

HOUSE & LAND CONVEYANCING PTY LTD

Licence No. 000185L

Director / Licensed Conveyancer – Hilary Martin
Licence number Licence number: 000184L

1458 Burwood Highway
Upwey, Vic 3158
P. O. Box 1207, Upwey Vic 3158

P: 03 9754 8777
F: 03 9754 8711

E: info@houseandlandconveyancing.com.au

Vendor's Statement to the Purchaser of Real Estate pursuant to
Section 32 of The Sale of Land Act 1962 (VIC) ("the act")

VENDOR: Lee-Anne Sidoti and Anthony Gerard Sidoti

PROPERTY: 146 Belgrave-Hallam Road BELGRAVE SOUTH VIC 3160

32A FINANCIAL MATTERS

Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is as follows-

Provider	Amount (& interest if any)	Period
Yarra Ranges Shire Council rates	\$1656.70	Per year
South East Water (parks, drainage & service fees)	\$ 300.00 approximately	Per year

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:- **None to the vendors knowledge**

At settlement the rates will be adjusted between the parties, so that they each bear the proportion of rates applicable to their respective periods of occupancy in the property.

32A(b)The particulars of any Charge (whether registered or not) over the land imposed by or under an Act to secure an amount due under that Act, including the amount owing under the charge are as follows:-
Not Applicable

32B INSURANCE

- (a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: - **Not Applicable**
- (b) Where there is a residence on the land which was constructed within the preceding six years, and section 137B of the *Building Act 1993* applies, particulars of the required insurance are as follows:-
Not Applicable

No such Insurance has been effected to the Vendors knowledge.

32C LAND USE

(a) RESTRICTIONS

Information concerning any easement, covenant or similar restriction affecting the land (whether registered or unregistered) is as follows:-

Description:- **As set out in copy title documents annexed hereto.**

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction affecting the land. The Purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or

SECTION 32 STATEMENT
146 BELGRAVE-HALLAM ROAD BELGRAVE SOUTH VIC 3160

overhead telephone cables and underground gas pipes laid outside any registered easements and which are not registered or required to be registered against the Certificate of Title.

(b) BUSHFIRE

This land is in a designated bushfire- prone area within the meaning of the regulations made under the *Building Act 1993*.

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme: Yarra Ranges Planning Scheme
Responsible Authority: Shire of Yarra Ranges
Zoning: Green Wedge A – Schedule 1
Planning Overlay/s: Bushfire management; Significant landscape – Schedule 1;

NOTICES

- (a) 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 of which the Vendor might reasonably be expected to have knowledge are:- **None to the Vendors knowledge.** However, the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor
- (b) **The Vendor is not aware** of any Notices, Property Management Plans, Reports or Orders in respect of the land issued by a Government Department or Public Authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes.
- (c) Particulars of any Notice of intention to acquire served under Section 6 of the *Land Acquisition and Compensation Act, 1986* are: **Not Applicable**

32E BUILDING PERMITS

Particulars of any Building Permit issued under the *Building Act 1993* during the past seven years (where there is a residence on the land):- **Not Applicable**

No such Building Permit has been granted to the Vendors knowledge.

32F OWNERS CORPORATION

The Land is NOT affected by an Owners Corporation within the meaning of the *Owners Corporation Act 2006*.

32G GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

- (1) The land, in accordance with a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987* is NOT –
- land that is to be transferred under the agreement.
 - land on which works are to be carried out under the agreement (other than Crown land).
 - land in respect of which a GAIC is imposed

SECTION 32 STATEMENT
146 BELGRAVE-HALLAM ROAD BELGRAVE SOUTH VIC 3160

32H SERVICES

Service	Status
Electricity supply	Not connected
Gas supply	Not connected
Water supply	Connected
Sewerage	Not connected
Telephone services	Not connected

Connected indicates that the service is provided by an authority and operating on the day of sale. The Purchaser should be aware that the Vendor may terminate their account with the service provider before settlement, and the purchaser will have to have the service reconnected.

32I TITLE

Attached are the following document/s concerning Title:

- (a) In the case of land under the *Transfer of Land Act 1958* a copy of the Register Search Statement/s and the document/s, or part of the document/s, referred to as the diagram location in the Register Search Statement/s that identifies the land and its location.

ATTACHMENTS:

Vic planning property report
Planning certificate
South East Water certificate
Planning permits

DUE DILIGENCE CHECKLIST

A copy of the Due Diligence Checklist is attached.

DATE OF THIS STATEMENT

20 / 11 / 20 23

Name of the Vendor

Lee-Anne Sidoti and Anthony Gerard Sidoti

Signature/s of the Vendor

x  20/11/2023

 L Sidoti
20/11/2023

SECTION 32 STATEMENT
146 BELGRAVE-HALLAM ROAD BELGRAVE SOUTH VIC 3160

The Purchaser acknowledges being given a duplicate of this statement signed by the Vendor before the Purchaser signed any contract.

DATE OF THIS ACKNOWLEDGMENT

/ /20

Name of the Purchaser

Signature/s of the Purchaser

x

IMPORTANT NOTICE - ADDITIONAL DISCLOSURE REQUIREMENTS

Undischarged mortgages – S32A(a)

Where the land is to be sold subject to a mortgage (registered or unregistered) which is not to be discharged before the purchaser becomes entitled to possession or receipt of rents and profits, then the vendor must provide an additional statement including the particulars specified in Schedule 1 of the *Sale of Land Act 1962*.

Terms contracts – S32A(d)

Where the land is to be sold pursuant to a terms contract which obliges the purchaser to make two or more payments to the vendor after execution of the contract and before the vendor is entitled to a conveyance or transfer, then the vendor must provide an additional statement containing the information specified in Schedule 2 of the *Sale of Land Act 1962*.

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

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Register Search Statement - Volume 8218 Folio 792

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 08218 FOLIO 792

Security no : 124110457692U
Produced 13/11/2023 01:53 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 043751.
PARENT TITLE Volume 08151 Folio 458
Created by instrument A621762 13/10/1958

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ANTHONY GERARD SIDOTI
LEE-ANNE SIDOTI both of 146 BELGRAVE-HALLAM ROAD BELGRAVE SOUTH VIC 3160
AU395371K 28/05/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU395372H 28/05/2021
BENDIGO AND ADELAIDE BANK 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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP043751 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 146 BELGRAVE-HALLAM ROAD BELGRAVE SOUTH VIC 3160

ADMINISTRATIVE NOTICES

NIL

eCT Control 18057S BENDIGO BANK
Effective from 28/05/2021

DOCUMENT END

The information supplied has been obtained by Dye & Durham Property Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 13/11/2023, for Order Number 81875520. Your reference: 3704 Sidoti.

LP 43751
EDITION 1

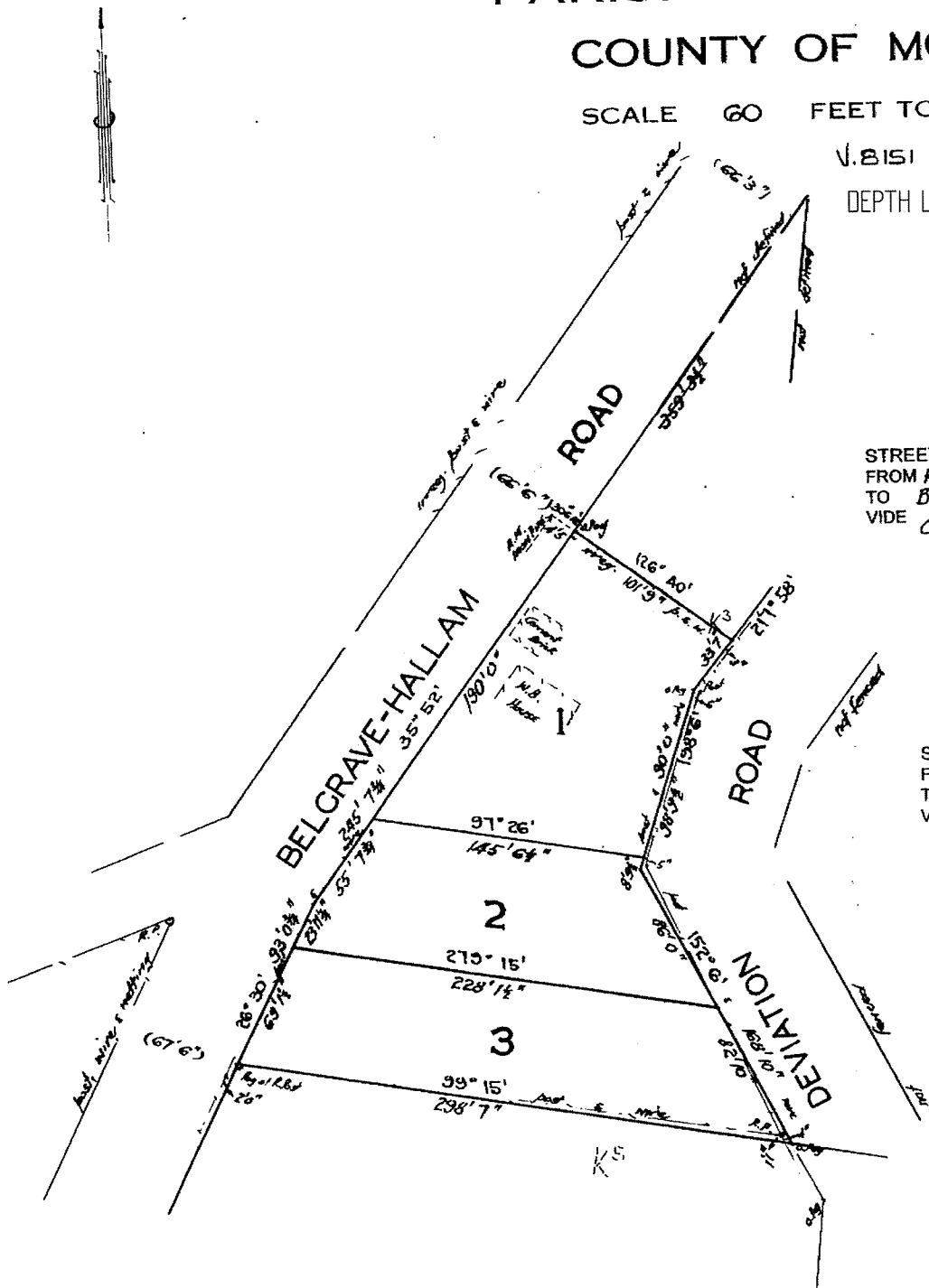
PLAN MAY BE LODGED 30.9.58

PLAN OF SUBDIVISION
PART OF CROWN ALLOTMENT K3
PARISH OF NARRE WORRAN
COUNTY OF MORNINGTON

SCALE 60 FEET TO AN INCH

V.B.151 F.458

DEPTH LIMITATION: 50 FEET



STREET NAME AMENDED
FROM RESERVOIR ROAD
TO BELGRAVE-HALLAM RD.
VIDE CORR 69/6973

STREET NAME AMENDED
FROM BELGRAVE NARRE WARRAN RD.
TO BELGRAVE HALLAM DEVIATION
VIDE CORR 69/6973

Planning Certificate

PROPERTY DETAILS

Property Address: 146 BELGRAVE-HALLAM ROAD BELGRAVE SOUTH VIC 3160
Title Particulars: Vol 8218 Fol 792
Vendor: ANTHONY GERARD SIDOTI, LEE-ANNE SIDOTI
Purchaser: N/A

Certificate No: 81875520

Date: 13.11.2023
Matter Ref: 3704 Sidoti
Client: House & Land
Conveyancing

MUNICIPALITY

YARRA RANGES

PLANNING SCHEME

YARRA RANGES PLANNING SCHEME

RESPONSIBLE AUTHORITY FOR ADMINISTERING AND ENFORCING THE SCHEME

YARRA RANGES SHIRE COUNCIL / REFER TO RESPONSIBLE AUTHORITY INFORMATION PAGE

ZONES

GREEN WEDGE A ZONE - SCHEDULE 1

ABUTTAL TO A TRANSPORT ZONE / PUBLIC ACQUISITION OVERLAY FOR A PROPOSED ROAD OR ROAD WIDENING

ABUTS A TRANSPORT ZONE 2 (BELGRAVE-HALLAM ROAD)

APPLICABLE OVERLAYS

BUSHFIRE MANAGEMENT OVERLAY

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1

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 **PROPOSED PLANNING SCHEME AMENDMENTS**

NOT APPLICABLE

 **ADDITIONAL INFORMATION**

THE SUBJECT PROPERTY IS OUTSIDE THE URBAN GROWTH BOUNDARY
STATE-WIDE PROVISIONS IF AN APARTMENT DEVELOPMENT - SEE PLANNING SCHEME CLAUSE 55.07 AND CLAUSE 58
DESIGNATED BUSHFIRE PRONE AREA

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YARRA RANGES PLANNING SCHEME

RESPONSIBLE AUTHORITY FOR ADMINISTERING AND ENFORCING THE SCHEME

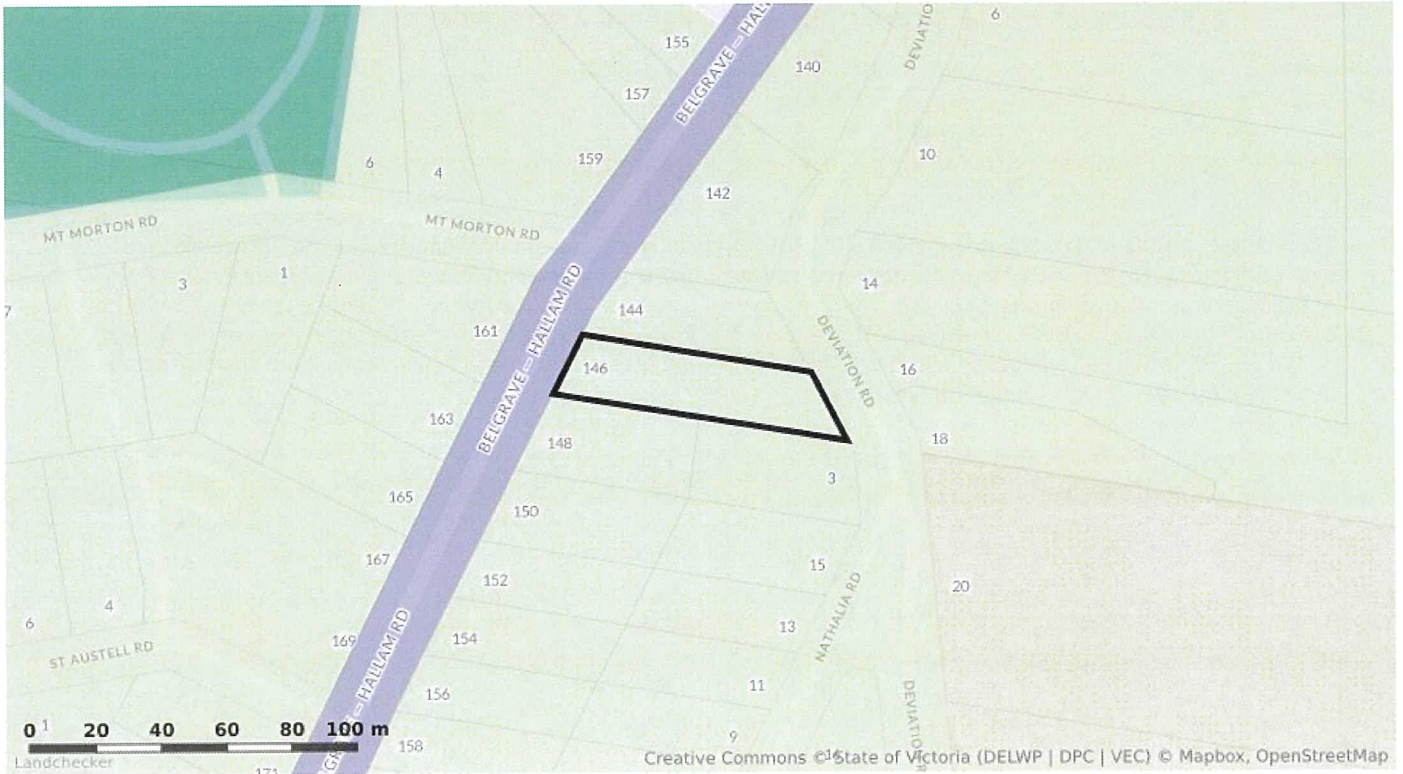
The Minister for Planning is the responsible authority for amending and approving the Master Plan required under Schedule 4 to the Special Use Zone.

The Minister for Planning is the responsible authority for considering and determining applications, in accordance with Divisions 1, 1A, 2, and 3 of Part 4 and exercising the powers set out in Section 171 and under Division 2 of Part 9 of the Planning and Environment Act 1987 and for approving matters required by the planning scheme or a condition of a permit to be done to the satisfaction of the responsible authority, in relation to the use and development of land within the Fitzroy Housing Precinct and the Richmond Housing Precinct, more particularly being the areas affected by Schedule 10 to the Development Plan Overlay.

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PLANNING ZONES MAP



ZONING

- C1Z - COMMERCIAL 1 ZONE
- GWAZ1 - GREEN WEDGE A ZONE - SCHEDULE 1
- GWZ2 - GREEN WEDGE ZONE - SCHEDULE 2
- PPRZ - PUBLIC PARK AND RECREATION ZONE
- TRZ2 - TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK

This map extract is sourced from data maintained by the State of Victoria and is provided for information purposes only. No representation is made as to the accuracy of the content, and Dye & Durham Property Pty Ltd does not accept any liability to any person for the information provided.

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From www.planning.vic.gov.au at 13 November 2023 12:28 PM

PROPERTY DETAILS

Address: **146 BELGRAVE-HALLAM ROAD BELGRAVE SOUTH 3160**
 Lot and Plan Number: **Lot 3 LP43751**
 Standard Parcel Identifier (SPI): **3\LP43751**
 Local Government Area (Council): **YARRA RANGES**
 Council Property Number: **263810**
 Planning Scheme: **Yarra Ranges**
 Directory Reference: **Melway 84 G5**

www.yarraranges.vic.gov.au

[Planning Scheme - Yarra Ranges](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **South East Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **MONBULK**

OTHER

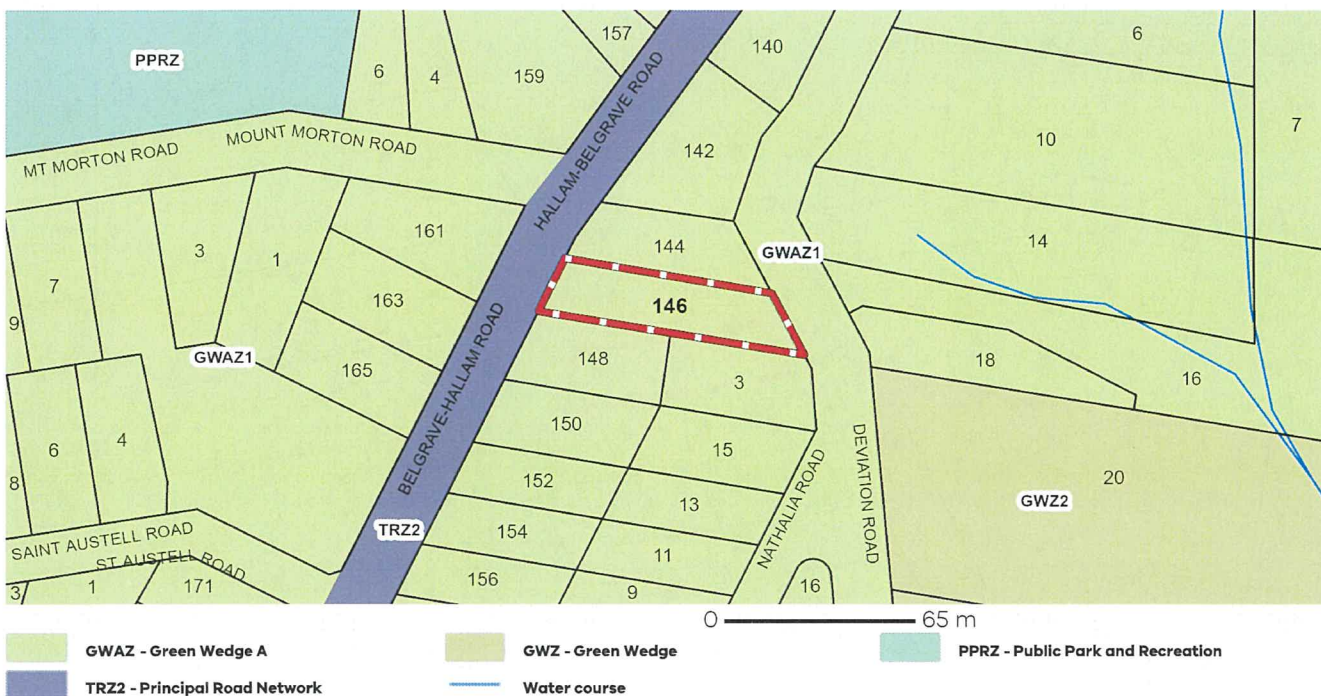
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation, Bunurong Land Council Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[GREEN WEDGE A ZONE \(GWAZ\)](#)

[GREEN WEDGE A ZONE - SCHEDULE 1 \(GWAZ1\)](#)



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

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

Planning Overlays

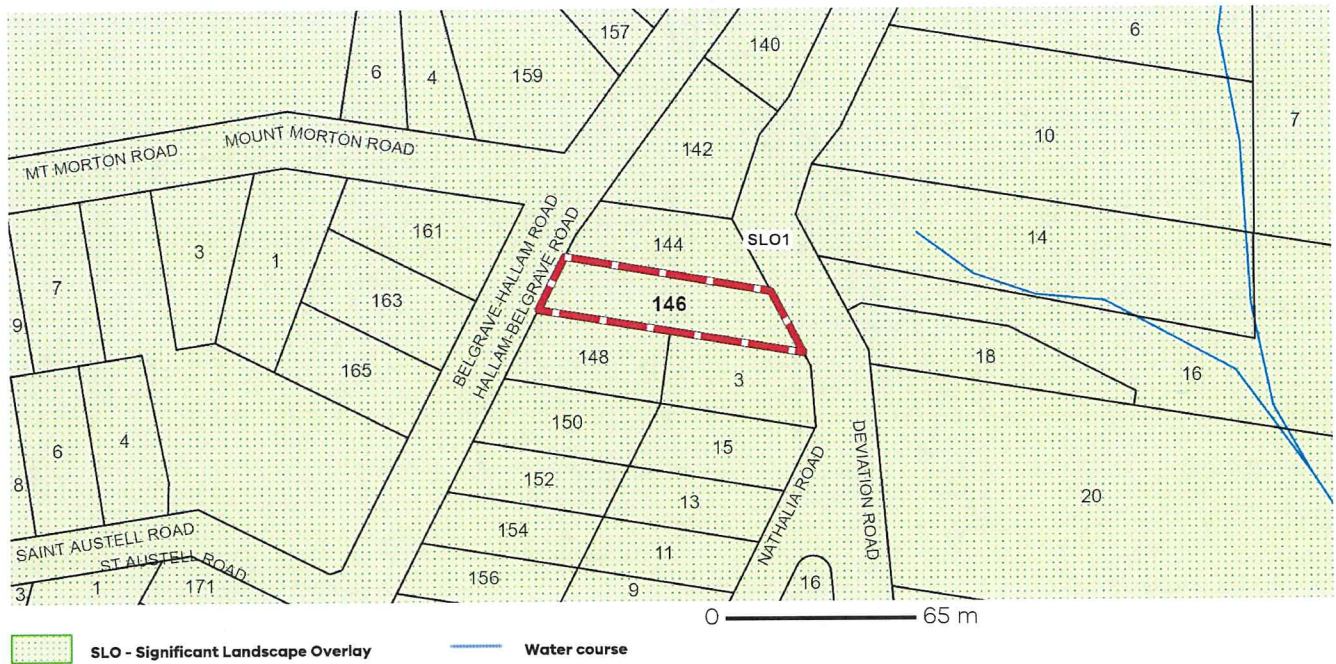
BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

SIGNIFICANT LANDSCAPE OVERLAY (SLO)

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1 (SLO1)



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

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Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)



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

Further Planning Information

Planning scheme data last updated on 9 November 2023.

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

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

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

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

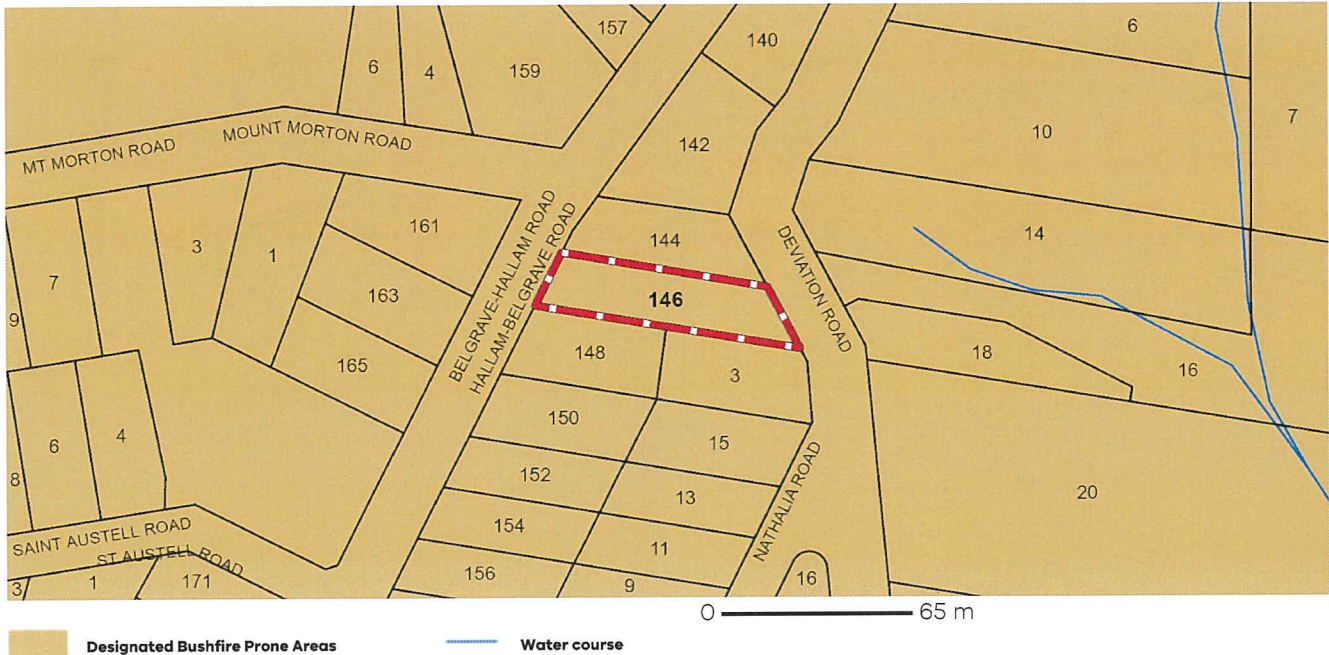
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

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

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

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

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INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

SAI GLOBAL - PSP
E-mail:
property.certificates@dyedurham.com

Statement for property:
LOT 3 146 BELGRAVE HALLAM ROAD
BELGRAVE 3160
3 LP 43751

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
59C//18887/105	81875520:121522250	13 NOVEMBER 2023	45381236

1. Statement of Fees Imposed

The property is classified as a serviced property with respect to charges which as listed below in the Statement of Fees.

(a) By Other Authorities

Parks Victoria - Parks Service Charge	01/10/2023 to 31/12/2023	\$21.21
Melbourne Water Corporation Total Service Charges	01/10/2023 to 31/12/2023	\$16.22

(b) By South East Water

Water Service Charge	01/10/2023 to 31/12/2023	\$21.48
Subtotal Service Charges		<u>\$58.91</u>
TOTAL UNPAID BALANCE		\$58.91

- The meter at the property was last read on 17/08/2023. Fees accrued since that date may be estimated by reference to the following historical information about the property:
- Financial Updates (free service) are only available online please go to (type / copy the complete address shown below): <https://secureapp.southeastwater.com.au/PropertyConnect/#/order/info/update>

* Please Note: if usage charges appear above, the amount shown includes one or more of the following:

Water Usage, Recycled Water Usage, Sewage Disposal, Fire Service Usage and Trade Waste Volumetric Fees.

Interest may accrue on the South East Water charges listed in this statement if they are not paid by the due date as set out in the bill.

- The total annual service fees and volumetric fees for water usage and sewerage disposal for each class of property are set out at www.southeastwater.com.au.
- Updates of rates and other charges will only be provided for up to six months from the date of this statement.

AUTHORISED OFFICER:

LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198

- If this property has recently been subdivided from a "parent" title, there may be service or other charges owing on the "parent" which will be charged to this property, once sold, that do not appear on this statement. You must contact us to see if there are any such charges as they may be charged to this property on sale and should therefore be adjusted with the owner of the parent title beforehand.
- If the property is sold, the vendor is liable to pay all fees incurred in relation to the property until the vendor gives South East Water a Notice of Disposition of Land required by the Water (General) Regulations 2021, please include the Reference Number set out above in that Notice.
- Fees relating to the property may change from year-to-year in accordance with the Essential Service Commission's Price Determination for South East Water.
- Every fee referred to above is a charge against the property and will be recovered from a purchaser of the property if it is not paid by the vendor.
- Information about when and how outstanding fees may be paid, collected and recovered is set out in the Essential Services Commission's Customer Service Code, Urban Water Businesses.
- If this Statement only sets out rates and fees levied by Parks Victoria and Melbourne Water, the property may not be connected to South East Water's works. To find out whether the property is, or could be connected upon payment of the relevant charges, or whether it is separately metered, telephone 131 694.
- For a new connection to our water or sewer services, fees / charges will be levied.

2. Encumbrance Summary

Where available, the location of sewers is shown on the attached plan. Please ensure where manholes appear, that they remain accessible at all times "DO NOT COVER". Where driveways/paving is proposed to be constructed over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset, the owner will be responsible for all costs associated with any demolition and or re-instatement works, necessary to allow maintenance and or repair of the asset effected. Where changes to the surface levels requires maintenance shafts/holes to be altered, all works must be carried out by South East Water approved contractors only. For information call 131694. For all other works, prior consent is required from south East Water for any construction over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset.

Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water's drainage system, based on a flood level that has a probability of occurrence of 1% in any one year.

ENCUMBRANCE ENQUIRY EMAIL infostatements@sew.com.au

If no plan is attached to this Statement, South East Water is not aware of any works belonging to South East Water being present on the property.

If a plan is attached to this Statement, it indicates the nature of works belonging to South East Water, their approximate location, and the approximate location of any easement relating to those works.

Important Warnings

The map base for any attached plan is not created by South East Water which cannot and does not guarantee the accuracy, adequacy or completeness of any information in the plan, especially the exact location of any of South East Water's works, which may have changes since the attached plan was prepared. Their location should therefore be proven by hand before any works are commenced on the land.

AUTHORISED OFFICER:



LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198

Unless South East Water's prior written approval is obtained, it is an offence to cause any structure to be built or any filling to be placed on a South East Water easement or within 1 metre laterally of any of its works or to permit any structure to be built above or below any such area.

Any work that requires any South East Water manhole or maintenance shaft to be altered may only be done by a contractor approved by South East Water at the property owner's cost.

If the owner builds or places filling in contravention of that requirement, the owner will be required to pay the cost of any demolition or re-instatement of work that South East Water considers necessary, in order to maintain, repair or replace its asset.

This Statement does not include any information about current or outstanding consent issued for plumbing works on at the property.

3. Disclaimer

This Statement does not contain all the information about the property that a prospective purchaser may wish to know. Accordingly, appropriate enquiries should be made of other sources and information.

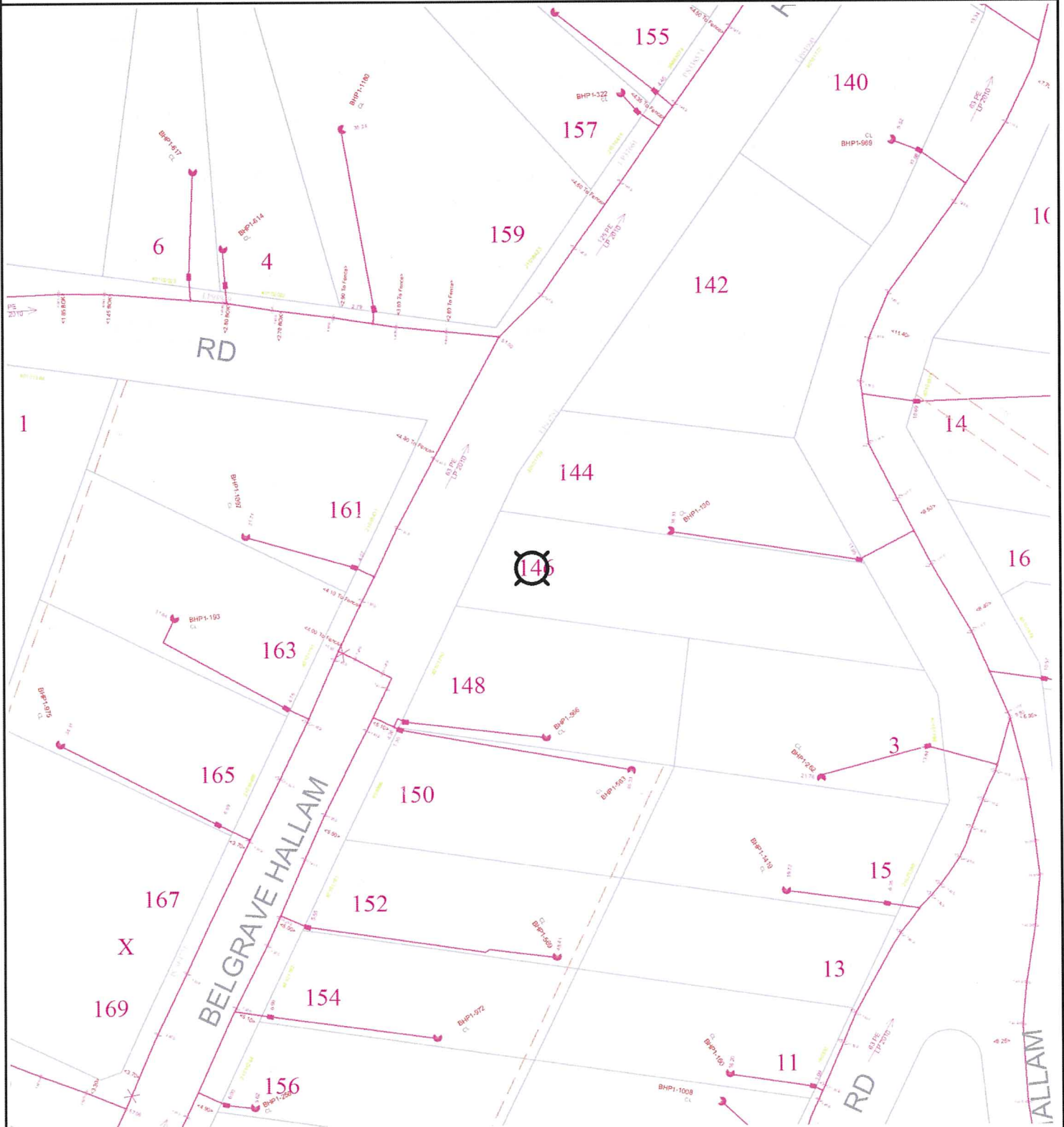
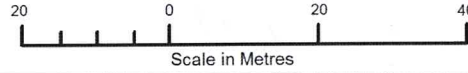
South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian Consumer Law.

AUTHORISED OFFICER:



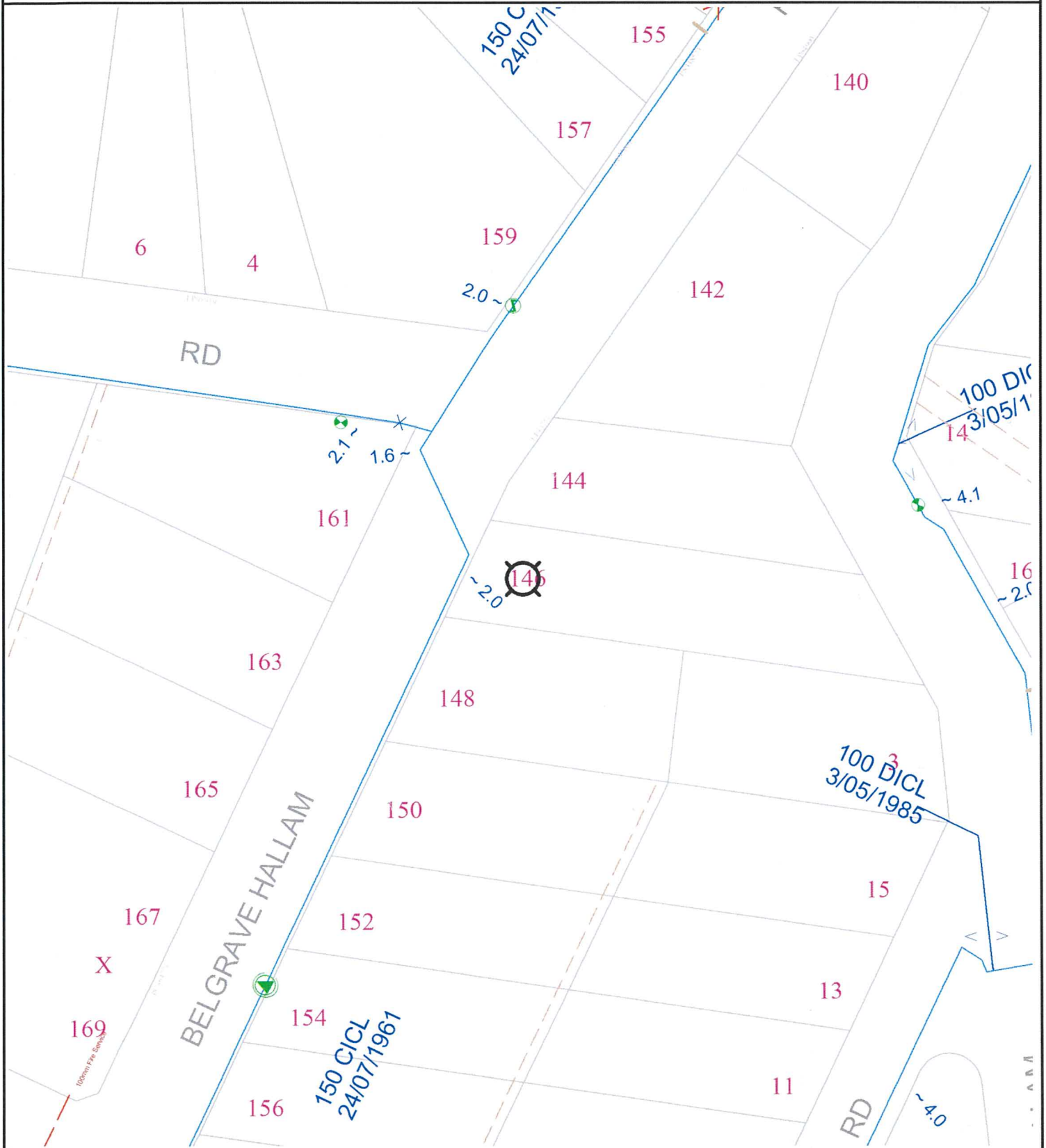
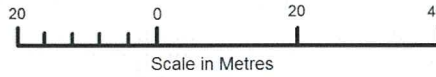
LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

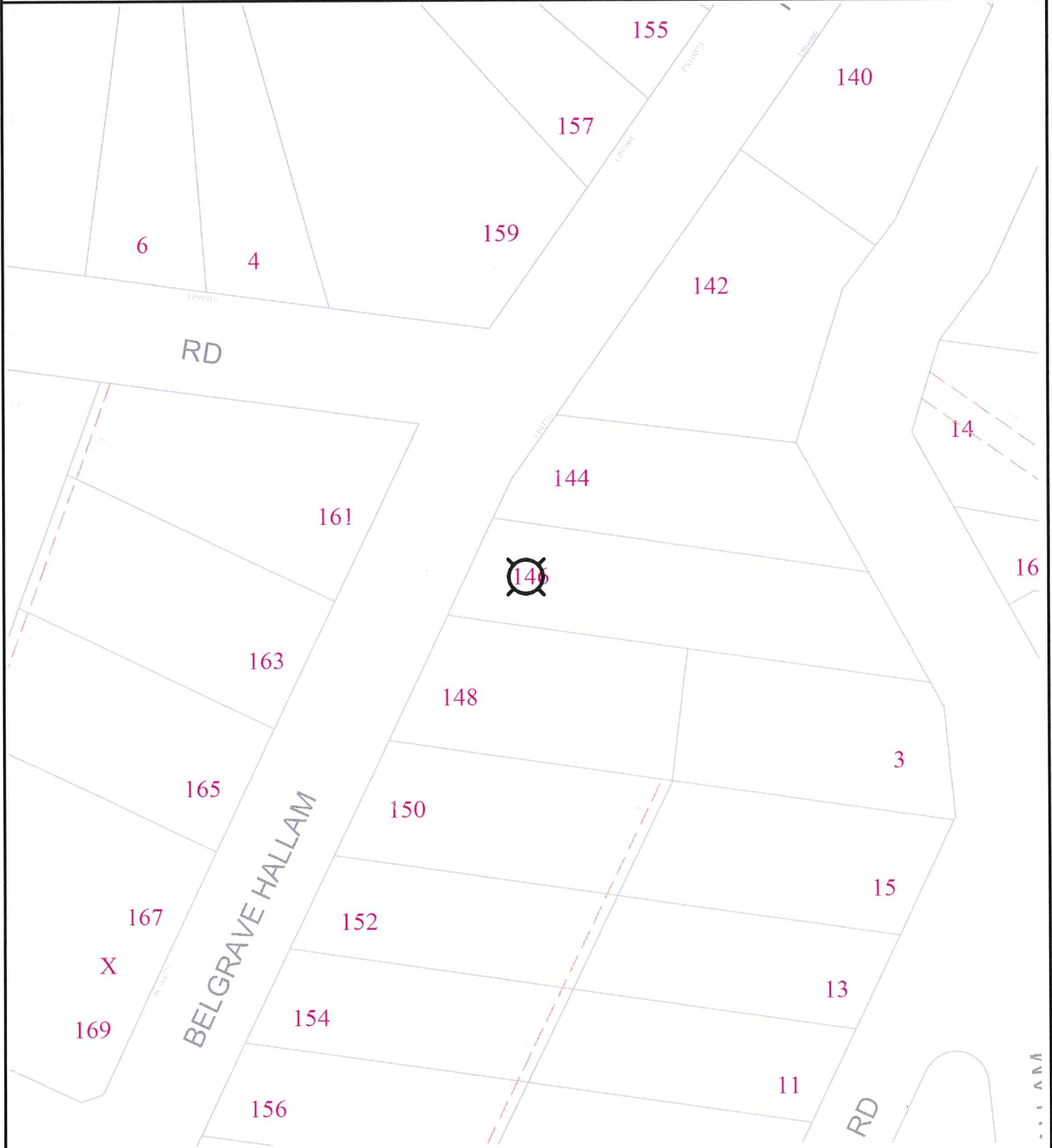
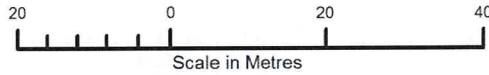
	Title/Road Boundary		Subject Property		Maintenance Hole
	Proposed Title/Road		Sewer Main & Property Connections		Inspection Shaft
	Easement		Direction of Flow		Offset from Boundary
Melbourne Water Assets					
	Sewer Main		Underground Drain		Natural Waterway
	Maintenance Hole		Channel Drain		Underground Drain M.H.



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

LEGEND

	Title/Road Boundary		Subject Property		Hydrant
	Proposed Title/Road		Water Main Valve		Fireplug/Washout
	Easement		Water Main & Services		Offset from Boundary



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

LEGEND

Title/Road Boundary	Subject Property	Hydrant
Proposed Title/Road	Recycled Water Main Valve	Fireplug/Washout
Easement	Recycled Water Main & Services	~ 1.0 Offset from Boundary

100 CICL
26.9.1975



Suite 9, 303 Maroondah Highway
Ringwood Vic, Australia 3134
Phone 03 9735 4888
Email jca@jcalc.com.au
www.jcalc.com.au
ABN 75 083 816 915

Our Reference: KH: 22352

23 April 2020

Max Miller
146 Belgrave Hallam Road
BELGRAVE SOUTH VIC 3160

Dear Max,

Re: **USE AND DEVELOPMENT OF A DWELLING**
146 BELGRAVE-HALLAM ROAD, BELGRAVE SOUTH

Further to my email dated 23 April, 2020, please find attached a copy of the Planning Permit and Endorsed plans received from Council for the above-mentioned application for your information and records.

If you have any queries relating to this application please contact Steve Kaylock of our office.

Yours faithfully,
JCA LAND CONSULTANTS

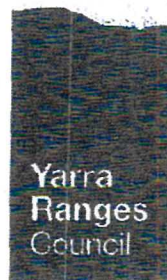
KARA HODSON

Town Planning Administration

Enclosures

Enquiries Daniel Matthews
Telephone 9294 6264

Yarra Ranges Council
PO Box 105
Lilydale Vic 3140
DX 34051
Call 1300 368 333
Fax 03 9735 4249
mail@yarraranges.vic.gov.au
www.yarraranges.vic.gov.au



22 April 2020

Mr S Kaylock
9/303 Maroondah Highway
RINGWOOD VIC 3134

Dear Mr Kaylock

Application No: YR-2019/696
Location: 146 Belgrave-Hallam Road (Lot 3 LP43751), Belgrave South
Proposal: Use and development of a dwelling

You are advised that a delegate of Council has approved your planning application subject to conditions. Your permit and endorsed plans can be viewed and downloaded from the link below. Please note the endorsed plans and documents now have a digital stamp which includes the name of the Responsible Officer and replaces the traditional signature. No hard copies will be sent by post.

<http://yarraranges.vic.gov.au/track>

Click on the above link and search by the Application No.

It is essential that you read and consider all the conditions on your permit.

Your permit may be audited for compliance with the conditions and details shown on the endorsed plans. Failure to comply with permit conditions may result in enforcement action, including fines.

If the permit requires any changes to the submitted plans or the submission of further plans, they must be received and approved prior to the commencement of buildings and works.

Should you have any queries about this application please contact Daniel Matthews on telephone 9294 6264 or via email address mail@yarraranges.vic.gov.au.

Yours sincerely

Per
Daniel
Planning Officer - Planning Services

Matthews



PLANNING PERMIT

Permit No: YR-2019/696
Planning Scheme: Yarra Ranges Planning Scheme
Responsible Authority: Yarra Ranges Council
Address of the land: 146 Belgrave-Hallam Road (Lot 3 LP43751), Belgrave South
The permit allows: Use and development of a dwelling

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The layout of the site and the size of any proposed buildings and works shown on the endorsed plans shall not be altered or modified without the written consent of the Responsible Authority.
2. This permit will expire if the development is not started within two years of the date of this permit. The Responsible Authority may extend this period if a request is made in writing before the permit expires or within six months afterwards.
This permit will expire if the development is not completed within four years of the date of this permit. A request may be made to Responsible Authority to extend the time to complete a development or a stage of the development if:
 - a. The request for an extension is made within 12 months of the permit expiry.
 - b. The development or stage has lawfully commenced before the permit expiry.
3. Prior to the occupation of the permitted development the car parking spaces and vehicular access ways shown on the endorsed plan must be fully constructed, sealed or surfaced with crushed rock and drained incorporating Water Sensitive Urban Design elements to the satisfaction of the Responsible Authority.
4. Prior to the occupation of the permitted development piped drainage must be constructed to drain all impervious areas incorporating Water Sensitive Urban Design elements to the satisfaction of the Responsible Authority.
5. Prior to the occupation of the permitted development piped drainage, including a detention system, must be constructed to drain all impervious areas, including Water Sensitive Urban Design elements, to ensure the maximum discharge from the property does not exceed the existing discharge, to the satisfaction of the Responsible Authority.

Date issued: 22 April 2020
Application: YR-2019/696
Page 1/6

Signature of Responsible Authority
Planning & Environment Regulations 2015 Form 4



6. All waste water must be discharged into a reticulated sewerage system to the satisfaction of the Yarra Ranges Council Health Department.
7. The use and development must be so managed that the amenity of the area is not detrimentally affected through the:
 - transportation of materials, goods or commodities to or from the land,
 - appearance of any building, works or materials,
 - emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot ash, dust, waste water, waste products, grit or oil,
 - presence of vermin.
8. Prior to the commencement of any buildings and/or works approved by this permit, temporary fencing must be erected around any tree shown for retention on the endorsed plans to define a Tree Protection Zone (TPZ) to the satisfaction of the Responsible Authority and must:
 - a. Exclude access and construction activity within the TPZ assessed in the Arborist Report by DB Horticulture, 29 November 2019. If trees have not been assessed, the TPZ is a circle with a radius equal to 12x the trunk diameter measured 1.4m above ground level, and
 - b. Have a minimum height of 1.8 metres and comply with Australian Standard AS 4687 for temporary fencing and hoardings, and
 - c. Not extend beyond the site boundaries except into roadside reserve and/or nature strip areas. Fencing within roadside reserves and/or nature strip areas must not prevent the use of a road or footpath, and
 - d. Remain in place until all buildings and/or works are completed, unless with the prior written consent of the Responsible Authority.Temporary fencing can be modified to accommodate encroachment into the TPZ of tree(s) as per the endorsed plans. Fencing must be modified in line with the footprint of the approved works only.
9. All underground service pipes/conduits including storm water and sewerage must be diverted around the Tree Protection Zone (TPZ) of any retained tree, or bored underneath with a minimum cover of 600mm to top of pipe/conduit from natural ground surface to the satisfaction of the Responsible Authority. All pits, holes, joints and tees associated with the installation of services must be located outside the TPZ, or the project arborist must demonstrate works in the TPZ will not impact viable tree retention to the satisfaction of the Responsible Authority.

Date issued: 22 April 2020
Application: YR-2019/696
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A handwritten signature in black ink, consisting of stylized, overlapping loops and a long horizontal stroke extending to the right.

Signature of Responsible Authority
Planning & Environment Regulations 2015 Form 4



10. The driveway within the Tree Protection Zone (TPZ) of trees #10 and 13 must be constructed above the existing grade using permeable materials to the satisfaction of the Responsible Authority. There must be no excavation within the TPZ, except for scraping the surface up to 30mm deep to remove surface organics and/or debris.
11. This permit authorises the removal of trees numbered #5, 7, 8, 9, 11, 12 and 14 as shown on the arborist report (DB Horticulture, 29 November 2019). All other trees must be retained to the satisfaction of the Responsible Authority.
12. The pruning of any tree must comply with the Australian Standard for pruning of amenity trees 'AS 4373 - 2007' to the satisfaction of the Responsible Authority. Pruning must be undertaken by an arborist with a minimum AQF level 3 qualification.

CFA

13. The bushfire mitigation measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority and the relevant fire authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

Notes:

The granting of this permit does not obviate the necessity for compliance with the requirements of any other authority under any act, regulation or local law.

The frontage setback for the construction of the building authorised under this permit is regulated by the planning scheme and the setback has been assessed in the consideration of the permit application. Therefore the Building Surveyor does not need to consider the frontage setback under Regulation 74 of the Building Regulations 2018.

Building works approved under this planning permit shall not be commenced until a building permit has also been obtained under the *Building Act 1993* and the *Building Regulations 2018*.

Prior to the commencement of any works affecting or involving Council roads or drains, Asset Protection and/or Road Reserve/Easement Works permit(s) are required. An application for a permit can be made at the Yarra Ranges Council Community Links (phone 1300 368 333). The application must include a copy of the relevant permit(s), endorsed site plan(s) and approved civil engineering plan(s) if required by this permit.

Date Issued: 22 April 2020
Application: YR-2019/696
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Signature of Responsible Authority
Planning & Environment Regulations 2015 Form 4



The management of Stormwater is to be in accordance with the Approved Stormwater Point of Discharge. Please apply for an Approved Stormwater Point of Discharge through Council's webpage.

<https://www.yarraranges.vic.gov.au/Property/Roads-drains-footpaths/Stormwater-drainage>

Date Issued: 22 April 2020
Application: YR-2019/696
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Signature of Responsible Authority
Planning & Environment Regulations 2015 Form 4



IMPORTANT INFORMATION ABOUT THIS PERMIT

What has been decided?

The responsible authority has issued a permit.

Can the Responsible Authority amend this permit?

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

When does a permit begin?

A permit operates from the date specified in the permit; or if no date is specified, from 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 the 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.

Application: YR-2019/696

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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 Administration Tribunal, in which case no right of review exists.
- An application for a 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.

Fire Front Consultancies



ABR# 23096154132

www.firefrontreports.com.au

Bushfire Management Statement

Construction of a dwelling in a Bushfire Management Overlay

27/08/2019

VER 1 27/08/2019



146 Belgrave- Hallam Road, Belgrave South

YARRA RANGES COUNCIL YARRA RANGES PLANNING SCHEME

This document is in accordance with
and forms part of Planning Permit: YR-2019/696

PREPARED FOR:

Client name

Contact

C/O JCA Land Consultants

9735 4888

Date of Approval: 22 April 2020

Prepared By:
Sally van der Pasord

02 99022450

100

BPAD Logo

BPAD 2019/7



REV		
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B		
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1 Introduction

This Bushfire Management Statement has been prepared to respond to the requirements of Clause 44.06 Bushfire Management Overlay, and associated Clause 53.02 Bushfire Protection: Planning Requirements. The statement contains three components:

- A Bushfire Hazard Site Assessment provides factual information on the bushfire hazard within 150m of the development, provides the defensible space and building construction requirements of Clause 53.02 and is informed by the site assessment methodology contained in Australian Standard AS3859.
- A Bushfire Hazard and Landscape Assessment (not required for dwellings in existing settlements) provides information on the bushfire hazard more than 150m away from the development and factual information on the bushfire hazard. It also provides information on key features of the general locality that are relevant to better understanding the protection provided by the location and contextual information on the site.
- A Bushfire Management Statement shows how proposal has responded to the bushfire hazard site assessment and bushfire hazard landscape, documents how approved measures in Clause 53.02 have been applied, justifies any alternative measures, responds to the relevant decision guidelines and demonstrates to council that a permit should be granted.

1.1 Project Description

The proposal is for the construction of a dwelling at 146 Belgrave-Hallam Road, Belgrave South. The site was assessed and this report has been compiled in order to address the objectives of 44.06 and 53.02 in a Green Wedge A Zone. The property was inspected on the 26th August, 2019.

1.2 Relevant Objectives

The checklist below identifies those objectives that are applicable to this bushfire management statement.

Objectives and Approved/Alternative Measures	Applicable	Provide justification for any objectives which are considered not applicable.
53.02- 3 Dwellings in Existing Settlements	No	Proposal is for a dwelling a Green Wedge A Zone
AM 1.1 Siting	No	
AM 1.2 Defendable Space and Construction	No	
AM 1.3 - Water Supply and Access	No	
53.02- 3.01 Dwellings in Green Wedge A Zone	Yes	Proposal is for a dwelling a Green Wedge A Zone
53.02- 3.01.01 Dwellings in Green Wedge A Zone	Yes	
53.02- 3.01.02 Dwellings in Green Wedge A Zone	Yes	
53.02- 3.01.03 Dwellings in Green Wedge A Zone	Yes	
53.02- 3.01.04 Dwellings in Green Wedge A Zone	Yes	
53.02- 3.01.05 Dwellings in Green Wedge A Zone	Yes	
53.02- 3.01.06 Dwellings in Green Wedge A Zone	Yes	Proposal is for a dwelling a Green Wedge A Zone
53.02- 3.01.07 Dwellings in Green Wedge A Zone	No	
53.02- 3.01.08 Dwellings in Green Wedge A Zone	Yes	Includes Deviation Road to the East
53.02- 3.01.09 Dwellings in Green Wedge A Zone	No	
53.02- 3.01.10 Dwellings in Green Wedge A Zone	No	
53.02- 3.01.11 Dwellings in Green Wedge A Zone	No	
53.02- 3.01.12 Dwellings in Green Wedge A Zone	Yes	
53.02- 3.01.13 Dwellings in Green Wedge A Zone	Yes	Proposal is for a dwelling a Green Wedge A Zone
53.02- 3.01.14 Dwellings in Green Wedge A Zone	No	

2 Bushfire Hazard Site Assessment

Description of the bushfire hazard within 150m of the proposed development prepared in accordance with sections 2.2.3 to 2.2.5 of AS3959:2009 Construction of Buildings in Bushfire Prone Areas (Standards Australia) excluding paragraph (a) of Section 2.2.3.2.

2.1 The Site

2.1.1	Site shape, dimensions, size and planning controls
The shape of the site is:	Trapezium (see Attachment 1)
The dimensions of the site are:	21.07m x 89.53m x 25.25m x 91.01m
The site has a total area of:	1816m ²
The zoning of the site is:	Green Wedge A Zone – Schedule 1 (GWAZ1)
The overlays that apply to the site are:	Bushfire Management Overlay (BMO)

2.1.2	Existing use and development on the site
The current use of the site is:	NIL
The buildings or works located on the site are:	Driveway and boundary fencing

2.1.4	Existing vegetation
The property is cleared with some eucalypts, garden trees and shrubs.	

2.1.3	Existing access arrangements
Access is off Belgrave-Hoffam Road.	

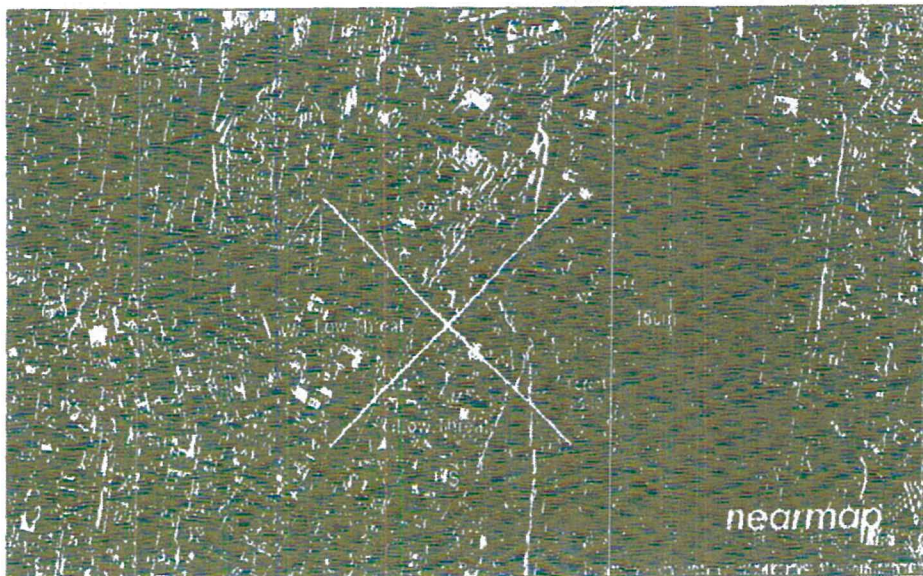


Figure 1. 150m Bushfire Site Assessment.

2.2 SITE ASSESSMENT

	North	South	East	West
Vegetation Type	Forest	Forest	Forest	Forest
	Woodland	Woodland	Woodland	Woodland
	Shrubland	Shrubland	Shrubland	Shrubland
	Scrub	Scrub	Scrub	Scrub
	Mallee/Mulga	Mallee/Mulga	Mallee/Mulga	Mallee/Mulga
	Rainforest	Rainforest	Rainforest	Rainforest
	Grassland	Grassland	Grassland	Grassland
	Low Threat	Low Threat	Low Threat	Low Threat
	Modified	Modified	Modified	Modified
	Excludable	Excludable	Excludable	Excludable

Slope Under Vegetation	North	South	East	West
Flat/Upslope	Yes	Yes	Yes	Yes
Downslope	>0-5°	>0-5°	>0-5°	>0-5°
	>5-10°	>5-10°	>5-10°	>5-10°
	>10-15°	>10-15°	>10-15°	>10-15°
	>15-20°	>15-20°	>15-20°	>15-20°
	N/A	N/A	N/A	N/A

	North	South	East	West
Distance to Vegetation	>150m	>150m	48m	>150m
Corresponding BAL	12.5	12.5	29	12.5

	North	South	East	West
Required Defendable Space for BAL 29	To Property Boundary	To Property Boundary	39m To Property Boundary and includes Division Road	To Property Boundary

Required BAL for Dwelling: BAL 29

3 Bushfire Hazard Landscape Assessment

3.1 Broader Landscape

3.1.1 Vegetation in the Broader Locality

The property is cleared with some garden vegetation and remnant trees. The surrounding properties are developed and have occupied dwellings and associated ancillary buildings. There are large patches of Forest, cleared grazed areas and garden vegetation in the landscape. The Forest is discontinuous and is separated by sections of cleared grazed pasture. The topography is undulating with some steep areas, predominantly north of the site towards Belgrave.

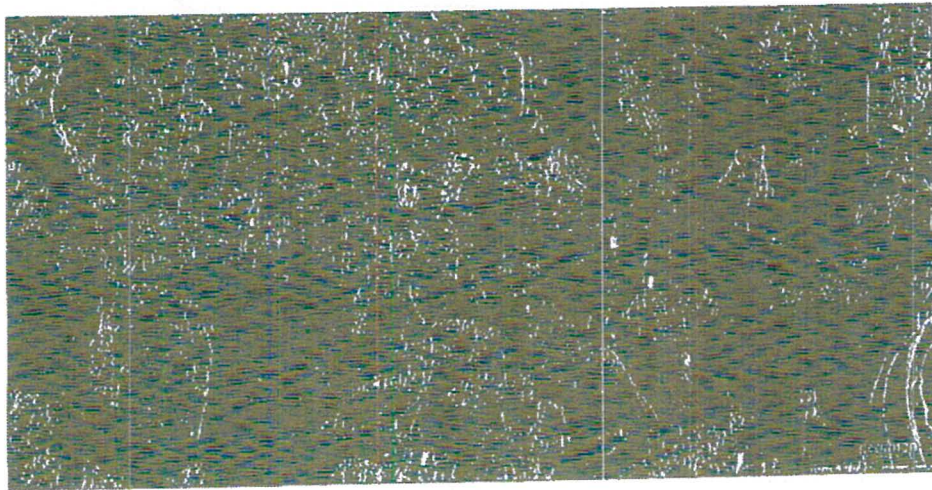


Figure 2. Broader Landscape

3.1.2 Existing Road Network

The site is accessed from Belgrave-Hallam Road which is a bitumen road in excellent trafficable condition. Belgrave-Hallam Road runs from Belgrave in the North to Narre Warren North, south of the site.



Figure 3. Road Network.

3.1.1 Bushfire History of the Area

The two closest bushfires recorded within the area, within the past 50 years were both significant fires. During the 1983 Ash Wednesday Fires, 7153ha burnt within the area between Belgrave and Berwick in the south. In 2009, 342ha west of the site burnt. The site itself was not burnt during either of these fires. Fires also occurred in Lysterfield in 1973 and 2003. The extent of the fires can be seen shaded pink in figure 4 below.

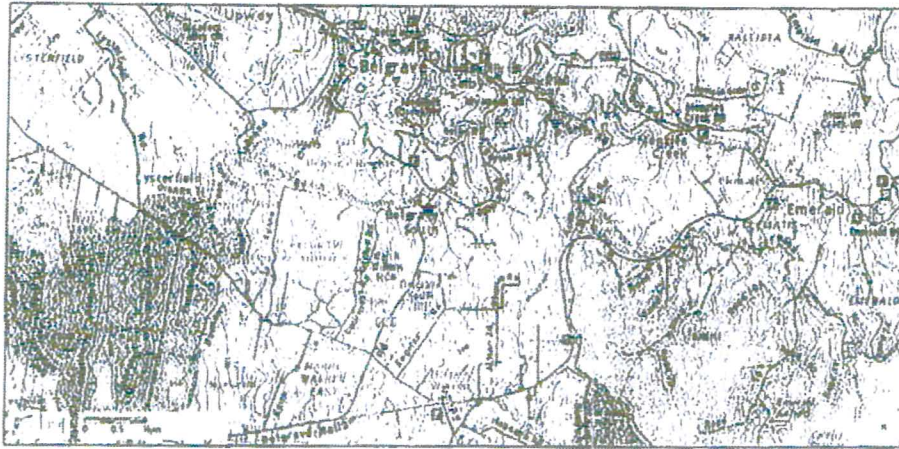


Figure 4. Wildfire History.

3.1.3 Relevant Regional Bushfire Planning Assessment

There are no planned or past fuel reduction burns in close proximity of the site.

3.1.4 Proximity of site to Areas of managed fuel

There are large cleared and managed areas within the surrounding landscape. The township of Belgrave South is north of the site.

3.1.5 Proximity to Declared shelter options

There is no Neighbourhood Safer Place (NSP) in Belgrave South.

3.1.6 Likely Bush-fire Scenarios

There are no long runs through high risk vegetation directly adjoining the property. The surrounding properties to the north, south and west are predominantly cleared and have managed garden vegetation. Properties to the east are cleared to varying extents and are separated from the site by Deviation Road and managed garden spaces.

If patches of forest vegetation within the landscape were ignited, smoke and ember attack is likely at the site. Steep slopes, such as those north of Belgrave South, increase the speed at which fire will spread in the landscape. Occupants should be prepared for fast running fires through patches of forest vegetation and expect spotting to occur ahead of the fire front.

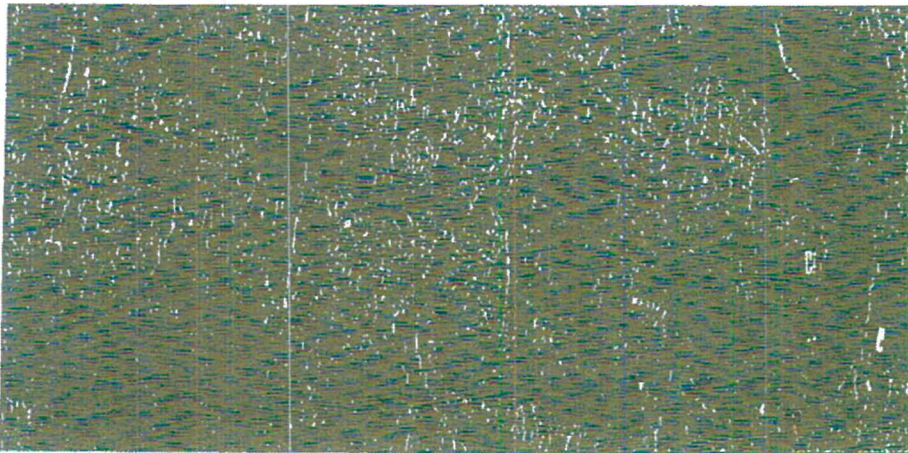


Figure 5. Possible Fire Runs

3.2 Landscape Type

The landscape would be best described as a Type 3:

- The type and extent of vegetation located more than 150m from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to the site.
- Bushfire can approach from more than one aspect.
- The site is located in an area that is not managed in a minimum fuel condition.
- Access to an appropriate place that provides shelter from bushfire is not certain.

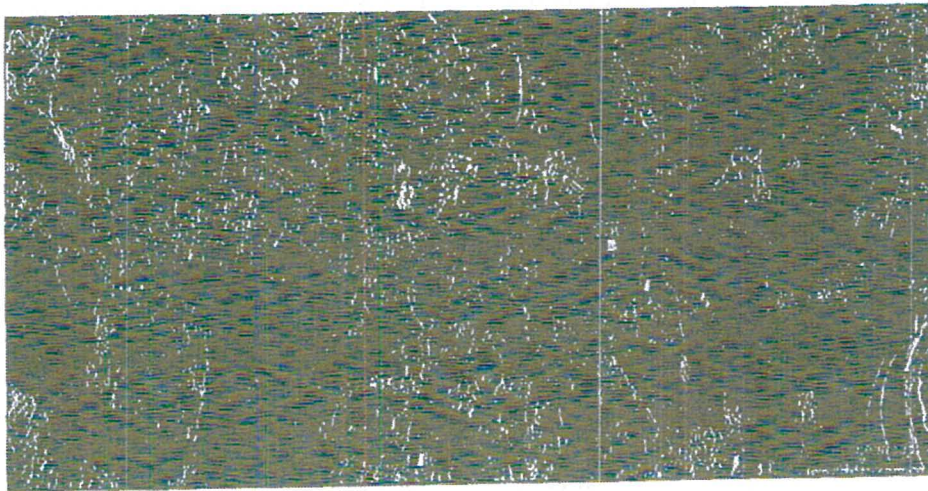


Figure 6. Landscape Type.

The landscape has been classified as Landscape Type 3, however, it does have attributes of a Type 2 Landscape. There are areas within the township of Belgrave South where there are large cleared spaces or areas of managed vegetation. These include the Belgrave South Recreation Reserve and the Belgrave South Township.

Embers could travel from any direction as there are patches of forest throughout the landscape. The closest of this forest vegetation is to the east of the site.

It is recommended that all residents in this area have a bushfire safety plan and should be prepared for smoke and ember attack. Leaving early before fire threatens is always the safest option. Travelling during a fire event is not an option as roads are often untrafficable. Occupants should plan to have to shelter in place should they be caught out.

4 Bushfire Management Statement

4.1 All other Developments – Bushfire Protection Objective

Landscape Siting and Design Objectives - 53.02- 4.1	
	RESPONSE / COMMENTS
<p>Approved Measure 2.1 – Broader Landscape The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.</p>	<p>The surrounding landscape presents a moderate to high bushfire risk to development in the area. The area is predominantly developed and properties are managed to various extents.</p>
<p>Approved Measure 2.2 – Siting A building is sited to ensure the site best achieves the following: The maximum separation distance between the building and the bushfire hazard. The building is in close proximity to a public road.</p> <p>Access can be provided to the building for emergency service vehicles.</p>	<p>The proposed dwelling is located centrally on the block and allows for defensible space to be managed to the front and rear of the dwelling.</p> <p>Access to the site is off Belgrave - Hallam Road.</p> <p>The dwelling must meet BAL 29 construction standards.</p>
<p>Approved Measure 2.3 – Building Design A building is designed to reduce the accumulation of debris and entry of embers.</p>	<p>The building design must be simple to reduce the likelihood of debris accumulation and ember entry.</p>

Defendable Space and Construction Objective 53.02-4.2											
	RESPONSE / COMMENTS										
<p>Approved Measure 3.1 - Defendable Space for a dwelling, a dependent persons unit, industry, office or retail premises</p> <p>A building used for a dwelling (including an extension or alteration to a dwelling), a dependent person's unit, industry, office or retail premises is provided with defendable space in accordance with:</p> <ul style="list-style-type: none"> • Column A, B or C of Table 2 to Clause 53.02-5 wholly within the title boundaries of the land; or • If there are significant siting constraints, Column D of Table 2 to Clause 53.02-5. <p>The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5</p> <p>Alt Measure 3.3 Adjoining land may be included as defendable space where there is reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space</p>	<p>The dwelling requires defendable space to be managed to the distances set out in the table below. Defendable Space can also be seen in Attachment 4.</p> <table border="1" data-bbox="794 667 1184 846"> <thead> <tr> <th colspan="2">Defendable Space</th> </tr> </thead> <tbody> <tr> <td>North</td> <td>To the property boundary</td> </tr> <tr> <td>South</td> <td>To the property boundary</td> </tr> <tr> <td>East</td> <td>To the property boundary and includes Deviation Road</td> </tr> <tr> <td>West</td> <td>To the property boundary</td> </tr> </tbody> </table> <p>The dwelling must be constructed to a minimum AS3959 BAL 29 standards. BAL 29 defendable space distances must also be maintained.</p> <p>Defendable space includes Deviation Road to the east. It is reasonable to assume that the road will continue to be maintained in a low fuel state.</p>	Defendable Space		North	To the property boundary	South	To the property boundary	East	To the property boundary and includes Deviation Road	West	To the property boundary
Defendable Space											
North	To the property boundary										
South	To the property boundary										
East	To the property boundary and includes Deviation Road										
West	To the property boundary										

RESPONSE / COMMENTS

Approved Measure 4.1 -A building used for a dwelling (including an extension or alteration to a dwelling), a dependent person's unit, industry, office or retail premises is provided with:

A static water supply for firefighting and property protection purposes specified in Table 4 to Clause 53.02-5.

The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for firefighting water supplies (See Figure 9).

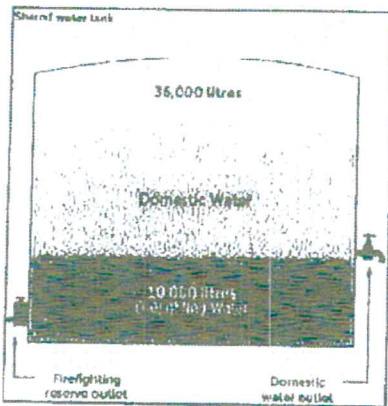


Figure 9. Water supply outlet example

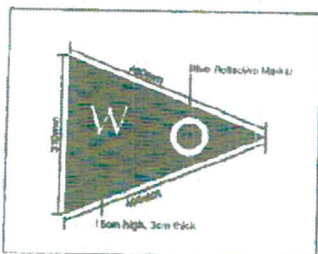


Figure 10. Signage

Static Water Supply

A dedicated static water supply for the dwelling must be provided and meet the following requirements:

A minimum of 10,000 litres of on-site static storage must be provided on the lot and be maintained solely for firefighting. CFA access and couplings (Figure 8) are mandatory as the lot is greater than 1000m²

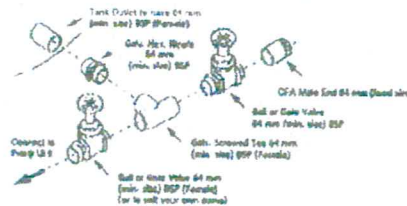


Figure 8 . CFA Compliant Fittings

The water supply must:

- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.

Fire authority fittings and access must be provided as follows:

- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority (Figure 10).
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 66 millimetres (excluding the CFA coupling).

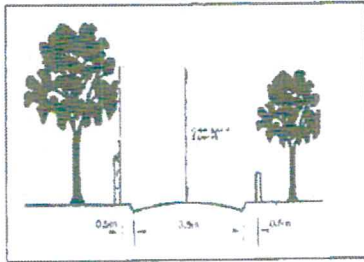


Figure 11: Overhead clearance and widths on road access

Access

The following design and construction requirements apply to the dwelling and to within 4m of the water supply outlet to allow Emergency Vehicle access.

The minimum design requirements are as follows:

- All Weather construction
- A load limit of at least 15 tonnes
- Provide a minimum trafficable width of 3.5m
- Be clear of encroachments for at least 0.5m on either side and at least 4m vertically.
- Curves in driveway must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle (see Figure 11).

5 Summary

- The dwelling must be constructed to AS3959 Construction in Bushfire Prone Areas to BAL 29.
- Defendable Space must be maintained to the following distances around the dwelling:

Defendable Space	
North	To the property boundary
South	To the property boundary
East	To the property boundary
West	To the property boundary

- A 10,000lt non-combustible static water supply solely for firefighting purposes is required. CFA compliant fittings and access to water supply are required. Emergency service vehicles require access to within 4m of the water supply outlet.
- Access to the dwelling must meet the requirements on page 15.

6 References

CFA (2012). Land Use Planning FSG LUP 0002. Country Fire Authority www.cfa.vic.gov.au [Accessed: 26/08/2019]

CFA (2012) Community Safety Guidelines. Country Fire Authority. www.cfa.vic.gov.au [Accessed: 31/08/2019]

Department of Environment, Land, Water and Planning (2019) Fire Operations Plans. www.delwp.vic.gov.au [Accessed: 04/09/2019]

VIC Plan (2018). VIC Plan Website. State Government of Victoria. <http://mapshare.maps.vic.gov.au/vicplan/> [Accessed: 04/09/2019].

Standards Australia (2009) AS3959 Construction of buildings in bushfire prone areas. SAI Global Limited.

7 Relevant Planning Policy

The State Planning Policy Framework (SPPF) provides the broad framework for bushfire protection policy and provisions in the planning scheme. This includes policy seeking to 'assist to strengthen community resilience to bushfire'. The proposal has been designed having regard to the overarching policy objectives of the SPPF. Council's Municipal Strategic Statement (MSS) identifies particular bushfire risk areas in the municipality and outlines the Council's strategy for fire protection and fire risk management.

Clause 44.06 - Bushfire Management Overlay (BMO) has been applied to identify areas of bushfire hazard, including the subject land and surrounds.

This Bushfire Management Statement has been prepared to respond to the requirements of the BMO, and Clause 53.02 - Bushfire Protection: Planning Requirements.

In accordance to cl 52.12 there are exemptions to the removal of vegetation in the creation of defensible space around buildings used for accommodation, if so required. There is a requirement to remove trees that are within 10m of the house perimeter, if they exist.

For most areas covered by the BMO, in accordance to cl 52.12, the 10/50 Rule applies.

The 10/50 Rule applies to existing habitable buildings. It allows landowners to clear without a planning permit:

1. Any vegetation, including trees, within 10m of any house of residence,
2. Any vegetation, except trees, within 50m of any house of residence.
3. Any vegetation within 2 meters of an existing boundary fence or a combined total of 4 with the adjoining property.

The removal of any trees within the defensible space will need a permit, except those trees within 10m of the building or 2m of an existing boundary fence. Where possible, all combustible materials and plants, including trees, should be removed within 10m of the building.

Attachment 1 – Proposed Dwelling



Figure 1. Proposed dwelling

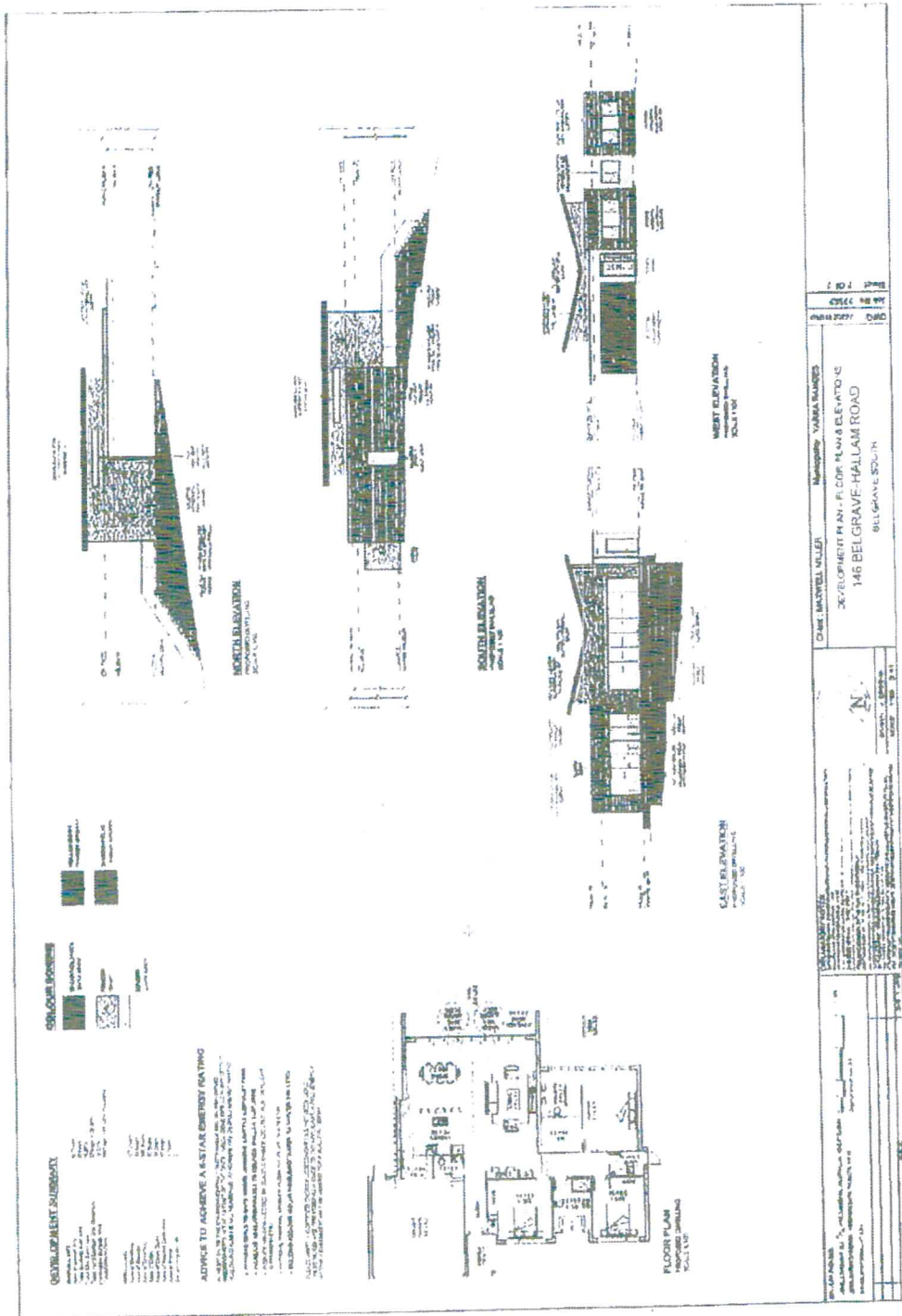


Figure 2. Elevations

Attachment 2 – Site Photos

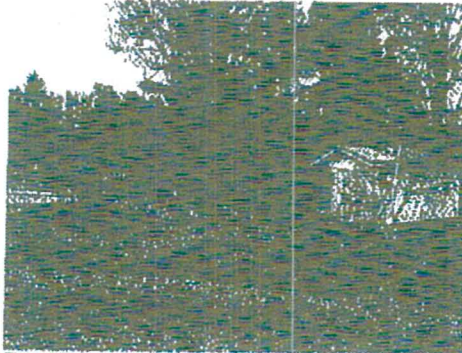


Figure 1. Looking North

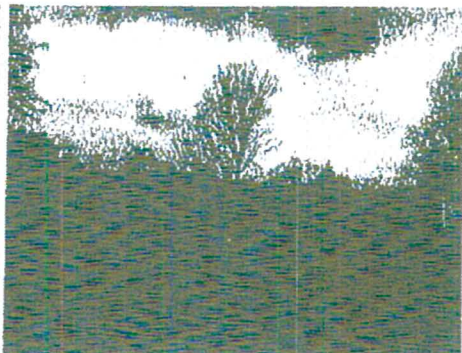


Figure 2. Looking East

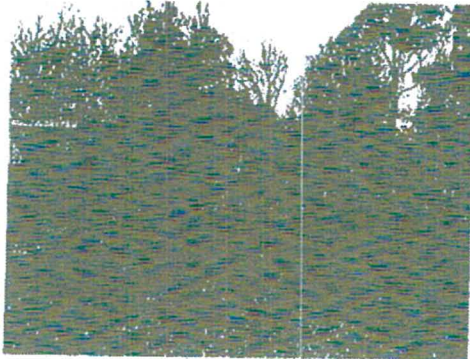


Figure 3. Looking South

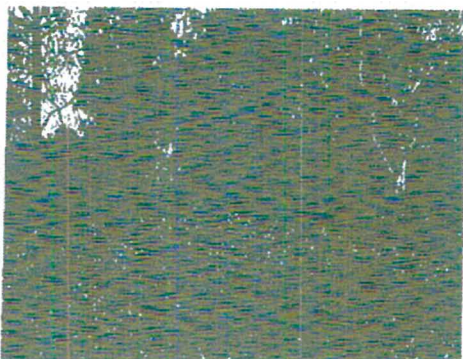


Figure 4. Looking West

Attachment 3 – Defendable Space

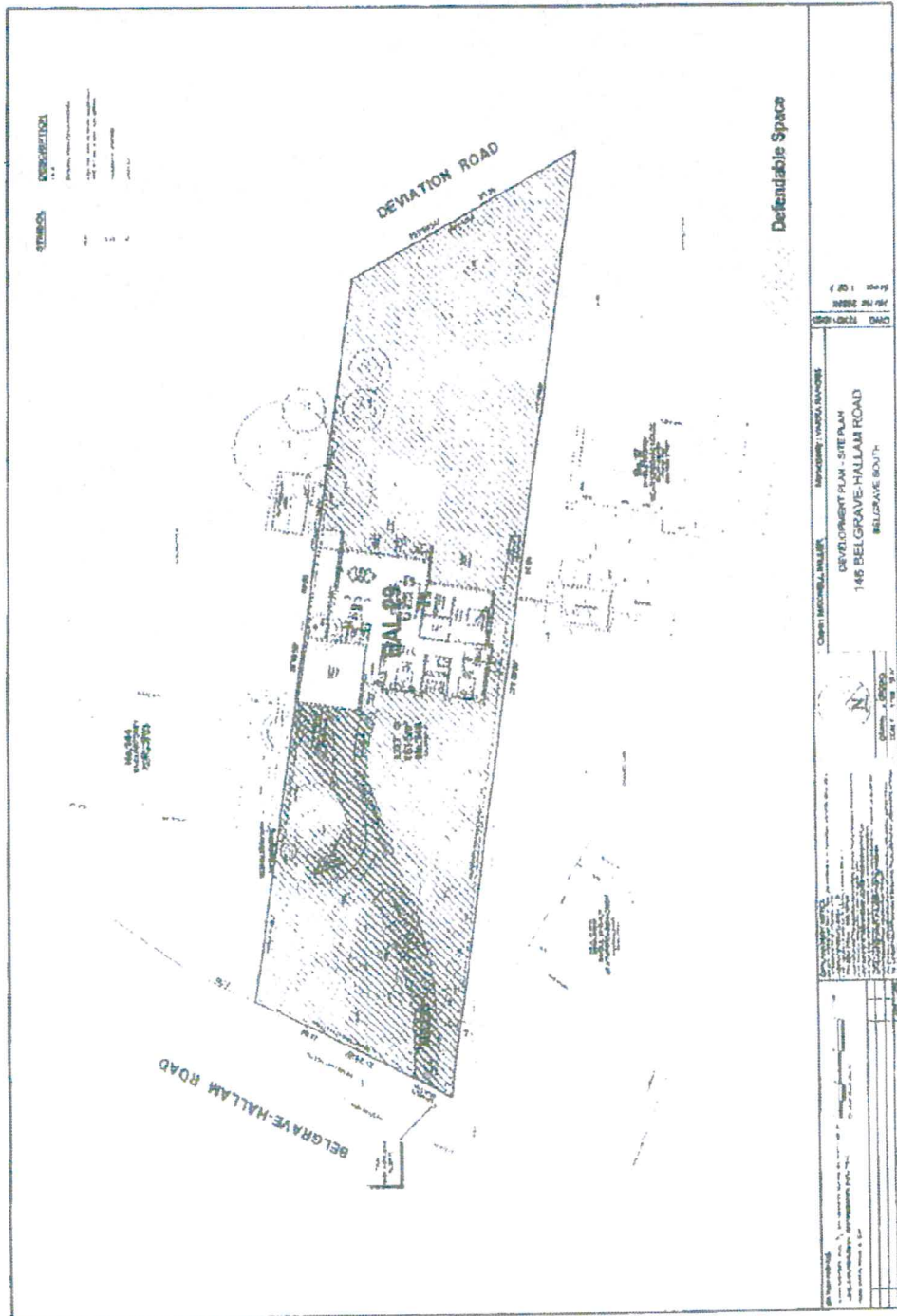


Figure1. Defendable Space, access, BAL, and water supply.

Attachment 4 – Defendable Space checklist for preferred site

Requirement	Compliance	Comment	Is a permit required for vegetation removal?
Within 10 meters of a building flammable objects such as plants, mulches and fences must not be located close to the vulnerable parts of the building such as windows, decks and eaves.	Yes		No
Trees must not overhang the roofline of the building, touch walls or other elements of a building.	Yes		No
Grass must be no more than 5 centimeters in height. All leaves and vegetation debris must be removed at regular intervals.	Yes		No
Shrubs should not be planted under trees.	Yes		No
Plants greater than 10 centimeters in height at maturity must not be placed in front of a window or other glass feature.	Yes		N/A
Tree canopy separation of 5 meters and overall canopy cover of no more than 15% at maturity.	No	Removal and or pruning Required	See 10:50 and check with council
Non-flammable features such as tennis courts, swimming pools, dams, patios, driveways or paths should be incorporated into the proposal, especially on the northern and western sides of the proposed building.	N/A		Not applicable
Features with high flammability such as doormats and firewood stacks should not be located near the structure.	N/A		Not applicable

Attachment 5 - Vegetation modifications and management required for defensible space.

The vegetation within the Defensible space must be modified and managed to ensure that it mitigates a bushfire as it approaches the structure. The following management prescriptions should be applied to any planning permit issues containing defensible space.

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

YARRA RANGES COUNCIL
YARRA RANGES PLANNING SCHEME

This document is in accordance with

Fire Front Consultancies

ABN 23096554132

Endorsed Document Page 1 of 4 Pages

Date of Approval: 22 April 2020

Prepared By: Sally Van de Paverd

Level 2 BPAD Registration BPAD29087

0409027450 firefrontconsultancies@gmail.com

www.firefrontreports.com.au



Bushfire Management Plan

For a new Dwelling

Property Address:

146 Belgrave - Hallam Road, Belgrave South

Date: 04/09/2018

Version 1: 04/09/2019

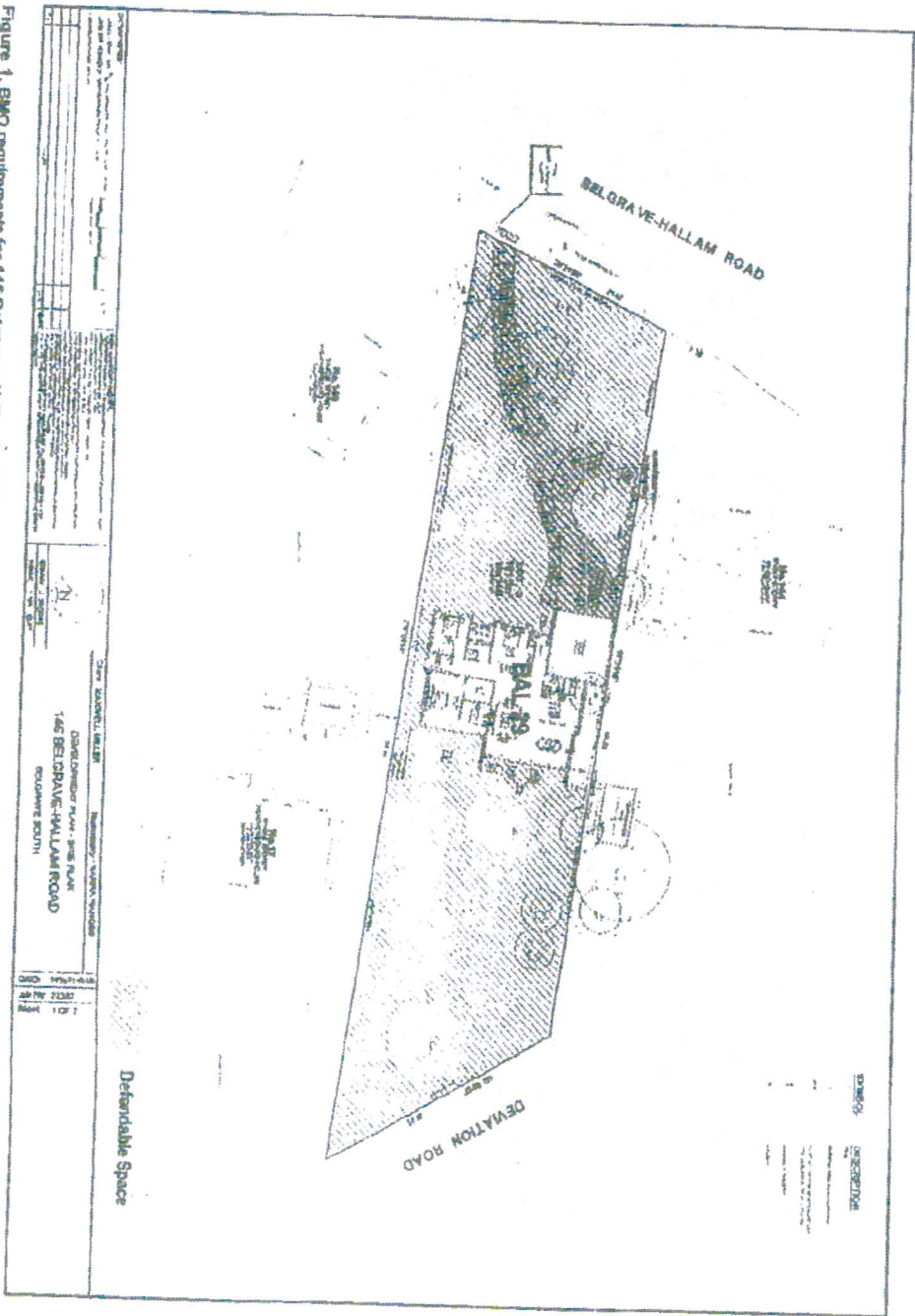


Figure 1. BMO requirements for 146 Belgrave - Hallam Road, Belgrave South. Defendable Space, BAL rating, access, water tanks and outlet.

Vegetation Management for Defendable Space

Defendable space is required to be maintained around the house to the property boundaries.

Defendable Space Management:

Where vegetation and other flammable materials will be modified and managed in accordance with the following requirements:

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

Water Supply for Fire Fighting purposes

A dedicated static water supply, must be provided and meet the following requirements:

- A minimum of 10,000 litres of on-site static storage must be provided on the lot and be maintained solely for firefighting.
- The static water must be stored in an above ground water tank constructed of concrete or metal
- Include a separate outlet for occupant use.
- CFA access and couplings are mandatory incorporating a ball or gate valve (British Standard Pipe (BSP) 65mm and coupling (64mm CFA 3 thread per inch male fitting)
- The outlets of the water tank must be within 4m of the access way and be unobstructed
- The water supply must be readily identifiable from the building or appropriate identification signage to the satisfaction of the CFA
- Any pipework and fittings must be a minimum of 65mm (excluding the CFA couplings).
- All fixed above-ground water pipes and fittings required for firefighting purposes must be made of corrosive resistant metal.

Construction Standards

The dwelling must be constructed to a minimum Bushfire Attack Level of BAL 29.

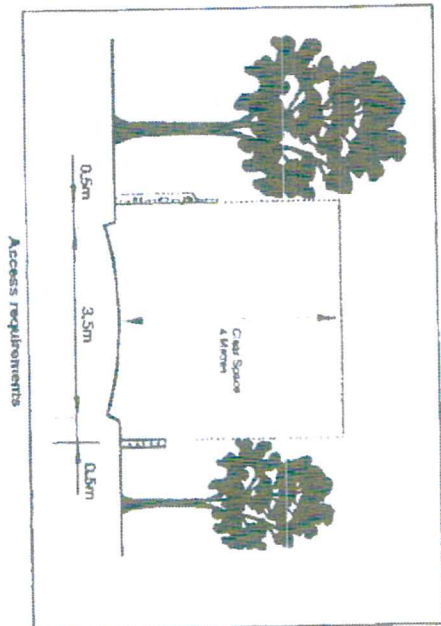
Access

Access to the dwelling and to within 4m of the water supply outlet must meet the following requirements.

The minimum design requirements are as follows:

- All Weather construction
- A load limit of at least 15 tonnes
- Provide a minimum trafficable width of 3.5m
- Be clear of encroachments for at least 0.5m on either side and at least 4m vertically.
- Curves in driveway must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.

Emergency vehicles must be able to get within 4m of the water supply outlet.



DEVELOPMENT SUMMARY

Address	146 BELGRAVE HALLAM ROAD
Lot Area	2,400 sqm
Lot Frontage	40m
Lot Depth	60m
Proposed Building Area	1,200 sqm
Proposed Building Height	2.5m
Proposed Building Footprint	1,200 sqm
Proposed Building Volume	3,000 m³
Proposed Building Use	RESIDENTIAL
Proposed Building Type	HOUSE
Proposed Building Style	MODERN
Proposed Building Materials	CONCRETE, BRICK, TIMBER
Proposed Building Color Scheme	SEE COLOR SCHEME

COLOR SCHEME

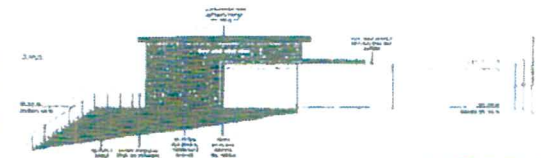
Color	Material
Dark Green	Cladding
Light Green	Cladding
White	Cladding
Grey	Cladding
Black	Cladding

ADVICE TO ACHIEVE A 4-STAR ENERGY RATING

1. The building should be designed to achieve a 4-star energy rating. This can be achieved by using high quality construction materials, such as double glazing, high quality insulation, and high quality windows. The building should also be designed to be airtight, and to have a high level of thermal mass. The building should also be designed to have a high level of ventilation, and to have a high level of solar shading. The building should also be designed to have a high level of water efficiency, and to have a high level of waste recycling. The building should also be designed to have a high level of energy efficiency, and to have a high level of renewable energy use.

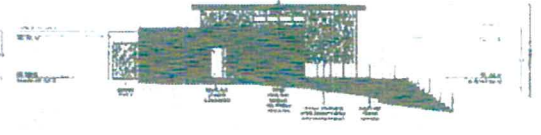


FLOOR PLAN
PROPOSED BUILDING

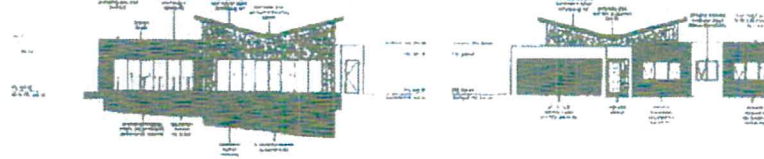


NORTH ELEVATION
PROPOSED BUILDING

4-STAR ENERGY RATING
THE PROPOSED PLAN IS IN ACCORDANCE WITH THE ENERGY RATING SYSTEM AND THE ENERGY RATING SYSTEM IS IN ACCORDANCE WITH THE ENERGY RATING SYSTEM.



SOUTH ELEVATION
PROPOSED BUILDING



EAST ELEVATION
PROPOSED BUILDING

WEST ELEVATION
PROPOSED BUILDING

<p>DATE</p> <p>NO.</p> <p>REVISIONS</p>	<p>CLIENT</p> <p>PROJECT</p> <p>ADDRESS</p>	<p>DESIGNER</p> <p>DATE</p>	<p>SCALE</p> <p>DATE</p>	<p>PROJECT NO.</p> <p>DATE</p>	<p>PROJECT NO.</p> <p>DATE</p>
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CHRIS MAXWELL MILLER *Architect* **4488 BOND**

DEVELOPMENT PLAN, FLOOR PLAN & ELEVATIONS

146 BELGRAVE HALLAM ROAD

BELGRAVE SOUTH

DATE

NO.

REVISIONS



SYMBOL DESCRIPTION

- Proposed boundary
- Proposed driveway
- Proposed building
- Proposed landscaping
- Proposed fence



MARLBOROUGH COUNCIL
URBAN RANGERS PLANNING SERVICE
 This document shall be in accordance with
 and forms part of Planning Permit No. 100/100/100
 Date of Approval: 13 April 2011

REVISIONS

No.	Description	Date
1	Issue for comment	10/04/11
2	Final approval	13/04/11

PLANNING NOTES

1. The site is zoned R1 (Residential 1:1000).
2. The site is subject to a Planning Permit No. 100/100/100.
3. The site is subject to a Planning Permit No. 100/100/100.
4. The site is subject to a Planning Permit No. 100/100/100.
5. The site is subject to a Planning Permit No. 100/100/100.
6. The site is subject to a Planning Permit No. 100/100/100.
7. The site is subject to a Planning Permit No. 100/100/100.
8. The site is subject to a Planning Permit No. 100/100/100.
9. The site is subject to a Planning Permit No. 100/100/100.
10. The site is subject to a Planning Permit No. 100/100/100.



Drawn: MATTHEW L. MILLER Municipality: TAINUI RANGI
DEVELOPMENT PLAN - SITE PLAN
146 BELGRAVE-HALLAM ROAD
 BELGRAVE SOUTH

Project No. 100/100/100
 Date: 10/04/11
 Scale: 1:1000

ARBORICULTURAL ASSESSMENT REPORT

146 BELGRAVE-HALLAM ROAD, BELGRAVE SOUTH

REPORT PREPARED FOR: MR. M. MILLER
C/O JCA LAND CONSULTANTS

REPORT PREPARED BY: DAMIEN BURGESS
CONSULTING ARBORIST - DB HORTICULTURE PTY LTD.

29/11/2019



www.dbbhorticulture.com.au

20 Glen Avenue, Croydon Vic 3136 | phone: 0422 999 754 | email: damien@dbhorticulture.com.au

YARRA RANGES COUNCIL
YARRA RANGES PLANNING SCHEME

**This document is in accordance with
and forms part of Planning Permit: YR-2019/696**

Endorsed Document Page 1 of 11 Pages

Date of Approval: 22 April 2020

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1. Brief

JCA Land Consultants, on behalf of the client, Mr Max Miller, has requested an Arboricultural Assessment Report containing details of species, age, size, health, suitability, amenity value, Tree Protection Zones (TPZ) and retention values for trees within and near the property at 146 Belgrave-Hallam Road, Belgrave South.

2. Overview

The site is vacant. A single dwelling is proposed.

3. Methodology

A visual site inspection of the trees took place on Wednesday 20th November 2019. The trees were not climbed nor was any soil excavation or diagnosis of the internal or below ground components of the trees undertaken.

The trees were photographed on site using an iPhone 8. Height and Spread was recorded via visual estimation. Diameter at Breast Height (DBH) was taken at 1.4 metres above ground level using a diameter tape.

A Retention Value for each tree has been determined using tree condition factors and values as listed on Page 9 of this report.

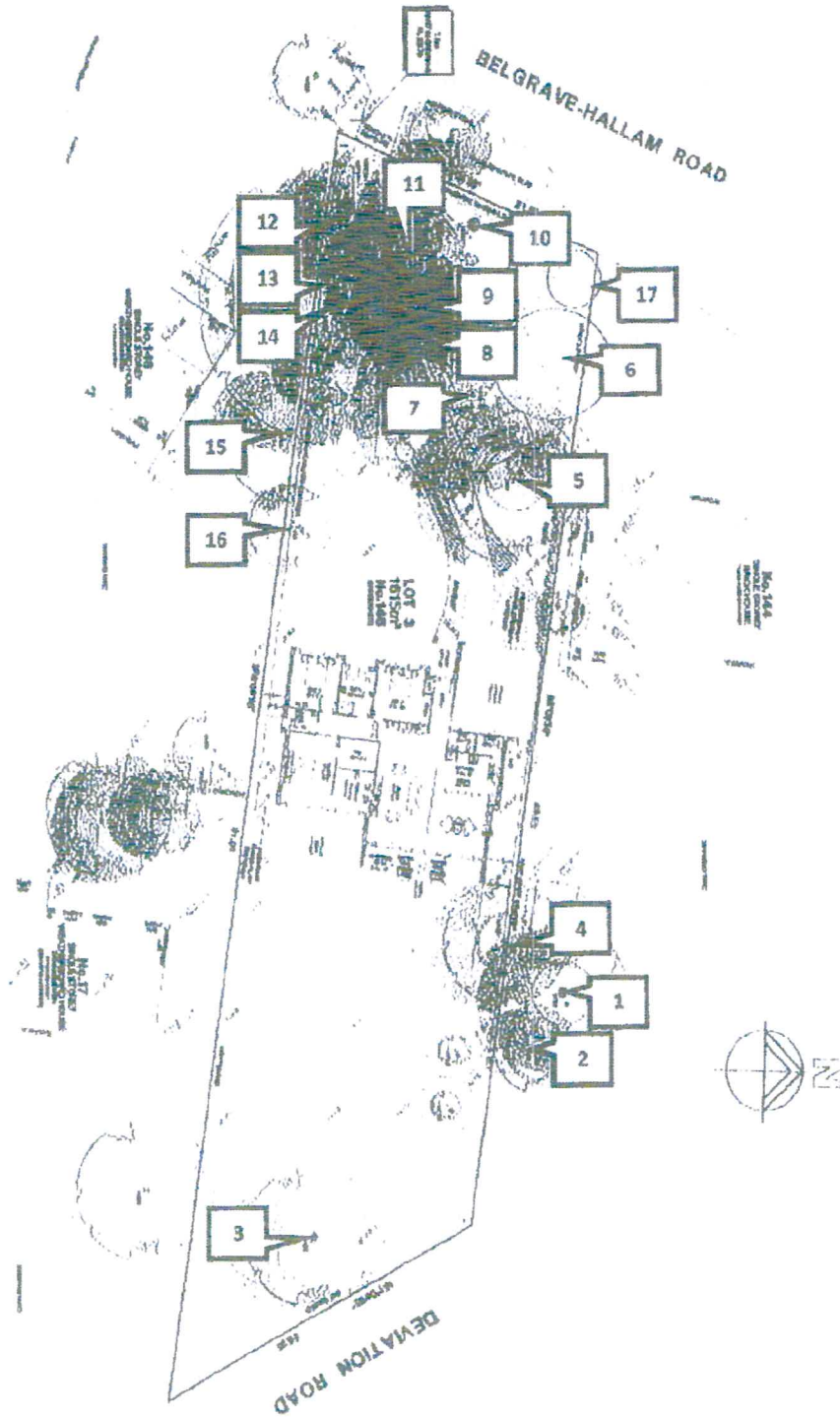
4. Tree Protection Zones (TPZ's)

Where appropriate, Tree Protection Zones and Structural Root Zones have been applied as per AS4970-2009, 'Protection of Trees on Development Sites'.

Tree Protection Zones are determined by multiplying the Trunk Diameter @ Breast Height (DBH) x 12. TPZ's are measured from the centre of the trunk.

Structural Root Zones are the area required for tree stability and are only necessary where major encroachment into the TPZ is to occur. The SRZ radius = $(\text{Diameter} \times 50)^{0.42} \times 0.64$.

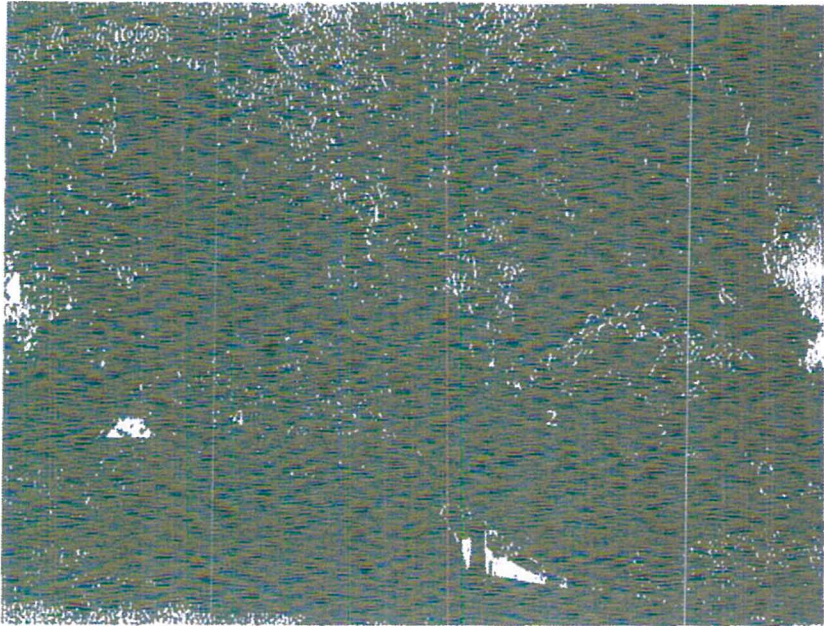
5. Site Plan



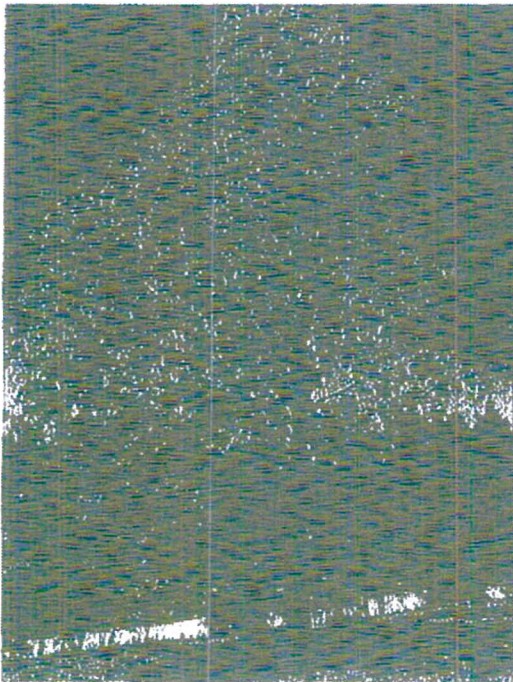
6. Tree Assessment Table

#	Species	Common Name	Height (m)	Spread (m)	DBH (cm)	TRF (m)	SLC (m)	SHL	Age	Condition	Structure	Form	Arms/Spans	Retention Value	Comments
TREES WITHIN NEIGHBOURING PROPERTIES															
1	<i>Grevillea robusta</i>	Silky Oak	N 14	9	40	4.5	2.5		M	M	F	F	G	F	M
2	<i>Platanus eugenoides</i> <i>Variogutum?</i>	Variegated Platanus	E 7	7	24/17/15	4.0	2.5		M	M	G	F	F	P	L
4	<i>Prunus pennsylvanica</i>	Peach	E 5	7	15/16	2.6	1.9		M	M	F	F	F	P	L
15	<i>Liquidambar styraciflua</i>	Sweet Gum	E 13	6	44	5.3	2.6		M	M	F	F	F	P	L
16	<i>Leucaena leucoloba</i>	ChBean Myrtle	E 5	4	14/14	2.4	1.7		M	M	G	F	F	P	L
TREES WITHIN SUBJECT PROPERTY															
3	<i>Liquidambar styraciflua</i>	Sweet Gum	E 18	12	35	6.6	2.7		L	M	G	G	G	G	M
5	<i>Betula pendula</i>	Silver Birch	E 9	7	37	4.4	2.3		M	M	G	G	G	F	M
6	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	N 15	8	85	10.2	3.0		L	M	G	F	G	G	H
7	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	N 12	7	39	4.0	2.3		R	M	F	P	P	P	L
8	<i>Angophora costata</i>	Smooth-barked Angophora	N 3	5	27	5.2	2.1		L	M	F	F	P	P	L
9	<i>Eucalyptus sp.</i>	Eucalypt	N 14	4	38	4.3	2.3		R	M	F	P	P	P	L
10	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	N 17	10	81	9.7	3.2		L	M	G	G	F	G	M
11	<i>Acacia melanoxylon</i>	Blackwood	N 12	8	43	5.2	2.5		M	M	F	F	G	F	M
12	<i>Melaleuca ornamentalis</i>	Giant Honey Myrtle	N 8	4	25	3.0	1.9		R	SM	P	P	P	F	L
13	<i>Acacia melanoxylon</i>	Blackwood	N 15	7	58	7.0	2.6		M	M	G	G	F	F	M
14	<i>Eucalyptus obliqua</i>	Messmate	N 18	16	92/83	14.9	4.2		R	OM	F	H	G	G	L
17	<i>Melaleuca quinquangulata</i>	Broad-leaved Paperbark	N 8	4	17/13	2.5	1.9		M	M	G	F	F	P	L

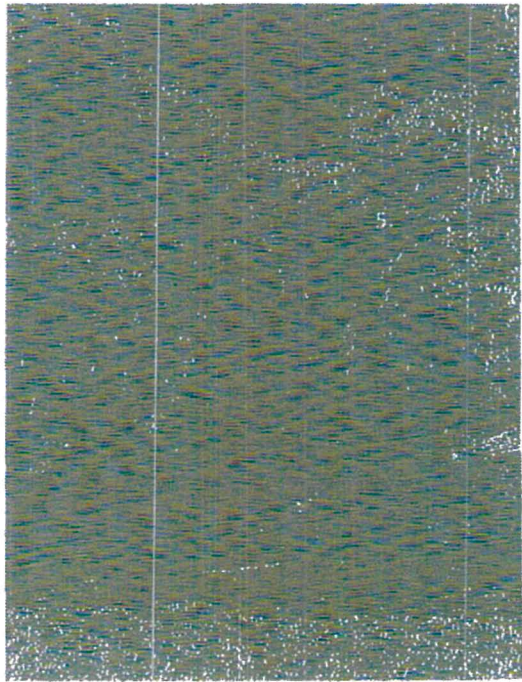
*Trees shown in red are considered appropriate for removal. *Dimensions listed for neighbouring trees are estimated



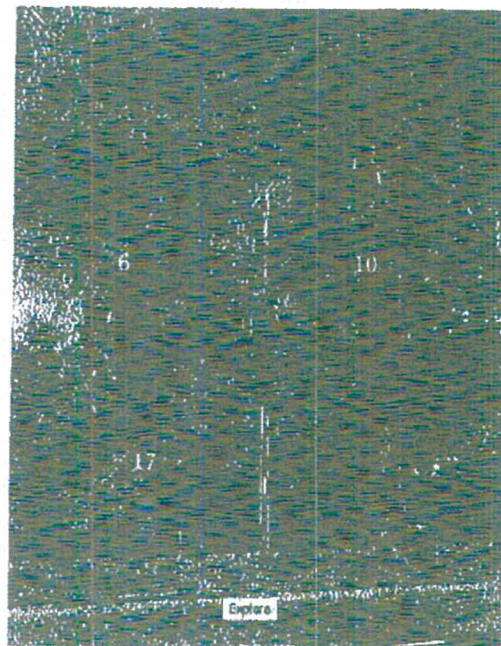
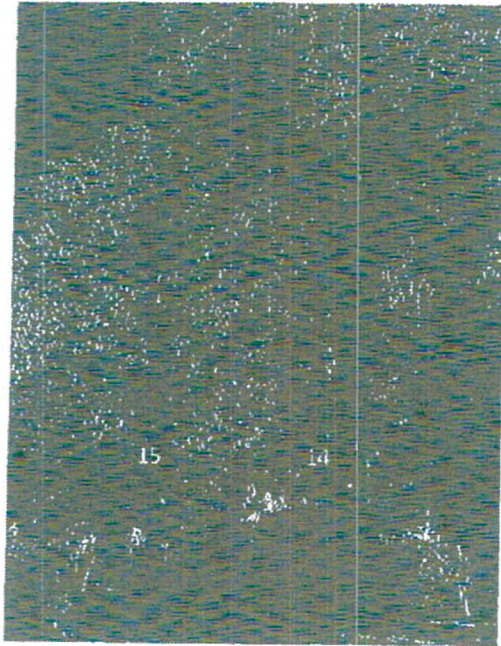
Trees 1, 2 & 4



Tree 3

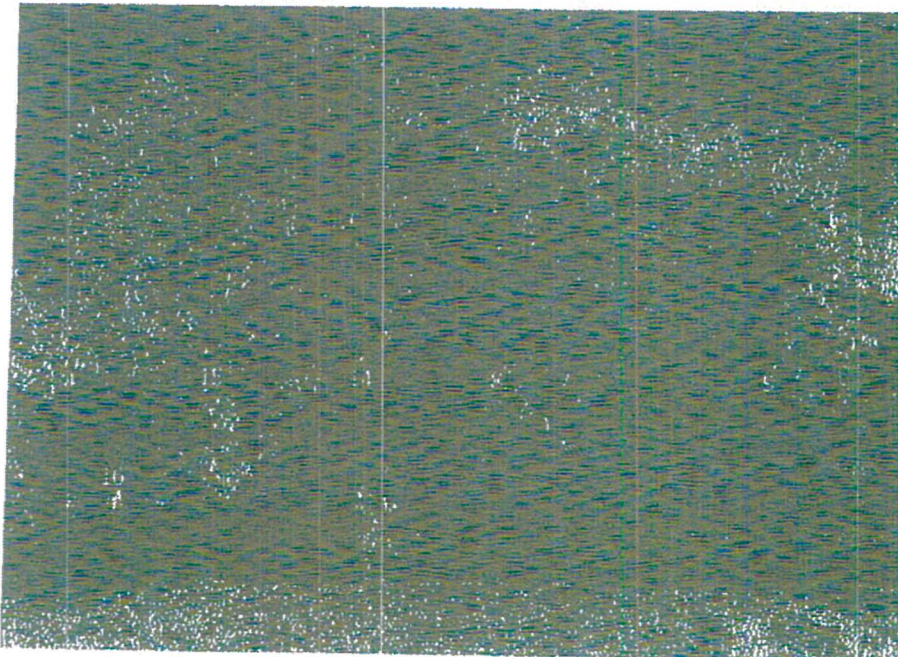


Trees 5 & 7



Trees 14 & 15

Trees 6, 10 & 17



Trees 5 – 17

8. Discussion / Recommendations

Trees within Neighbouring Properties

Tree 1, a Silky Oak, Tree 2, a Variegated Pittosporum and Tree 4, a Peach; are located within the neighbouring property to the north. Tree 15, a Liquidambar and Tree 16, a Myrtle, are located within the neighbouring property to the south. None of these trees will be affected by the proposal.

Trees within Subject Property

Trees 3 to 16 are located within the subject property. Tree types include Liquidambar, Peach, Silver Birch, Narrow-leaved Peppermint, Blackwood, Angophora, Chilean Myrtle, Giant Honey Myrtle and Paperbark.

Trees 5 to 16 are located in a clump at the western end of the site. Tree 14, a Messmate on the south side is the largest tree on the site. It is approaching over-maturity and it has large codominant trunks, heavily branched. It is considered hazardous and removal is recommended. Bushfire regulations require 5m clearance between canopies of these trees. Trees 6 and 10, both Narrow-leaved Peppermints and Tree 13, a Blackwood; are the largest trees in this area. Tree 10 is close to powerlines and requires regular heavy pruning to ensure clearance. It is recommended that this tree is removed. Trees 6 and 13 should be retained (possibly with some minor pruning to their canopies). All other trees in this section are removed, to comply with Bushfire regulations.

Tree 3, a Liquidambar, is a single tree located at the eastern end of the site. It is rated as Moderate Retention value and should be retained.

Damien Burgess

Consulting Arborist/Director
DB Horticulture Pty Ltd.

Grad. Cert. Arboriculture (AQF 8) Cert. Horticulture ISA TAAQ

November 29th, 2019.

Retention value should be considered in the context of a tree being worthy of being a material constraint on the site. Low retention value trees are by definition not worthy of being a material constraint, however, Low Retention value trees should not necessarily always be removed in all cases. Trees of Moderate Retention Value should be considered for retention where they are not a material constraint on the site. Where they conflict with plans for the site, either retention or removal are considered as appropriate options. High Retention Value trees should be retained and designed around.

9. Tree Descriptors

Age

Y	Young	Tree is juvenile or recently planted
SM	Semi-mature	Tree is established and actively growing
M	Mature	Tree has reached expected maximum size
OM	Over Mature	Tree is over mature and in decline

Condition

G	Good	Full crown, free of disease, good colour, good extension growth of twigs, no dieback
F	Fair	Tree shows one or more of the following: <25% deadwood, dieback, unbalanced canopy, minor pathogens
P	Poor	Tree shows one or more of the following: >25% deadwood, major pathogen presence, structural faults
D	Dead	Tree is dead

Structure

G	Good	Good branch attachments and no structural defects present, no co-dominant stems, good branch and trunk taper, good buttressing at base of trunk
F	Fair	Some minor structural defects or cavities may be present
P	Poor	Major defects to trunk, branches or roots, poor attachment points, missing bark, likely points of failure
H	Hazardous	Tree poses immediate danger and should be removed

Form

G	Good	Full and balanced canopy
F	Fair	Minor asymmetry in canopy shape
P	Poor	Major asymmetry, unbalanced appearance

Amenity Value

G	Good	Attractive tree which contributes significantly to the surrounding landscape and public realm, may provide good screening and shade qualities
F	Fair	Tree contributes to its immediate surroundings, may be one of a group of trees and/or provide moderate screening and shading qualities
P	Poor	Tree does not make a positive contribution to the landscape and could be considered for removal

Safe Useful Life Expectancy (SULE)

L	Long	Tree appears retainable for 40+ years
M	Medium	Tree appears retainable for 15 – 40 years
S	Short	Tree appears retainable for 5 – 15 years
R	Removal	Tree should be removed within next 5 years

Retention Value

L	Low	An assessment rating which incorporates all of the above criteria
M	Moderate	
H	High	

10. References

- Barrell, J. (2001), *SULE: Its use and status into the new millennium*, NAAA Conference proceedings
- Clark, J.R. & Matheny N.P. (1998), *Trees and Development: A Technical guide to preservation of trees during land development*, ISA Publishing
- Standards Australia (2009) *AS4970-2009 Protection of Trees on Development Sites*, Standards Australia

Disclaimer: The views expressed in this report are those of the author only. All due care and skill has been used to provide this information to the extent permitted by law that you agree that DB Horticulture is not liable for any loss or liability; or alleged loss or liability caused either directly or indirectly by any person(s) using this information.

Unless expressed otherwise, the information contained in this report covers only those items that were covered in the project brief or that were examined during the assessment and reflect the condition of those items at the time of inspection; and the inspection undertaken as part of the preparation of this report was limited to visual examination of accessible components of any tree without climbing the tree or removal of any part of the tree or any dissection, excavation or probing unless otherwise stipulated.

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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.

Enquiries Neda Malekzadeh
Telephone 1300 368 333

17 July 2023

Mr M Belden
736 Queensberry Street
NORTH MELBOURNE VIC 3051

Yarra Ranges Council
PO Box 105
Lilydale Vic 3140
Call 1300 368 333
Fax 03 9735 4249
mail@yarraranges.vic.gov.au
www.yarraranges.vic.gov.au



Dear Mr Belden,

Reference YR-2019/696/1
Planning Permit YR-2019/696
Address 146 Belgrave-Hallam Road (Lot 3 LP43751), Belgrave South

Thank you for your request for Council's consent to amend the endorsed plan(s) for the permit referenced above. This permit allows for the **"Use and development of a dwelling, construction of a fence, earthworks greater than 1m, and alteration of access to a road in a Transport Zone 2"**.

It is a condition of the permit 'The layout of the site and the size of any proposed buildings and works shown on the endorsed plans shall not be altered or modified without the written consent of the Responsible Authority'.

A delegate of Council has considered the changes proposed and are satisfied that the plans may be amended under this condition of the permit. A secondary consent under the permit is granted for the submitted plans and these plans now form part of the approved plans of the above planning permit.

Your endorsed plans can be viewed and downloaded from the link below. Please note the endorsed plans now have a digital stamp which replaces the traditional signature. No hard copies will be sent by post.

<http://yarraranges.vic.gov.au/track>

It is essential that you develop the land in accordance with these plans and comply with all permit conditions. Your permit may be audited for compliance with the conditions and details shown on the endorsed plan(s). Failure to comply with permit conditions may result in enforcement action including fines.

Should you have any queries about this application, please contact Neda Malekzadeh on telephone 1300 368 333 or via email mail@yarraranges.vic.gov.au.

Yours sincerely,

Per

Neda Malekzadeh
- Planning Services

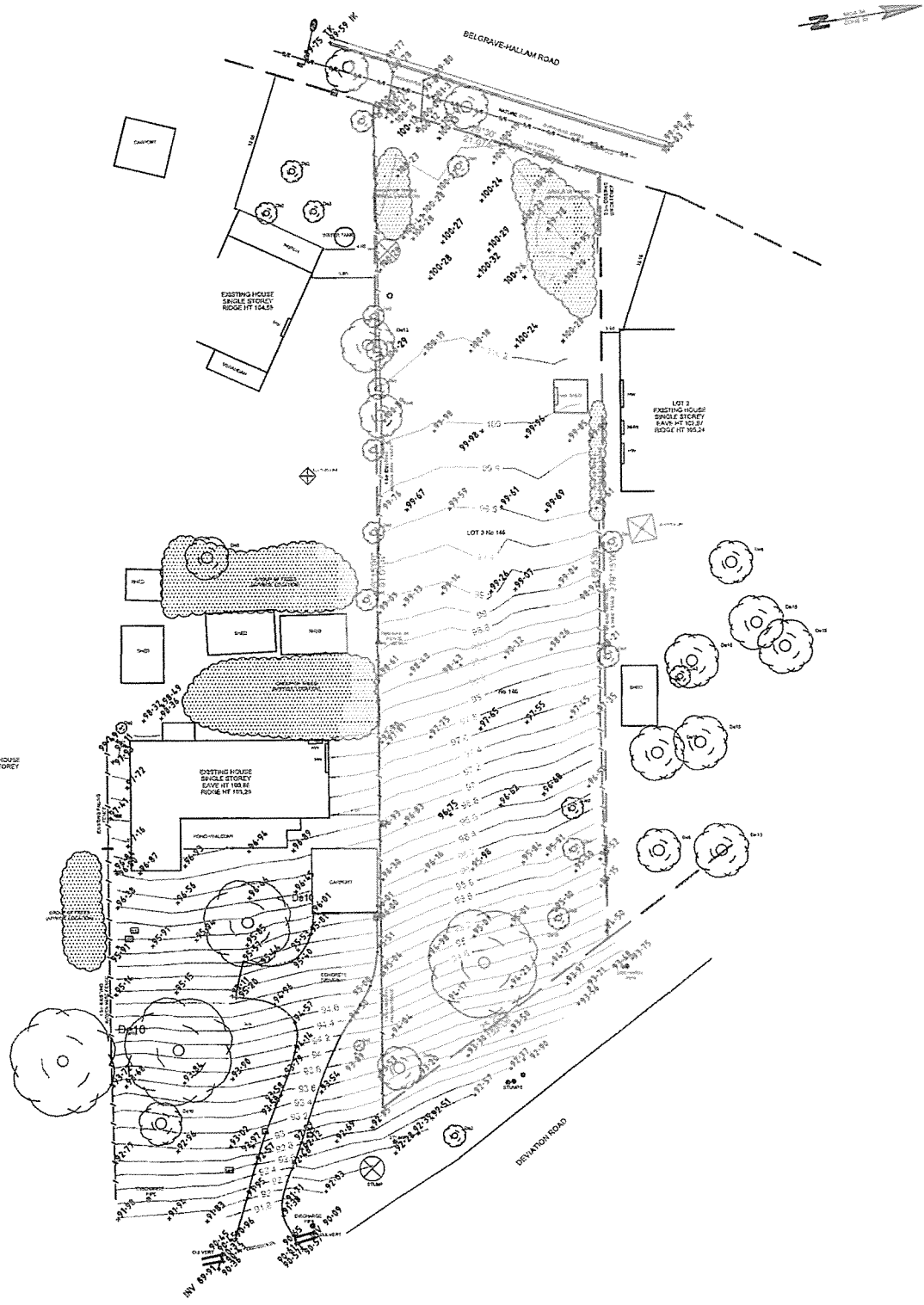
**RATE YOUR
EXPERIENCE**

Click or Scan the QR code



X100.00	SPOT HEIGHT	(S)	SEWER MANHOLE	(G)	GRADED PIT	(W)	WATER TAP	(V)	SEWER VENT
H 106.30	HABITABLE WINDOW	(E)	ELECTRICITY PIT	(SEP)	SIDE ENTRY PIT	(-)	WATER METER	(-)	SEWER INSPECTION SHAFT
S 106.30		(EC)	ELECTRICITY CABINET	(J)	JUNCTION PIT	(-)	POWER POLE	(-)	SIGN
NHW	NON-HABITABLE WINDOW	(T)	TBM	(U)	UNKNOWN PIT	(P)	P.S.M.	(F)	GAS VALVE
H 105.30		(W)	WATER VALVE	(T)	TELSTRA PIT	(F)	FIRE HYDRANT	(G)	EVERGREEN TREE HEIGHT 5m SPREAD 3m
S 105.30		(L)	LIGHTPOLE	(G)	GAS METER	(F)	FIRE PLUG		
DOOR	DOOR								

NOTE: THIS IS NOT A TITLE RE-ESTABLISHMENT SURVEY.
 NOTE: THE ALIGNMENT OF TITLE BOUNDARY IS POSITIVE ONLY DUE TO NO BOUNDARY PEGS FOUND AND ONLY EXISTING FENCES PRESENT AT TIME OF SURVEY. THE ASSIGNED BOUNDARY SHOWN WITH DASHED LINES IS FOR PLANNING PURPOSES ONLY. IT DOES NOT REPRESENT TRUE BOUNDARY. A RE-ESTABLISHMENT SURVEY IS REQUIRED.
 NOTE: STRACHAS HAVE BEEN MEASURED BASED ON THE ABOVE ASSUMPTION. THEREFORE ARE APPROXIMATE ONLY.

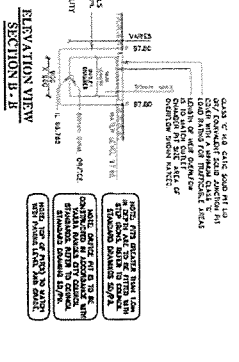
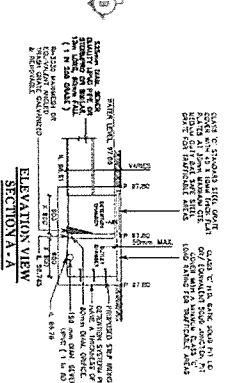
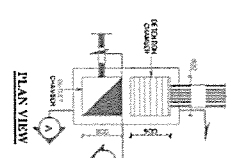
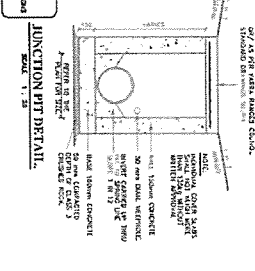
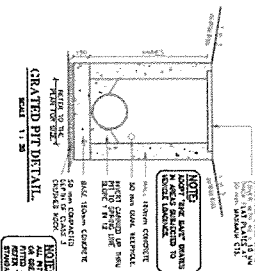
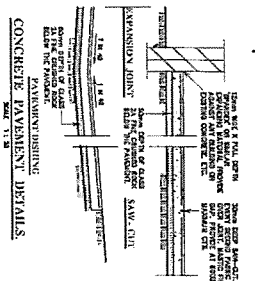


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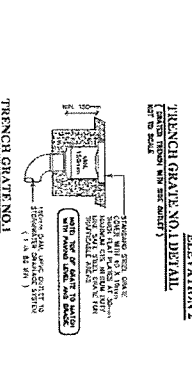
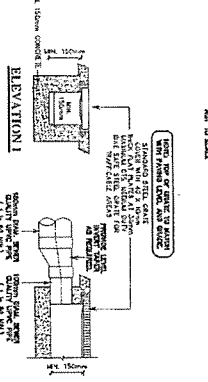
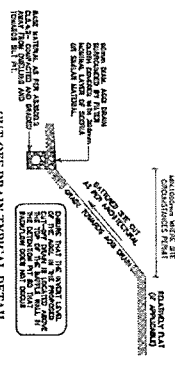
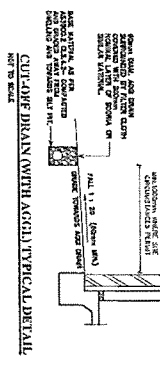
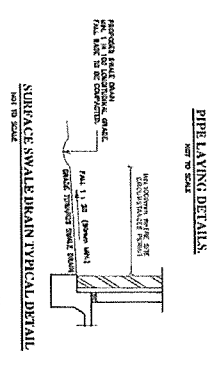
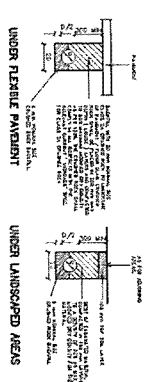
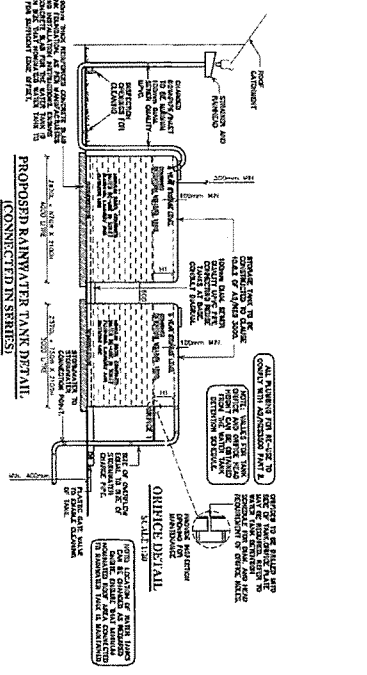
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FEATURE & LEVEL SURVEY	
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CLIENT:	G. J. GARDNER HOMES
PLAN OF SUBDIVISION:	LOT 3 ON LP 43751 EDITION 1
HORIZONTAL DATUM:	ARBITRARY
LEVEL DATUM:	ARBITRARY
CONTOUR INTERVAL:	0.20 METRES

ORIGINAL SCALE:	1:400 AT A3
SURVEYOR:	M.K.
DRAFTER:	Y.W.
CHECKED:	F.K.
DATE OF SURVEY:	17.09.21
INTRAX REF:	172821
CLIENT REF:	-
SHEET 1 OF 1 SHEETS	VERSION: A



UNDERGROUND DEFLECTION SYSTEM CURB/PIT NO.2 DETAIL.
SCALE: 1" = 8'



DATE: 11/23/2023
PROJECT: 2306-408
DRAWING NO.: 2306-408
SHEET NO.: 11 OF 11

YAYVIA PLY, LTD.
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11111 11111 11111 11111 11111
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NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	11/23/23		
2	REVISED PER COMMENTS	11/23/23		

YAYVIA PLY, LTD.
11111 11111 11111 11111 11111
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