tax or other similar outgoings do not exceed approximately **\$2,500.00** plus GST per annum.

1.2 Charge

Amount owing under any other registered or unregistered statutory charge that secures an amount due under any other legislation: Nil

2. Insurance details

2.1 Owner - Building

Particulars of any required insurance under the *Building Act 1993* applying to a residence on the land that was constructed by an owner-builder within the preceding 6 years and 6 months and s 137B *Building Act 1993* applies: Not Applicable

3. Land use

3.1 Easements, covenants or other similar restrictions

Details of any registered or unregistered easement, covenant or other similar restriction affecting the land, are as follows:

- 3.1.1 set out in the attached copies of title documents;
- 3.1.2 the sewer shown on the attached copy City West Water information statement;
- 3.1.3 the requirements of any planning permit affecting the property including but not limited to Wyndham City Council Planning Permit No.WYP7871/14.10 (including any variation, amendment or replacement from time to time);
- 3.1.4 the Design Guidelines;
- 3.1.5 the Memorandum of Common Provisions (draft);

- 3.1.6 the requirements of Agreement AL114846N pursuant to Section 173 of the *Planning and Environment Act 1987* (Vic) and any other agreement pursuant to that section that the Vendor may be required to enter into under the conditions of Wyndham City Council Planning Permit No.WYP7871/14.10;
- 3.1.7 the restrictions created by PS803042H; and
- 3.1.8 the restrictive covenant contained in the Contract and to be incorporated into the transfer of land.

To the best of the vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant, caveat or similar restriction.

3.2 Designated bushfire-prone area

As per the attached report, the land is in a designated bushfire-prone area.

3.3 Planning

Details of any planning instruments affecting the land, are as follows:

Contained in the attached certificate

4. Notices

4.1 Notice, order, declaration, report or recommendation

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

Are contained in the attached certificates and/or statements and:

- 4.1.1 Wyndham City Council Planning Permit No.WYP7871/14.02; and
- 4.1.2 GAIC Notice No. AH336996N pursuant to Section 201UB of the *Planning and Environment Act 1987*.

The vendor has no means of knowing all decisions of public authorities and government departments affecting the land unless communicated to the vendor.

4.2 Livestock disease or agricultural chemicals

Particulars of any notices, property, managements plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes: None to the vendor's knowledge.

4.3 Compulsory acquisition

The particulars of any notices of intention to acquire, served pursuant to s 6 of the *Land Acquisition and Compensation Act 1986* are as follows: None to the vendor's knowledge.

5. Building permits

Details of any building permit granted during the past 7 years under the *Building Act 1993* (required only where there is a residence on the land) - No such approvals have been granted

6. Growth Areas Infrastructure Contribution

The Property is subject to the GAIC regime, but any liability to pay GAIC will be discharged before settlement under the Contract of Sale.

6.1 GAIC recording

Attached is a GAIC certificate relating to the parent certificate of title volume 11499 folio 802 in respect of which there is a GAIC recording (within the meaning of Part 9B of the *Planning & Environment Act 1987*).

7. Non connected services

The following services are not connected to the land:

- electricity supply;
- gas supply;
- water supply;
- sewerage;
- telephone services;

The Purchaser is responsible for arranging the connection of any services that are not connected and any fees charged for those connections.

8. Evidence of title

Attached are copies of the following:

- 8.1 Register Search Statement for certificate of title volume 11817 folio 516;
- 8.2 Register Search Statement for certificate of title volume 11499 folio 802 (parent title);
- 8.3 Registered Plan of Subdivision No. PS612203Y;
- 8.4 GAIC Notice No. AH336996N pursuant to Section 201UB of the *Planning and Environment Act 1987*;
- 8.5 Wyndham City Council Planning Permit No.WYP7871/14.10; and
- 8.6 Agreement No. AL114846N, pursuant to Section 173 of the *Planning and Environment Act 1987*.

9. Subdivision

9.1 Unregistered subdivision

Attached is a copy of proposed plan of subdivision no. PS803042H (Stage 5 - Version 3), which has not yet been certified.

9.2 Further subdivision

- 9.2.1 Attached is proposed plan of subdivision PS739613U (Stage 1A – Version 13) being for Stage 1A of the Development, which has not yet been registered.
- 9.2.2 Attached is a proposed plan of subdivision PS742083E (Stage 1B – Version 11), which has not yet been registered.
- 9.2.3 Attached is the proposed plan of subdivision PS739617L (Stage 2 – Version 10) being for Stage 2 of the Development, which has not yet been registered.
- 9.2.4 Attached is the proposed plan of subdivision PS746251N (Stage 3 – Version 4) being for Stage 3 of the Development, which has not yet been registered.
- 9.2.5 Attached is the proposed plan of subdivision PS749042G (Stage 4 – Version 4) being for Stage 4 of the Development, which has not yet been registered.
- 9.2.6 Plans of the future stages of the Development are not yet available.

Due Diligence Checklist



What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting consumer.vic.gov.au/duediligencechecklist.

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

-) Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
-) Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
-) Do you understand your obligations to manage weeds and pest animals?
-) Can you build new dwellings?
-) Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

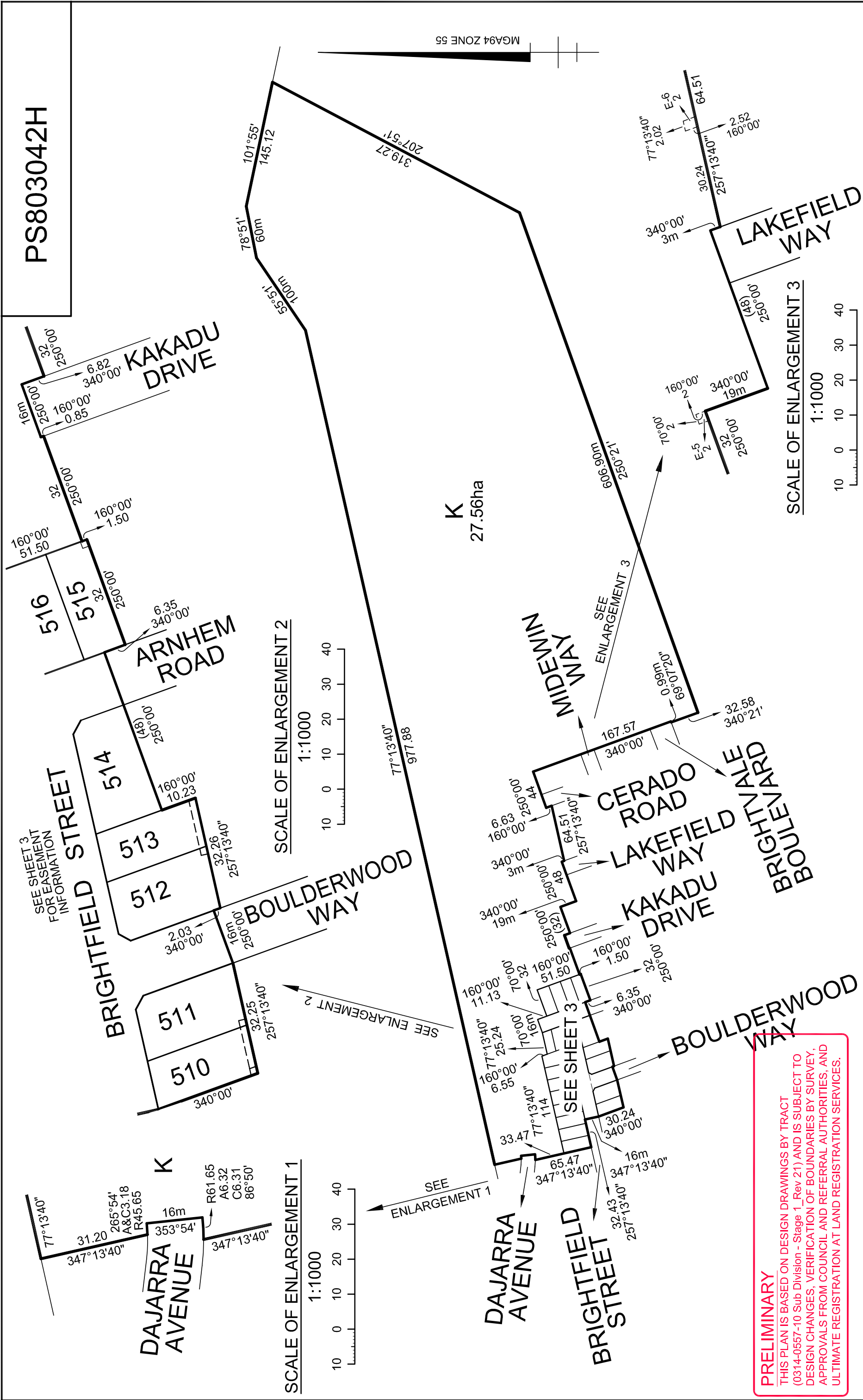
Buyers' rights

Do you know your rights when buying a property?

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

PLAN OF SUBDIVISION				EDITION 1		PS803042H	
LOCATION OF LAND				COUNCIL NAME: WYNDHAM CITY COUNCIL			
PARISH: WERRIBEE							
TOWNSHIP:							
SECTION: 9							
CROWN ALLOTMENT:							
CROWN PORTION: A (Part) and B (Part)							
TITLE REFERENCE: Vol. Fol.							
LAST PLAN REFERENCE: Lot J on PS749042G							
POSTAL ADDRESS: 50 Hobbs Road (at time of subdivision) WYNDHAM VALE 3024							
MGA 94 CO-ORDINATES: E: 289 980 ZONE: 55 (of approx centre of land in plan) N: 5806 560							
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		Lots 501 - 519 (both inclusive) may be affected by one or more restrictions. Refer to Creation of Restrictions A, B, C & D on Sheets 4 and 5 of this plan for details.			
ROAD R1		Wyndham City Council					
NOTATIONS							
DEPTH LIMITATION: Does Not Apply							
SURVEY: This plan is based on survey.							
STAGING: This is not a staged subdivision. Planning Permit No. WYP7871/14				<div>PRELIMINARY</div> <div>THIS PLAN IS BASED ON DESIGN DRAWINGS BY TRACT (0314-0557-10 Sub Division - Stage 1_Rev 21) AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.</div>			
SAVANA ESTATE - Release No. 5 Area of Release: 1.174ha No. of Lots: 19 Lots and Balance Lot K							
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	Drainage	See Diagram	PS739613U	Wyndham City Council			
	Sewerage			City West Water Corporation			
E-2	Sewerage	2m	PS739613U	City West Water Corporation			
E-3	Sewerage	2m	PS742083E	City West Water Corporation			
E-4	Sewerage	2m	PS739617L	City West Water Corporation			
E-5	Sewerage	2m	PS746251N	City West Water Corporation			
E-6	Sewerage	2m	PS749042G	City West Water Corporation			
<div>ADDITIONAL EASEMENTS MAY BE SHOWN ON THIS PLAN ONCE ENGINEERING DESIGN HAS BEEN COMPLETED</div>							
<div>TAYLORS</div> <div>Urban Development | Built Environments | Infrastructure</div> <div>8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168</div> <div>Tel: 61 3 9501 2800 | Web: taylorstds.com.au</div>			SURVEYORS FILE REF: Ref. 02188-S5 Ver. 3		ORIGINAL SHEET SIZE: A3		SHEET 1 OF 5
			Licensed Surveyor: RICHARD ILLINGWORTH / Version No 3				

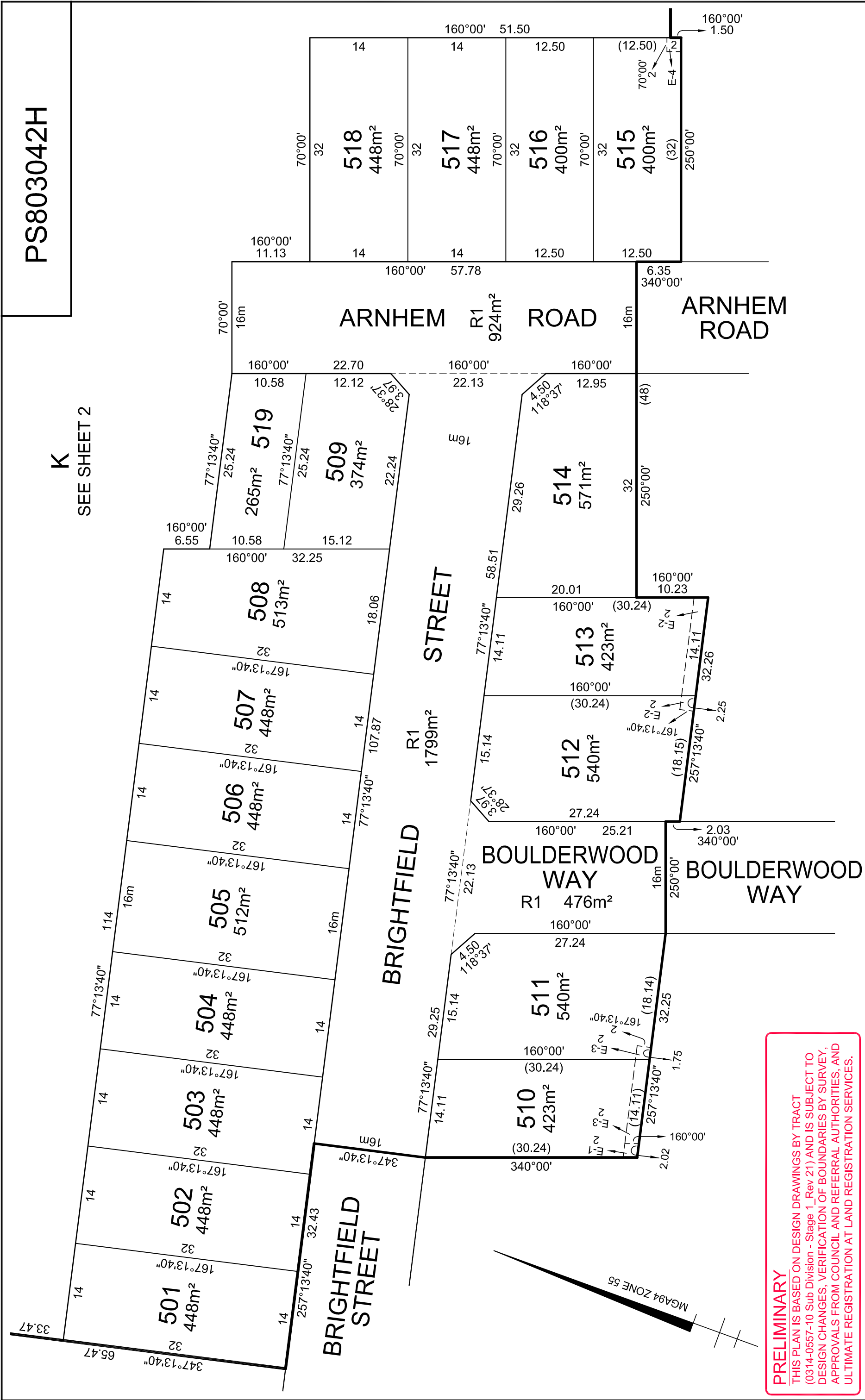
PS803042H



PRELIMINARY

THIS PLAN IS BASED ON DESIGN DRAWINGS BY TRACT (0314-0557-10 Sub Division - Stage 1_Rev 21) AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.

33.47	K	PS803042H
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THIS PLAN IS BASED ON DESIGN DRAWINGS BY TRACT (0314-0557-10 Sub Division - Stage 1, Rev 21) AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.

Urban Development | Built Environments | Infrastructure
8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168
Tel: 61 3 9501 2800 | **Web:** taylorsds.com.au

RICHARD ILLINGWORTH / Version No 3

ORIGINAL SHEET SIZE: A3	Ref. 02188-S5 Ver. 3
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SHEET 3

CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: See Table 1
LAND TO BENEFIT: See Table 1

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN:

- 1. MUST NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT OR ANY PART OF IT ANY BUILDING OTHER THAN A BUILDING WHICH HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED MEMORANDUM OF COMMON PROVISIONS (MCP) REGISTERED IN DEALING No..... WITHOUT THE PRIOR WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY. THE PROVISIONS OF THE SAID MCP ARE INCORPORATED INTO THIS RESTRICTION;
- 2. MUST NOT MAKE AN APPLICATION TO AMEND A BUILDING ENVELOPE UNLESS SUCH AN AMENDMENT AND ANY CRITERIA OR MATTERS WHICH MUST BE CONSIDERED BY THE RESPONSIBLE AUTHORITY IN DECIDING ON SUCH AN AMENDMENT ARE TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY; AND
- 3. MUST NOT ERECT ANY BUILDING ON A LOT UNLESS THE PLANS FOR SUCH A BUILDING ARE ENDORSED BY THE SAVANA BUILDING AND DESIGN APPROVAL COMMITTEE (SBDAC) PRIOR TO THE ISSUE OF A BUILDING PERMIT.

THIS RESTRICTION WILL EXPIRE TEN YEARS AFTER THE DATE OF THE REGISTRATION OF THIS PLAN.

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
501	502
502	501, 503
503	502, 504
504	503, 505
505	504, 506
506	505, 507
507	506, 508
508	507, 509, 519
509	508, 519
510	511
511	510
512	513
513	512, 514
514	513
515	516
516	515, 517
517	516, 518
518	517
519	508, 509

PRELIMINARY

THIS PLAN IS BASED ON DESIGN DRAWINGS BY TRACT (0314-0557-10 Sub Division - Stage 1_Rev 21) AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.

CREATION OF RESTRICTION B

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lots in Table 2
LAND TO BENEFIT: Lots in Table 2

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN MUST NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT ANY BUILDING OTHER THAN A BUILDING WHICH HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE SMALL LOT HOUSING CODE (TYPE A) INCORPORATED INTO THE WYNDHAM PLANNING SCHEME UNLESS A PLANNING PERMIT IS GRANTED BY THE RESPONSIBLE AUTHORITY FOR A BUILDING THAT DOES NOT CONFORM WITH THE SMALL LOT HOUSING CODE.

THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.

TABLE 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
519	508, 509

CREATION OF RESTRICTION C

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lot 519
LAND TO BENEFIT: The relevant abutting lots

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN:

- 1. MUST NOT BUILD OR PERMIT TO BE BUILT A BUILDING THAT IS NOT FREE STANDING WITHIN THE TITLE BOUNDARIES OF THE LOT ON WHICH IT IS BUILT.
- 2. MUST NOT BUILD OR PERMIT TO BE BUILT A BUILDING THAT RELIES ON THE WALLS OF ADJACENT BUILDINGS FOR SUPPORT.

THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.

CREATION OF RESTRICTION D

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lots 501 to 519 (both inclusive) on this plan.
LAND TO BENEFIT: Lots 501 to 519 (both inclusive) on this plan.

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT TO WHICH THIS RESTRICTION APPLIES MUST NOT BUILD OR PERMIT TO BE BUILT A DWELLING OR COMMERCIAL BUILDING UNLESS THE BUILDING INCORPORATES DUAL PLUMBING FOR RECYCLED WATER SUPPLY FOR TOILET FLUSHING AND GARDEN WATERING USE IF IT BECOMES AVAILBLE.

THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.

PRELIMINARY

THIS PLAN IS BASED ON DESIGN DRAWINGS BY TRACT (0314-0557-10 Sub Division - Stage 1_Rev 21) AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.



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SCALE



ORIGINAL SHEET
SIZE: A3

Ref. 02188-S5
Ver. 3

SHEET 5

Licensed Surveyor:

RICHARD ILLINGWORTH / Version No 3

Register Search Statement - Volume 11817 Folio 516

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

VOLUME 11817 FOLIO 516

Security no : 124063320208Q
Produced 16/11/2016 12:19 pm

LAND DESCRIPTION

Lot A on Plan of Subdivision 612203Y.
PARENT TITLE Volume 11499 Folio 802
Created by instrument AN078586S 06/09/2016

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AVID PROPERTY GROUP NOMINEES PTY LTD of SUITE 2 LEVEL 35 259 GEORGE STREET
SYDNEY NSW 2000
PS612203Y 11/06/2014

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM391597X 08/12/2015
ANZ FIDUCIARY SERVICES PTY LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

NOTICE Section 201UB Planning and Environment Act 1987
AH336996N 01/07/2010

AGREEMENT Section 173 Planning and Environment Act 1987
AL114846N 28/05/2014

DIAGRAM LOCATION

SEE PS612203Y FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
AN078586S	APPLICATION FOR A NEW FOL Registered	07/09/2016

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 50 HOBBS ROAD WYNDHAM VALE VIC 3024

DOCUMENT END

G1 Application to Record Notification

Section 201UB Planning and Environment Act 1987

Use to notify the Registrar of land subject to GAIC

Privacy Collection Statement: The information from this form is collected by the Registrar of Titles and is used for the purpose of maintaining publicly searchable registers and indexes.

AH336996N

01/07/2010 \$0 201UB

**Read this before you start**

- ☒ Fill page 1 online
 ☒ Print form single sided
 ☒ Sign with a blue or black pen

Purpose

The Growth Areas Authority applies to the Registrar of Titles to record a notification on the folio(s) of the Register described at item 1 that a growth areas infrastructure contribution may be payable.

1. What land is subject to GAIC?

Land Title 1

Volume

Folio

Land Title 2

Volume

Folio

Other Land Titles

see attached listing

2. Signature/s

Growth Areas Authority

Signature

PETER SEAMER

Name of Signatory

3. Date (dd/mm/yyyy)

28/06/2010

4. Does the lodging party have a customer code?

No Go to question 5

Yes What is the customer code? Reference

14273H

010/5935

5. Lodging party details

Lodging party

Given Name(s)

Family Name/
Company Name

GAA

Phone

03 9651 9600

Address

No. Level 29 Street 35 Collins St

Suburb

Melbourne

Postcode

3000

You may lodge this form in two ways:**1. In person**

Level 9, 570 Bourke Street
Melbourne 3000

2. By mail

P.O. Box 500
East Melbourne 3002

AH336996N

01/07/2010 \$0

201UB



Vol/Fol	Vol/Fol	Vol/Fol	Vol/Fol	Vol/Fol	Vol/Fol	Vol/Fol
2653/464	8460/840	8926/757	9400/606	9573/296	9768/698	10287/865
2739/613	8499/602	8958/110	9400/607	9573/297	9769/001	10310/687
3351/178	8499/603	9019/664	9400/608	9573/298	9769/550	10335/090
3431/066	8499/604	9041/695	9400/609	9573/299	9769/551	10346/417
3451/097	8499/605	9041/696	9409/902	9573/300	9769/552	10346/420
3494/753	8510/612	9047/508	9412/866	9573/301	9769/553	10353/885
3498/413	8510/613	9047/509	9418/330	9584/888	9769/554	10354/868
3529/743	8525/626	9068/407	9434/235	9584/889	9769/555	10354/869
3659/736	8525/627	9068/408	9441/095	9584/890	9769/556	10364/835
4024/689	8535/846	9068/410	9441/096	9584/891	9769/558	10387/819
4120/995	8559/003	9068/411	9441/097	9584/892	9769/559	10392/883
4144/695	8570/377	9068/412	9441/098	9584/894	9792/811	10392/884
4317/220	8574/170	9068/413	9441/099	9589/589	9797/850	10467/987
4643/431	8574/171	9091/159	9445/613	9603/847	9818/407	10488/902
5244/653	8589/156	9091/160	9459/267	9603/848	9818/408	10515/166
5378/559	8590/053	9091/161	9464/464	9603/849	9818/409	10515/167
5419/739	8618/945	9091/162	9464/465	9603/850	9818/410	10529/857
5623/570	8618/946	9091/163	9464/466	9613/003	9818/411	10529/858
5861/083	8618/947	9091/164	9464/467	9613/004	9818/413	10529/859
5879/798	8618/948	9091/167	9464/468	9613/006	9818/414	10529/860
5897/243	8618/949	9091/168	9464/469	9613/007	9818/415	10529/861
6153/539	8618/950	9091/169	9464/470	9622/089	9818/416	10533/550
6268/567	8645/296	9091/170	9464/472	9622/479	9818/417	10548/571
6313/505	8645/297	9091/171	9464/477	9630/985	9823/781	10555/205
6588/458	8645/298	9091/172	9464/478	9630/988	9828/775	10558/952
6828/581	8645/299	9156/474	9464/479	9637/198	9829/168	10559/138
6850/889	8645/300	9162/231	9472/647	9637/199	9829/169	10559/139
7016/149	8645/301	9162/233	9505/016	9637/200	9829/170	10578/614
7241/131	8645/302	9162/235	9506/354	9645/118	9829/171	10591/667
7297/320	8645/303	9162/236	9506/355	9645/119	9829/172	10591/669
7649/106	8645/304	9162/239	9506/356	9648/711	9829/173	10631/394
7721/063	8693/465	9164/126	9506/357	9653/943	9847/761	10631/395
8060/150	8693/466	9212/048	9506/358	9670/430	9850/172	10631/396
8105/076	8693/467	9281/403	9506/359	9670/431	9850/173	10643/019
8139/039	8693/468	9281/404	9506/360	9679/020	9891/057	10643/020
8139/040	8693/469	9281/405	9506/361	9679/022	9904/374	10662/609
8139/041	8693/470	9302/167	9511/336	9679/031	9911/058	10662/610
8139/042	8695/978	9307/840	9512/652	9690/926	9943/887	10668/112
8139/043	8716/634	9310/362	9512/655	9690/928	9943/888	10684/297
8139/044	8716/635	9317/264	9530/273	9690/929	9947/688	10684/298
8158/838	8716/636	9317/265	9531/535	9690/930	9947/689	10699/832
8164/741	8716/637	9317/266	9536/875	9692/053	9951/963	10699/833
8167/220	8733/753	9317/267	9536/876	9702/195	9961/562	10703/758
8182/120	8756/899	9317/269	9538/957	9706/679	9968/697	10703/759
8223/415	8776/891	9320/510	9546/805	9717/080	10008/331	10710/963
8255/346	8776/892	9320/987	9546/806	9717/081	10035/791	10710/964
8268/078	8795/871	9327/702	9546/807	9717/082	10091/287	10728/731
8294/528	8810/831	9327/703	9546/808	9723/056	10091/288	10728/732
8319/753	8817/127	9327/704	9546/809	9764/061	10111/889	10731/092
8322/627	8831/247	9327/706	9547/026	9764/062	10191/894	10743/778
8322/628	8833/446	9329/578	9547/027	9764/063	10267/821	10803/208
8413/375	8844/913	9332/136	9547/028	9764/064	10267/822	10817/497
8413/376	8889/375	9379/582	9547/030	9764/065	10276/848	10817/498
8426/111	8900/410	9394/598	9550/779	9764/066	10276/849	10817/864
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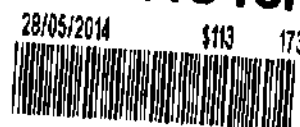
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10822/765	11144/531	11198/852
10825/741	11157/739	11198/853
10844/147	11166/738	11198/854
10844/148	11183/432	11198/855
10850/362	11183/433	11198/856
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10858/584	11184/928	11198/858
10858/585	11188/439	11198/859
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10891/490	11188/801	11198/861
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11072/660	11196/339	
11085/720	11196/340	
11100/896	11196/341	
11105/203	11196/342	
11105/204	11196/343	
11117/311	11196/344	
11117/312	11196/345	
11127/035	11198/846	
11134/051	11198/847	
11134/053	11198/848	

Form 18

Application by a responsible authority for the making of a recording of an agreement

Section 181 Planning and Environment Act 1987

AL114846N



Lodged by

Name: Maddocks

Phone: 03 9288 0523

Address: 160 William Street, Melbourne

Ref: NFR: NS: 5913153

Customer Code: L1678E

The Authority having made an agreement referred to in Section 181[1] of the Planning and Environment Act 1987 requires a recording to be made in the Register for the land.

Land: Lot 1 on PS 708624 being the land described in Certificate of Title Volume 9317 Folio 265, and Lot 2 on LP 125673 being the land described in Volume 9317 Folio 264, and Lot 2 on LP 125673 being the Folio 265 *old*

Authority: Wyndham City Council, Wyndham Civic Centre, 45 Princes Highway, Werribee, Victoria 3030.

Section of Act under which agreement is made: Section 173 of the Planning and Environment Act 1987.

A copy of the agreement is attached to this application.

Signature for the Authority: *Kerry Thompson*

Name of officer: Kerry Thompson

Office held: Chief Executive Officer

Date: 26/5/2014

AL114846N

28/05/2014 \$113 173



PLANNING AGREEMENT

CRG Nominees Pty Ltd

("the Owner")

and

WYNDHAM CITY COUNCIL

THIS AGREEMENT is made the 16th day of May
pursuant to Section 173 of the *Planning and Environment Act 1987* ("1

AL114846N



PARTIES:

1. Wyndham City Council of Civic Centre, 45 Princes Highway, Werribee, Victoria 3030 ("Council"); and
2. CRG Nominees Pty Ltd as trustee for the Wyndham Vale Unit Trust ACN 088 212 631 of Level 4, Podium Building, 120 Collins Street, Melbourne, VIC 3000 ("the Owner")

RECITALS:

- 1 Council is responsible for the administration and enforcement of the Wyndham Planning Scheme ("the Planning Scheme") pursuant to the provisions of the Planning and Environment Act 1987 ("the Act").
- 2 The Owner is the registered proprietor of the land described in Certificates of Title Volume 9317 Folio 265 being Lot 1 on PS708624, and Volume 9317 Folio 264 being Lot 2 on LP 125673 ("the Land").
- 3 The Land is zoned Urban Growth Zone ("UGZ") and will be subject to a future Development Contributions Plan.
- 4 The Owner and Council acknowledge that development contributions in relation to the Land shall be made generally in accordance with the DCP applying to the land.
- 5 Council will be the collecting agency and the development agency under the DCP.
- 6 Council enters into this Agreement in its capacity as a responsible authority and in its capacity as a collecting agency.
- 7 The DCP will provide that, where the collecting agency agrees in writing, infrastructure projects funded in the DCP may be provided by Owners of Land covered by the DCP, with a credit being provided to the Owner against its Development Contribution Liability.
- 8 Clause 52.01 of the Planning Scheme and the Precinct Structure Plan ("PSP") will, together, specify the passive open space contribution to apply to the land.
- 9 The Planning Permit provides, at condition 2, that the 2 lots created by the Plan must not be further subdivided under the excision provisions of clause 37.07-3 of the Planning Scheme.
- 10 The Planning Permit also provides, at condition 3, that the Owner must not construct or cause or permit to be constructed, on the Land a dwelling, garage, carport or any type of outbuilding over the Hobbs Road Frontage and the Ballan Road Frontage.
- 11 The parties enter into this Agreement to facilitate the requirements referred to in these Recitals.

IT IS AGREED THAT:

1. Without limiting the operation or effect which this Agreement otherwise has, the parties acknowledge that this Agreement is made pursuant to the provisions of Section 173 of the Act.
2. This Agreement shall come into force immediately and shall run with the title to the Land.

AL114846N



Interpretation

3. The parties agree that in the interpretation of this Agreement:

"Agreement" means this agreement, as amended from time to time.

"Ballan Road Frontage" means the area set aside for the widening of Ballan Road as described on the Public Acquisition Overlay Plan as PAO2 exhibited as part of Amendment G21 to the Wyndham Planning Scheme, as subsequently approved and gazetted under the Wyndham Planning Scheme.

"Certification" means certification of a plan of subdivision by Council under the *Subdivision Act 1988*;

"Community Infrastructure Levy" means the community infrastructure levy required to be paid pursuant to a Planning Permit and clause 45.06 of the Planning Scheme;

"Development" means the development intended to be carried out on the Land;

"Development Contributions Liability" has the meaning given in clause 17;

"DCP" means the draft Wyndham West Development Contributions Plan, August 2013, or as later amended and approved under any revision to the Wyndham West Development Contributions Plan.

"Development Infrastructure Levy" means the development infrastructure levy required to be paid pursuant to a Planning Permit and clause 45.06 of the Planning Scheme;

"Grima Lot" means lot 1 on PS612204W and lot 1 on PS612203Y;

"Hobbs Road Frontage" means a proposed area of land for the widening of Hobbs Road of approximately 14 metres in width as is more particularly described as 'Infrastructure Project RD-05' and the area set aside for the intersection of Hobbs Road with Ballan Road described as "infrastructure Project IN-15 in the DCP;

"Land" means the land referred to in recital 2;

"Net Developable Area" will be defined in the future DCP;

"Owner" shall be deemed to include the Owner's successors, assignees and transferees and the obligations imposed upon and assumed by the Owner with respect to the Land of which it is registered as proprietor shall also be binding on its successors, transferees, Purchasers, mortgagees, assigns and any person obtaining possession of whole or part of the Land ("**the successors**") as if each of those successors had separately executed this Agreement;

"Plan" means plan of subdivision PS612204W;

"Planning Permit" means planning permit WYP6366/12 as amended from time to time;

"Planning Scheme" means the Wyndham Planning Scheme, as amended from time to time;

"Practical Completion" means when practical completion is achieved under the relevant building contract for the Potential DCP Project;

"Potential DCP Project" means a project funded partially or wholly by the future DCP that is reasonably required or desirable to be provided as part of the development of the Land;

"PSP" means the future Precinct Infrastructure Plan (currently known as the Ballan Road Precinct Structure Plan which will be referred to in a future Schedule to the UGZ;

“Residential Lot” means a lot which is of a size and dimension such that it is intended to be developed as a house lot without further subdivision; and

“Statement of Compliance” means a statement of compliance issued by Council under the *Subdivision Act 1988*;

Interpretation

4. The parties agree that in the interpretation of this Agreement:

- 4.1 The singular includes the plural and the plural includes the singular;
- 4.2 A reference to a gender includes a reference to each other gender;
- 4.3 A reference to a person includes a reference to a firm, corporation or other corporate body and their successors in law;
- 4.4 If a party consists of more than one person this Agreement binds them jointly and each of them severally;
- 4.5 A reference to a statute shall include any statutes amending, consolidating or replacing same and any regulations made under such statutes;
- 4.6 All headings are for ease of reference only and shall not be taken into account in the construction or interpretation of this Agreement; and
- 4.7 The recitals to this agreement are and will be deemed to form part of this Agreement including any terms defined within the recitals.

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Severability

5. If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void then it shall be severed and the other provisions of this Agreement shall remain operative.

Obligations of the Parties

6. The Owner agrees:

- 6.1 to make contributions towards the provision of infrastructure as set out in the DCP; and
- 6.2 to make a contribution towards the provision of major active and passive open space as set out in the PSP and DCP;

Owner Not to Subdivide Further Under Clause 37.07-3 of the Planning Scheme

7. The Owner must not subdivide any further either of the lots created by the Plan under clause 37.07-3 of the Planning Scheme. Nothing in this clause 7 operates to limit the Owner from subdividing the lots created by the Plan further when the PSP is applied.

Owner not to build over

- 8. Subject to clause 9, the Owner shall not without the prior written consent of Council construct, or cause or permit to be constructed, on the Hobbs Road Frontage or the Ballan Road Frontage a dwelling, garage, carport or any type of outbuilding.
- 9. The parties agree and acknowledge that:
 - 9.1 the provisions of clause 8 do not prejudice the right of the Owner to trigger claim, or otherwise disadvantage the Owner with respect to, any compensation payable under the Land Acquisition and Compensation Act 1986 as a result of any public acquisition overlay being applied over the Ballan Road Frontage; and

- 9.2 in the absence of clause 8 and the proposed public acquisition overlay the Owner would otherwise have sought to include the Ballan Road Frontage in the proposed future subdivision and development of the Land.

Credits to be allowed by Council

10. Council agrees that upon entering into this Agreement, where applicable Council will allow the Owner:
- 10.1 a credit against its Development Contributions Liability in relation to the transfer to, or vesting in, Council of any land for arterial roads and major pathways in accordance with clause 6.1, including, without limitation, the Hobbs Road Frontage;
- 10.2 a credit against its Development Contributions Liability in relation to the vesting of any land for community facilities in Council, in accordance with clause 6.1; and
- 10.3 a credit against its Development Contributions Liability in relation to the vesting of any Active Open Space Reserve in Council, in accordance with clause 6.1.

Potential Works In Kind

11. The Owner may apply for approval to construct, or provide (as land), one or more of the Potential DCP Projects. The Owner's application must be in writing and must be given to Council at least 3 months prior to the proposed commencement of construction of a Potential DCP Project or the proposed provision via vesting or transfer of land to Council in respect of a Potential DCP Project.
12. If Council allows the Owner to provide a Potential DCP Project, the Owner agrees that it will construct the Potential DCP Project:
- 12.1 in accordance with the plans and specifications approved by Council under clause 11 of this Agreement;
- 12.2 by a date to be agreed with Council; and
- 12.3 to the reasonable satisfaction of Council.
13. If Council allows the Owner to construct a Potential DCP Project, the Owner must submit proposed plans and specification details for the Potential DCP Project to Council for approval. The proposed design and specification details for the Potential DCP Project must be in accordance with the DCP unless otherwise agreed in writing.
14. If the Owner does not meet the timeframe set out in clause 12.2, Council may:
- 14.1 extend the time for completion of the Potential DCP Project;
- 14.2 refuse to issue any further Statements of Compliance for subdivision until the Potential DCP Project is completed; or
- 14.3 extend the time for completion of the Potential DCP Project and require a bank guarantee to secure the completion of the Potential DCP Project.

If Council allows the provision of a Potential DCP Project, then upon Practical Completion of the Potential DCP Project Council will allow the Owner a credit against its Development Contributions Liability equal to the value listed for that Potential DCP Project in the DCP.

If Council allows the provision of land comprising a Potential DCP Project, then upon vesting in or transfer to Council of the land comprising the Potential DCP Project,

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Council will allow the Owner a credit against its Development Contributions Liability equal to the value listed for that Potential DCP Project in the DCP.

Balancing liabilities and credits and carrying forward of credit

17. Subject to clause 19, the Owner acknowledges that it will have a liability ("**Development Contributions Liability**") in relation to the Land and it must:
 - 17.1 pay the Development Infrastructure Levy in cash calculated on a per net developable hectare basis as set out in the DCP:
 - 17.1.1 after Certification of the plan of subdivision for the relevant stage of subdivision and not more than 21 days prior to the issue of a Statement of Compliance in respect of the plan of subdivision for the relevant stage of subdivision; or
 - 17.1.2 as agreed with Council; and
 - 17.2 pay the Community Infrastructure Levy payable in relation to the Residential Lots to be created by a stage prior to issue of a Statement of Compliance for that stage or otherwise as agreed with Council.
18. Subject to clause 19, the Owner agrees to pay its Development Contributions Liability on a stage-by-stage basis except as otherwise provided for in this Agreement.
19. Council agrees:
 - 19.1.1 that the Owner will not be required to pay as Development Contributions Liability until all credits the Owner is entitled to under this Agreement have been exhausted; and acknowledges
 - 19.2 that, upon the Owner complying with its obligations under this Agreement, the Owner will have, in relation to the Land, fully discharged its obligations in relation to the Owner's Development Contributions Liability.

Adjustment and administration

20. The parties agree that, unless otherwise specified, any dollar amounts in this Agreement are to be adjusted, in accordance with the methodology to be specified in the DCP:
 - 20.1 in relation to land; and
 - 20.2 in relation to works.
21. The parties acknowledge and agree that the table contained in Schedule 1 reflects the parties' understanding of the table to be completed and maintained by Council to record payments to be made by and the credits to be granted to the Owner under this Agreement.
22. The Owner must on 1 July in each year after the execution of this Agreement prior to seeking a Statement of Compliance for a stage submit a table in substantially the same form as Schedule 1 but adjusted for indexation and land adjustments in accordance with the DCP and which also takes into account payments made, credits allowed and credit utilised all to the reasonable satisfaction of Council.
23. In relation to a planning permit for subdivision of the Land other than the Planning Permit, the Owner must:
 - 23.1 prior to commencing works pursuant to a permit; and

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- 23.2 prior to seeking a Statement of Compliance for a stage of the subdivision approved by such planning permit, submit a table in the format contained at Schedule 1, which is cross referenced to the DCP and sets out DCP payments made, DCP credits allowed and DCP credit utilised.

Agreed Land Values

24. Council and the Owner agree that:

- 24.1 the provisions of this Agreement that refer or relate to land values are intended to replace the market value and any other method of calculating compensation payable to a person under the Land Acquisition and Compensation Act 1986 and the Act in respect of any part of the Land; and
- 24.2 upon payment being made in accordance with this Agreement whether as a monetary amount or by a credit in respect of any of the Land, no other compensation is payable for the effect of severance or for solatium as those terms or concepts are understood in the context of the Land Acquisition and Compensation Act 1986 or for any other category of or form of loss or compensation in respect of any part of the Land.

Disputes

25. In the event of any dispute between the parties concerning the interpretation or implementation of this Agreement, such a dispute shall be referred to the Victorian Civil and Administrative Tribunal ("**the tribunal**") for resolution to the extent permitted by the Act. In the event of a dispute concerning any matter which is not referable to the tribunal pursuant to the Act, such matters shall be referred to arbitration by an arbitrator agreed upon in writing by the parties or, in the absence of such agreement the chairman of the Victorian chapter of the Institute of Arbitrators, Australia or his nominee, for arbitration pursuant to the Commercial Arbitration Act 2011.
26. Where provision is made in this Agreement that any matter be done to the satisfaction of the Council or any of its officers and a dispute arises in relation thereto, such disputes shall be referred to the tribunal in accordance with Section 149 (1) (b) of the Act.
27. The parties shall be entitled to legal representation for the purposes of any arbitration or referral referred to under clauses 25 and 26. Unless the arbitrator, chairman, nominee or the tribunal shall otherwise direct, each party must bear its own costs.

Owner's Covenants

28. The Owner warrants and covenants that as at the date hereof, the Owner is the registered proprietor of the Land;
29. Without limiting the operation or effect which this Agreement has, apart from the Owner and any other person who has consented in writing to this Agreement and those parties who have entered into a contract of sale for purchase or transfer of a lot prior to registration of the relevant plan of subdivision, no other person has any interest, either legal or equitable, in the Land which may be affected by this Agreement.

The Land or any part of it is not subject to any rights obtained by adverse possession or subject to any easements, rights or encumbrances mentioned in Section 42 of the *Transfer of Land Act 1958* as far as the Owner is aware.

Registration of Agreement

- Council and the Owner shall do all things necessary (including signing any further Agreement, acknowledgment or document) to enable Council to register this Agreement on the certificate of title to the Land, in accordance with section 181 of the Act.



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- 31.1 without limiting the operation or effect which this Agreement has, the Owner must ensure that until such time as this Agreement is registered on the certificate of title to the Land, successors in title shall be required to:
- 31.2 give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement; and
- 31.3 execute under seal a deed agreeing to be bound by the terms of this Agreement and upon such execution this agreement shall continue as if executed by such successors as well as by the parties to this agreement as if the successor's name appeared in each clause in which the name of the Owner appears and in addition to the name of the Owner.

Ending of agreement

32. Subject to clause 33, this Agreement ends when the Owner has complied with all of the Owner's obligations under this Agreement. Council must, within 10 days of receiving a written request from the Owner, sign and return an application under section 183(3) of the Act to end this Agreement.
33. If Council issues a statement of compliance for a stage of the Development, it must at the same time issue the Owner with a signed application to the Land Registry under section 183(1) of the Act to end this Agreement in respect of all of the land contained in that stage.
34. Clause 8 ceases to have effect with respect to:
 - 34.1 the Ballan Road Frontage should the Council withdraw or not apply the proposed public acquisition overlay over the Ballan Road Frontage; and
 - 34.2 the Hobbs Road Frontage should that area cease to be the subject of a road widening proposal in an infrastructure project in the Wyndham West Development Contributions Plan.

Notification to Successors in Title

35. The Owner will not sell, transfer, assign or otherwise part with possession of the Land or any part thereof without first disclosing to the intended Purchaser, transferee or assignee the existence and nature of this agreement.
36. The Owner and Council acknowledge and agree that this agreement is made pursuant to Section 173 of the Act and during the period of this agreement the obligations imposed on the Owner are conditions on which the Land may be used or developed for specified purposes and are intended to take effect as covenants which shall be annexed to and run at law and in equity with the Land and bind the Owner, their successors in title, assignees and transferees and the registered proprietor and proprietors for the time being of the Land and every part of the Land.

Owner may apply for planning permission

The parties acknowledge and agree that this agreement will not and is not intended to prejudice the rights of the Owner to make any application under the Planning Scheme for permission to use and develop the Land or prevent or constrain the Council from considering and determining any such application in accordance with the requirements of the Planning Scheme and the Act.

Service

37. A notice or other communication required or permitted to be served by a party on another party shall be in writing and may be served:

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- 38.1 By delivering it personally to that party;
- 38.2 By sending it by prepaid post addressed to that party at the address set out in this agreement or subsequently notified to each party from time to time; or
- 38.3 By sending it by facsimile provided that a communication sent by facsimile shall be confirmed immediately in writing by the sending party by hand delivery or prepaid post.

39. A notice or other communication is deemed served:

- 39.1 If delivered, on the next following business day;
- 39.2 If posted, on the expiration of two business days after the date of posting; or
- 39.3 If sent by facsimile, on the next following business day unless the receiving party has requested retransmission before the end of that business day.

Entire understanding

40. This Agreement:

- 40.1 Is the entire agreement and understanding between the parties on everything connected with the subject matter of this Agreement; and
- 40.2 Supersedes any prior agreement or understanding on anything connected with that subject matter.

Counterparts

- 41. This Agreement may be executed in counterparts. Each counterpart is an original but the counterparts together are one and the same agreement. This Agreement is binding on the parties on the exchange of the executed counterparts. A copy of the original executed counterpart sent by facsimile machine or email:
 - 41.1 Must be treated as an original counterpart;
 - 41.2 Is sufficient evidence of the execution of the original; and
 - 41.3 May be produced in evidence for all purposes in place of the original.

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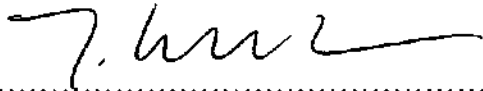
IN CONFIRMATION of their agreement the parties have executed this agreement on the date set out at the commencement of this agreement.

EXECUTED by

CRG Nominees Pty Ltd

ACN 088 212 631

in
accordance with Section 127 of the
Corporations Act 2001 by being signed by
those persons who are authorised to sign for
the company:



Director

Full name:

Jonathan Peter Callaghan

Address: Level 6 No. 126

Phillip Street, Sydney NSW 2000



Director

Full name:

Cameron Richard Holt

Address: Level 6 No. 126

Phillip Street, Sydney NSW 2000

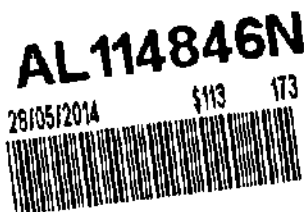
SIGNED FOR AND ON BEHALF OF

WYNDHAM CITY COUNCIL pursuant to an
Instrument of Delegation dated 24 June 2013



KERRY THOMPSON, CEO
Name and Position Title

26th May 2014
Date



Signed by Council: Wyndham City Council, Council Ref: WYP6367/12, WYS2471/12, Original Certification 08/04/2014, S.O.C. 29/05/2014

	PLAN OF SUBDIVISION	Stage No. /	LRS use only EDITION 1	Plan Number PS 612203Y
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<p>Location of Land Parish: Werribee Township: Section: 9 Crown Allotment: Crown Portion: A(Part) & B(Part) Title References C/T VOL 9317 FOL 264</p> <p>Last Plan Reference: Lot 2 on LP125673</p> <p>Postal Address: 40 Hobbs Road (All line of subdivision) Wyndham Vale, 3024</p> <p>MGA Co-ordinates: E 290 350 Zone 55 (Of approx. centre of plan) N 5 806 630</p>	<p style="text-align: center;">Council Certification and Endorsement</p> <p>Council Name: WYNDHAM CITY COUNCIL Ref:</p> <ol style="list-style-type: none"> 1. This Plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988 Date of original certification under section 6/...../..... 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. <p>OPEN SPACE</p> <p>(i) A requirement for public open space under Section 18 Subdivision Act 1988 has/has not been made.</p> <p>(ii) The requirement has been satisfied</p> <p>(iii) The requirement is to be satisfied in Stage</p> <p>Council delegate Council seal Date / /</p> <p>Re-certified under section 11(7) of the Subdivision Act 1988.</p> <p>Council delegate Council seal Date / /</p>
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Vesting of Roads or Reserves	
Identifier	Council/Body/Person
NIL	NIL

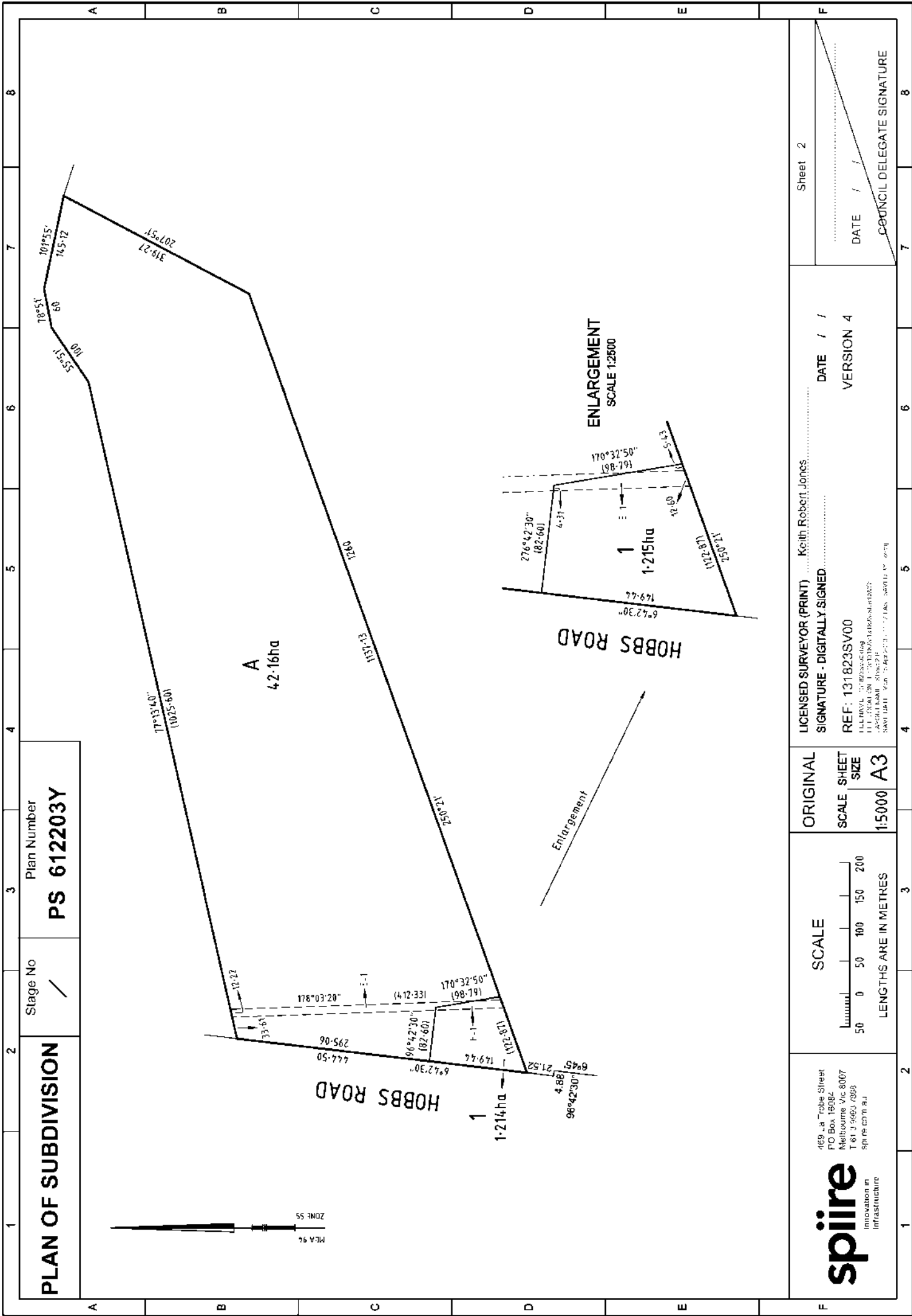
Notations	
Depth Limitations. DOES NOT APPLY	Staging. This is a staged subdivision Planning permit No WYP6367/12
This is a SPEAR plan. Survey: This plan is based on survey (PS612204W) This survey has been connected to permanent mark no(s) 6 & Werribee north twr mast in Proclaimed Survey Area no. -	

Easement Information					LRS use only
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					Statement of compliance/ Exemption Statement Received <input checked="" type="checkbox"/> DATE 2 / 6 / 2014
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/in Favour Of	
E-1	Powerline	12m	This Plan (Section 88 - Electricity Industry Act 2000)	Powercor Australia Limited	

	LRS use only PLAN REGISTERED TIME 8.48am DATE 11 / 6 / 2014 Kevin Bond Assistant Registrar of Titles.
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	Sheet 1 of 2 Sheets
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<p>489 La Trobe Street PO Box 18084 Melbourne VIC 3007 T 61 3 9999 7885 spiire.com.au</p>	<p>LICENSED SURVEYOR (PRINT): Keith Robert Jones</p> <p>SIGNATURE - DIGITALLY SIGNED: DATE / /</p> <p>REF: 131823SV00 VERSION 4</p> <p><small>1 - NAME: 131823SV00.dwg 1 - 11/06/2014 PM 1:12:12/2014 131823SV00.dwg LAYOUT NAME: Sheet 1 SAVE DATE: 11/06/2014 11:12:12 PM SAVE BY: k.r.j.</small></p>	<p>DATE / /</p> <p>COUNCIL DELEGATE SIGNATURE</p> <p>Original sheet size A3</p>
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VIC Lands

TITLE SEARCH ON 11499 / 802

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

VOLUME 11499 FOLIO 802

Security no : 124059699949E

Produced 31/03/2016 07:41 am

LAND DESCRIPTION

Lot A on Plan of Subdivision 612203Y.
PARENT TITLE Volume 09317 Folio 264
Created by instrument PS612203Y 11/06/2014

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

CRG NOMINEES PTY LTD of LEVEL 4 120 COLLINS STREET MELBOURNE VIC 3000
PS612203Y 11/06/2014

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM391597X 08/12/2015
ANZ FIDUCIARY SERVICES PTY LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

NOTICE Section 201UB Planning and Environment Act 1987
AH336996N 01/07/2010

AGREEMENT Section 173 Planning and Environment Act 1987
AL114846N 28/05/2014

DIAGRAM LOCATION

SEE PS612203Y FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AM391597X	MORTGAGE	Registered	08/12/2015
AM480620L	RECTIFY MODIFY MORTGAGE	Registered	16/01/2016

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 50 HOBBS ROAD WYNDHAM VALE VIC 3024

DOCUMENT END



Certificate of Registration on Change of Name

This is to certify that

CRG NOMINEES PTY LIMITED

Australian Company Number 088 212 631

did on the seventeenth day of August 2016 change its name to

AVID PROPERTY GROUP NOMINEES PTY LTD

Australian Company Number 088 212 631

The company is a proprietary company.

The company is limited by shares.

The company is registered under the Corporations Act 2001 and is taken to be registered in New South Wales and the date of commencement of registration is the twenty-third day of June, 1999.

Issued by the
Australian Securities and Investments Commission
on this seventeenth day of August 2016.

A handwritten signature in black ink, appearing to read 'G. Medcraft'.

Greg Medcraft
Chairman

CERTIFICATE

Growth Areas Infrastructure Contribution Certificate

Certificate Id: 4253

Issue date: 29 March 2016

PART 1 – DETAILS OF APPLICANT

Wakeham Investments t/as Law Office Services
c/- Landata
GPO Box 527
MELBOURNE VIC 3001

PART 2 - LAND DETAILS

Land Address:

Site A, 50 Hobbs Road
Wyndham Vale

Details of Land Title:

Lot / Plan:
Volume / Folio:

Lot A / PS 612203Y
11499 / 802

Municipality:

Land Type:
Land Area:

Wyndham
Type A
42.16 ha (GAIC area 41.76032 ha)

PART 3 - GROWTH AREAS INFRASTRUCTURE CONTRIBUTION LIABILITY STATUS

Total GAIC that would be imposed if a GAIC event were to occur in respect of the land in this financial year is
\$ 3,778,056.15.

PART 4 – CERTIFICATION

The information in this certificate relates only to the matters affecting the land detailed above and matters relevant to the Growth Areas Infrastructure Contribution (GAIC) amount as at the date of issue of the certificate. If there has been a change to any of the matters affecting the property or relevant to the Growth Areas Infrastructure Contribution amount, the information contained in this certificate is no longer valid and it may be advisable to apply for an updated certificate. **NB:** This certificate is for information purposes only, and is **not** a notice of assessment for the purposes of the *Taxation Administration Act 1997*.

Notes to GAIC Certificate

General

- The Growth Areas Infrastructure Contribution (GAIC) is a contribution on certain land in the growth areas of metropolitan Melbourne (see more detail at www.sro.vic.gov.au).
- GAIC is calculated on a per hectare or part thereof basis.
- The liability to pay the GAIC only arises upon the first occurrence of a GAIC event i.e. the issuing of a statement of compliance, the making of an application for a building permit in respect of substantive building works or a dutiable transaction relating to the land.

GAIC Certificate

This shows the amount of GAIC that:

- is due and unpaid,
- has been deferred,
- is subject to a staged payment approval,
- is affected by a work-in-kind agreement, or
- the potential amount of GAIC if the proposed GAIC event were to occur in the financial year of the issue of this certificate in respect of the land (certificate year).
- If a GAIC event is proposed to occur in a financial year for which the GAIC rates are not yet published, the potential GAIC amount on the GAIC certificate is calculated based on the GAIC rates of the certificate year. The GAIC amount is an estimate only and an updated GAIC certificate should be applied for when the new GAIC rates are published.
- A current GAIC certificate is to be attached to the vendor's statement in accordance with s 32(3)(f) of the *Sale of Land Act 1962*.

GAIC rates

- For 2010-2011, the GAIC rate for type A land was \$80,000 per hectare. The rate for type B-1, B-2 and C land was \$95,000 per hectare.
- For each subsequent financial year, the GAIC rates per hectare are indexed based on the Consumer Price Index for Melbourne.
- GAIC rates are published before 1 June of the preceding financial year. Current GAIC rates are published on the State Revenue Office website www.sro.vic.gov.au.

Certificate Number

- The number is on the top right corner on the front of this certificate.
- Quoting this number will give you access to information about this certificate and enable you to enquire about your application by phone.
- You should quote the Certificate Number on any written correspondence.

This certificate is for information purposes only and is not a notice of assessment for the purposes of the *Taxation Administration Act 1997*.

For more information please contact:

State Revenue Office – GAIC enquiries Mail State Revenue Office, GPO Box 1641, MELBOURNE VIC 3001 or DX260090 Melbourne	Internet www.sro.vic.gov.au Email gaic@sro.vic.gov.au Phone 13 21 61 (local call cost) Fax 03 9628 6856
Metropolitan Planning Authority – GAIC enquiries Mail Metropolitan Planning Authority, Level 25, 35 Collins Street, MELBOURNE VIC 3000	Internet www.mpa.vic.gov.au Email info@mpa.vic.gov.au Phone 03 9651 9600 Fax 03 9651 9623

PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987
and the Planning and Environment Regulations 2005

CERTIFICATE REFERENCE NUMBER

364575

APPLICANT'S NAME & ADDRESS

WAKEHAM INVESTMENTS T/AS LAW OFFICE SERVICES C/-
INFOTRACK C/- LANDATA

MELBOURNE

VENDOR

CRG NOMINEES

PURCHASER

REFERENCE

357847

This certificate is issued for:

LOT A PLAN PS612203 ALSO KNOWN AS 50 HOBBS ROAD WYNDHAM VALE
WYNDHAM CITY

The land is covered by the:

WYNDHAM PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a URBAN GROWTH ZONE - SCHEDULE 8
- and a RURAL CONSERVATION ZONE
- is within a DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 11
- and a INCORPORATED PLAN OVERLAY - SCHEDULE 3
- and MAY BE SUBJECT TO A GROWTH AREAS INFRASTRUCTURE
CONTRIBUTION - FOR MORE INFORMATION GO TO Melbourne @ 5
million AT THE DPCD WEBSITE
(<http://www.dpcd.vic.gov.au/melbourneat5million>)

A detailed definition of the applicable Planning Scheme is available at :
(<http://planningschemes.dpcd.vic.gov.au/schemes/wyndham>)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian
Heritage Register at:
(<http://vhd.heritage.vic.gov.au/>)

11 March 2016

Hon. Richard Wynne MP
Minister for Planning

Additional site-specific controls may apply.
The Planning Scheme Ordinance should be
checked carefully.

The above information includes all
amendments to planning scheme maps
placed on public exhibition up to the date
of issue of this certificate and which are
still the subject of active consideration

Copies of Planning Schemes and
Amendments can be inspected at the
relevant municipal offices.

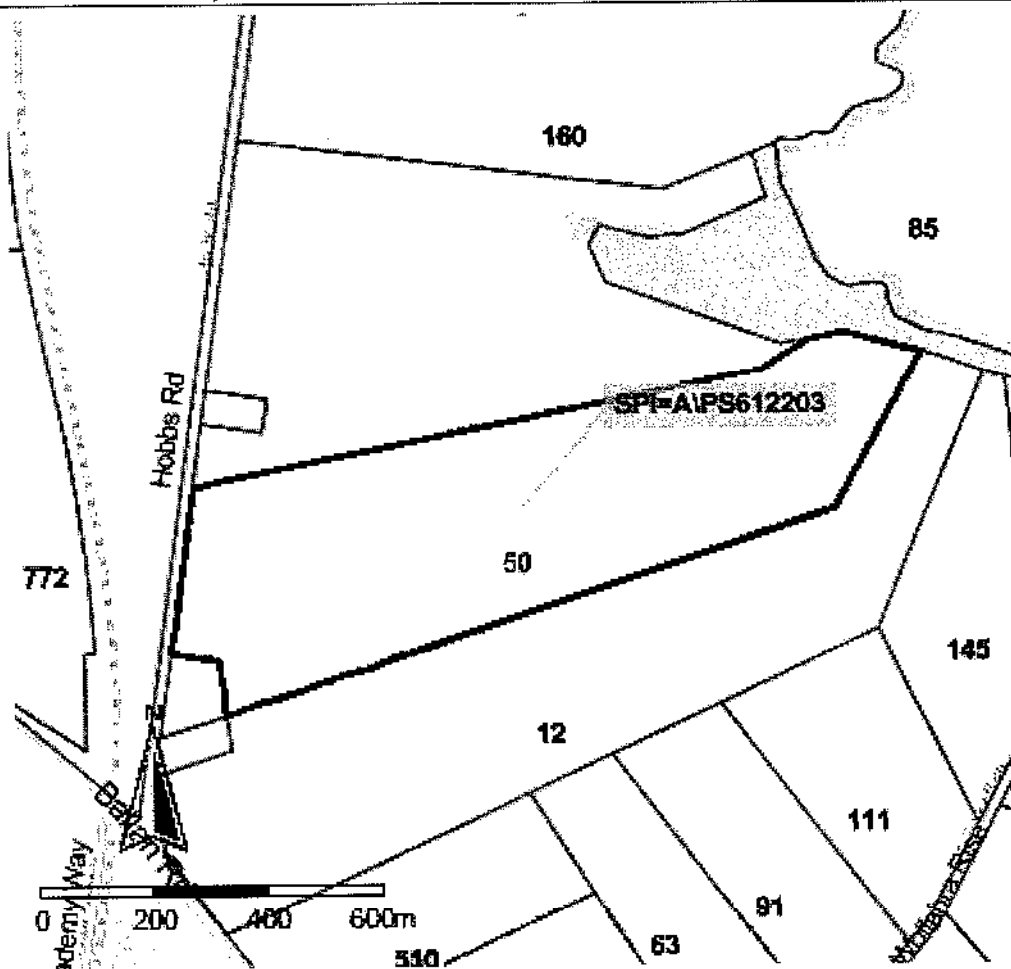
LANDATA®
570 Bourke Street
Melbourne VIC 3000
Tel: (03) 8636 2456

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 8636 2456 or email landata.enquiries@delwp.vic.gov.au.

Please note: The map is for reference purposes only and does not form part of the certificate.



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Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.

Order online before 4pm and for as little as \$11.70 (plus your broker's service fee where applicable) receive your authoritative Planning Certificate same day, in most cases within the hour. Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third party except as required by law.



Civic Centre
Postal

45 Princes Highway, Werribee, Victoria 3030, Australia
PO Box 197, Werribee, Victoria 3030, Australia

Telephone
Facsimile
Email

(03) 9742 0777
(03) 9741 6237
mail@wyndham.vic.gov.au
www.wyndham.vic.gov.au

DX 30258 Werribee Vic
ABN: 38 393 903 860

Your Ref: AJJ:6804943.001

Our Ref: wLIC3819/16

Date: 21/07/2016

SAI Global Property Division Pty Ltd
DX 502
MELBOURNE VIC

LAND INFORMATION CERTIFICATE
Year Ending :30/06/2017
Assessment No: 211313
Certificate No: wLIC3819/16
All Enquiries and Updates to 03 9742 0777



Property Description: V 11499 F 802 L A PS 612203 Werribee Parish
AVPCC Code: 102 - Vacant Englobo Residential Subdivisional Land
Property Situated: 50 Hobbs Road
WYNDHAM VALE VIC 3024

Site Value	\$13500000	CIV	\$13500000	NAV	\$675000
------------	------------	-----	------------	-----	----------

The level of valuation is 01/01/2016.

The Date Valuation was adopted for rating purposes is 01/07/2016.

Current Year's Rates		
General VRL Rates		\$69849.00
Municipal Charge		\$57.04
Fire Services Levy		\$1833.00
Current Rates Levied	\$71739.04	
Balance Outstanding		\$71739.04

TOTAL OUTSTANDING	\$71739.04
--------------------------	-------------------

Council strongly recommends that an updated certificate be sought prior to any settlement of land or other reliance on this certificate. A written update will be provided free of charge for up to 3 months after the date of issue.

This certificate provides information regarding valuation, rates, charges, other moneys owing and any orders and notices made under the Local Government Act 1958, the Local Government Act 1989 or under a local law of the Council and the specified flood level by the Council (if any).

This Certificate is not required to include information regarding planning, building, health, land fill, land slip, other flooding information or service easements. Information regarding these matters may be available from Council or the relevant authority. A fee may be charged for such information.

OTHER INFORMATION NOTICES AND ORDERS:

There is no potential Liability for Rates under the Cultural and Recreational Lands Act 1974.

There is no potential Liability for the Land to become Rateable under Section 173 or 174A of the Local Government Act 1989.

There is no Outstanding Amount to be paid for Recreational Purposes or any transfer of Land required to be made to Council for Recreational Purposes under the Local Government Act 1958.

LAND CLEARANCE CHARGES:

Directions to maintain vacant land to Council requirements all year round are in place under the Local Law.

Although there may be no charges shown on the Certificate, it is possible that a Charge OR a Notice to Comply to maintain the vacant land as required may exist by settlement date.

Please contact Council's Legislative Services Department via email at mail@wyndham.vic.gov.au to check if there are any pending Charges that are not listed but which may transfer with the property to the new owner.

FLOODING DETAILS:

"A Flood Level has not been set by Council under the Building Regulations 2006".

The land in the opinion of the Director of Infrastructure is not liable to flooding

NOTE: Whilst all efforts have been made to ensure that the information contained in this Certificate is accurate and reflects the current records of the City as at the date of the Certificate's issue, information contained in the Certificate is subject to regular update and it is strongly recommended that an updated Certificate be sought immediately prior to any settlement of land or other reliance on this Certificate.

I hereby certify that as at the Date of Issue the information given in this Certificate is a true and correct disclosure of Rates and other Monies payable to the Wyndham City Council, together with any Notice or Orders referred to in this Certificate

APPLICANT:SAI Global Property RECEIVED THE SUM OF \$61.50 BEING FOR THE FEE FOR THE CERTIFICATE
Division Pty Ltd
REFERENCE:wLIC3819/16



Lisa Sayers/Designated Officer





City West Water

ABN 70 066 902 457

Information Statement & Certificate

SECTION 158 WATER ACT 1989

ENQUIRIES
131891

APPLICATION NO.

700913

REFERENCE NO.

12526457211

DATE OF ISSUE - 1/04/2016

LANDATA COUNTER SERVICES

YOUR REF.
21666484-027-6

DELWP - ACCOUNTS PAYABLE
LOCKED BAG 32017
COLLINS ST EAST VIC 8003

SOURCE NO.
89904685210

PROPERTY: 50 HOBBS ROAD WYNDHAM VALE VIC 3024

Statement & Certificate as to Waterways & Drainage, Parks Service and City West Water Charges

The sum of forty seven dollars and seventy four cents is payable in respect of the property listed above to the end of the financial year.

Service Charge Type	Annual charge 1/07/2015 - 30/06/2016	Billing Frequency	Date Billed To	Year to Date Billed Amount	Outstanding Amount
WATERWAYS AND DRAINAGE CHARGE - RES	95.48	Quarterly	31/03/2016	71.61	23.87
PARKS SERVICE CHARGES	755.42	Annually	30/06/2016	755.42	0.00
TOTAL	850.90			827.03	23.87
Service charges owing to 30/06/2015					0.00
Service charges owing for this financial year					23.87
Adjustments					0.00
Current amount outstanding					23.87
Plus remainder service charges to be billed					23.87
BALANCE including unbilled service charges					47.74



City West Water

ABN 70 066 902 467

Information Statement & Certificate

SECTION 158 WATER ACT 1989

ENQUIRIES
131691

APPLICATION NO.

700913

REFERENCE NO.

12526457211

DATE OF ISSUE - 1/04/2016

Where applicable, this statement gives particulars of City West Water service charges as well as Parks Service and Waterways & Drainage service charges. Parks Service and Waterways & Drainage service charges are levied and collected on behalf of Parks Victoria and Melbourne Water Corporation respectively.

Section 274(4A) of the Water Act 1989 provides that all amounts in relation to this property that are owed by the owner are a charge on this property.

Section 275 of the Water Act 1989 provides that a person who becomes the owner of a property must pay to the Authority at the time the person becomes the owner of the property any amount that is, under Section 274(4A), a charge on the property.

This installation is not supplied with water through a City West Water meter.



City West Water

ABN 70 088 902 467

Information Statement & Certificate

SECTION 158 WATER ACT 1989

ENQUIRIES
131691

REFERENCE NO.

12526457211

DATE OF ISSUE - 1/04/2016

APPLICATION NO.

700913

Information given pursuant to section 158 of the Water Act 1989

Melbourne Water provides main drainage services to this property, consistent with the standards that applied at the time the Melbourne Water drainage system was constructed. In the event of a storm exceeding the design capacity of the underground / open drain, this property could be affected by overland flows. Please contact Melbourne Water's Waterways Group for information available to Melbourne Water on the effect of overland flows on this property. Please call Melbourne Water on 9879-7517.

Please note that the property is in an area designated by City West Water for the provision of a recycled water supply in addition to drinking water and sewerage services. The conditions of connection for recycled water are available on our web site at www.citywestwater.com.au. Should you require further information, please contact City West Water on 13 16 91 or by emailing to enquiries@citywestwater.com.au.

Sewer & or Water Assets if available are shown on the attached Plan. Should this plan not display all of the requested property please contact City West Water on 131691.

AUTHORISED OFFICER:

SANDRA MAGANAS
CUSTOMER OPERATIONS MANAGER
CUSTOMER OPERATIONS
CITY WEST WATER CORPORATION

Unless prior consent has been obtained from both CITY WEST WATER and MELBOURNE WATER (Section 148 Water Act 1989), the erection and/or replacement of any structure or filling over or under any easement, sewer or drain, any interference with, any sewer, drain or watercourse, or any connection to any sewer drain or watercourse is PROHIBITED.

City West Water provides information in this statement relating to waterways and drainage pursuant to Section 158 of the Water Act 1989, as an agent for Melbourne Water.

Please contact City West Water prior to settlement for an update on these charges and remit payment to City West Water immediately following settlement. Updates of rates and other charges will only be provided for up to three months from the date of this statement.

Encumbrance Plan

50 HOBBS ROAD WYNDHAM VALE 3024

Application No. 700913







Date: 01/04/2016



City West Water



LEGEND

	Circular Manhole		Sewer Main		Water Main
	Inspection Shaft		Abandoned Sewer Main		Abandoned Water Main

Assets labelled AC may contain asbestos material and therefore works on these assets must be undertaken in accordance with OHS Regulations 2007 (Part 4.3).

Disclaimer : The location of assets must be proved in the field by the applicant prior to the commencement of work. These plans do not indicate private services. City West Water Corporation does not guarantee and makes no representation or warranty as to the accuracy or scale of this plan. This company accepts no liability for any loss, damage or injury by any person as a result of any inaccuracy in this plan.

Land Tax Clearance Certificate

Land Tax Act 2005



WAKEHAM INVESTMENTS T/AS LAW OFFICE SERVICES C/-
INFOTRACK

Your Reference: LD:21572643-009-7.35784

Certificate No: 96453966

Issue Date: 11 MAR 2016

Enquiries: ESYSPROD

Land Address: 50 HOBBS ROAD WYNDHAM VALE VIC 3024

Land Id	Lot	Plan	Volume	Folio	Taxable Value	Tax Payable
REFER TO ATTACHMENT						

Vendor: CRG NOMINEES

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax Details	Year	Proportional Tax	Penalty/Interest	Total
REFER TO ATTACHMENT				

Arrears of Tax	Year	Proportional Tax	Penalty/Interest	Total
----------------	------	------------------	------------------	-------

Comments: Refer to attachment

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully. To request an update for this certificate go to:
www.sro.vic.gov.au/certificates

TAXABLE VALUE:	\$8,683,000
-----------------------	--------------------

AMOUNT PAYABLE:	\$0.00
------------------------	---------------

Paul Broderick
Commissioner of State Revenue

Land Tax Clearance Certificate - Remittance Advice

Certificate No: 96453966

Land ID: 41316331

Amount Payable: \$0.00

State Revenue Office
GPO Box 4376
MELBOURNE VIC 3001

Please return this section with your payment. For further information refer overleaf.
Do not mark below this line.

<0000000000<0000000000>096453966000<096453966000>424<424>

Notes to certificates under Section 105 of the *Land Tax Act 2005*



Certificate No: 96453966

- Under Section 96 of the Land Tax Act 2005 (the Act), land tax is a first charge on the land to which it relates and should the vendor default, payment will be obtained from the purchaser. The purchaser should take into account the possibility that the vendor may default where land tax has been assessed but not paid.
- If land tax is due but not paid on a property, the Land Tax Clearance Certificate will certify the amount of land tax due and payable on that land. This amount will be binding on the Commissioner of State Revenue (the Commissioner) for purposes of section 96 of the Act whether or not it is paid to the State Revenue Office (SRO) on, or shortly after, settlement.
- The amount of land tax on this certificate relates to the amount of land tax due and payable as at the date of the application only and not to any future liability or the tax status of the land.
- A 'Nil' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax.
- If land tax will be payable on a property but payment is not due at the time the application is processed, the certificate will certify the amount that should be retained by the purchaser at settlement and remitted to the SRO. The Commissioner will consider himself bound by this amount against the purchaser, only if the amount is remitted to the SRO within 28 days after settlement.
- If the amount in 3. (above) is understated, the Commissioner has the right to seek recovery of the correct amount, or the balance, as the case may be, from
 - the vendor, or
 - the purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO within 28 days after settlement.
- If an amount is certified in respect of a proposed sale which is not completed, the Commissioner will not be bound by the same amount in respect of a later sale of the subject land - another certificate must be applied for in respect of that transaction.
- If an amount certified is excessively high (for example, because a principal residence concession has not been deducted in calculating the amount) the Commissioner will issue an amended certificate, without an additional fee being charged on receipt of sufficient evidence to that effect from the vendor.
- If no land tax is stated as being payable in respect of the property, the Commissioner will consider himself bound by that certification, in respect of the purchaser, if the land is subsequently found to be taxable and the vendor defaults.
- If the vendor refuses to be bound by an amount stated by the Commissioner and does not agree to the amount being withheld and remitted at settlement, the purchaser cannot rely on such refusal as a defence to an action by the Commissioner to recover the outstanding amount from the purchaser under Sections 96 or 98 of the Act.
- The information on a certificate cannot preclude the Commissioner from taking action against a vendor to recover outstanding land tax.

For Information Only

SINGLE OWNERSHIP CALCULATION BASED ON A TAXABLE VALUE OF \$8,683,000

Land Tax = \$152,842.50

Calculated as \$24,975 plus (\$8,683,000 - \$3,000,000) multiplied by 2.250 cents.

Further information

Internet	www.sro.vic.gov.au
Email	sro@sro.vic.gov.au (Attn: Land Tax)
Phone	13 21 61 (local call cost)
Fax	03 9628 6853
Mail	State Revenue Office GPO Box 4376 MELBOURNE VIC 3001

Payment options

Make cheque payable to **State Revenue Office, Victoria** marked 'Not Negotiable' and return with the remittance advice to:



Payment by mail:

- State Revenue Office
GPO Box 4376
MELBOURNE VIC 3001

Land Tax Clearance Certificate

Land Tax Act 2005

Certificate No: 96453966



Land Address: 50 HOBBS ROAD WYNDHAM VALE VIC 3024

Land Id	Lot	Plan	Volume	Folio	Taxable Value	Tax Payable
41316331	A	612203	11499	802	\$8,683,000	\$0.00

Assessed Owner	Years	Proportional Tax	Penalty/Interest	Total
HOBBS RD WYNDHAM TRUST	2016	\$0.00	\$0.00	\$0.00

Total Amount Payable for Property: 41316331 \$0.00

Comments: Property is exempt LTX outdoor club. This land is exempt from Land Tax in accordance with Part 4 of the Land Tax Act. If this exemption should cease, immediately or within 60 days after a change of ownership, Special Land Tax will be charged on this land under the provisions of Sections 29-34 of the Land Tax Act.

EPA Priority Sites Register Extract



Client: Maddocks
DX: 259 Melbourne

Client Ref: NJS:6804943
Certificate No: 35882893:58976074

Property Inquiry Details:

Street Address: 50 Hobbs Road
Suburb: WYNDHAM VALE
Map Reference: Melways Edition 39, Map No:233, Grid Letter: H, Grid Number: 10

Date of Search: 12/04/2016

Priority Sites Register Report:

A search of the Priority Sites Register **for the above map reference**, has indicated that this **site is not listed on, and is not in the vicinity of a site listed on the Priority Sites Register** at the date last notified by the EPA.

Important Information about the Priority Sites Register:

You should be aware that the Priority Sites Register lists only those sites for which EPA has requirements for active management of land and groundwater contamination. Appropriate clean up and management of these sites is an EPA priority, and as such, EPA has issued either a: Clean Up Notice pursuant to section 62A, or a Pollution Abatement Notice (related to land and groundwater) pursuant to section 31A or 31B of the Environment Protection Act 1970 on the occupier of the site to require active management of these sites.

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

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

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

For more information relating to the Priority Sites Register, refer to EPA information bulletin: Priority Sites Register (EPA Publication 735, December 2000). For a copy of this publication, copies of relevant Notices, or for more information relating to sites listed on the Priority Sites Register, please contact EPA as given below:

EPA Information Centre
200 Victoria Street, Carlton 3053
Tel: (03) 9695 2722 Fax: (03) 9695 2610

The information contained in this Extract of the Priority Sites Register may not be used for resale or for the preparation of mailing lists or for direct marketing. Any contravention of this notice will result in immediate revocation of access (including future access) to information contained on the Priority Sites Register.

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The Environment Protection Authority does not warrant the accuracy or completeness of information in this Extract and any person using or relying upon such information does so on the basis that the Environment Protection Authority shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

The information contained in this document has been sourced from the Environment Protection Authority who provides the Priority Sites Register information based only on the map reference entered when ordering this extract. Please ensure that you have used the correct edition of the directory and have entered the map reference correctly. SAI Global Property Division Pty Ltd does not warrant the accuracy or completeness of information provided by the EPA and therefore expressly disclaim liability arising from the use of this information.



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

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Wakeham Investments t/as Law Office Services C/- InfoTrack
135 King Street
SYDNEY 2000
AUSTRALIA

Client Reference: 357847

NO PROPOSALS. As at the 11th March 2016, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

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

50 HOBBS ROAD, WYNDHAM VALE 3024
CITY OF WYNDHAM

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

Date of issue: 11th March 2016

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 21572643 - 21572643133236 '357847'

Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 14 April 2016 09:27 AM

Address: 50 HOBBS ROAD WYNDHAM VALE 3024

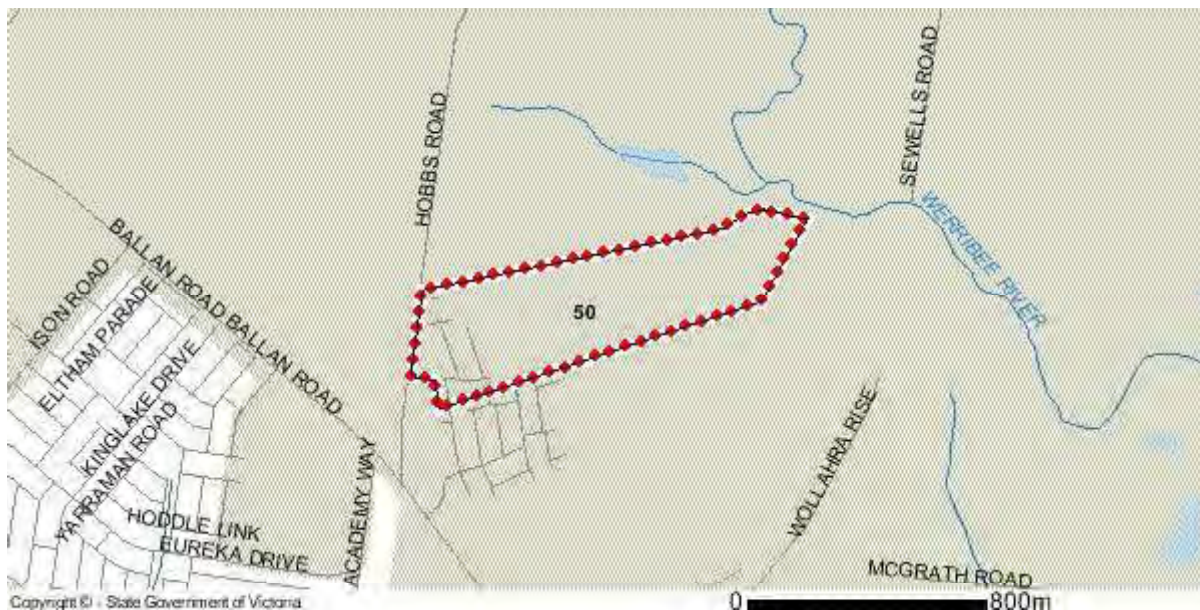
Lot and Plan Number: Lot A PS612203

Local Government (Council): WYNDHAM **Council Property Number:** 211313



Directory Reference: Melway 233 H10

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

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend

 Bushfire Prone Area  Selected Land

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011, as amended by gazette notices on 25 October 2012, 8 August 2013, 30 December 2013, 3 June 2014, 22 October 2014, and 19 August 2015.

The Building Regulations 2006 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed via the Bushfire Prone Areas Map Service at services.land.vic.gov.au/maps/bushfire.jsp or at the relevant local council.

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

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

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

For Planning Scheme Provisions in bushfire areas visit [Planning Schemes Online](#)

For Planning Scheme Provisions for this property return to the GetReports list and select the Planning Property Report.

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32(2)(dc) of the Sale of Land 1962 (Vic).



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DX 30258 Werribee Vic
ABN: 38 393 903 860

WYP7871/14.10

16 August 2016

Tract Consultants Pty Ltd
PO Box 181
RICHMOND VIC 3121

Dear Sir/Madam,

Planning Permit Application: WYP7871/14.10

Description: Section 72 Amendment – Deletion of Condition 17 (Public Infrastructure Plan) and amendment of Condition 18 (Section 173 Agreement)

Location: V 11499 F 802 L A PS 612203 Werribee Parish
50 Hobbs Road WYNDHAM VALE VIC 3024

I refer to your recent letter, requesting an amendment to the **permit**.

Your request for an amendment to the **permit** has now been granted by Council. Please find attached a copy of the **amended permit**.

Should you have any further enquiries regarding the above matter, please contact me on 8734 5488 Ext 2126 .

Yours faithfully,

Neasa Moylan
Principal Town Planner

Encl.

PLANNING PERMIT

Application No.: WYP7871/14.10 (Amended)
Planning Scheme: Wyndham Planning
Responsible Authority: Wyndham City Council

ADDRESS OF LAND:

Land Title: V 11499 F 802 L A PS 612203 Werribee Parish
Land Address: 50 Hobbs Road WYNDHAM VALE VIC 3024

THE PERMIT ALLOWS:

Staged Residential Subdivision of Land creation of restriction on proposed plan of subdivision, and removal of easement (E-1 Powercor).

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

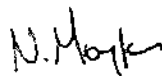
Amended Plans

1. Prior to Certification under the Subdivision Act a modified Plan must be submitted to and approved in writing by the Responsible Authority. When approved the plan will be endorsed and will then form part of this permit. The plans must be generally in accordance with Plan 0314-0557-10 D009 Rev 01 dated 8 October 2014 but modified to show:
 - a) Notation that no Buildings or Works to occur as per Restriction AL114846n
 - b) Indicative layout for previously excised House Lot and how it would connect to 25.5m east-west Key Local Access Level 2 street;
 - c) Location of the stormwater pipe and the key access streets required for the pipes connection to the RRL siphon outfall located on Hobbs Road;
 - d) Provision of 21.5m wide road in the south west corner of subject site to match road width provided in adjoining subdivision to the south. This road must also include an Off-Road Shared Path (within Road Reserve);
 - e) Road to the north of P4 increased to 25.5m to match other portion of road;
 - f) Road to the north of PS increased to 25.5m to match other portion of road;
 - g) Road to the west of P5 increased to 16m to allow for inclusion of footpath on both sides of the road;
 - h) P3 amended to provide 1.0ha of unencumbered POS plus the relevant land required under the CHMP;
 - i) Proposed route of the Stormwater Conveyance as per Plan 9 of the Ballan Road PSP and any associated changes to road layout;
 - j) Lots abutting P3 in Stage 5 amended to provide rear laneway 7m in width with 4m road directly abutting the POS.
 - k) Any new electricity substations, sewer pump stations or other utilities as per Requirement 90 of the Ballan Road PSP;

Date

6 May 2015

Signature for the Responsible Authority



Neasa Moylan
Principal Town Planner

PLANNING PERMIT

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- l) Dimensions around Title Boundary indicating distances between inter-parcel road connections.

No Subdivision layout alteration

2. The subdivision permitted by this permit as shown on the endorsed plan(s) and/or described in the endorsed documents must not be altered or modified (for any reason) except with the prior written consent of the Responsible Authority.

Conditions 3 to 4 are required as specified by the Urban Growth Zone Schedule 8

Kangaroo Management Plan

3. Prior to the commencement of any works, a Kangaroo Management Plan must be submitted to and be approved in writing to the satisfaction of the responsible authority which includes:
- Strategies to avoid land locking land adjacent to the subdivision that provides habitat to kangaroos; and
 - Management requirements to respond to the containment of kangaroos in an area with no reasonable likelihood of their continued safe existence; or
 - Management and monitoring actions to sustainably manage a population of kangaroos within a suitable location.
 - A 'design/management response' statement outlining how the approved Kangaroo Management Plan will be implemented.

All recommendations in the Kangaroo Management Plan must be completed to the satisfaction of the Responsible Authority.

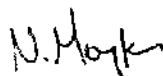
Environmental Site Assessment

4. Prior to the commencement of any works, an Environmental Site Assessment of the land by a suitably qualified environmental professional must be submitted to and approved in writing to the satisfaction of the responsible authority which takes account of 'Stage 1 and 2 – Desktop Environmental, Hydrogeological and Geotechnical Assessment: REPORT ON PSP AREA 40 – BALLAN ROAD' (SKM, March 2013) and provides information including:
- Further detailed assessment of potential contaminants on the relevant land.

Date

6 May 2015

Signature for the Responsible Authority



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- Clear advice on whether the environmental condition of the land is suitable for the proposed use/s and whether an environmental audit of all, or part, of the land is recommended having regard to the Potentially Contaminated Land General Practice Note June 2005, DSE.
- Further detailed assessment of surface and subsurface water conditions and geotechnical characteristics on the relevant land and the potential impacts on the proposed development including any measures required to mitigate the impacts of groundwater conditions and geology on the development and the impact of the development on surface and subsurface water.
- Recommended remediation actions for any potentially contaminated land.

All recommendations in the Environmental Site Assessment must be completed to the satisfaction of the Responsible Authority.

Conditions 5 to 12 are required as specified by the Ballan Road PSP

Condition C1 Small Lot Housing Code

5. Prior to the certification of the plan of subdivision for the relevant stage, a plan must be submitted for approval to the satisfaction of the responsible authority. The plan must identify the lots that will include a restriction on title allowing the use of the provisions of the Small Lot Housing Code incorporated pursuant to Clause 81 of the Wyndham Planning Scheme.
6. The plan of subdivision submitted for certification must identify whether type A or type B of the Small Lot Housing Code applies to each lot to the satisfaction of the responsible authority.

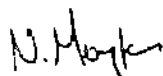
Condition C2 Kangaroo Management

7. Before the certification of the plan of subdivision, a Kangaroo Management Plan must be approved by the Secretary to the Department of Environment and Primary Industries. Once approved the plan will be endorsed by the responsible authority and form part of the permit.

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8. The endorsed Kangaroo Management Plan must be implemented to the satisfaction of the responsible authority.

Condition C3 Protection of conservation areas and native vegetation during construction

9. Before the start of construction or carrying out of works the conservation area, scattered native tree or patch of native vegetation identified in the incorporated Ballan Road Precinct Structure Plan the developer of the land must erect a conservation area/vegetation protection fence that is:

- highly visible;
- at least 2 metres in height;
- sturdy and strong enough to withstand knocks from construction vehicles;
- in place for the whole period of construction;
- located the following minimum distance from the element to be protected:

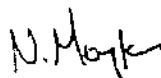
Element	Minimum distance from element
Conservation area	2 metres
Scattered tree	twice the distance between the tree trunk and the edge of the tree canopy
Patch of native vegetation	2 metres

- Construction stockpiles, fill, machinery, excavation and works or other activities associated with the buildings or works must:
- be located not less than 15 metres from a waterway;
- be located outside the vegetation protection fence;
- be constructed and designed to ensure that the Conservation Area or scattered trees or patches of native vegetation identified for retention in the Precinct Structure Plan are protected from adverse impacts during construction;
- not be undertaken if it presents a risk to any vegetation within a Conservation Area; and

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- be carried out under the supervision of a suitable qualified ecologist or arborist.

Condition C4 Environmental Management Plan

10. The subdivision, buildings or works must not commence until an Environmental Management Plan for the relevant works has been approved to the satisfaction of the Department of Environment and Primary Industries, unless otherwise agreed by the Department of Environment and Primary Industries.

Condition C5 Salvage and Translocation

11. The Salvage and Translocation Protocol for Melbourne's Growth Corridors (Department of Environment and Primary Industries, 2014) must be implemented in the carrying out of development to the satisfaction of the Secretary to the Department of Environment and Primary Industries.

Condition C6 Land Management Co-operative Agreement Conservation Areas

12. Before the issue of a statement of compliance for the last stage of the subdivision, the owner of the land:
 - Enters into an agreement with the Secretary to the Department of Environment and Primary Industries under section 69 of the Conservation Forests and Lands Act 1987, which must:
 - Must provide for the conservation and management of that part of the land shown as a conservation area in the Ballan Road Precinct Structure Plan; and
 - May include any matter that such an agreement may contain under the Conservation Forests and Lands Act 1987.
 - Makes application to the Registrar of Titles to register the agreement on the title to the land.
 - Pays the reasonable costs of the Secretary to the Department of Environment and Primary Industries in the preparation, execution and registration of the agreement.

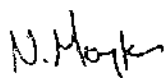
Functional Layout Plan requirement

13. A function layout plan must be submitted to and approved by Council's Roads Development Department prior to certification for each stage. The plan must be generally

Date

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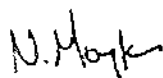
in accordance with the plan submitted with the application but modified to show in particular locations of footpaths, on street parking, access and traffic management devices within the entire subdivision. The traffic management plan must be designed to current codes and industry standards by a qualified practitioner. This plan must consider pedestrian, vehicular and cycling traffic internal and external to this development. The type of devices must be specified at the designated locations. An endorsed copy of the overall plan must form part of this permit. The plan must also show road cross sections, specifying road reserves and pavement widths and address the following specific items to the satisfaction of the Responsible Authority;

- (a) Roads must be constructed so that they are capable of accommodating a vehicle of 15 tonnes for the trafficable road width.
- (b) The average grade of a road must be no more than 1 in 7 (14.4% or 8.1°).
- (c) The steepest grade on a road must be no more than 1 in 5 (20% or 11.3°) with this grade continuing for no more than 50m at any one point.
- (d) Dips in a road must have no more than a 1 in 8 grade (12.5% or 7.1°) entry and exit angle.
- (e) Constructed dead end roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8m (including roll-over curbs if they are provided);
- (f) WSUD initiatives that direct run off water into nature strips and other planted areas consistent with Guideline 12 of the Ballan Road PSP;
- (g) Safe and convenient transition between on and off-road bicycle routes consistent with Requirement 59 of the Ballan Road PSP;
- (h) Lighting along all major pedestrian and cycle paths consistent with Requirement 62 of the Ballan Road PSP;
- (i) Cut-off (or similar) light fittings along paths, roads and bridges consistent with Requirement 63 of the Ballan Road PSP;
- (j) Appropriate materials and signage to emphasise Bicycle Priority at intersections, consistent with Requirement 67 of the Ballan Road PSP;
- (k) Details of how 30% of the local streets (including connector streets) will apply an alternative cross-section to the 'standard' cross-sections, consistent with Requirement 72 of the Ballan Road PSP;
- (l) Details of how WSUD initiatives have been incorporated into the design consistent with Guideline 66 of the Ballan Road PSP;
- (m) Provision of Utilities consistent with Requirement 87 of the Ballan Road PSP;

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- (n) Markings for bin placement. The bin placement marking should be a minimum of 0.75m away from the property boundary to prevent property damage and also to calibrate resident's behaviour on bin placement.
- (o) The construction and timing of works, including relevant parts of Hobbs Road, and their intersections, as appropriate to the development, plus associated paths and other works required to access the development.
- (p) An estimate of the extent of equalisation which is required in respect of public open space to be provided having regard to the PSP and the DCP.

Section 173 Agreement

14. Prior to the Statement of Compliance for any stage of the Plan of Subdivision permitted by this permit, the owner of the subject land must, at no cost to the Responsible Authority, enter into an agreement (in a form satisfactory to the Responsible Authority) with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987 and must make application to the Registrar of Titles to have the agreement registered on the title to the land under Section 181 of the Planning and Environment Act 1987, which provides for;

- (a) The payment of development and community infrastructure levies in accordance with the Wyndham West Development Contributions Plan 2014;
- (b) The payment of open space contributions in accordance with the Schedule to Clause 52.01 of the Wyndham Planning Scheme and the Ballan Road Precinct Structure Plan 2014;
- (c) The implementation of any approved Public Infrastructure Plan;
- (d) Restriction on corner lots, and lots fronting Open Space via an MCP limiting boundary fencing to 1.2m in height; and

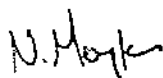
The owner must pay the costs (including Council's costs) of the preparation, drafting, finalisation, signing and recording of the agreement.

A copy of Title showing the Dealing number as issued by the Office of Titles must be provided to the Responsible Authority.

Date

6 May 2015

Signature for the Responsible Authority



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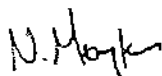
General Landscaping

15. Landscape plans are required to be submitted to and approved by Council's City Presentation Department prior to the issue of a Statement of Compliance for each stage. These plans will show the development of reserves to include playgrounds, paths and shared trails, park furniture, landscaping and recreation facilities as appropriate to the size and proposed use of the reserve, and in accordance with the endorsed plans. The works must be completed in accordance with the details approved by the Council's City Presentation Department. The following is also required to be shown on the plans:
- (a) All surface treatments.
 - (b) The location, type and height of all fencing.
 - (c) The botanical name, height and width at maturity, and location of all vegetation to be used.
 - (d) A works specification, and the method of preparing, draining watering and maintaining the landscape area.
 - (e) A barrier, where necessary, to prevent vehicles causing damage to garden areas.
 - (f) Canopy Trees consistent with Requirement 1 of the Ballan Road PSP;
 - (g) Street Trees consistent with Requirement 2 of the Ballan Road PSP;
 - (h) Landscaping adjacent to Dry Stone Walls that is consistent with Requirement 7 of the Ballan Road PSP;
 - (i) Landscaping that can be maintained by the Responsible Authority that is consistent with Requirement 27 of the Ballan Road PSP;
 - (j) Planting within Parks and Open Spaces that is consistent with Requirement 28 of the Ballan Road PSP;
 - (k) Fencing consistent with Requirement 32 of the Ballan Road PSP;
 - (l) Landscaping strips adjacent to road frontages should include canopy trees;
 - (m) Landscaping consistent with Key Unified Landscape Streetscapes Guideline 3 of the Ballan Road PSP;
 - (n) Where practical, WSUD initiatives within proposed Open Space Network, consistent with Guidelines 30 and 67 of the Ballan Road PSP;
 - (o) Where practical, IWM initiatives (such as stormwater harvesting, aquifer storage and recharge, sewer mining, grey water recycling) within the Open Space Network, consistent with Guideline 69 of the Ballan Road PSP unless otherwise agreed in writing by the Responsible Authority; and

Date

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- (p) In respect of P4 and P5, the plans must show the entire reserve (even where it traverses two separate land parcels), consistent with Requirement 35 of the Ballan Road PSP
- (q) Street trees and public open space landscaping should contribute to habitat for indigenous fauna species, in particular arboreal animals and birds, consistent with Guideline 49 of the Ballan Road PSP

Building Envelopes

16. Prior to the issue of a Statement of Compliance for each stage of the subdivision under the Subdivisions Act 1988, where Building Envelopes are proposed a plan showing Building Envelopes for each lot greater than 300 square metres in area must be submitted to and approved in writing (endorsed) by the Responsible Authority. The approved Building Envelopes will be endorsed under this permit. The restriction must provide for:
- a) Building envelope plans that apply to each relevant lot;
 - b) All buildings to conform to the building envelope on the relevant lot;
 - c) The construction of a building outside the building envelope only with the written consent of the responsible authority.

Once approved, the building envelopes must be applied and registered as a restriction (eg. MCP/Instrument) on Title.

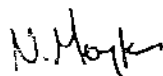
Public Infrastructure Plan

17. Deleted
18. Prior to the Statement of Compliance for any stage of the Plan of Subdivision permitted by this permit, or at such other time which is agreed between Council and the owner, if required by the responsible authority or the owner, the owner must enter into an agreement or agreements under section 173 of the Planning and Environment Act 1987 which provides for:
- a. Deleted
 - b. The equalisation of open space having regard to the areas set aside in a plan of subdivision and the amount specified in the schedule to clause 52.01;

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- c. 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 or the public open space account;
- d. The deferral of DCP payments for land by the Council to enable that funding to be put towards DCP infrastructure items on the land, as agreed between the Council and the permit holder;
- e. Any works-in-kind the owner wishes to undertake, including any sharing arrangement between developers, if applicable.

Construction Management Plan – Bushfire Risk (Requirement 50 of Ballan Road PSP)

19. Prior to the commencement of works for a stage of subdivision a Construction Management Plan (CMP) that addresses Bushfire Risk Management must be submitted to and approved by the Responsible Authority and the CFA. The CMP must specify, amongst other things:
- Measures to reduce the risk from fire within the surrounding rural landscape and protect residents from the threat of fire;
 - A separation buffer, consistent with the separation distances specified in AS3959-2009, between the edge of development and non-urban areas; and
 - How adequate opportunities for access and egress will be provided for early residents, construction workers and emergency vehicles.

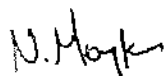
Bus Stop Hard Stands (Requirement 52 of the Ballan Road PSP)

20. Prior to the issue of a Statement of Compliance for any subdivision stage, bus stop hard stands with direct and safe pedestrian access to a pedestrian path must be constructed unless otherwise agreed by Public Transport Victoria:
- In accordance with the Public Transport Guidelines for Land Use and Development; and
 - Compliant with the Disability Discrimination Act – Disability Standards for Accessible Public Transport 2002; and
 - At locations approved by Public Transport Victoria, at no cost to Public Transport Victoria and to the satisfaction of Public Transport Victoria.

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Interconnection of Streets (Requirement 75 of the Ballan Road PSP)

21. Prior to the Statement of Compliance for the relevant Stage, any streets where an inter-parcel connection is intended, must be constructed to the property boundary to the satisfaction of the Responsible Authority

Electricity Supply (Requirement 89 of the Ballan Road PSP)

22. All new electricity supply infrastructure (excluding substations and cables with voltage greater than 66kv) must be provided underground.

Third Pipe Recycled Water Infrastructure (Requirement 92 of the Ballan Road PSP);

23. Third pipe recycled water infrastructure must be provided to each lot.
24. Unless otherwise agreed by City West Water, prior to the Statement of Compliance for the relevant stage, the developer must enter into an agreement with City West Water requiring that the subdivision to be reticulated with a dual pipe recycled system to provide for the supply of recycled water from a suitable source or scheme to all lots and open space reserves in the subdivision.

Dual Plumbing for Recycled Water Supply (Requirement 94 of the Ballan Road PSP);

25. Prior to the Statement of Compliance for the relevant Stage, any plan of subdivision must contain a restriction which provides that no dwelling or commercial building may be constructed on any allotment unless the building incorporates dual plumbing for recycled water supply for toilet flushing and garden watering use if it is to become available .

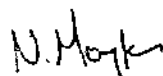
Electricity Cables (Requirement 97 of the Ballan Road PSP)

26. Where existing above ground electricity cables are retained along road ways (excluding cables with a voltage greater than 66kv), underground conduits are to be provided as part of the upgrade of these roads for future undergrounding of the electricity supply.

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Infrastructure Costs (Requirement 104 of the Ballan Road PSP)

27. Except where provided for in a Development Contributions Plan applying to the land, new development must meet the total cost of delivering the following infrastructure Connector roads and local streets;

- Local bus stop infrastructure (where locations have been agreed in writing by Public Transport Victoria)
- Landscaping of all existing and future roads and local streets,
- Intersection works and traffic management measures along arterial roads, connector streets, and local streets
- Council approved fencing and landscaping (where required) along arterial roads
- Local pedestrian and bicycle paths along local arterial roads, connector roads and local streets and within local open space including bridges, intersections and barrier crossing points
- Appropriately scaled lighting along all roads major pedestrian thoroughfares traversing public open space and shared paths
- The Werribee River Shared Trail and connections to it
- The RRL shared trail and connections to it
- Basic improvements to local parks/open space (refer to Open Space Delivery below),
- Local waterway systems,
- Infrastructure as required by utility services providers including water, sewerage, waterway (except where the item is funded through a Development Services Scheme (DSS)), electricity, gas and telecommunications
- Remediation and / or reconstruction of dry stone walls where required.

Public Open Space costs (Requirement 105 of the Ballan Road PSP)

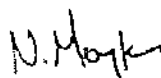
28. In accordance with Requirement 105 of the Ballan Road PSP, where not otherwise provided via a Development Contributions Plan, all public open space must be finished to a standard to the satisfaction of the Responsible Authority, prior to the transfer of the space to Council including, but not limited to:

- Removal of all existing disused structures, foundations, pipelines or stockpiles.

Date

6 May 2015

Signature for the Responsible Authority



Neasa Moylan
Principal Town Planner

PLANNING PERMIT

Application No.: WYP7871/14.10 (Amended)
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- Cleared of rubbish and environmental weeds and rocks, levelled, topsoiled and grassed with warm climate grass (unless conservation reserve requirements dictate otherwise).
- Provision of water tapping, potable and recycled water connection points.
- Sewer and gas connection points to land identified as an active reserve and passive open space reserves as identified by Council.
- Trees and other plantings.
- Vehicle exclusion devices (fence, bollards or other suitable method) and maintenance access points.
- Construction of minimum 1.5 metres wide pedestrian paths around the perimeter of the reserve, connecting and linking into any other surrounding paths or points of interest, except where shown as 3 metres wide shared paths on Plan 10
- Installation of park furniture including BBQs, shelters, tables, local scale playgrounds and other local scale play elements such as ½ basketball courts and hit-up walls, rubbish bins and appropriate paving to support these facilities, consistent with Appendix 3.
- Additionally, for town squares and urban parks – paving and planters, furniture including seating, shelters and bollards, tree and other planting, lighting, waterway and water tapping

Open Space areas P3, P4 and P5

29. Unless otherwise agreed in writing with the Responsible Authority, all responsibility for the ongoing management, maintenance and liability, of and for P4 and P5 is that of the land/permit holder until such time as;
- A Statement of Compliance is issued for those particular Lots that results in the provision of Lots that meet the full requirements as specified in the PSP for the provision of a Park, to the satisfaction of the Responsible Authority.

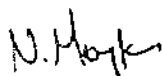
Open Space areas P3, P4 and P5

30. Prior to the Statement of Compliance of any Stage including Passive Open Space (P3, P4 and P5) the entire area (across all subdivision areas) must be landscaped to the satisfaction of the Responsible Authority, and vested in Council, unless otherwise agreed in writing by the Responsible Authority.

Date

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Landscaping of Reserves including Rubbish/Weed Removal

31. The reserve(s) shown on the endorsed plan(s) must be cleared of all rubbish, noxious weeds, debris and spoil and must be levelled, graded and developed to the satisfaction of the Responsible Authority, specifically Council's City Presentation Department, to allow for future maintenance by Council. Such landscaping must be in accordance with a plan approved by the Responsible Authority prior to certification of the Plan of Subdivision.

Landscaping Bonds

32. Landscaping bonds to a value agreed to be the Responsible Authority, must be paid prior to the issue of Statement of Compliance. These bonds are to comprise 100% of the total value of the landscaping works to cover the outstanding works and a further 35% of the total landscaping cost to cover the maintenance Period.

Fencing of Reserves

33. Where lots shown on the endorsed plan(s) have a common boundary with any Reserve for Municipal Purposes, Tree Reserve, Floodway Reserve, etc. such boundary must be fenced to the satisfaction of and at no cost to the Responsible Authority in accordance with the approved landscape plan/s.

Street Trees

34. The owner or developer of the subject land must plant street trees within the subdivision permitted by this permit to the satisfaction of the Responsible Authority. Such street tree planting must be in accordance with the plan approved by the Responsible Authority.

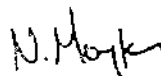
Landscape Handover

35. The landscaping maintenance period will be for a minimum two (2) summers prior to Handover to the Responsible Authority. During this period, the developer must maintain the landscaping works to the satisfaction of, and at no cost to, the Responsible Authority. Detailed 'as constructed' plans, in a format agreed with Council, must be provided prior to the issue of the Practical Completion Certificate.

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Servicing of Reserves

36. Those reserves shown on the endorsed plan(s) and nominated by the Responsible Authority must be provided with the following services and facilities to the satisfaction of and at no cost to the Responsible Authority. Generally utilities such as power and water are required for neighbourhood parks and power, water, gas and sewer as required for active recreation reserves and district open space.

- (a) City West Water approved water tapping;
- (b) Powercor approved power pillar box to provide the necessary power supply for the reserve;
- (c) A sewer point for the entire reserve;
- (d) An industrial type vehicle crossing and security gate; and
- (e) Security lighting.

The provision of the above services and facilities must include payment of all associated fees and charges.

Weed Control

37. Weed control of the identified serious threat environmental weeds and all noxious weed species must occur prior to any development and removal/relocation of soils. Such weeds (and any colonies in the event of soil disturbance or importation of soils and other actions) as well as any regrowth of previously controlled weeds are to be controlled throughout the development process and maintenance period. Weed control must be at no cost to and to the satisfaction of the Responsible Authority before the site is transferred to Council for future management/maintenance.

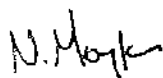
O-Spec Drawing Requirement

38. Prior to the issue of a Practical Completion for any stage of the subdivision, the following must be submitted to the satisfaction of the responsible authority:

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- (a) An electronic copy of all 'as constructed' landscape drawings, and relevant files in both Autocad DWG and Adobe PDF file formats on Compact Disk. The minimum resolution of the PDF required is 300dpi.
- (b) 'As-constructed' open space/landscape asset information for open space/landscape and related assets in digital format in accordance with O-Spec (the Consultant/Developer Specifications for the delivery of the digital data to Local Government).

Agreement with relevant authorities for utility services

39. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, gas and telecommunication services to each lot shown on the endorsed plan in accordance with that authority's requirements and relevant legislation at the time.

Serviced Lots

40. Prior to its use for any purpose, each lot created by the subdivision permitted by this permit must be provided with reticulated water, sewerage and electricity, roads and drainage to the satisfaction of the Responsible Authority.

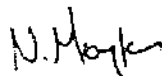
Provision of Telecommunications services

41. The owner of the land must enter into an agreement with:
- (a) a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
 - (b) a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

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Telecommunications services prior to SoC

42. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:
- (a) a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
 - (b) a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Easements to be set aside

43. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created. Easements will not be permitted on areas set aside as unencumbered open space. Where there is no alternative available, compensation will be payable at a valuation determined by the Responsible Authority.

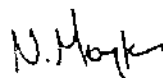
Council Residential Drainage

44. Provision must be made for the drainage of each allotment shown on the endorsed plan(s) to the requirements and satisfaction of the Council as the responsible drainage authority. Drainage of the subject land for residential purposes must be provided by underground drainage systems catering for up to 1 in 5 year storm return periods. Flows in excess of 1 in 5 year storm return periods, up to and including 1 in 100 year storm return periods must be accommodated in separate channels and/or within the road reserves and/or within the provided drainage system. All urban storm water systems must incorporate measures to satisfy the objectives of "Best Practise Environmental Management Guidelines" (CSIRO 1999) to reduce or retain total:-
- (a) 80% of suspended solids,
 - (b) 45% phosphorus
 - (c) 45% nitrogen and

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- (d) 70% litter / gross pollutants larger than 5mm.

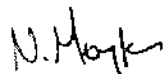
Site Environment Management Plan

45. Prior to commencement of any works on site, a Site Environmental Management Plan (SEMP) must be submitted to and approved in writing by the Responsible Authority. The SEMP must be submitted in Wyndham City Council approved format and address the potential impacts of construction works. The SEMP must address methods for the protection of environmentally significant areas, weed control, rehabilitation of cut surfaces, erosion, drainage, water quality control, sediment and dust control and the use of hazardous substances;
- Any construction stockpiles, fill and machinery must be placed away from areas supporting native vegetation and drainage lines to the satisfaction of the responsible authority.
 - All earthworks must be undertaken in a manner that will minimise soil erosion and adhere to Construction Techniques for Sediment Pollution Control (EPA 1991) or updated version.
 - Prior to commencement of works, the works zone must be enclosed by secure and obvious temporary fencing. Fencing abutting the conservation reserve must be signposted as 'vegetation protection zone no work permitted'. The work zone fence must remain in place until works are completed. Fill, machinery and building materials must not be placed outside of the works zone.
 - Remnant trees that are being retained in public open space must have bollards placed around the Tree Protection Zone (as defined by Australian Standard AS 4970). The area under the tree must be mulched and planted with appropriate ground cover species to the satisfaction of the Responsible Authority.
 - Prior to commencement of works, contractors must be inducted into the SEMP and all flora and fauna conservation requirements.
 - Noxious weeds must be controlled. Any weed infestations resulting from soil disturbance and/or the importation of sand, gravel and other material used in the construction process must be controlled.
 - Prior to felling, trees identified for removal must be examined by a qualified zoologist for the presence of fauna, including those using external nests (e.g. Common Ringtail Possums, bird nests) and tree hollows. If native fauna species are located, they are to be salvaged and relocated in accordance with all relevant

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legislation and approvals, further to consultation with the Department of Environment and Primary Industries.

Construction of Works

46. Roadworks, drainage and other civil works must be constructed in accordance with plans and specifications approved by the Council and must include:

- (a) fully sealed pavement with kerb and channel and vehicular crossings where appropriate;
- (b) footpaths and/or shared pedestrian/bicycle paths where appropriate;
- (c) underground drainage;
- (d) indented car parking and/or bus parking bays where appropriate;
- (e) underground conduits for water, gas, electricity and telephone;
- (f) appropriate intersection and traffic measures;
- (g) appropriate street lighting and signage;
- (h) school crossing(s) where appropriate;
- (i) high stability permanent survey marks.

Works must not commence prior to the issue of the certified Plan of Subdivision and approval of the construction plans.

Any footpath, kerb or other asset damaged during the three (3) month defect liability period by the builders or others must be made good to the satisfaction of the Responsible Authority prior to the work being taken off maintenance.

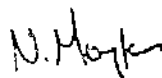
Fire Hydrant Requirements

47. Hydrants and fire plugs must be compatible with the relevant fire service equipment. Where the provision of fire hydrants and fire plugs does not comply with the requirements of standard C29 (Clause 56 - ResCode), fire hydrants must be provided to the satisfaction of the relevant fire authority.

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Requirement for D-Spec

48. Within three (3) months of completion of the drainage works and prior to the release of the Statement of Compliance, the owner must provide asset information in digital format to include drainage data as per "D-Spec" (the consultant/Developer Specifications for the delivery of drainage data to Local Governments) except to the extent that D-Spec requires data information in D-Spec to be certified by a surveyor.

Construction Management Mitigation Plan

49. Prior to commencement of development, a Construction Management Mitigation Plan (CMMP) must be submitted to the satisfaction of the Responsible Authority. When approved, the plan will be endorsed and then form part of the permit. This CMMP must detail methods to be employed during construction of the subdivision to control construction impacts on environmental values including habitat, water quality, sites of biological and cultural significance and vegetation to be retained on the site.

Vehicle Access via crossing

50. Prior to the issue of a Statement of Compliance, vehicular access to the subject land from any roadway or service lane (and vice versa) must be by way of a vehicle crossing(s) constructed at right angles to the road, to suit the proposed driveway(s) and vehicles that will use the crossing. The location, design and construction of the vehicle crossing(s) must be approved by the Responsible Authority. Any existing unused crossing(s) must be removed and replaced with concrete kerb and channel and any services or infrastructure, including street trees, that require relocation or modification as a result of proposed crossovers must be relocated or modified at the permit holders cost and to the satisfaction of the Responsible Authority or relevant service authority.

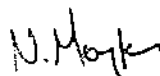
Truck Routes and Site Access

51. Prior to any works commencing on the approved subdivision/development, a plan showing truck routes including the delivery of and disposal of surplus materials from the site of the development must be submitted to and approved by Council's Engineering Services Department. This plan must include the following:

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- (a) Anticipated vehicle movements per day.
- (b) Types of vehicles and hours between which this route is required for vehicles associated with the subdivision.
- (c) Restrictions on travel within local residential streets (speed, hours etc).
- (d) Any required works to the entrance of the site.
- (e) Methods and timing of response to rectify spilt debris and mud from construction vehicles, including appropriate contact details if required. This includes debris and mud that occurs along any part of an approved Truck Route.

During construction of works under this permit, access to and egress from the subject land must only be via a route as shown on an approved, stamped Truck Route Plan. Once approved a sign/plan no greater than 2 square metres indicating the approved truck route must be displayed at all exits of the subdivision.

Filling of Land

52. The owner or developer of the subject land must ensure that wherever the approved construction plans for roadworks and drainage show filling exceeding 150 mm compacted depth (finished surface level) within any lot created by the subdivision, the existence of such filling must be made known to any prospective purchaser of such lot. Information on the construction plans relating to the filling of any lot must be referred to when completing a statement pursuant to Section 32 of the Sale of Land Act.

Removal of excavated material

53. Approval for the removal and disposal of any excavated material or top soil from the subject land is required from the Council.

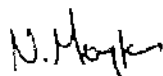
Dust from material stockpiles

54. Adequate measures must be undertaken to ensure dust from materials stockpiled does not affect adjoining properties or surrounding area, to the satisfaction of the Responsible Authority. Adequate measures to control dust must be in place at all times whilst works are being undertaken to the satisfaction of the Responsible Authority.

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During Construction

55. Measures must be taken to suppress dust, noise or other emissions during construction to prevent nuisance to surrounding neighbours as defined by the Public Health and Wellbeing Act 2008. Construction and/or demolition works must comply with the requirements specified in the Environment Protection Authorities, Noise Control Guidelines Publication 1254, October 2008.

Certified Plans to be referred under S8 of Subdivision Act

56. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.

Satisfactory Continuation of Subdivision

57. The subdivision permitted by this permit must be carried out to the satisfaction of the Responsible Authority.

Delivery of Infrastructure

58. Unless otherwise agreed in writing with the Responsible Authority, where a Stage of the subdivision includes the provision of public infrastructure (eg. open space, cycle paths etc) prior to Statement of Compliance, the relevant land must be landscaped and completed to the satisfaction of the Responsible Authority.

Bus Stop Location

59. Bus stops are to be provided in accordance with the requirements of Public Transport Victoria.

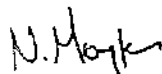
Staging

60. The subdivision must proceed in the order shown on the staging on the endorsed plan, unless otherwise agreed in writing by the Responsible Authority.

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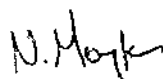
Conditions requested by Environment & Sustainability

61. The Salvage and Translocation of Striped Legless Lizard in the Urban Growth Areas of Melbourne: Strategic Approach (DSE 2011) and Salvage and Translocation of Striped Legless Lizard in the Urban Growth Areas of Melbourne: Operational Plan (DSE 2011) must be implemented to the satisfaction of the Secretary of the Department of Environment and Primary Industries before during and after the carrying out of any buildings or works or native vegetation removal and all specifications and requirements of the approved plan must be complied with.
62. Prior to the commencement of any buildings or works or the removal of any vegetation, offsets for Golden Sun Moth habitat on the land must be provided to the satisfaction of the Secretary of the Department of Environment and Primary Industries.
63. Prior to the commencement of any buildings or works or the removal of any vegetation offsets for Growling Grass Frog habitat on the land must be provided or agreed to the satisfaction of the Secretary of the Department of Environment and Primary Industries
64. Growling Grass Frog and Golden Sun Moth Habitat Compensation statements and confirmation of receipt from DEPI must be submitted to the RA prior to commencement of subdivision.
65. Prior to commencement of works, the works zone must be enclosed by secure and obvious temporary fencing. The work zone fence must remain in place until works are completed. Fill, machinery and building materials must not be placed outside of the works zone.
66. Prior to commencement of works, contractors must be inducted into the SEMP and all flora and fauna conservation requirements.
67. Noxious weeds must be controlled. Any weed infestations resulting from soil disturbance and/or the importation of sand, gravel and other material used in the construction process must be controlled.

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68. Prior to felling, trees identified for removal must be examined by a qualified zoologist for the presence of fauna, including those using external nests (e.g. Common Ringtail Possums, bird nests) and tree hollows. If native fauna species are located, they are to be salvaged and relocated in accordance with all relevant legislation and approvals, further to consultation with the Department of Environment and Primary Industries.

Conditions required by City West Water

Water

69. It is essential the owner of the land enters into an agreement with City West Water for the provision of water supply.

Sewer

70. It is essential the owner of the land enters into an agreement with City West Water for the provision of sewerage.

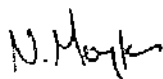
Conditions required by Melbourne Water

71. Prior to the issue of a Statement of Compliance, the Owner shall enter into and comply with an agreement with Melbourne Water Corporation for the acceptance of surface and storm water from the subject land directly or indirectly into Melbourne Water's drainage systems and waterways, the provision of drainage works and other matters in accordance with the statutory powers of Melbourne Water Corporation.
72. Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or waterways.
73. Engineering plans of the subdivision (in electronic format) are to be forwarded to Melbourne Water for comment/approval. A Certified Survey Plan may be required following our comments on the engineering drawings.

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74. Prior to Certification, the Plan of Subdivision must show sufficiently sized easements and/or reserves to be created over any proposed Melbourne Water asset to Melbourne Water's satisfaction.
75. Prior to Certification, a free draining outfall is to be arranged to the satisfaction of Melbourne Water, Council and the affected downstream property owner(s). Written acceptance from downstream landowners and Council is to be forwarded to Melbourne Water for our records.
76. Alignment of roads and reserves with any adjoining estates must ensure continuity and provide uninterrupted conveyance of overland flows.
77. Melbourne Water requires that the applicant submit a detailed Drainage and Stormwater Management Strategy, which demonstrates how stormwater runoff from the subdivision will achieve flood protection standards and State Environment Protection Policy (Waters of Victoria) objectives for environmental management of stormwater.
78. All new lots must achieve appropriate freeboard in relation to local overland flow paths to Council's satisfaction.
79. Local drainage must be to the satisfaction of Council.
80. Prior to Certification, the Plan of Subdivision must be referred to Melbourne Water, in accordance with Section 8 of the Subdivision Act 1988.

Condition required by DownerTenix

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

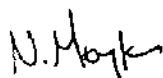
Conditions required by Powercor

82. 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.

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83. 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.
- 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.

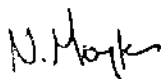
Alternatively, at the discretion of Powercor Australia Ltd a lease(s) of the site(s) and for easements for associated powerlines, cables and access ways shall be provided. Such a lease shall be for a period of 30 years at a nominal rental with a right to extend the lease for a further 30 years. Powercor 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

Date

6 May 2015

Signature for the Responsible Authority



Neasa Moylan
Principal Town Planner

PLANNING PERMIT

Application No.: WYP7871/14.10 (Amended)
Planning Scheme: Wyndham Planning
Responsible Authority: Wyndham City Council

ADDRESS OF LAND:

Land Title: V 11499 F 802 L A PS 612203 Werribee Parish
Land Address: 50 Hobbs Road WYNDHAM VALE VIC 3024

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.
- 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.

Conditions required by Country Fire Authority

Hydrants

84. Operable hydrants, above or below ground must be provided to the satisfaction of CFA.
85. The maximum distance between these hydrants and the rear of all building envelopes (or in the absence of the building envelope, the rear of all lots) must be 120m and hydrants must be no more than 200m apart.
86. Hydrants must be identified as specified in 'Identification of Street Hydrants for Fire fighting Purposes' available under publications on the Country Fire Authority web site (www.cfa.vic.gov.au)

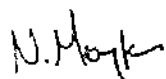
Roads

87. 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.

Date

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88. 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.

Construction Management Plan

89. Before the commencement of works for a stage of subdivision a Construction Management Plan (CMP) that addresses Bushfire Risk Management must be submitted to and approved by the responsible authority and the CFA.

Completion of Subdivision

90. This permit will expire if (any of the following apply):
- The Plan of Subdivision for the first stage is not certified within two (2) years of the date of this permit; or
 - The Plan of Subdivision for the last stage of the subdivision is not certified within five (5) years of the date of this permit; or
 - The registration of the last stage of the subdivision is not completed within five (5) years of the certification of that Plan of Subdivision.

The Responsible Authority may extend the periods referred to if a request is made in writing whereby either of the following instances apply:

- (a) before or within six (6) months after the permit expiry date, where the use or development allowed by the permit has not yet started; or
- (b) within twelve (12) months after the permit expiry date, where the proposal allowed by the permit has lawfully started before the permit expires.

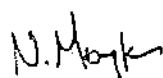
Expiry of Permit

FOOTNOTE: In the event that this permit expires or the subject land is proposed to be used or developed for purposes different from those for which this permit is granted, there is no guarantee that a new permit will be granted. If a new permit is granted then the permit conditions may vary from those included on this permit having regard to changes that might occur to circumstances, the planning scheme or policy.

Date

6 May 2015

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Protection of Aboriginal Heritage Places

FOOTNOTE: All Aboriginal places and objects in Victoria are protected under the Aboriginal Heritage Act 2006. It is an offence to wilfully or negligently disturb or destroy an Aboriginal place or object under the Aboriginal Heritage Act 2006.

Cultural Heritage Assessment

FOOTNOTE: Where it is suspected that works may impact on Aboriginal cultural heritage places or objects and areas of sensitivity, the applicant should fund a cultural heritage assessment. The assessment should be undertaken by a suitably qualified cultural heritage advisor in conjunction with representatives of the Registered Aboriginal Party or applicant. A heritage assessment may inform the need for a cultural heritage management plan to be completed or a cultural heritage permit to be sought.

AAV Contact Details

FOOTNOTE: Information on Aboriginal cultural heritage relating to the project area may be obtained from the Aboriginal Affairs Victoria web site at <http://www.dpcd.vic.gov.au/indigenous/aboriginal-cultural-heritage>. Contact lists of Registered Aboriginal Parties, cultural heritage advisors, maps and information for landowners are located on the website. Further, if the proposal includes Crown land, it may be necessary to consult with any parties who hold Native Title interests in the area.

Crossover/s

FOOTNOTE: Any new or modified crossovers require separate approval from Council's Roads Development Section. Town Planning stamped approved plans must be presented when applying for Road Opening Permits.

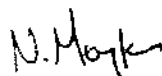
Melbourne Water

FOOTNOTE: If further information is required in relation to Melbourne Water's permit conditions shown above, please contact Melbourne Water on 9679 7517, quoting Melbourne Water's reference 246567.

Date

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City West Water

FOOTNOTE: The applicant should be made aware that a Sewer and Water main extension is required to be constructed to service the proposed development. The applicant will be required to engage a City West Water accredited Engineering Consultant in order to have these works constructed. A list of accredited Engineering Consultants can be obtained from our website at www.citywestwater.com.au.

Powercor

FOOTNOTE: It is recommended that, at an early date, the applicant commences negotiations with Powercor for supply of electricity in order that supply arrangements can be worked out in detail, so prescribed information can be issued once all electricity works are completed (the release to the municipality enabling a Statement of Compliance to be issued).

Prospective purchasers of lots in this subdivision should contact Powercor Australia Ltd to determine the availability of a supply of electricity. Financial contributions may be required.

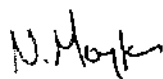
FOOTNOTE: In respect of Condition 15 (Landscape Masterplan) in accordance with Guideline 37 of the Ballan Road PSP you are advised to consult with the landowners of parcels also covered by the park to ensure an integrated design.

FOOTNOTE: The proposed road cross section table (Table 4-2) in the Traffic and Transport Assessment should be amended to reflect the cross section information on shared paths and bike paths for Hobbs Road/Armstrong Road in the Wyndham West DCP.

Date

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PLANNING PERMIT

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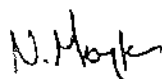
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THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

Date of amendment	Brief Description of amendment
25 August 2015	<p>Revised Permit Preamble:</p> <p>Staged Residential subdivision of Land creation of restriction on proposed plan of subdivision, and removal of easement (E-1 Powercor).</p> <p>Revised Condition 17:</p> <p>Prior to the issuing of a Statement of Compliance for Stage 1 a Public Infrastructure Plan (PIP) must be submitted to and approved by the responsible authority, unless otherwise agreed in writing with the Responsible Authority. Where this permit is for part of a broader subdivision of land by the permit holder, the PIP must relate to the land in this permit and as far as reasonably practicable the broader land as shown in the PSP.</p>
3 December 2015	<p>Section 72 Amendment – Revised Subdivision layout and Amendment to Condition 16 (Building Envelopes)</p>
16 August 2016	<p>Section 72 Amendment – Deletion of Condition 17 (Public Infrastructure Plan) and amendment of Condition 18 (Section 173 Agreement)</p>

Date

Signature for the Responsible Authority



6 May 2015

Neasa Moylan
Principal Town Planner

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.*

WHEN DOES A PERMIT BEGIN?

A permit operates:

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

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.
2. A permit for the use of land expires if—
 - the use does not start within the time specified in the permit, or if no time is specified, within two years 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.

WHAT ABOUT APPEALS?

- 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 an Application for Review 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.
- 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.

Memorandum of Common Provisions

Section 91A Transfer of Land Act 1958

Privacy Collection Statement
The information from this form is collected by the Registrar of Titles under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

Lodged by

Name:

Phone:

Address:

Reference:

Customer Code:

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

Provisions

1 Savana, Wyndham Vale

This MCP applies to allotments 501- 519 PS803042h (also known as Stage 5 of Savana) approved under Wyndham Planning Permit No. WYP7871/14.

All care has been taken to ensure that this MCP complies with current Building Regulations. However, the owner is responsible for ensuring compliance with all statutory requirements.

In the event that requirements in this document contradict the provisions of the SLHC or ResCode, the SLHC and ResCode will prevail.

Owners, Designers and Builders should review this MCP and the current Design Guidelines in conjunction with the land sales contract.

2 Developer Approval

The siting and design of homes at Savana is to be approved by The Savana Building and Design Approval Committee (SBDAC). Approval by the SBDAC is required before applying for a building permit for the construction of a new dwelling. Approval by the SBDAC is not a building approval nor does it imply compliance with the building code, Building Regulations or City of Wyndham Planning Scheme.

The SBDAC also reserves the right to approve applications based on architectural merit.

It is the applicant's responsibility to ensure that plans meet the relevant planning and building requirements, in addition to these design guidelines.

Only a fully scaled set of application documents will be considered. No concept designs will be accepted.

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

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

The final decision of all aspects of the Design Guidelines will be at the discretion of the SBDAC.

The SBDAC will endeavour to process applications as quickly as possible, generally within 7 business days of receipt. Once approval is obtained from the SBDAC, an application for a building permit may be lodged with the City of Wyndham or an accredited building surveyor.

[approval number]

MCP

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Memorandum of Common Provisions

Section 91A Transfer of Land Act 1958

3 Medium and High Density Allotments

This MCP and the design guidelines do not cover integrated development sites that require a separate planning permit. Medium or High density allotments cannot be developed without obtaining a planning permit from Council. Prior to a planning application being lodged with Council for the development of a medium or high density allotment, the plans must be assessed and approved by the SBDAC.

All allotments with an area of 300m² or less are subject to the provisions set out in the Small Lot Housing Code (SLHC) incorporated into the Wyndham Planning Scheme.

4 Planning Permit

A planning permit is not required to construct or extend one dwelling on an allotment with an area of 300m² or less where the dwelling is constructed in accordance with the Small Lot Housing Code (SLHC) incorporated in the Wyndham Planning Scheme

If a dwelling is to be built outside of the provision in the SLHC, an additional planning permit is required for the proposal prior to obtaining a Building Permit. Before applying for a planning permit approval must be obtained from the SBDAC.

5 Covenants

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

6 Statutory Obligations

It is the purchaser's responsibility to ensure all submitted documents comply with the Victorian Building Regulations, ResCode and all other planning and authority requirements, along with current Victorian energy rating standards prior to construction.

7 Dwellings

Only one dwelling is permitted per property for allotments under 600m².

On an allotment greater than 600m², an additional dwelling may be permitted subject to approval from the SBDAC and City of Wyndham.

No further subdivision is permitted without the approval of the SBDAC.

8 Identical Façade Assessment

In order to uphold the integrity of all new homes, two dwellings of the same front facade shall not be built within five contiguous allotment spaces of the original allotment. Provision includes allotments either side, opposite and encompassing other street frontages where applicable.

On allotments less than 300m², two dwellings with identical facades shall not be built within two contiguous allotment spaces of the original allotment. Under this clause, a mirrored (symmetrical) façade is not considered to be an identical facade.

This provision will not apply to integrated housing developments.

9 Architectural Characteristics

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

Architectural features such as verandahs, porticos, feature windows, façade detailing, roof features and articulated building forms are required. Building materials such as masonry, render, natural stone and timber cladding should be used and paint work should be complementary in colour selection.

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

[approval number]

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10 Corner Allotment Characteristics

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

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

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

11 Porches and Entries

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

12 Dwelling Size

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

13 Building Heights

Maximum building heights must be in accordance with ResCode requirements and where relevant, the SLHC.

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

A ceiling height of 2590mm is encouraged for all single storey dwellings and the ground floor of double storey dwellings. A minimum ceiling height of 2440mm is permitted, subject to approval by the SBDAC but is not encouraged.

14 Roofs

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

Eaves with a minimum overhang of 450mm must be provided on dwellings to any street face of single storey dwellings and to all faces of double storey dwellings. On single storey dwellings eaves must wrap around a minimum of 2000mm along the side of the dwelling from any street frontage (except where built to the boundary).

Permitted roof materials include masonry, slate, terracotta tiles or coloured steel. Other non-reflective materials may be considered for review by the SBDAC.

15 Garages

A lockup garage for two vehicles must be provided on all properties with frontages greater than 10.5m. Open carports to the front of the dwelling will not be permitted. Single garages will be considered for allotments with a street frontage of 10.5m or less. Triple garages will be strongly discouraged.

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

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

Where the garage door is located to the front of a dwelling, the door or opening of any garage must occupy less than 50% of the width of the allotment's street frontage to a maximum of 6.0m.

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

[approval number]

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For allotments with areas less than 300m², refer to the Small Lot Housing Code incorporated into the Wyndham Planning Scheme.

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

16 Small Allotment Setback

Small Allotments setbacks must be in accordance with the SLHC incorporated into the Wyndham Planning Scheme.

17 Standard Allotment Setbacks

A standard allotment is an allotment which has an area greater than 300m².

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

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

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

Garages may be built on side boundaries in accordance with ResCode.

Double storey dwellings must be setback from side boundaries in accordance with ResCode.

Rear setbacks are to be in accordance with ResCode.

These requirements may be varied with the written approval of the SBDAC and the City of Wyndham.

18 Standard Corner Allotment Setbacks

Where applicable, standard corner allotments must comply with the setback requirements listed in Item 17, as well as the following.

Setbacks from the secondary street frontage must comply with ResCode.

Where facing the secondary street frontage, the garage must be setback a minimum of 5.0m from the secondary street frontage. An easement running along the rear of the allotment cannot be built over, and the garage may have to be setback from the rear boundary to accommodate the easement. Garages must be located adjacent to the allotment boundary but are not permitted adjacent to boundaries abutting public open space.

19 Building Envelopes

All dwellings must be constructed in accordance with ResCode and where relevant the SLHC.

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

20 Materials

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

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

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

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

[approval number]

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Fibre-cement sheeting may be permitted if finished as either a textured, painted or rendered surface except as above.

21 Colour Schemes

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

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

22 Driveways

There must be only one driveway per allotment, located to align with the crossover. Garages should be sited on the allotment in response to the location of existing crossovers with driveways tapered to match crossover width. There must be at least 300mm of screen planting between the driveway and the adjacent side boundary.

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

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

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

23 Boundary Fencing

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

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

In addition to meeting the requirements within Section 23 of this MCP, if an allotment has been identified as being a small allotment in Section 16 of this MCP then all fencing must also be in accordance with the provisions set out in the SLHC.

23.1 Front Fencing

Front fencing is not permitted on corner allotments. Front fencing on all other allotments is permitted subject to approval.

Proposed front fences that are up to 1.2m in height and are largely transparent (ie. 50% or more) in construction are preferred. It is expected that any front fences will return along the side boundary, and extend to meet the side fence. Low masonry walls not exceeding 0.9m height which complement the façade of the building will be permitted.

Front fencing on all lots adjacent to and fronting public open space must not exceed 1.2m in height.

23.2 Side and Rear Fencing

All side and rear boundary fencing must be constructed from timber palings, to a height of 1900mm (+/- 50mm). Side boundary fencing must terminate and return to the dwelling at least 1.0m behind the front building line. This part of the fence that returns to the house is known as a wing fence. Wing fencing must also be constructed from timber palings, unless approved by the SBDAC. Wing fencing must be 1900mm (+/- 50mm) in height. It is encouraged to include a gate within the wing fencing; however, direct access to the rear yard may be possible either via a gate or directly from your garage. Where timber paling fencing is used, timber capping is encouraged. Fencing constructed along the side boundary forward of the dwelling or along the front boundary is not encouraged.

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THE BACK OF THIS FORM MUST NOT BE USED

Memorandum of Common Provisions

Section 91A Transfer of Land Act 1958

23.3 Side Street Fencing

On an allotment with a side boundary that forms the rear boundary of an adjoining allotment, the side fence on that boundary can continue to the front boundary. On corner allotments, fencing to the secondary street frontage should be setback a minimum of 3.0m from the primary street frontage.

For fencing on boundaries abutting a reserve and on corner allotments, a minimum of 30% of the length of the secondary street frontage must be transparent fencing or be unfenced. All fencing should be consistent with the fencing along the primary street frontage. For the remaining length along the side boundary, a solid fence must not exceed 30% and the remaining side fence must be semi-transparent and must provide a minimum of 25% transparency.

Solid and semi-transparent fencing must be constructed from timber palings to a height of 1900mm (±50mm). Exposed posts on both sides of the palings are encouraged and palings must be on the external side fronting the street.

24 Front Landscaping

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

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

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

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

The minimum front landscaping works will include:

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

25 Letterboxes

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

26 Liveability Considerations

Applicants are encouraged to submit designs that are environmentally responsible.

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

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

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

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

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

[approval number]

MCP

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

Memorandum of Common Provisions

Section 91A Transfer of Land Act 1958

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

27 Solar Heating Panels

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

The panels should follow the roof pitch.

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

28 Rainwater Tanks

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

To help calculate the size of water storage that may be required please contact the Department of Environment and Primary Industries for appropriate storage requirements in relation to the collection area provided.

29 Recycled Water

Recycled water will be in use at Savana for toilet flushing and garden usage. All dwellings are required to connect to this service to reduce the consumption of potable water.

30 Energy Ratings

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

31 NBN Co.

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

32 Sheds

Sheds should be constructed of materials and colours consistent with and complimentary to, the materials used for the dwelling. Coloured Steel and similar products are acceptable materials.

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

Sheds must not cover an area greater than 15m² and not exceed a maximum height of 2.5m.

33 Pergolas, Patios & Decking

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

The SBDAC will assess these on their merits. Please note that later date stand-alone submissions will incur an additional assessment fee.

34 Ancillary Items

All external plumbing must be out of public view, with the exception of gutters and downpipes.

Downpipes must not be located on the front façade of the dwelling.

External TV antennae and other aerials must be unobtrusive and located towards the rear of the dwelling.

[approval number]

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Memorandum of Common Provisions

Section 91A Transfer of Land Act 1958

Satellite dishes will only be approved if out of public view. Clothes lines must not be visible from public areas.

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

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

Metal security shutters are not permitted.

35 Maintenance of the Allotment

Prior to the occupation of a dwelling, the allotment must be maintained by keeping the grass cut, and the allotment free from rubbish. Builder's waste materials and rubbish during construction must be removed on a regular basis and must not be allowed to accumulate. If any allotments are not maintained to an acceptable level, the Developer reserves the right to carry out clean up works as necessary. Any such costs incurred by the Developer will be passed on to the allotment owner.

After occupation of the dwelling, front yards must be maintained to an acceptable level.

Rubbish and recycle bins must be stored out of public view. It will be at the discretion of the SBDAC to determine if allotments are being maintained to an acceptable level.

36 Commercial Vehicles

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

37 Signs

Signs (other than a 'Home for Sale' or a builder's sign) must not be erected without the prior approval of the SBDAC.

'Home for Sale' signs may only be erected after the completion of construction of the dwelling and only with the prior approval of the SBDAC.

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

The SBDAC reserves the right to access and remove signs that do not comply without providing notice to the allotment owner.

38 Definitions

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

SBDAC means the Savana Building and Design Approval Committee that includes AVID Property Group Nominees Pty Ltd as the developer/owner of Savana Residential Estate.

Building has the same meaning as in the Building Regulations.

Building Act means the act of the Victorian Parliament known as the Building Act 1993.

Building Envelope means an area within each allotment (defined by the particular allotment setbacks) where development of a dwelling, shed and garage is allowed subject to the particular provisions of this document, and the Scheme

Building Permit means a building permit in terms of the Building Regulations.

Corner Allotment means an allotment with a corner where each boundary connects to a street or public open space.

[approval number]

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Memorandum of Common Provisions

Section 91A Transfer of Land Act 1958

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

Developer means AVID Property Group Nominees Pty Ltd.

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

- A kitchen sink;
- Food preparation facilities;
- A bath or shower; and
- A closet pan and wash basin.

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

Frontage means the road alignment at the front of an allotment. If an allotment abuts two or more roads, the one to which the building or proposed building faces.

Front Garden includes any area between the building line and the front boundary of an allotment and side street boundary or boundary abutting public open space of a corner allotment that is visible from a street.

Height has the same meaning as in the Building Regulations.

Allotment has the same meaning as in the Building Regulations.

On the Boundary includes a setback of up to 200 millimetres from the allotment/property boundary.

Private Open Space means an unroofed area of land; or a deck, terrace, patio, balcony, pergola, verandah, gazebo or swimming pool.

Regulations mean the Building Regulations 2006 or any subsequent regulations made pursuant to the Building Act which relate to the siting of a building.

ResCode means the residential development provisions incorporated into the Wyndham Planning Scheme and the Building Regulations.

Scheme means the City of Wyndham Planning Scheme.

Secluded Private Open Space means that part of private open space primarily intended for outdoor living activities which enjoys a reasonable amount of privacy.

Secondary Street means the street that runs along the side boundary of a property when located on a corner.

Setback means the minimum distance from any allotment boundary to a building.

Side Boundary means a boundary of an allotment that runs between and connects the street frontage of the allotment to the rear boundary of the allotment.

Site Coverage means the proportion of a site covered by buildings.

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

Street, for the purposes of determining setbacks, street means any road other than a footway or carriageway easement.

Window has the same meaning as in the Building Code of Australia.

[approval number]

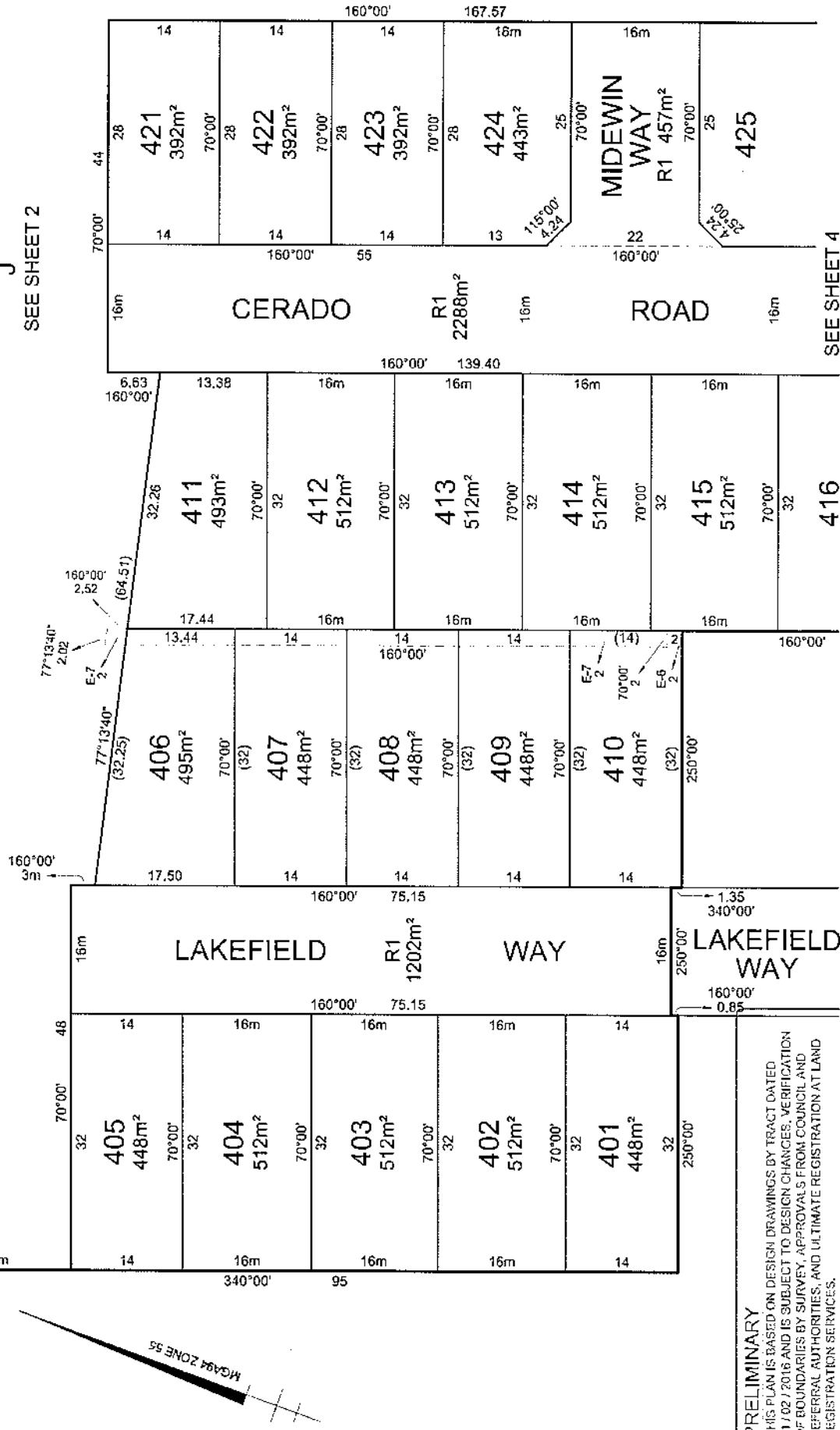
MCP

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PLAN OF SUBDIVISION			EDITION 1		PS749042G	
LOCATION OF LAND PARISH: WERRIBEE TOWNSHIP: SECTION: 9 CROWN ALLOTMENT: CROWN PORTION: A (Part) and B (Part) TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot H on PS746251N POSTAL ADDRESS: 50 Hobbs Road (at time of subdivision) WYNDHAM VALE 3024 MGA CO-ORDINATES: E: 290 280 ZONE: 55 (of approx centre of land N: 5806 480 GDA 94 in plan)			COUNCIL NAME: WYNDHAM CITY COUNCIL			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL/BODY/PERSON		Lots 401 - 435 (both inclusive) may be affected by one or more restrictions. Refer to Creation of Restrictions A, B, C & D on Sheets 5 and 6 of this plan for details.			
ROAD R1	Wyndham City Council					
NOTATIONS						
DEPTH LIMITATION: Does Not Apply			<div style="border: 1px solid black; padding: 5px;"> PRELIMINARY THIS PLAN IS BASED ON DESIGN DRAWINGS BY TRACT DATED 01 / 02 / 2016 AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES. </div>			
SURVEY: This plan is based on survey.						
STAGING: This is not a staged subdivision. Planning Permit No. WYP7871/14						
SAVANA ESTATE - Release No. 4 Area of Release: 2.130ha No. of Lots: 35 Lots and Balance Lot J						
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	Drainage	See Diagram	PS739613U	Wyndham City Council		
	Sewerage			City West Water Corporation		
E-2	Sewerage	2m	PS739613U	City West Water Corporation		
E-3	Sewerage	2m	PS742083E	City West Water Corporation		
E-4	Sewerage	2m	PS739617L	City West Water Corporation		
E-5	Drainage	3m	PS746251N	Wyndham City Council		
	Sewerage			City West Water Corporation		
E-6	Sewerage	2m	PS746251N	City West Water Corporation		
E-7	Sewerage	2m	This Plan	City West Water Corporation		
E-8	Drainage	3m	This Plan	Wyndham City Council		
	Sewerage			City West Water Corporation		
TAYLORS			SURVEYORS FILE REF: Ref. 02188-S4 Ver. 4		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6
Urban Development | Built Environments | Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 | Web: taylorssds.com.au			Licensed Surveyor: RICHARD ILLINGWORTH / Version No. 4			

PS749042G

J
SEE SHEET 2



SCALE	1:500	5	0	5	10	15	20	ORIGINAL SHEET SIZE: A3	Ref. 02198-S4 Ver. 4	SHEET 3
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Licensed Surveyor:

RICHARD ILLINGWORTH / Version No. 4

PRELIMINARY

THIS PLAN IS BASED ON DESIGN DRAWINGS BY TRACT DATED 01/02/2016 AND IS SUBJECT TO DESIGN CHANGES. VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.

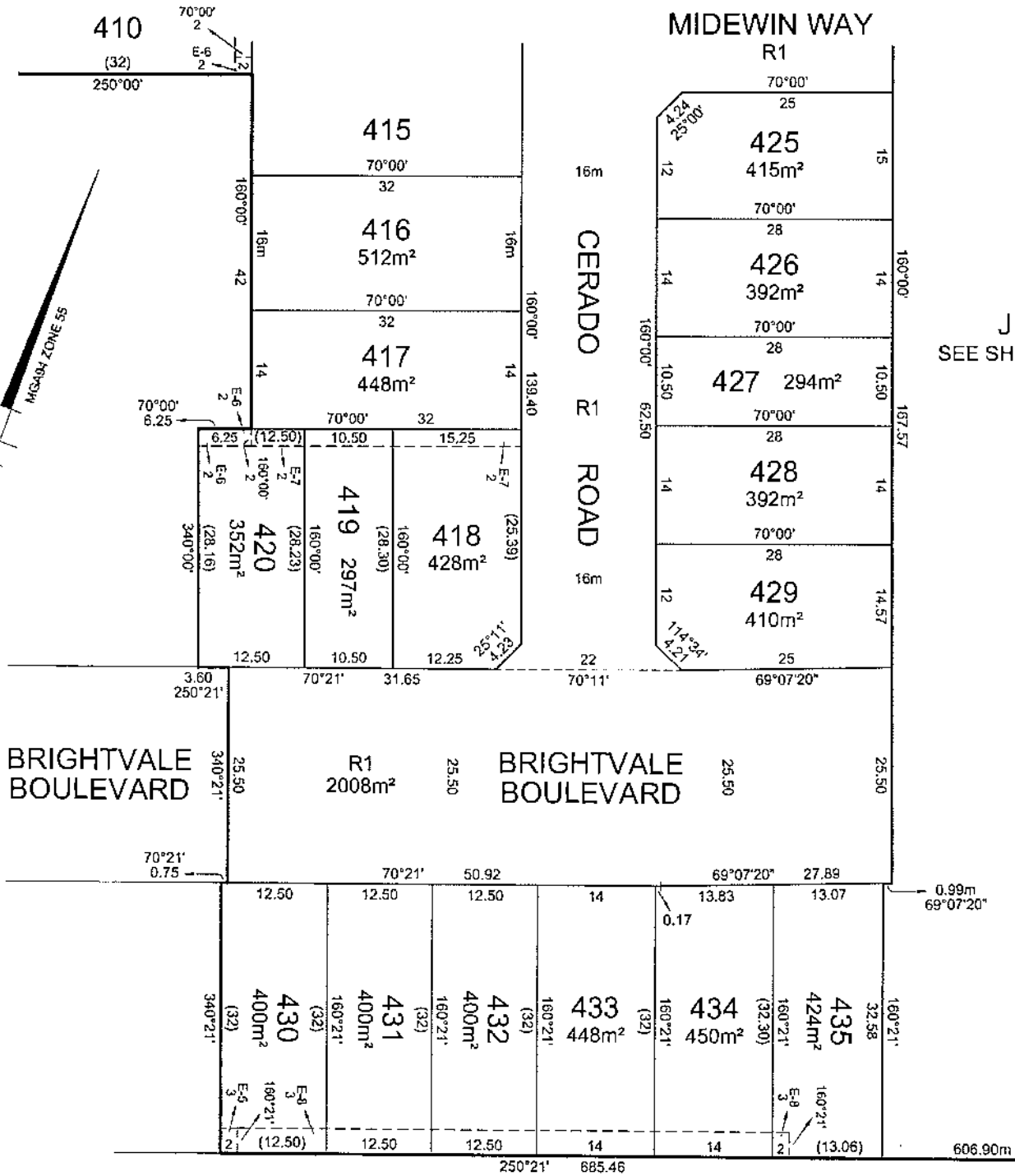
TAYLORS

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PS749042G

SEE SHEET 3

MIDEWIN WAY

J
SEE SHEET 2**PRELIMINARY**

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SCALE
1:500

5 0 5 10 15 20
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

Ref. 02188-S4
Ver. 4

SHEET 4

Licensed Surveyor:

RICHARD ILLINGWORTH / Version No 4

CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: See Table 1

LAND TO BENEFIT: See Table 1

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN:

1. MUST NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT OR ANY PART OF IT ANY BUILDING OTHER THAN A BUILDING WHICH HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED MEMORANDUM OF COMMON PROVISIONS (MCP) REGISTERED IN DEALING No..... WITHOUT THE PRIOR WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY. THE PROVISIONS OF THE SAID MCP ARE INCORPORATED INTO THIS RESTRICTION;
2. MUST NOT MAKE AN APPLICATION TO AMEND A BUILDING ENVELOPE UNLESS SUCH AN AMENDMENT AND ANY CRITERIA OR MATTERS WHICH MUST BE CONSIDERED BY THE RESPONSIBLE AUTHORITY IN DECIDING ON SUCH AN AMENDMENT ARE TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY; AND
3. MUST NOT ERECT ANY BUILDING ON A LOT UNLESS THE PLANS FOR SUCH A BUILDING ARE ENDORSED BY THE SAVANA BUILDING AND DESIGN APPROVAL COMMITTEE (SBDAC) PRIOR TO THE ISSUE OF A BUILDING PERMIT.

THIS RESTRICTION WILL EXPIRE TEN YEARS AFTER THE DATE OF THE REGISTRATION OF THIS PLAN.

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
401	402
402	401, 403
403	402, 404
404	403, 405
405	404
406	407, 411
407	406, 408, 411, 412
408	407, 409, 412, 413
409	408, 410, 413, 414
410	409, 414, 415
411	406, 407, 412
412	407, 408, 411, 413
413	408, 409, 412, 414
414	409, 410, 413, 415
415	410, 414, 416
416	415, 417
417	416, 418, 419, 420
418	417, 419

TABLE 1 (Continued)

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
419	417, 418, 420
420	417, 419
421	422
422	421, 423
423	422, 424
424	423
425	426
426	425, 427
427	426, 428
428	427, 429
429	428
430	431
431	430, 432
432	431, 433
433	432, 434
434	433, 435
435	434

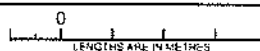
PRELIMINARY

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SCALE



ORIGINAL SHEET
SIZE: A3

Ref. 02188-S4
Ver. 4

SHEET 5

Licensed Surveyor:

RICHARD ILLINGWORTH / Version No 4

CREATION OF RESTRICTION B

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lots in Table 2

LAND TO BENEFIT: Lots in Table 2

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN MUST NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT ANY BUILDING OTHER THAN A BUILDING WHICH HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE SMALL LOT HOUSING CODE (TYPE A) INCORPORATED INTO THE WYNDHAM PLANNING SCHEME UNLESS A PLANNING PERMIT IS GRANTED BY THE RESPONSIBLE AUTHORITY FOR A BUILDING THAT DOES NOT CONFORM WITH THE SMALL LOT HOUSING CODE.

THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.

TABLE 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
419	417, 418, 420
427	426, 428

CREATION OF RESTRICTION C

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lots 419 and 427

LAND TO BENEFIT: The relevant abutting lots

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN:

1. MUST NOT BUILD OR PERMIT TO BE BUILT A BUILDING THAT IS NOT FREE STANDING WITHIN THE TITLE BOUNDARIES OF THE LOT ON WHICH IT IS BUILT.
2. MUST NOT BUILD OR PERMIT TO BE BUILT A BUILDING THAT RELIES ON THE WALLS OF ADJACENT BUILDINGS FOR SUPPORT.

THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.

CREATION OF RESTRICTION D

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lots 401 to 435 (both inclusive) on this plan.

LAND TO BENEFIT: Lots 401 to 435 (both inclusive) on this plan.

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT TO WHICH THIS RESTRICTION APPLIES MUST NOT BUILD OR PERMIT TO BE BUILT A DWELLING OR COMMERCIAL BUILDING UNLESS THE BUILDING INCORPORATES DUAL PLUMBING FOR RECYCLED WATER SUPPLY FOR TOILET FLUSHING AND GARDEN WATERING USE IF IT BECOMES AVAILABLE.

THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.

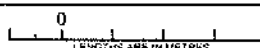
PRELIMINARY

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SCALE



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SIZE: A3

Ref. 02188-S4
Ver. 4

SHEET 6

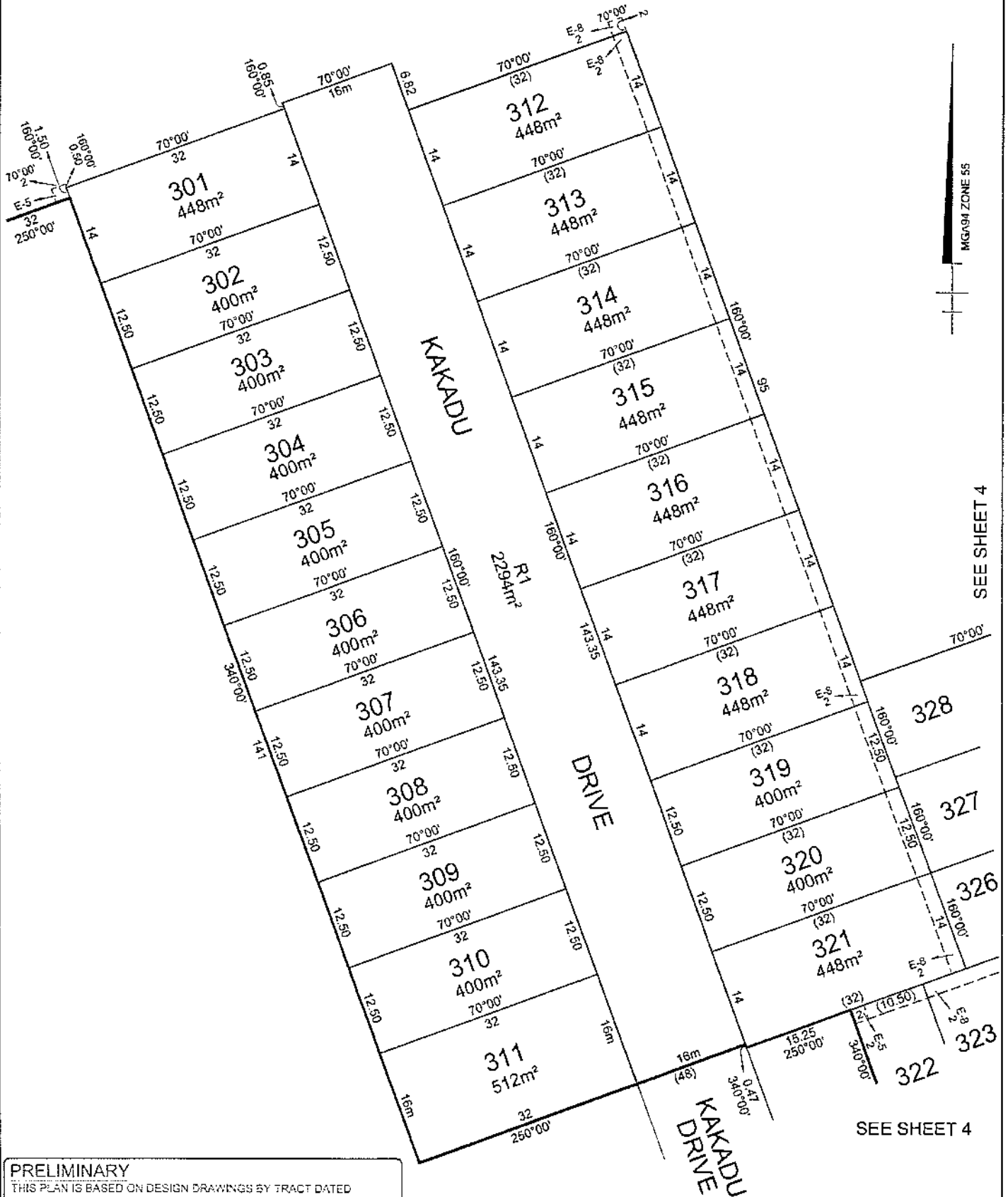
Licensed Surveyor:

RICHARD ILLINGWORTH / Version No 4

PLAN OF SUBDIVISION			EDITION 1	PS746251N
LOCATION OF LAND PARISH: WERRIBEE TOWNSHIP: — SECTION: 9 CROWN ALLOTMENT: — CROWN PORTION: A (Part) and B (Part) TITLE REFERENCE: Vol. Fol.			COUNCIL NAME: WYNDHAM CITY COUNCIL	
LAST PLAN REFERENCE: Lot G on PS739617L POSTAL ADDRESS: 50 Hobbs Road (at time of subdivision) WYNDHAM VALE 3024 MGA CO-ORDINATES: E: 290 190 ZONE: 55 (of approx centre of land in plan) N: 5 806 480 GDA 94				
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		Lots 301 to 340 (both inclusive) may be affected by one or more restrictions. Refer to Creation of Restrictions A, B, C & D on Sheets 5 and 6 of this plan for details.	
Road R1	Wyndham City Council			
NOTATIONS				
DEPTH LIMITATION: Does Not Apply SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. WYP7871/14				
Savana Estate - Release 3 Area of Release: 2,220ha No. of Lots: 40 Lots and Balance Lot H			PRELIMINARY THIS PLAN IS BASED ON DESIGN DRAWINGS BY TRACT DATED 01/02/2016 AND IS SUBJECT TO DESIGN CHANGES. VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.	
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	Drainage	See Diagram	PS739613U	Wyndham City Council
	Sewerage			City West Water Corporation
E-2	Sewerage	2m	PS739613U	City West Water Corporation
EASEMENT E-3 HAS BEEN OMITTED FROM THIS PLAN				
E-4	Sewerage	2m	PS742083E	City West Water Corporation
E-5	Sewerage	2m	PS739617L	City West Water Corporation
E-6	Drainage	3m	PS739617L	Wyndham City Council
	Sewerage			City West Water Corporation
E-7	Drainage	3m	This Plan	Wyndham City Council
	Sewerage			City West Water Corporation
E-8	Sewerage	2m	This Plan	City West Water Corporation
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 30%;"> <p style="font-size: 0.7em; margin-top: 5px;"> Urban Development Built Environments Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorss.com.au </p> </div> <div style="width: 30%;"> <p style="font-size: 0.8em;">SURVEYORS FILE REF: Ref. 02188-S3 Ver. 4</p> <p style="font-size: 0.8em;">Licensed Surveyor:</p> <p style="font-size: 0.8em; text-align: center;">RICHARD ILLINGWORTH / Version No. 4</p> </div> <div style="width: 30%;"> <p style="font-size: 0.8em;">ORIGINAL SHEET SIZE: A3</p> <p style="font-size: 0.8em;">SHEET 1 OF 6</p> </div> </div>				

H
SEE SHEET 2

PS746251N



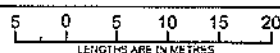
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TAYLORS

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SCALE
1:500



Licensed Surveyor:

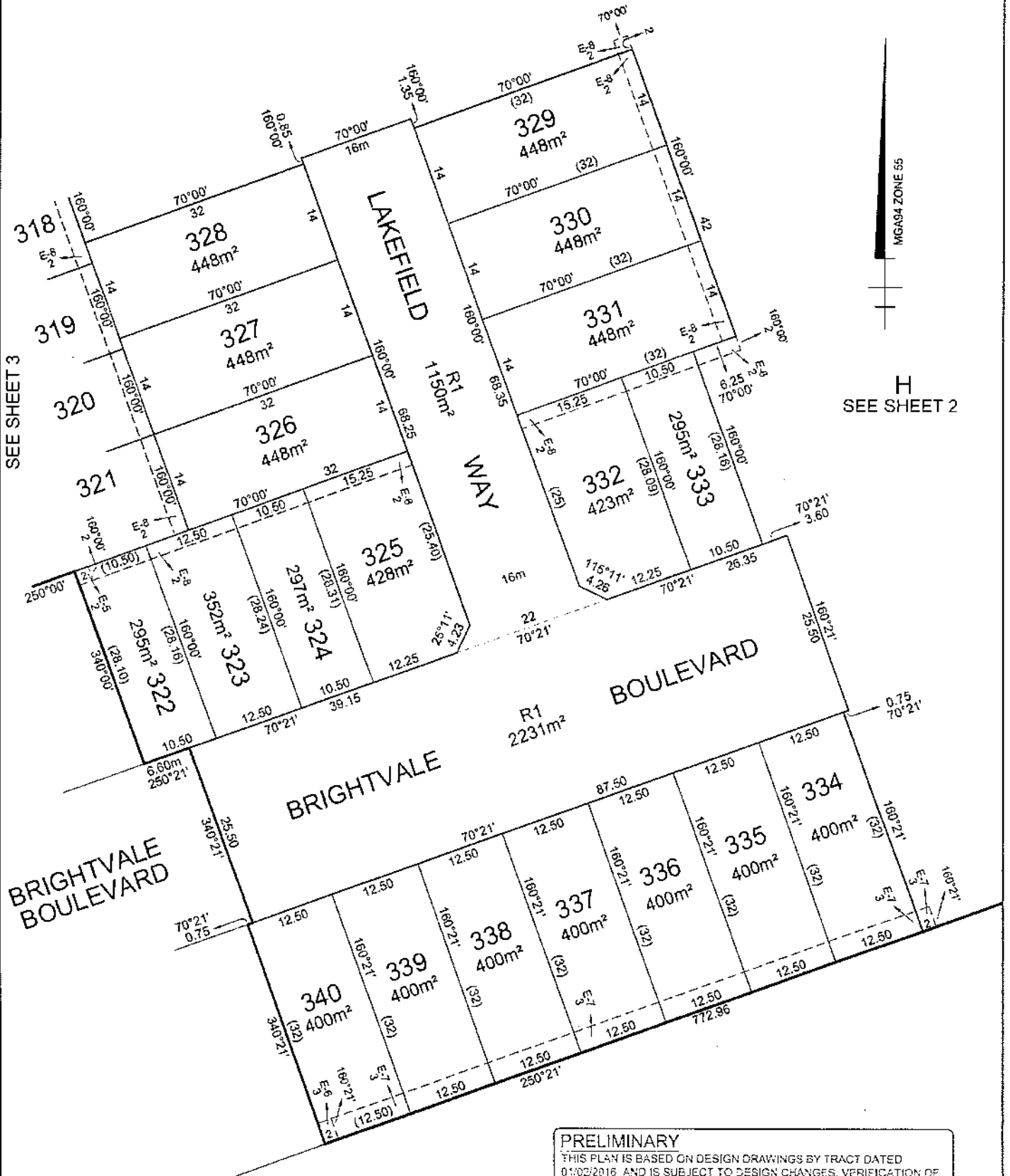
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SIZE: A3

Ref. 02188-S3
Ver. 4

SHEET 3

PS746251N



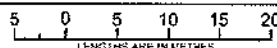
PRELIMINARY

THIS PLAN IS BASED ON DESIGN DRAWINGS BY TRACT DATED 01/02/2016 AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.

TAYLORS

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SCALE
1:500



Licensed Surveyor:

RICHARD ILLINGWORTH / Version No 4

ORIGINAL SHEET
SIZE: A3

Ref. 02188-S3
Ver. 4

SHEET 4

CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: See Table 1

LAND TO BENEFIT: See Table 1

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN:

1. MUST NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT OR ANY PART OF IT ANY BUILDING OTHER THAN A BUILDING WHICH HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED MEMORANDUM OF COMMON PROVISIONS (MCP) REGISTERED IN DEALING No..... WITHOUT THE PRIOR WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY. THE PROVISIONS OF THE SAID MCP ARE INCORPORATED INTO THIS RESTRICTION;
2. MUST NOT MAKE AN APPLICATION TO AMEND A BUILDING ENVELOPE UNLESS SUCH AN AMENDMENT AND ANY CRITERIA OR MATTERS WHICH MUST BE CONSIDERED BY THE RESPONSIBLE AUTHORITY IN DECIDING ON SUCH AN AMENDMENT ARE TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY; AND
3. MUST NOT ERECT ANY BUILDING ON A LOT UNLESS THE PLANS FOR SUCH A BUILDING ARE ENDORSED BY THE SAVANA BUILDING AND DESIGN APPROVAL COMMITTEE (SBDAC) PRIOR TO THE ISSUE OF A BUILDING PERMIT.

THIS RESTRICTION WILL EXPIRE TEN YEARS AFTER THE DATE OF THE REGISTRATION OF THIS PLAN.

Table 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
301	302
302	301, 303
303	302, 304
304	303, 305
305	304, 306
306	305, 307
307	306, 308
308	307, 309
309	308, 310
310	309, 311
311	310
312	313
313	312, 314
314	313, 315
315	314, 316
316	315, 317
317	316, 318
318	317, 319, 327
319	318, 320, 327, 328
320	319, 321, 327
321	320, 322, 323, 326
322	321, 323
323	321, 322, 324, 326

Table 1 Continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
324	323, 325, 326
325	324, 326
326	321, 323, 324, 325, 327
327	319, 320, 326, 328
328	318, 319, 327
329	330
330	329, 331
331	330, 332, 333
332	331, 333
333	331, 332
334	335
335	334, 336
336	335, 337
337	336, 338
338	337, 339
339	338, 340
340	339

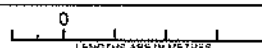
PRELIMINARY

THIS PLAN IS BASED ON DESIGN DRAWINGS BY TRACT DATED 01/02/2016 AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.

TAYLORS

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SCALE



ORIGINAL SHEET
SIZE: A3

Ref. 02188-S3
Ver. 4

SHEET 5

Licensed Surveyor:

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CREATION OF RESTRICTION B

PS746251N

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lots in Table 2

LAND TO BENEFIT: Lots in Table 2

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN MUST NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT ANY BUILDING OTHER THAN A BUILDING WHICH HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE SMALL LOT HOUSING CODE (TYPE A) INCORPORATED INTO THE WYNDHAM PLANNING SCHEME UNLESS A PLANNING PERMIT IS GRANTED BY THE RESPONSIBLE AUTHORITY FOR A BUILDING THAT DOES NOT CONFORM WITH THE SMALL LOT HOUSING CODE.

THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.

Table 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
322	323
324	323, 325, 326
333	331, 332

CREATION OF RESTRICTION C

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lots 322, 324 and 333.

LAND TO BENEFIT: The relevant abutting lots

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN:

1. MUST NOT BUILD OR PERMIT TO BE BUILT A BUILDING THAT IS NOT FREE STANDING WITHIN THE TITLE BOUNDARIES OF THE LOT ON WHICH IT IS BUILT.
2. MUST NOT BUILD OR PERMIT TO BE BUILT A BUILDING THAT RELIES ON THE WALLS OF ADJACENT BUILDINGS FOR SUPPORT.

THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.

CREATION OF RESTRICTION D

The following Restriction is to be created upon Registration of this plan.

LAND TO BE BURDENED: Lots 301 to 340 (both inclusive) on this plan.

LAND TO BENEFIT: Lots 301 to 340 (both inclusive) on this plan.

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT TO WHICH THIS RESTRICTION APPLIES MUST NOT BUILD OR PERMIT TO BE BUILT A DWELLING OR COMMERCIAL BUILDING UNLESS THE BUILDING INCORPORATES DUAL PLUMBING FOR RECYCLED WATER SUPPLY FOR TOILET FLUSHING AND GARDEN WATERING USE IF IT BECOMES AVAILABLE.

THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.

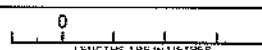
PRELIMINARY

THIS PLAN IS BASED ON DESIGN DRAWINGS BY TRACT DATED 01/02/2016 AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.

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SCALE



ORIGINAL SHEET
SIZE: A3

Ref. 02188-S3
Ver. 4

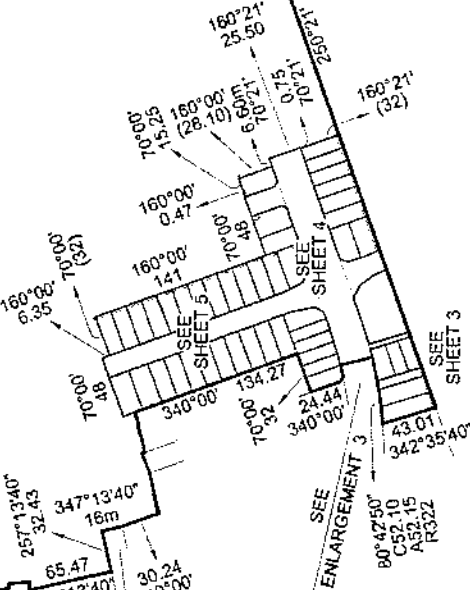
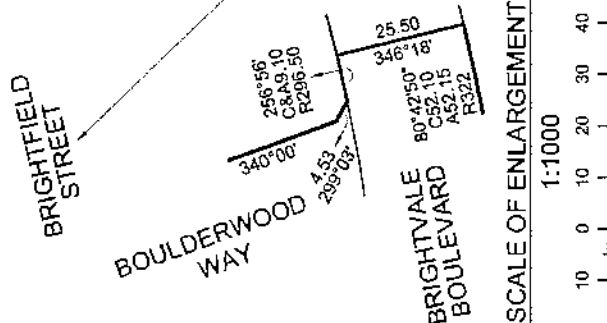
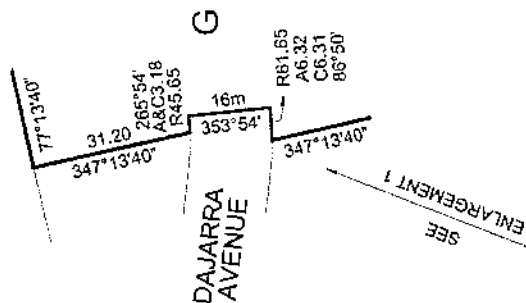
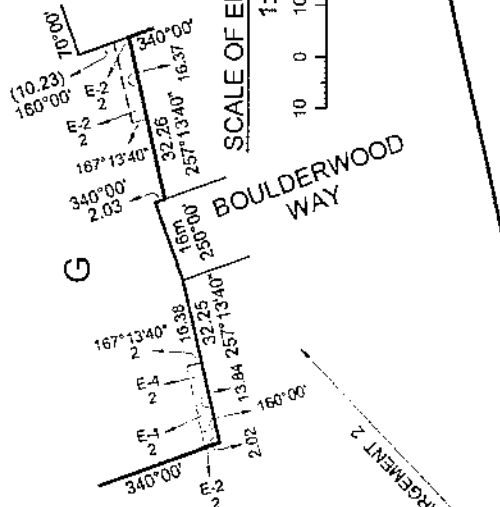
SHEET 6

Licensed Surveyor:

RICHARD ILLINGWORTH / Version No 4

PLAN OF SUBDIVISION			EDITION 1	PS739617L								
LOCATION OF LAND PARISH: WERRIBEE TOWNSHIP: — SECTION: 9 CROWN ALLOTMENT: — CROWN PORTION: A (Part) and B (Part) TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot E on PS742083E POSTAL ADDRESS: 50 Hobbs Road (at time of subdivision) Wyndham Vale, VIC 3024. MGA CO-ORDINATES: E: 290 100 ZONE: 55 (of approx centre of land in plan) N: 5 806 420 GDA 94			COUNCIL NAME: WYNDHAM CITY COUNCIL									
VESTING OF ROADS AND/OR RESERVES			NOTATIONS									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left; padding: 2px;">IDENTIFIER</th> <th style="text-align: left; padding: 2px;">COUNCIL/BODY/PERSON</th> </tr> <tr> <td style="padding: 2px;">Road R1</td> <td style="padding: 2px;">Wyndham City Council</td> </tr> <tr> <td style="padding: 2px;">Reserve No.1</td> <td style="padding: 2px;">Wyndham City Council</td> </tr> <tr> <td style="padding: 2px;">Reserve No.2</td> <td style="padding: 2px;">Powercor Australia Ltd</td> </tr> </table>	IDENTIFIER	COUNCIL/BODY/PERSON	Road R1	Wyndham City Council	Reserve No.1	Wyndham City Council	Reserve No.2	Powercor Australia Ltd	Lots 201 to 246 (both inclusive) may be affected by one or more restrictions. Refer to Creation of Restrictions A, B, C and D on Sheets 6 & 7 of this plan for details.			
IDENTIFIER	COUNCIL/BODY/PERSON											
Road R1	Wyndham City Council											
Reserve No.1	Wyndham City Council											
Reserve No.2	Powercor Australia Ltd											
NOTATIONS			<div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> PRELIMINARY THIS PLAN IS BASED ON DESIGN DRAWINGS BY TRACT DATED 02/05/2016 AND IS SUBJECT TO DESIGN CHANGES. VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES. </div>									
DEPTH LIMITATION: Does Not Apply												
SURVEY: This plan is based on survey.												
STAGING: This is not a staged subdivision. Planning Permit No. WYP7871/14												
Savana Estate - Release 2 Area of Release: 2.838ha No. of Lots: 46 Lots and Balance Lot G												
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	Drainage	See Diagram	PS739613U	Wyndham City Council								
	Sewerage			City West Water Corporation								
E-2	Sewerage	2m	PS739613U	City West Water Corporation								
EASEMENT E-3 HAS BEEN OMITTED FROM THIS PLAN												
E-4	Sewerage	2m	PS742083E	City West Water Corporation								
E-5	Sewerage	2m	This Plan	City West Water Corporation								
E-6	Drainage	3m	This Plan	Wyndham City Council								
	Sewerage			City West Water Corporation								
		SURVEYORS FILE REF: Ref. 02188-S2 Ver. 10										
Urban Development Built Environments Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorssds.com.au		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 7 Licensed Surveyor: RICHARD ILLINGWORTH / Version No 10										

PS739617L



TAYLORS
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PRELIMINARY
THIS PLAN IS BASED ON DESIGN DRAWINGS BY TRACT DATED 03/09/2016 AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERENTIAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.

THIS PLAN IS BASED ON DESIGN DRAWINGS BY TRACT DATED 03/05/2016 AND IS SUBJECT TO DESIGN CHANGES. VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.

SCALE
1:4000

40 0 40 80 120 160

LENGTHS ARE IN METRES

licensed Surveyor:
RICHARD ILLINGWORTH / Version No. 10

ORIGINAL SHEET
 SIZE: A3
 Ref. 02188-S2
 Ver. 10
 SHEET 2

SHEET 2

THIS PLAN IS BASED ON DESIGN DRAWINGS BY TRACT DATED 03/05/2016 AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.

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SCALE	5
1:500	L

RICHARD ILLINGWORTH / Version No. 10

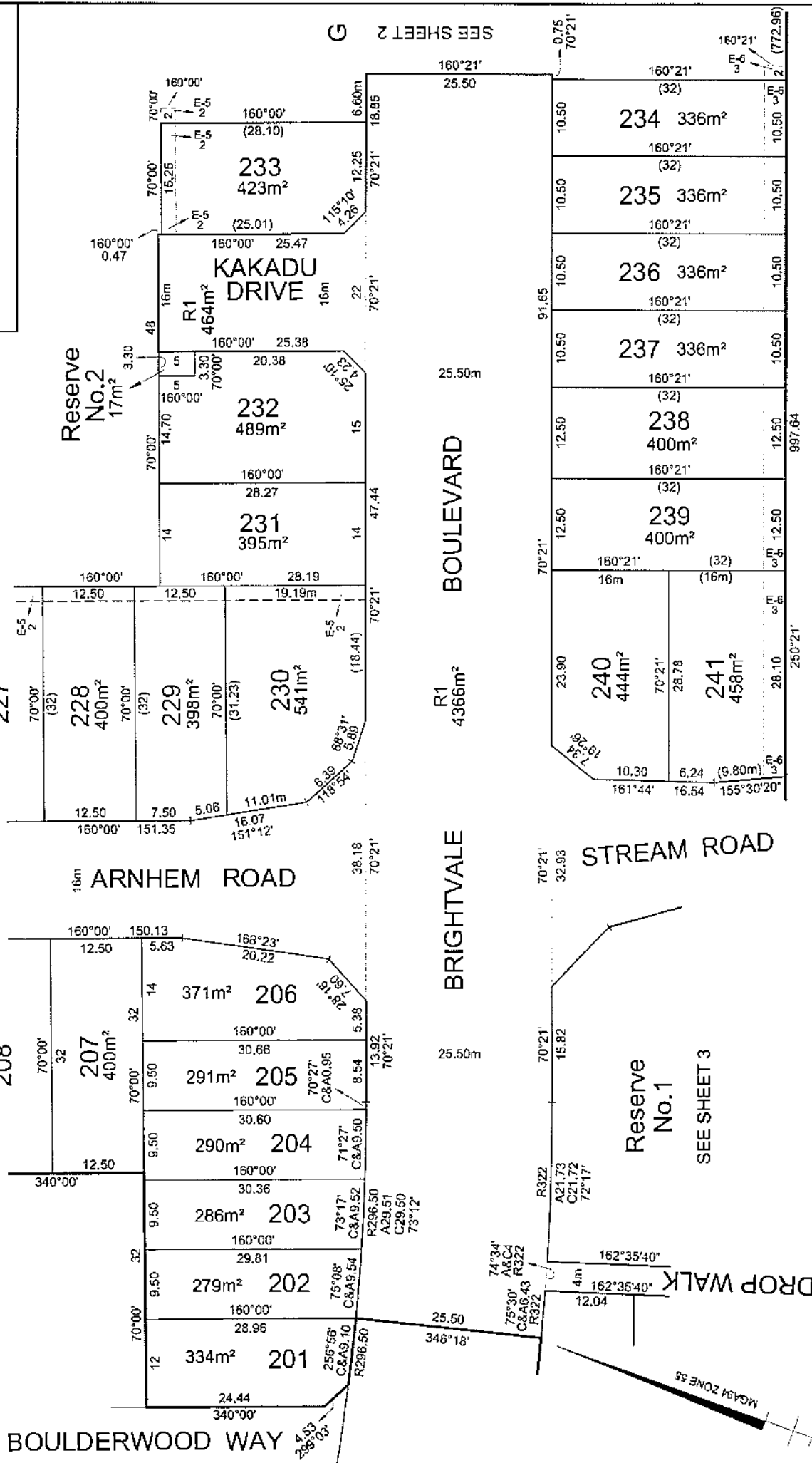
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1:500

ORIGINAL SHEET	Ref. 02188-S2	SHEET 3
SIZE: A3	Ver 10	

SHEET 3

SEE SHEET 5

PS739617L



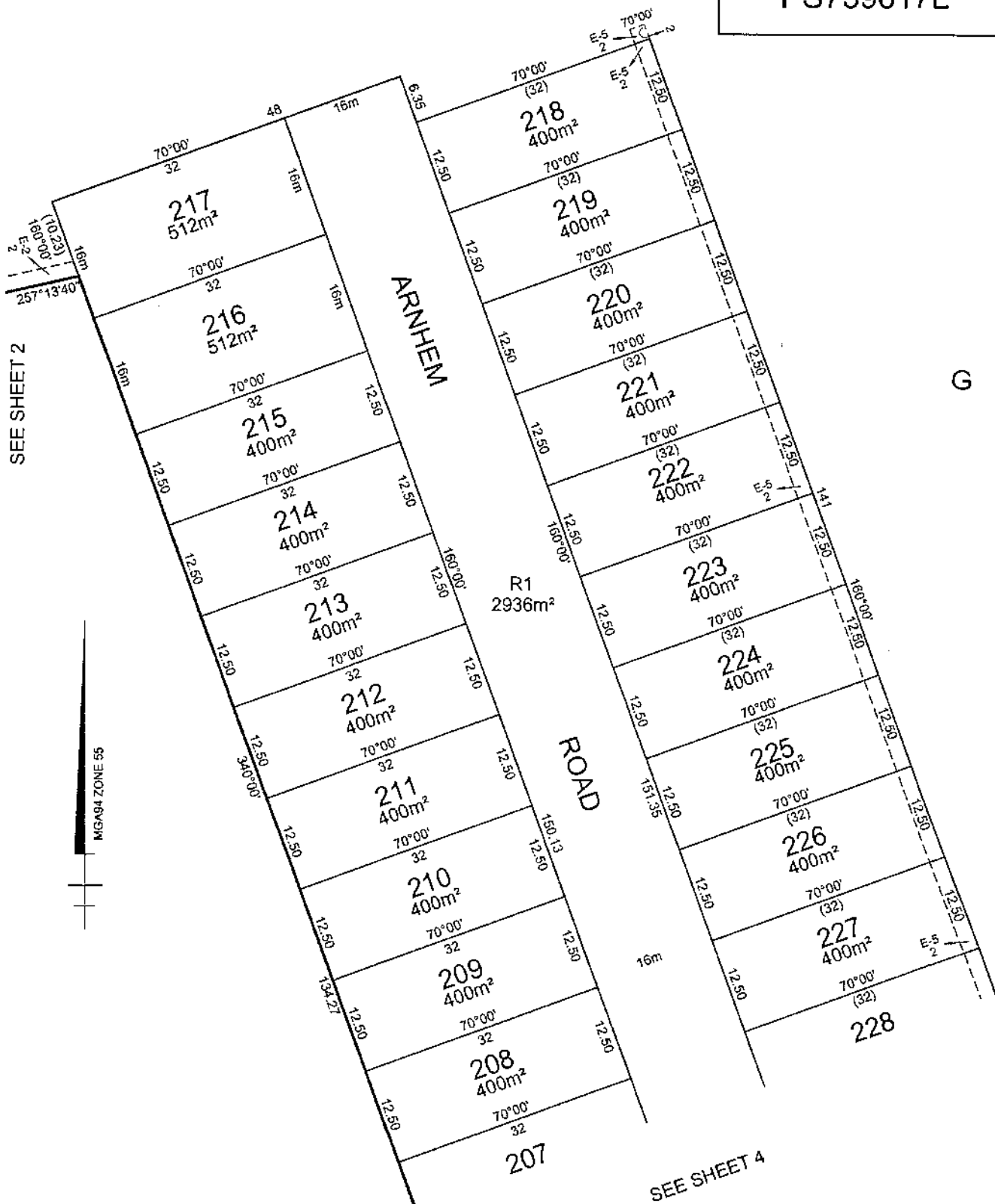
PRELIMINARY
THIS PLAN IS BASED ON DESIGN DRAWINGS BY TRACT DATED 03/05/2016 AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.

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SCALE	ORIGINAL SHEET	Ref.	SHEET
1:500	SIZE: A3	02188-S2	4
Licensed Surveyor:			
RICHARD ILLINGWORTH / Version No 10			

SEE SHEET 2

PS739617L

**PRELIMINARY**

THIS PLAN IS BASED ON DESIGN DRAWINGS BY TRACT DATED 03/05/2016 AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.

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SCALE
1:500

5 0 5 10 15 20
LENGTHS ARE IN METRES

Licensed Surveyor:

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ORIGINAL SHEET
SIZE: A3

Ref. 02188-S2
Ver. 10

SHEET 5

CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: See Table 1

LAND TO BENEFIT: See Table 1

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN:

1. MUST NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT OR ANY PART OF IT ANY BUILDING OTHER THAN A BUILDING WHICH HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED MEMORANDUM OF COMMON PROVISIONS (MCP) REGISTERED IN DEALING NO..... WITHOUT THE PRIOR WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY. THE PROVISIONS OF THE SAID MCP ARE INCORPORATED INTO THIS RESTRICTION;
2. MUST NOT MAKE AN APPLICATION TO AMEND A BUILDING ENVELOPE UNLESS SUCH AN AMENDMENT AND ANY CRITERIA OR MATTERS WHICH MUST BE CONSIDERED BY THE RESPONSIBLE AUTHORITY IN DECIDING ON SUCH AN AMENDMENT ARE TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY; AND
3. MUST NOT ERECT ANY BUILDING ON A LOT UNLESS THE PLANS FOR SUCH A BUILDING ARE ENDORSED BY THE SAVANA BUILDING AND DESIGN APPROVAL COMMITTEE (SBDAC) PRIOR TO THE ISSUE OF A BUILDING PERMIT.

THIS RESTRICTION WILL EXPIRE TEN YEARS AFTER THE DATE OF THE REGISTRATION OF THIS PLAN.

Table 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
201	202
202	201, 203
203	202, 204
204	203, 205, 207
205	204, 206, 207
206	205, 207
207	204, 205, 206, 208
208	207, 209
209	208, 210
210	209, 211
211	210, 212
212	211, 213
213	212, 214
214	213, 215
215	214, 216
216	215, 217
217	216
218	219
219	218, 220
220	219, 221
221	220, 222
222	221, 223
223	222, 224

Table 1 Continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
224	223, 225
225	224, 226
226	225, 227
227	226, 228
228	227, 229
229	228, 230, 231
230	229, 231
231	229, 230, 232
232	231
233	232
234	235
235	234, 236
236	235, 237
237	236, 238
238	237, 239
239	238, 240, 241
240	239, 241
241	239, 240
242	243
243	242, 244
244	243
245	246
246	245

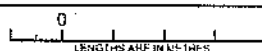
PRELIMINARY

THIS PLAN IS BASED ON DESIGN DRAWINGS BY TRACT DATED 03/05/2016 AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.

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SCALE



Licensed Surveyor:

RICHARD ILLINGWORTH / Version No 10

ORIGINAL SHEET
SIZE: A3

Ref. 02188-S2
Ver. 10

SHEET 6

CREATION OF RESTRICTION B

PS739617L

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lots in Table 2

LAND TO BENEFIT: Lots in Table 2

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN MUST NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT ANY BUILDING OTHER THAN A BUILDING WHICH HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE SMALL LOT HOUSING CODE (TYPE A) INCORPORATED INTO THE WYNDHAM PLANNING SCHEME UNLESS A PLANNING PERMIT IS GRANTED BY THE RESPONSIBLE AUTHORITY FOR A BUILDING THAT DOES NOT CONFORM WITH THE SMALL LOT HOUSING CODE.

THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.

Table 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
202	201, 203
203	202, 204, 207
204	203, 205, 207
205	204, 206, 207

Table 2 Continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
242	243
243	242, 244

CREATION OF RESTRICTION C

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lots 202 - 205 (both inclusive), 242 and 243.

LAND TO BENEFIT: The relevant abutting lots

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN:

1. MUST NOT BUILD OR PERMIT TO BE BUILT A BUILDING THAT IS NOT FREE STANDING WITHIN THE TITLE BOUNDARIES OF THE LOT ON WHICH IT IS BUILT,
2. MUST NOT BUILD OR PERMIT TO BE BUILT A BUILDING THAT RELIES ON THE WALLS OF ADJACENT BUILDINGS FOR SUPPORT.

THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.

CREATION OF RESTRICTION D

The following Restriction is to be created upon Registration of this plan.

LAND TO BE BURDENED: Lots 201 to 246 (both inclusive) on this plan.

LAND TO BENEFIT: Lots 201 to 246 (both inclusive) on this plan.

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT TO WHICH THIS RESTRICTION APPLIES MUST NOT BUILD OR PERMIT TO BE BUILT A DWELLING OR COMMERCIAL BUILDING UNLESS THE BUILDING INCORPORATES DUAL PLUMBING FOR RECYCLED WATER SUPPLY FOR TOILET FLUSHING AND GARDEN WATERING USE IF IT BECOMES AVAILABLE.

THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.

PRELIMINARY

THIS PLAN IS BASED ON DESIGN DRAWINGS BY TRACT DATED 03/05/2016 AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.

TAYLORS

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Tel: 61 3 9501 2800 | Web: taylorssds.com.au

SCALE



ORIGINAL SHEET
SIZE: A3

Ref. 02188-S2
Ver. 10

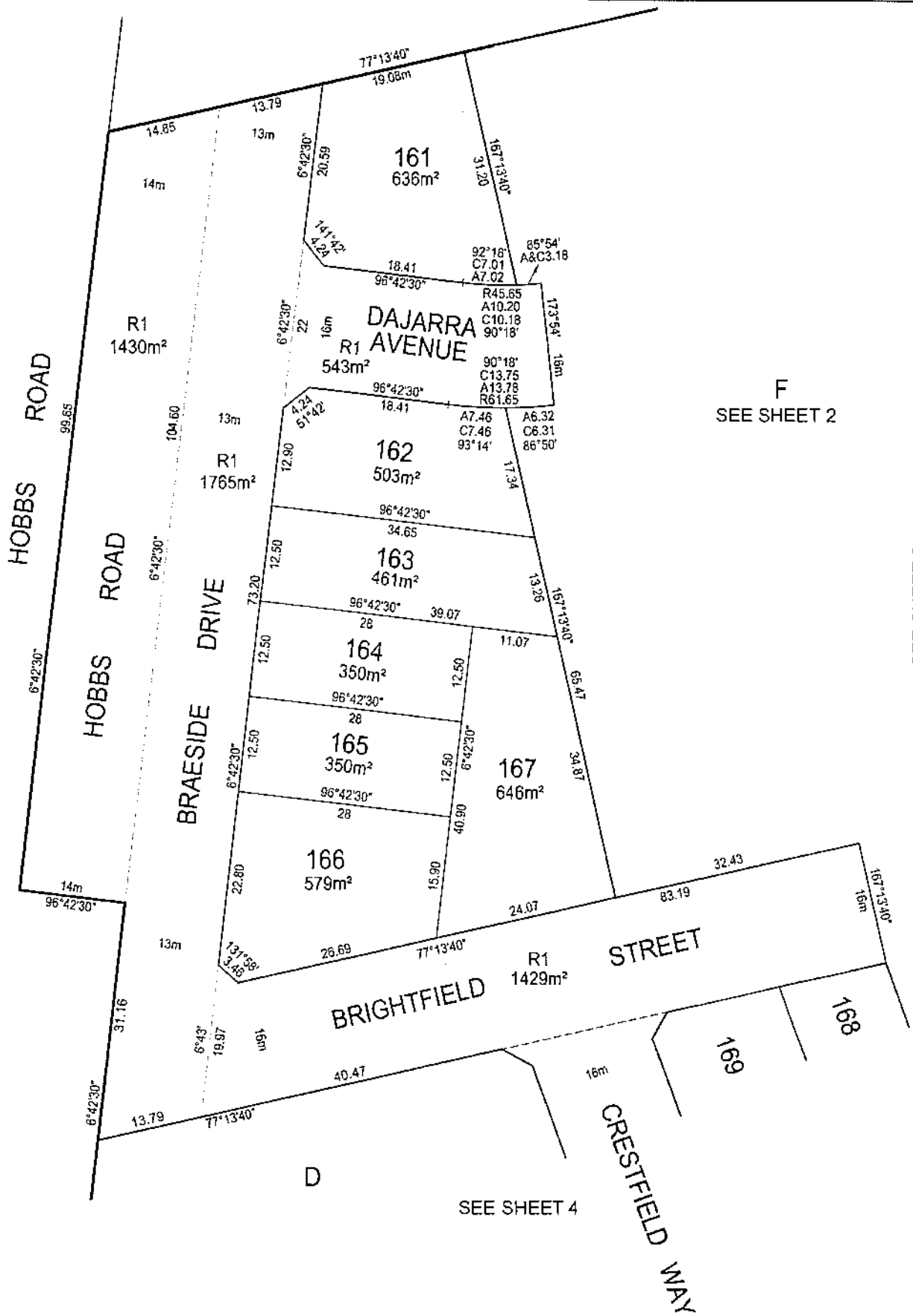
SHEET 7

Licensed Surveyor:

RICHARD ILLINGWORTH / Version No 10

PLAN OF SUBDIVISION			EDITION 1	PS742083E
LOCATION OF LAND PARISH: WERRIBEE TOWNSHIP: --- SECTION: 9 CROWN ALLOTMENT: --- CROWN PORTION: A (Part) & B (Part) TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot B on PS739613U POSTAL ADDRESS: 50 Hobbs Road (at time of subdivision) Wyndham Vale, VIC 3024. MGA CO-ORDINATES: E: 289 880 ZONE: 55 (of approx centre of land in plan) N: 5 806 480 GDA 94			COUNCIL NAME: WYNDHAM CITY COUNCIL	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER Road R1 Reserve No.1	COUNCIL/BODY/PERSON Wyndham City Council Wyndham City Council		Lots 1 to 160 (both inclusive) have been omitted from this plan. Lots 161 to 169 (both inclusive) may be affected by one or more restrictions. Refer to Creation of Restrictions A & B on Sheet 5 of this plan for details. OTHER PURPOSE OF PLAN To Remove Power Line easement marked E-4 on PS739613U in so far as where it lies within new Road R1 on this plan, upon registration of this plan. GROUND'S FOR REMOVAL: By agreement between all interested parties.	
NOTATIONS				
DEPTH LIMITATION: Does Not Apply				
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. WYP7871/14				
Savana Estate - Release 1B Area of Release: 2.403ha No. of Lots: 9 Lots, Super Lot D and Balance Lot F				
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	Drainage	See Diag	PS739613U	Wyndham City Council
	Sewerage			City West Water Corporation
E-2 HAS BEEN OMITTED FROM THIS PLAN				
E-3	Sewerage	2m	PS739613U	City West Water Corporation
E-4	Drainage	3m	This Plan	Wyndham City Council
	Sewerage			City West Water Corporation
E-5	Sewerage	2m	This Plan	City West Water Corporation
<div style="font-size: 2em; font-weight: bold; margin: 0;">TAYL RS</div> <div style="font-size: 0.8em; margin-top: 5px;"> Urban Development | Built Environments | Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 | Web: taylors.com.au </div>		SURVEYORS FILE REF: Ref. 02188-S1B Ver. 11 Licensed Surveyor: <div style="text-align: center; margin-top: 5px;">RICHARD ILLINGWORTH / Version No 11</div>		
		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5	

PS742083E



F
SEE SHEET 2

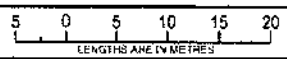
SEE SHEET 2

SEE SHEET 4

TAYL RS

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SCALE
1:500



Licensed Surveyor:

RICHARD ILLINGWORTH / Version No 11

ORIGINAL SHEET
SIZE: A3

Ref. 02188-S1B
Ver. 11

SHEET 3

PS742083E

SEE SHEET 3

BRAESIDE DRIVE

166

167

STREET

R1

1429m²

BRIGHTFIELD

F
SEE SHEET 2

HOBBES ROAD

CRESTFIELD WAY

169
540m²

168
423m²

D
2629m²

CRESTFIELD WAY

Reserve No.1

SEE SHEET 5

BOULDERWOOD WAY

MGA94 ZONE 55

TAYL RS

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SCALE
1:500
Licensed Surveyor:
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5 0 5 10 15 20
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3
Ref. 02188-S1B
Ver. 11

SHEET 4

CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: See Table 1

LAND TO BENEFIT: See Table 1

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN;

1. MUST NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT OR ANY PART OF IT ANY BUILDING OTHER THAN A BUILDING WHICH HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED MEMORANDUM OF COMMON PROVISIONS (MCP) REGISTERED IN DEALING NO. WITHOUT THE PRIOR WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY. THE PROVISIONS OF THE SAID MCP ARE INCORPORATED INTO THIS RESTRICTION;
2. MUST NOT MAKE AN APPLICATION TO AMEND A BUILDING ENVELOPE UNLESS SUCH AN AMENDMENT AND ANY CRITERIA OR MATTERS WHICH MUST BE CONSIDERED BY THE RESPONSIBLE AUTHORITY IN DECIDING ON SUCH AN AMENDMENT ARE TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY; AND
3. MUST NOT ERECT ANY BUILDING ON A LOT UNLESS THE PLANS FOR SUCH A BUILDING ARE ENDORSED BY THE SAVANA BUILDING AND DESIGN APPROVAL COMMITTEE (SBDAC) PRIOR TO THE ISSUE OF A BUILDING PERMIT.

THIS RESTRICTION WILL EXPIRE TEN YEARS AFTER THE DATE OF THE REGISTRATION OF THIS PLAN.

Table 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
161	162
162	163
163	162, 164, 167
164	163, 165, 167
165	164, 166, 167
166	165, 167
167	163, 164, 165, 166
168	169
169	168

CREATION OF RESTRICTION B

The following Restriction is to be created upon Registration of this plan.

LAND TO BE BURDENED: Lots 161 to 169 (both inclusive) on this plan.

LAND TO BENEFIT: Lots 161 to 169 (both inclusive) on this plan.

DESCRIPTION OF RESTRICTION

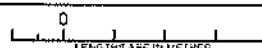
THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT TO WHICH THIS RESTRICTION APPLIES MUST NOT BUILD OR PERMIT TO BE BUILT A DWELLING OR COMMERCIAL BUILDING UNLESS THE BUILDING INCORPORATES DUAL PLUMBING FOR RECYCLED WATER SUPPLY FOR TOILET FLUSHING AND GARDEN WATERING USE IF IT BECOMES AVAILABLE.

THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.

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SCALE



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ORIGINAL SHEET
SIZE: A3

Ref. 02188-S1B
Ver. 11

SHEET 5

PLAN OF SUBDIVISION			EDITION 1	PS739613U
LOCATION OF LAND PARISH: WERRIBEE TOWNSHIP: — SECTION: 9 CROWN ALLOTMENT: — CROWN PORTION: A (Part) & B (Part) TITLE REFERENCE: Vol. 11499 Fol. 802 LAST PLAN REFERENCE: Lot A on PS612203Y POSTAL ADDRESS: 50 Hobbs Road (at time of subdivision) Wyndham Vale, VIC 3024. MGA CO-ORDINATES: E: 289 950 ZONE: 55 (of approx centre of land in plan) N: 5 806 350 GDA 94			COUNCIL NAME: WYNDHAM CITY COUNCIL	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		Lots 101 to 152 (both inclusive) may be affected by one or more restrictions. Refer to Creation of Restrictions A, B, C & D on Sheets 7, 8 & 9 of this plan for details. OTHER PURPOSE OF PLAN To remove the Powerline easement shown as E-1 on PS612203Y. GROUND FOR REMOVAL: By direction in Planning Permit No. WYP7871/14	
Road R1 Reserve No.1	Wyndham City Council Powercor Australia Ltd			
NOTATIONS				
DEPTH LIMITATION: Does Not Apply				
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. WYP7871/14				
Savana Estate - Release 1A Area of Release: 3.838ha No. of Lots: 52 Lots and Balance Lot B				
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	Drainage	3m	This Plan	Wyndham City Council
	Sewerage			City West Water Corporation
E-2	Drainage	2m	This Plan	Wyndham City Council
E-3	Sewerage	2m	This Plan	City West Water Corporation
E-4	Power Line	1.50	This Plan (Section 88 Electricity Industry Act 2000)	Powercor Australia Ltd
		SURVEYORS FILE REF: Ref. 02188-S1A Ver. 13 Licensed Surveyor: RICHARD ILLINGWORTH / Version No 13		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 9
Urban Development | Built Environments | Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 | Web: taylorssds.com.au				

PS739613U

BRIGHTVALE BOULEVARD

HOBBS ROAD

CRESTFIELD WAY

Reserve No. 1
28m²

Parcel B
38.32ha

Parcel R1
3144m²

Scale of Enlargement 1
1:500

Scale of Enlargement 2
1:500

Scale
1:4000

North Arrow

MG94 ZONE 55

SEE ENLARGEMENT 1

SEE ENLARGEMENT 2

SEE SHEET 3

SEE SHEET 4

SEE SHEET 5

SEE SHEET 6

SEE SHEET 14

SEE SHEET 15

SEE SHEET 16

SEE SHEET 17

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SEE SHEET 231

SEE SHEET 232

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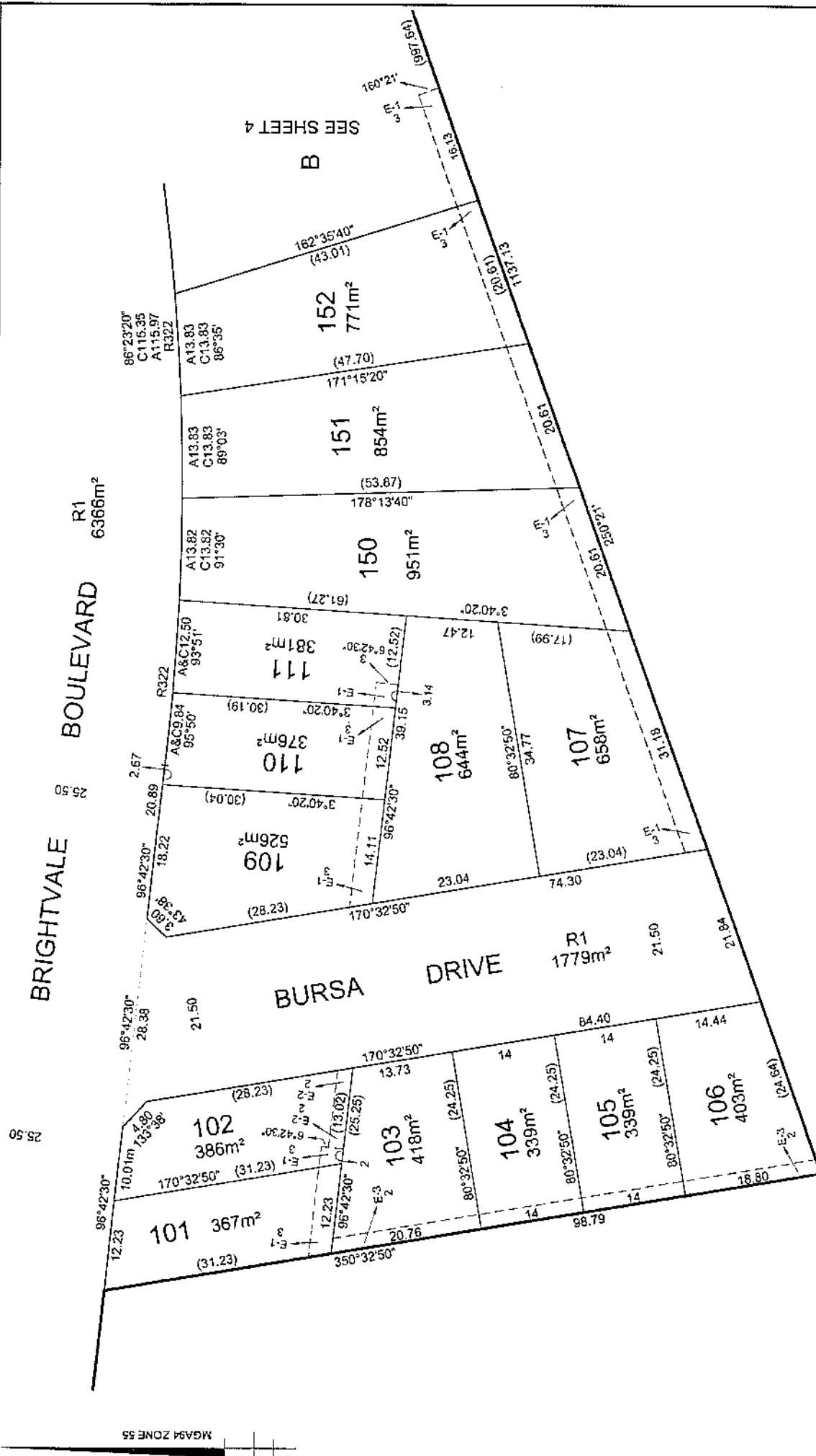
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ORIGINAL SHEET SIZE: A3	Ref. 02186-S1A Ver. 13	SHEET 2
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SEE SHEET 2

SEE SHEET 4

PS739613U



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ORIGINAL SHEET
SIZE: A3

SHEET 3

PS739613U

B
SEE SHEET 2

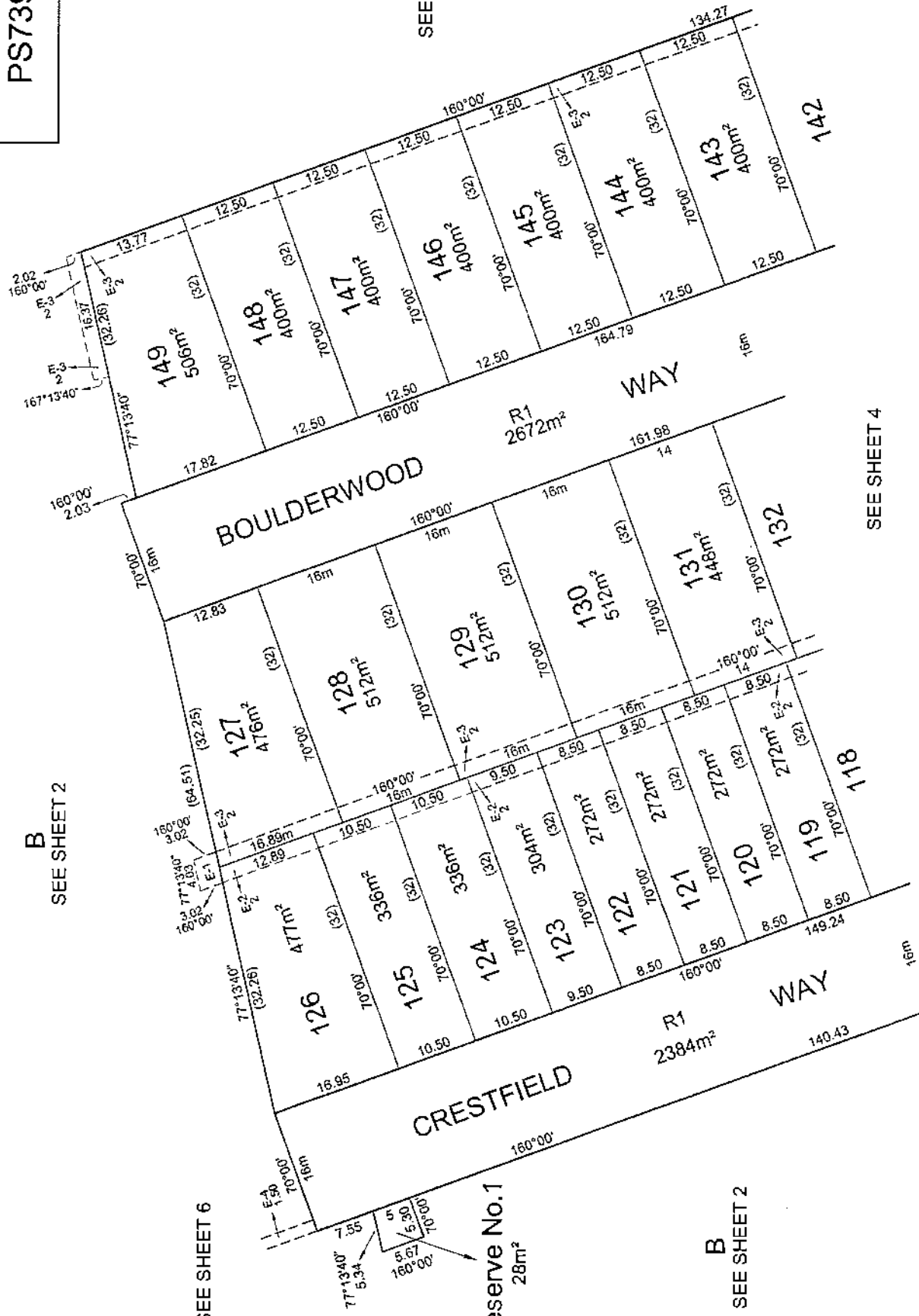
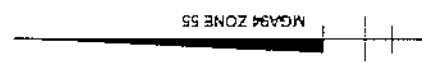
SEE SHEET 6

Reserve No.1
28m²

B
SEE SHEET 2

SEE SHEET 4

B
SEE SHEET 2

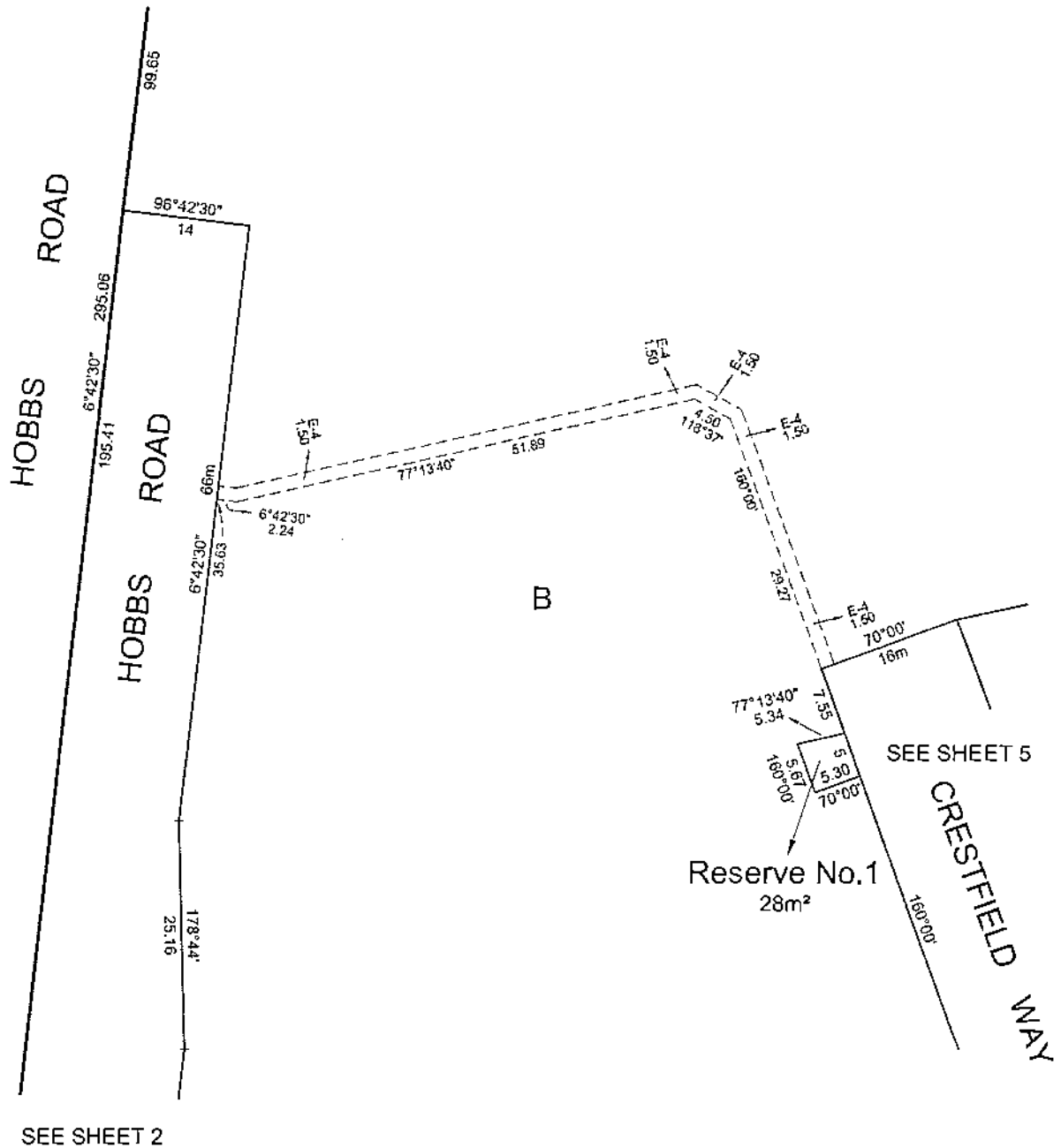


TAYLORS Urban Development Built Environments Infrastructure 8 / 270 Ferntree Gully Road, Malling Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorssds.com.au		Licensed Surveyor: RICHARD ILLINGWORTH / Version No 13		SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	Ref. 02188-S1A Ver. 13	SHEET 5
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PS739613U

MGDA94 ZONE 55

SEE SHEET 2

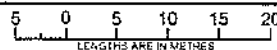


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1:500



Licensed Surveyor:

RICHARD ILLINGWORTH / Version No. 13

ORIGINAL SHEET
SIZE: A3

Ref. 02188-S1A
Ver. 13

SHEET 6

CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: See Table 1

LAND TO BENEFIT: See Table 1

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN:

1. MUST NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT OR ANY PART OF IT ANY BUILDING OTHER THAN A BUILDING WHICH HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED MEMORANDUM OF COMMON PROVISIONS (MCP) REGISTERED IN DEALING No. WITHOUT THE PRIOR WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY. THE PROVISIONS OF THE SAID MCP ARE INCORPORATED INTO THIS RESTRICTION;
2. MUST NOT MAKE AN APPLICATION TO AMEND A BUILDING ENVELOPE UNLESS SUCH AN AMENDMENT AND ANY CRITERIA OR MATTERS WHICH MUST BE CONSIDERED BY THE RESPONSIBLE AUTHORITY IN DECIDING ON SUCH AN AMENDMENT ARE TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY; AND
3. MUST NOT ERECT ANY BUILDING ON A LOT UNLESS THE PLANS FOR SUCH A BUILDING ARE ENDORSED BY THE SAVANA BUILDING AND DESIGN APPROVAL COMMITTEE (SBDAC) PRIOR TO THE ISSUE OF A BUILDING PERMIT.

THIS RESTRICTION WILL EXPIRE TEN YEARS AFTER THE DATE OF THE REGISTRATION OF THIS PLAN.

Table 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
101	102, 103
102	101, 103
103	101, 102, 104
104	103, 105
105	104, 106
106	105
107	108, 150
108	107, 109, 110, 111, 150
109	108, 110
110	108, 109, 111
111	108, 110, 150
112	113, 137
113	112, 114, 136
114	113, 115, 135
115	114, 116, 134, 135
116	115, 117, 133, 134
117	116, 118, 132, 133
118	117, 119, 131, 132
119	118, 120, 131
120	119, 121, 130, 131
121	120, 122, 130
122	121, 123, 129, 130
123	122, 124, 129
124	123, 125, 128, 129
125	124, 126, 127, 128

Table 1 Continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
126	125, 127
127	125, 126, 128
128	124, 125, 127, 129
129	122, 123, 124, 128, 130
130	120, 121, 122, 129, 131
131	118, 119, 120, 130, 132
132	117, 118, 131, 133
133	116, 117, 132, 134
134	115, 116, 133, 135
135	114, 115, 134, 136
136	113, 135, 137, 138
137	112, 136, 138
138	136, 137
139	140
140	139, 141
141	140, 142
142	141, 143
143	142, 144
144	143, 145
145	144, 146
146	145, 147
147	146, 148
148	147, 149
149	148
150	107, 108, 111, 151
151	150, 152
152	151

CREATION OF RESTRICTION B

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lots in Table 2

LAND TO BENEFIT: Lots in Table 2

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN MUST NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT ANY BUILDING OTHER THAN A BUILDING WHICH HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE SMALL LOT HOUSING CODE INCORPORATED INTO THE WYNDHAM PLANNING SCHEME UNLESS A PLANNING PERMIT IS GRANTED BY THE RESPONSIBLE AUTHORITY FOR A BUILDING THAT DOES NOT CONFORM WITH THE SMALL LOT HOUSING CODE.

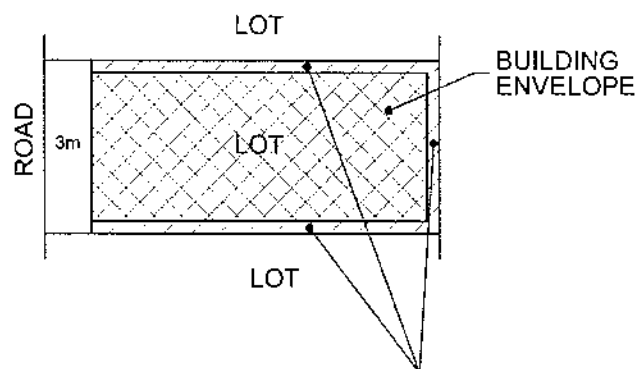
THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.

Table 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
115	114, 116, 134, 135
116	115, 117, 133, 134
117	116, 118, 132, 133
118	117, 119, 131, 132
119	118, 120, 131
120	119, 121, 130, 131
121	120, 122, 130
122	121, 123, 129, 130

SMALL LOT HOUSING CODE BUILDING ENVELOPES

TYPE A - SMALL LOTS



A WALL OF A DWELLING (INCLUDING GARAGE) MAY BE CONSTRUCTED ON OR WITHIN 200mm OF A SIDE / REAR BOUNDARY. OTHERWISE A MINIMUM 1 METRE SIDE SETBACK WILL APPLY.

NOTE :

- BUILDING HEIGHTS AND SETBACKS ARE TO BE IN ACCORDANCE WITH THE SMALL LOT HOUSING CODE INCORPORATED INTO THE WYNDHAM PLANNING SCHEME.

CREATION OF RESTRICTION C

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lots 115 - 122 (both inclusive)

LAND TO BENEFIT: The relevant abutting lots

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN:

1. MUST NOT BUILD OR PERMIT TO BE BUILT A BUILDING THAT IS NOT FREE STANDING WITHIN THE TITLE BOUNDARIES OF THE LOT ON WHICH IT IS BUILT.
2. MUST NOT BUILD OR PERMIT TO BE BUILT A BUILDING THAT RELIES ON THE WALLS OF ADJACENT BUILDINGS FOR SUPPORT.

THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.

CREATION OF RESTRICTION D

The following Restriction is to be created upon Registration of this plan.

LAND TO BE BURDENED: Lots 101 to 152 (both inclusive) on this plan.

LAND TO BENEFIT: Lots 101 to 152 (both inclusive) on this plan.

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT TO WHICH THIS RESTRICTION APPLIES MUST NOT BUILD OR PERMIT TO BE BUILT A DWELLING OR COMMERCIAL BUILDING UNLESS THE BUILDING INCORPORATES DUAL PLUMBING FOR RECYCLED WATER SUPPLY FOR TOILET FLUSHING AND GARDEN WATERING USE IF IT BECOMES AVAILABLE.

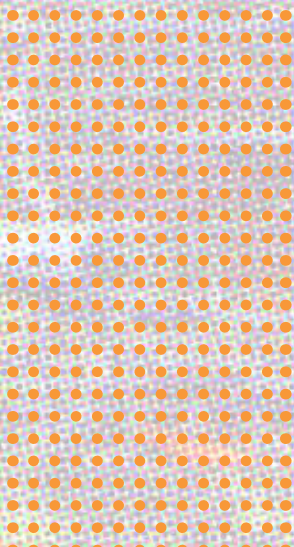
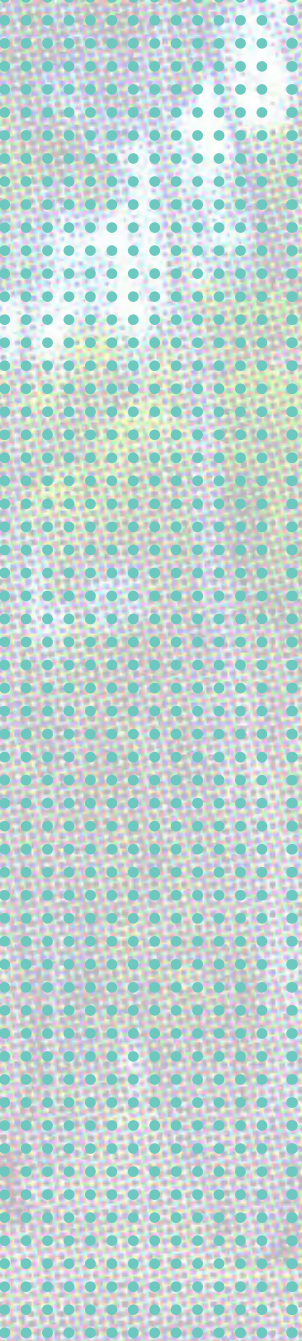
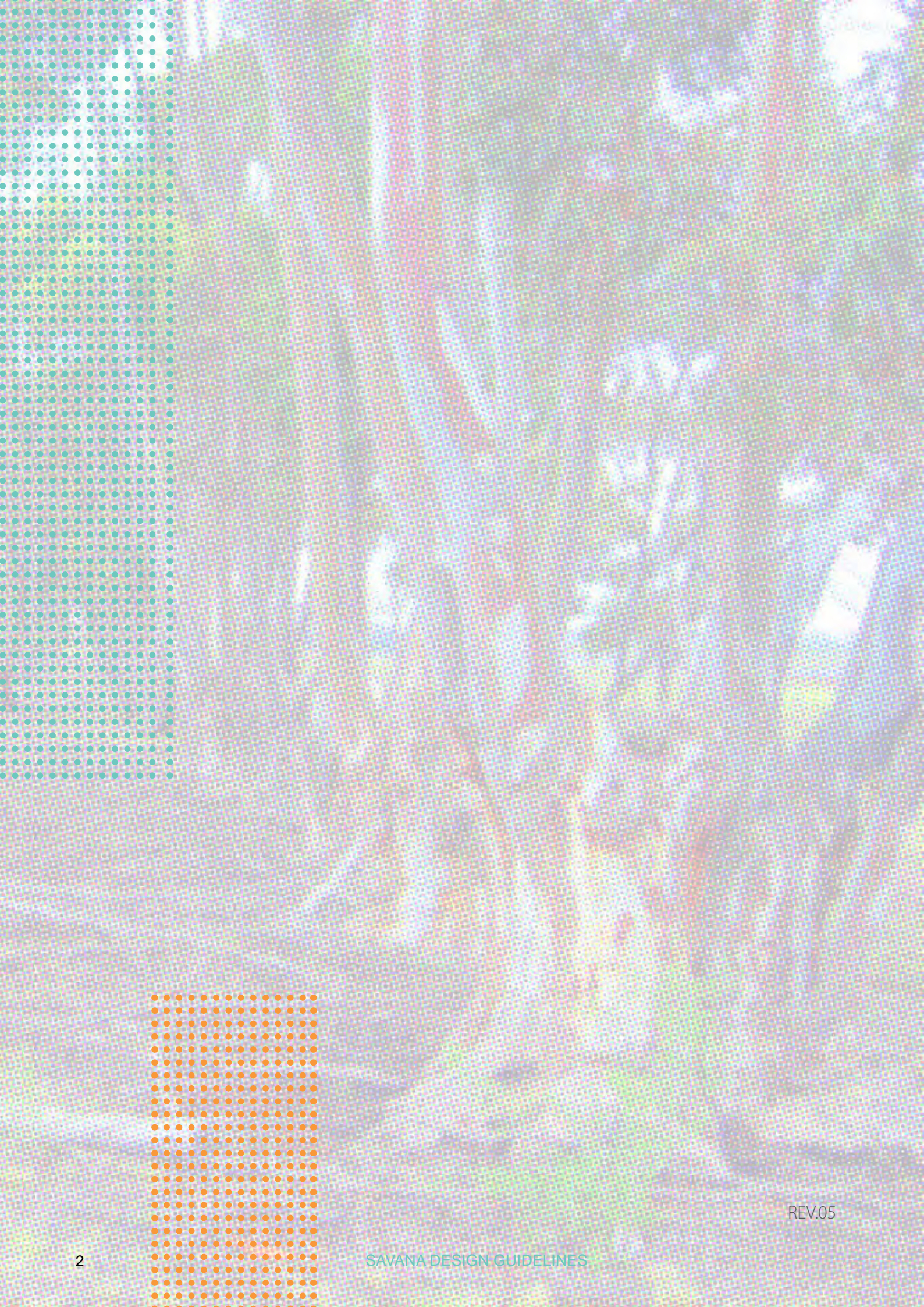
THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.



savana

DESIGN GUIDELINES

AUGUST 2016



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1.0 INTRODUCTION

1.1 Design Guidelines

These Design Guidelines apply to allotments 101 - 152 on PS739613U (also known as Stage 1A of Savana) approved under Wyndham Planning Permit No. WYP7871/14

All care has been taken to ensure that these guidelines comply with current Building Regulations. However, the owner is responsible for ensuring compliance with all statutory requirements.

In the event that requirements in this document contradict the provisions of the Small Lot Housing Code or ResCode, the Small Lot Housing Code and ResCode will prevail.

Owners, Designers and Builders should review this MCP and the current Design Guidelines in conjunction with the land sales contract.



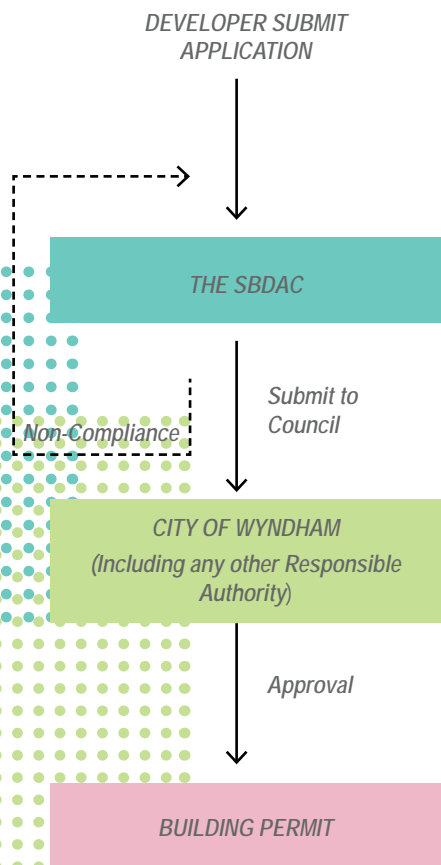


Figure 1 – Approval Process

1.2 Developers Approval

The siting and design of homes at Savana is to be approved by The Savana Building and Design Approval Committee (SBDAC). Approval by the SBDAC is required before applying for a building permit for the construction of a new dwelling. Approval by the SBDAC is not a building approval nor does it imply compliance with the building code, Building Regulations or City of Wyndham Planning Scheme.

The SBDAC also reserves the right to approve applications based on architectural merit.

It is the applicant's responsibility to ensure that plans meet the relevant planning and building requirements, in addition to these design guidelines.

Only a fully scaled set of application documents will be considered. No concept designs will be accepted. The SBDAC will assess all designs and if they are compliant with the Design Guidelines, provide a letter of approval along with an endorsed copy of the plans and external colour schedule. Applications that substantially comply with the Design Guidelines may be given a letter of approval with conditions requiring the rectification of minor deviations. These deviations may also be noted on the plans. The SBDAC may also offer suggestions intended to improve designs.

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

The final decision of all aspects of the Design Guidelines will be at the discretion of the SBDAC.

The SBDAC will endeavour to process applications as quickly as possible, generally within 7 business days of receipt. Once approval is obtained, an application for a building permit may be lodged with the City of Wyndham or an accredited building surveyor.

1.3 Medium and High Density Lots

The design guidelines do not cover integrated development sites that require a separate planning permit. Medium or High density lots cannot be developed without obtaining a planning permit from Council. Prior to a planning application being lodged with Council for the development of a medium or high density lot, the plans must be assessed and approved by the SBDAC.

1.4 Planning Permit

A planning permit is not required to construct or extend one dwelling on a lot with an area less than 300m² where:

- ▶ an approved building envelope as defined in Part 4 of the Building Regulations 2006 applies to the lot, and
- ▶ the building envelope complies with the Small Lot Housing Code incorporated in the Wyndham Planning Scheme; and
- ▶ the dwelling is constructed or extended in compliance with the building envelope.

If a dwelling is to be built outside of an approved building envelope an additional planning permit is required for the proposal prior to obtaining a Building Permit. Before applying for a planning permit approval must be obtained from the SBDAC.

1.5 Covenants

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

1.6 Statutory Obligations

It is the purchaser's responsibility to ensure all submitted documents comply with the Victorian Building Code, Rescode and all other planning and authority requirements, along with current Victorian energy rating standards prior to construction.



2.0 DWELLING DESIGN



2.1 Dwellings

Only one dwelling is permitted per property for lots under 600m².

On a lot greater than 600m², an additional dwelling is subject to approval from the SBDAC and City of Wyndham and may be considered for:

- (a) A dependant persons unit on lots greater than 600m²;
- (b) Corner lots and
- (c) Lots identified as integrated housing sites

No further subdivision is permitted without the approval of the SBDAC.

2.2 Identical Facade Assessment

In order to uphold the integrity of all new homes, 2 dwellings of the same front facade shall not be built within:

- 5 contiguous lot spaces of the original lot. Provision includes lots either side, opposite and encompassing other street frontages where applicable.
- On lots less than 300m², 2 dwellings with identical façades shall not be built within 2 contiguous lot spaces of the original lot. Under this clause, a mirrored (symmetrical) façade is not considered to be an identical facade.

This provision will not apply to integrated housing developments.

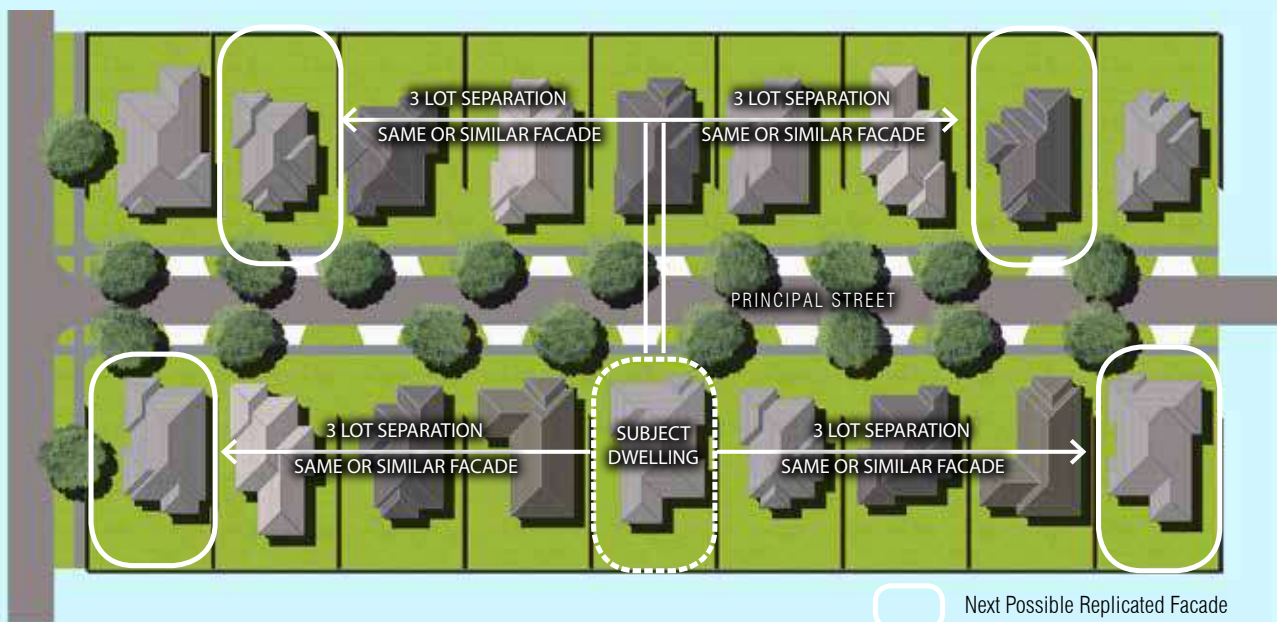


Figure 2 – Identical Facade Diagram



Figure 3 – Entry feature and balcony



Figure 4 – Feature less wall on corner lots are to be avoided



Figure 5 – Entry feature and balcony

2.3 Architectural Characteristics

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

Architectural features such as verandahs, porticoes, feature windows, façade detailing, roof features and articulated building forms are required. Building materials such as masonry, render, natural stone and timber cladding should be used and paint work should be complementary in colour selection.

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

2.4 Corner Lots Characteristics

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

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

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

2.5 Porches and Entries

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





Figure 6 – Building oversized for the lot

2.6 Dwelling Size

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

2.7 Building Heights

Maximum building heights should generally accord with Rescode requirements and where relevant, the Small Lot Housing Code.

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

A ceiling height of 2590mm is encouraged for all single storey dwellings and the ground floor of double storey dwellings. A minimum ceiling height of 2440mm is permitted, subject to approval by the SBDAC but is not encouraged.

2.8 Roofs

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

Eaves with a minimum overhang of 450mm must be provided on dwellings to any street face of single storey dwellings and to all faces of double storey dwellings. On single storey dwellings eaves must wrap around a minimum of 2000mm along the side of the dwelling from any street frontage (except where built to the boundary).

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

Figure 7 – Varied Roof Forms





Figure 8 – Carports are not permitted

2.9 Garages

A lock-up garage for 2 vehicles must be provided on all properties with frontages greater than 10.5m. Open carports to the front of the dwelling will not be permitted. Single garages will be considered for lots with a street frontage of 10.5m or less. Triple garages will be strongly discouraged.

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

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

Where the garage door is located to the front of a dwelling, the door or opening of any garage must occupy less than 50% of the width of the lot's street frontage to a maximum of 6.0m.

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

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

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

Figure 9 – Maximum garage Frontage



3.0 STREETSCAPE & SITING



Figure 10 – Garage is set back from facade

3.1 Small Lot Setbacks

Small lot setbacks must be in accordance with the Small Lot Housing Code incorporated into the Wyndham Planning Scheme

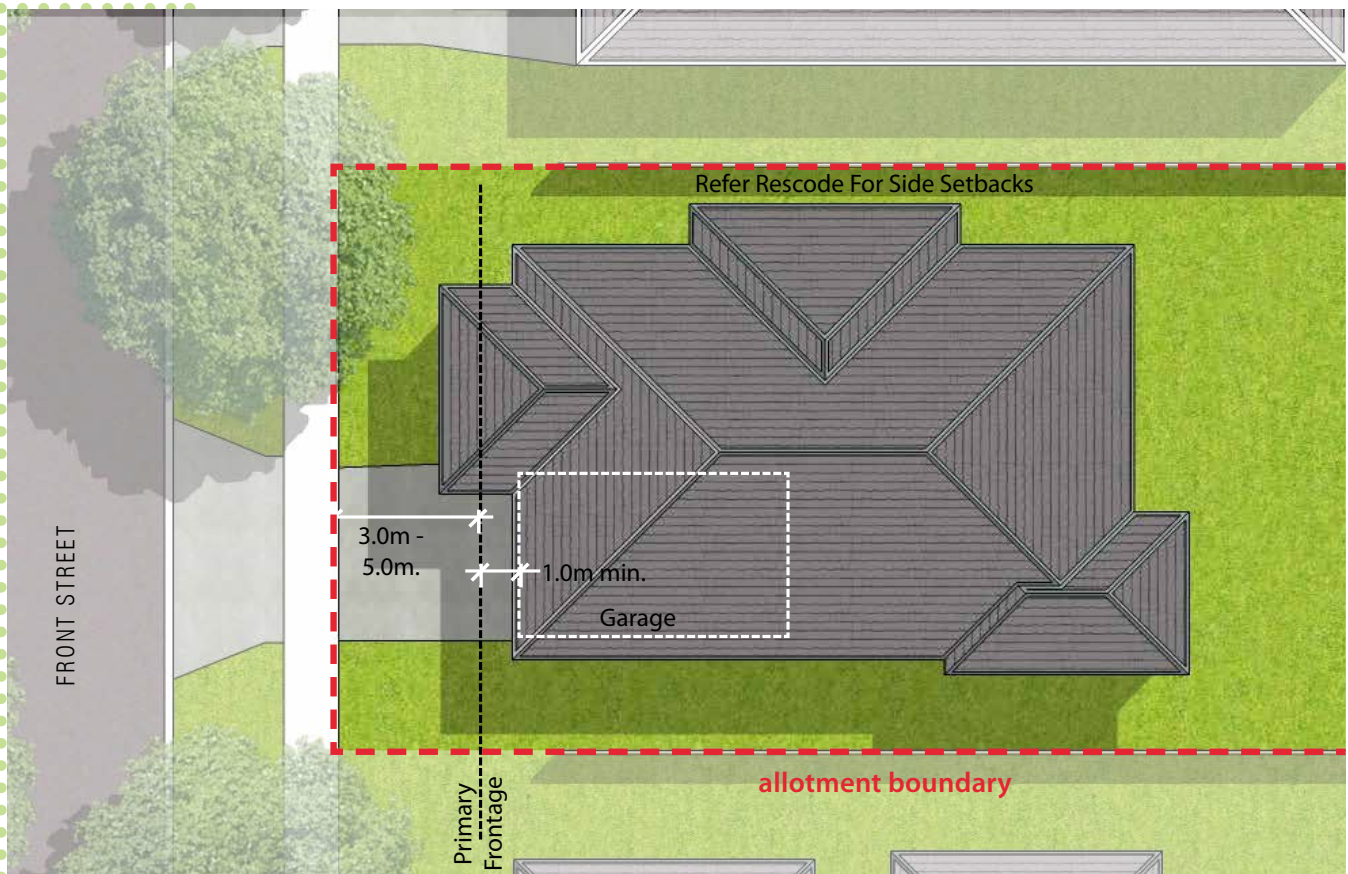


Figure 11 – Dwelling Setbacks plan



Figure 12 – Garage should be set back from the front wall

3.2 Standard Lot Setbacks

A standard lot is a lot which has an area greater than 300m².

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

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

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

Garages may be built on side boundaries in accordance with Rescode.

Double storey dwellings must be setback from side boundaries in accordance with Rescode.

Rear setbacks are to be in accordance with Rescode. These requirements may be varied with the written approval of the SBDAC and the City of Wyndham.

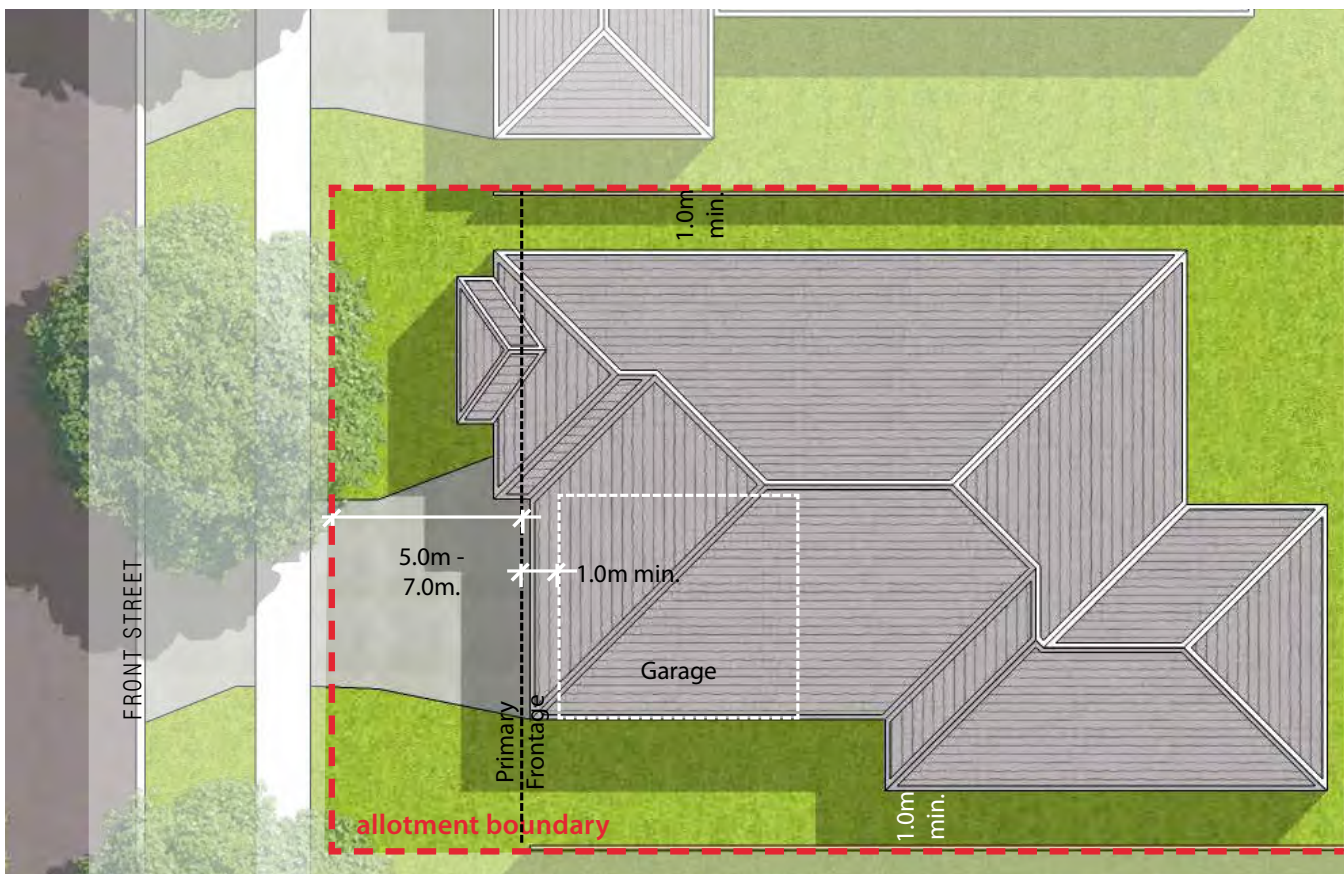


Figure 13 – Dwelling Setbacks plan



Figure 14 – Garage should be setback 5m from the Secondary Street

3.3 Standard Lot Corner Setbacks

Where applicable, standard corner lots must comply with the setback requirements listed in Item 17 of the Memorandum of Common Provisions, as well as the following.

Setbacks from the secondary street frontage must comply with Rescode.

Where facing the secondary street frontage, the garage must be setback a minimum of 5.0m from the secondary street frontage. An easement running along the rear of the lot cannot be built over, and the garage may have to be setback from the rear boundary to accommodate the easement. Garages must be located adjacent to the lot boundary but are not permitted adjacent to boundaries abutting public open space.

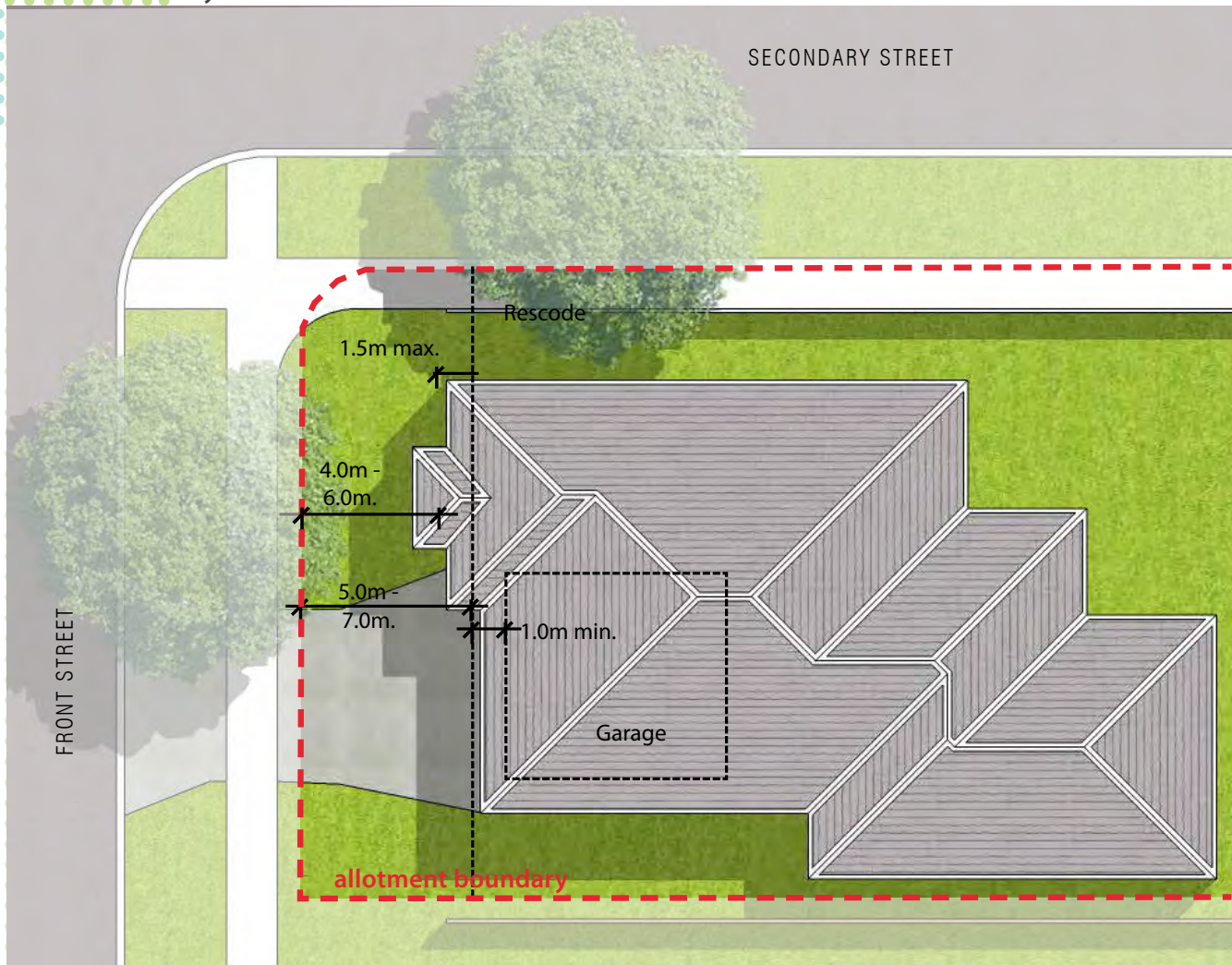


Figure 15 – Corner lot garage on front street setback plan



Figure 16 – Entrance Portico

3.4 Building Envelopes

All dwellings must be constructed in accordance with rescode and where relevant to the Small Lot Building Code.

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

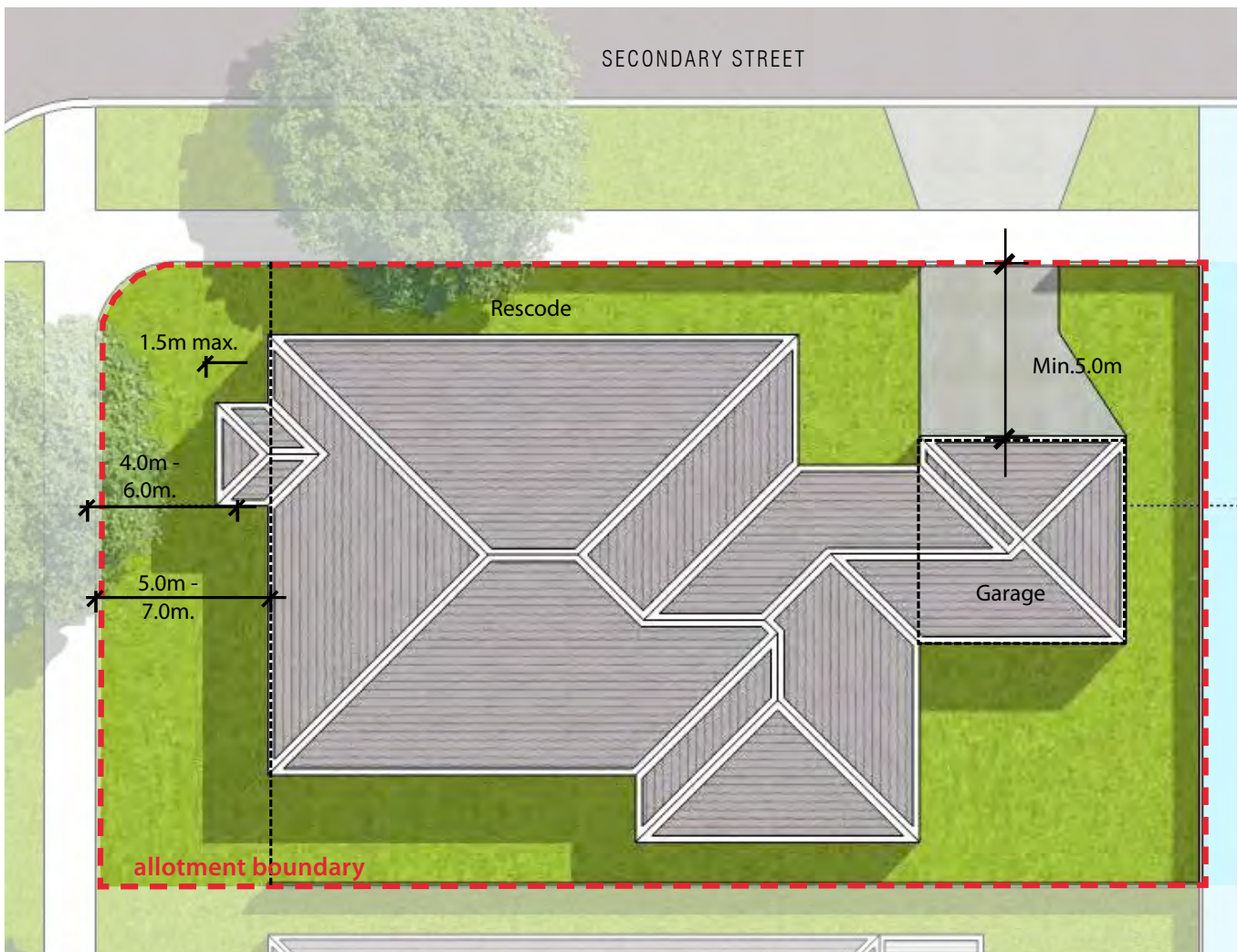


Figure 17 – Corner lot garage on secondary street setback plan

4.0 EXTERNAL MATERIALS & COLOURS



Figure 18 – 25% of the facade should be of a contrasting colour

4.1 Materials

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

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

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

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

Fibre-cement sheeting may be permitted if finished as either a textured, painted or rendered surface except as above.

4.2 Colour Schemes

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

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

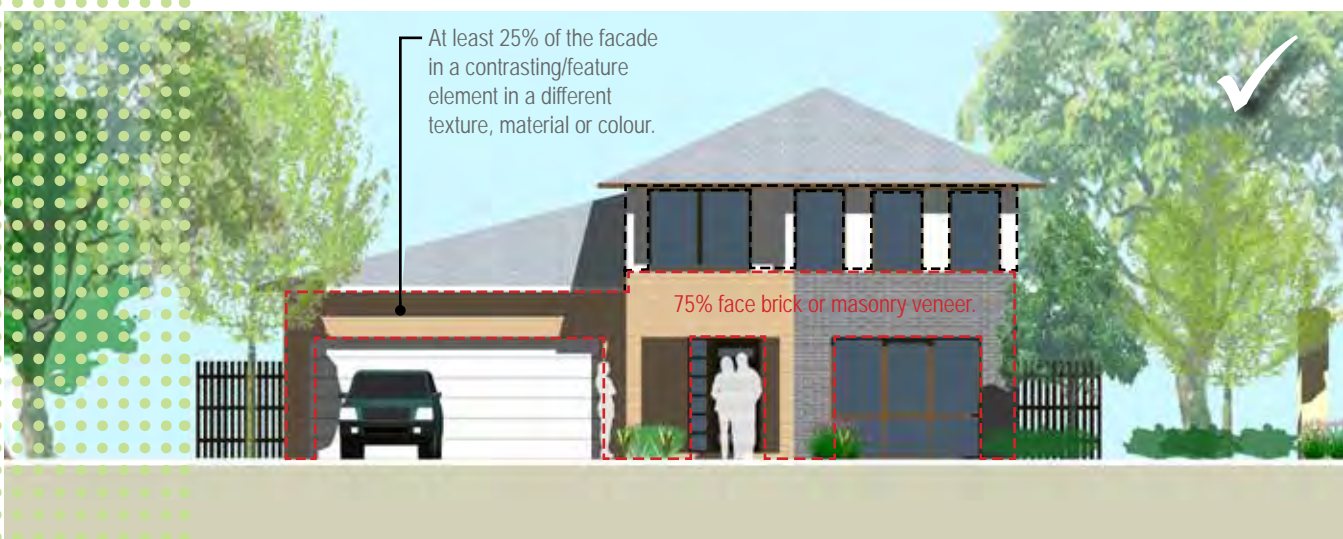


Figure 19 – 25% of the facade should be of a contrasting colour

Masonry colours should be similar to:

Light Tone Masonry Colour Range



Austral Urban One Nougat



Austral Homestead Mushroom



Boral Nuvo Aspire Moss



Boral Nuvo Aspire Mist



Boral Nuvo Aspire Coco

Mid Tone Masonry Colour Range



Austral Symmetry Grey



Austral Access Fawn



Boral Smooth Face Cinnamon



Boral Elan Riverside Beaumonde



Boral Elan Signature Grey Nuance

Dark Tone Masonry Colour Range



Austral Elements Graphite



Austral Access Chestnut



Boral Nuvo Aspire Storm



Boral Labassa



Boral Nuvo Aspire Mangrove

Dwelling materials should be similar to:



Lightweight Cladding types - vertical panel



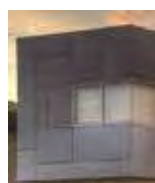
Lightweight Cladding types - horizontal panel



Lightweight Cladding types - timber



Lightweight Cladding types - flat panel



Lightweight Cladding types - corrugated and battened



5.0 DRIVEWAYS, FENCING & LANDSCAPING

5.1 Driveways

There must be only one driveway per lot, located to align with the crossover. Garages should be sited on the lot in response to the location of existing crossovers with driveways tapered to match crossover width. There must be at least 300mm of screen planting between the driveway and the adjacent side boundary.

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

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

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



Figure 20 – Plain concrete is not permitted



Figure 21 – Plain Concrete is not permitted, but driveway does taper to align with cross over



Figure 22 – Textured concrete surface



Figure 23 – Textured concrete surface with tapering to match crossover

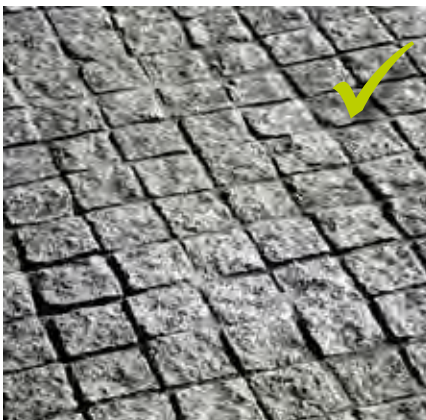
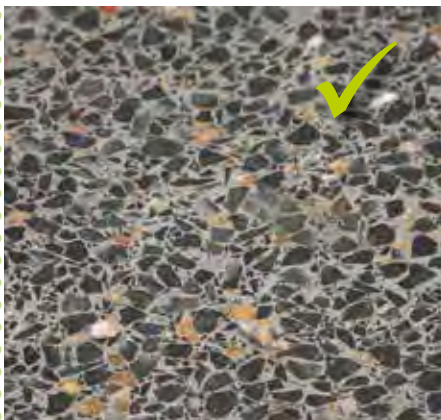




Figure 24 – Largely transparent front fencing



Figure 25 – Fence is too high and too opaque



Figure 26 – Wing Fence

5.2 Boundary Fencing

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

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

In addition to meeting the requirements within section 23 of the Memorandum of Common Provisions, all fencing must also be in accordance with the provisions set out in the Small Lot Housing Code.

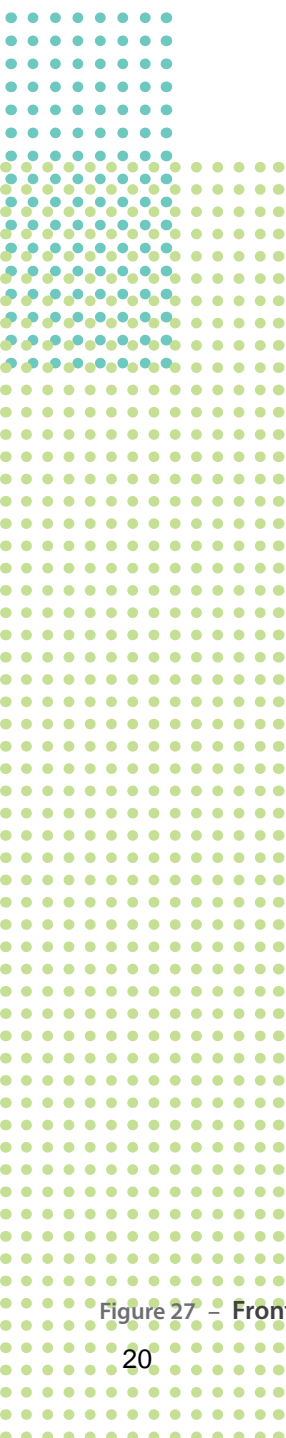
5.2.1. Front Fencing

Front fencing is permitted on lots identified on Figure 27 – Front Fencing Plan, subject to approval. Proposed front fences that are up to 1.2m in height and are largely transparent (ie. 50% or more) in construction are preferred. It is expected that any front fences will return along the side boundary, and extend to meet the side fence. Low masonry walls not exceeding 0.9m height which complement the façade of the building will be permitted. Where a front fence is to be constructed on a corner allotment, it must turn around and extend to meet the side fence.

Front Fencing on all lots adjacent to and fronting public open space must not exceed 1.2m in height.

5.2.2. Side and Rear Fencing

All side and rear boundary fencing must be constructed from timber palings, to a height of 1900mm (+/- 50mm). Side boundary fencing must terminate and return to the dwelling at least 1.0m behind the front building line. This part of the fence that returns to the house is known as a wing fence. Wing fencing must also be constructed from timber palings, unless approved by the SBDAC. Wing fencing must be 1900mm (+/-50mm) in height. It is encouraged to include a gate within the wing fencing; however, direct access to the rear yard may be possible either via a gate or directly from your garage. Where timber paling fencing is used, timber capping is encouraged. Fencing constructed along the side boundary forward of the dwelling or along the front boundary is not encouraged.



20



Figure 28 – Semi Transparent Street Fencing

5.2.3. Side Street Fencing

On an allotment with a side boundary that forms the rear boundary of an adjoining allotment, the side fence on that boundary can continue to the front boundary. On corner allotments, fencing to the secondary street frontage should be setback a minimum of 3.0m from the primary street frontage.

For fencing to boundaries abutting a reserve and on corner allotments, a minimum of 30% of the length of the secondary street frontage is required to have no / transparent fencing and should be consistent with fencing along the primary street frontage (Figure 29). For the remaining 70%, the length of solid fence along the secondary street frontage must not exceed 30%. The remaining side fence must be semi-transparent and must provide a minimum of 25% transparency (Figure 29).

Solid and semi-transparent fencing must be constructed from timber palings to a height of 1900mm (+/-50mm). Exposed posts on both sides of the palings are encouraged and palings must be on the external side fronting the street.

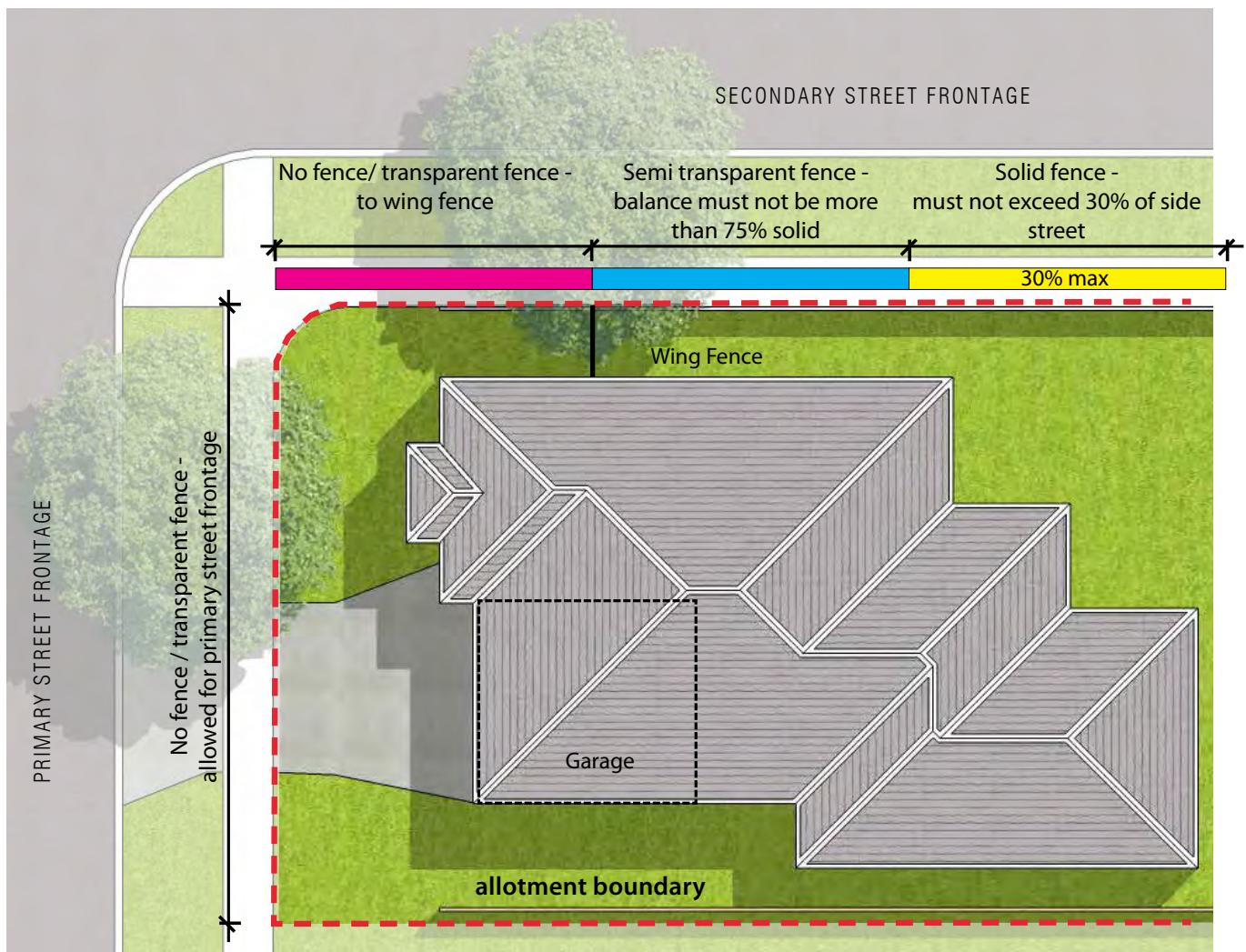


Figure 29 – Side street fencing on corner lots

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Transparent Fencing - Front / Side Street Fencing

Transparent Fencing (Front / Side Street Fencing) should be similar to:



Semi Transparent Fencing - Side Street / Wing Fencing

Semi Transparent Fencing (Side Street / Wing Fencing) should be similar to:



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Solid Fencing - Side Street Fencing

Solid Fencing (Side Street Fencing) should be similar to:





Figure 30 – Drought tolerant planting



Figure 31 – Low quality landscaping with no canopy tree at least 2m high



Figure 32 – Mail box colour matches the architecture

5.3 Front Landscaping

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

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

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

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

The minimum front landscaping works will include:

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

5.4 Letterboxes

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



Figure 33 – Mail box integrated into a landscape feature wall

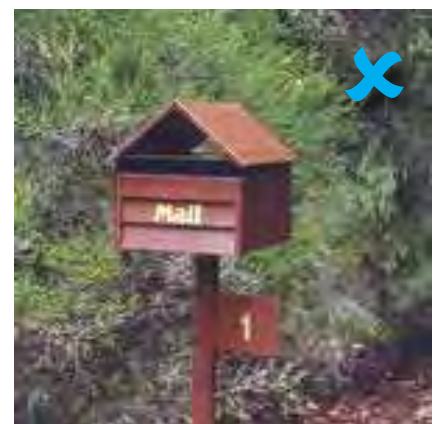
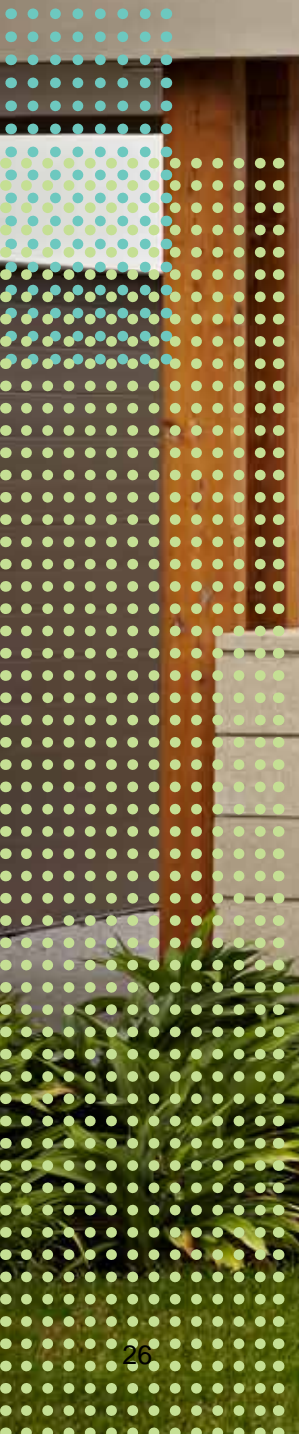


Figure 34 – Single posted letterboxes are discouraged

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6.0 ENVIRONMENTAL SUSTAINABILITY



Figure 36 – Upper floor has sun protected from the eave and the lower floor from the pergola



Figure 37 – North facing windows have no passive sun control



Figure 38 – Trees used to provide shade for the house

6.1 Liveability Considerations

Applicants are encouraged to submit designs that are environmentally responsible.

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

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

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

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

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

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

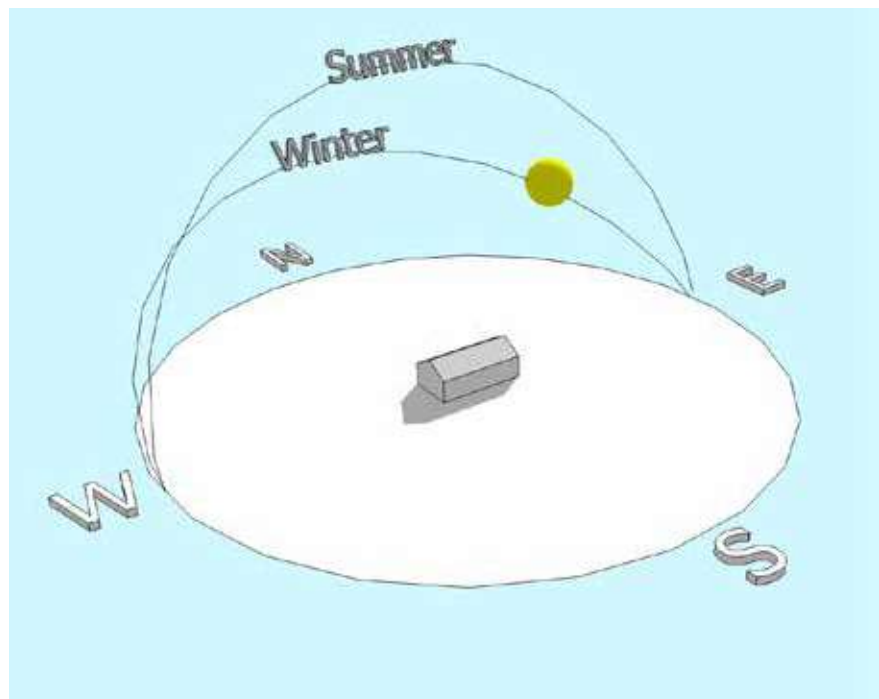


Figure 35 – Energy Efficient homes provide sun access in winter and shade in summer



Figure 39 – Solar panels follow the roof pitch

6.2 Solar Heating Panels

Solar heating panels must be located on roof planes preferably not visible from public areas. The panels should follow the roof pitch.

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

6.3 Rainwater Tanks

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

To help calculate the size of water storage that may be required please contact the Department of Environment and Primary Industries for appropriate storage requirements in relation to the collection area provided.

6.4 Recycled Water

Recycled water will be in use at SBDAC for toilet flushing and garden usage. All residents are required to connect to this service to reduce the consumption of potable water.

6.5 Energy Ratings

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

6.6 NBN Co

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



Figure 40 – Rainwater tanks must not be located in the front

7.0 ADDITIONAL BUILDINGS & STRUCTURES



Figure 41 – Sheds must not be larger than 15m² and must be hidden from public view

7.1 Sheds

Sheds should be constructed of materials and colours consistent with and complimentary to, the materials used for the dwelling. Coloured steel and similar products are acceptable materials.

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

Sheds must not cover an area greater than 15m² and not exceed a maximum height of 2.5m.

7.2 Pergolas, Patios & Decking

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

The SBDAC will assess these on their merits. Please note that later date stand-alone submissions will incur an additional assessment fee.

7.3 Ancillary Items

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

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

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

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

Metal security shutters are not permitted.



Figure 42 – Coolers are to be located out of public view



Figure 43 – Downpipes must not be on the front facade

8.0 GENERAL



Figure 44 – Lot must be maintained and grass cut



Figure 45 – Caravans, recreational and commercial buildings should be screened from public view



Figure 46 – No signs

8.1 Maintenance of the Allotment

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

After occupation of the dwelling, front yards must be maintained to an acceptable level.

Rubbish and recycle bins must be stored out of public view. It will be at the discretion of the SBDAC to determine if allotments are being maintained to an acceptable level.

8.2 Commercial Vehicles

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

8.3 Signs

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

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



9.0 DEFINITIONS

Allotment has the same meaning as in the Building Regulations. **Articulation** means both horizontal and vertical projection forward and back from the primary building face.

SBDAC means the Savana Building and Design Approval Committee that includes CRG Nominees Pty Ltd as the developer/owner of Savana Residential Estate.

Building has the same meaning as in the Building Regulations.

Building Act means the act of the Victorian Parliament known as the Building Act 1993.

Building Envelope means an area within each allotment (defined by the particular allotment setbacks) where development of a dwelling, shed and garage is allowed subject to the particular provisions of this document, and the Scheme

Building Permit means a building permit in terms of the Building Regulations.

Corner Allotment means an allotment with a corner where each boundary connects to a street or public open space.

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

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

- ▶ A kitchen sink;
- ▶ Food preparation facilities;
- ▶ A bath or shower; and
- ▶ A closet pan and wash basin.

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

Frontage means the road alignment at the front of an allotment. If an allotment abuts two or more roads, the one to which the building or proposed building faces.

Front Garden includes any area between the building line and the front boundary of an allotment and side street boundary or boundary abutting public open space of a corner allotment that is visible from a street.

Height has the same meaning as in the Building Regulations.

On the Boundary includes a setback of up to 200 millimetres from the allotment/property boundary.

Private Open Space means an unroofed area of land; or a deck, terrace, patio, balcony, pergola, verandah, gazebo or swimming pool.

Regulations mean the Building Regulations 2006 or any subsequent regulations made pursuant to the Building Act which relate to the siting of a building.

ResCode means the residential development provisions incorporated into the Wyndham Planning Scheme and the Building Regulations.

Scheme means the City of Wyndham Planning Scheme.

Secluded Private Open Space means that part of private open space primarily intended for outdoor living activities which enjoys a reasonable amount of privacy.

Secondary Street means the street that runs along the side boundary of a property when located on a corner.

Setback means the minimum distance from any allotment boundary to a building.

Side Boundary means a boundary of an allotment that runs between and connects the street frontage of the allotment to the rear boundary of the allotment.

Site Coverage means the proportion of a site covered by buildings.

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

Street, for the purposes of determining setbacks, street means any road other than a footway or carriageway easement.

Window has the same meaning as in the Building Code of Australia.



APPENDIX 1

Building and Design Approval Application Form

Land Owners Details:

Name	
Current Address	
Phone	
Email	

Land Owners Details:

Lot Number	
Street Address	

Builder | Designer | Architect

Company Name	
Contact	
Address	
Phone	
Email	

Building Design Details

Builder	
Building Model (if applicable)	
Floor Area	

Submission Requirements.

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

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

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

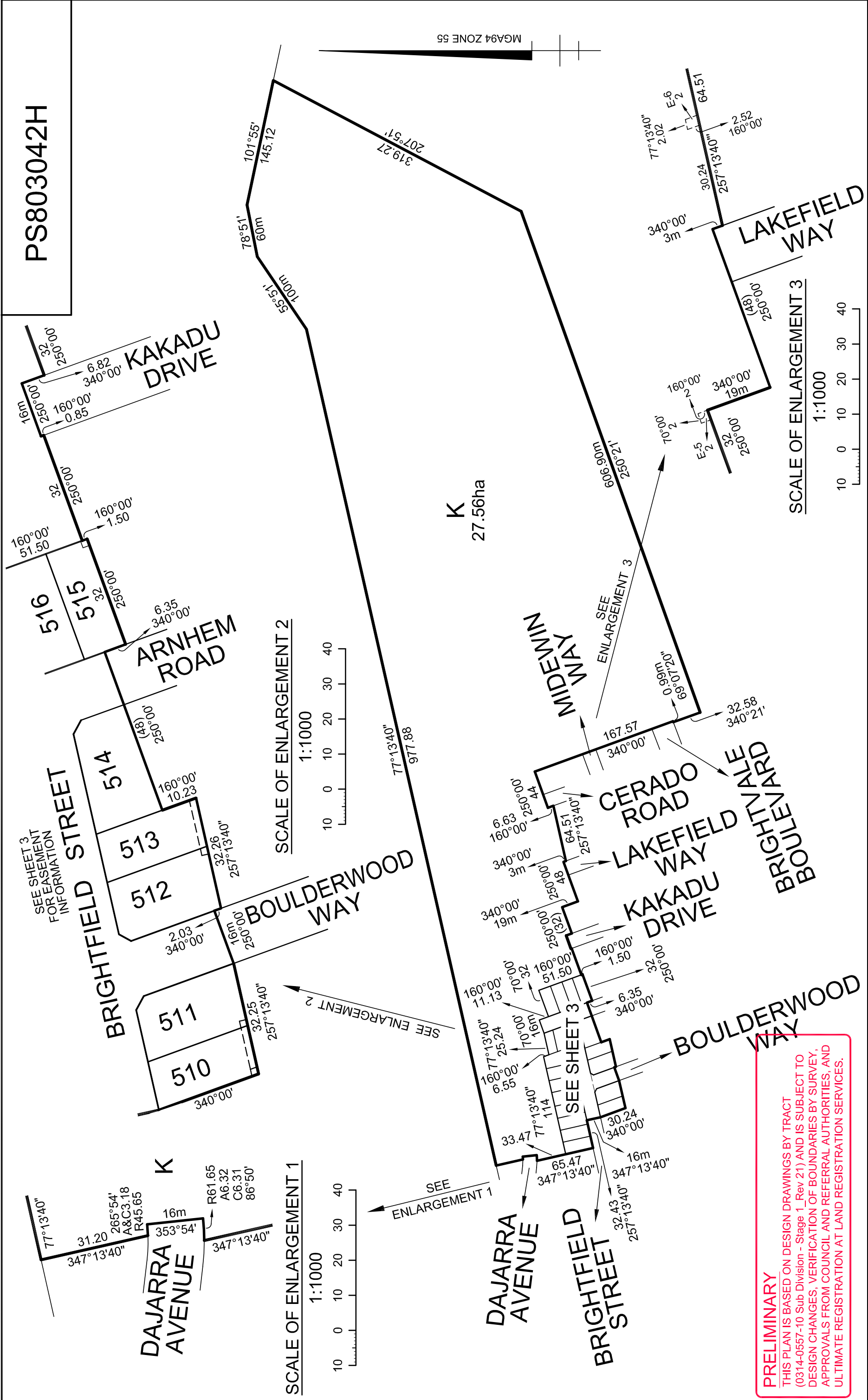
Builder / Designer / Owner

DISCLAIMER:

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

Annexure C – Plan

PLAN OF SUBDIVISION				EDITION 1		PS803042H	
LOCATION OF LAND PARISH: WERRIBEE TOWNSHIP: SECTION: 9 CROWN ALLOTMENT: CROWN PORTION: A (Part) and B (Part) TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot J on PS749042G POSTAL ADDRESS: 50 Hobbs Road (at time of subdivision) WYNDHAM VALE 3024 MGA 94 CO-ORDINATES: E: 289 980 ZONE: 55 (of approx centre of land in plan) N: 5806 560				COUNCIL NAME: WYNDHAM CITY COUNCIL			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		Lots 501 - 519 (both inclusive) may be affected by one or more restrictions. Refer to Creation of Restrictions A, B, C & D on Sheets 4 and 5 of this plan for details. <div>PRELIMINARY THIS PLAN IS BASED ON DESIGN DRAWINGS BY TRACT (0314-0557-10 Sub Division - Stage 1_Rev 21) AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.</div>			
ROAD R1		Wyndham City Council					
NOTATIONS							
DEPTH LIMITATION: Does Not Apply							
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. WYP7871/14							
SAVANA ESTATE - Release No. 5 Area of Release: 1.174ha No. of Lots: 19 Lots and Balance Lot K							
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	Drainage	See Diagram	PS739613U	Wyndham City Council			
	Sewerage			City West Water Corporation			
E-2	Sewerage	2m	PS739613U	City West Water Corporation			
E-3	Sewerage	2m	PS742083E	City West Water Corporation			
E-4	Sewerage	2m	PS739617L	City West Water Corporation			
E-5	Sewerage	2m	PS746251N	City West Water Corporation			
E-6	Sewerage	2m	PS749042G	City West Water Corporation			
<div>ADDITIONAL EASEMENTS MAY BE SHOWN ON THIS PLAN ONCE ENGINEERING DESIGN HAS BEEN COMPLETED</div>							
<div>TAYLORS Urban Development | Built Environments | Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 | Web: taylorstds.com.au</div>			SURVEYORS FILE REF: Ref. 02188-S5 Ver. 3		ORIGINAL SHEET SIZE: A3		SHEET 1 OF 5
			Licensed Surveyor: RICHARD ILLINGWORTH / Version No 3				



PS803042H

SEE SHEET 3
FOR EASEMENT
INFORMATION

DAJARRA
AVENUE

KAKADU
DRIVE

ARNHEM
ROAD

BRIGHTFIELD STREET

BOULDERWOOD
WAY

DAJARRA
AVENUE

BRIGHTFIELD
STREET

MIDEWIN
WAY

KAKADU
DRIVE

CERADO
ROAD

LAKEFIELD
WAY

BOULDERWOOD
WAY

LAKEFIELD
WAY

BRIGHTVALE
BOULEVARD

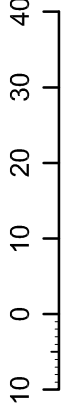
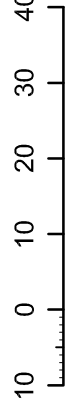
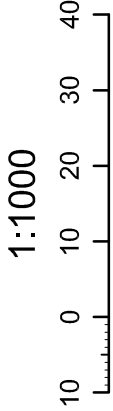
SCALE OF ENLARGEMENT 1

SCALE OF ENLARGEMENT 2

SCALE OF ENLARGEMENT 3

PRELIMINARY

THIS PLAN IS BASED ON DESIGN DRAWINGS BY TRACT
(0314-0557-10 Sub Division - Stage 1, Rev 21) AND IS SUBJECT TO
DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY,
APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND
ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.



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SCALE
1:4000

Licensed Surveyor:

RICHARD ILLINGWORTH / Version No 3





ORIGINAL SHEET
SIZE: A3

Ref. 02188-S5
Ver. 3

SHEET 2

33.47	K	PS803042H
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<p> Licensed Surveyor: RICHARD ILLINGWORTH / Version No 3 </p>				

CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: See Table 1
LAND TO BENEFIT: See Table 1

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN:

- 1. MUST NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT OR ANY PART OF IT ANY BUILDING OTHER THAN A BUILDING WHICH HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED MEMORANDUM OF COMMON PROVISIONS (MCP) REGISTERED IN DEALING No..... WITHOUT THE PRIOR WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY. THE PROVISIONS OF THE SAID MCP ARE INCORPORATED INTO THIS RESTRICTION;
- 2. MUST NOT MAKE AN APPLICATION TO AMEND A BUILDING ENVELOPE UNLESS SUCH AN AMENDMENT AND ANY CRITERIA OR MATTERS WHICH MUST BE CONSIDERED BY THE RESPONSIBLE AUTHORITY IN DECIDING ON SUCH AN AMENDMENT ARE TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY; AND
- 3. MUST NOT ERECT ANY BUILDING ON A LOT UNLESS THE PLANS FOR SUCH A BUILDING ARE ENDORSED BY THE SAVANA BUILDING AND DESIGN APPROVAL COMMITTEE (SBDAC) PRIOR TO THE ISSUE OF A BUILDING PERMIT.

THIS RESTRICTION WILL EXPIRE TEN YEARS AFTER THE DATE OF THE REGISTRATION OF THIS PLAN.

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
501	502
502	501, 503
503	502, 504
504	503, 505
505	504, 506
506	505, 507
507	506, 508
508	507, 509, 519
509	508, 519
510	511
511	510
512	513
513	512, 514
514	513
515	516
516	515, 517
517	516, 518
518	517
519	508, 509

PRELIMINARY

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CREATION OF RESTRICTION B

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lots in Table 2
LAND TO BENEFIT: Lots in Table 2

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN MUST NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT ANY BUILDING OTHER THAN A BUILDING WHICH HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE SMALL LOT HOUSING CODE (TYPE A) INCORPORATED INTO THE WYNDHAM PLANNING SCHEME UNLESS A PLANNING PERMIT IS GRANTED BY THE RESPONSIBLE AUTHORITY FOR A BUILDING THAT DOES NOT CONFORM WITH THE SMALL LOT HOUSING CODE.

THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.

TABLE 2

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
519	508, 509

CREATION OF RESTRICTION C

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lot 519
LAND TO BENEFIT: The relevant abutting lots

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN:

- 1. MUST NOT BUILD OR PERMIT TO BE BUILT A BUILDING THAT IS NOT FREE STANDING WITHIN THE TITLE BOUNDARIES OF THE LOT ON WHICH IT IS BUILT.
- 2. MUST NOT BUILD OR PERMIT TO BE BUILT A BUILDING THAT RELIES ON THE WALLS OF ADJACENT BUILDINGS FOR SUPPORT.

THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.

CREATION OF RESTRICTION D

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: Lots 501 to 519 (both inclusive) on this plan.
LAND TO BENEFIT: Lots 501 to 519 (both inclusive) on this plan.

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT TO WHICH THIS RESTRICTION APPLIES MUST NOT BUILD OR PERMIT TO BE BUILT A DWELLING OR COMMERCIAL BUILDING UNLESS THE BUILDING INCORPORATES DUAL PLUMBING FOR RECYCLED WATER SUPPLY FOR TOILET FLUSHING AND GARDEN WATERING USE IF IT BECOMES AVAILBLE.

THIS RESTRICTION SHALL CEASE TO APPLY TO ANY BUILDING ON THE LOT AFTER THE ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE WHOLE OF A DWELLING ON THE LOT.

PRELIMINARY

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SCALE	<div>0</div> <div>LENGTHS ARE IN METRES</div>	ORIGINAL SHEET SIZE: A3	Ref. 02188-S5 Ver. 3	SHEET 5
Licensed Surveyor: RICHARD ILLINGWORTH / Version No 3				

Annexure D – Guarantee

GUARANTEE

Date: 20

We, [redacted]
of [redacted]

(“the Guarantors”)

- 1 **IN CONSIDERATION** of the Seller selling to the Buyer at our request the Property for the price and upon the terms and conditions set out in the contract **DO HEREBY** for ourselves and our respective executors and administrators **JOINTLY AND SEVERALLY COVENANT** with the Seller that if at any time default shall be made in the payment of the deposit or balance or interest or other moneys payable by the Buyer to the Seller under the contract to be performed or observed by the Buyer we will forthwith on demand by the Seller pay to the Seller the whole of such deposit, balance, interest or other moneys which shall then be due and payable to the Seller and will keep the Seller indemnified against all loss of purchase money interest and other moneys payable under the contract and all losses costs charges and expenses whatsoever which the Seller may incur by reason of any default as aforesaid on the part of the Buyer.
- 2 This guarantee shall be a continuing guarantee and shall not be released by any neglect or forbearance on the part of the Seller in enforcing payment of any of the moneys payable under the contract or the performance or observance of any of the agreements obligations or conditions under the contract by a nomination under the contract or by time being given to the Buyer for any such payment performance or observance or by any other thing which under the law relating to sureties would but for this provision have the effect of releasing us our executors or administrators.

Executed as a deed.

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

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