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**Office Use Only**

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Application Number: \_\_\_\_\_ Date Lodged:     /     /

VicSmart:    Yes                            NoVicSmart Class: \_\_\_\_\_

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# Application for a Planning Permit

**① Privacy Statement**

Your application and the personal information on this form is collected by Central Goldfields Shire Council (the Shire) for the purposes of the planning process as set out in the Planning and Environment Act 1987 (PE Act).

If you do not provide your name and address, the Shire will not be able to consider your application.

Your application will be available at the Shire offices for any person to inspect and copies may be made available on request to any person for the relevant period set out in the PE Act.

You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright.

You can request access to your personal information by contacting the Shire Town Planning Department.

① Questions marked with a star (★) must be completed.

① If the space provided on the form is insufficient, attach a separate sheet.


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## Application Type

Is this a VicSmart application? ★

No     Yes

If yes, please specify which  
VicSmart class or classes: \_\_\_\_\_

 If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application.

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## Pre-Application Meeting

Has there been a pre-application meeting with a Council planning officer?

No     Yes

If 'Yes', with whom?: \_\_\_\_\_

Date: \_\_\_\_\_ day / month / year

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## The Land

Civic address of the land ★

Unit No.:	St. No.: 10	St. Name: GOLDSMITH STREET
Suburb/Locality: MARYBOROUGH	Postcode: 3465	

Formal land description ★

① Complete either A or B. This information can be found on the certificate of title. If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A	Lot No.: 1	<input type="radio"/> Lodged Plan	<input checked="" type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.: TP 536181R
<b>OR</b>					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name: MARYBOROUGH					

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## The Proposal

For what use, development or other matter do you require a permit? ★

① You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

4 LOT SUBDIVISION AND THE CONSTRUCTION OF 3 ADDITIONAL DWELLINGS

Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Estimated cost of development for which the permit is required ★

Cost \$ 870,000	▲ You may be required to verify this estimate. Insert '0' if no development is proposed.
If the application is for land within <b>metropolitan Melbourne</b> (as defined in section 3 of the <i>Planning and Environment Act 1987</i> ) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy <b>must</b> be paid to the State Revenue Office and a current levy certificate <b>must</b> be submitted with the application. Visit <a href="http://www.sro.vic.gov.au">www.sro.vic.gov.au</a> for information.	

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## Existing Conditions

Describe how the land is used and developed now ★

① For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing,—

EXISTING DWELLING
<input checked="" type="checkbox"/> Provide a plan of the existing conditions. Photos are also helpful.

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## Title Information

Encumbrances on title ★

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?
<input type="radio"/> Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
<input checked="" type="radio"/> No
<input type="radio"/> Not applicable (no such encumbrance applies).
<input checked="" type="checkbox"/> Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

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## Applicant and Owner Details

### Applicant ★

- ① The applicant is the person who wants the permit.
- ① Please provide at least one contact phone number and a full postal address.
- ① Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Name:			
Title:	First Name:	Surname:	
Organisation (if applicable): CRAIG STEEL BUILDING DESIGN PTY LTD			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.:	St. Name: PO BOX 403	
Suburb/Locality: MARYBOROUGH	State: VIC	Postcode: 3465	
<b>Contact information for applicant OR contact person below</b>			
Business phone: (03) 54613008	Email: csbuilding@bigpond.com		
Mobile phone: [REDACTED]	Fax:		
<b>Contact person's details*</b>			
			Same as applicant <input checked="" type="checkbox"/>
Name:			
Title:	First Name:	Surname:	
Organisation (if applicable):			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.:	St. Name:	
Suburb/Locality:	State:	Postcode:	

### Owner ★

- ① The person or organisation who owns the land.
- ① Where the owner is different from the applicant, provide the details of that person or organisation.

			Same as applicant <input type="checkbox"/>
Name:			
Title:	First Name:	Surname:	
Organisation (if applicable): KARBUSS NOMINEES PTY LTD			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.:	St. Name: PO BOX 34	
Suburb/Locality: MARYBOROUGH	State: VIC	Postcode: 3465	
Owner's Signature (Optional):			Date:
			day / month / year

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## Information Requirements

Is the required information provided? ★

① Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.


<input type="radio"/> Yes
<input type="radio"/> No

---

## Declaration

This form must be signed by the applicant? ★



① Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.	
Signature: 	Date: 10 AUGUST 2024 <small>day / month / year</small>

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## Checklist

Have you?

<input type="checkbox"/>	Filled in the form completely?	
<input type="checkbox"/>	Paid or included the application fee?	 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
	Provided all necessary supporting information and documents?	
<input type="checkbox"/>	A full, current copy of title information for each individual parcel of land forming the subject site.	
<input type="checkbox"/>	A plan of existing conditions.	
<input type="checkbox"/>	Plans showing the layout and details of the proposal.	
<input type="checkbox"/>	Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.	
<input type="checkbox"/>	If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).	
<input type="checkbox"/>	If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.	
<input type="checkbox"/>	Completed the relevant council planning permit checklist?	
<input type="checkbox"/>	Signed the declaration above?	

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## Need help with this application?

- ① If you need help to complete this form, read More Information at the end of this form.
  - ① For help with a VicSmart application see Applicant's Guide to Lodging a VicSmart Application at [www.planning.vic.gov.au](http://www.planning.vic.gov.au)
  - ① General information about the planning process is available at [www.planning.vic.gov.au](http://www.planning.vic.gov.au)
  - ① Assistance can also be obtained from Council's planning department.
- 

## Lodgement

Lodge the completed and signed form, the fee payment and all documents with:

Central Goldfields Shire Council  
PO Box 194, Maryborough VIC 3465  
22 Nolan Street, Maryborough VIC 3465  
**Contact Information**  
Telephone: (03) 5461 0610  
Fax: (03) 5461 0666  
Email: [mail@cgoldshire.vic.gov.au](mailto:mail@cgoldshire.vic.gov.au)

### **Deliver application in person, by fax, by email or by post:**

Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address.

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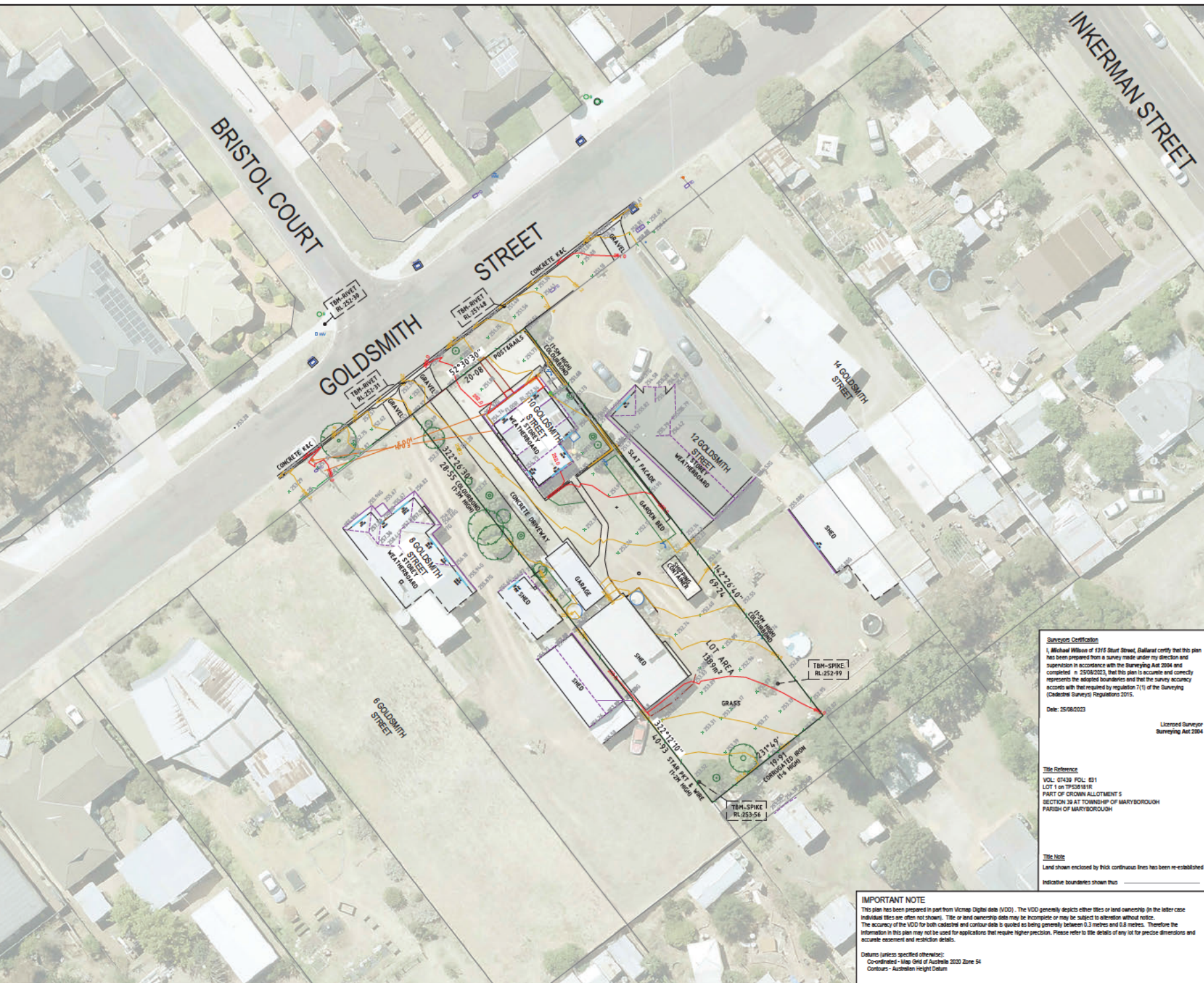
## Payment

Payment can be made in person at the Shire offices by cheque, cash, or card.

If posting your application, payment can also be made by including a cheque with your application documentation.

For applications submitted by email or for those wishing to pay by card and unable to visit the Shire offices in person, card payment can be made over the telephone after your application has been lodged.

- ① If you are unsure of the correct application fee, please contact the Shire Town Planning Department.
-



**Legend**

- 001 PERM SURVEY MARK
- 003 TITLE PEG
- 004 INSTRUMENT STATION
- 102 TOP OF BANK
- 103 TOE OF BANK
- 104 EXISTING SURFACE SPOT
- 201 SINGLE TREE
- 403 EDGE OF BITUMEN
- 409 L.P. OF KERB OR CHANNEL
- 407 INVERT OF KERB OR CHANNEL
- 408 BACK OF KERB OR CHANNEL
- 409 TOP OF KERB OR CHANNEL
- 410 PEDESTRIAN PATH
- 411 DRIVEWAY
- 505 TRAFFIC SIGNAL POLE
- 511 JOINT USE POLE
- 517 CENTRE MOUNTED SIGN
- 801 HOUSE
- 803 MAJOR BUILD NO
- 809 ROOF RISE
- 711 LIGHT POLE
- 712 ELECTRICITY POLE ONLY
- 713 ELECTRICITY POLE WITH LIGHT
- 731 GAS VALVE
- 735 GAS METER
- 731 STOP VALVE
- 753 F REHYDRANT
- 754 WATER METER
- 807 TRAMWAY POLE
- 803 FENCE
- 904 GATE

**Notes**

Levels shown thus  $\pm$  are to AHD side MARYBOROUGH PM 285 with a stated RL of 248.885

Coordinates are on MGA2020 Zone 54 side MARYBOROUGH PM 285 with a coordinate of 742657.853E, 5807048.258N.

Property Information shown thus is not based on Survey and has been obtained from the Vicmap Digital.

Building Information shown thus is not based on Survey and has been obtained from an Aerial Image.

Contour Interval is 0.2 metres.

Some existing windows on surrounding properties are not shown on this plan.

Apply a CSF of 1.0002864 to obtain grid distances. This plan is in ground distances.

**Estimated Precisions**

Title detail (measured):  $\pm$  0.01 m  
 Site levels (measured):  $\pm$  0.02 m  
 Site detail location (measured):  $\pm$  0.05 m  
 Adjacent levels/detail (measured):  $\pm$  0.10 m  
 Utility services (from external records): Unknown  
 Vicmap contours (from external records): Unknown  
 Vicmap property (from external records): Unknown

4354G Outer level HW Habitable window  
 4354H Head of Window/Door NHW Non-Habitable window  
 4354S Sill of Window/Door HW\* Habitable window from photos

Services shown herein have been located by field survey. Other hidden underground services may exist and prior to any demolition, excavation or construction on the site, the relevant authority or Dial before you Dig should be contacted for possible location of further underground services.



**Surveyors Certification**

I, Michael Willson of 1315 Sturt Street, Ballarat certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on 25/08/2023, that this plan is accurate and correctly represents the adopted boundaries and that the survey accuracy accords with that required by regulation 7(1) of the Surveying (Declarative Surveys) Regulations 2015.

Date: 25/08/2023

**Title Reference**

VOL: 07439 POL: 631  
 LOT 1 on T1281618  
 PART OF CROWN ALLOTMENT 5  
 SECTION 39 AT TOWNSHIP OF MARYBOROUGH  
 PARISH OF MARYBOROUGH

**Title Note**

Land shown enclosed by thick continuous lines has been re-established

Indicative boundaries shown thus \_\_\_\_\_

Licensed Surveyor  
 Surveying Act 2004

Rev.	Date	Description	TN	MW	MW
1	25/08/2023	NITAL ISSUE			
Drawn					
Checked	25/08/2023				
MW	25/08/2023				
Surveyed					
TN	18/08/2023				
Verified					
DNB					
Approved					
M. W. LISON	25/08/2023				

**Client**  
 M DELLAVEDOVA

**Project**  
 10 GOLDSMITH STREET  
 MARYBOROUGH, VIC

**Title**  
 RE-ESTABLISHMENT, FEATURE  
 AND LEVEL PLAN  
 SHEET 1 OF 1

**Status**  
 AS SURVEYED



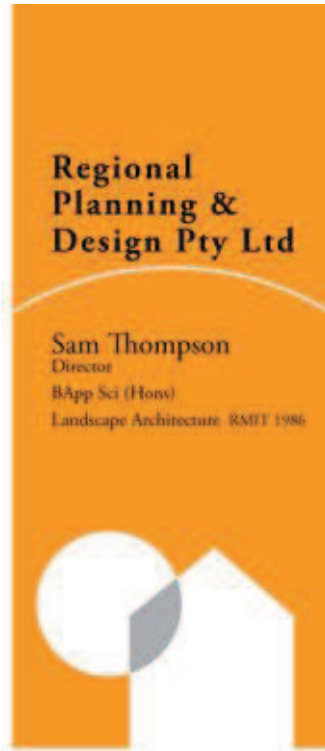
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**IMPORTANT NOTE**

This plan has been prepared in part from Vicmap Digital data (VDD). The VDD generally depicts either titles or land ownership (in the latter case individual titles are often not shown). Title or land ownership data may be incomplete or may be subject to alteration without notice. The accuracy of the VDD for both cadastre and contour data is quoted as being generally between 0.2 metres and 0.8 metres. Therefore the information in this plan may not be used for applications that require higher precision. Please refer to title details of any lot for precise dimensions and accurate easement and restriction details.

Datums (unless specified otherwise):  
 Co-ordinated - Map Grid of Australia 2020 Zone 54  
 Contours - Australian Height Datum

Coord Datum	MGA 2020 254	Height Datum	AHD	Scale	1:250	Size	A1	
Drawing Number	304401122-RFL						Revision	1



# BUSHFIRE MANAGEMENT STATEMENT



Prepared by **Regional Planning &  
Design Pty Ltd**  
13 Bridport Street Daylesford 3460  
Phone [REDACTED]

**10 Goldsmith Street  
Maryborough  
Ref No.24.68**



## Disclaimer

This report has been made with careful consideration and with the best information available to Regional Planning and Design Pty Ltd at the time of writing. Before relying on information in this report, users should evaluate the accuracy, completeness and relevance of the information provided for their purposes. Regional Planning and Design Pty Ltd do not guarantee that it is without flaw or omission of any kind and therefore disclaim all liability for any error, loss or other consequence that may arise from you relying on any information in this report.

Requirements detailed in this document do not guarantee survival of the buildings or the occupants. The client is strongly encouraged to develop and practice a bushfire survival plan.

Information and assistance including a template for a Bushfire Survival Plan is provided as part of the 'Fire Ready Kit' available through the CFA website at <http://www.cfa.vic.gov.au> or through your local CFA Regional office.

## Version Control

Report Version	Description	Date Completed	Issued to
A	Issued as a draft for discussion	13/3/2024	Client
B	Issued as a final version	15/3/2024	Client

## 1 SUMMARY

Summary	
Proposal	4 Lot Subdivision. Construct three new units on each lot and retain the existing dwelling on the proposed Lot 1
Date of site visit:	12/3/2024
Access requirements can be met	Yes
Static Water Supply requirements	A 2500 litre tank for the proposed Lots 2, 3 and 4 (as they are smaller than 500m2)
Defendable Space requirements can be met	BAL 12.5 including surrounding managed land for the proposed units on Lots 2, 3 and 4
Proposed BAL construction level	BAL 12.5 for the proposed units on Lots 2, 3 and 4
Is native vegetation removal required:	No

## 2 INTRODUCTION

This Bushfire Management Statement (BMS) has been prepared to enable Craig Steel to respond to the requirements of Clause 44.06 *Bushfire Management Overlay* (known from this point on as Clause 44.06), and associated Clause 53.02 *Bushfire Protection: Planning Requirements* (known from this point on as Clause 53.02) for the proposed development at 10 Goldsmith Street Maryborough

### Methodology

The BMS is in two parts

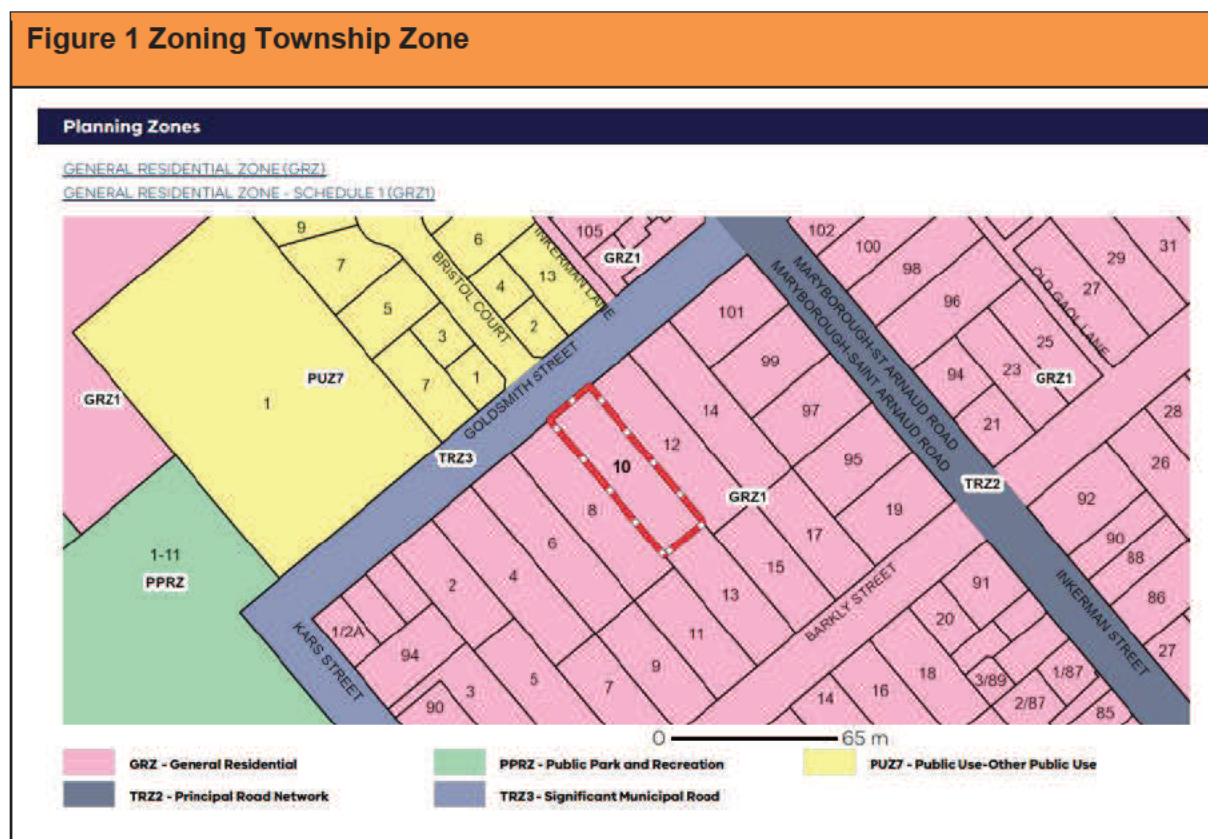
Part 1 Site description, hazard assessment and locality description

Part 2 A Bushfire Management Statement describing how the proposed development responds to the requirements in Clause 53.02 and 44.06.

### 3 ZONING AND OVERLAYS

Clause Number	Name
32.08	General Residential Zone
44.06	Bushfire Management Overlay (BMO 1)
53.02	Bushfire Planning
13.02 – 1S	Bushfire Planning
43.01	Heritage Overlay

**Figure 1 Zoning Township Zone**



## 4 LOCATION

The site is located in the established residential areas of Maryborough (See Figure 2) approximately 800 metres from the town centre. There are extensive areas of woodland to the north west and south west of the site.

The site environs could be vulnerable to long runs of fire from the north and north west and then south west following a wind change, which often occurs on high fire risk days in summer. This is described in further detail in the Bushfire Hazard Landscape Assessment



FIGURE 2 LOCATION

## 5 SITE DESCRIPTION

Site shape, dimensions, size , existing use and buildings and works	
The shape of the site is:	Rectangular
The dimensions of the site are:	20 x 69 metres
The site has a total area of:	1389 sqm
The current use of the site is	Residential
The buildings or works located on the site are:	One dwelling and sheds (photos 1 to 3)
Site topography	The site slopes to the north east on 1 to 2 degree downslopes
Site vegetation	The site is covered in mown grass and managed vegetation (photos 1 to 3)
Services and infrastructure	The site is connected to mains power, sewer and water supply

Site Photo



Photo 1 Looking south east to from the northern part of the lot towards the existing dwelling

Site Photos



Photo 2 Looking north west from the south east boundary of the site



Photo 3 Looking north west towards the dwelling from the central part of the site

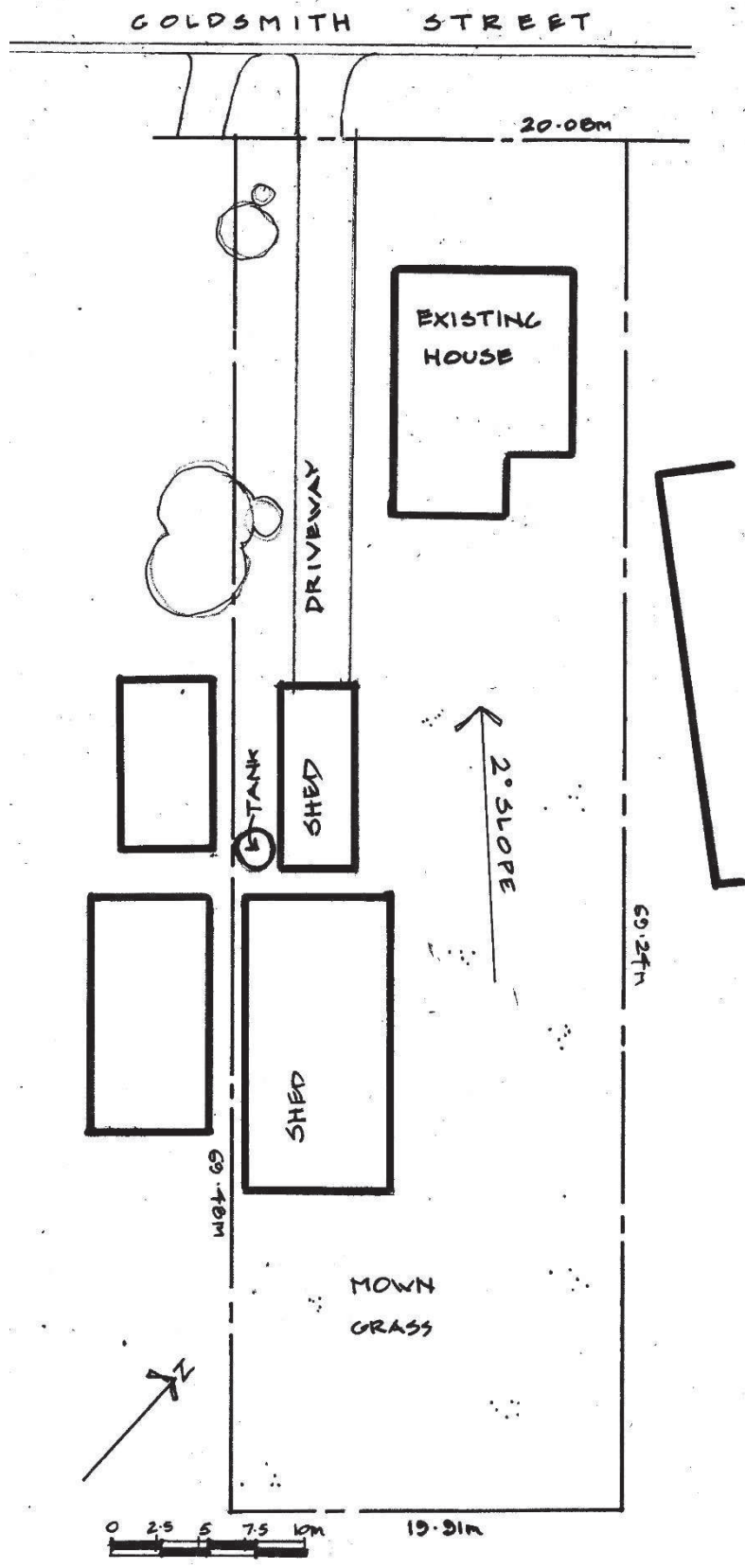


Figure 3 Existing Conditions Plan



Figure 4 Existing Conditions Aerial Photo



## 6 ACCESS

The site has vehicle access is from Goldsmith Road on the north boundary (photos 4 and 5). This provides good access to the centre of Maryborough through managed low threat vegetation to the north east.

### Access Photos



Photo 4 Looking north east along Goldsmith Street at the site entry



Photo 5 Looking south west along Goldsmith Street at the site entry

## 7 BUSHFIRE HAZARD SITE ASSESSMENT

As shown in Figure 5 and described in Appendix 1, within the 150 metre assessment area there are managed gardens to the south east and north east of the site (photos 6, 7, and 9). To the north west is managed woodland around buildings (photo 8). To the west and south west is woodland (photos 10 and 11).



FIGURE 5 150 METRE ASSESSMENT PLAN

Surrounding Landscape Photos



Photo 6 Looking east across managed low threat vegetation to the east of site



Photo 7 Looking west across managed low threat vegetation s to the west of site

Surrounding Landscape Photos



Photo 8 Looking north across modified vegetation with some woodland to the north west of site



Photo 9 Looking north across managed low threat vegetation to the north east of site

Surrounding Landscape Photos



Photo 10 Looking north west though woodland to the west of site beyond managed residential land



Photo 11 Looking south though woodland to the south west of site beyond managed residential land

## 9 BUSHFIRE HAZARD LANDSCAPE ASSESSMENT

The site has extensive areas of woodland to the north west and would be classified as a Landscape type 2 to 3 in accordance with the *Technical Guide ,Planning Permit Applications – Bushfire Management Overlay* (DTPLI, 2017).

There is the potential for a 2 to 3 kilometre long run of fire however the fragmentation of fuel to the immediate north will slow fire from this direction. There are also large areas of woodland to the west and south west. (See Figures 7 and 8).

There are established residential areas and good access to the east.

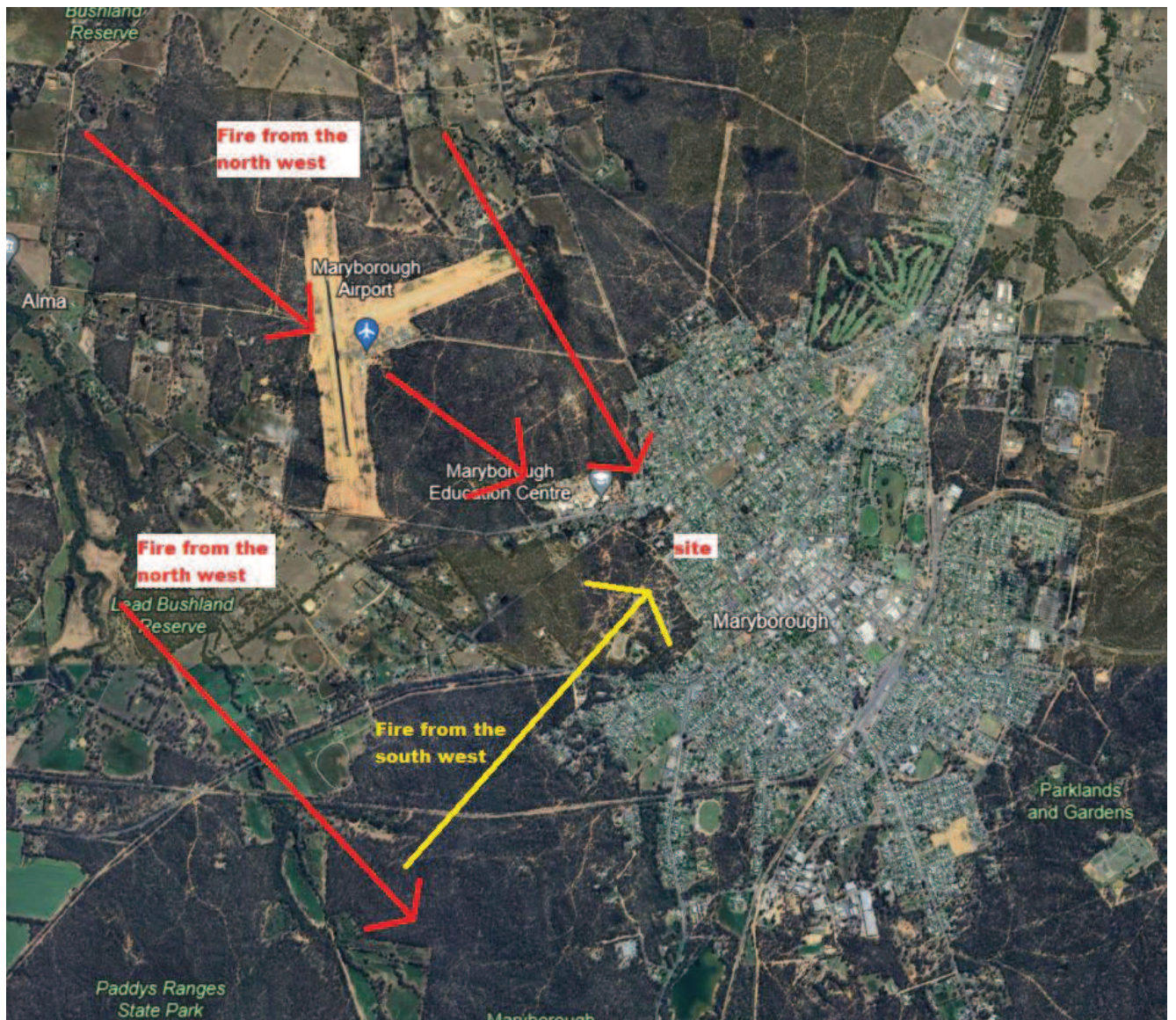


FIGURE 6 BUSHFIRE CONTEXT PLAN

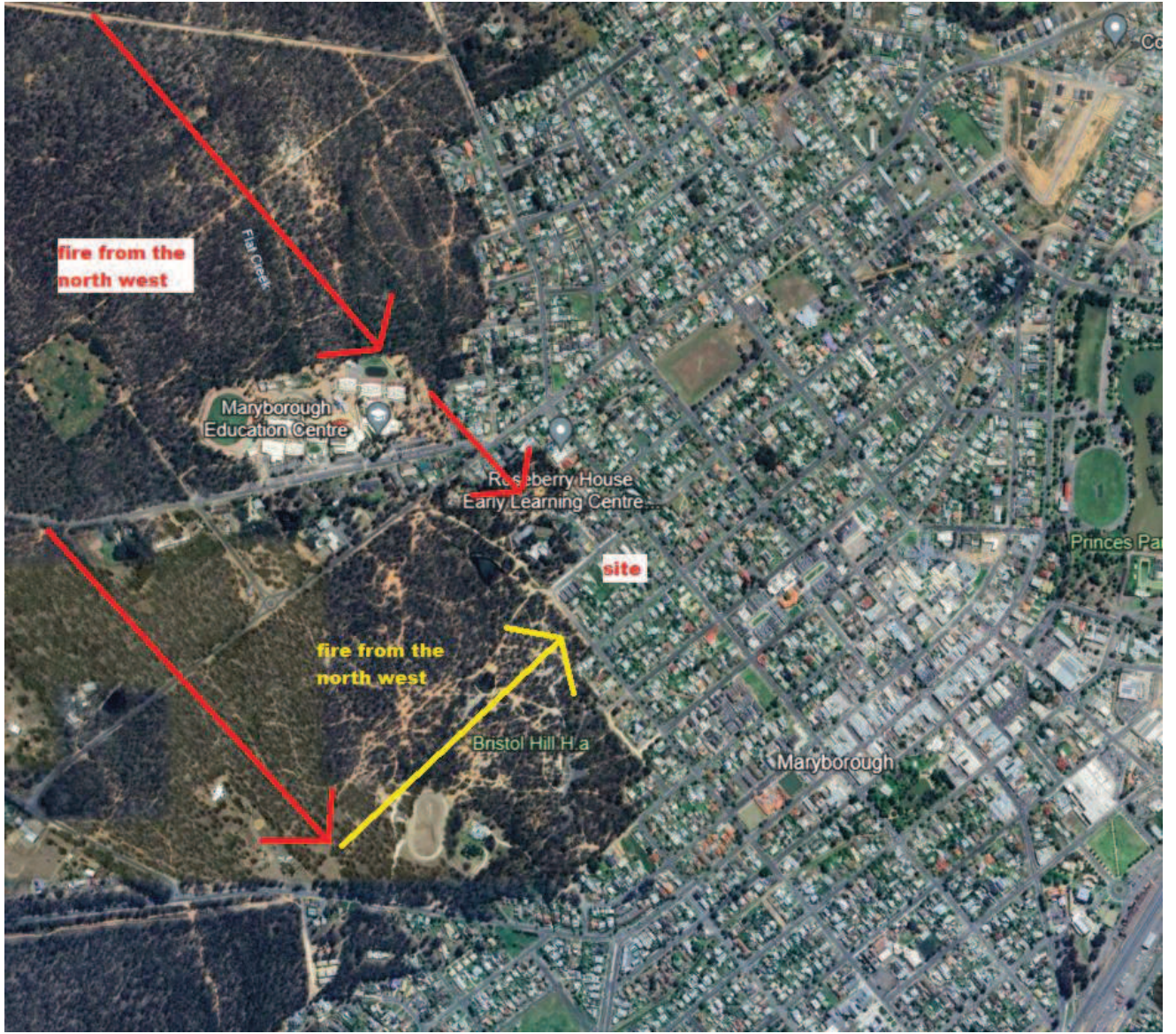


FIGURE 7 BUSHFIRE LOCAL CONTEXT PLAN

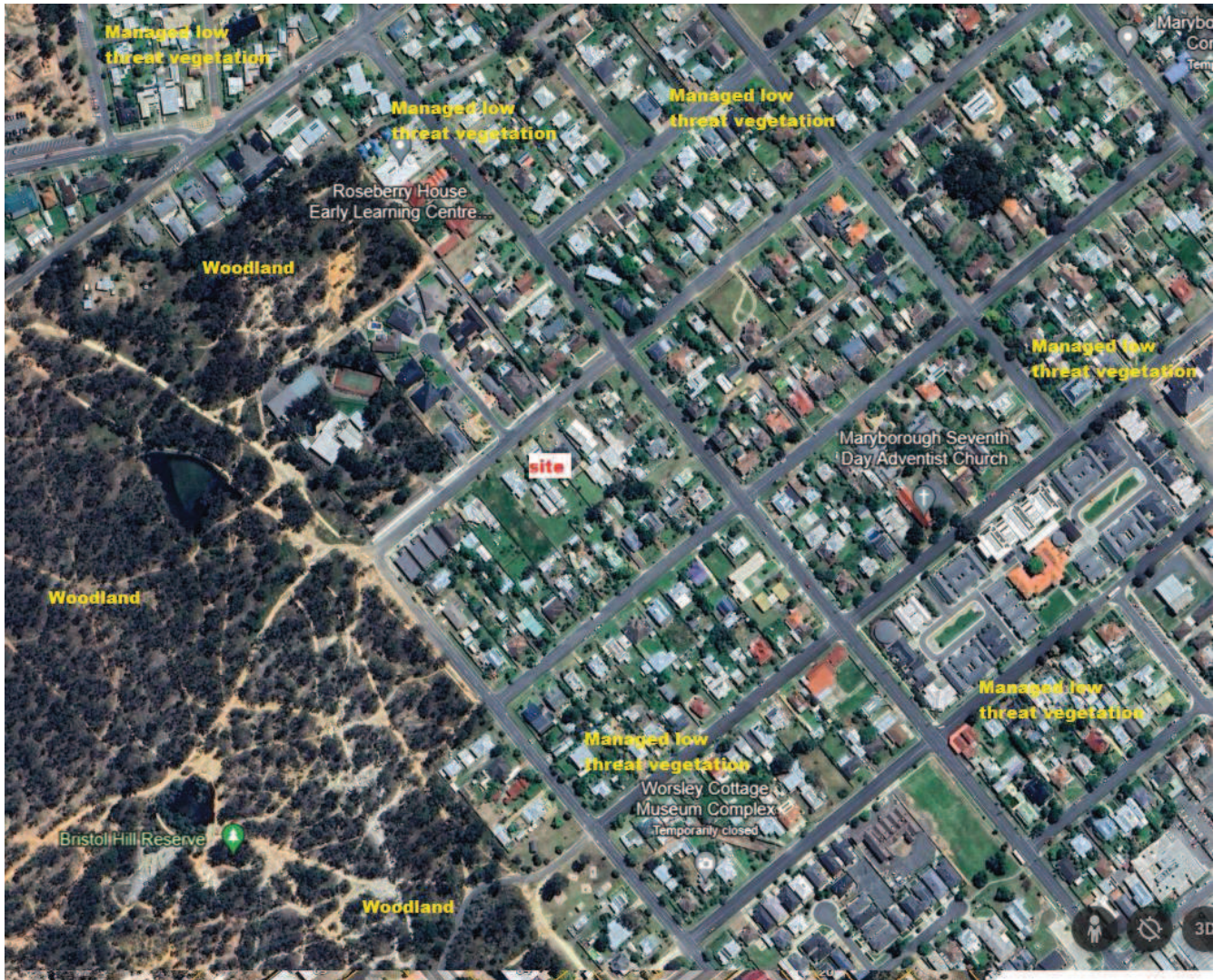
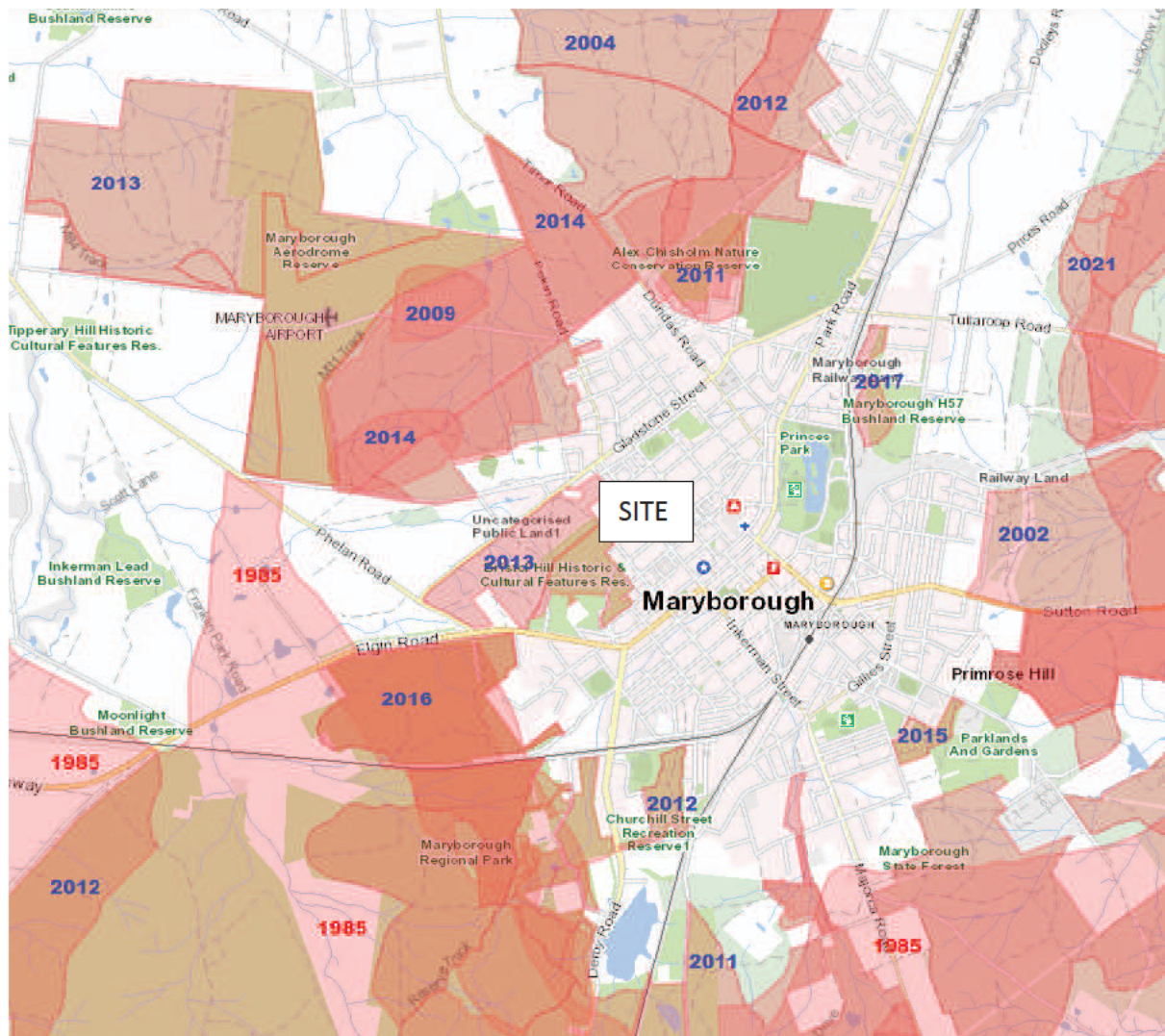


FIGURE 8 BUSHFIRE NEIGHBOURHOOD CONTEXT PLAN

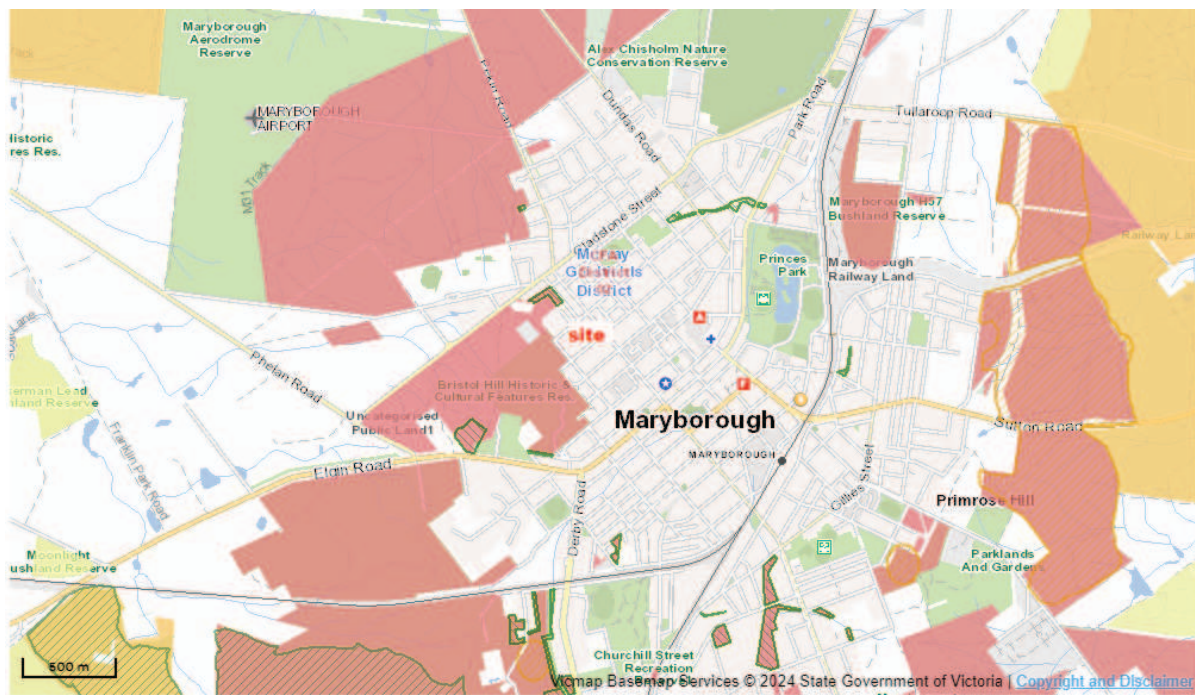








**FIGURE 9 BUSHFIRE HISTORY MAP (RED NUMBERS INDICATE BUSHFIRES AND BLUE SHOW CONTROL BURNS)**

The Fire History Map above shows most significant fires have occurred to the west and south west in 1985. There have been fuel reduction burns in the area will help reduce the risk to the site and burns planned in 2024 to 2025. Public land to the west is also zoned Bushfire Moderation, Landscape Management and Asset Protection as part of the Joint Fuel management plan which will mean there is some fuel management to reduce the risk.

In summary , the site is at risk of fire from one direction and the fragmentation of woodland closer to the site reduces the risk



**Legend**

- |   |                                    |   |                                 |
|---|------------------------------------|---|---------------------------------|
|    | 2023-26 Strategic Fuel Breaks      |    | <b>Fire Management Zones</b>    |
|   | 2023-24 Mechanical Fuel Treatments |   | 1 - Asset Protection Zone       |
|  | <b>Planned Burns</b>               |  | 2 - Bushfire Moderation Zone    |
|  | 2023-2024                          |  | 3 - Landscape Management Zone   |
|  | 2024-2025                          |  | 4 - Planned Burn Exclusion Zone |
|  | 2025-2026                          |  | CFA District Boundaries         |
|   |                                    |  | DELWP District Boundaries       |

**FIGURE 10 JOINT FUEL MANAGEMENT PROGRAM**

## 10 DESCRIPTION OF DEVELOPMENT

The proposed development will construct three new dwellings on site and subdivide the property into four lots, with the existing dwelling retained on lot 1. There is sufficient space to achieve BAL 12.5 defensible space mostly beyond the boundaries, as shown on Figure 11 on the following page. These extend into the road reserves and surrounding managed land and have been based on the hazard forest on a 0 to 5 degree downslope as a precautionary measure. Defensible space on the Bushfire Management Plan are contained within the property boundaries (See Figure 12).



FIGURE 8 BAL 12.5 (YELLOW) DEFENDABLE SPACE

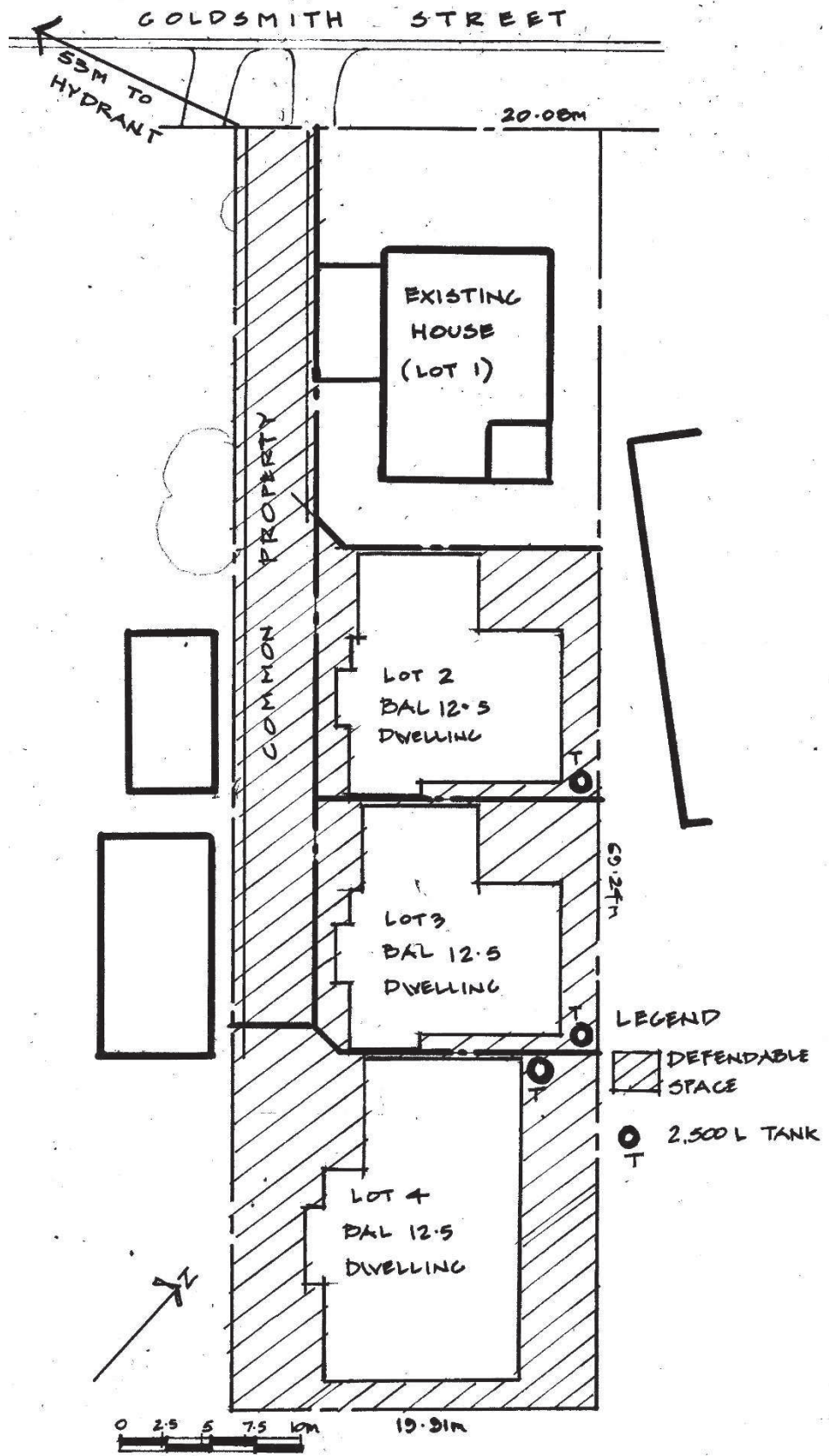


FIGURE 9 ACCESS, WATER SUPPLY AND DEFENDABLE SPACE

## **SCHEDULE OF BUSHFIRE PROTECTION MEASURES**

### **Defendable Space**

The defendable space will extend from the edges of the buildings on Lots 2, 3 and 4 to the property boundaries. All 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.

### **Construction standards**

The Units on Lots 2, 3 and 4 will be designed and constructed a minimum Bushfire Attack Level of (BAL) 12.5.

### **Water supply**

Lots 2, 3 and 4 will each have a tank which will hold 2500 litres of effective water supply for fire fighting purposes which meets the following requirements:

- Is stored in an above ground water tank constructed of concrete or metal.
- All fixed above-ground water pipes and fittings required for fire fighting purposes must be made of corrosive resistant metal
- Include a separate outlet for occupant use.

### **Access**

The driveway shown on the plan will provide access for trucks for fire fighting purposes which meets the following requirements:

- . A load limit of at least 15 tonnes
- Curves must have a minimum inner radius of 10m.
- The average grade must be no more than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.
- Have a minimum trafficable width of 3.5m of all weather construction.
- Be clear of encroachments for at least 0.5m on each side and 4m above the access way.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

# 11 BUSHFIRE MANAGEMENT STATEMENT

Clause 53.02 contains a range of sub clauses with objectives, approved measures (AM), alternative measures (AltM) and decision guidelines. The table below details which clauses are relevant to this application. The following section demonstrates how the requirements have been met for the relevant standards.

Relevant clauses and measures applicable to the proposed development.

Clause	Approved Measure	Achieved / Applicable	Justification
Clause 53.02 -3 – Dwellings in existing settlements – Bushfire protection objective	AM 1.1	Not Applicable	More than one dwelling is proposed so not applicable.
	AM 1.2	Not Applicable	
	AM 1.3	Not Applicable	
Clause 53.02 -4.1 Landscape, siting and design objectives	AM 2.1	Applicable	This development must address this clause.
	AM 2.2	Applicable	
	AM 2.3	Applicable	
Clause 53.02 -4.2 Defendable space and construction objectives	AM 3.1	Not Applicable	This is a residential subdivision so not applicable.
	AM 3.2	Not Applicable	This is a residential subdivision so not applicable.
	AltM 3.3	Not Applicable	This is a residential subdivision so not applicable.
	AltM 3.4	Not Applicable	Table 2 is used to determine defendable space
	AltM 3.5	Not Applicable	BAL 12.5 Defendable space can be achieved
	AltM 3.6	Not Applicable	This is a residential subdivision so not applicable.
Clause 53.02 -4.3 Water supply and access objectives	AM 4.1	Applicable	This development must address this clause.
	AM 4.2	Not Applicable	This is a residential development and not applicable.
Clause 53.02 -4.4 Subdivision objectives	AM 5.1	Not Applicable	The Lot is zoned GRZ
	AM 5.2	Not Applicable	Defendable space includes surrounding managed land so an unspecified alternative measure is proposed.
	AM 5.3	Not Applicable	Less than 10 lots are proposed
	AM 5.4	Applicable	Applies to common property
	AM 5.5	Not Applicable	Less than 10 lots are proposed

### 7.1.1 53.02 -4.1 Landscape, siting and design objectives

Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.  
 Development is sited to minimise the risk from bushfire.  
 Development is sited to provide safe access for vehicles, including emergency vehicles.  
 Building design minimises vulnerability to bushfire attack.

Approved Measure	Requirement
AM 2.1	<p><b>The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.</b></p> <p><b>Response:</b></p> <p>The site is located on the western edge of Maryborough’s residential area and is surrounded by a mix of dwellings and on residential lots and woodland which has the canopy cover of forest. The zoning allows for higher density residential development which will further reduce the fire hazard in the long ter.</p> <p>This site is able to meet the defendable space requirements for BAL 12.5 as per a Method 1 assessment of AS 3959-2018 within the property boundaries and surrounding managed land.</p>
AM 2.2	<p><b>Buildings are sited to ensure the site best achieves the following:          The maximum separation distance between the building and the bushfire hazard.</b></p> <ul style="list-style-type: none"> <li>• <b>The building is in close proximity to a public road.</b></li> <li>• <b>Access can be provided to the building for emergency service vehicles.</b></li> </ul> <p><b>Response:</b></p> <p>The development has been planned so that the buildings are sited to enable enough defendable space surrounding the proposed units to allow for a BAL of 12.5.</p> <p>The defendable space includes managed residential land.</p> <p>The proposed dwellings are located within70 metres of the street. The access requirements can be met</p>
AM 2.3	<p><b>A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building</b></p> <p><b>Response:</b></p> <p>The buildings will be required to meet a BAL of 12.5. The construction requirements minimise the ability for ember penetration and radiant heat exposure to compromise the building integrity,</p>

### 53.02 -4.3 Water supply and access objectives

A static water supply is provided to assist in protecting property.  
Vehicle access is designed and constructed to enhance safety in the event of a bushfire.

Approved Measure	Requirement
AM 4.1	<p><b>A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with:</b></p> <ul style="list-style-type: none"><li>• <b>A static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 53.02 -5.</b></li><li>• <b>Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02 -5.</b></li></ul> <p><b>The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies.</b></p> <p><b>Response:</b></p> <p>The development will provide a 2,500 litre fire resistant (concrete or steel) tank for Lots 2, 3 and 4 . These will be kept full for fire fighting purposes. CFA access to the tank outlet is not required as the proposed lots are smaller than 500 m2</p> <p>The access requirements can be met along a 3.5m wide driveway with 4m vertical and 4.5m clearance.</p>



### 53.02 -4.4 Subdivision objectives

To provide lots that are capable of being developed in accordance with the objectives of Clause 53.02 .

To specify at the subdivision stage before protection measures to develop a lot with a single dwelling on land zoned for residential or rural residential purposes.

Approved Measure	Requirement
AM 5.1	NA as the site is zoned GRZ
AM 5.2	NA as it is not possible to achieve defensible space within the property boundaries. Therefore an unspecified alternative measure is proposed
AM 5.4	<p><b>A subdivision manages the bushfire risk to future development from existing or proposed landscaping, public open space and communal areas</b></p> <p><b>Response:</b> Land within the common property either side of the driveway will be managed to the defensible space standards outlined in Table 6 to Clause 53.02 -5 (See Appendix 2)</p>
Unspecified Alternative Measure	<p><b>An application to subdivide land zoned for residential purposes is accompanied by a plan that shows:</b></p> <p><b>Each lot satisfies the approved measure in AM 2.1.</b> <b>A building envelope for a single dwelling on each lot that complies with AM 2.2 and provides defensible space in accordance with:</b> <b>Columns A, B or C of Table 2 to Clause 53.02 -5</b> <b>The bushfire attack level that corresponds to the defensible space provided in accordance with Table 2 to Clause 53.02 -5 must be noted on the building envelope.</b> <b>Defensible space may be shared between lots within the subdivision.</b> <b>Defensible space for a lot may utilise communal areas, such as roads, and surrounding managed residential land where that land can meet the requirements for defensible space.</b> <b>Vegetation management requirements in accordance with Table 6 to implement and maintain the defensible space required under this alternative measure.</b> <b>Water supply and vehicle access that complies with AM 4.</b></p> <p><b>Response:</b></p> <p>Lots can achieve minimum BAL 12.5 defensible space within the boundaries , based on Column A Table 2 to Clause 53.02 -3 with the hazard being low threat vegetation within the 57 metres of the area required of BAL 12.5 defensible space, based on the hazard of forest on a 0 to 5 degree downslope in all directions.</p> <p>Water supply and access requirements can be met, as previously described under AM 4.1.</p>

## 6 CONCLUSION

### **53.02 -4.5 Decision guidelines**

The proposed development meets the decision guidelines as follows:

The State Planning Policy Framework (SPPF) outlines the broad framework for bushfire protection policy and provisions in the planning scheme. The following policy is included in this;

#### **Clause 13.02-1 S Bushfire planning**

##### *Objective*

*To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.*

##### *Strategies*

###### *Protection of human life*

*Give priority to the protection of human life by:*

*Prioritising the protection of human life over all other policy considerations.*

*Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.*

*Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process*

This proposal has been prepared having regard for this overarching policy

The bushfire hazard landscape and site assessment, and bushfire management statement submitted with the application meets the objectives of Clause 53.02.

Land surrounding the site is a mix of woodland, grassland and managed low threat vegetation. The proper establishment and maintenance of defendable space on site will reduce the overall bushfire risk.

The proposed measures can be practically implemented and maintained in conjunction with the ongoing use of the land for residential purposes.

## 7 REFERENCES

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Standards Australia (2009). *AS 39359-2009 Construction of Buildings in Bushfire Prone Areas*. Standards Australia, North Sydney, New South Wales.

DELWP (2017) *Planning Permit Applications – Bushfire Management Overlay Technical Guide* Department of Environment, Land, Water and Planning

DELWP (2018) *Clause 13.02-1S Bushfire planning* Department of Environment, Land, Water and Planning

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DELWP (2018) *Bushfire Fuel and Risk Management*

<https://www.ffm.vic.gov.au/bushfire-fuel-and-risk-management/joint-fuel-management-program>

Nearmap

<http://maps.au.nearmap.com>

## APPENDIX 1– BUSHFIRE SITE ASSESSMENT

	North west	South west	East	West
Vegetation Type	Woodland with the canopy cover of forest	Woodland with the canopy cover of forest	Managed low threat vegetation	Woodland with the canopy cover of forest
Distance to vegetation	160	133	NA	60
The effective slope under the vegetation	0 - 5	0 – 5	0 – 5	Up
Defendable space	Property boundaries	Property boundaries	Property boundaries	Property boundaries
BAL	12.5	12.5	12.5	12.5

## APPENDIX 2 DEFENDABLE SPACE CHECKLIST FOR SITE (TABLE 6, CLAUSE 53.02 -3)

Requirement	Compliance	Comment	Is a permit required to remove vegetation
All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.	Yes		No
Grass must be short cropped and maintained during the declared fire danger period.	Yes		No
Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.	Yes		No
Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.	No	Some planted shrubs to be removed	No
Shrubs must not be located under the canopy of trees.	Yes		No
Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.	Yes		No
Trees must not overhang or touch any elements of the building.	Yes		No
The canopy of trees must be separated by at least 5 metres.	Yes		No
There must be a clearance of at least 2 metres between the lowest tree branches and ground level.	Yes		No

## APPENDIX 3 ACCESS AND WATER SUPPLY REQUIREMENTS

**Table 4 Water supply requirements**

### Capacity, fittings and access

Lot sizes (square meters)	Hydrant available	Capacity (litres)	Fire authority fittings and access required
Less than 500	Not applicable	2,500	No
500-1,000	Yes	5,000	No
500-1,000	No	10,000	Yes
1,001 and above	Not applicable	10,000	Yes

*Note 1: A hydrant is available if it is located within 120 metres of the rear of the building*

### Fire Authority requirements

Unless otherwise agreed in writing by the relevant fire authority, 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.

Where a 10,000 litre water supply is required, 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.
- 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 65 millimetres (excluding the CFA coupling).

**Table 5 Vehicle access design and construction**

Vehicle access (or part thereof) of a length specified in Column A implements the design and construction requirements specified in Column B.

Column A	Column B
Length of access is less than 30 metres	There are no design and construction requirements if fire authority access to the water supply is not required under <b>AM4.1</b> .
Length of access is less than 30 metres	Where fire authority access to the water supply is required under <b>AM4.1</b> fire authority vehicles should be able to get within 4 metres of the water supply outlet.
Length of access is greater than 30 metres	The following design and construction requirements apply: <ul style="list-style-type: none"> <li>▪ All-weather construction.</li> <li>▪ A load limit of at least 15 tonnes.</li> <li>▪ Provide a minimum trafficable width of 3.5 metres.</li> <li>▪ Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.</li> <li>▪ Curves must have a minimum inner radius of 10 metres.</li> <li>▪ The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more</li> </ul>
	<ul style="list-style-type: none"> <li>than 1 in 5 (20%) (11.3°) for no more than 50 metres.</li> <li>▪ Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.</li> </ul>
Length of access is greater than 100 metres	A turning area for fire fighting vehicles must be provided close to the building by one of the following: <ul style="list-style-type: none"> <li>▪ A turning circle with a minimum radius of eight metres.</li> <li>▪ A driveway encircling the dwelling.</li> <li>▪ The provision of other vehicle turning heads – such as a T or Y head – which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.</li> </ul>
Length of access is greater than 200 metres	<ul style="list-style-type: none"> <li>▪ Passing bays must be provided at least every 200 metres.</li> <li>▪ Passing bays must be a minimum of 20 metres long with a minimum trafficable width of 6 metres.</li> </ul>

*Note 1: The length of access should be measured from a public road to either the building or the water supply outlet, whichever is longer.*

## SCHEDULE OF BUSHFIRE PROTECTION MEASURES

### Defendable Space

The defendable space will extend from the edges of the buildings on Lots 2, 3 and 4 to the property boundaries. All 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.

### Construction standards

The Units on Lots 2, 3 and 4 will be designed and constructed a minimum Bushfire Attack Level of (BAL) 12.5.

### Water supply

Lots 2, 3 and 4 will each have a tank which will hold 2500 litres of effective water supply for fire fighting purposes which meets the following requirements:

- Is stored in an above ground water tank constructed of concrete or metal.
- All fixed above-ground water pipes and fittings required for fire fighting purposes must be made of corrosive resistant metal
- Include a separate outlet for occupant use.

### Access

The road will provide access for truck for fire fighting purposes which meets the following requirements:

- A load limit of at least 15 tonnes
- Curves must have a minimum inner radius of 10m.
- The average grade must be no more than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.
- Have a minimum trafficable width of 3.5m of all weather construction.
- Be clear of encroachments for at least 0.5m on each side and 4m above the access way.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

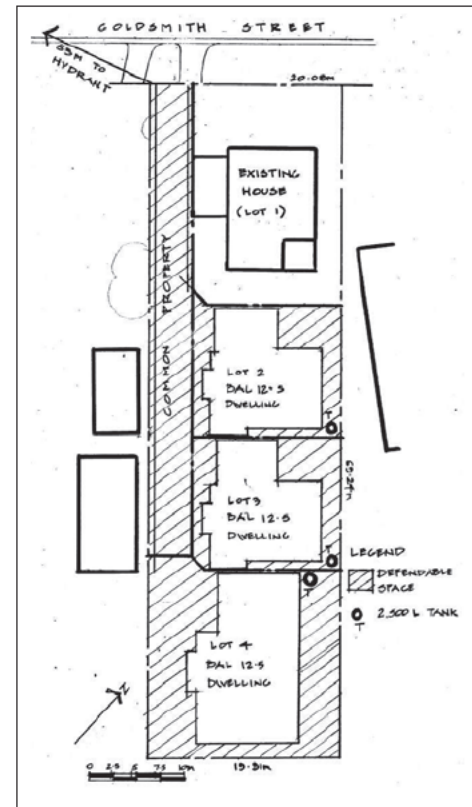
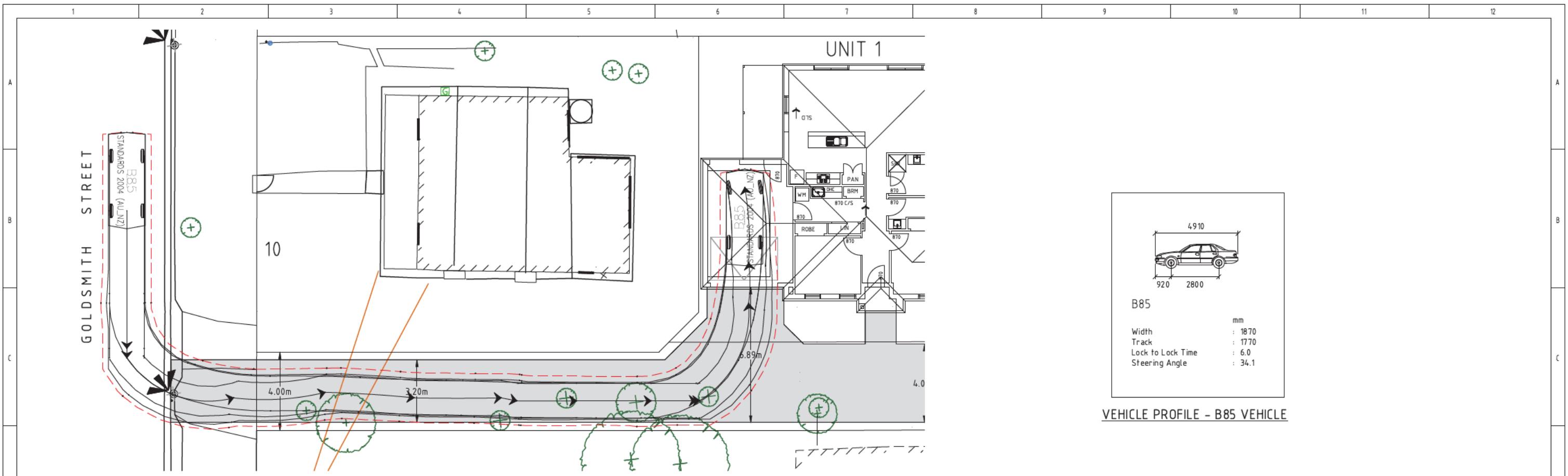


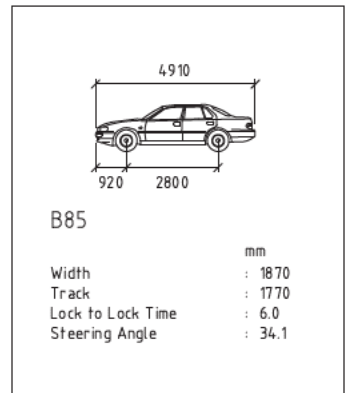
FIGURE 10 BUSHFIRE MANAGEMENT PLAN

610 Goldsmith Street Maryborough

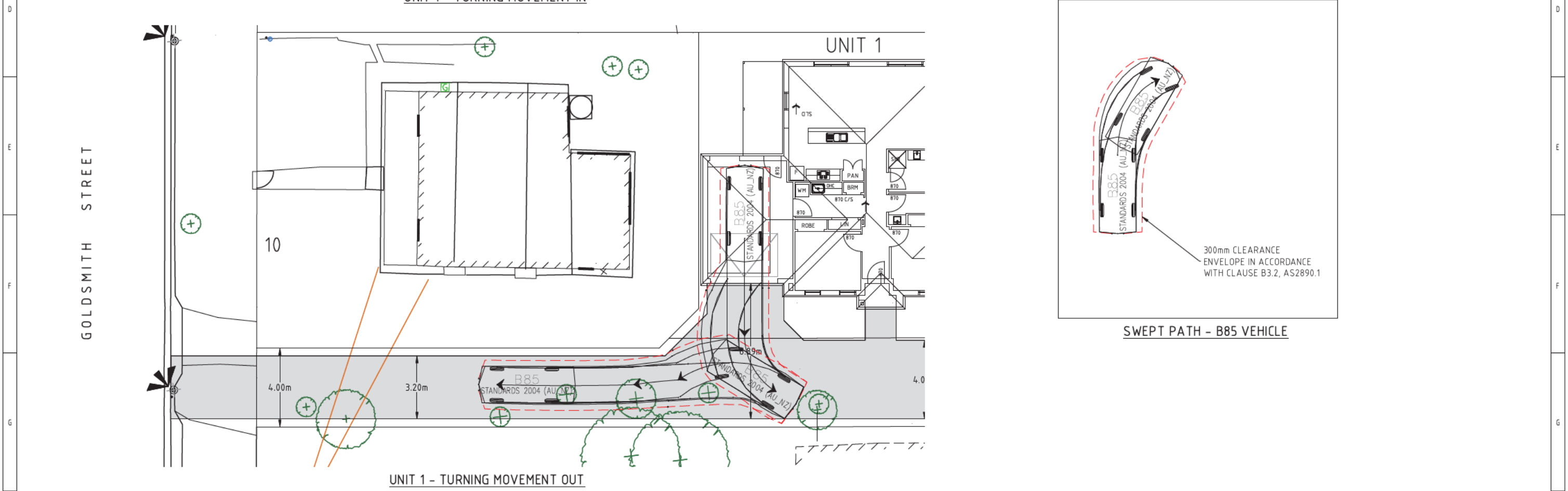
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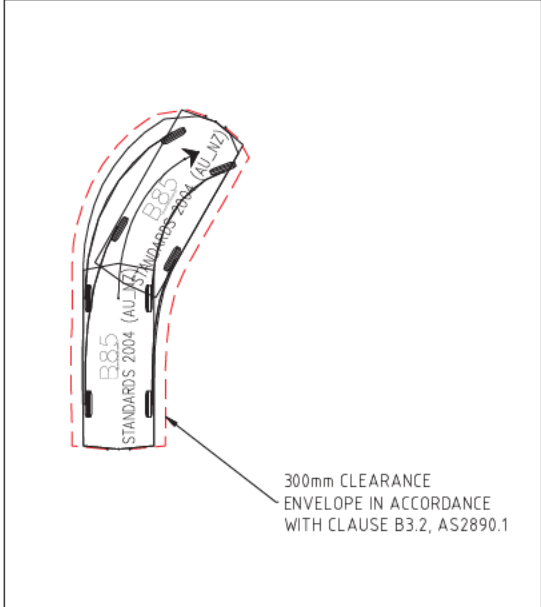
UNIT 1 - TURNING MOVEMENT IN



VEHICLE PROFILE - B85 VEHICLE



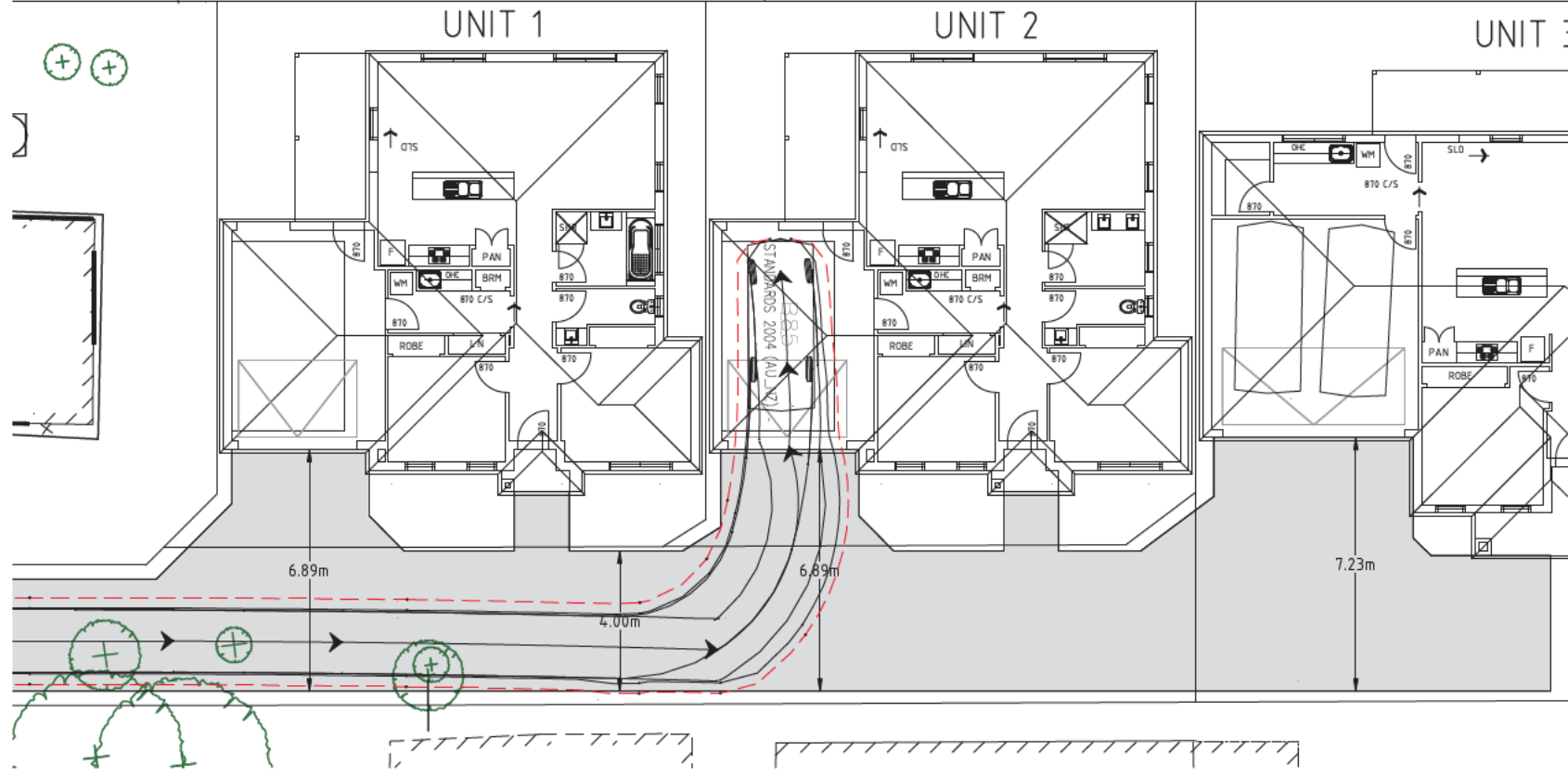
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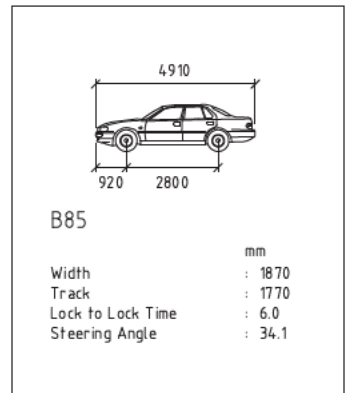
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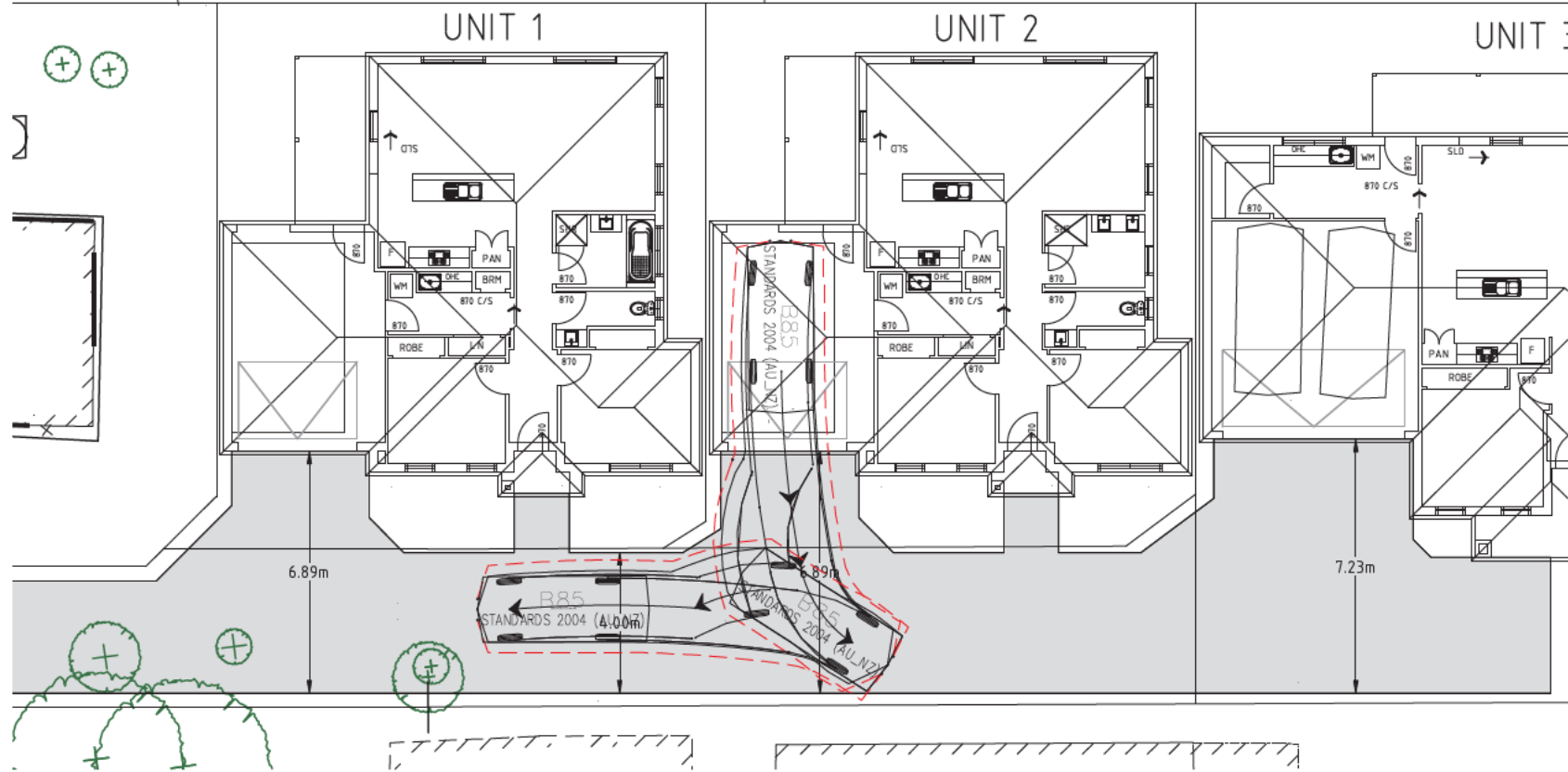




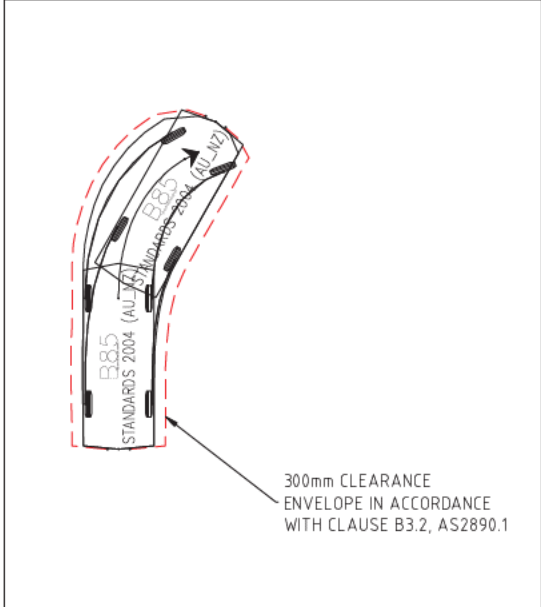
UNIT 2 - TURNING MOVEMENT IN



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UNIT 2 - TURNING MOVEMENT OUT



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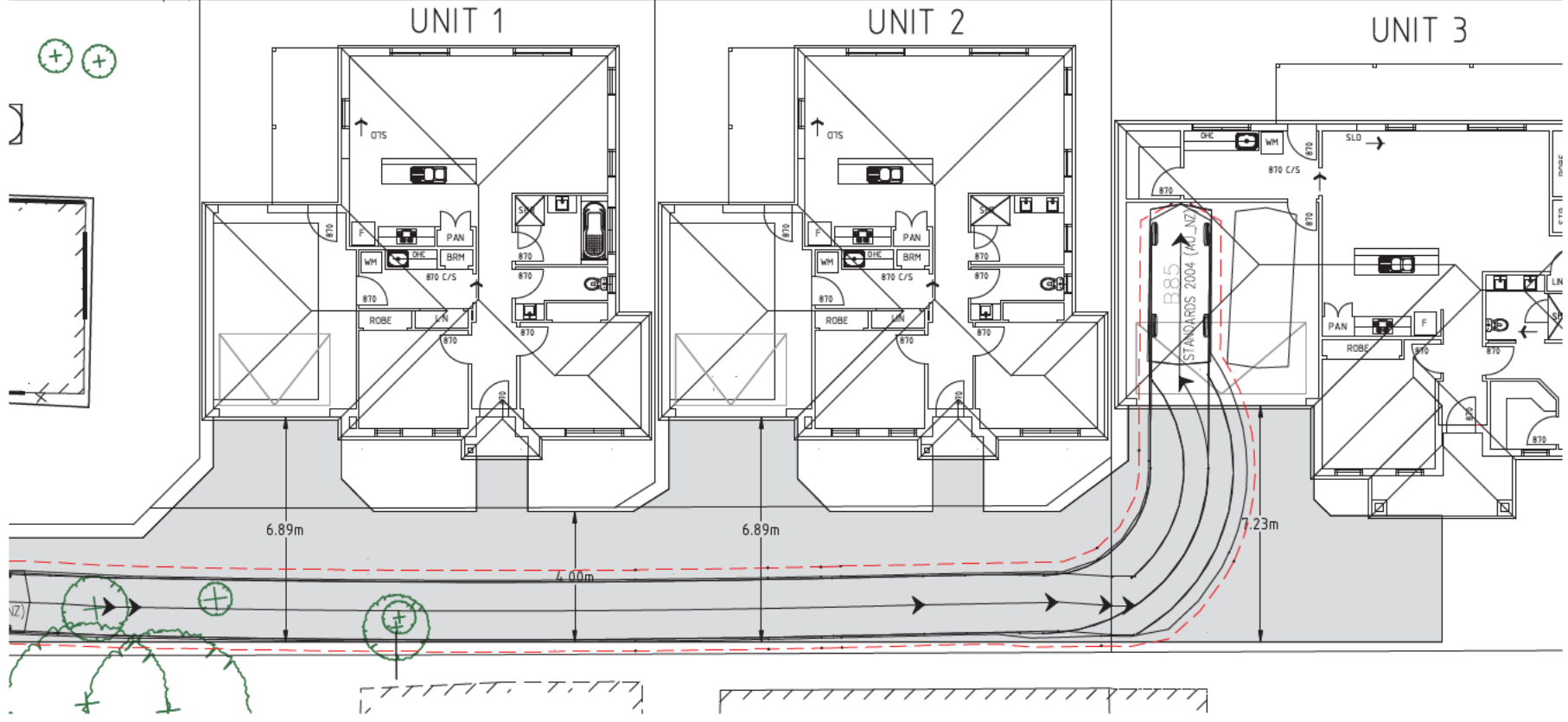
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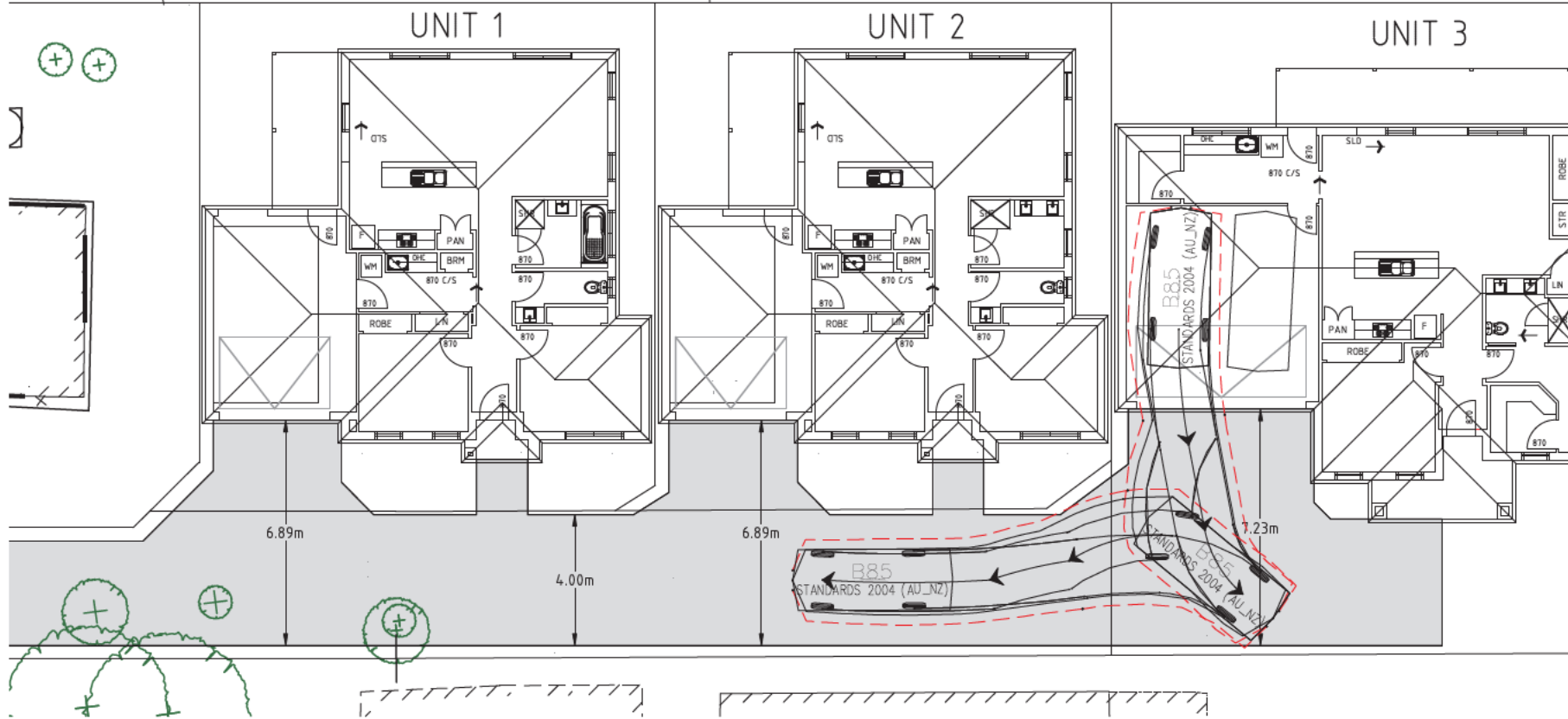
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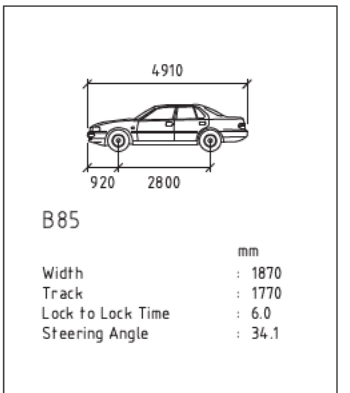
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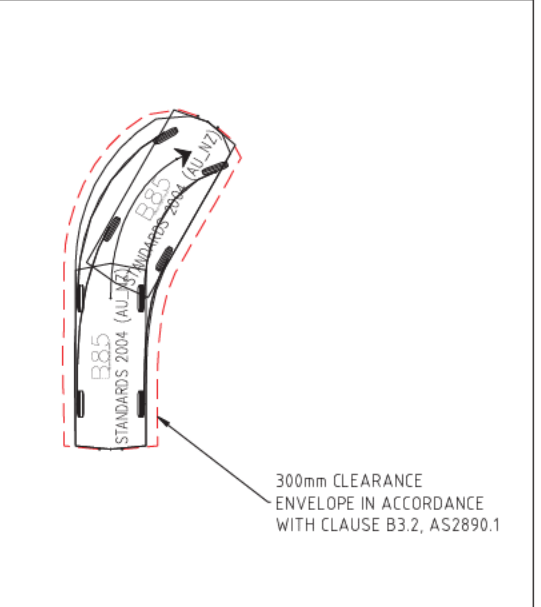
UNIT 3 LHS - TURNING MOVEMENT IN



UNIT 3 LHS - TURNING MOVEMENT OUT



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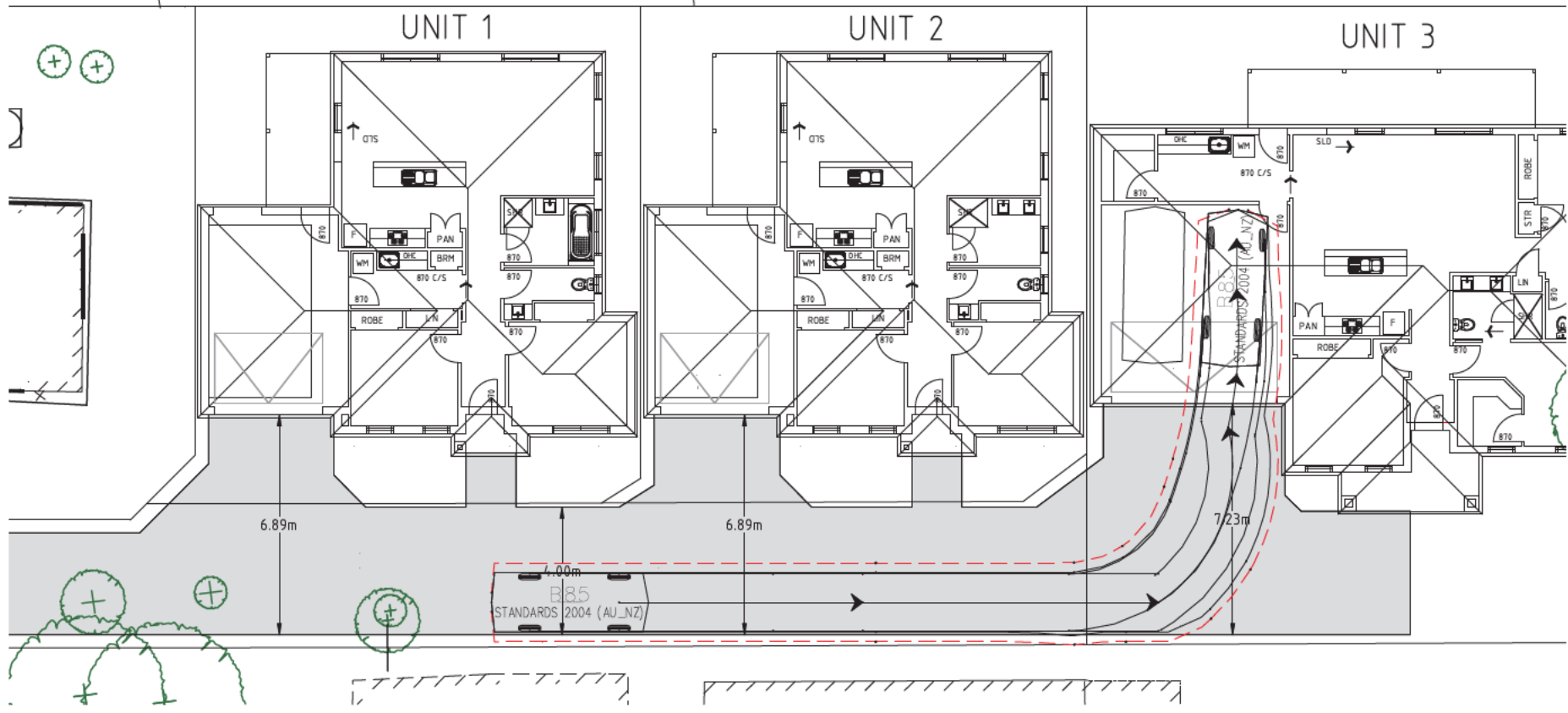
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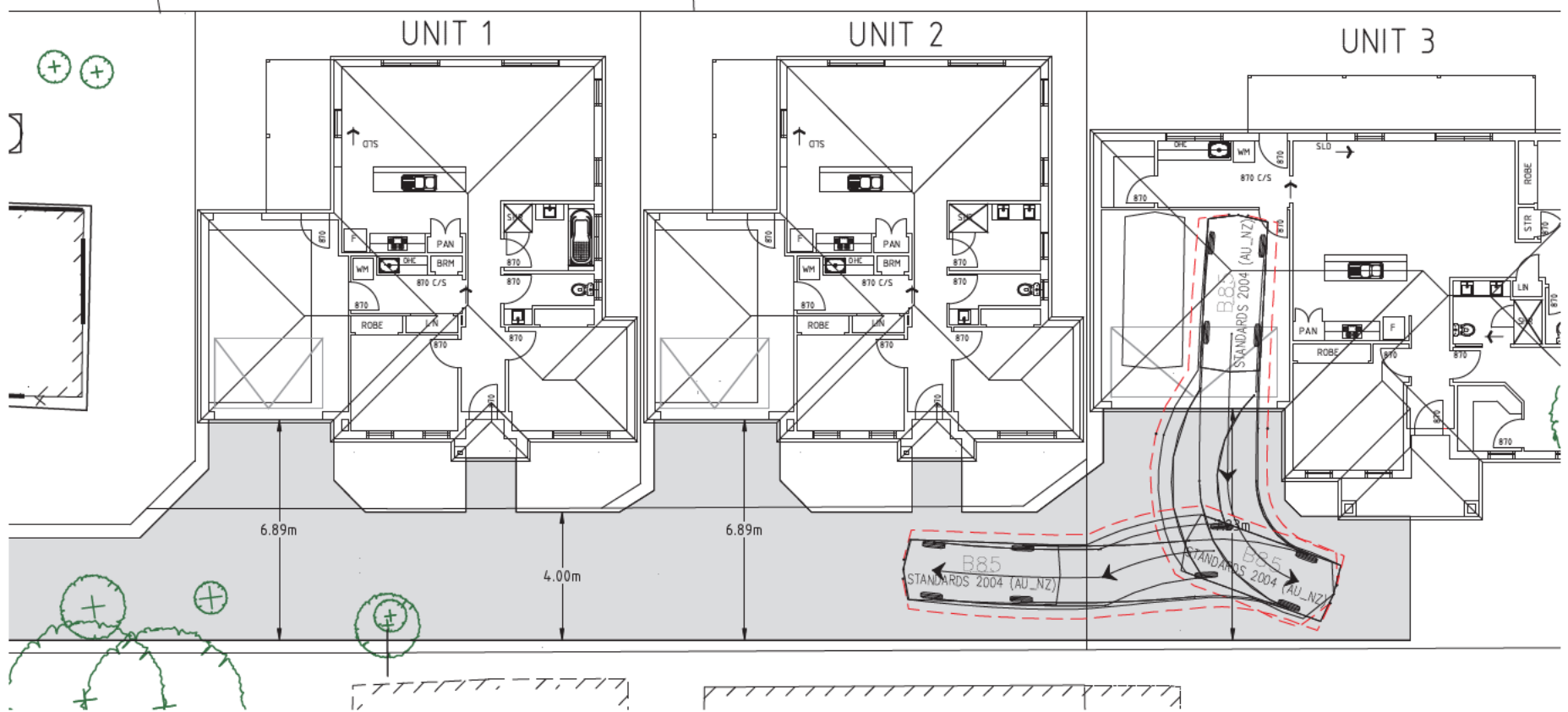
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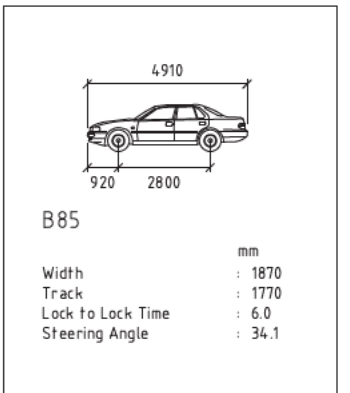
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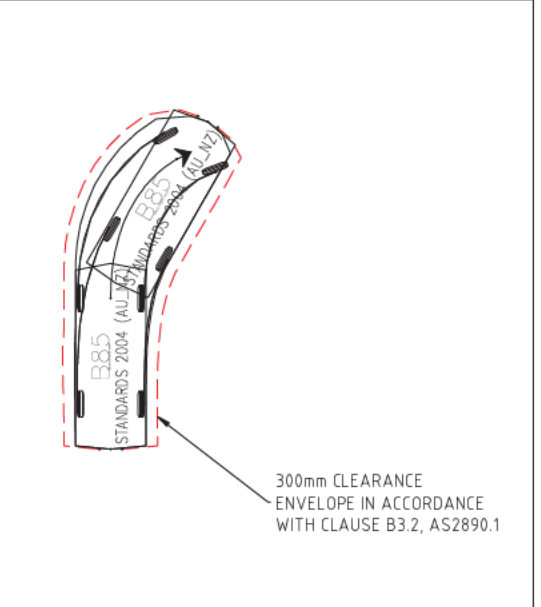
UNIT 3 RHS - TURNING MOVEMENT IN



UNIT 3 RHS - TURNING MOVEMENT OUT



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 DATE 05/06/2024

APPROVED  
 J. BARKER  
 DATE 05/06/2024

PROJECT  
 SWEPT PATH ANALYSIS  
 10 GOLDSMITH ST, MARYBOROUGH

DRAWING TITLE  
 UNIT 3 RHS TURNING MOVEMENTS

CLIENT  
 CRAIG STEEL  
 BUILDING DESIGN

PROJECT No	DRAWING No	REVISION
240181	004	A

**PROPOSED 4 LOT SUBDIVISION AND 3 UNIT DEVELOPMENT FOR : KARBUSS NOMINEES PTY LTD, 10 GOLDSMITH STREET MARYBOROUGH, VIC, 3465**

DRAWING NUMBER	DESCRIPTION
K1215/24/01	COVER SHEET & DRAWING INDEX
K1215/24/02	EXISTING DWELLING FLOOR PLAN
K1215/24/03	ELEVATIONS A & C
K1215/24/04	ELEVATIONS B & D
K1215/24/05	UNIT 1 FLOOR PLAN
K1215/24/06	ELEVATIONS A & C
K1215/24/07	ELEVATIONS B & D
K1215/24/08	UNIT 2 FLOOR PLAN
K1215/24/09	ELEVATIONS A & C
K1215/24/10	ELEVATIONS B & D
K1215/24/11	UNIT 3 FLOOR PLAN
K1215/24/12	ELEVATIONS A & C
K1215/24/13	ELEVATIONS B & D
K1215/24/14	EXISTING SITE PLAN
K1215/24/15	PROPOSED LOT PLAN
K1215/24/16	OVERALL SITE PLAN
K1215/24/17	EXISTING DWELLING SHADOW DETAILS
K1215/24/18	UNIT 1 SHADOW DETAILS
K1215/24/19	UNIT 2 SHADOW DETAILS
K1215/24/20	UNIT 3 SHADOW DETAILS
K1215/24/21	PRIVATE OPEN SPACE DETAILS
K1215/24/22	GARDEN AREA PLAN
K1215/24/23	PERMEABILITY PLAN
K1215/24/24	LANDSCAPE PLAN

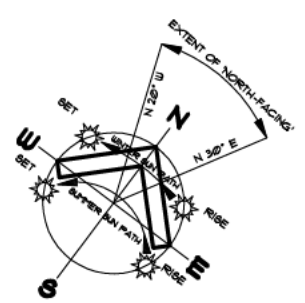
**ATTACHMENTS :**  
 EXISTING SITE PLAN - STANTEC DUG NO 304401122 - RFL-25 AUGUST 2023  
 SWEEP PATH ANALYSIS - RYG DRISCOLL DRG NO 240181, JUNE 2024, 4 SHEETS

SITE INFORMATION	
MUNICIPALITY	CENTRAL GOLDFIELDS SHIRE COUNCIL
PLANNING DETAILS ZONING OVERLAYS	GRZ (GENERAL RESIDENTIAL ZONE HERITAGE OVERLAY (HO) BUSHFIRE MANAGEMENT OVERLAY (BMO))
TITLE INFORMATION	LOT 1, TP 536181R TOWNSHIP OF MARYBOROUGH PARISH OF MARYBOROUGH VOLUME 071439, FOLIO 631 LAND AREA 1389m <sup>2</sup>
WIND CLASSIFICATION	N2
CLIMATE ZONE	6
BAL LEVEL	BAL "125"

**"KARBUSS NOMINEES P/L"**  
 PROPOSED 4 LOT SUBDIVISION AND 3 UNIT DEVELOPMENT FOR : KARBUSS NOMINEES PTY LTD, 10 GOLDSMITH STREET MARYBOROUGH, VIC, 3465

**COVER SHEET / INDEX**



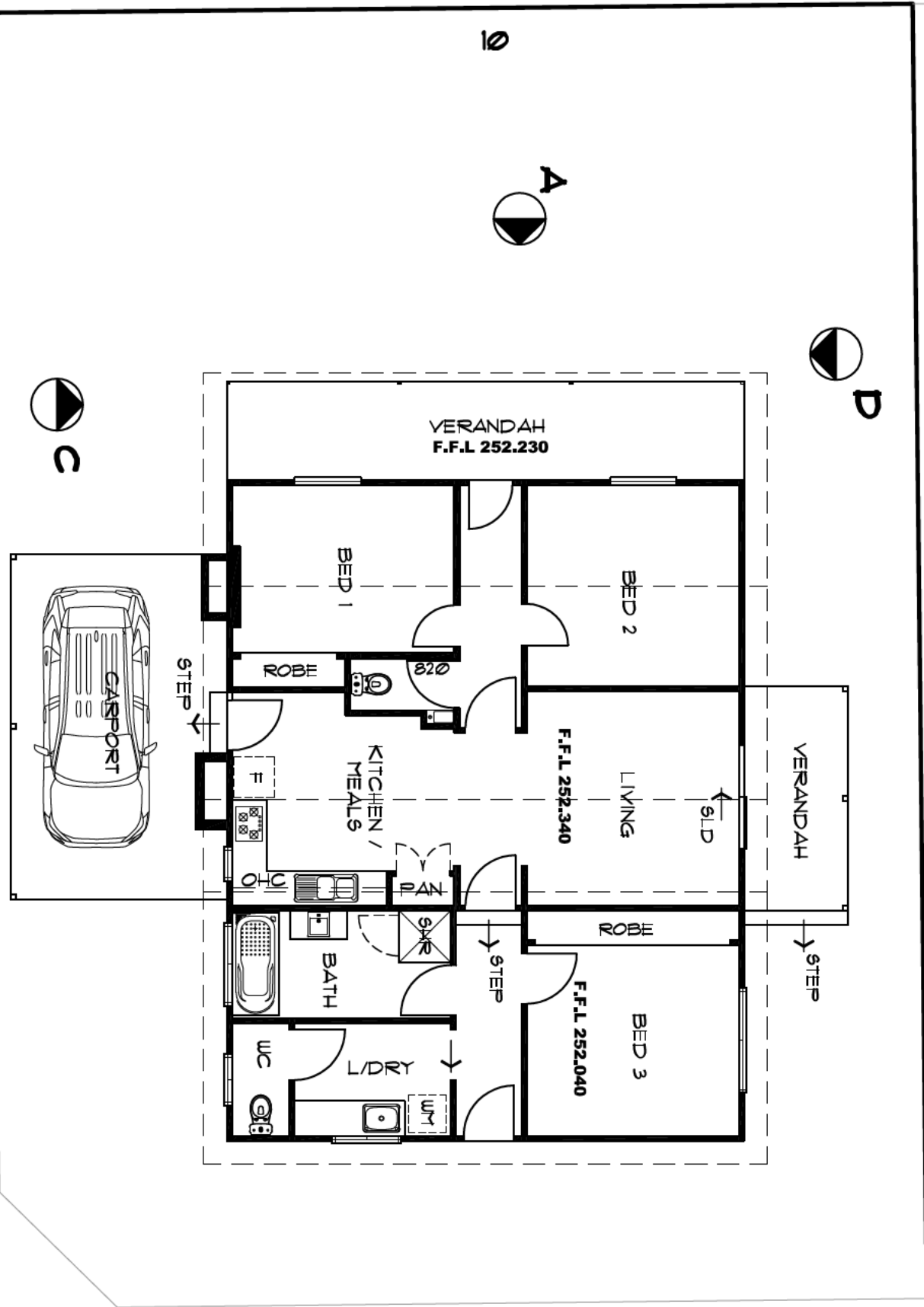


**IMPORTANT NOTE :**  
 LAYOUT SHOWN IS CURRENTLY BEING ASSESSED AS PART OF PLANNING PERMIT NO D066-24

**BUILDING AREAS :**

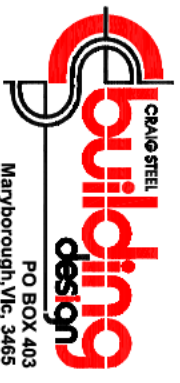
EXISTING LIVING	-	103.04m <sup>2</sup> (11,08 sq)
CARPORT	-	225.0m <sup>2</sup> (2,42 sq)
VERANDAH	-	7.0m <sup>2</sup> (.75 sq)
<b>TOTAL</b>	-	<b>132.55m<sup>2</sup> (14,25sq)</b>

**GOLDSMITH STREET**



**EXISTING DWELLING FLOOR PLAN** 1 : 100

AS 3959-2018 BAL "12.5"



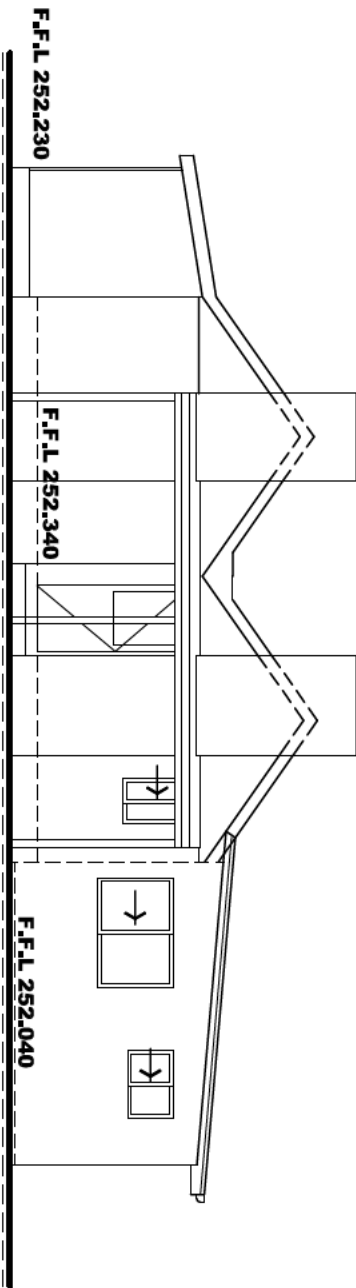
PO BOX 403  
 Maryborough, Vic, 3465  
 Ph (03) 54613008 Fax (03) 54613009

**"KARBUS NOMINEES P/L"**  
 PROPOSED 4 LOT SUBDIVISION AND 3  
 UNIT DEVELOPMENT FOR : KARBUS  
 NOMINEES PTY LTD, 10 GOLDSMITH  
 STREET MARYBOROUGH, VIC, 3465

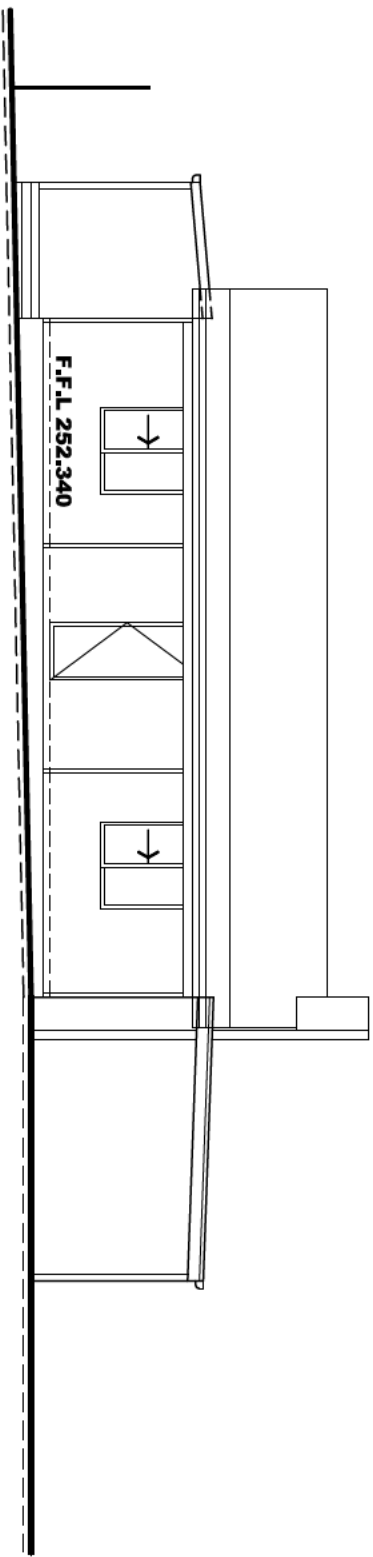
**EXISTING DWELLING FLOOR PLAN**

Designed C STEEL AUGUST 2024  
 Checked C STEEL Date 5 AUGUST 2024

REGISTERED Building Practitioner  
 DP - AD 2555



**ELEVATION C** | : 100



**ELEVATION A** | : 100



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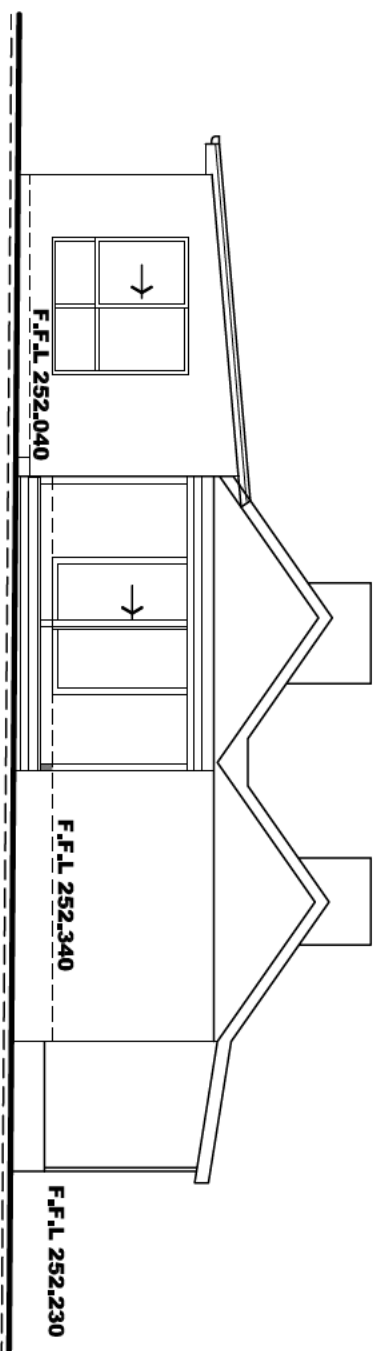
**"KARBUS NOMINEES P/L"**  
PROPOSED 4 LOT SUBDIVISION AND 3  
UNIT DEVELOPMENT FOR : KARBUS  
NOMINEES PTY LTD, 10 GOLDSMITH  
STREET MARYBOROUGH, VIC, 3465

**ELEVATIONS A & C**

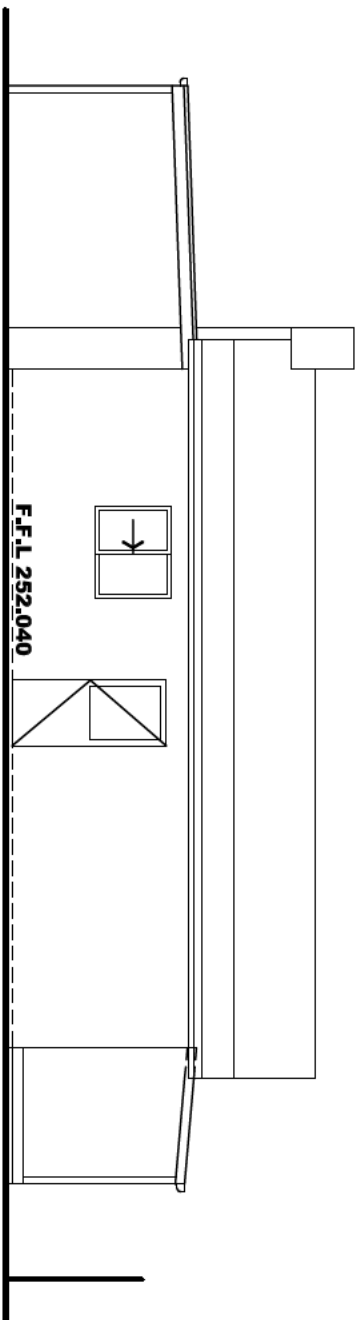
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Sheet 3 OF 24 Scale 1 : 100 (A3)  
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**ELEVATION D** 1 : 100



**ELEVATION B** 1 : 100

**"KARBUS NOMINEES P/L"**  
PROPOSED 4 LOT SUBDIVISION AND 3  
UNIT DEVELOPMENT FOR : KARBUS  
NOMINEES PTY LTD, 10 GOLDSMITH  
STREET MARYBOROUGH, VIC, 3465

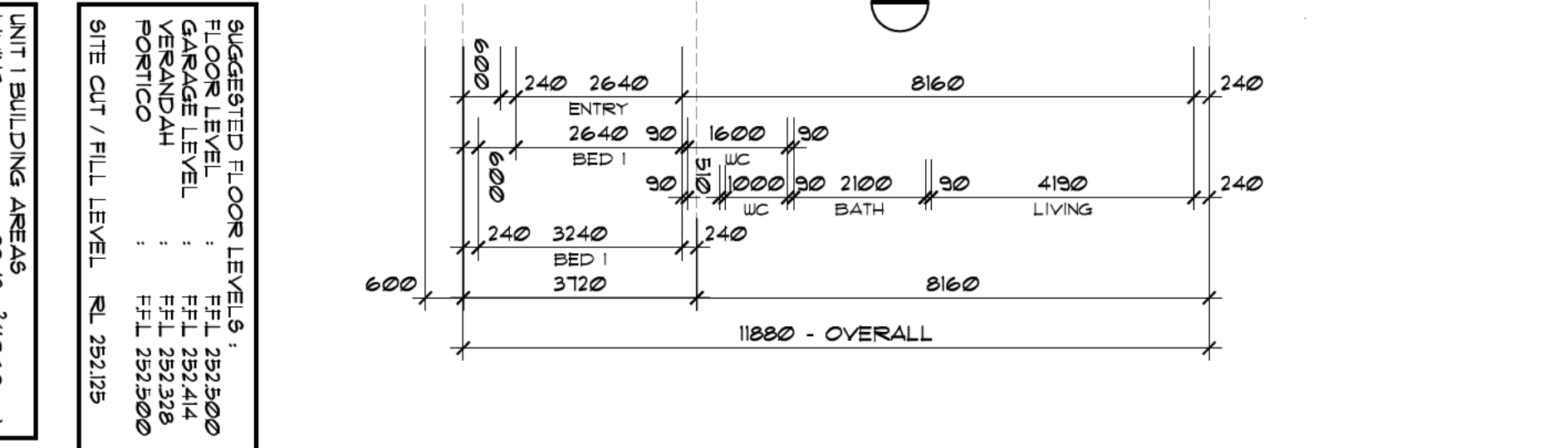
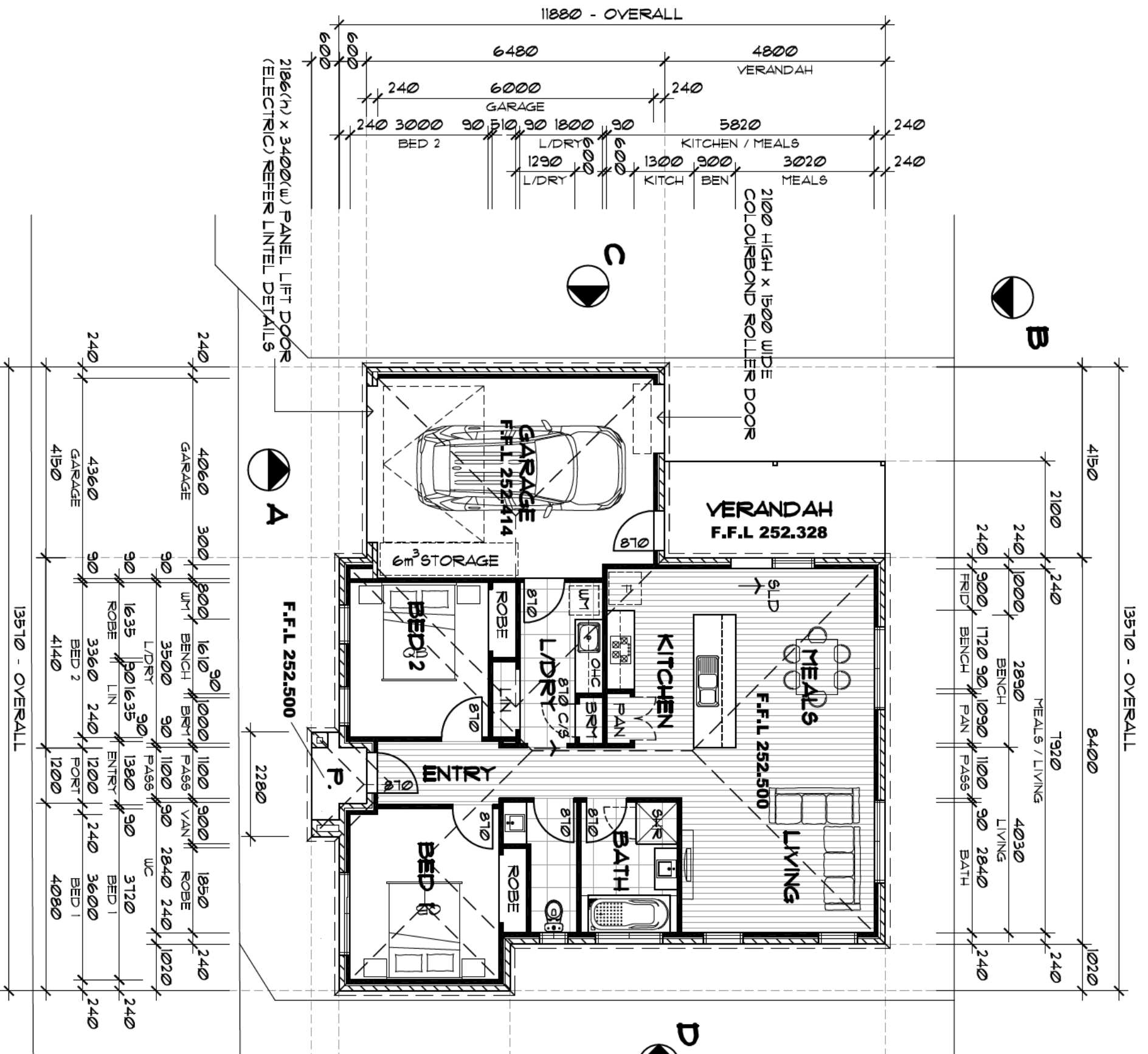
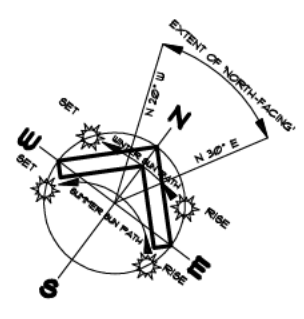
**ELEVATIONS B & D**

Designed C STEEL AUGUST 2024  
Checked C STEEL Date 5 AUGUST 2024

**CRAIG STEEL**  
**Building design**

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**REGISTERED**  
Building Practitioner  
DP - AD 2555



**SUGGESTED FLOOR LEVELS:**

FLOOR LEVEL :	F.F.L. 252.500
GARAGE LEVEL :	F.F.L. 252.414
VERANDAH :	F.F.L. 252.328
PORTICO :	F.F.L. 252.500
SITE CUT / FILL LEVEL :	RL 252.125

**UNIT 1 BUILDING AREAS**

LIVING	99.42m <sup>2</sup> (1069sq)
GARAGE	30.33m <sup>2</sup> (326sq)
PORTICO	2.08m <sup>2</sup> (22sq)
VERANDAH	10.08m <sup>2</sup> (108sq)
TOTAL	141.91m <sup>2</sup> (1525sq)

**UNIT 1 FLOOR PLAN** | 1 : 100

AS 3959-2018 BAL "12.5"  
 OHC DENOTES OVERHEAD CLIPBOARDS  
 DPO DENOTES DOWN PIPES



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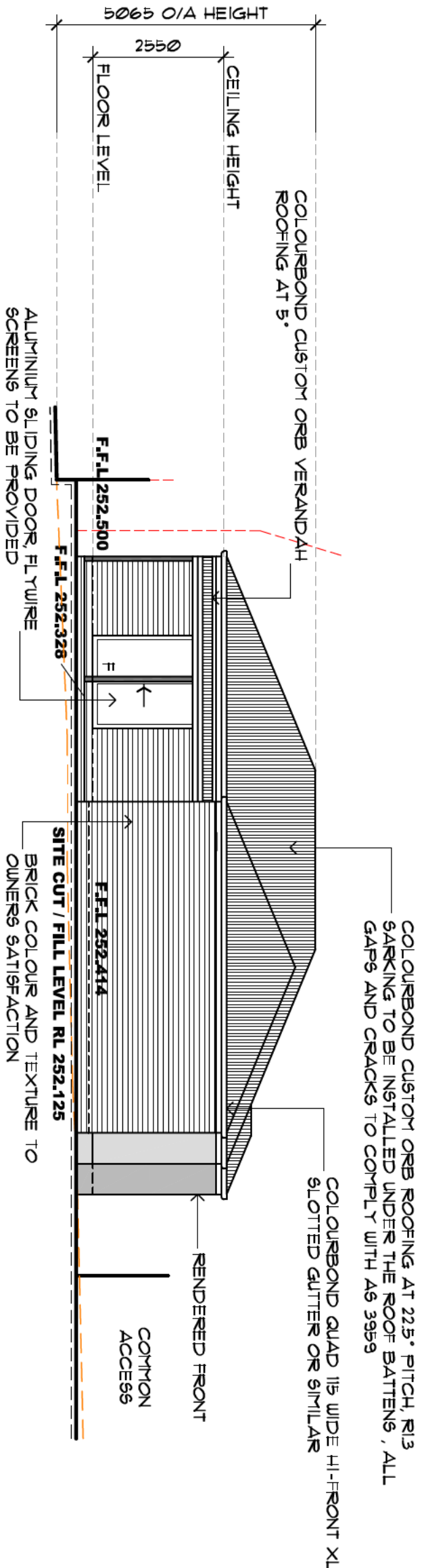
**"KARBUS NOMINEES P/L"**  
 PROPOSED 4 LOT SUBDIVISION AND 3  
 UNIT DEVELOPMENT FOR : KARBUS  
 NOMINEES PTY LTD, 10 GOLDSMITH  
 STREET MARYBOROUGH, VIC, 3465

**UNIT 1 - FLOOR PLAN**

Designed C STEEL AUGUST 2024  
 Checked C STEEL Date 5 AUGUST 2024

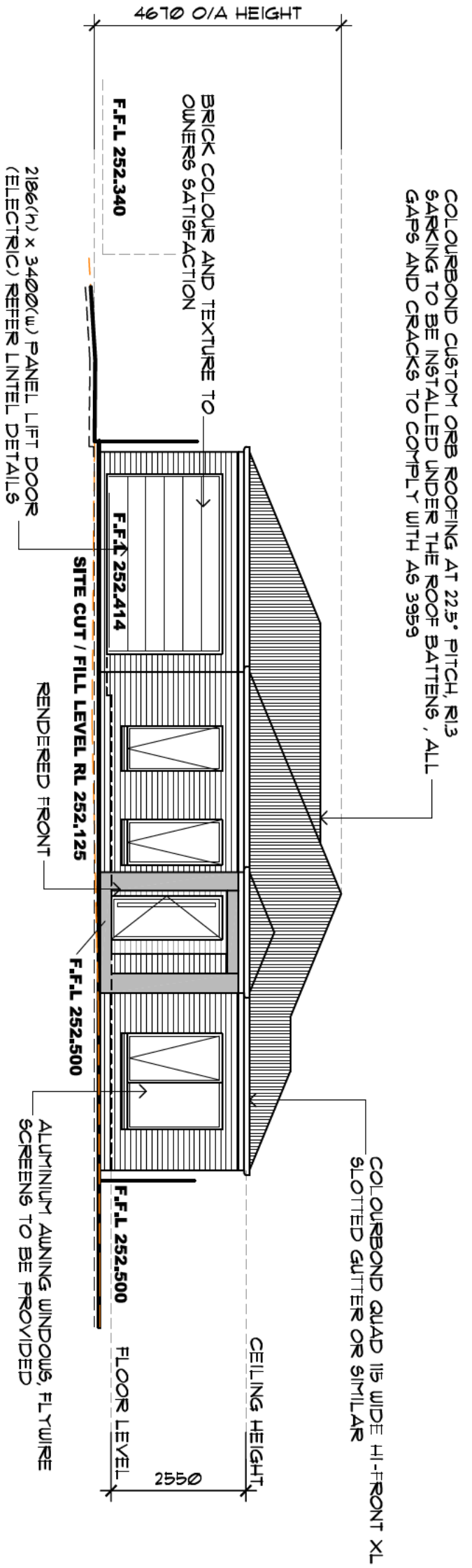






**ELEVATION C** 1 : 100

<b>SUGGESTED FLOOR LEVELS :</b>	
FLOOR LEVEL :	F.F.L 252.500
GARAGE LEVEL :	F.F.L 252.414
VERANDAH :	F.F.L 252.328
PORTICO :	F.F.L 252.500
SITE CUT / FILL LEVEL :	RL 252.125



**ELEVATION A** 1 : 100

**"KARBUSS NOMINEES P/L"**  
 PROPOSED 4 LOT SUBDIVISION AND 3  
 UNIT DEVELOPMENT FOR : KARBUSS  
 NOMINEES PTY LTD, 10 GOLDSMITH  
 STREET MARYBOROUGH, VIC, 3465

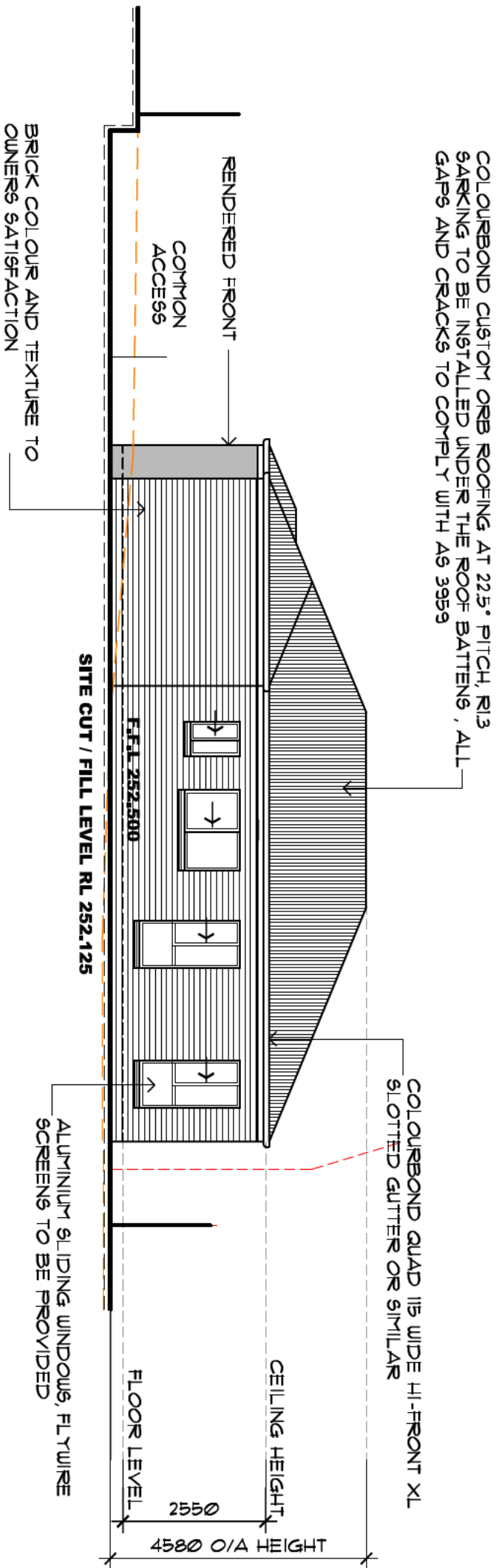
**ELEVATIONS A & C**  
 Designed C STEEL AUGUST 2024  
 Checked C STEEL Date 5 AUGUST 2024



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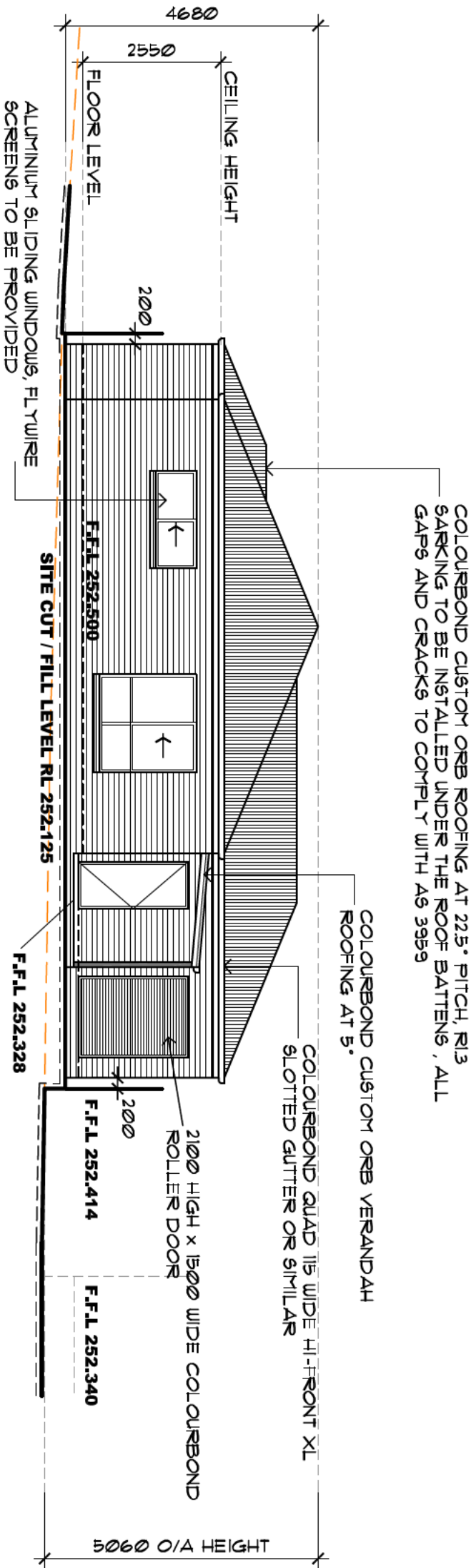


**REGISTERED**  
 Building Practitioner  
 DP - AD 2555



**ELEVATION D** 1 : 100

SUGGESTED FLOOR LEVELS :	
FLOOR LEVEL :	F.F.L 252.500
GARAGE LEVEL :	F.F.L 252.414
VERANDAH :	F.F.L 252.328
PORTICO :	F.F.L 252.500
SITE CUT / FILL LEVEL	RL 252.125



**ELEVATION B** 1 : 100



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**"KARBUS NOMINEES P/L"**  
 PROPOSED 4 LOT SUBDIVISION AND 3  
 UNIT DEVELOPMENT FOR : KARBUS  
 NOMINEES PTY LTD, 10 GOLDSMITH  
 STREET MARYBOROUGH, VIC, 3465

**ELEVATIONS B & D**

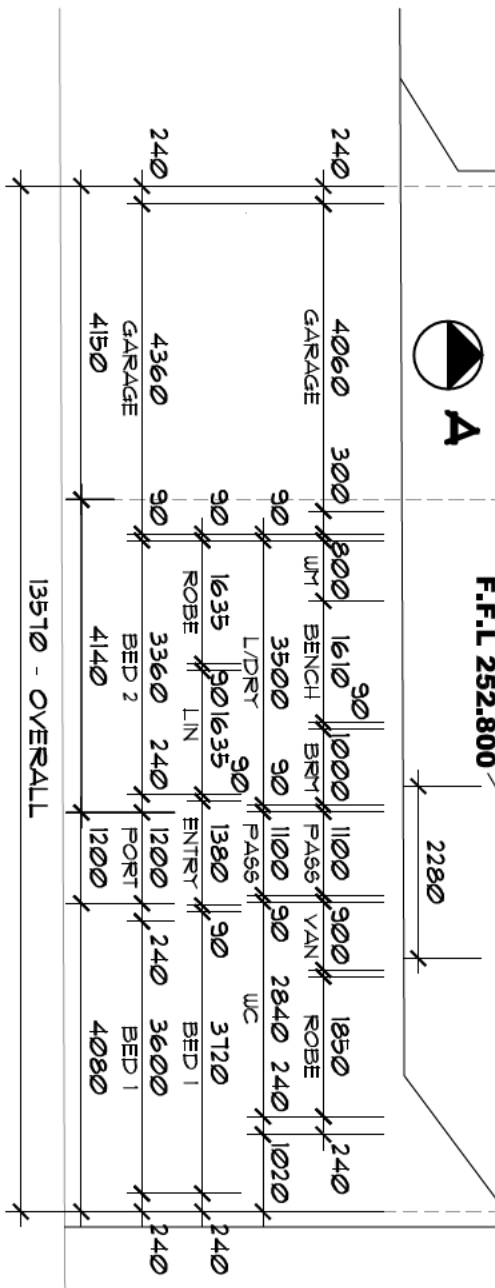
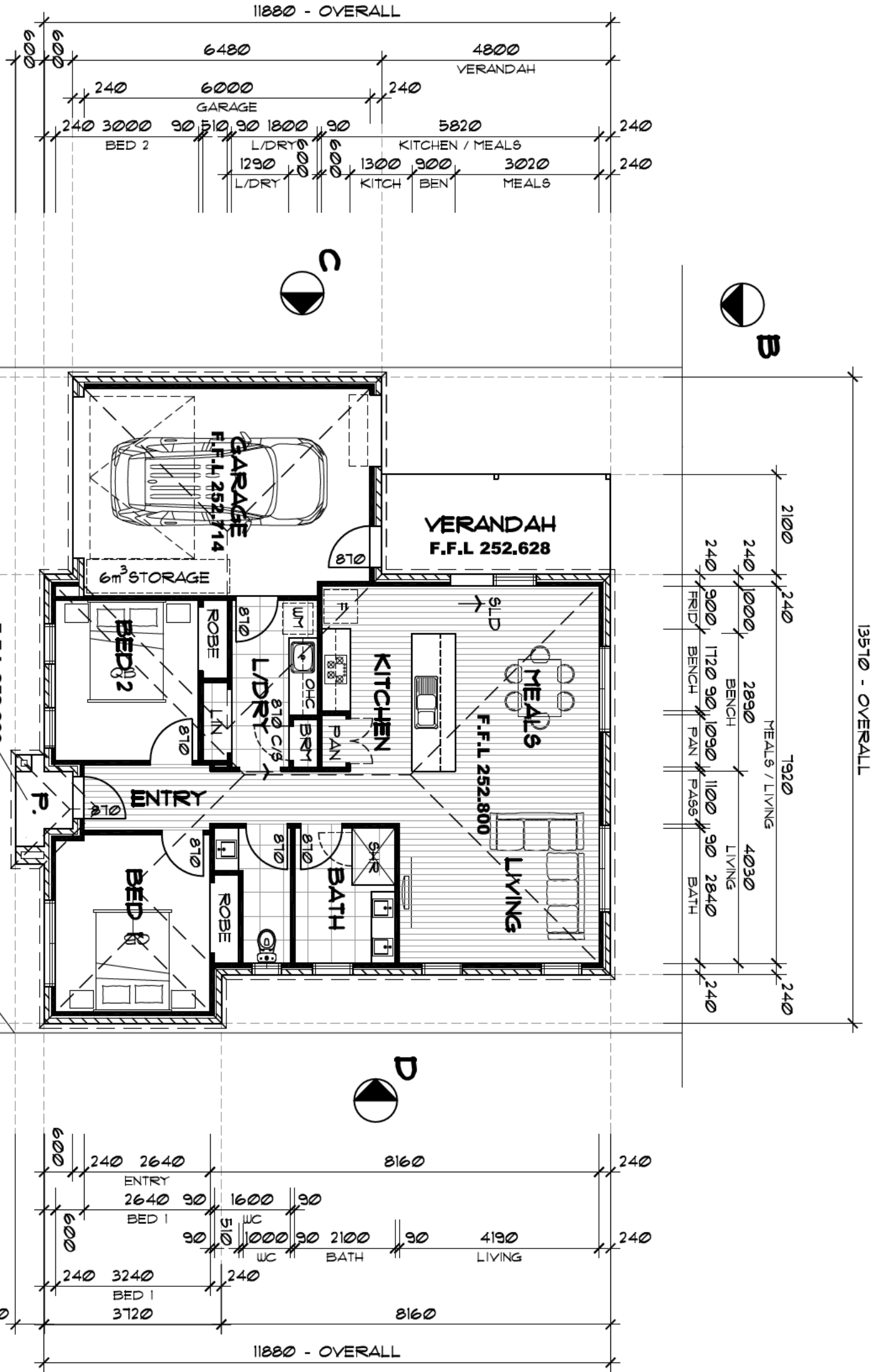
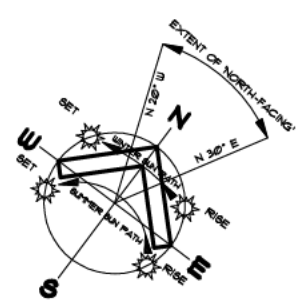
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 Checked C STEEL Date 5 AUGUST 2024



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Sheet 7 OF 24 Scale 1 : 100 (A3)

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**SUGGESTED FLOOR LEVELS :**

FLOOR LEVEL :	F.F.L 252.800
GARAGE LEVEL :	F.F.L 252.714
VERANDAH :	F.F.L 252.628
PORTICO :	F.F.L 252.800

**SITE CUT / FILL LEVEL RL 252.425**

**UNIT 2 BUILDING AREAS**

LIVING	-	99.42m <sup>2</sup> (1069sq)
GARAGE	-	30.33m <sup>2</sup> (326sq)
PORTICO	-	2.08m <sup>2</sup> (22sq)
VERANDAH	-	10.08m <sup>2</sup> (108sq)
TOTAL	-	141.91m <sup>2</sup> (1525sq)

**UNIT 2 FLOOR PLAN : 100**

AS 3959-2018 BAL "12.5"  
 OHC DENOTES OVERHEAD CUPBOARDS  
 DPO DENOTES DOWN PIPES



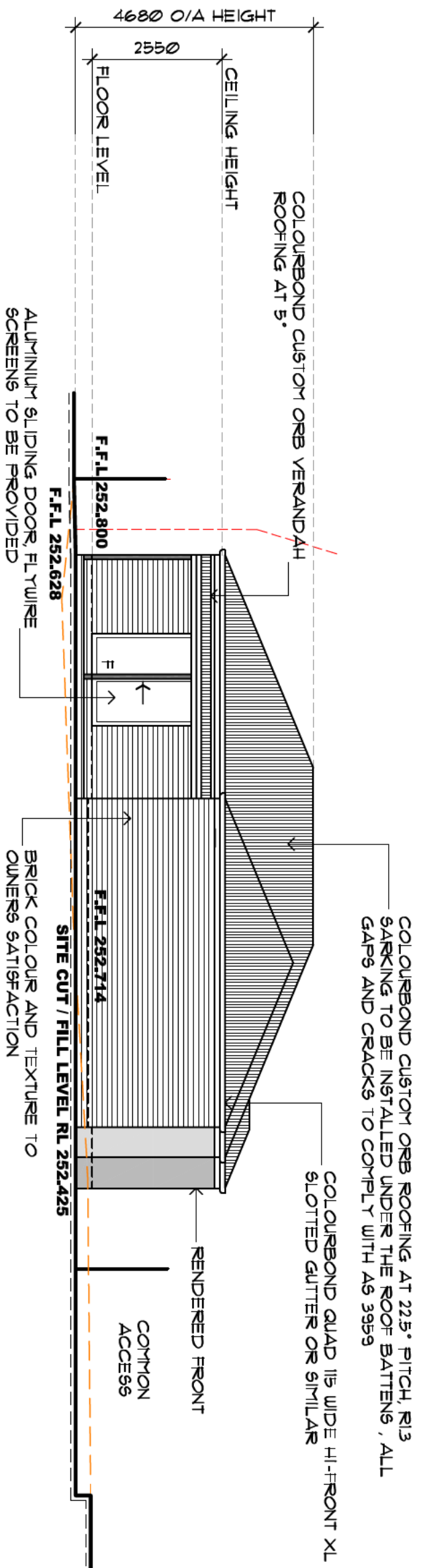
**"KARBUS NOMINEES P/L"**  
 PROPOSED 4 LOT SUBDIVISION AND 3  
 UNIT DEVELOPMENT FOR : KARBUS  
 NOMINEES PTY LTD, 10 GOLDSMITH  
 STREET MARYBOROUGH, VIC, 3465

**UNIT 2 - FLOOR PLAN**

Designed C STEEL AUGUST 2024  
 Checked C STEEL Date 5 AUGUST 2024

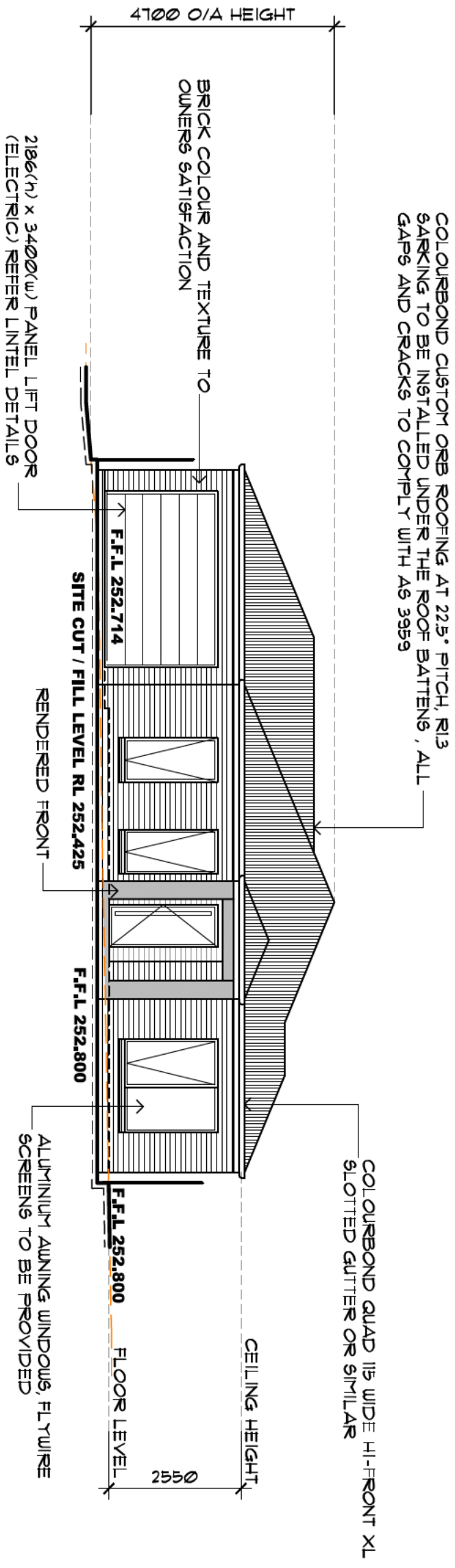


Sheet 8 OF 24 Scale 1 : 100 (A3)  
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**ELEVATION C** 1 : 100

<b>SUGGESTED FLOOR LEVELS :</b>	
FLOOR LEVEL :	F.F.L 252.800
GARAGE LEVEL :	F.F.L 252.714
VERANDAH :	F.F.L 252.628
PORTICO :	F.F.L 252.800
SITE CUT / FILL LEVEL :	RL 252.425



**ELEVATION A** 1 : 100



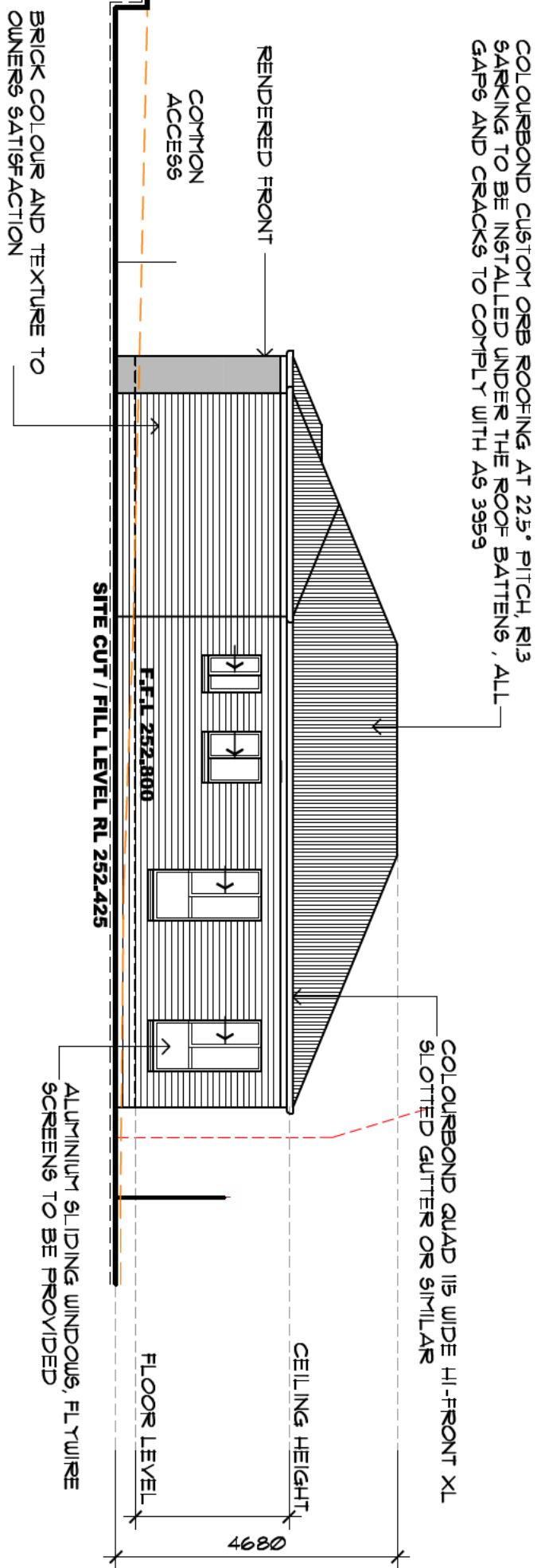
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**"KARBUSS NOMINEES P/L"**  
 PROPOSED 4 LOT SUBDIVISION AND 3  
 UNIT DEVELOPMENT FOR : KARBUSS  
 NOMINEES PTY LTD, 10 GOLDSMITH  
 STREET MARYBOROUGH, VIC, 3465

**ELEVATIONS A & C**

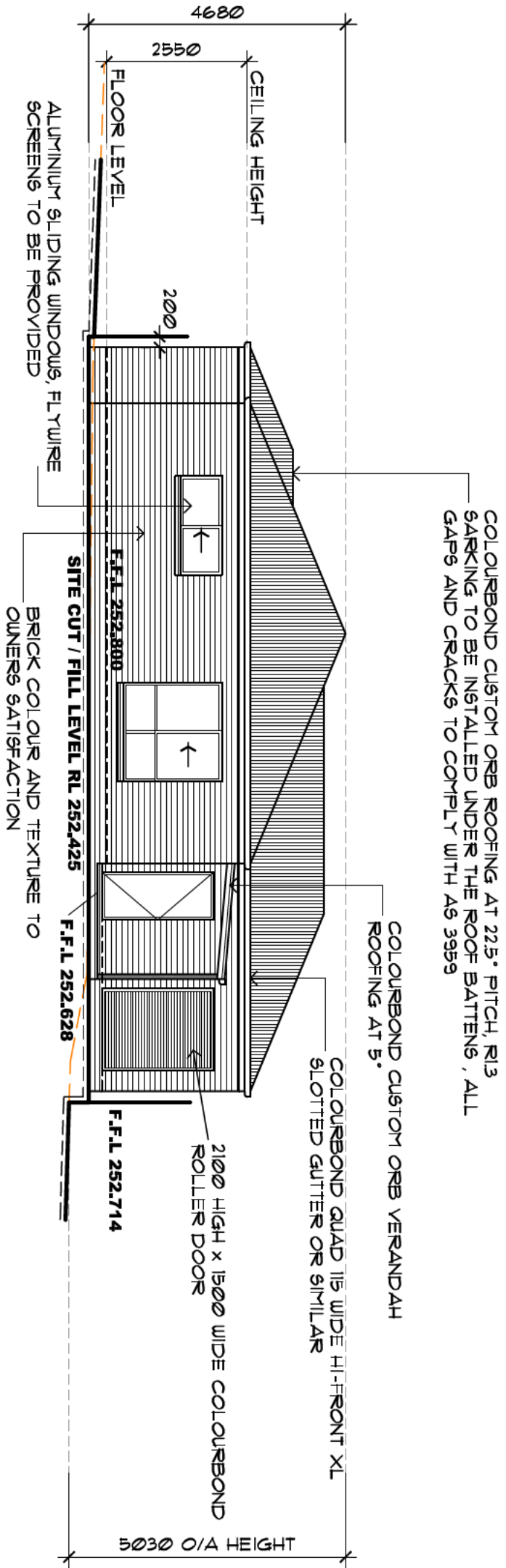
Designed C STEEL AUGUST 2024  
 Checked C STEEL Date 5 AUGUST 2024





**ELEVATION D** 1 : 100

<b>SUGGESTED FLOOR LEVELS :</b>	
FLOOR LEVEL :	F.F.L 252.800
GARAGE LEVEL :	F.F.L 252.714
VERANDAH :	F.F.L 252.628
PORTICO :	F.F.L 252.800
SITE CUT / FILL LEVEL :	RL 252.425



**ELEVATION B** 1 : 100



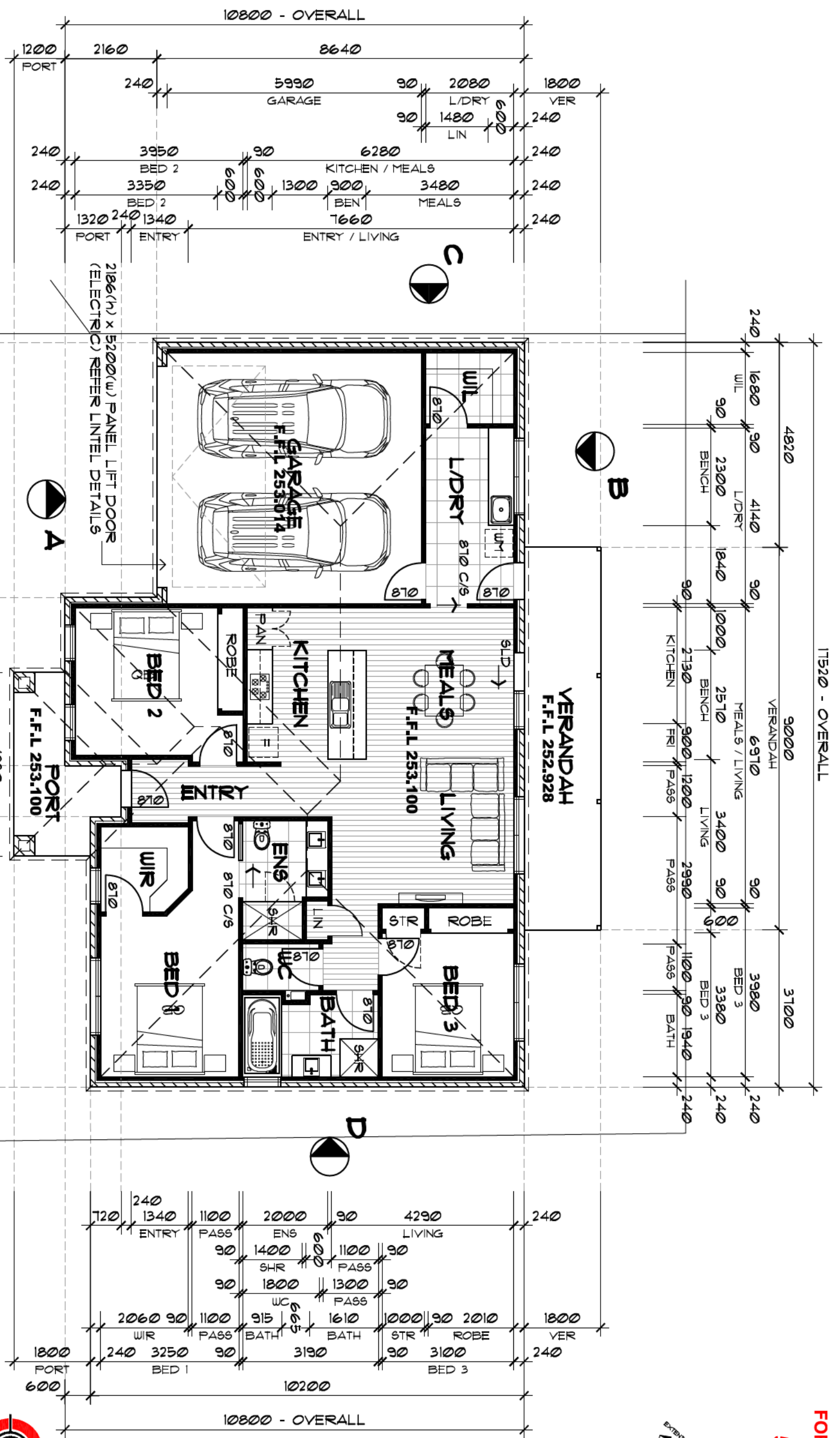
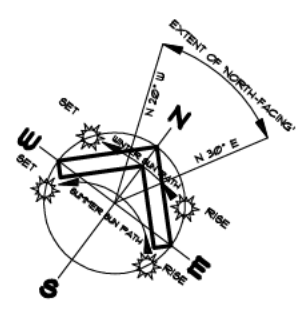
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**"KARBUS NOMINEES P/L"**  
 PROPOSED 4 LOT SUBDIVISION AND 3  
 UNIT DEVELOPMENT FOR : KARBUS  
 NOMINEES PTY LTD, 10 GOLDSMITH  
 STREET MARYBOROUGH, VIC, 3465

**ELEVATIONS B & D**

Designed C STEEL AUGUST 2024  
 Checked C STEEL Date 5 AUGUST 2024





**SUGGESTED FLOOR LEVELS :**

FLOOR LEVEL :	F.F.L. 253.100
GARAGE LEVEL :	F.F.L. 253.014
VERANDAH :	F.F.L. 253.928
PORTICO :	F.F.L. 253.100

**SITE CUT / FILL LEVEL RL 252.125**

**UNIT 3 BUILDING AREAS**

LIVING	-	116.94m <sup>2</sup> (12.51sq)
GARAGE	-	53.91m <sup>2</sup> (5.79sq)
PORTICO	-	1.30m <sup>2</sup> (.18sq)
VERANDAH	-	16.20m <sup>2</sup> (1.74sq)
<b>TOTAL</b>	-	<b>194.35m<sup>2</sup> (20.88sq)</b>

17520 - OVERALL	4320	90	1810	1000	1190	240	240
		90	ENG	ENG	UC	BATH	240
		90	KITCHEN / PASSAGE	90	2810	90	1100
		90	KITCHEN	90	ENG	UC	160
		90	2530	1200	90	BATH	1940
		90	ROBE	PASS	90	BATH	240
		90	3480	1500	90	2000	90
		90	BED 2	ENTRY	90	3790	3790
		240	3480	1200	240	5880	5880
		240	BED 2	PORT	240	BED 1	BED 1
		6000	3960	1200	240	6360	6360

**UNIT 3 FLOOR PLAN 1:100**

AS 3959-2018 BAL "12.5"  
 OHC DENOTES OVERHEAD CUPBOARDS  
 DPO DENOTES DOWN PIPES

**"KARBUSS NOMINEES P/L"**  
 PROPOSED 4 LOT SUBDIVISION AND 3  
 UNIT DEVELOPMENT FOR : KARBUSS  
 NOMINEES PTY LTD, 10 GOLDSMITH  
 STREET MARYBOROUGH, VIC, 3465

**UNIT 3 - FLOOR PLAN**

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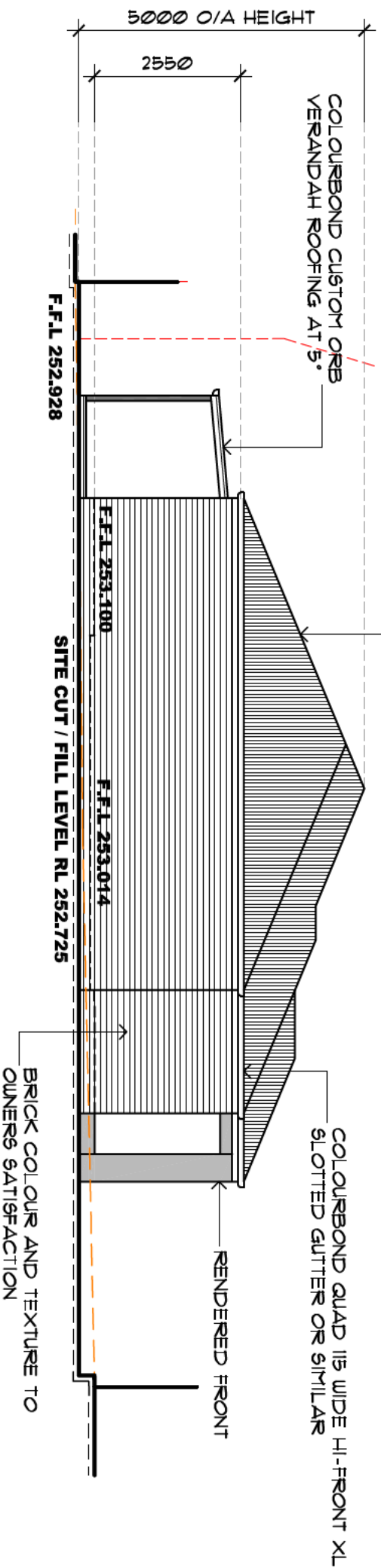
**building design**  
 CRAIG STEEL

Designed C STEEL AUGUST 2024  
 Checked C STEEL Date 5 AUGUST 2024

**REGISTERED**  
 Building Practitioner  
 DP - AD 2555

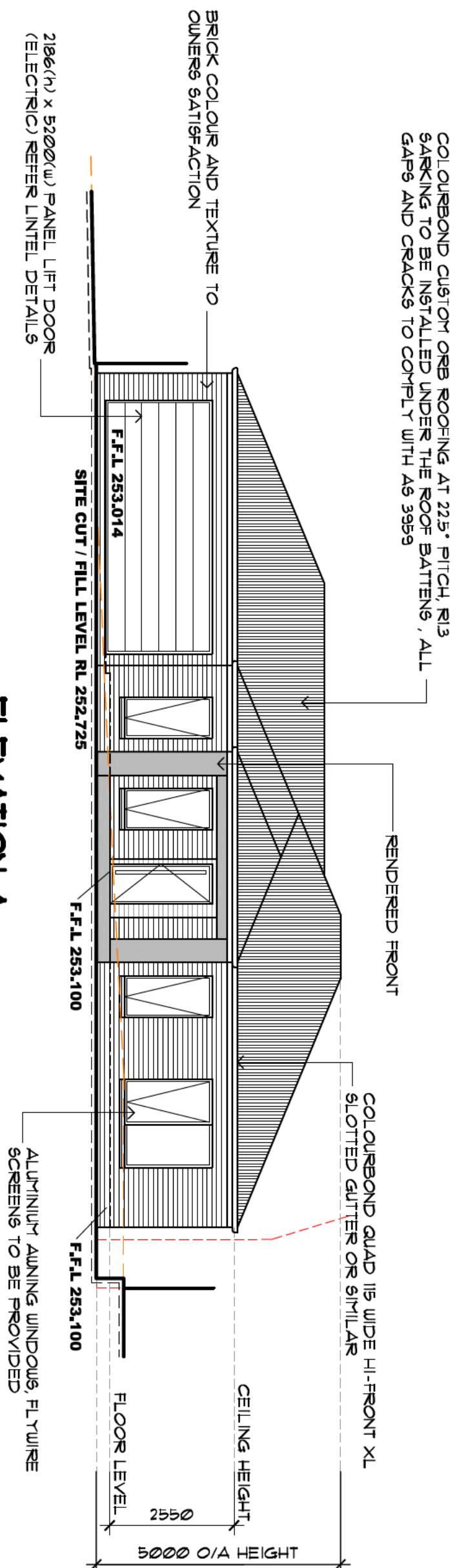
Sheet 11 OF 24 Scale 1:100 (A3)  
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**K1215/24/11**



**ELEVATION C** 1 : 100

<b>SUGGESTED FLOOR LEVELS :</b>	
FLOOR LEVEL :	F.F.L 253.100
GARAGE LEVEL :	F.F.L 253.014
VERANDAH PORTICO :	F.F.L 253.928
SITE CUT / FILL LEVEL :	RL 252.725



**ELEVATION A** 1 : 100



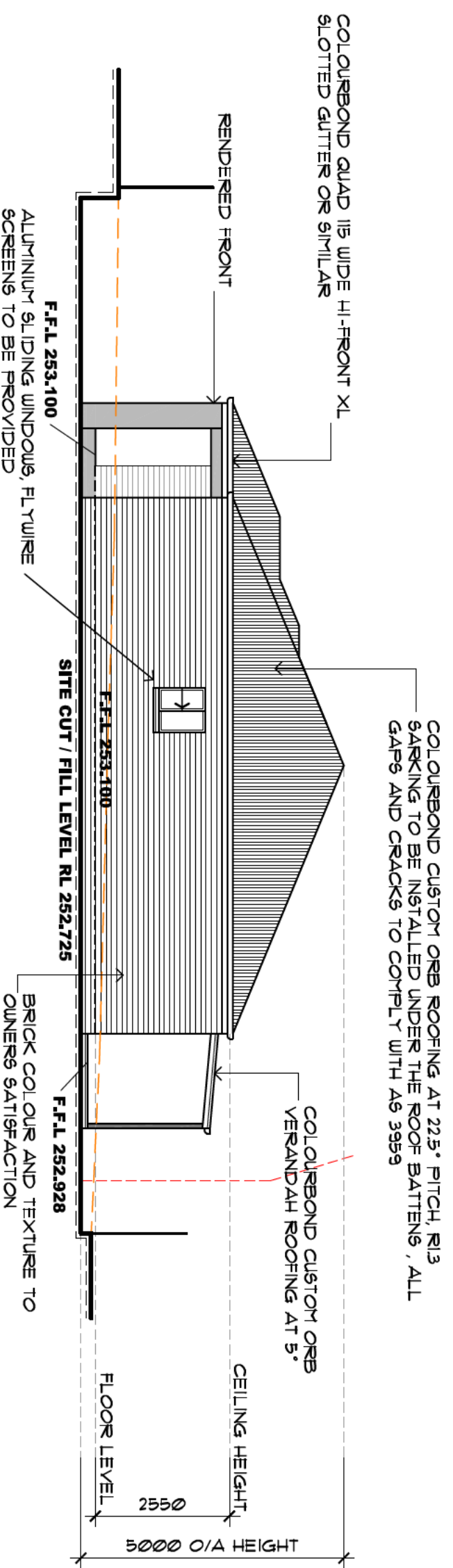
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**"KARBUS NOMINEES P/L"**  
 PROPOSED 4 LOT SUBDIVISION AND 3  
 UNIT DEVELOPMENT FOR : KARBUS  
 NOMINEES PTY LTD, 10 GOLDSMITH  
 STREET MARYBOROUGH, VIC, 3465

**ELEVATIONS A & C**

Designed C STEEL AUGUST 2024  
 Checked C STEEL Date 5 AUGUST 2024

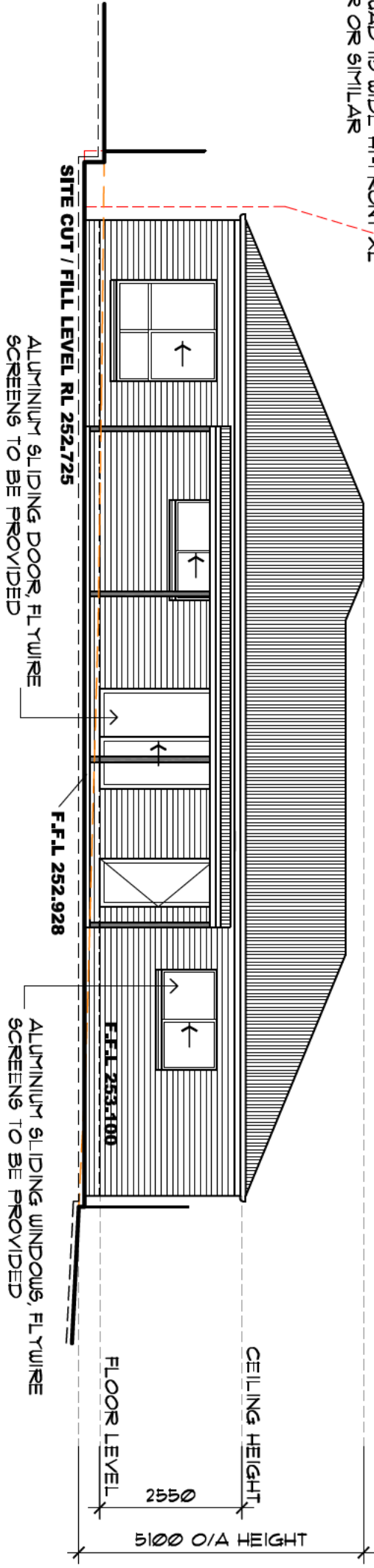




**ELEVATION D** 1 : 100

<b>SUGGESTED FLOOR LEVELS :</b>	
FLOOR LEVEL :	F.F.L 253.100
GARAGE LEVEL :	F.F.L 253.014
VERANDAH PORTICO :	F.F.L 253.928
VERANDAH PORTICO :	F.F.L 253.100
SITE CUT / FILL LEVEL :	RL 252.725

COLOURBOND QUAD 115 WIDE HI-FRONT XL SLOTTED GUTTER OR SIMILAR



**ELEVATION B** 1 : 100

COLOURBOND CUSTOM ORB ROOFING AT 22.5° PITCH, R13 SARKING TO BE INSTALLED UNDER THE ROOF BATTENS , ALL GAPS AND CRACKS TO COMPLY WITH AS 3959  
 COLOURBOND CUSTOM ORB VERANDAH ROOFING AT 5°



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**"KARBUS NOMINEES P/L"**  
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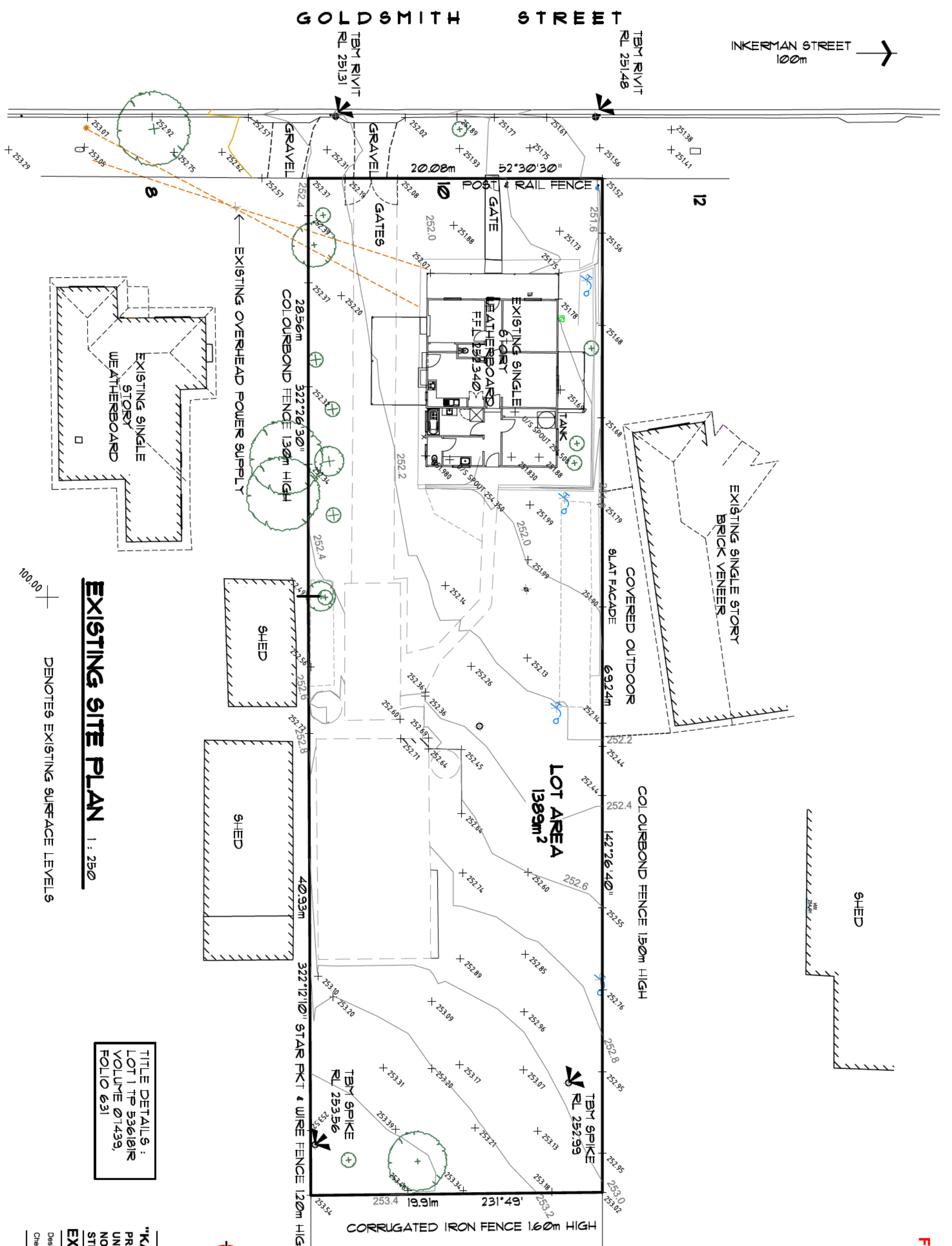
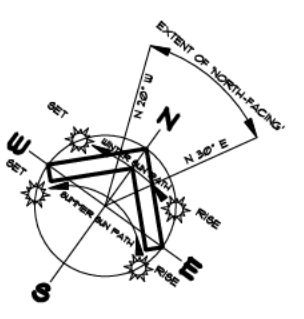
**ELEVATIONS B & D**

Designed C STEEL AUGUST 2024  
 Checked C STEEL Date 5 AUGUST 2024





**FOR PLANNING PERMIT**  
**ISSUE DATE**  
**5 AUGUST 2024**



**EXISTING SITE PLAN** 1 : 250

DENOTES EXISTING SURFACE LEVELS

TITLE DETAILS :  
 LOT 1 TP 536/81R  
 VOLUME 07439,  
 FOLIO 631

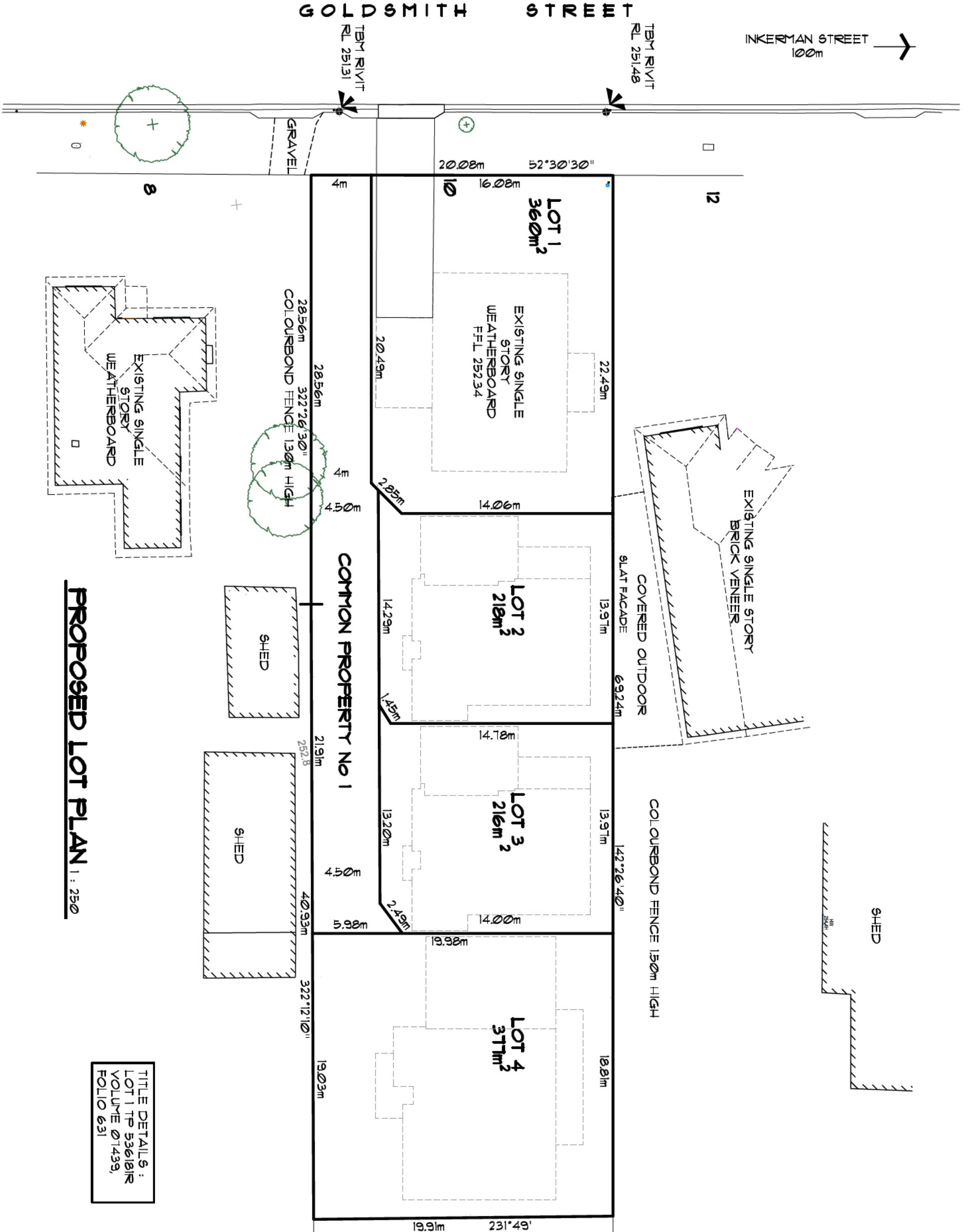
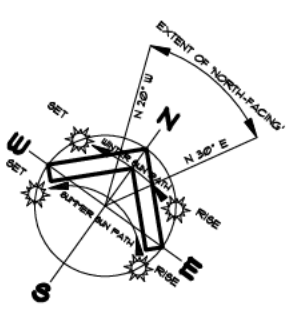
**CRAIG STEEL**  
**Building design**  
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 Maryborough, VIC, 3465  
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**"KARBUS NOMINEES P/L"**  
 PROPOSED 4 LOT SUBDIVISION AND 3  
 UNIT DEVELOPMENT FOR : KARBUS  
 NOMINEES PTY LTD, 10 GOLDSMITH  
 STREET MARYBOROUGH, VIC, 3465

**EXISTING SITE PLAN**  
 Designed C STEEL AUGUST 2024  
 Checked C STEEL Date 5 AUGUST 2024

**REGISTERED**  
 Building Practitioner  
 DP - AD 2555

**FOR PLANNING PERMIT**  
**ISSUE DATE**  
**5 AUGUST 2024**



**PROPOSED LOT PLAN 1: 250**

TITLE DETAILS:  
 LOT 1 TP 536181R  
 VOLUME 07439,  
 FOLIO 631



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**"KARBUS NOMINEES P/L"**  
 PROPOSED 4 LOT SUBDIVISION AND 3  
 UNIT DEVELOPMENT FOR : KARBUS  
 NOMINEES PTY LTD, 10 GOLDSMITH  
 STREET MARYBOROUGH, VIC, 3465

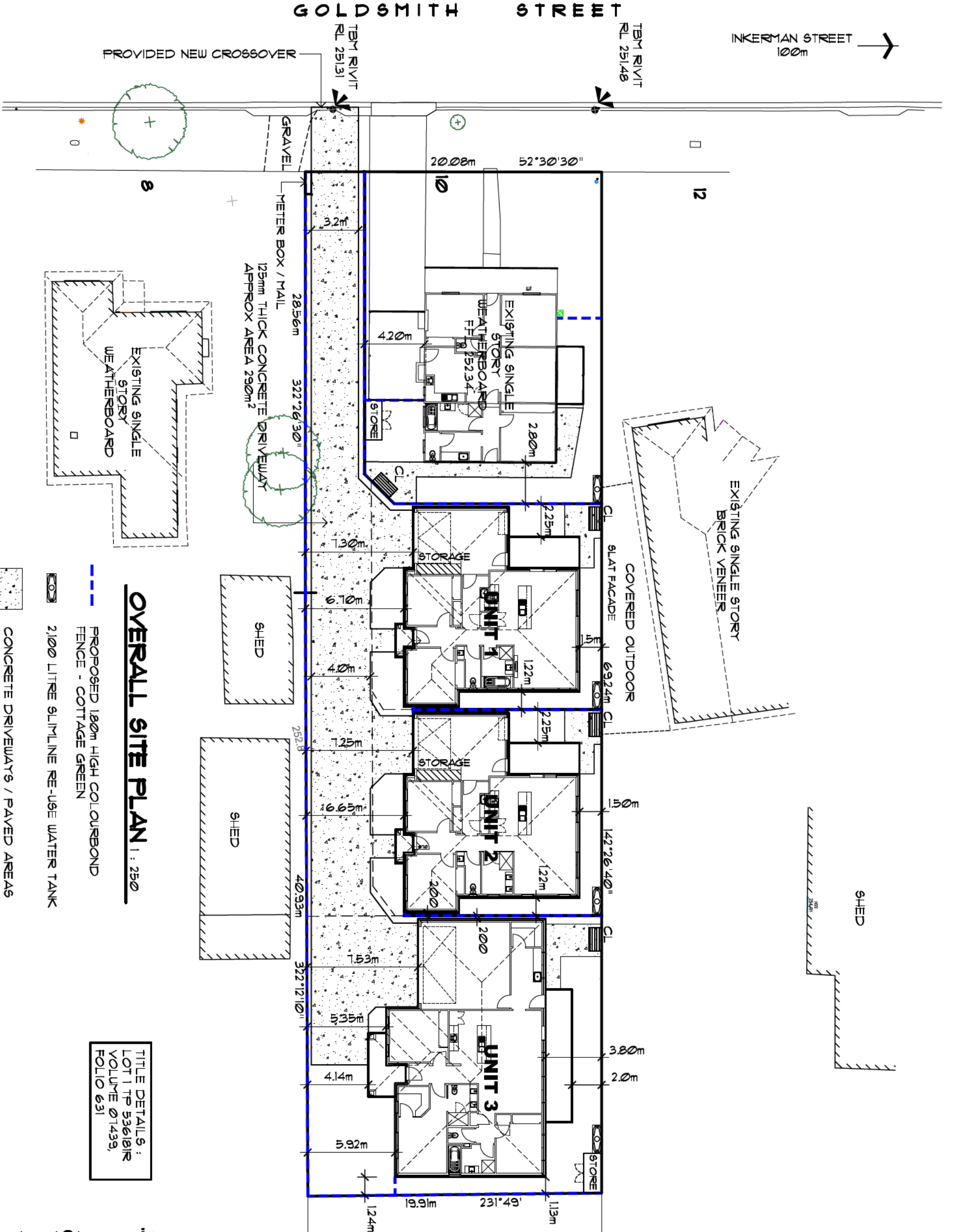
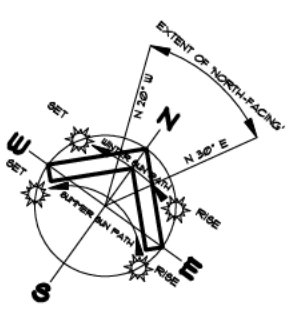
**PROPOSED LOT PLAN**  
 Designed C STEEL AUGUST 2024  
 Checked C STEEL Date 5 AUGUST 2024



Sheet 15 OF 24 Scale 1:250 (A3)  
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**K1215/24/15**

**FOR PLANNING PERMIT**  
**ISSUE DATE**  
**5 AUGUST 2024**



**OVERALL SITE PLAN 1: 250**

- PROPOSED 180m HIGH COLOURBOND FENCE - COTTAGE GREEN
- 2,100 LITRE SLIMLINE RE-USE WATER TANK
- CONCRETE DRIVEWAYS / PAVED AREAS
- 6m<sup>3</sup> EXTERNAL STORAGE
- WALL MOUNTED CLOTHES LINE

TITLE DETAILS:  
 LOT 1 TP 536181R  
 VOLUME 07439,  
 FOLIO 631

**building design**  
 CRAIG STEEL  
 PO BOX 403  
 Maryborough, VIC, 3465  
 Ph (03) 54613008 Fax (03) 54613009

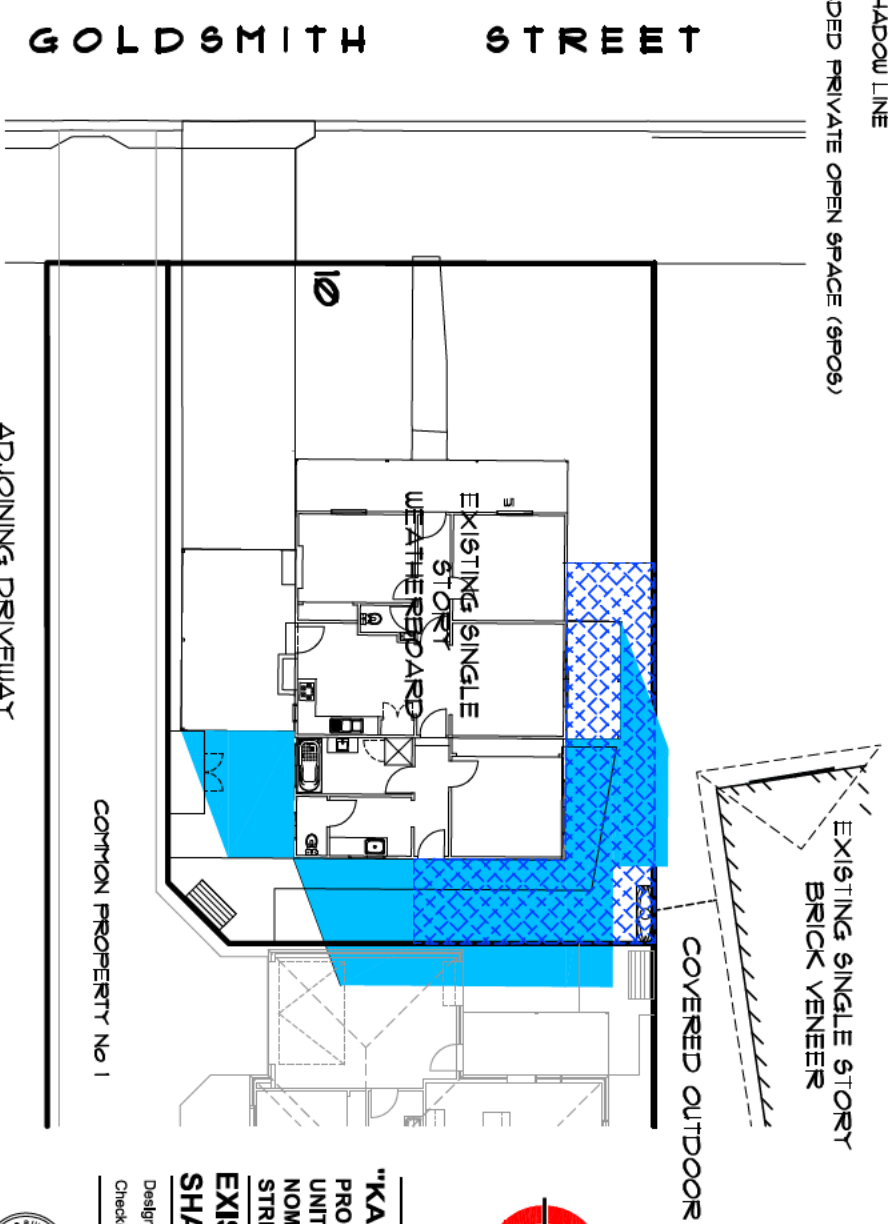
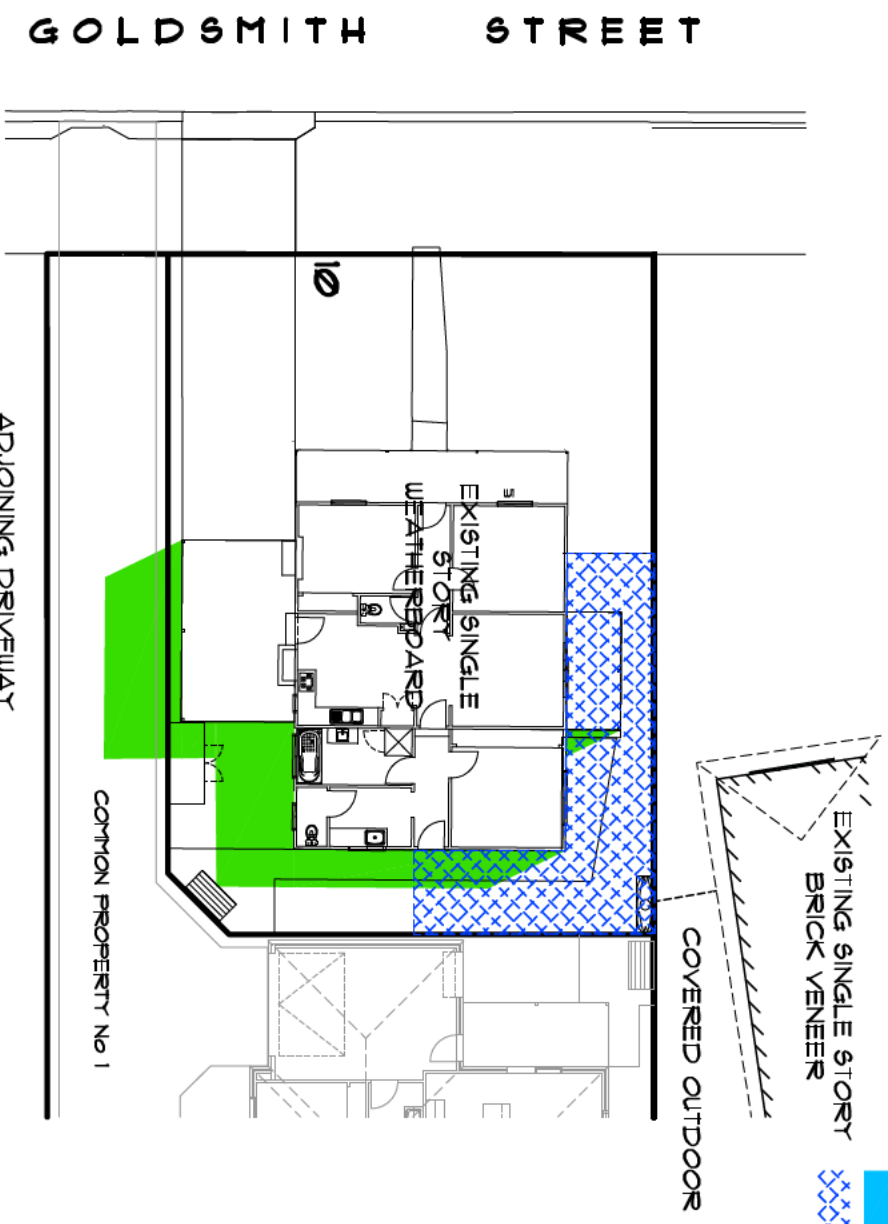
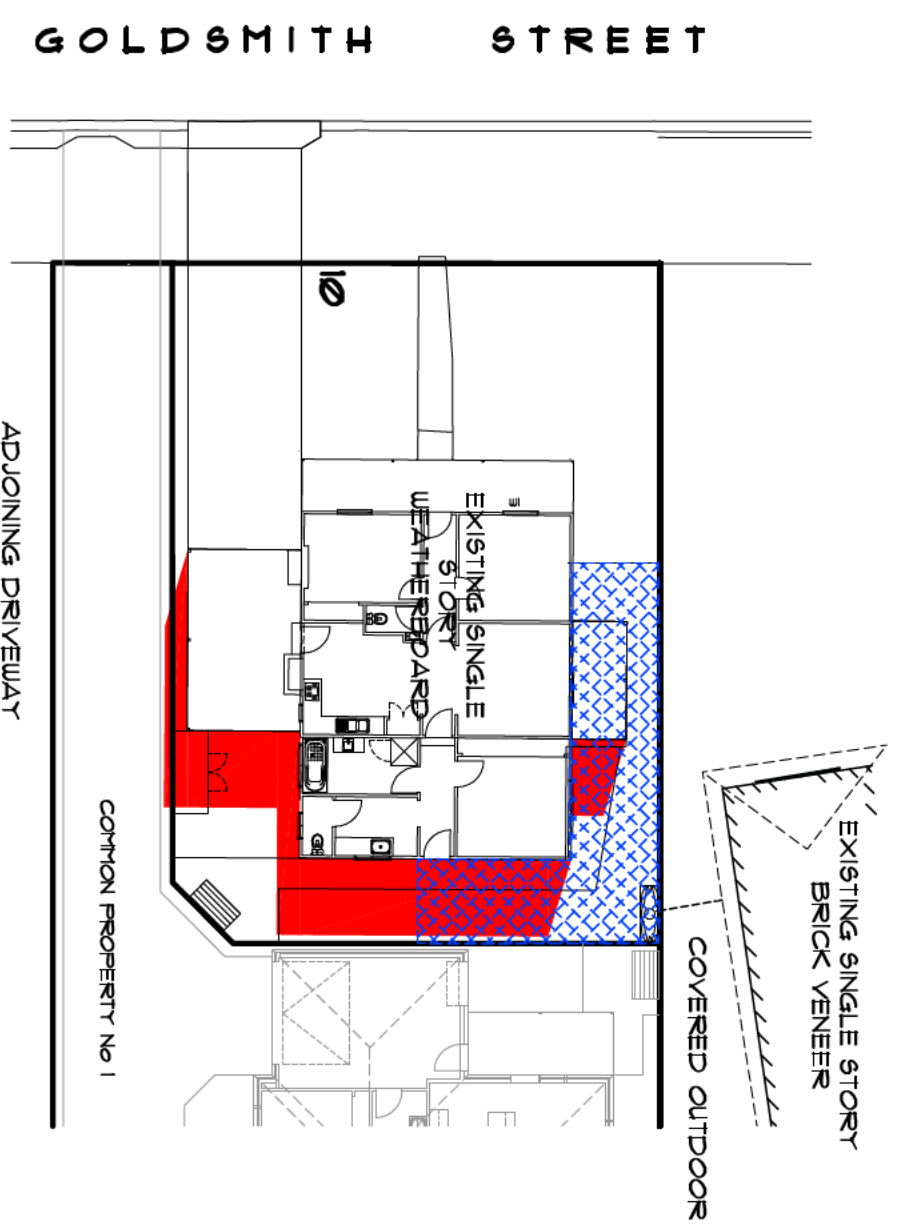
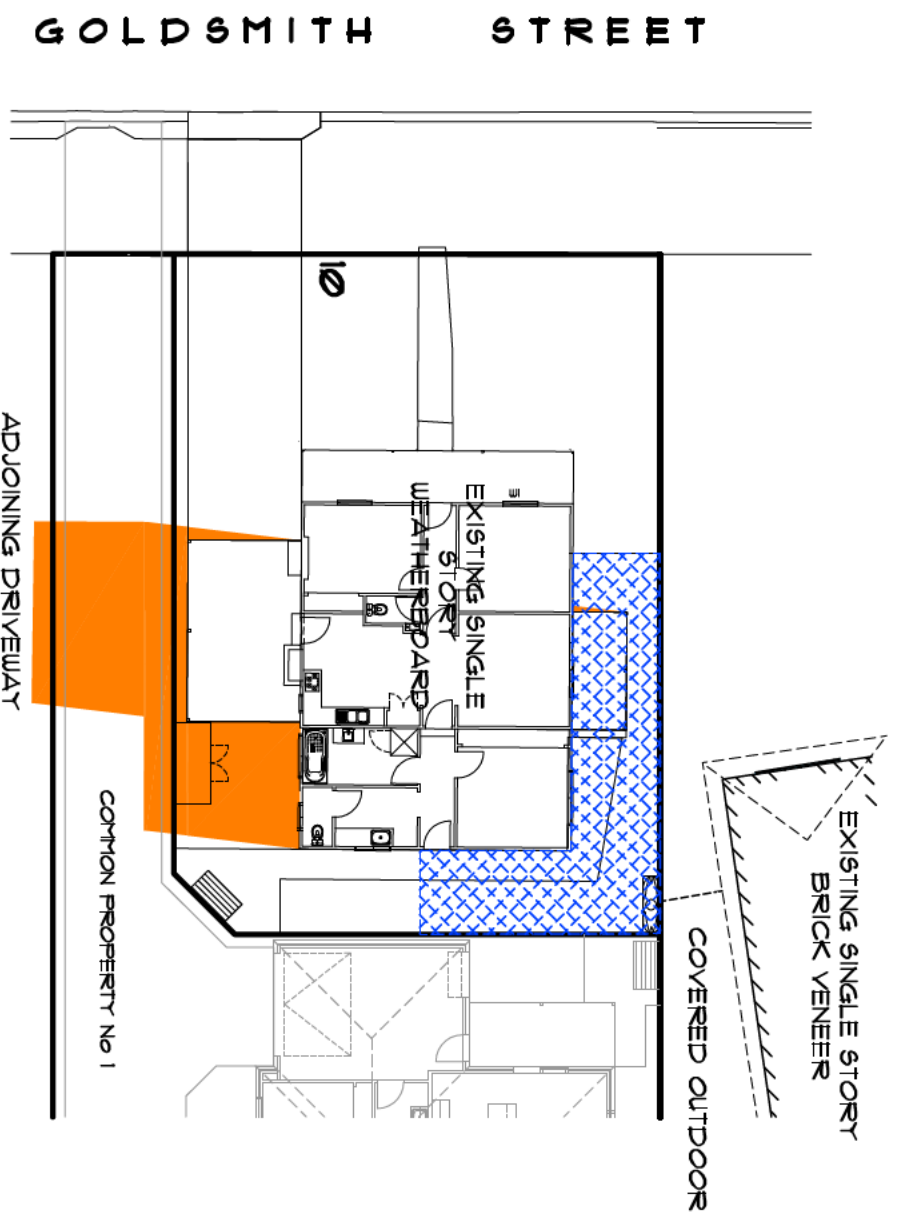
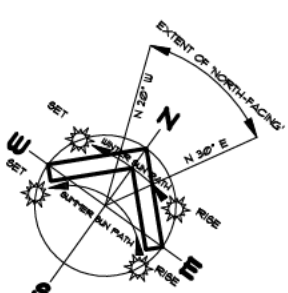
"KARBUS NOMINEES P/L"  
 PROPOSED 4 LOT SUBDIVISION AND 3  
 UNIT DEVELOPMENT FOR : KARBUS  
 NOMINEES PTY LTD, 10 GOLDSMITH  
 STREET MARYBOROUGH, VIC, 3465

**OVERALL SITE PLAN**  
 Designed C STEEL AUGUST 2024  
 Checked C STEEL Date 5 AUGUST 2024

**REGISTERED**  
 Building Practitioner  
 DP - AD 2555

Sheet 16 OF 24 Scale 1:250 (A3)  
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**K1215/24/16**



- 9am SHADOW LINE
- 11am SHADOW LINE
- 1pm SHADOW LINE
- 3pm SHADOW LINE
- SECLUDED PRIVATE OPEN SPACE (SPOS)



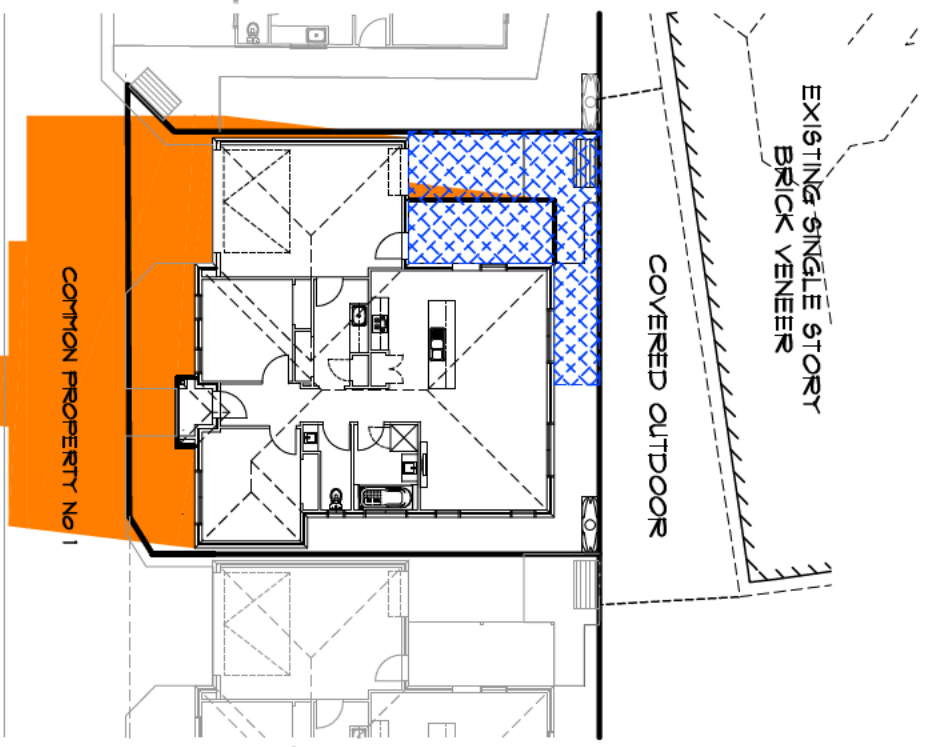
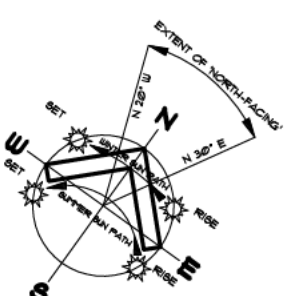
PO BOX 403  
 Maryborough, Vic, 3465  
 Ph (03) 54613008 Fax (03) 54613009

**"KARBUSS NOMINEES P/L"**  
 PROPOSED 4 LOT SUBDIVISION AND 3  
 UNIT DEVELOPMENT FOR : KARBUSS  
 NOMINEES PTY LTD, 10 GOLDSMITH  
 STREET MARYBOROUGH, VIC, 3465  
**EXISTING DWELLING  
 SHADOW DETAILS**

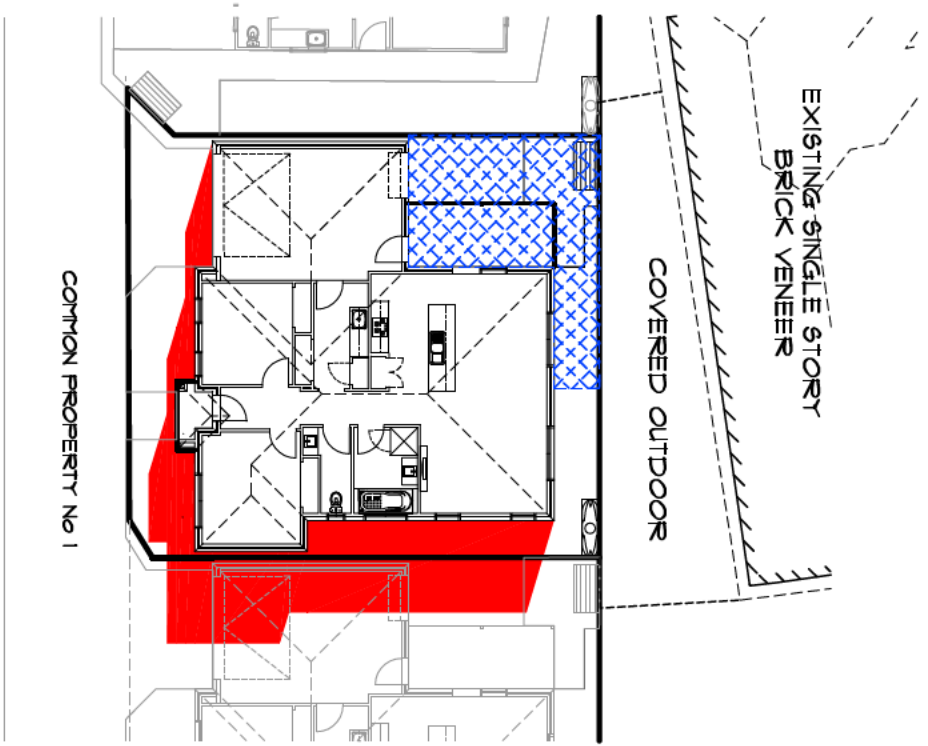
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 Checked C STEEL Date 5 AUGUST 2024



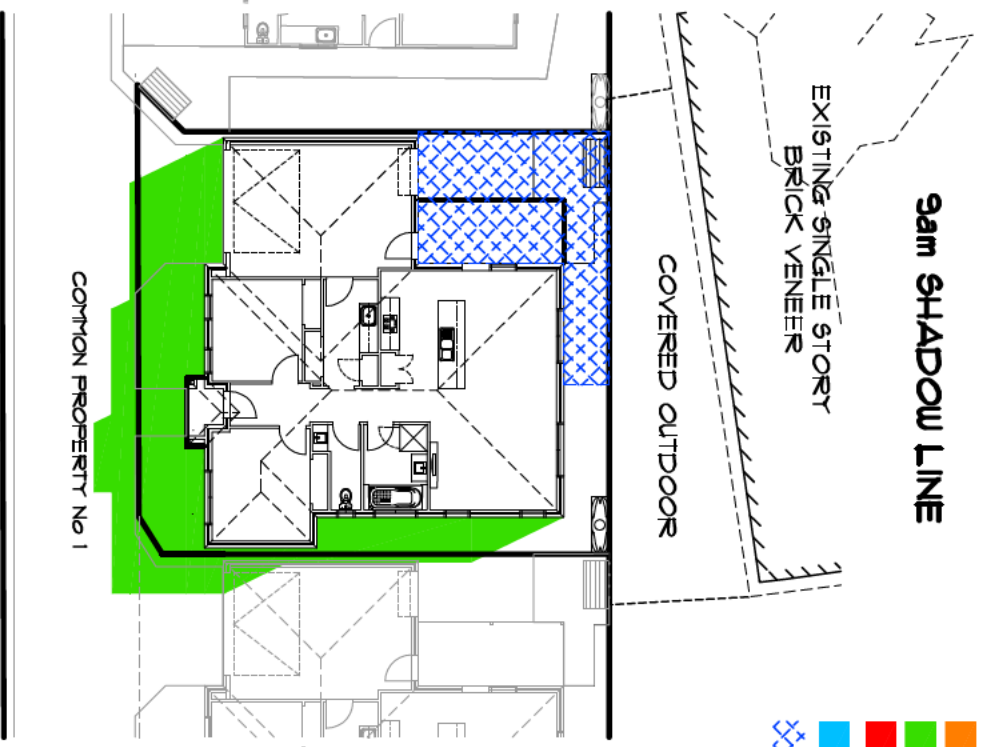
Sheet 17 OF 24 Scale 1:250 (A3)  
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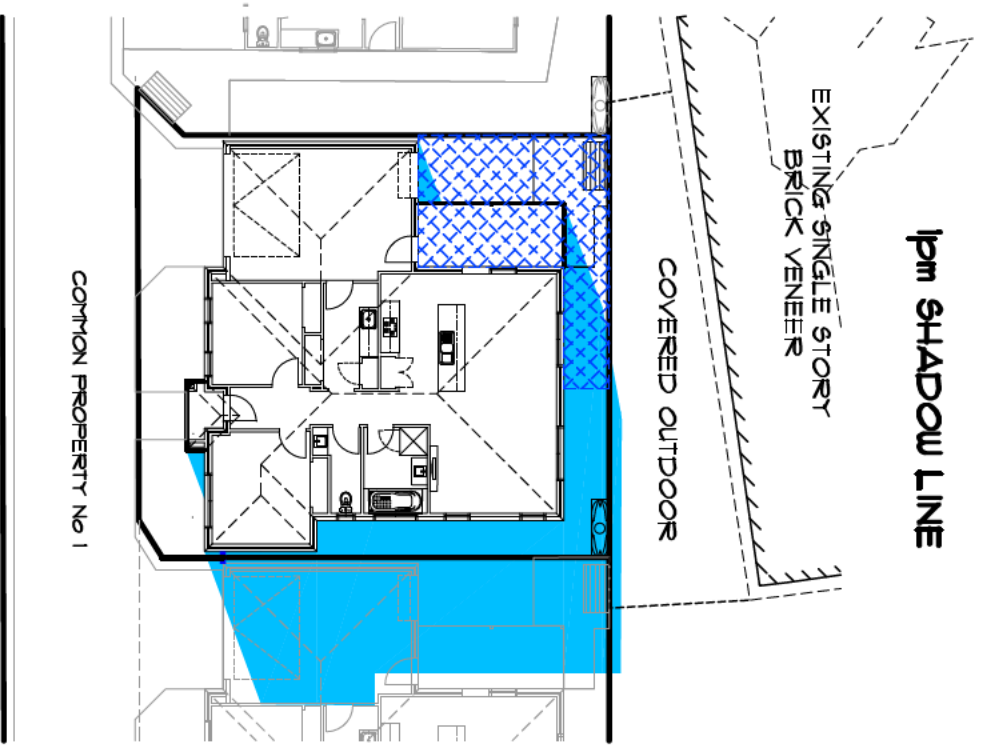
**9am SHADOW LINE**



**1pm SHADOW LINE**



**3pm SHADOW LINE**



**9am SHADOW LINE**

- 9am SHADOW LINE
- 11am SHADOW LINE
- 1pm SHADOW LINE
- 3pm SHADOW LINE
- SECLUDED PRIVATE OPEN SPACE (SPOS)

**REGISTERED**  
Building Practitioner  
DP - AD 2555

Sheet 18 OF 24 Scale 1:250 (A3)  
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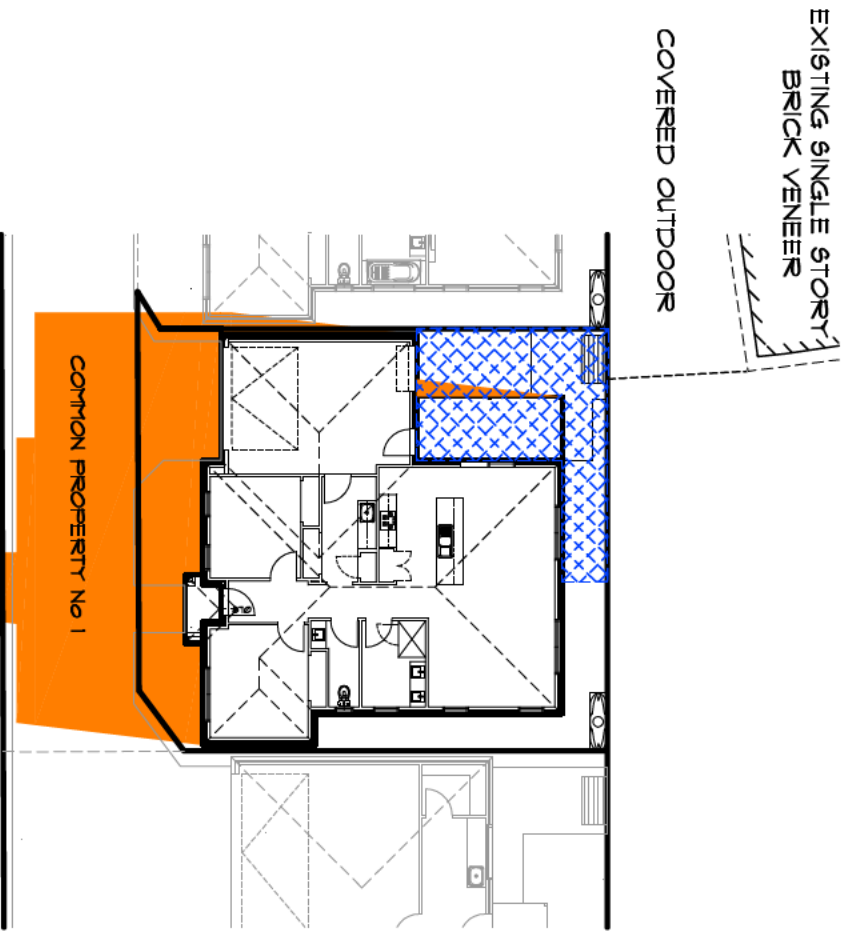
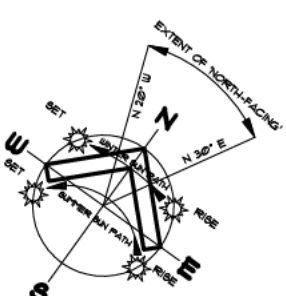
**"KARBUSS NOMINEES P/L"**  
PROPOSED 4 LOT SUBDIVISION AND 3  
UNIT DEVELOPMENT FOR : KARBUSS  
NOMINEES PTY LTD, 10 GOLDSMITH  
STREET MARYBOROUGH, VIC, 3465

**UNIT 1 SHADOW DETAILS**

Designed C STEEL AUGUST 2024  
Checked C STEEL Date 5 AUGUST 2024

**CRISP STEEL**  
**Building design**






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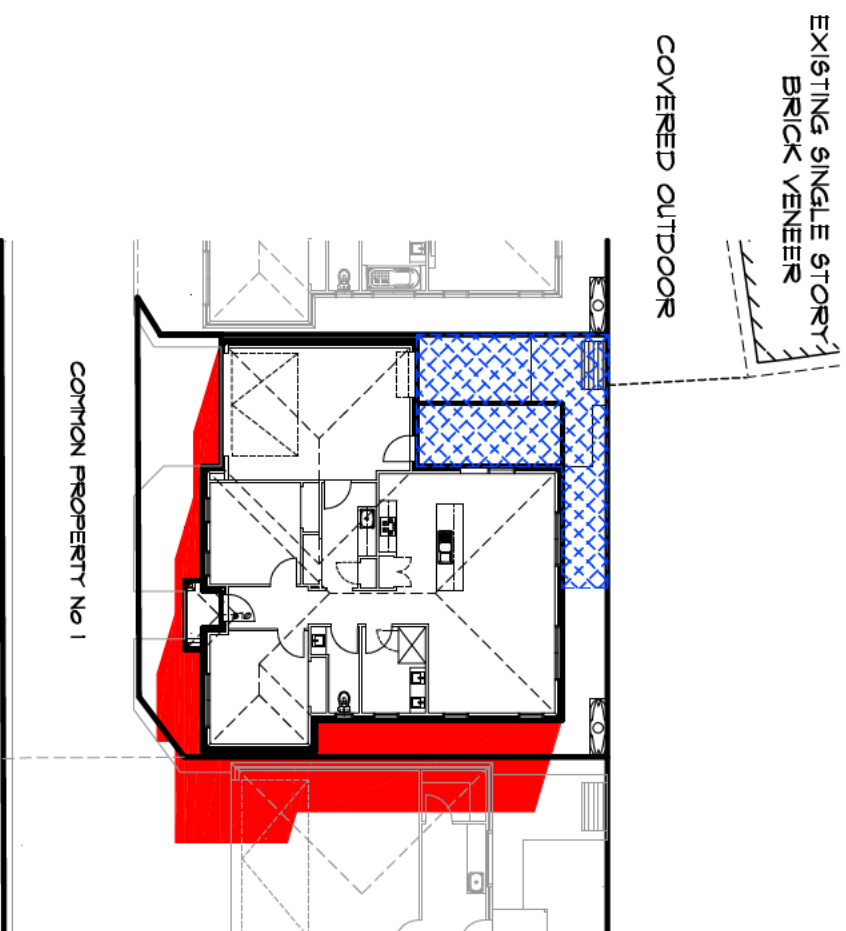


**9am SHADOW LINE**

EXISTING SINGLE STORY  
BRICK VENEER

COVERED OUTDOOR

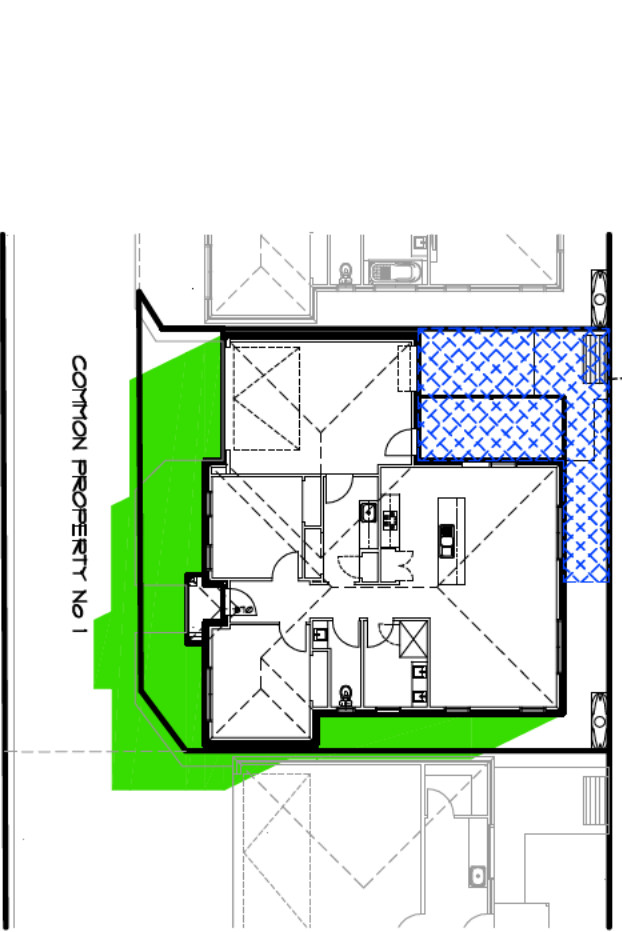
	9am SHADOW LINE
	11am SHADOW LINE
	1pm SHADOW LINE
	3pm SHADOW LINE
	SECLUDED PRIVATE OPEN SPACE (SPOS)



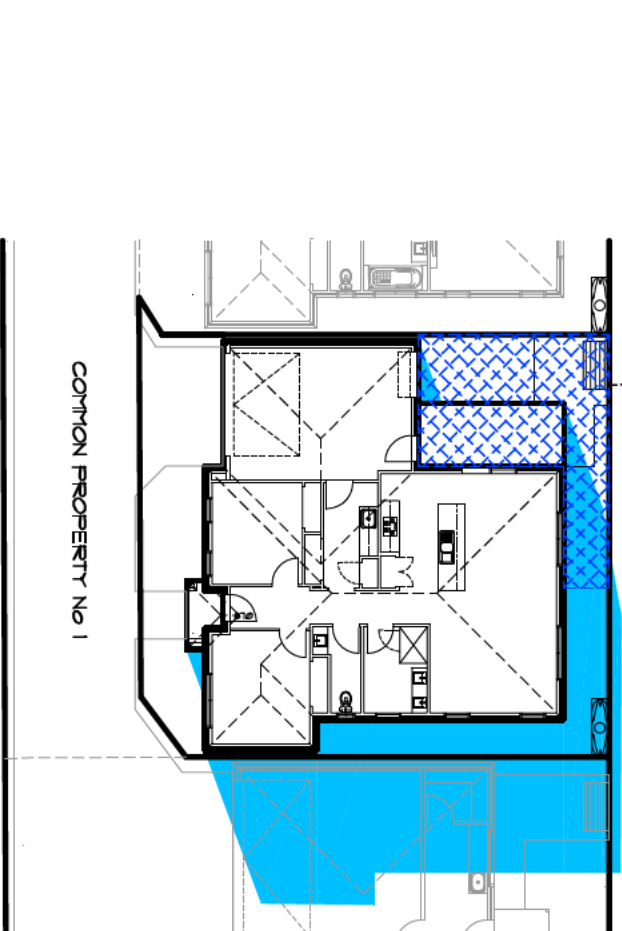
**1pm SHADOW LINE**

EXISTING SINGLE STORY  
BRICK VENEER

COVERED OUTDOOR



**11am SHADOW LINE**



**3pm SHADOW LINE**



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**"KARBUS NOMINEES P/L"**  
PROPOSED 4 LOT SUBDIVISION AND 3  
UNIT DEVELOPMENT FOR : KARBUS  
NOMINEES PTY LTD, 10 GOLDSMITH  
STREET MARYBOROUGH, VIC, 3465

**UNIT 2 SHADOW DETAILS**

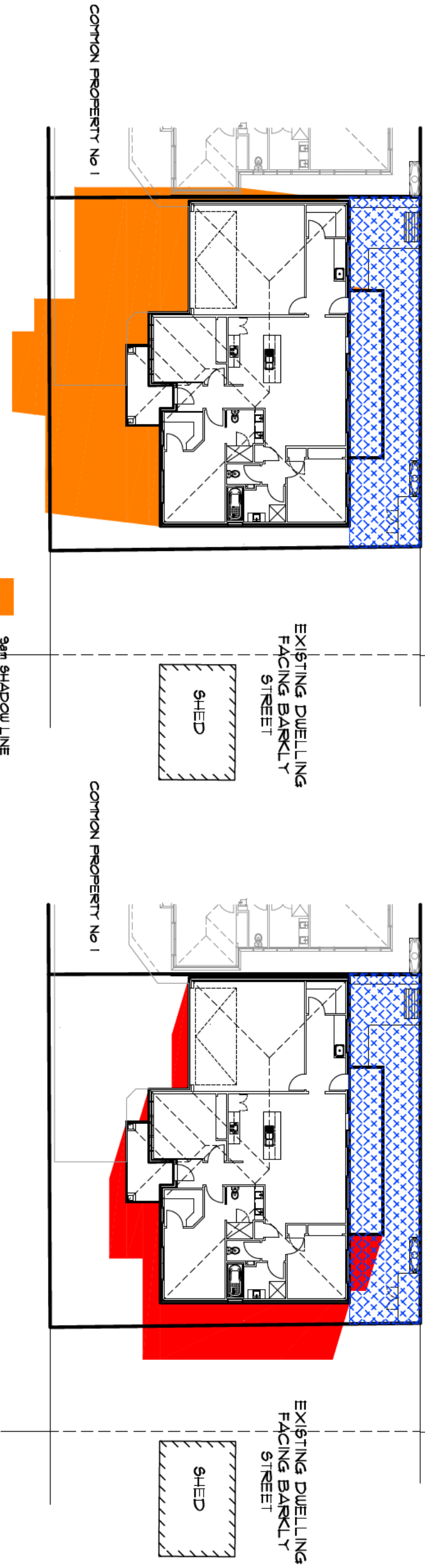
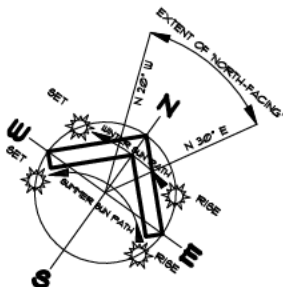
Designed C STEEL AUGUST 2024  
Checked C STEEL Date 5 AUGUST 2024



**REGISTERED**  
Building Practitioner  
DP - AD 2555

Sheet 19 OF 24 Scale 1:250 (A3)

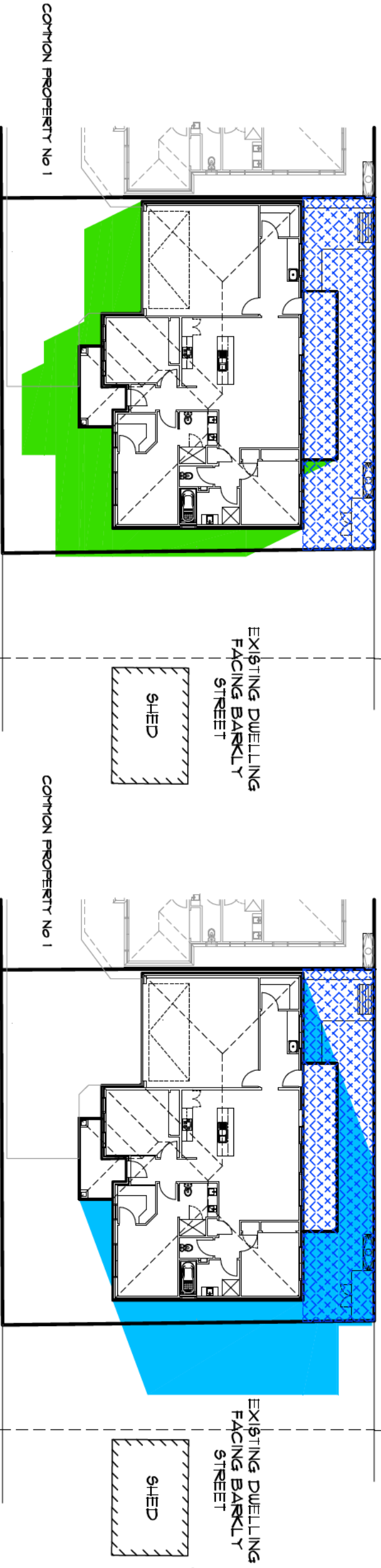
© Craig Steel Building Design DP - AD 2555



**9am SHADOW LINE**

**1pm SHADOW LINE**

- 9am SHADOW LINE
- 11am SHADOW LINE
- 1pm SHADOW LINE
- 3pm SHADOW LINE
- SECLUDED PRIVATE OPEN SPACE (SPOS)



**11am SHADOW LINE**

**3pm SHADOW LINE**



PO BOX 403  
 Maryborough, VIC, 3465  
 Ph (03) 54613008 Fax (03) 54613009

**"KARBUS NOMINEES P/L"**  
 PROPOSED 4 LOT SUBDIVISION AND 3  
 UNIT DEVELOPMENT FOR : KARBUS  
 NOMINEES PTY LTD, 10 GOLDSMITH  
 STREET MARYBOROUGH, VIC, 3465

**UNIT 3 SHADOW DETAILS**

Designed C STEEL AUGUST 2024  
 Checked C STEEL Date 5 AUGUST 2024



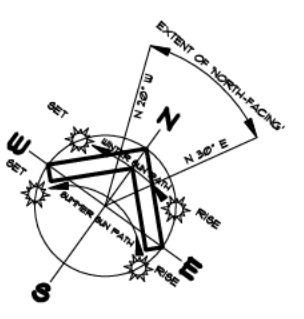
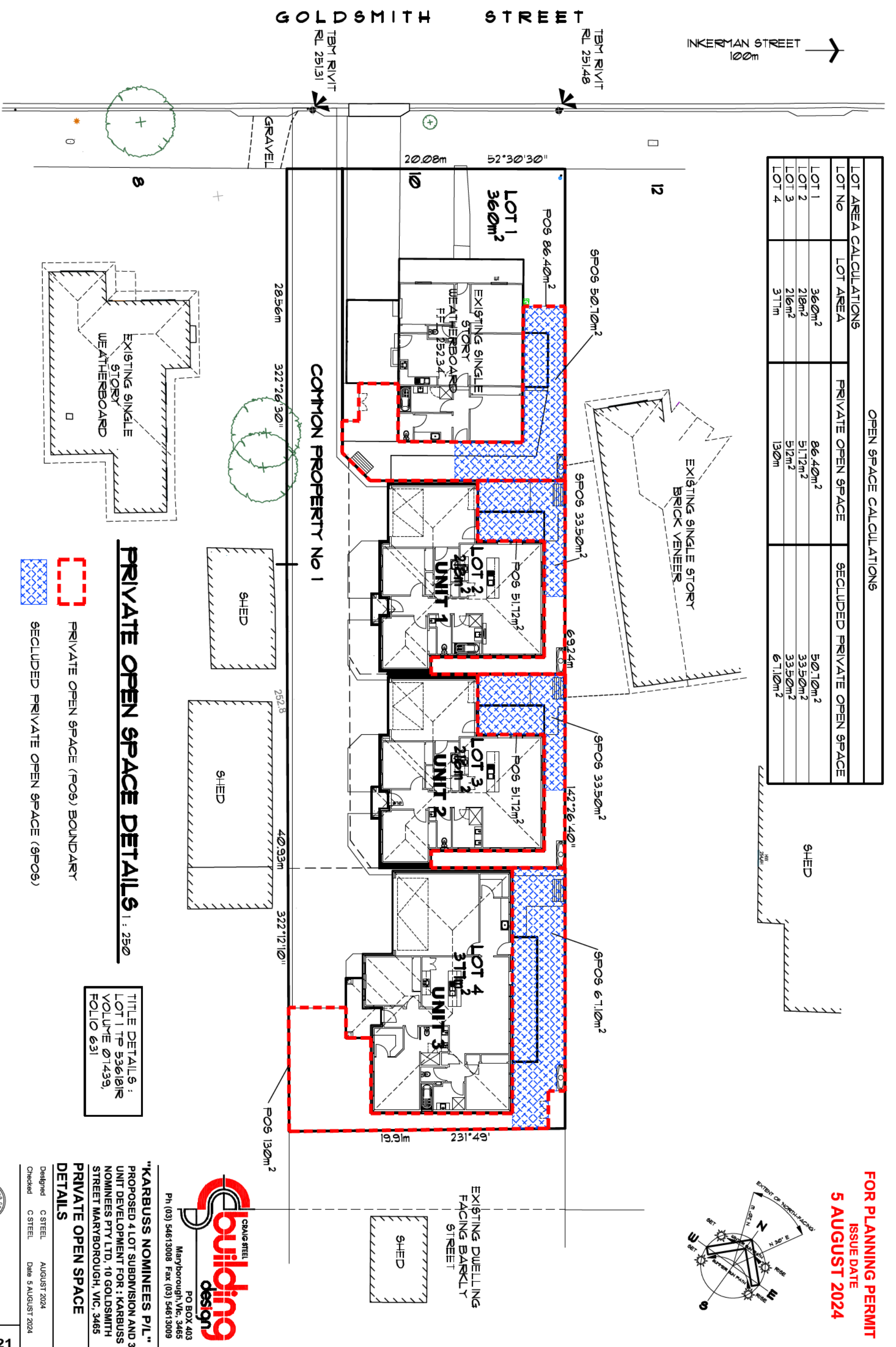
**REGISTERED**  
 Building Practitioner  
 DP - AD 2555

Sheet 20 OF 24 Scale 1:250 (A3)



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**FOR PLANNING PERMIT**  
**ISSUE DATE**  
**5 AUGUST 2024**

LOT AREA CALCULATIONS		OPEN SPACE CALCULATIONS	
LOT NO	LOT AREA	PRIVATE OPEN SPACE	SECLUDED PRIVATE OPEN SPACE
LOT 1	360m <sup>2</sup>	86.40m <sup>2</sup>	50.10m <sup>2</sup>
LOT 2	216m <sup>2</sup>	51.12m <sup>2</sup>	33.50m <sup>2</sup>
LOT 3	216m <sup>2</sup>	51.12m <sup>2</sup>	33.50m <sup>2</sup>
LOT 4	371m <sup>2</sup>	130m <sup>2</sup>	67.10m <sup>2</sup>



**PRIVATE OPEN SPACE DETAILS** 1 : 250

 PRIVATE OPEN SPACE (POS) BOUNDARY  
 SECLUDED PRIVATE OPEN SPACE (SPOS)

TITLE DETAILS :  
 LOT 1 TP 536/81R  
 VOLUME 07439,  
 FOLIO 631

**building design**  
 CRAIG STEEL  
 PO BOX 403  
 Maryborough, VIC, 3465  
 Ph (03) 54613008 Fax (03) 54613009

**"KARBUS NOMINEES P/L"**  
 PROPOSED 4 LOT SUBDIVISION AND 3  
 UNIT DEVELOPMENT FOR : KARBUS  
 NOMINEES PTY LTD, 10 GOLDSMITH  
 STREET MARYBOROUGH, VIC, 3465

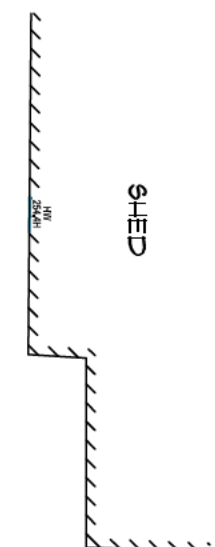
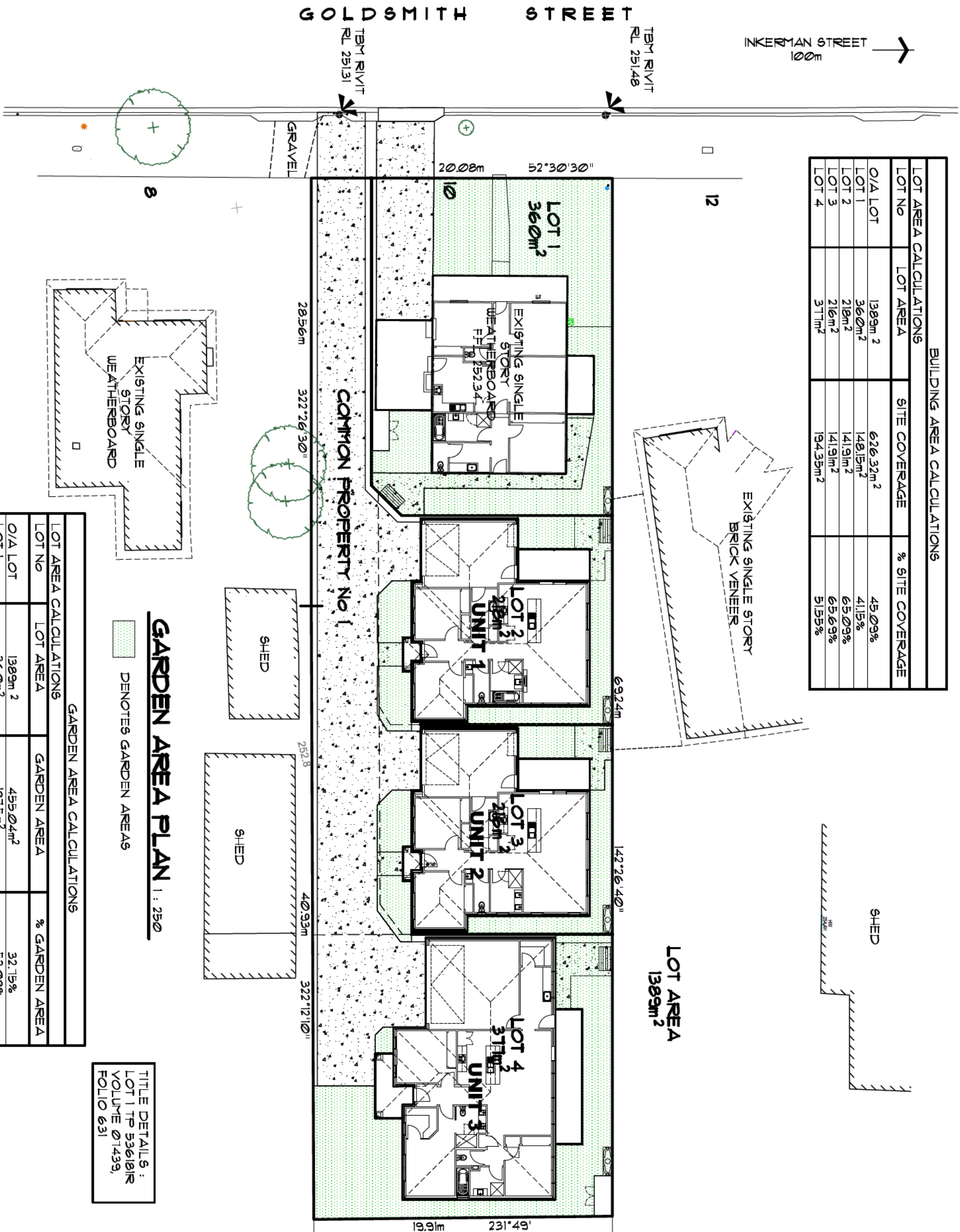
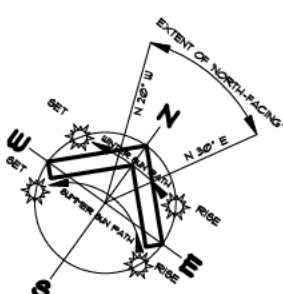
**PRIVATE OPEN SPACE  
 DETAILS**

Designed C STEEL AUGUST 2024  
 Checked C STEEL Date 5 AUGUST 2024

**REGISTERED**  
 Building Practitioner  
 DP - AD 2555



BUILDING AREA CALCULATIONS		
LOT AREA CALCULATIONS	LOT AREA	SITE COVERAGE
O/A LOT	1389m <sup>2</sup>	626.32m <sup>2</sup>
LOT 1	360m <sup>2</sup>	148.15m <sup>2</sup>
LOT 2	216m <sup>2</sup>	141.91m <sup>2</sup>
LOT 3	216m <sup>2</sup>	141.91m <sup>2</sup>
LOT 4	371m <sup>2</sup>	194.35m <sup>2</sup>
		45.09%
		41.15%
		65.09%
		65.69%
		51.55%



**LOT AREA**  
1389m<sup>2</sup>

**CANNON PROPERTY No 1**

**GARDEN AREA PLAN** 1 : 250

DENOTES GARDEN AREAS

**GARDEN AREA CALCULATIONS**

LOT AREA CALCULATIONS	LOT AREA	GARDEN AREA	% GARDEN AREA
O/A LOT	1389m <sup>2</sup>	455.04m <sup>2</sup>	32.75%
LOT 1	360m <sup>2</sup>	187.5m <sup>2</sup>	52.08%
LOT 2	216m <sup>2</sup>	68.75m <sup>2</sup>	31.53%
LOT 3	216m <sup>2</sup>	68.59m <sup>2</sup>	31.75%
LOT 4	371m <sup>2</sup>	130.20m <sup>2</sup>	34.53%

**TITLE DETAILS :**  
 LOT 1 TP 536/81R  
 VOLUME 07439,  
 FOLIO 631

**GARDEN AREA PLAN**

Designed C STEEL AUGUST 2024  
 Checked C STEEL Date 5 AUGUST 2024

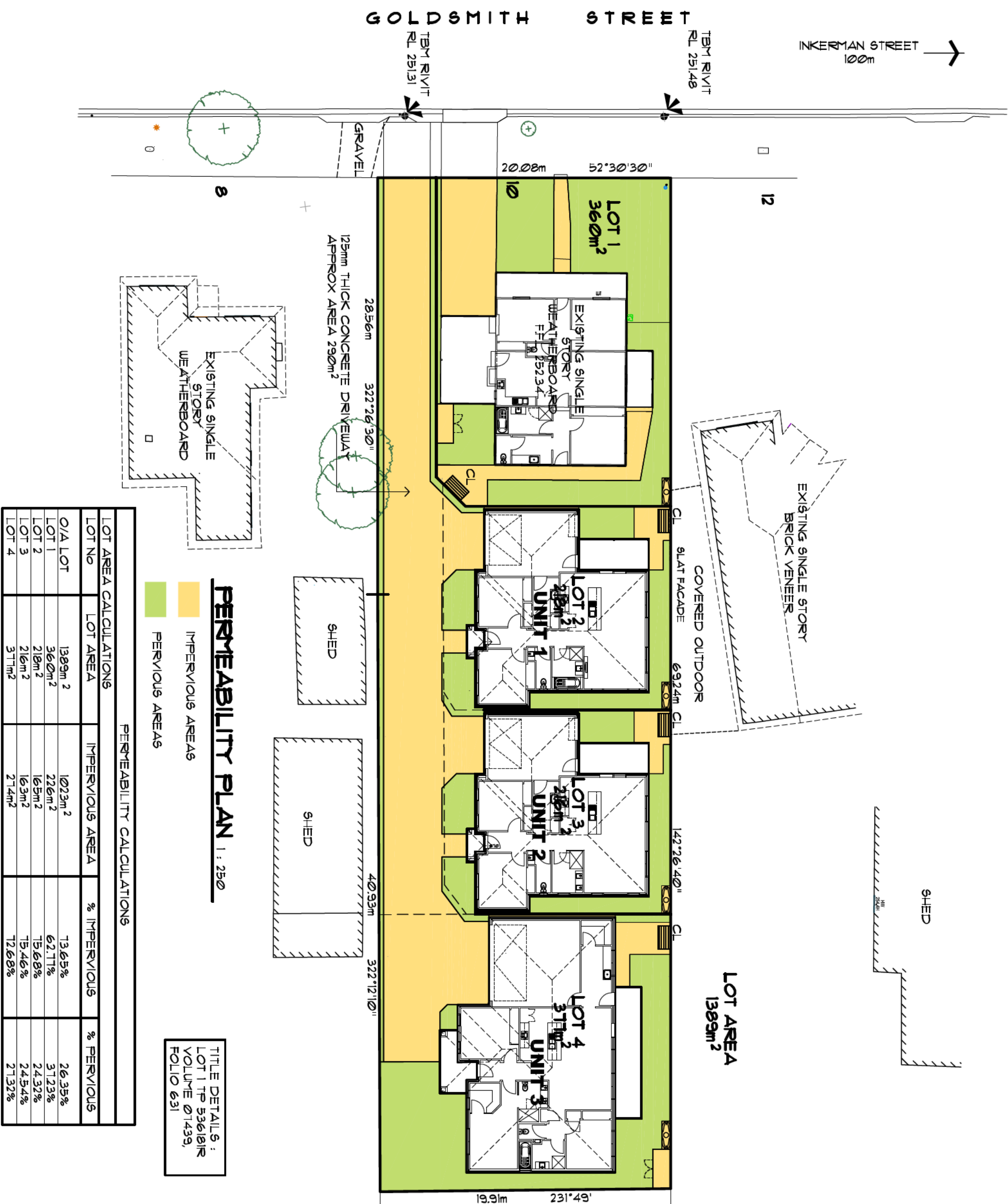
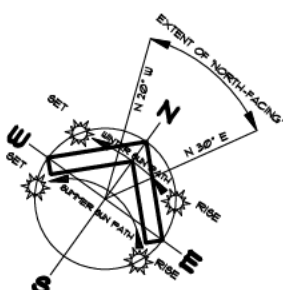


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 Building Practitioner  
 DP - AD 2555



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**"KARBUS NOMINEES P/L"**  
 PROPOSED 4 LOT SUBDIVISION AND 3  
 UNIT DEVELOPMENT FOR : KARBUS  
 NOMINEES PTY LTD, 10 GOLDSMITH  
 STREET MARYBOROUGH, VIC, 3465



LOT AREA CALCULATIONS		PERMEABILITY CALCULATIONS	
LOT NO	LOT AREA	IMPERVIOUS AREA	% IMPERVIOUS
O/A LOT	1389m <sup>2</sup>	1023m <sup>2</sup>	73.65%
LOT 1	360m <sup>2</sup>	226m <sup>2</sup>	62.77%
LOT 2	218m <sup>2</sup>	165m <sup>2</sup>	75.68%
LOT 3	216m <sup>2</sup>	163m <sup>2</sup>	75.46%
LOT 4	377m <sup>2</sup>	274m <sup>2</sup>	72.68%
PERMEABILITY CALCULATIONS		PERMEABILITY CALCULATIONS	
LOT NO	LOT AREA	IMPERVIOUS AREA	% IMPERVIOUS
O/A LOT	1389m <sup>2</sup>	1023m <sup>2</sup>	73.65%
LOT 1	360m <sup>2</sup>	226m <sup>2</sup>	62.77%
LOT 2	218m <sup>2</sup>	165m <sup>2</sup>	75.68%
LOT 3	216m <sup>2</sup>	163m <sup>2</sup>	75.46%
LOT 4	377m <sup>2</sup>	274m <sup>2</sup>	72.68%

**PERMEABILITY PLAN** 1 : 250

IMPERVIOUS AREAS

PERVIOUS AREAS

TITLE DETAILS :  
 LOT 1 TP 536/81R  
 VOLUME 07439,  
 FOLIO 631



PO BOX 403  
 Maryborough, VIC, 3465  
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**"KARBUS NOMINEES P/L"**  
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 UNIT DEVELOPMENT FOR : KARBUS  
 NOMINEES PTY LTD, 10 GOLDSMITH  
 STREET MARYBOROUGH, VIC, 3465

**REGISTERED**  
 Building Practitioner  
 DP - AD 2555

Designed C STEEL AUGUST 2024  
 Checked C STEEL Date 5 AUGUST 2024

Sheet 23 OF 24 Scale 1:250 (A3)  
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**FOR PLANNING PERMIT**  
**ISSUE DATE**  
**5 AUGUST 2024**

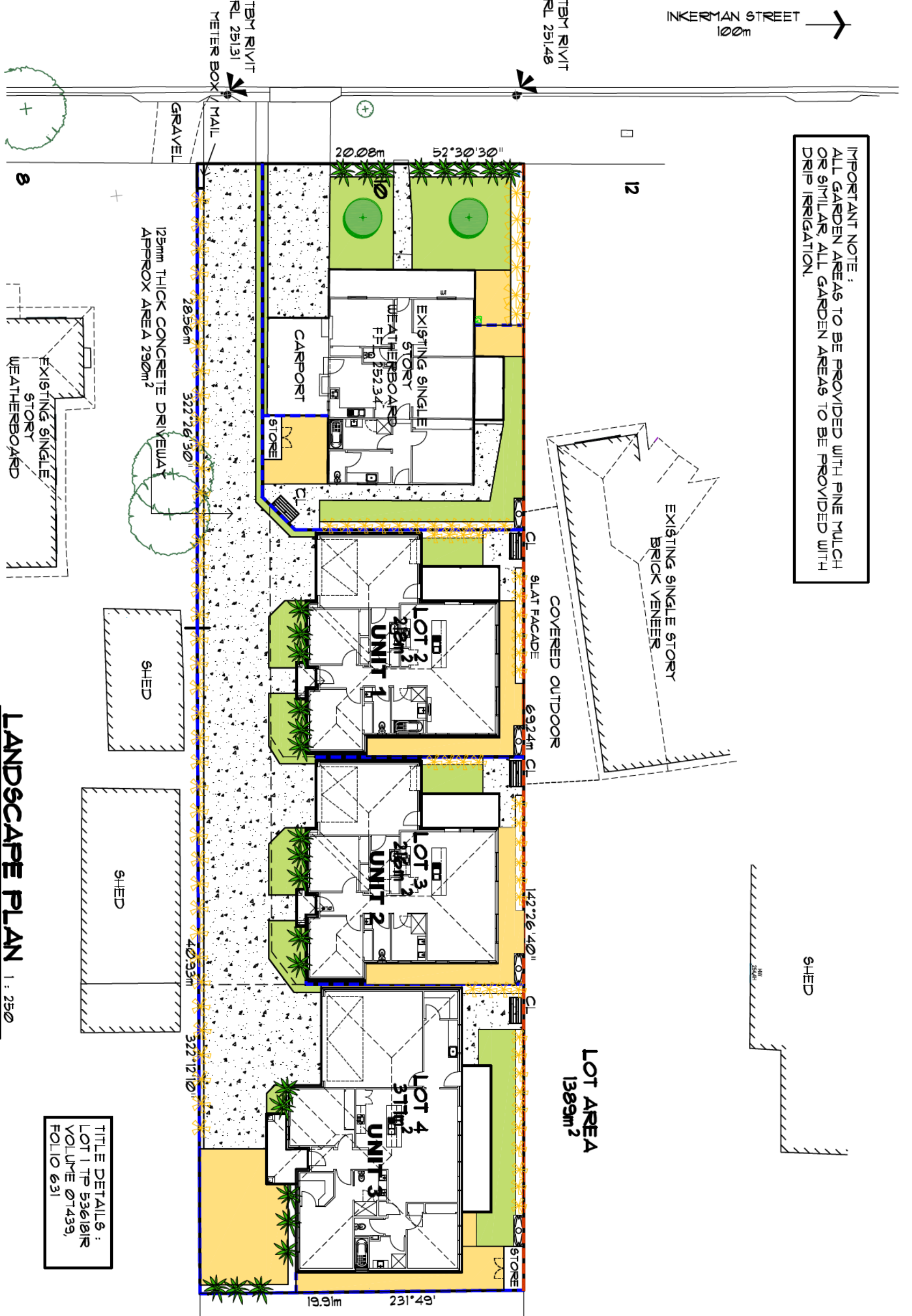
**IMPORTANT NOTE :**  
 ALL GARDEN AREAS TO BE PROVIDED WITH PINE MULCH OR SIMILAR. ALL GARDEN AREAS TO BE PROVIDED WITH DRIP IRRIGATION.

N KERRMAN STREET  
 100m

**GOLDSMITH STREET**

TBM RIVIT  
 RL 251.48

TBM RIVIT  
 RL 251.31  
 METER BOX



**LANDSCAPE PLAN**  
 1 : 250

**TITLE DETAILS :**  
 LOT 1 TP 536181R  
 VOLUME 07439,  
 FOLIO 631

- CONCRETE OR SIMILAR DRIVEWAYS / PAVED AREAS
- DIETERS GRANDIFLORA
- PHOTINIA ROBUSTA
- LAMANDRA "CRACKERJACK"
- FEATURE PLANTING ( CLEAVELAND SELECT ORNAMENTAL PEAR)

- GRAVEL AREAS
- GRASS OR SIMILAR / PERVIOUS AREAS
- LOOSE DECORATIVE STONES
- PROPOSED 180m HIGH COLOURBOND FENCE - COTTAGE GREEN
- EXISTING 150m ZINCALUME FENCE

- 2,100 LITRE RE-USE WATER TANK
- PROPOSED EXTERNAL STORAGE 6m³
- WALL MOUNTED CLOTHES LINE

**"KARBUS NOMINEES P/L"**  
 PROPOSED 4 LOT SUBDIVISION AND 3 UNIT DEVELOPMENT FOR : KARBUS NOMINEES PTY LTD, 10 GOLDSMITH STREET MARYBOROUGH, VIC, 3465

**building design**  
 CRAIG STEEL  
 PO BOX 403  
 Maryborough, VIC, 3465  
 Ph (03) 54613008 Fax (03) 54613009

**LANDSCAPING PLAN**  
 Designed C STEEL AUGUST 2024  
 Checked C STEEL Date 5 AUGUST 2024

**REGISTERED**  
 Building Practitioner  
 DP - AD 2555

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

VOLUME 07439 FOLIO 631

Security no : 124114739495L  
Produced 07/05/2024 08:14 AM

**LAND DESCRIPTION**

Lot 1 on Title Plan 536181R.  
PARENT TITLE Volume 06537 Folio 314  
Created by instrument 2329529 13/09/1950

**REGISTERED PROPRIETOR**

Estate Fee Simple

[REDACTED]  
[REDACTED]  
[REDACTED]

**ENCUMBRANCES, CAVEATS AND NOTICES**

[REDACTED] [REDACTED]  
[REDACTED]

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

**DIAGRAM LOCATION**

SEE TP536181R 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: 10 GOLDSMITH STREET MARYBOROUGH VIC 3465

**ADMINISTRATIVE NOTICES**

NIL

[REDACTED] [REDACTED]  
[REDACTED]

DOCUMENT END



# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>TP536181R</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>07/05/2024 08:14</b>

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The document is invalid if this cover sheet is removed or altered.

<b>TITLE PLAN</b>		<b>EDITION 1</b>	<b>TP 536181R</b>
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<p><b>Location of Land</b></p> <p>Parish: MARYBOROUGH          Township: MARYBOROUGH          Section: 39          Crown Allotment: 5(PT)          Crown Portion:</p> <p><b>Last Plan Reference:</b>          Derived From: VOL 7439 FOL 631          Depth Limitation: 50 FEET</p>	<p style="text-align: center;"><b>Notations</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
---	--

<p><b>Description of Land / Easement Information</b></p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 16/06/2000          VERIFIED: EWA</p>
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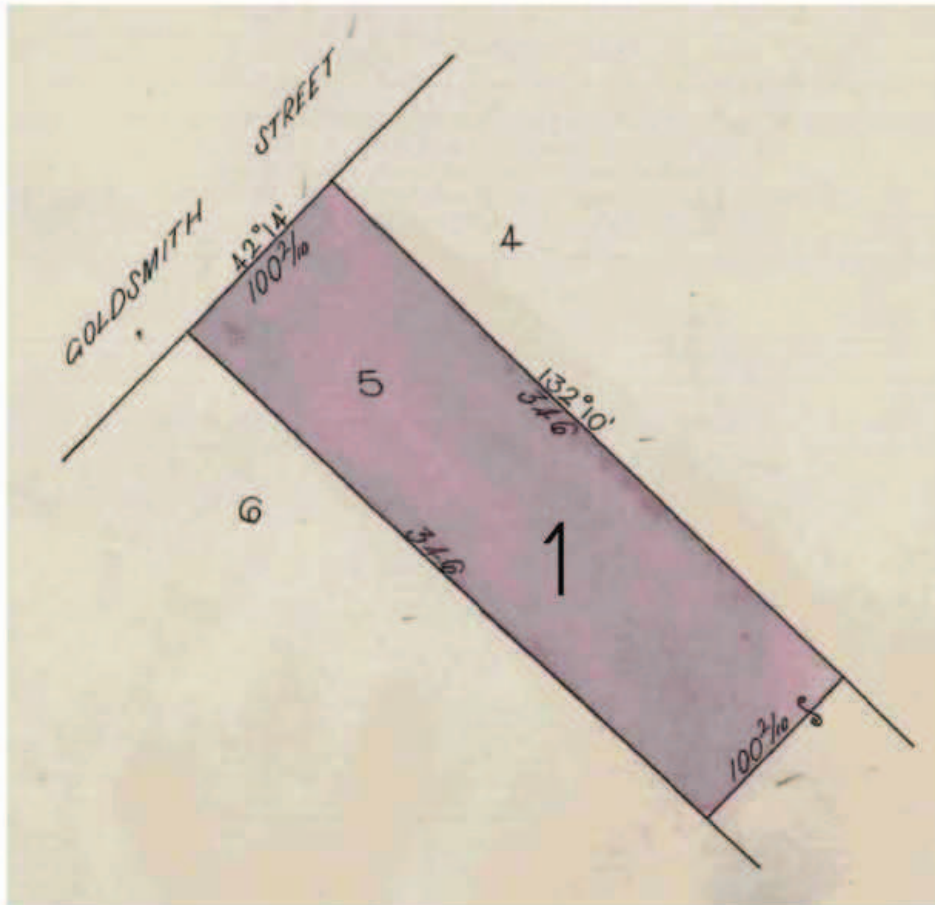


TABLE OF PARCEL IDENTIFIERS
<p>WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</p>
<p>PARCEL 1 = CA 5 (PT)</p>

<p>LENGTHS ARE IN LINKS</p>	<p>Metres = 0.3048 x Feet          Metres = 0.201168 x Links</p>		<p>Sheet 1 of 1 sheets</p>
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