



**Agreement pursuant to section 173 of the
Planning and Environment Act 1987 (Vic)**

BETWEEN

GREATER BENDIGO CITY COUNCIL

and

COLIBAN REGION WATER CORPORATION

and

ARBOR ESTATES PTY LTD ACN 118 940 006

177 View St Bendigo Vic 3550
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DX 55011 Bendigo

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www.becklegal.com.au





THIS AGREEMENT is made the

14

day of

August

2023

PARTIES:

GREATER BENDIGO CITY COUNCIL of 189-229 Lyttleton Terrace, Bendigo in the State of Victoria

(Council)

AND

COLIBAN REGION WATER CORPORATION of 37-45 Bridge Street, Bendigo in the State of Victoria

(Coliban Water)

AND

ARBOR ESTATES PTY LTD ACN 118 940 006 of 45 Edwards Road, Kennington in the State of Victoria

(the Owner)

BACKGROUND:

- A. The Owner is the registered proprietor of the Land.
- B. Council is the Responsible Authority for the administration and enforcement of the Act for the Scheme.
- C. Coliban Water is an Authority pursuant to the *Water Act 1989* and the provider, or potential provider, of sewerage services to the Land.
- D. Coliban Water has agreed to the Owner's request for an extension of the sewer mains to allow sewerage connection works for the Land to the sewer main.
- E. It has been negotiated amongst the Council, the Owner and Coliban Water that specific arrangements should be entered into in relation to Sewerage Connection Works and drainage for the Land,
- F. The Land is within the municipality of Council and affected by the Scheme.
- G. On 25 March 2021 Council issued the Planning Permit which permits a subdivision of the land into twenty (20) lots.
- H. Condition 10 of the Planning Permit provides:

"BUILDING EXCLUSION AREA

Before the plan of subdivision is certified the owner must undertake one of the following actions to administer a building exclusion area of at least three (3) metres from the southern allotment boundary of proposed Lots 2 to 12 to protect the amenity of the adjoining public reserve.

- a) an Agreement with the Responsible Authority under section 173 of the Planning and Environment Act 1987;*
- b) a Restriction shown on the Plan of Subdivision; or*
- c) an easement.*

The building exclusion area may be used by the owner for access, parking, or storage purposes, but must not be built upon except with the express written consent of the responsible authority.

The owner must pay the reasonable costs for the preparation, execution and registration for any of the actions listed above."

I. Condition 11 of the Planning Permit provides:

"DETAILED DRAINAGE

Before the plan of subdivision is certified under the Subdivision Act 1988, plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and then will form part of the permit. The plans must be drawn to scale with dimensions. The plans must include

- Direction of stormwater run off
- A point of discharge for each lot;
- Independent drainage for each lot.
- Stormwater detention
 - Allowable Discharge:
 - Q10% = 63 l/s per ha
 - Q1% = 131 l/s per ha
- Stormwater quality
- Drainage easements"

J. Condition 12 of the Planning Permit provides:

"DRAINAGE WORKS

Prior to the issue of the statement of compliance for the subdivision, drainage works must be constructed in accordance with plans approved by the responsible authority".

K. Condition 19 (c) of the Planning Permit provides:

"COLIBAN WATER

Prior to the issue of the Statement of Compliance for the subdivision, the owner shall enter into an agreement with the Responsible Authority and Coliban Water under Section 173 of the Planning and Environment Act, for the creation of a Section 173 Agreement, which is to be registered on the parent title and ultimately apply to Lots 1-20 within this development site. This is to ensure that any future owner is aware of the specific requirements for sewage to the lots. The land owner's solicitor may prepare the agreement and liaise with Coliban Water regarding the specific wording."

L. The parties acknowledge that this Agreement provides for:

- (a) matters intended to satisfy Conditions 10, 11, 12 and 19 (c) of the Planning Permit;
- (b) matters intended to achieve and advance the objectives of planning in Victoria; and



- (c) matters intended to achieve and advance the objectives of planning in the Scheme and is made pursuant to Section 173 of the Act.

1. DEFINITIONS

In this Agreement:

Act means the *Planning and Environment Act 1987 (Vic)*.

Agreement means this Agreement, including the Schedule and Annexures and the background to this Agreement.

Approved Plan means the plan or plans endorsed from time to time with the stamp of Coliban Water as the plan of any part of the Sewerage Connection Works.

Business Day means Monday to Friday excluding public holidays in Victoria.

Coliban Water Sewerage System means the sewerage system of Coliban Region Water Corporation designed to receive, convey, store, treat and dispose of sewerage from the Land or lots created within the Land.

Drainage Works means those drainage works contemplated and to be approved by Council in accordance with condition 11 of the Planning Permit and required to be carried out prior to the issued of a Statement of Compliance for the Plan of Subdivision in accordance with condition 12 of the Planning Permit.

Endorsed Plans means the plan or plans endorsed with the Stamp of Council from time to time attached to the Planning Permit.

Land means:

- all that piece of land being Crown Allotment 120C Section O Parish of Sandhurst being the whole of the land described in Certificate of Title Volume 09201 Folio 662;
- all that piece of land being Lot 1 and Lot 2 on Title Plan 898023N being the whole of the land described in Certificate of Title Volume 08671 Folio 715; and
- all that piece of land being Lot 1 on Plan of Subdivision 427834S being the whole of the land described in Certificate of Title Volume 10485 Folio 909.

Lot means any lot created by the proposed subdivision under the Planning Permit.

Planning Permit means planning permit DS/892/2020 a copy of which can be inspected from Council Offices upon appointment.

Plan of Subdivision means the proposed plan of subdivision of the Land a copy of which can be inspected from Council Offices upon appointment.

Scheme means the Greater Bendigo Planning Scheme or any other planning scheme which applies to the Land from time to time.

Stormwater Detention Calculation Plan means the Stormwater Detention & WSUD Requirements prepared by Terraco, dated December 2021, a copy of which is attached as Annexure A.

2. INTERPRETATION

The parties agree and acknowledge that in this Agreement:

- 2.1 The singular includes the plural and the plural includes the singular.
- 2.2 A reference to a gender includes a reference to each other gender.
- 2.3 The reference to a person includes a reference to a firm, corporation, association or other entity and their successors in law.
- 2.4 If a party consists of more than one person this Agreement binds them jointly and each of them severally.
- 2.5 A reference to a statute includes any statute amending, consolidating or replacing that statute and includes any subordinate instruments made under that statute.
- 2.6 The Background to this Agreement is and will be deemed to form part of this Agreement including any terms defined within the Background.

3. COMMENCEMENT

This Agreement came into force on the date it was made and set out above or and if no date is specified on the day in which the Agreement was registered on the relevant Certificate of Title to the Land.

4. TERMINATION OF AGREEMENT

This Agreement may be ended by mutual agreement between Council; Coliban Water and the Owner either wholly or in part or as to any part of the Land. As soon as reasonably practicable after this Agreement has ended, Council must, at the request and at the cost of the Owner, apply to the Registrar of Titles under Section 183 of the Act to cancel the recording of this Agreement on the Register.

5. OWNER'S COVENANTS

5.1 Specific Obligations on the Owner

Coliban Water

- 5.1.1 The Owner agrees and acknowledges that the maximum sewer output each Lot must not exceed 600 litres per day with plumbing fixtures equal to or less than a 35 fixture unit rating according to AS3500 plumbing regulations. This volume includes any proposed trade waste which is subject to separate agreement with Coliban Water.

Building Exclusion Area

- 5.1.2 The Owner agrees that the area not less than three metres from the southern boundary of Lots 2 to 12 is a building exclusion area; and
- 5.1.3 The Owner agrees not to build or construct a dwelling or structure within the building exclusion area set out in 5.1.2 above without the prior written approval of Council.

Drainage

- 5.1.4 The Owner and acknowledges and agrees that:

5.1.4.1 nothing in clause 5.1.5 below is to be construed to mean that the Drainage Works are not required to be commenced and undertaken to the extent necessary prior to the issue of Statement of Compliance; and

5.1.4.2 that by operation of and in accordance with clause 5.1.5 it is only to the extent which it is reasonably necessary that the Drainage Works may be completed after the issue of Statement of Compliance.

5.1.5 The Owner agrees that, in lieu of the completion of the Drainage Works prior to the issue of Statement of Compliance in accordance with condition 12 of the Planning Permit ,as follows:

5.1.5.1 to complete the Drainage Works, including the on-site stormwater detention system and/or water quality treatment system in accordance with the Stormwater Detention Calculation Plan and to the satisfaction of Council prior to occupation of a building on a Lot;

5.1.5.2 to maintain the Drainage Works, including the on-site stormwater detention system and/or water quality treatment system installed on the Land and will not modify either system without prior written approval from Council;

5.1.5.3 to allow duly authorised officers of Council to inspect the Drainage Works, including the on-site stormwater detention system and/or water quality treatment system at mutually agreed time; and

5.1.5.4 it will pay for all the costs associated with the construction and maintenance of the Drainage Works, including the on-site stormwater detention system and/or water quality treatment system.

Further Obligations on the Owner

5.1.6 Covenants run with the Land

The Owner's obligations in this Agreement are intended to take effect as covenants which shall be annexed to and run at law and in equity with the Land and every part of it, and bind the Owner and their successors, assignees and transferees, the registered proprietor or proprietors for the time being of the Land and every part of the Land.

5.1.7 Successors in title

Until this Agreement is recorded on the folio of the Register which relates to the Land pursuant to Section 181 of the Act, the Owner must ensure that its successors in title give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement including requiring the successors in title to execute a deed agreeing to be bound by the terms of this Agreement. Until that deed is executed, the Owner, being party to this Agreement, remain liable to perform all of the Owner's obligations contained in this Agreement.

5.1.8 Further assurance

The Owner agrees to do all that is necessary to enable Council to make an application to the Registrar of Titles to make a recording of this Agreement on the Certificate of Title to the Land in accordance with Section 181 of the Act, including the signing of any further agreement, acknowledgement or other document which relates to the Land.

5.1.9 Payment of Council's costs

The Owner agrees to pay on demand to Council and Coliban Water their respective costs and expenses incurred and incidental to the preparation, execution and registration of this Agreement pursuant to Section 181 of the Act, together with all costs of enforcing this Agreement if deemed necessary by Council.

5.1.10 Mortgagee to be bound

The Owner agrees to obtain the consent of any Mortgagee to be bound by the covenants in this Agreement if the Mortgagee becomes mortgagee in possession of the Land.

5.1.11 Indemnity

The Owner agrees to indemnify and keep Council and Coliban Water, its officers, employees, agents, workmen and contractors indemnified from and against all costs, expenses, losses or damages which they or any of them may sustain, incur or suffer or be or become liable for or in respect of any suit, action, proceeding, judgment or claim brought by any person arising from any non-compliance with this Agreement.

5.1.12 Non-compliance

If the Owner has not complied with this Agreement within 14 days after the date of service on the Owner by Council and Coliban Water of a notice which specified the Owner's failure to comply with any provision of this Agreement, the Owner agrees:

5.1.12.1 to allow Council's and Coliban Water's officers, employees, contractors or agents to enter the Land and rectify the non-compliance;

5.1.12.2 to pay to Council and Coliban Water on demand, Council's and Coliban Water's reasonable costs and expenses incurred as a result of the Owner's non-compliance; and

5.1.12.3 to pay interest at the rate of 2% above the rate prescribed under Section 2 of the *Penalty Interest Rates Act 1983* on all monies which are due and payable but remain owing under this Agreement until they are paid in full;

And the Owner agrees;

5.1.12.4 to accept a certificate signed by the Chief Executive Officer of Council and Coliban Water (or any nominee of the Chief Executive Officer) as prima facie proof of the costs incurred by Council in rectifying the Owner's non-compliance with this Agreement;

5.1.12.5 that any payments made for the purposes of this Agreement shall be appropriated first in payment of any interest and any unpaid costs of Council and Coliban Water and then applied in repayment of the principal sum; and

5.1.12.6 that all costs or other monies which are due and payable under this Agreement but which remain owing shall be a charge on the Land until they are paid in full.

5.2 Council access

The Owner agrees to allow Council and its officers, employees, contractors or agents or any of them to enter the Land (at any reasonable time) to assess compliance with this Agreement.

5.3 Coliban Water Access

The Owner covenants to allow Coliban Water and its officers, employees, contractors or agents or any of them, to enter the Land (at any reasonable time) to assess compliance with this Agreement.

5.4 Owner's warranty

The Owner warrants and covenants that:

5.4.1 the Owner is the registered proprietor (or is entitled to become the registered proprietor) of the Land and is also the beneficial owner of the Land;

5.4.2 there are no mortgages, liens, charges or other encumbrances or leases or any rights inherent in any person other than the Owner affecting the Land which have not been disclosed by the usual searches of the folio of the Register for the Land or notified to Council or Coliban Water;

5.4.3 no part of the Land is subject to any rights obtained by adverse possession or subject to any easements or rights described or referred to in Section 42 of the *Transfer of Land Act 1958*; and

5.4.4 until this Agreement is recorded on the folio of the Register which relates to the Land, the Owner will not sell, transfer, dispose of, assign, mortgage or otherwise part with possession of the Land or any part of the Land without first disclosing to any intended purchaser, transferee, assignee or mortgagee the existence and nature of this Agreement.

6. GENERAL

6.1 Council's or Coliban Water's powers not restricted

This Agreement does not fetter or restrict Council's or Coliban Water's power or discretion in respect of any of Council's decision making powers including but not limited to an ability to make decisions under the *Local Government Act 1989*, and the Act or to make or impose requirements or conditions in connection with any use or development of the Land or the granting of any planning permit, the approval or certification of any plans of subdivision or consolidation relating to the Land or the issue of a statement of compliance in connection with any such plans.

6.2 Time of the essence

Time is of the essence as regards all dates, periods of time and times specified in this Agreement.

6.3 Governing law and jurisdiction

This Agreement is governed by and is to be construed in accordance with the laws of Victoria. Each party irrevocably and unconditionally submits to the non-exclusive jurisdiction of the courts and tribunals of Victoria and waives any right to object to proceedings being brought in those courts or tribunals.

6.4 Enforcement and severability

6.4.1 This Agreement shall operate as a contract between the parties and be enforceable as such in a court of competent jurisdiction regardless of whether, for any reason, this Agreement were held to be unenforceable as an Agreement pursuant to Division 2 of Part 9 of the Act.

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

7. NOTICES

7.1 Service of notice

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

7.1.1 by delivering it personally to that party;

7.1.2 by sending it by prepaid post addressed to that party at the address set out in this Agreement or subsequently notified to each party from time to time; or

7.1.3 by sending it by facsimile provided that a communication sent by facsimile shall be confirmed immediately in writing by the sending party or by hand delivery or prepaid post.

7.2 Time of service

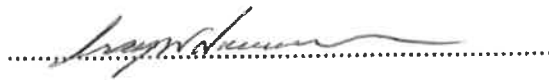
A notice or other communication is deemed served



- 7.2.1 if delivered, on the next following business day;
- 7.2.2 if posted, on the expiration of two business days after the date of posting; or
- 7.2.3 if sent by facsimile, on the next following business day unless the receiving party has requested re-transmission before the end of that business day.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first hereinbefore written.

APPROVED under the COMMON SEAL of the)
GREATER BENDIGO CITY COUNCIL in the)
presence of:



Chief Executive Officer

Full name: Craig William Niemann

Usual Address:

Galkangu – Bendigo GovHub

189-229 Lyttleton Terrace, Bendigo VIC 3550





becklegal

Section 173 Agreement – 178-182 Murphy Street, East Bendigo 3550

SIGNED SEALED AND DELIVERED by
ARBOR ESTATES PTY LTD ACN 118 940
006 in accordance with section 127 of the
Corporations Act 2001 (Cth) by:

A handwritten signature in black ink, appearing to read "Darren Pitson", written over a horizontal line.

Signature of Director

A handwritten signature in black ink, appearing to read "Damien Tongue", written over a horizontal line.

Signature of Director/Company Secretary

The name "DARREN WILLIAM PITSON" printed in all caps, underlined.

Full name (print)

The name "Damien Tongue" printed in title case, underlined.

Full name (print)

THE COMMON SEAL of COLIBAN REGION
WATER CORPORATION)
was affixed in the presence of the General)
Counsel & Corporate Secretary)
being a delegated officer pursuant to Instrument)
of Delegations dated 24 February 2023:)



.....
**Rebecca Hanley, General Counsel &
Corporate Secretary**





Section 173 Agreement – 178-182 Murphy Street, East Bendigo 3550

ANNEXURE A – STORMWATER DETENTION & WSUD PLAN



Civil Engineers
Project Managers
Development Consultants

GB 4977

GREATHER BENDIGO CITY COUNCIL
ENGINEERING PLANS
APPROVED BY: Peter Brasier
DATE: 13 April 2022

Arbor Estates Pty Ltd 178-182 Murphy Street Road and Drainage Plans

PLANNING AND ENVIRONMENT ACT 1987
GREATHER BENDIGO PLANNING SCHEME
PLAN REFERRED TO IN PLANNING PERMIT
NO: DS6522028
Delegated Officer: Peter O'Brien
For and on behalf of the City of Greater Bendigo
Date: 14 April 2022 Page 1 of 23

Not Yet Approved by Council

Drawing File: 14042 0 FP Council.dwg	LTO Ref: P5907232X	Council Ref: DS/192/2020	Name Auth. Ref: SME 22165	Our Ref: 14.04.2	Version: 6
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3	6	Typical Cross Sections
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**PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME**
**PLAN REFERRED TO IN PLANNING PERMIT
NO: D59822028**
 Delegated Officer: Peter O'Brien
 For and on behalf of the City of Greater Bendigo
 Date: 14 April 2022 Page 2 of 23



Locality Plan - East Bendigo

1:5000

City of Greater Bendigo - East Bendigo	Arbor Estates Pty Ltd	178-182 Murphy Street	Index & Locality Plan
Water Amfr. Ref: SHE 22165	Doc Ref: 14.04.2	Version: 6	Sheet: 1 of 22

Scale (m)	1:15000 0 50 100
As laid out on site	As laid out on site
Original Sheet Size: A3	Original Sheet Size: A3
Drawing Title	LTO Ref: P5997232X
Council Ref:	05/892/2028

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 Fax: 03 5441 5866
 E: info@terraco.com.au
 Web: www.terraco.com.au

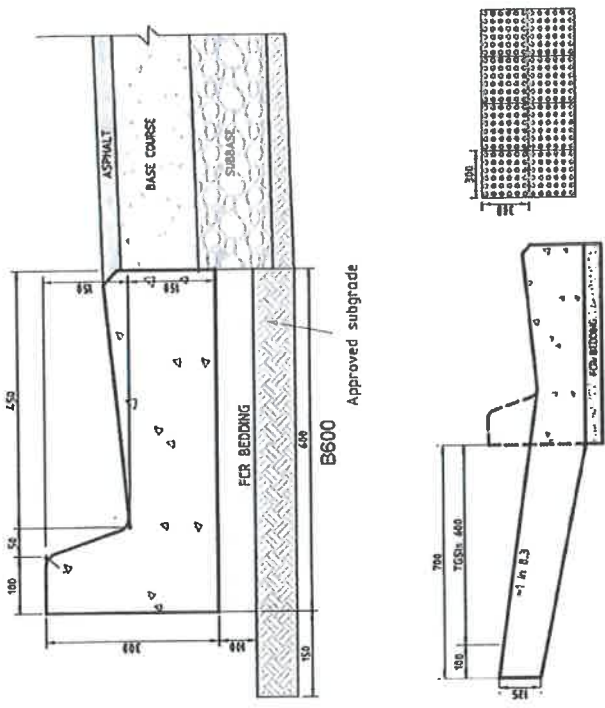
TERRACO
 Civil Engineers
 Project Managers
 Development Consultants

Rev	Amendment	Date	Checked	Approved
6	Minor Amendments	12/04/2022	T. Davies	R. Doughton
5	Plans Size Altered	12/04/2022	T. Davies	R. Doughton
4	Stormwater Detention Added	29/03/2022	T. Davies	R. Doughton
3	Plinth Added	26/03/2022	T. Davies	R. Doughton
2	Council Amendments	15/03/2022	T. Davies	R. Doughton
1	Original Issue	22/12/2021	T. Davies	R. Doughton

Rev	Amendment	Date	Checked	Approved
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GENERAL NOTES

- Works are to comply with the current standards and specifications of the municipality. Contract is in accordance with AS2124-1992 including annexures.
- This is a single stage development consisting of 20 lots.
- The contractor must adhere to the code of practise for "Safety Precautions in Trenching Operations" under the "Occupational Health and Safety Act 2004".
- The contractor must contact all servicing authorities to arrange service locations prior to commencement of excavation for this project.
- Essements shown on these plans are 2.0m wide drainage easements, unless indicated otherwise.
- Drainage pipes and pits are to be at 1.0m offset to property boundaries unless shown otherwise.
- Drainage pipes are to be flush joint class 2 reinforced concrete unless shown otherwise.
- Pits are to be constructed in accordance with the current standards of the Municipality.
- Pits are to be hot dip galvanised after manufacture. The top of all grates must be approximately 150mm below the surrounding surface level. Grates are to be full pit size (i.e. not insert grates) unless indicated otherwise.
- Property drainage connections (150mm diameter) are to be provided in all easement pits, and in road drainage pits where shown.
- Side entry pits in rollover kerb & channel are to be constructed using an approved rollover type liner.
- Step irons are not to be provided in any drainage pits.
- Pipe stubs are to consist of one full pipe length unless shown otherwise.
- Finished levels for Side Entry Pits must be determined from kerb levels, and lids should be sloped to suit nature strips etc. The FSL's indicated in the pit schedule are not kerb levels.
- All trenches crossing pavement areas or beneath kerb or footpath are to be backfilled with 3% cement stabilised class 1 or class 3 fine crushed rock.
- 150mm PVC pipes shown in the road reserve are for house drainage connections. They are to consist of sewer grade (SN8) uPVC pipes laid at 0.3m offset from the back of kerb with a minimum cover of 400mm. PVC Oblique branches are to be provided for each property as shown.
- Fill areas are to be cleared and stripped of all organic material and topsoil prior to placement of selected fill material. Fill areas are to be inspected by the supervising Engineer prior to any fill being placed. Fill is to be placed and compacted in layers, with a minimum compaction of 95% of the maximum dry density as determined by the standard compaction test being achieved. 98% of maximum dry density must be achieved within road pavement areas.
- All concrete must have a minimum compressive strength of 25MPa at 28 days. Kerb & Channel concrete must have an equivalent strength using not less than 280kg of cement per m³ of concrete.
- Footpath crossovers are to be provided at locations where the footpath meets the kerb and channel. Refer to council SD15 for details.
- Maximum driveway grade for any allotment is 1 in 7.
- Minimum finished grade on any allotment is 1 in 150.
- 50mm diameter service conduits are to be provided for water and gas services at the locations indicated on the plans.
- Electricity cable conduits are to be installed as shown on the Power cable reticulation plan, in accordance with the requirements and specifications of Powercor.
- Teletra conduits are to be installed as shown on the Teletra cable plan.
- The location of all service conduits is to be marked 5mm into the face of both kerbs, immediately above the conduit with a uniform 50mm high letter (W,G,E,T etc.). Where conduits cross footpaths, the location is to be marked in the path (near the edge) in the same fashion.
- Nature strips are to be topsoiled to a depth of approximately 100mm using material stockpiled from stripping, or approved imported material.
- Pavement Testing. Tests to be completed at minimum 50m intervals. Pavement material to be placed and compacted in layers with minimum compaction of 100% of the maximum dry density as determined by the modified compaction test being achieved.
- In accordance with Aboriginal Affairs Victoria guidelines, if any Aboriginal cultural material is discovered during construction the following will occur:
Works will cease immediately upon the discovery of any Aboriginal cultural material, and Aboriginal Affairs Victoria will be notified immediately of any such discovery at GPO Box 2292V, Melbourne 3001 or on (telephone) 1300 551 380.
If any suspected human remains are found, work in the area will cease and the Victoria Police and the State Coroner's Office will be informed of the discovery without delay. The State Coroner's Office can be contacted at any time on telephone (03) 9684 4444.
If there are reasonable grounds to suspect that the remains are Aboriginal, the discovery will also be reported to Aboriginal Affairs Victoria on telephone 1300 888 544 or (03)9208 3287 and the provisions of Division 2 of Part 2 of the Aboriginal Heritage Act 2006 will apply.
Officers of Aboriginal Affairs Victoria will be permitted access to the site at any reasonable time, for the purpose of monitoring adherence to conditions above.
- The contractor must provide CCTV Survey of all new drainage pipes (300mm diameter and larger) at completion of works.



Pedestrian crossing & TGS1 details

Refer to Infrastructure Design Manual S1208 for Pedestrian crossing installation details and AS1284.4 for TGS1 installation details.

**PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME
PLAN REFERRED TO IN PLANNING PERMIT
NO: D01822020**

Delegated Officer: Peter O'Brien
For and on behalf of the City of Greater Bendigo
Date: 14 April 2022 Page 3 of 23

**GREATER BENDIGO CITY COUNCIL
ENGINEERING PLANS**

APPROVED BY: Peter Brazer
DATE: 13 April 2022

City of Greater Bendigo - East Bendigo	Arbor Estates Pty Ltd	178-182 Murphy Street	General Notes & Kerb Detail
Master Asmt. Ref:	Our Ref:	Version:	Sheet:
05/892/2020	14042	6	2 of 22

Scale (m)	NTS
Drawing File:	L10 Ref:
14642 1 Notes COB.dwg	PS972324
05/892/2020	

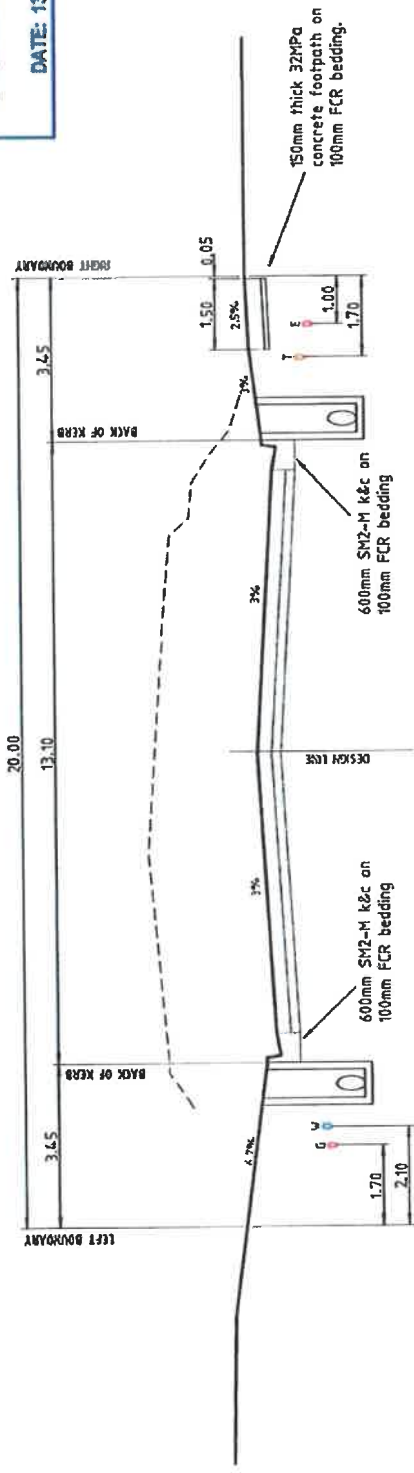
Terraco P/L	ABN 12 611 695 776
9 Jewell Court	McCree
Box 13	3444 5246
Coleraine VIC 3291	03 5444 5246
www.terraco.com.au	

TERRACO
Civil Engineers
Project Managers
Development Consultants

Notes/Legend

6	Minor Amendments	12/04/2022	Designed	Checked
5	Pipe Sizes Altered	12/04/2022	T.Davies	G.HicComb
4	Stormwater Direction Altered	29/03/2022	Dec 2021	Dec 2021
3	Plinth Added	26/03/2022	Approved	
2	Correct Amendments	15/03/2022		
1	Original Issue	22/12/2021		
0	Draft:			

GREATHER BENDIGO CITY COUNCIL
ENGINEERING PLANS
 APPROVED BY: Peter Brasler
 DATE: 13 April 2022



Teggana Court
TP12.80 - TP239.80

Pavement Composition & Notes

Refer to Geotechnical Testing Services Report - 21C 0701, August 2021

1. PAVEMENT COMPOSITION (Road 1) Refer to Geotechnical Testing Services Report - 21C 0701, August 2021
 - a) 40mm DEPTH ASPHALT (Type H)
 - b) 160mm DEPTH CONSOLIDATED CLASS 1 or Class 2 FCR (BASE COURSE)
 - c) 160mm DEPTH CONSOLIDATED CLASS 3 FCR (SUBBASE)

2. The location of all service conduits is to be marked 5mm into the face of both kerbs, immediately above the conduit with a uniform 50mm high letter (W,G,E,T etc.). Where conduits cross footpaths, the location is to be marked in the path (near the edge) in the same fashion.

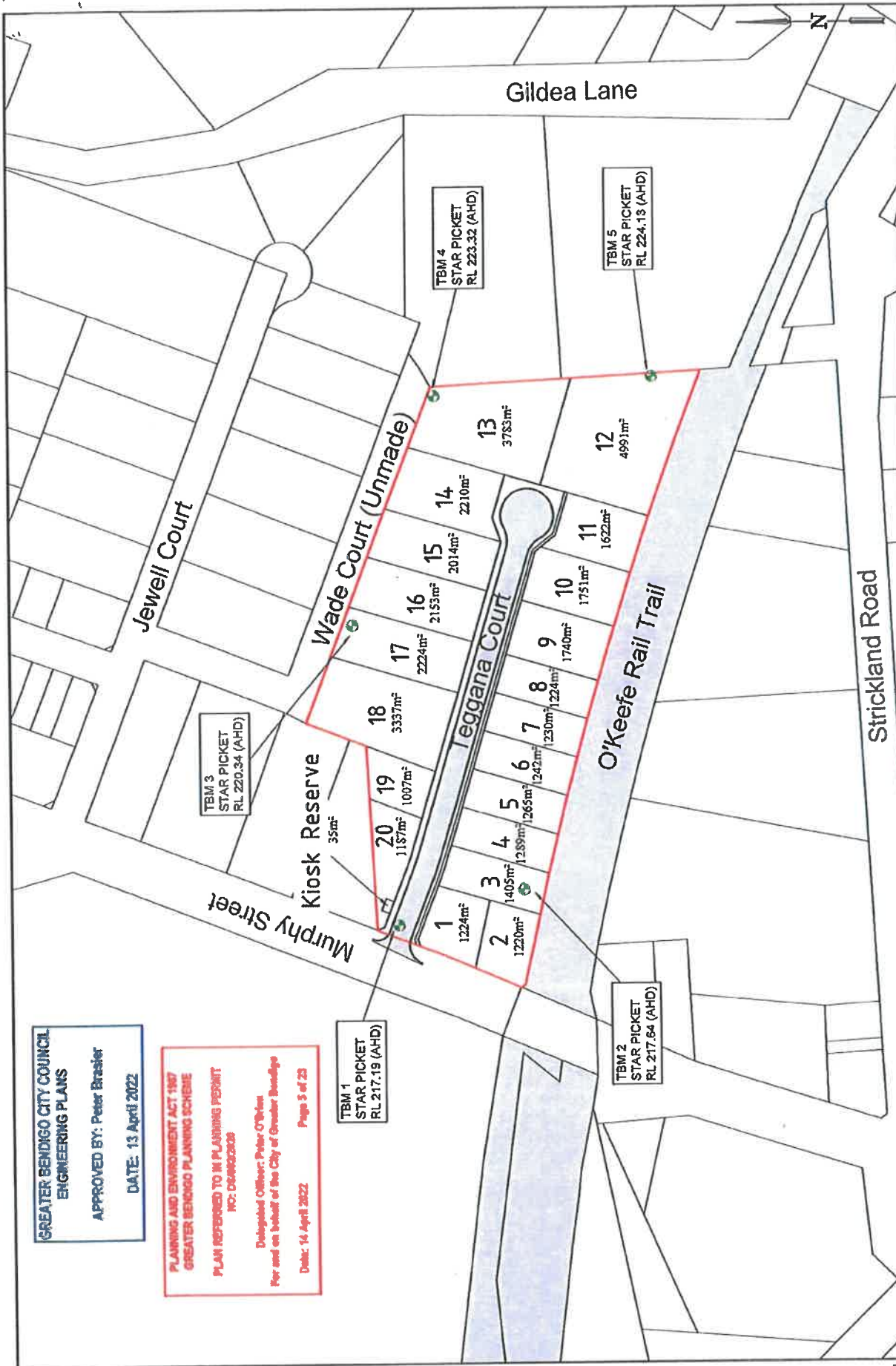
3. Nature strips are to be topsoiled to a depth of approximately 100mm using material stockpiled from stripping, or approved imported material.

PLANNING AND ENVIRONMENT ACT 1987
GREATHER BENDIGO PLANNING SCHEME
PLAN REFERRED TO IN PLANNING PERMIT
MC: 000002009
 Delegated Officer: Peter O'Brien
 For and on behalf of the City of Greater Bendigo
 Date: 14 April 2022 Page 4 of 23

Rev	Revision Description	Date	Designed	Checked	Notes/Legend	Terraco P/L	Scale (m)	WTS	City of Greater Bendigo - East Bendigo
6	New Amendments	12/04/2022	T.Devices	G.H.Coomb		ABN 12 601 695 776	1:50	MTS	Arbor Estates Pty Ltd
5	Pipe Size Altered	12/04/2022	T.Devices	G.H.Coomb		19 Jewell Court, Mt. View, VIC 3059	1:50	MTS	178-192 Murphy Street
4	Stormwater Diversion Added	29/03/2022	T.Devices	G.H.Coomb		Plan 03 S442 2799	1:50	MTS	Typical Cross Sections
3	Pitwh Added	26/03/2022	T.Devices	G.H.Coomb		Plan 03 S441 5906	1:50	MTS	
2	Cancel Amendments	16/03/2022	T.Devices	G.H.Coomb		Lot 10000000000000000000	1:50	MTS	
1	Original Issue	22/10/2021	T.Devices	G.H.Coomb			1:50	MTS	
0	Drawn Issue		T.Devices	G.H.Coomb			1:50	MTS	
0	Drawn Issue		T.Devices	G.H.Coomb			1:50	MTS	

GREATER BENDIGO CITY COUNCIL
ENGINEERING PLANS
APPROVED BY: Peter Brazier
DATE: 13 April 2022

PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME
PLAN REFERRED TO IN PLANNING PERMIT
NO: D040402020
Delegated Officer: Peter O'Brien
For and on behalf of the City of Greater Bendigo
Date: 14 April 2022 Page 5 of 23



Ver	Revision	Description	Date	Checked	Designed
6		Minor Amendments	12/04/2022	G.McComb	T.Devies
5		Pipe Sizes Altered	12/04/2022		
4		Stormwater Detention Added	29/03/2022		
3		Plinth Added	24/03/2022		
2		Council Amendments	05/03/2022		
1		Original Issue	22/12/2021		
0		Draft			

Scale (m)	1:2000	0	20	40
Scale (ft)	1:600	0	20	40
UTM Ref:	PS907250X			
UTM Zone:	54S			
UTM Easting:	549920			
UTM Northing:	6442000			
UTM Datum:	AGD84			
UTM Spheroid:	WGS84			
UTM Projection:	UTM			
UTM Units:	Meters			
UTM Datum:	AGD84			
UTM Spheroid:	WGS84			
UTM Projection:	UTM			
UTM Units:	Meters			

City of Greater Bendigo - East Bendigo	Arbor Estates Pty Ltd	178-182 Murphy Street	Overall Layout Plan
Consent Ref:	05/892/2020	Water Auth. Ref:	14.04.2
Consent Desc:	SHR 2235	Water Auth. Desc:	6
Version:	6	Sheet:	4 of 22

Terraco P/L	ABN 12 481 495 716
Terraco Civil Engineers	Level 1, 105
Project Managers	Ph 03 5442 5799
Development Consultants	Ph 03 5442 5546
	Web: www.terraco.com.au

WARNING

BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN

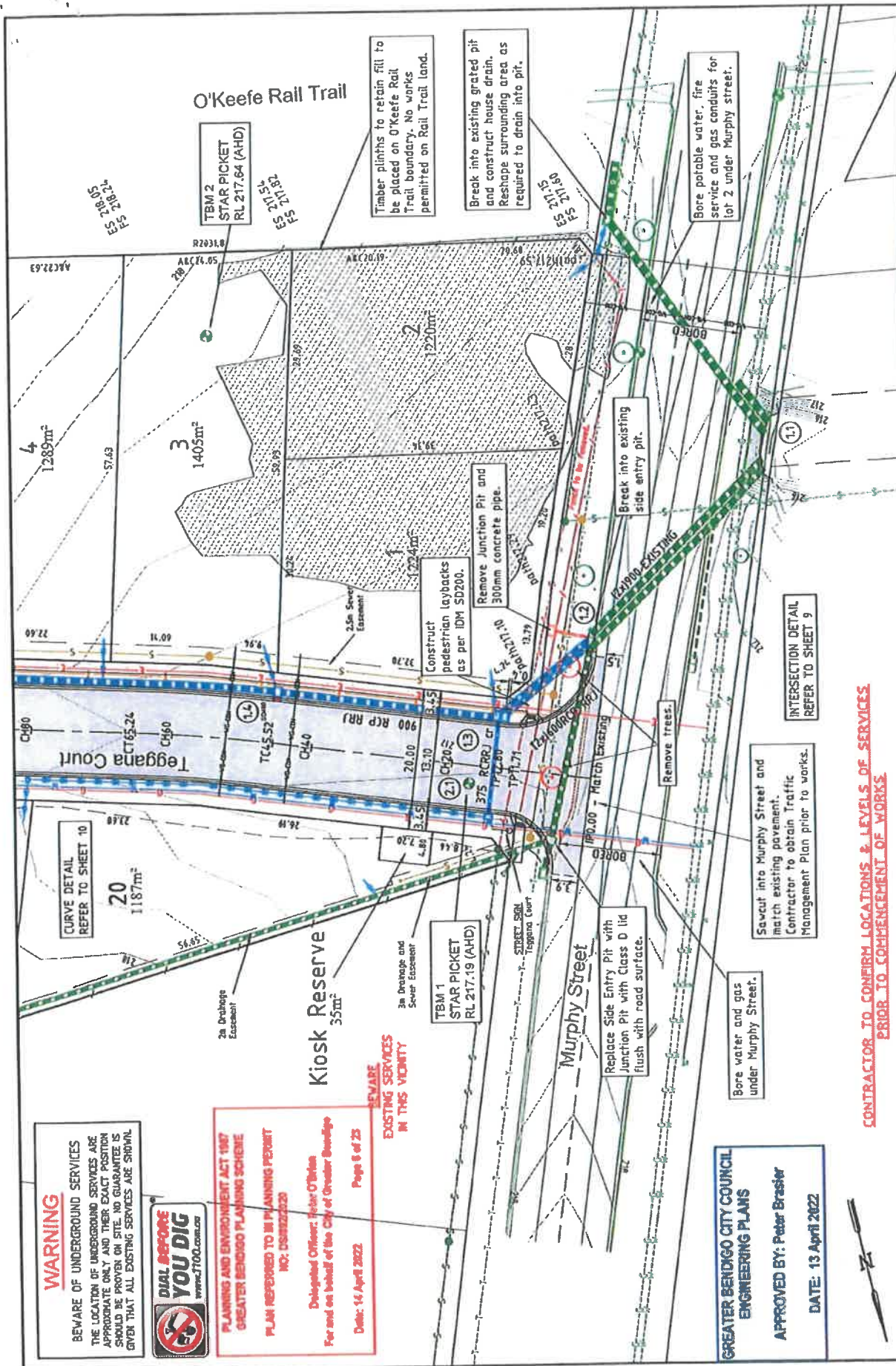


**PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME**
PLAN REFERRED TO IN PLANNING PERMIT
NO: D5822220

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

Date: 14 April 2022 Page 6 of 25

**BEWARE
EXISTING SERVICES
IN THIS VICINITY**



City of Greater Bendigo - East Bendigo
Arbor Estates Pty Ltd
178-182 Murphy Street

Scale (m) 1:500 0 5 10

Terraco P/L
ABN 12 081 695 716
9 Jewell Court, Bendigo
Vic 3480
Ph: 03 5441 5286
C: info@terraco.com.au
http://www.terraco.com.au

TERRACO
Civil Engineers
Project Managers
Development Consultants

Notes/Legend
Contours shown on plan indicate the approximate finished surface.
Contour interval 0.2m.
 indicates fill > 300mm

Layout Plan

City of Greater Bendigo - East Bendigo
Arbor Estates Pty Ltd
178-182 Murphy Street

Scale (m) 1:500 0 5 10

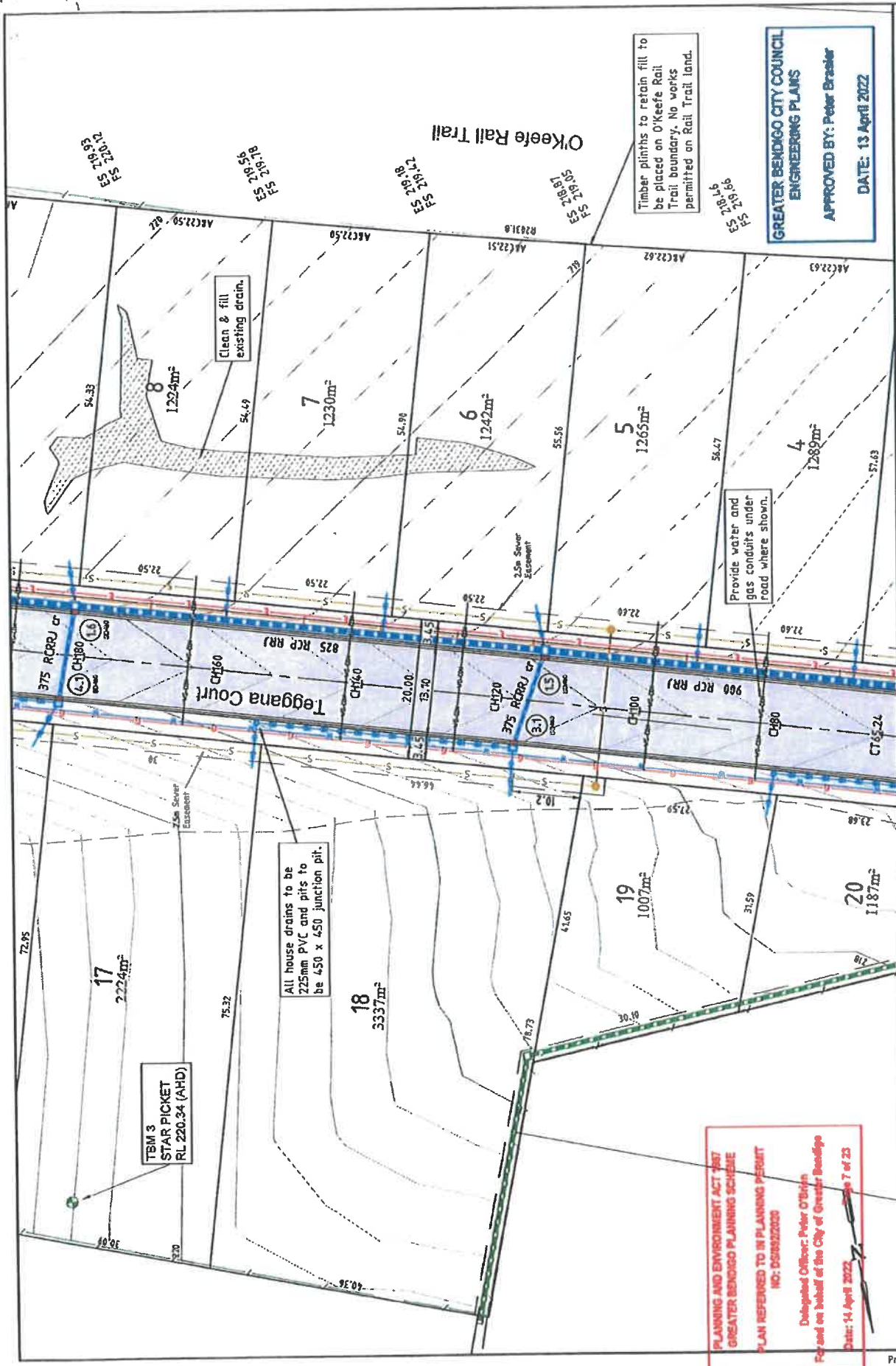
Terraco P/L
ABN 12 081 695 716
9 Jewell Court, Bendigo
Vic 3480
Ph: 03 5441 5286
C: info@terraco.com.au
http://www.terraco.com.au

TERRACO
Civil Engineers
Project Managers
Development Consultants

Notes/Legend
Contours shown on plan indicate the approximate finished surface.
Contour interval 0.2m.
 indicates fill > 300mm

6	Minor Amendments	12/16/2022	Checked
5	Pipe Sizes Revised	12/16/2022	G.McComb
4	Stormwater Detention Added	31/03/2022	T.Devries
3	Pit/In Added	21/03/2022	Dec 2021
2	Council Amendments	15/02/2022	Approved
1	Original Issue	22/02/2021	R.Donohoe
0	Draft	-	Dec 2021
Ver	Revision Description	Date	

Sheet	5 of 22
Version	6
Our Ref	14.04.2
Client Ref	14.04.2
Project Ref	PS10722X
Drawing Title	4.04.2.3 Layout/Drwg
Scale	1:500
Author	DS/P92/2020
Checker	DS/P92/2020
Drawn	DS/P92/2020



Timber plinths to retain fill to be placed on O'Keefe Rail Trail boundary. No works permitted on Rail Trail land.

GREATER BENDIGO CITY COUNCIL
ENGINEERING PLANS
APPROVED BY: Peter Brasler
DATE: 13 April 2022

Clean & fill existing drain.

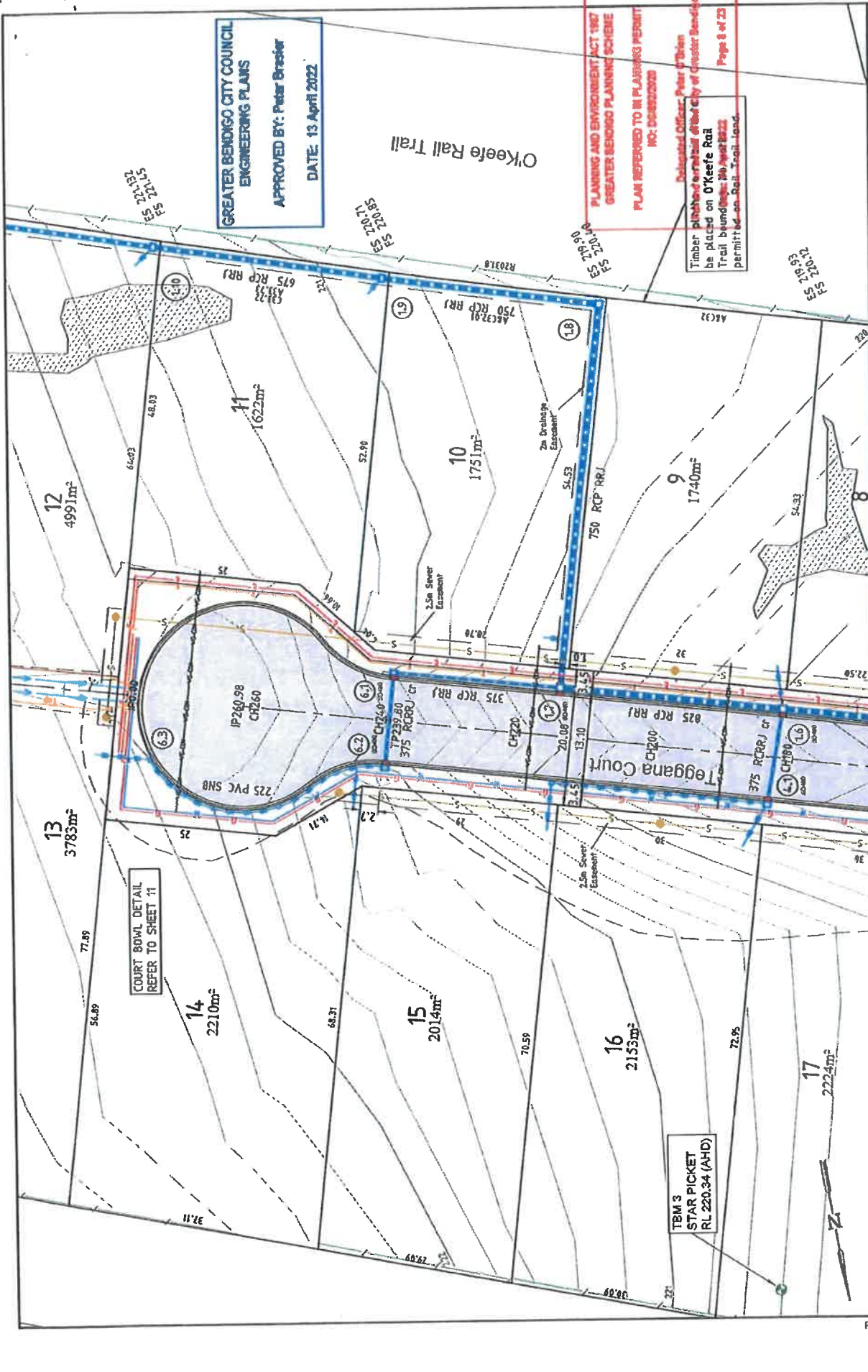
Provide water and gas conduits under road where shown.

All house drains to be 225mm PVC and pits to be 450 x 450 junction pit.

TBM 3
STAR PICKET
RL 220.94 (AHD)

PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME
PLAN REFERRED TO IN PLANNING PERMIT
NO: D56922000
Delegated Officer: Peter O'Brien
For and on behalf of the City of Greater Bendigo
Date: 14 April 2022

City of Greater Bendigo - East Bendigo Arbor Estates Pty Ltd 178-182 Murphy Street Layout Plan 2	Scale (m) 1:500 0 5 10 All lengths are in metres and all levels are Australian Height Datum (Original Sheet Size is A3)	Contract Ref: DS/892/2020 L10 Ref: PS917230X Drawing Title: 14042 3 Layout.dwg	Client Ref: SNE 2255 Our Ref: 14.04.2	Sheet 6 of 22
TERRACO P/L ABN 12 611 695 716 9 Jerrard Court, VIC 3059 Ph: 03 5422 5799 info@terraco.com.au www.terraco.com.au	TERRACO Civil Engineers Project Managers Development Consultants	Checked G.McComb Dec 2021	Designed T.Devies Dec 2021	Approved R.Dawborn Dec 2021
Notes/Legend Contours shown on plan indicate the approximate finished surface. Contour interval 0.2m. indicates fill > 300mm	12/04/2022 12/04/2022 29/03/2022 24/03/2022 15/03/2022 22/02/2021 -	Date		

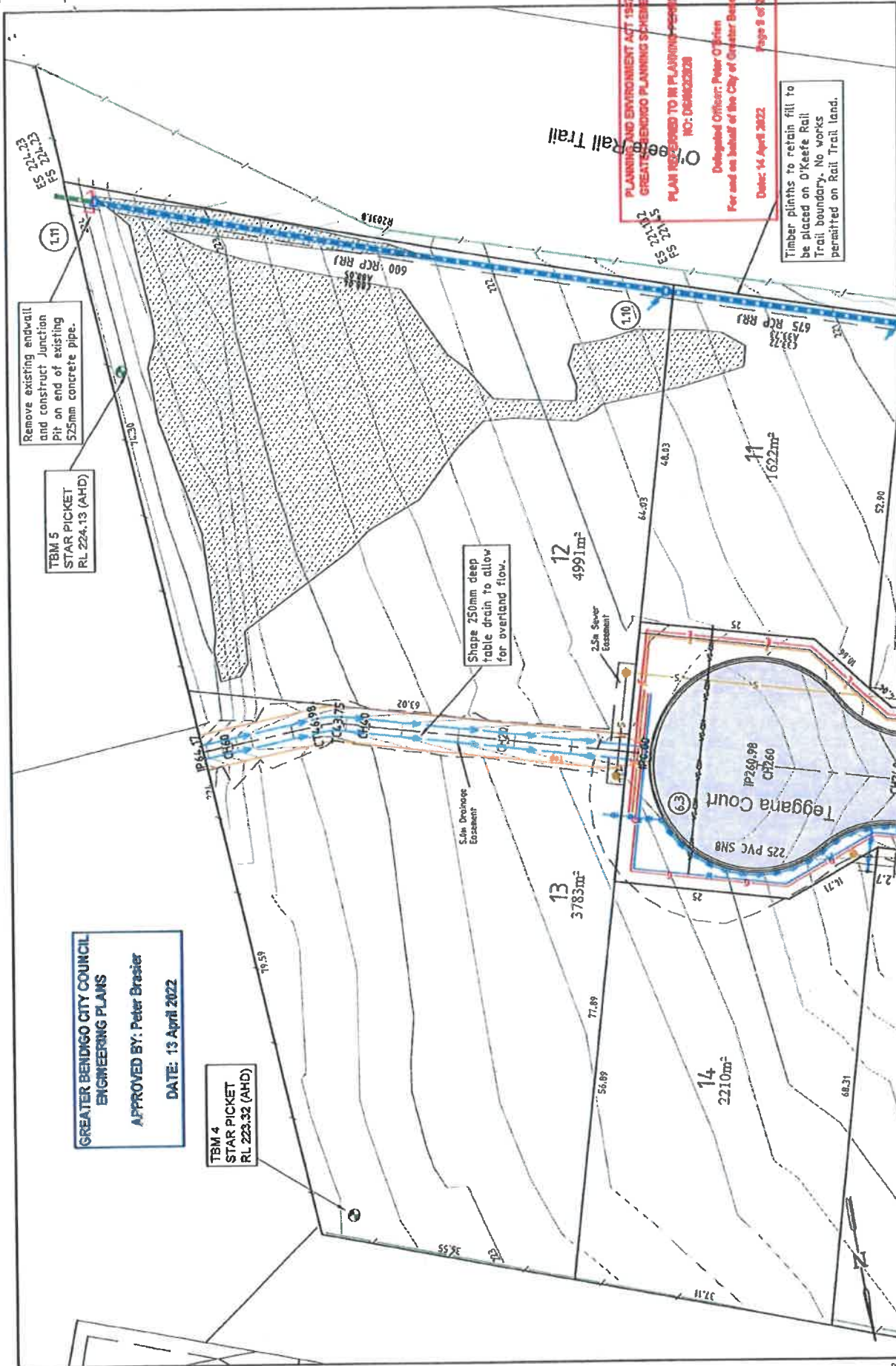


**GREATHER BENDIGO CITY COUNCIL
ENGINEERING PLANS**
APPROVED BY: Peter Brecker
DATE: 13 April 2022

**PLANNING AND ENVIRONMENT ACT 1987
GREATHER BENDIGO PLANNING SCHEME**
PLAN REFERRED TO IN PLANNING PERMIT
NO: D08822028

Delegated Officer: Peter O'Brien
Timber plant and equipment shall be placed on O'Keefe Rail
Trail boundaries: 24 April 2022
Permitted on: Rail Trail - load.

City of Greater Bendigo - East Bendigo Arbor Estates Pty Ltd 178-182 Murphy Street Layout Plan 3	
Scale (m) 1:1500 0 5 10	City of Greater Bendigo Council Ref: DS/192/2020 Water Auth. Ref: 14.0.4.2 SHE 2285
Terraco P/L ABN 12 481 695 716 9 South Court East Bendigo, Vic 3083 Ph 03 5422 5799 Fax 03 5421 5204 Web www.terraco.com.au	Our Ref: 14.0.4.2 Version: 6 Sheet: 7 of 22
TERRACO Civil Engineers Project Managers Development Consultants	Our Ref: 14.0.4.2 Version: 6 Sheet: 7 of 22
Notes/Legend Contours shown on plan indicate the approximate finished surfaces. Contour interval 0.2m. [Symbol] indicates fill > 300mm	City of Greater Bendigo Council Ref: DS/192/2020 Water Auth. Ref: 14.0.4.2 SHE 2285
Checked: G.H.Coombs Date: Dec 2021	City of Greater Bendigo Council Ref: DS/192/2020 Water Auth. Ref: 14.0.4.2 SHE 2285
Designed: T.Devies Date: Dec 2021	City of Greater Bendigo Council Ref: DS/192/2020 Water Auth. Ref: 14.0.4.2 SHE 2285
Drawn: R.Dawborn Date: Dec 2021	City of Greater Bendigo Council Ref: DS/192/2020 Water Auth. Ref: 14.0.4.2 SHE 2285
Approved: R.Dawborn Date: Dec 2021	City of Greater Bendigo Council Ref: DS/192/2020 Water Auth. Ref: 14.0.4.2 SHE 2285
Revised: - Date: -	City of Greater Bendigo Council Ref: DS/192/2020 Water Auth. Ref: 14.0.4.2 SHE 2285
Ver: Revision Description	City of Greater Bendigo Council Ref: DS/192/2020 Water Auth. Ref: 14.0.4.2 SHE 2285



GREATER BENDIGO CITY COUNCIL
ENGINEERING PLANS
 APPROVED BY: Peter Brasier
 DATE: 13 April 2022

TBM 4
 STAR PICKET
 RL 223.32 (AHD)

TBM 5
 STAR PICKET
 RL 224.13 (AHD)

Shape 250mm deep
 table drain to allow
 for overland flow.

Timber plinths to retain fill to
 be placed on O'Keefe Rail
 Trail boundary. No works
 permitted on Rail Trail land.

PLANNING AND ENVIRONMENT ACT 1947
GREATER BENDIGO PLANNING SCHEME
PLAN REFERRED TO IN PLANNING PERMIT
 NO: D24M02028
 Delegated Officer: Peter O'Brien
 For and on behalf of the City of Greater Bendigo
 Date: 14 April 2022 Page 8 of 23

Rev	Revised Description	Date	Checked	Designed
6	Minor Amendments	12/04/2022	G.Jacomb	T.Davies
5	Pipe Sizes Altered	02/04/2022	G.Jacomb	T.Davies
4	Stormwater Detention Added	29/03/2022	G.Jacomb	T.Davies
3	Plinth Added	26/03/2022	G.Jacomb	T.Davies
2	Cancel Amendments	05/03/2022	G.Jacomb	T.Davies
1	Original Issue	22/12/2021	R.Davies	R.Davies
0	Drawn	-	-	-

Notes/Used
 Contours shown on plan indicate the approximate finished surface.
 Contour interval 0.2m.
 indicates fill > 300mm

Scale (m) 1:500 0 5 10
 All lengths are in metres
 and all levels are to Australian Height Datum
 (Original Sheet Size is A3)

City of Greater Bendigo - East Bendigo
 Arbor Estates Pty Ltd
 178-182 Murphy Street
 Layout Plan 4

City of Greater Bendigo
 Water Auth. Ref: 14,042
 SWE 2265
 Our Ref: 05/892/2020
 Version 6
 Sheet 8 of 22



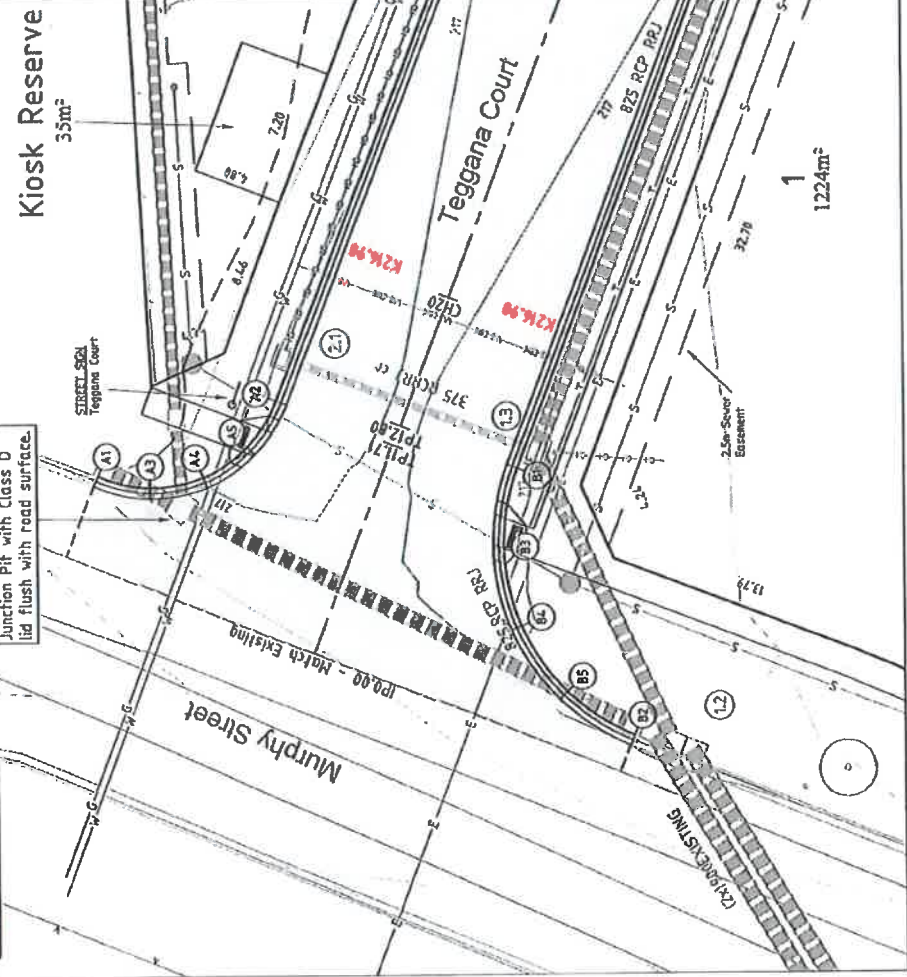
TERRACO P/L
 ABN 12 681 695 776
 Level 10, 100
 Collins Street
 Melbourne, VIC 3000
 Ph: 03 5442 5779
 Fax: 03 5442 3046
 Email: info@terraco.com.au
 Web: www.terraco.com.au

WARNING
BEWARE OF UNDERGROUND SERVICES
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PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME
PLAN REFERRED TO IN PLANNING POINT
NO: D88022028

Delegated Officer: Peter O'Brien
For and on behalf of the City of Greater Bendigo
Date: 14 April 2022 Page 10 of 25



GREATER BENDIGO CITY COUNCIL
ENGINEERING PLANS
APPROVED BY: Peter Brasler
DATE: 13 April 2022

Alignment A (Lip of Kerb)

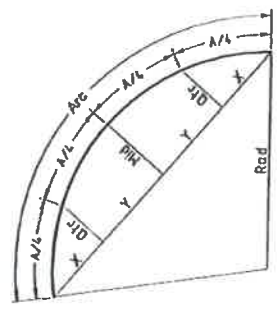
Point no	Easting	Northing	RL
A 1	259445.143	5930132.644	217.203
A 2	259449.320	5930122.344	216.854
A 3	259444.437	5930129.631	217.124
A 4	259444.992	5930126.586	217.006
A 5	259446.715	5930124.015	216.899

Curve no	I	Radius	Arc	Mid Ord	Qtr Ord	X	Y	I	Mid Ord RL	
A 1	2	-93.987	-7.600	12.467	2.416	1.786	2.528	3.030	3.117	217.006

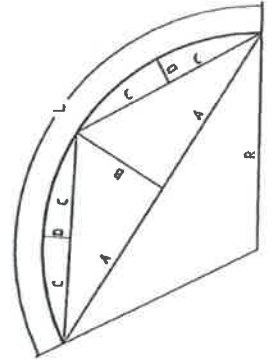
Alignment B (Lip of Kerb)

Point no	Easting	Northing	RL
B 1	259446.081	5930110.842	216.850
B 2	259431.199	5930104.398	216.998
B 3	259441.685	5930111.605	216.879
B 4	259437.327	5930110.652	216.943
B 5	259433.650	5930108.125	216.998

Curve no	I	Radius	Arc	Mid Ord	Qtr Ord	X	Y	I	Mid Ord RL	
B 1	2	-88.693	-11.600	17.957	3.305	2.447	3.730	4.378	4.489	216.943



Curve Setout Detail



Curve Setout Detail

Kxozkx denotes back of kerb levels

Ver	Revision	Description	Date
6	1	Minor Amendments	12/04/2022
5	1	Pipe Sizes Altered	12/04/2022
4	1	Stormwater Dimension Added	29/03/2022
3	1	Pit/Inlet Added	24/03/2022
2	1	Council Amendments	15/03/2022
1	1	Original Issue	22/10/2021
0	1	Draft	-

Water/Leaked
Contours shown on plan indicate the approximate finished surface.
Contour interval 0.2m.

TERRACO
Civil Engineers
Project Managers
Development Consultants

Terraco P/L
ABN 12 641 695 716
9 Jambart Court
PO Box 120
PO Box 1413 2796
E. info@terraco.com.au
Web: www.terraco.com.au

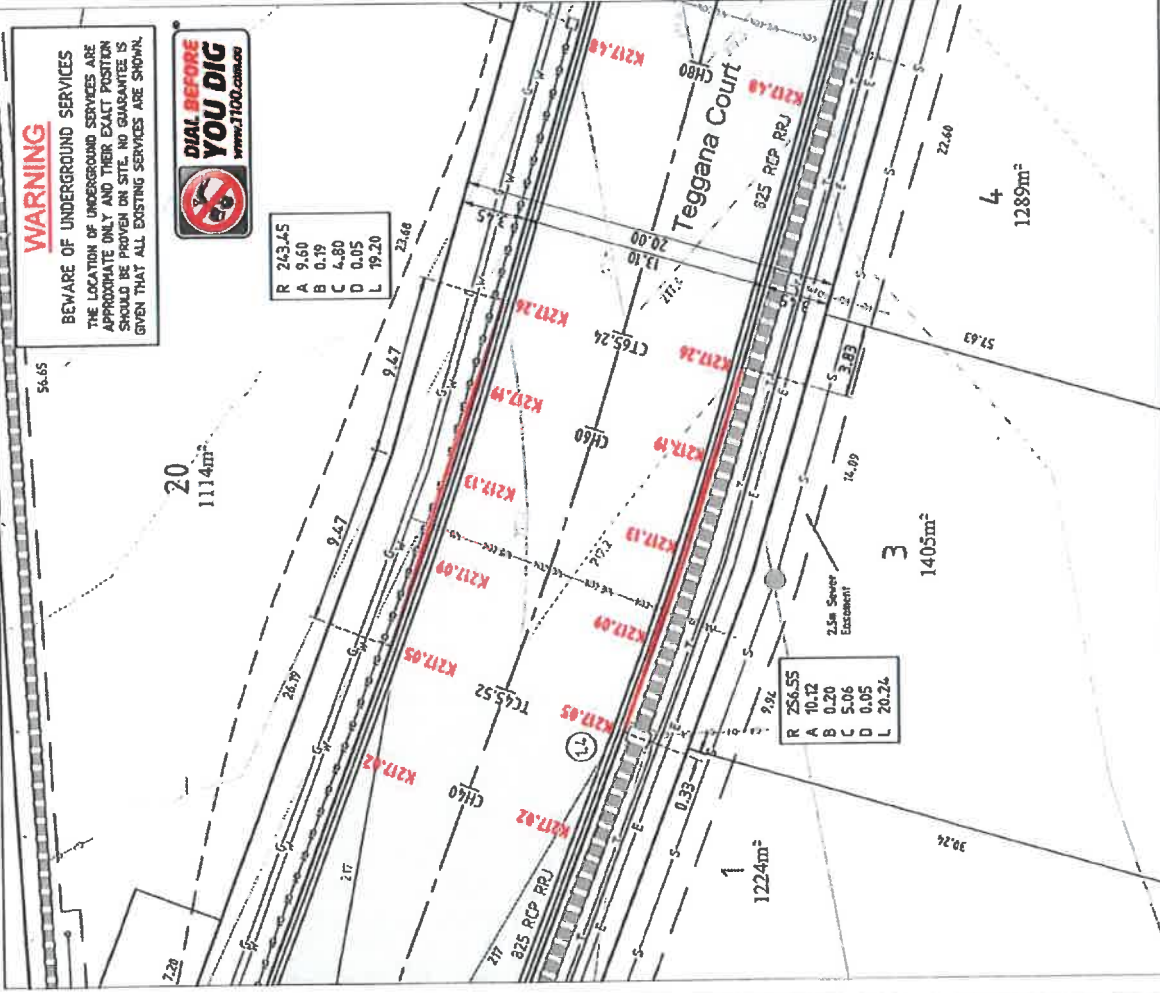
City of Greater Bendigo - East Bendigo	Arbot Estates Pty Ltd	178-182 Murphy Street	Intersection/Curve Detail Plan
Sheet	Version	Our Ref:	Sheet
14.0.2	6	14.0.4.2	9 of 22
14.0.2 - Detailing	PS99722X	Water Auth. Ref:	Version
PS99722X	65799272020	SHE 22165	14.0.4.2
PS99722X	65799272020	SHE 22165	14.0.4.2
PS99722X	65799272020	SHE 22165	14.0.4.2

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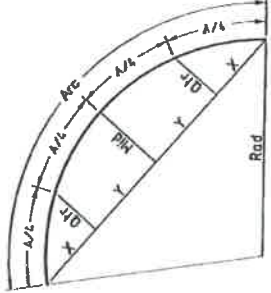


R	243.45
A	9.60
B	0.19
C	4.80
D	0.05
L	19.20

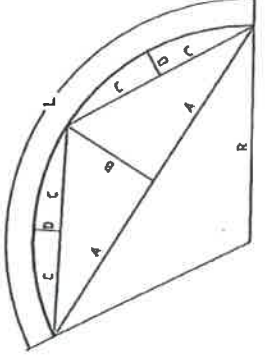
R	254.55
A	10.12
B	0.20
C	5.06
D	0.05
L	20.24



**GREATER BENDIGO CITY COUNCIL
ENGINEERING PLANS**
APPROVED BY: Peter Brasier
DATE: 13 April 2022



Curve Setout Detail



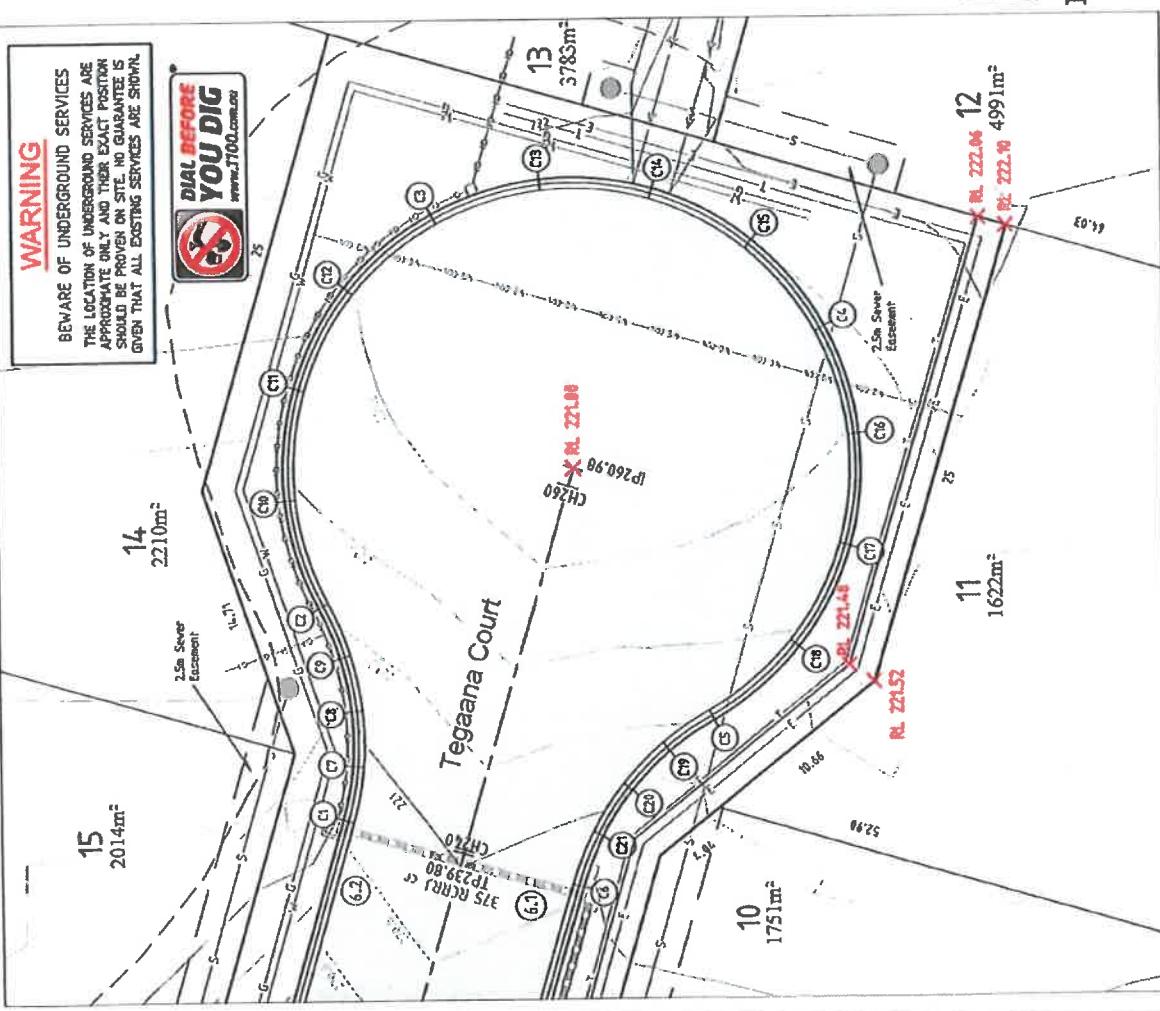
Curve Setout Detail

**PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME
PLAN REFERRED TO IN PLANNING PERMIT
NO: 0265929225**
Delegated Officer: Peter O'Brien
For and on behalf of the City of Greater Bendigo
Date: 14 April 2022 Page 11 of 23

Kerbs denotes
back of kerb levels

<p>City of Greater Bendigo - East Bendigo Arbor Estates Pty Ltd 178-182 Murphy Street Curve Detail Plan</p>	<p>Scale (m) 1:250 0 2.5 5</p> <p>All lengths are in metres see all work for its location (original sheet size is A3)</p> <p>Drawing File: PS9072202 14042 & Detail.dwg</p> <p>Contract Ref: DS/892/2020 Date: 14/04/22</p> <p>Version: 6 Sheet: 10 of 22</p>
<p>TERRACO Civil Engineers Project Managers Development Consultants www.terraco.com.au</p>	<p>Terraco P/L ABN 12 481 695 716 1 Jewell Court, Mt. St. John Ph 03 5421 2584 G. Hinchey@terraco.com.au info@terraco.com.au</p>
<p>Inter/Legend Contours shown on plan indicate the approximate finished surface. Contour interval 0.2m.</p>	<p>Checked: G.McComb Dec 2021 Designed: T.Devries Dec 2021 Approved: R.Daiborn Dec 2021</p>
<p>6 Minor Amendments 12/04/2022 5 Pipe Sizes Altered 12/04/2022 4 Stormwater Detention Added 29/03/2022 3 Piling Added 24/03/2022 2 Council Amendments 15/03/2022 1 Deleted Issue 22/10/2021</p>	<p>Ver Revision Description Date</p>

WARNING
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Alignment C (Lip of Kerb)

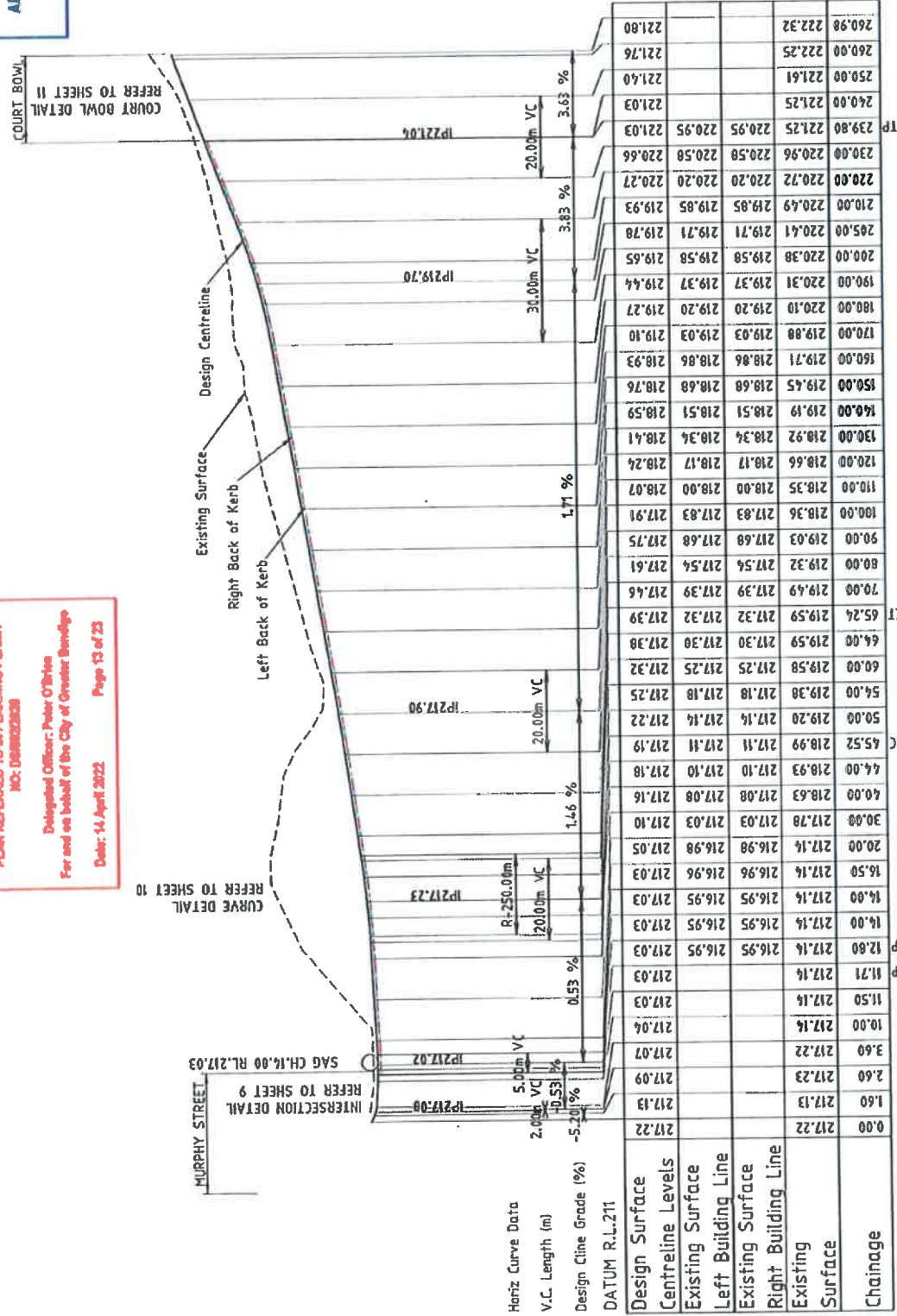
Point no	Easting	Northing	RL
C 1	259666.977	5930054.780	220.848
C 2	259678.198	5930056.009	221.238
C 3	259698.121	5930050.115	221.664
C 4	259692.250	5930030.185	221.664
C 5	259672.313	5930036.032	221.238
C 6	259663.214	5930043.365	220.848
C 7	259669.516	5930054.219	220.956
C 8	259672.509	5930054.241	221.057
C 9	259675.440	5930054.845	221.151
C 10	259683.671	5930057.708	221.384
C 11	259689.379	5930057.185	221.504
C 12	259694.453	5930054.519	221.597
C 13	259699.827	5930044.643	221.704
C 14	259699.310	5930038.935	221.717
C 15	259696.650	5930033.858	221.704
C 16	259686.781	5930028.473	221.597
C 17	259681.072	5930028.983	221.504
C 18	259675.992	5930031.637	221.384
C 19	259670.627	5930038.505	221.151
C 20	259668.491	5930040.601	221.057
C 21	259665.989	5930042.242	220.956

Curve no	I	Radius	Arc	Mid Ord	Chr Ord	X	Y	I	Mid Ord RL
C 1	2	-44.901	-15.300	11.990	1.160	0.867	2.864	2.978	221.057
C 2	3	89.834	14.700	23.074	4.300	3.182	4.767	5.622	221.504
C 3	4	89.834	14.700	23.074	4.300	3.182	4.767	5.622	221.717
C 4	5	89.834	14.700	23.074	4.300	3.182	4.767	5.622	221.504
C 5	6	-44.901	-15.300	11.990	1.160	0.867	2.864	2.978	221.057

PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME
PLAN REFERRED TO IN PLANNING REPORT
NO: D0880028
Delegated Officer: Peter O'Brien
For and on behalf of the City of Greater Bendigo
Date: 14 April 2022 **Page 12 of 23**

GREATER BENDIGO CITY COUNCIL
ENGINEERING PLANS
APPROVED BY: Peter Braeier
DATE: 13 April 2022

<p>City of Greater Bendigo - East Bendigo Arbor Estates Pty Ltd 178-182 Murphy Street Court Bowl Detail Plan</p>		<p>Scale (m) 1:250 0 2.5 5</p> <p>All heights are in metres and are based on the Australian Height Datum adopted Sheet 524 & A31</p> <p>Drawing File: 14042_e_Detail.dwg LTO Ref: P5907232X Council Ref: DS/892/2020 SHE 2285</p>	<p>Water Auth. Ref: 14.04.2 Var Ref: 6 Sheet: 11 of 22</p>
<p>Terraco P/L ABN 12 681 695 776 7 Jewell Court, Vc 3050 Ph: 03 5423 5797 Fax: 03 5421 5544 Web: www.terraco.com.au</p>		<p>Scale: 1:250 0 2.5 5</p>	
<p>TERRACO Civil Engineers Project Managers Development Consultants</p>		<p>Number/aged Contours shown on plan indicate the approximate finished surface. Contour interval 0.2m.</p>	
<p>6 Major Amendments 12/04/2022</p>	<p>5 Pipe Sizes Altered 12/04/2022</p>	<p>4 Stormwater Diversion Added 29/03/2022</p>	<p>3 Plans Added 24/03/2022</p>
<p>2 Council Amendments 15/03/2022</p>	<p>1 Draft Issues 22/12/2021</p>	<p>Approved R. Dawson Dec 2021</p>	<p>Checked G.H. Coomb Dec 2021</p>
<p>Ver</p>	<p>Revised</p>	<p>Description</p>	<p>Date</p>



Scale: Hor 1: 100
Vert 1: 100

LONGITUDINAL SECTION - TEGGANA COURT

No	Revisions	Date
1	Original Issue	27/02/2021
2	Design	12/01/2022
3	Plan	15/03/2022
4	Shower	29/03/2022
5	Plan	12/04/2022

Checked	GL McClelland	Dec 2021
Designed	T. Davies	Dec 2021
Approved	P. Dauborn	Dec 2021

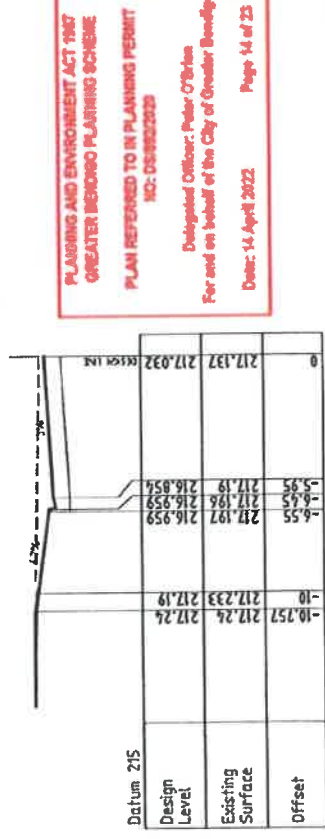
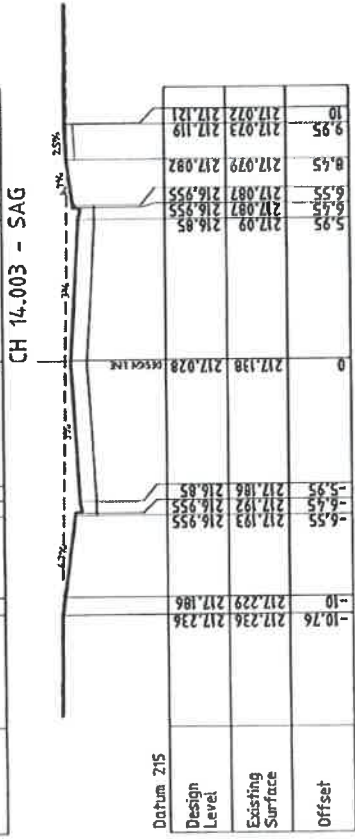
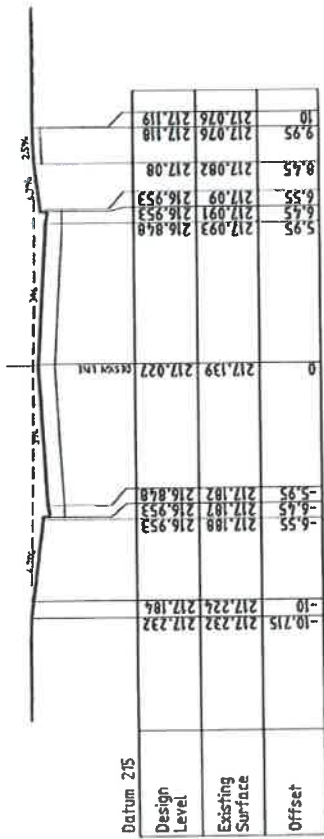
TERRACO
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Project Managers
Development Consultants

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1/3000 Court
East Bendigo, VIC 3550
Ph: 03 5432 3799
Fax: 03 5432 3798
Web: www.terraco.vic.gov.au

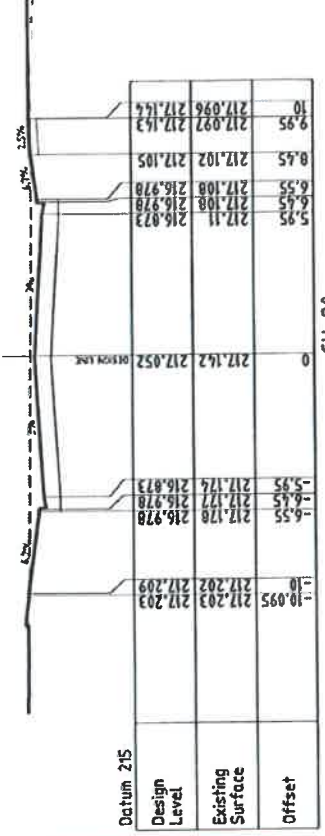
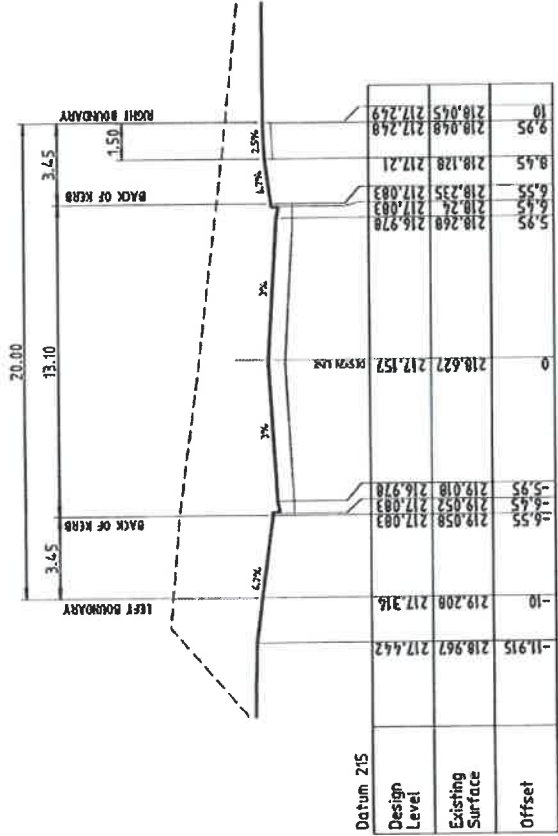
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Scale (m) H 1000 0 V 100 0
All heights are in metres
and all levels are to Australian Mean Sea Level
Drawing File: 14-04-22 Road.Dwg
LTO Ref: PS97322X
Council Ref: DS/892/2020
Date: 14.04.22
Version: 6

City of Greater Bendigo - East Bendigo
Arbor Estates Pty Ltd
178-182 Murphy Street
Teggana Court Longitudinal Section
Sheet 6 of 12

**GREATER BENDIGO CITY COUNCIL
ENGINEERING PLANS**
APPROVED BY: Peter Braaker
DATE: 13 April 2022



**PLANNING AND ENVIRONMENT ACT 1967
GREATER BENDIGO PLANNING SCHEME**
**PLAN REFERRED TO IN PLANNING PERMIT
NO: DS9802023**
Delegated Officer: Peter O'Brien
Per and on behalf of the City of Greater Bendigo
Date: 14 April 2022 Page 14 of 23



<p>City of Greater Bendigo - East Bendigo Arbor Estates Pty Ltd 178-182 Murphy Street Teggana Court Cross Sections</p>		<p>Scale (m) H 1:200 0 2 4 V 1:10 0 1 2</p> <p>All heights are in metres and all levels are to Australian Height Datum excepted Sheet Sta. is 43</p>	<p>Drawing File: PS907230X 14042_5 Road.dwg</p>	<p>LTO Ref: PS907230X Council Ref: DS/892/2020</p>	<p>Author: RAJ Date: 14/04/22</p>	<p>Version: 6 Sheet: 13 of 22</p>
<p>Terraco P/L ABN 12 681 695 776 9 Jerald Court, East Bendigo, Vic 3558 Ph: 03 5442 5799 Fax: 03 5441 3088 Web: www.terraco.com.au</p>		<p>Development Consultants Civil Engineers Project Managers</p>		<p>Notes/Legend</p>		
<p>Checked: Q-McComb 12/04/2022 12/04/2022</p>		<p>Designed: J-Davies 29/03/2022 29/03/2022</p>		<p>Approved: R-Davorn 18/03/2022 22/02/2022</p>		
<p>5 Plan Size Altered</p>		<p>2 Stormwater Detention Added</p>		<p>3 Council Amendments</p>		
<p>1 Original Issue</p>		<p>0 Draft</p>		<p>Var Revision Description</p>		

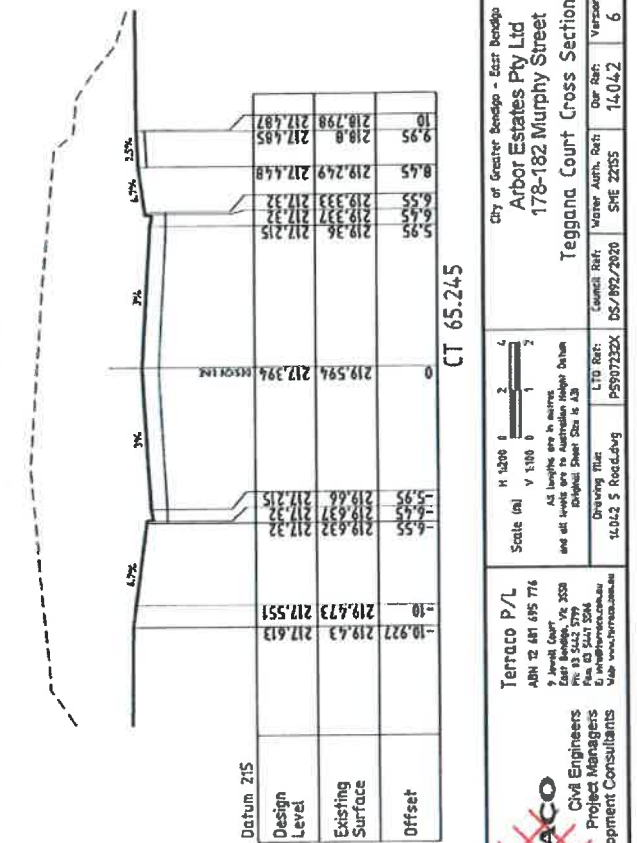
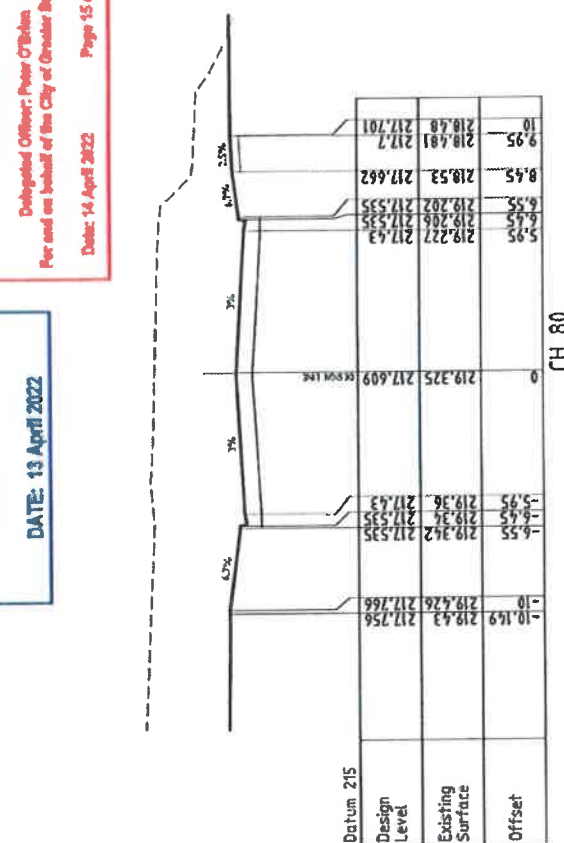
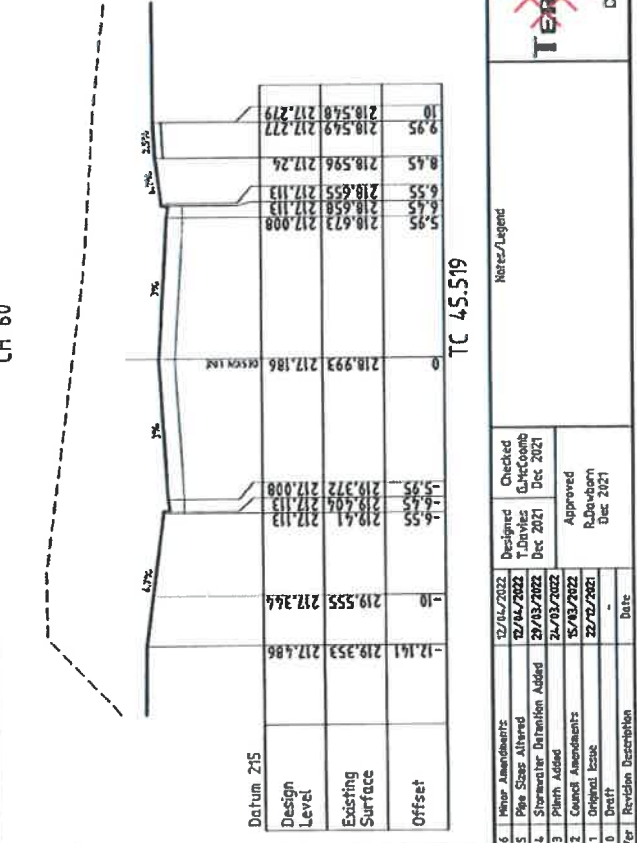
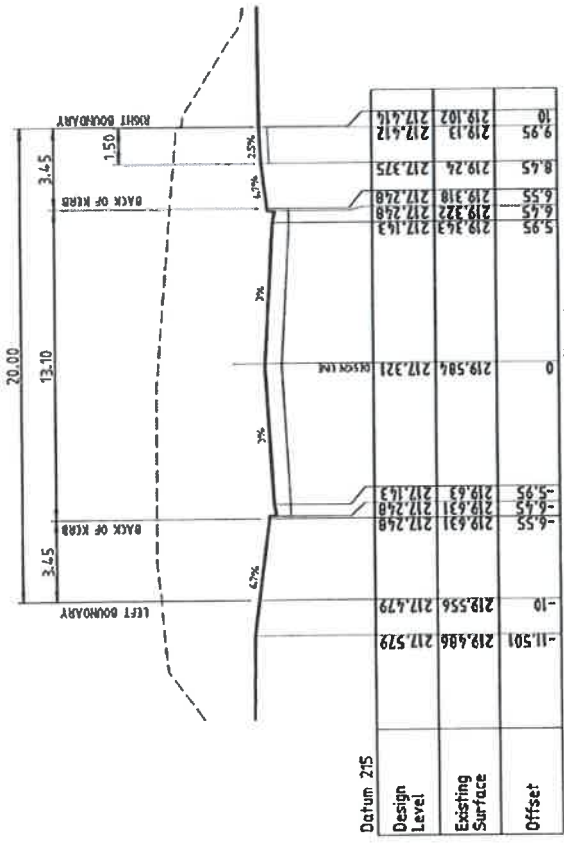
**GREATER BENDIGO CITY COUNCIL
ENGINEERING PLANS**

APPROVED BY: **Peter Braker**

DATE: **13 April 2022**

PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME
PLAN REFERRED TO IN PLANNING PERMIT
NO: **D08682028**

Delegated Officer: Peter O'Brien
Per and on behalf of the City of Greater Bendigo
Date: **14 April 2022** Page **15** of **23**



Printed: 2022-04-12 15:56:39

TERRACO Civil Engineers
Project Managers
Development Consultants

ABN 72 481 695 774
Level 12, 155 Sturt Street
RusSELLVILLE NSW 1588
Ph: 02 4922 5799
Fax: 02 4922 5799
E: info@terraco.com.au
W: www.terraco.com.au

Terraco P/L

Scale (m) 1:500

All levels are in existing and all levels are in Australian Height Datum

Drawing Title: 1.042 S Roadway

City of Greater Bendigo - East Bendigo
Arbor Estates Pty Ltd
178-182 Murphy Street
Teggana Court Cross Sections 2

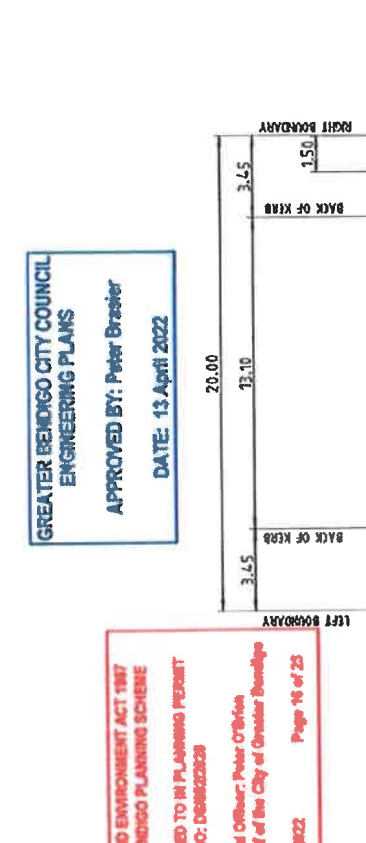
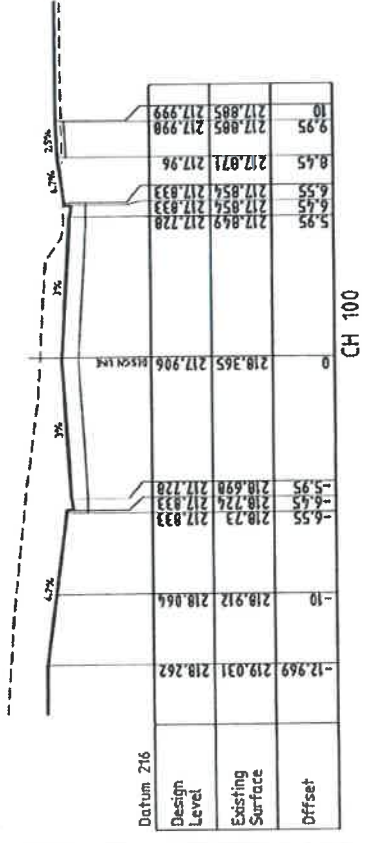
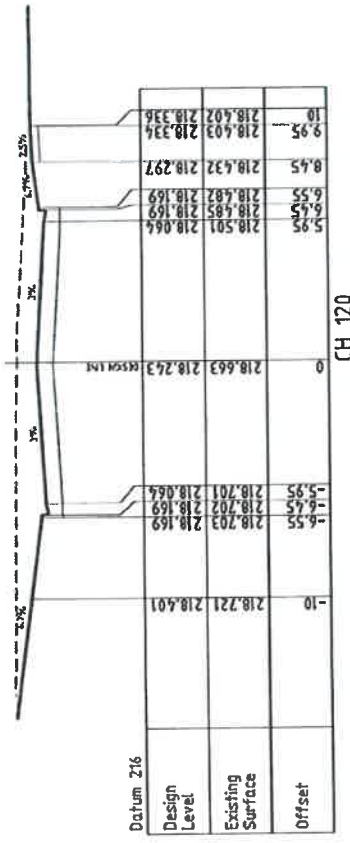
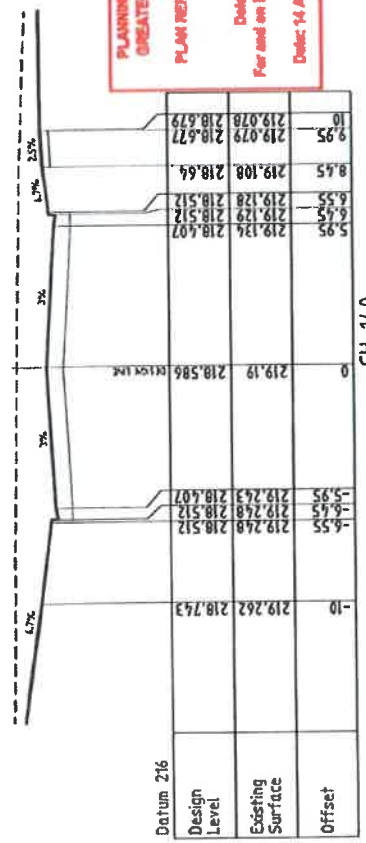
Sheet 14 of 22

Ver	Revision Description	Date	Designed	Checked
6	Minor Amendments	12/04/2022	J.Devries	J.Devries
5	Page Setup Revised	02/04/2022	J.Devries	J.Devries
4	Stromwater Detention Added	09/03/2022	J.Devries	J.Devries
3	Planr Added	24/03/2022	J.Devries	J.Devries
2	Ground Amendments	15/03/2022	J.Devries	J.Devries
1	Original Issue	22/12/2021	J.Devries	J.Devries
0	Draft	-	-	-

**GREATER BENDIGO CITY COUNCIL
ENGINEERING PLANS**
APPROVED BY: Peter Brazier
DATE: 13 April 2022

**PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME**
PLAN REFERRED TO IN PLANNING PERMIT
NO: D08620208

Delegated Officer: Peter O'Brien
For and on behalf of the City of Greater Bendigo
Date: 14 April 2022 Page 16 of 25



TERRACO
Civil Engineers
Project Managers
Development Consultants

City of Greater Bendigo - East Bendigo
Arbor Estates Pty Ltd
178-182 Murphy Street
Teggana Court Cross Sections 3

Scale (m)	H 1:200	V 1:100
Scale (in)	H 1:200	V 1:100
All lengths are in metres and all angles are in degrees		
Drawing File	1462 S Roadway	14.04.2
LTO Ref:	PS907230X	DS/892/2020
Client Ref:	Water Auth. Ref:	Our Ref:
Water Auth. Ref:	14.04.2	6
Our Ref:	14.04.2	6
Sheet	15	15 of 22

Revision Description

Rev	Revision Description	Date
6	Minor Amendments	12/04/2022
5	Plan Size Altered	12/04/2022
4	Strenuouswater Direction Added	29/03/2022
3	Plan Added	24/03/2022
2	Council Amendments	18/03/2022
1	Initial Issue	22/02/2021
0	Drawn	-

Checked: G.McCoombe
Dec 2021

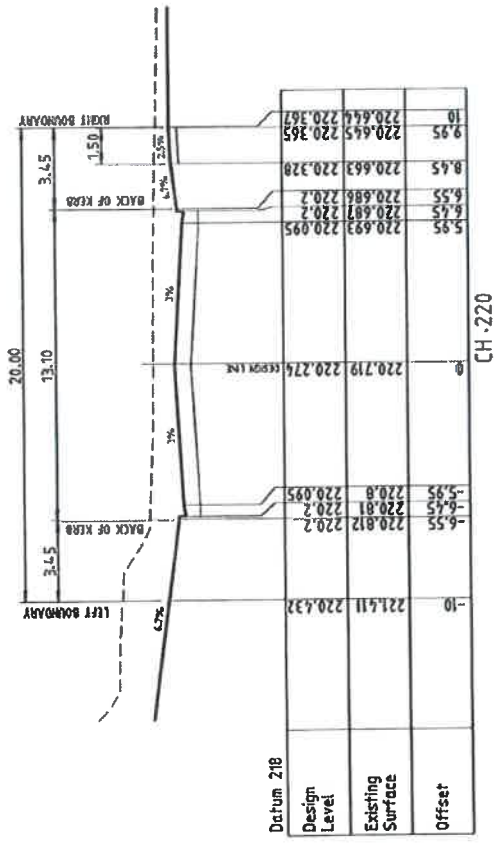
Approved: R.Davison
Dec 2021

Printed 2022-04-12 15:56:39

GREATER BENDIGO CITY COUNCIL
 ENGINEERING PLANS
 APPROVED BY: Peter Brasier
 DATE: 13 April 2022

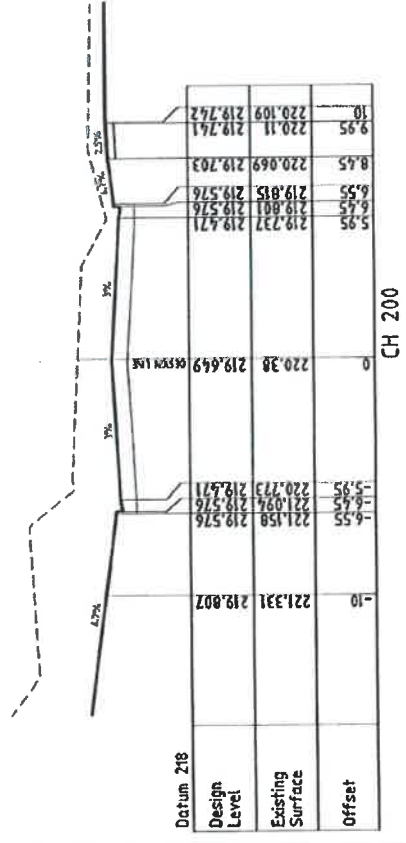
PLANNING AND ENVIRONMENT ACT 1987
 GREATER BENDIGO PLANNING SCHEME
 PLAN REFERRED TO IN PLANNING PERMIT
 NO: D00000020

Delegated Officer: Peter O'Brien
 For and on behalf of the City of Greater Bendigo
 Date: 14 April 2022 Page 17 of 23



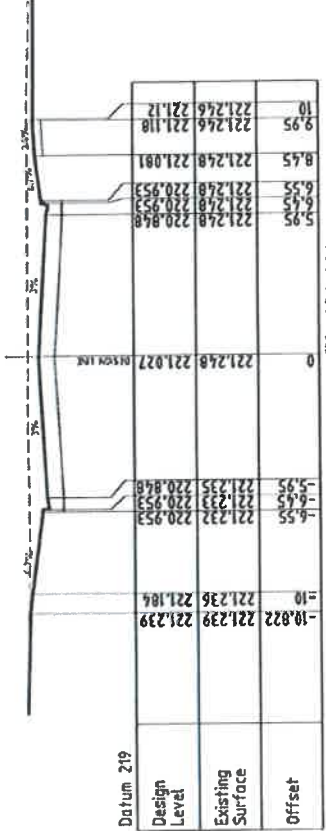
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Design Level	10	221.411	220.437
Existing Surface	9.95	220.812	220.2
Offset	0	220.719	220.275



Datum 218

Design Level	10	221.331	219.807
Existing Surface	9.95	221.538	219.576
Offset	0	220.38	219.649



Datum 219

Design Level	10	221.236	221.184
Existing Surface	9.95	221.248	221.081
Offset	0	221.248	221.081

Rev	Revision Description	Date
6	Minor Amendments	12/04/2022
5	Pipe Size Altered	12/04/2022
4	Stormwater Detention Added	29/03/2022
3	Pitth Added	15/03/2022
2	Ground Amendments	05/02/2022
1	Original Issue	22/12/2021
0	Draft	-

Notes/Legend

Checked	G.McComb	Dec 2021
Designed	T.Davies	Dec 2021
Approved	R.Davison	Dec 2021

TERRACO
 Civil Engineers
 Project Managers
 Development Consultants

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 ABN 12 681 495 776
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 Melbourne, VIC 3000
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 Fax: 03 9442 5946
 www.terraco.com.au

City of Greater Bendigo - East Bendigo
 Arbor Estates Pty Ltd
 178-182 Murphy Street
 Teggana Court Cross Sections 4

Scale (m) H 1:200 V 1:100
 All levels are in meters
 and all levels are to Australian Height Datum
 unless otherwise stated
 Drawing File: LTO Ref: PS90732X
 14642 S Roadway DS/892/2020

City Ref: 14,042
 Date: 14/04/22
 Version: 6
 Sheet: 16 of 22

**GREATER BENDIGO CITY COUNCIL
ENGINEERING PLANS**

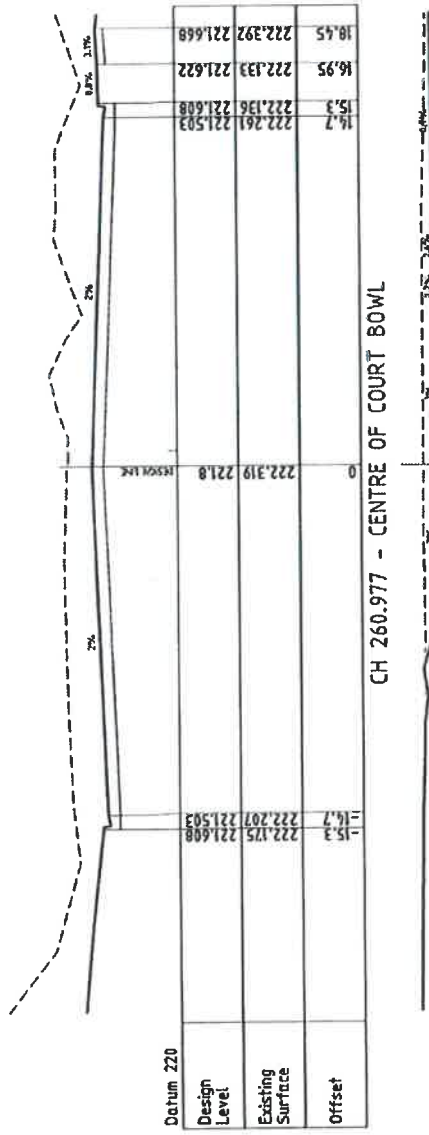
APPROVED BY: Peter Brazier

DATE: 13 April 2022

**PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME
PLAN REFERENCED TO IN PLANNING PERMIT
NO: D0802020**

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

Date: 14 April 2022 Page 16 of 23



Datum 220

Design Level	222.392	221.668	16.95	222.133	221.622	18.45
Existing Surface	222.175	221.608	15.7	222.261	221.503	16.7
Offset	222.207	221.503	16.7	222.261	221.503	16.7

Datum 219

Design Level	221.254	220.958	9.95	221.254	220.958	8.45
Existing Surface	221.254	220.856	6.55	221.254	220.856	5.95
Offset	221.254	220.856	6.55	221.254	220.856	6.55

Ver	Revision	Description	Date		
6		Minor Amendments	12/04/2022	Designed	Checked
5		Pin Sizes Altered	12/04/2022	T.Davies	G.HCCoomb
4		Stormwater Detention Added	29/03/2022	Dec 2021	Dec 2021
3		Pinfin Added	24/03/2022	Approved	
2		Council Amendments	15/03/2022	R.Davoborn	Dec 2021
0		Original Issue	27/12/2021		
0		Draft			

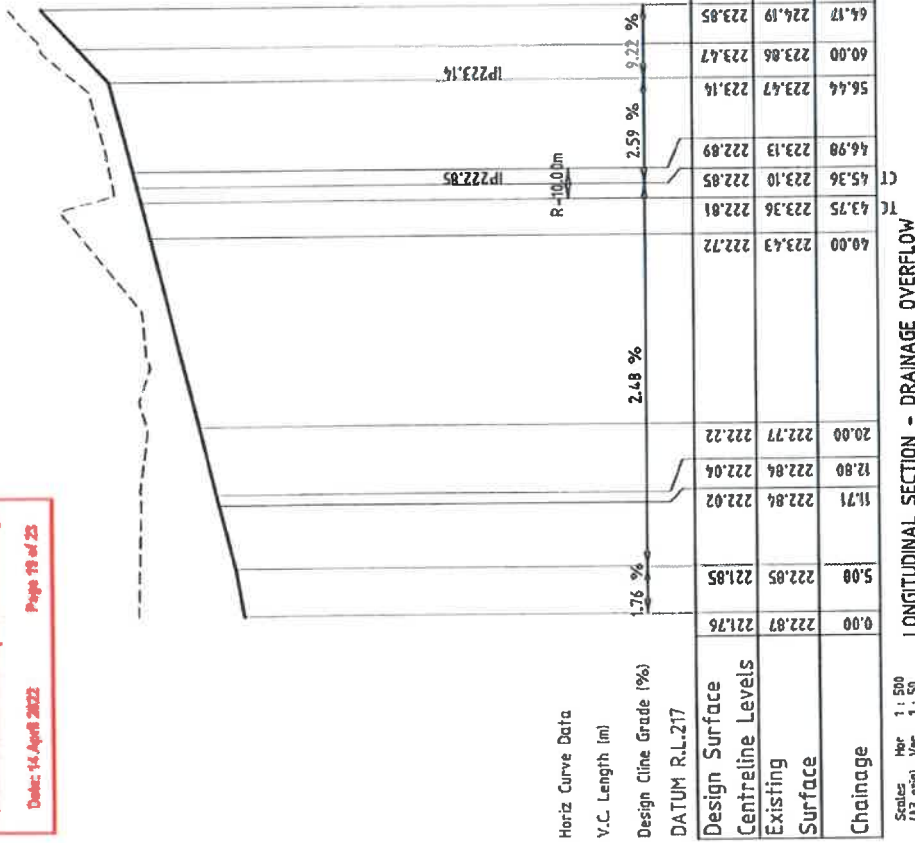
TERRACO
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Project Managers
Development Consultants

Scale (m)	H 1:200	V 1:100	L 1:200	S 1:200
All layers are in metric and all units are in metres (Original Chart Size is A3)				
Shrinking File:	14062 5 Road.dwg	LTP Ref:	PS91723X	City of Greater Bendigo - East Bendigo
Author:	SMC 2205	Issue Ref:	14.04.2	Version
Drawn:	SMC 2205	Issue Ref:	14.04.2	Version
Sheet	6	Page	17	of 22

GREATER BENDIGO CITY COUNCIL
ENGINEERING PLANS
APPROVED BY: Peter Brasier
DATE: 13 April 2022

PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME
PLAN REFERRED TO IN PLANNING PERMIT
NO: D08620228

Delegated Officer: Peter O'Brien
For and on behalf of the City of Greater Bendigo
Date: 14 April 2022 Page 19 of 25



Datum 221

Design Level	Existing Surface	Offset
2.606	223.281	223.078
-2.5	223.284	223.06
-1	223.327	222.81
1	223.356	222.81
2.5	223.384	222.81
2.5	223.4	223.06
3.410	223.4	223.06

CH 43.752

Datum 222

Design Level	Existing Surface	Offset
-2.5	224.1	224.1
-1	224.15	223.85
0	224.15	223.85
1	224.15	223.85
2.5	224.1	224.1

CH 64.173

Datum 221

Design Level	Existing Surface	Offset
-2.756	223.5	223.01
-2.5	223.493	222.967
-1	223.456	222.717
0	223.432	222.717
1	223.414	222.717
2.5	223.322	222.967

CH 40

Datum 222

Design Level	Existing Surface	Offset
-5.284	223.617	223.623
-2.5	223.74	223.716
-1	223.811	223.466
0	223.859	223.466
1	223.907	223.466
2.5	223.948	223.716
3.661	223.948	223.909

CH 60

Datum 221

Design Level	Existing Surface	Offset
-2.926	222.889	222.543
-2.5	222.87	222.472
-1	222.803	222.222
0	222.77	222.222
1	222.953	222.222
2.5	222.97	222.495
2.639	222.968	222.472

CH 20

Datum 222

Design Level	Existing Surface	Offset
-3.018	223.153	223.125
-2.5	223.167	223.162
-1	223.139	222.892
0	223.135	222.892
1	223.131	222.892
2.5	223.124	223.162
3.356	223.124	223.162

CH 46.976

Scales: Hor 1:500
Vert 1:50

LONGITUDINAL SECTION - DRAINAGE OVERFLOW

No	Revisions	Date
1	Original Issue	15/03/2022
2	Original Issue	22/02/2021
3	Plinth Added	26/03/2022
4	Stormwater Detention Added	29/03/2022
5	Pipe Size Altered	02/04/2022
6	Minor Amendments	12/04/2022

Checked	Designed
G.McCooch Dec 2021	T.Devries Dec 2021

Approved
R.Davborn Dec 2021

Notes/Legend

Civil Engineers
Project Managers
Development Consultants

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Melbourne VIC 3000
Ph: 03 5442 5779
Fax: 03 5444 5884
www.terraco.com.au

Scale (m) H 1:200 V 1:500
All heights are in existing ground unless otherwise stated
Original Sheet Size is A3

LTO Ref: PS90722X
Drawing file: 14042 5 RoadSubg

City of Greater Bendigo - East Bendigo
Arbor Estates Pty Ltd
178-182 Murphy Street
Drainage Overflow Sections

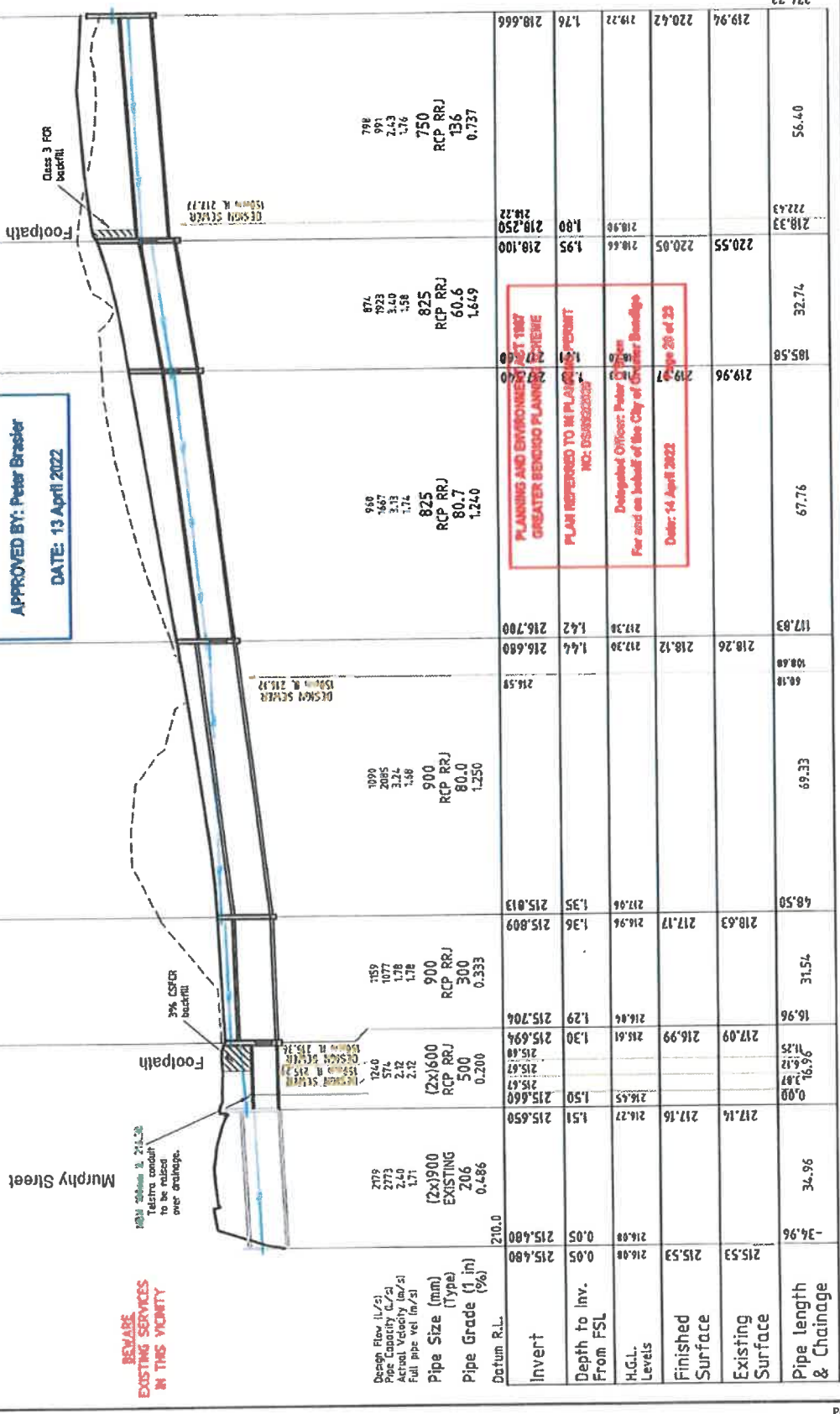
Council Ref: DS/892/2020
SHE 2265
14.04.22

Writer Ref: Version
Our Ref: 6
Sheet 18 of 22

**BEMERGE
EXISTING SERVICES
IN THIS VICINITY**

MURPHY STREET, B. 241.20
Telstra conduit
to be raised
over drainage.

**GREATER BENDIGO CITY COUNCIL
ENGINEERING PLANS**
APPROVED BY: Peter Brasier
DATE: 13 April 2022



Design Flow (l/s)	2179	2773	788	991	2443	176
Pipe Capacity (l/s)	574	240	874	993	340	991
Actual Velocity (m/s)	2.42	2.42	2.42	2.42	2.42	2.42
Full Pipe Vel (m/s)	1.71	1.71	1.71	1.71	1.71	1.71
Pipe Size (mm)	(2x)900	(2x)1600	(2x)825	(2x)825	(2x)825	(2x)825
Pipe Grade (1 in)	206	500	60.6	60.6	60.6	60.6
Datum R.L.	210.0	215.60	215.809	216.013	216.680	216.666
Invert	215.480	215.40	215.809	216.013	216.680	216.666
Depth to Inv. From FSL	0.05	1.30	1.36	1.35	1.42	1.76
H.G.L. Levels	216.08	216.61	216.96	217.06	217.30	219.22
Finished Surface	215.53	217.17	217.17	217.17	217.17	220.42
Existing Surface	217.16	216.99	218.63	218.26	218.26	219.94
Pipe length & Chamage	34.96	96.93	68.50	67.76	105.58	276.72

PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME

PLAN REFERRED TO IN PLANNING PERMIT
NO: D590922007

Delegated Officer: Peter Brasier
For and on behalf of the City of Greater Bendigo
DATE: 14 April 2022

Rev	Revised Description	Date
6 <td>Minor Amendments</td> <td>17/04/2022</td>	Minor Amendments	17/04/2022
5 <td>Pipe Size Altered</td> <td>12/04/2022</td>	Pipe Size Altered	12/04/2022
4 <td>Stormwater Direction Added</td> <td>29/03/2022</td>	Stormwater Direction Added	29/03/2022
3 <td>Plan Added</td> <td>24/03/2022</td>	Plan Added	24/03/2022
2 <td>Ground Absorbents</td> <td>15/03/2022</td>	Ground Absorbents	15/03/2022
1 <td>Drainal Tissue</td> <td>22/02/2021</td>	Drainal Tissue	22/02/2021
0 <td>Drain</td> <td>-</td>	Drain	-

Checked	Designed
G.McCoombe Dec 2021	T.Davies Dec 2021
Approved R.Davborn Dec 2021	

Notes/Legend
Design and HGL based on 10% AEP.
10% HGL line shown thus (ARR 2019)

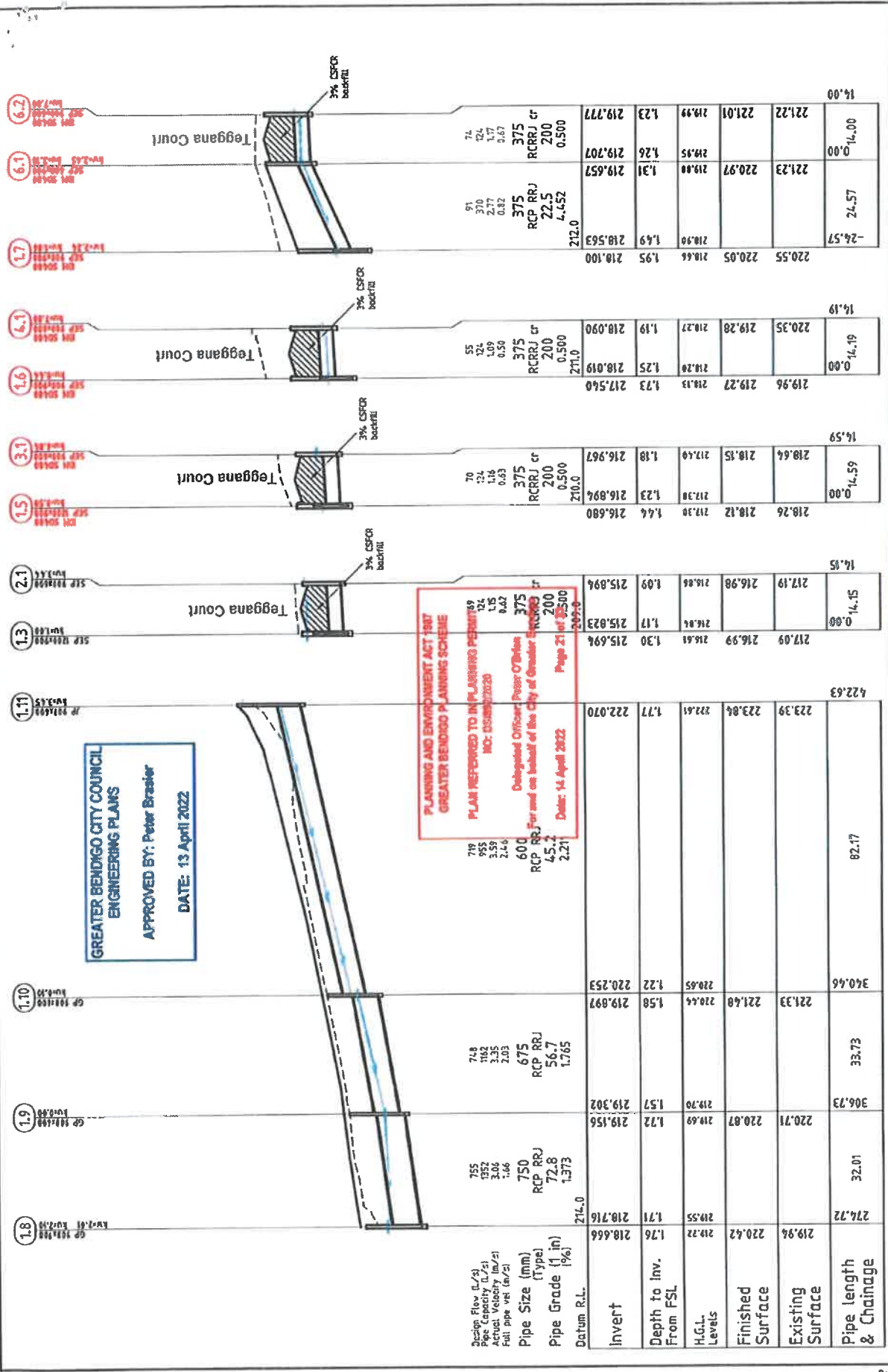
TERRACO
Civil Engineers
Project Managers
Development Consultants

Terraco P/L
ABN 72 481 695 776
15-17 North Street
East Bendigo VIC 3589
Ph 03 5442 5799
Fax 03 5442 5886
Web www.terraco.com.au

Scale (m) 1:1000 0 10 20
V 1:100 0 1 2
All lengths are in metres
and all levels are to Australian Height Datum
Original Sheet Size is A3
Drawing File: PS907322X
14.04.22 & Drainage.dwg
LID Ref: PS907322X
Local Ref: DS/192/1020
Water Auth. Ref: SWE 22SS5
Our Ref: 14.04.22

GREATER BENDIGO CITY COUNCIL
ENGINEERING PLANS
APPROVED BY: Peter Brasier
DATE: 13 April 2022

PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME
PLAN REFERRED TO IN PLANNING PERMIT
NO: D508972020
Delegated Officer: Peter O'Brien
RCP RRJ For and on behalf of the City of Greater Bendigo
Page 21 of 35300
Date: 14 April 2022



Rev	Revision Description	Date
0	Drawn	-
1	Original Issue	22/02/2021
2	Council Amendments	15/03/2021
3	Pinch Added	24/03/2021
4	Stormwater Direction Added	29/03/2021
5	Pipe Sizes Altered	12/04/2022
6	Minor Amendments	12/04/2022

Checked	Designed	Approved
C. Chubb	P. Davies	R. Davern
Dec 2021	Dec 2021	Dec 2021

Scale (m)	Horizontal	Vertical
1:1000	1:1000	1:200

City of Greater Bendigo - East Bendigo	Arbot Estates Pty Ltd	178-182 Murphy Street	Drainage Longitudinal Sections 2
Client Ref: 14,042	Water Auth. Ref: 14,042	Contract Ref: DS/892/2020	Sheet: 6 of 20

PIT SCHEDULE

Pit No	Name	TYPE	EASTING	NORTHING	INTERNAL		LEN	DIA	INLET INV LEV	DIA	OUTLET INV LEV	PIT SETOUT RL	DEPTH	REMARKS
					WD	WD								
1.1	Junction Pit		259762.809	5929947.164	0.900	0.600	0.600	600	222.070	600	223.844	1.774		
1.10	Grated Pit		259685.386	5929974.875	0.900	0.600	0.600	600	220.253	675	219.897	221.326	1.429	
1.9	Grated Pit		259653.428	5929985.450	0.900	0.600	0.600	675	219.302	750	219.156	220.721	1.566	
1.8	Grated Pit		259622.936	5929995.185	0.900	0.900	0.900	750	218.716	750	218.666	220.271	1.505	
1.7	Side Entry Pit		259638.871	5930049.284	0.900	0.900	0.900	750	218.250	825	217.540	219.273	1.733	
1.6	Side Entry Pit		259607.460	5930058.535	0.900	0.900	0.900	825	217.560	825	216.680	218.125	1.645	
1.5	Side Entry Pit		259542.411	5930077.491	1.200	0.900	0.900	900	215.813	900	215.809	217.166	1.357	
1.4	Side Entry Pit		259476.149	5930097.849	1.200	0.900	0.900	900	215.704	(2x)600	215.694	216.993	1.299	
1.3	(2x)Side Entry Pit		259446.764	5930109.496	1.200	0.900	0.900	900	215.660	(2x)900	215.650	217.159	1.509	
1.2	EXISTING STRUCTURE		259431.388	5930102.433	0.600	0.900	0.900	900	(2x)1600	(2x)1600	215.650	217.159	1.509	
1.1	EXISTING STRUCTURE		259401.529	5930083.647	0.200	0.200	0.200	(2x)900	215.680	375	216.580	1.100	Existing	
2.1	Side Entry Pit		259451.809	5930122.515	0.600	0.900	0.900	375	215.894	375	216.983	1.089	IDM GD480	
1.3	(2x)Side Entry Pit		259446.764	5930109.496	1.200	0.900	0.900	375	215.823	375	216.993	1.299	2x SEP	
3.1	Side Entry Pit		259549.656	5930090.158	0.600	0.900	0.900	375	216.967	375	218.149	1.182	IDM GD480	
1.5	Side Entry Pit		259542.411	5930077.491	1.200	0.900	0.900	375	216.894	375	218.125	1.445	IDM GD480	
4.1	Side Entry Pit		259612.419	5930071.827	0.600	0.900	0.900	375	218.019	375	219.280	1.190	IDM GD480	
1.6	Side Entry Pit		259607.460	5930058.535	0.900	0.900	0.900	375	218.019	375	219.273	1.733	IDM GD480	
6.2	Side Entry Pit		259666.441	5930055.915	0.600	0.900	0.900	375	219.777	375	221.005	1.228	IDM GD480	
6.1	Side Entry Pit		259662.486	5930042.485	0.600	0.900	0.900	375	219.707	375	219.657	220.967	1.309	IDM GD480
1.7	Side Entry Pit		259638.871	5930049.284	0.900	0.900	0.900	375	218.563	375	220.051	1.951	IDM GD480	

NOTE:

- xy setout to pit centre
- setout level to pit cover level

NOTE: GRATED PIT COVER LEVELS ARE TO BE SET 150MM BELOW FINISHED SURFACE LEVEL.

PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME
PLAN REFERRED TO IN PLANNING PERMIT
NO: C202202029
Delegated Officer: Peter O'Brien
For and on behalf of the City of Greater Bendigo
Date: 14 April 2022 **Page 22 of 23**

<p>City of Greater Bendigo - East Bendigo Arbor Estates Pty Ltd 178-182 Murphy Street Drainage Pit Schedule</p>		<p>Scale (m) 1:4042 & Drainage/soaking LTO Ref: PS9197232X Water Auth. Ref: SHE 22165 Dep Ref: 14.042 Version: 6 Sheet: 21 of 22</p>	
<p>Terraco P/L ABN 78 691 695 776 178-182 Murphy Street East Bendigo, Vic 3083 Ph: 03 5442 3799 Fax: 03 5441 5504 Web: www.terraco.com.au</p>		<p>XTS All markings are in metric and all levels are to Australian Height Datum original sheet size is A3 Drawing File: PS9197232X 14042 & Drainage/soaking</p>	
<p>TERRACO Civil Engineers Project Managers Development Consultants</p>		<p>Notes/Legend</p>	
<p>6 Minor Amendments 12/04/2022</p>	<p>Designed T.O'Brien 12/03/2022</p>	<p>Checked G.Hick 12/03/2022</p>	<p>Date</p>
<p>5 Pipe Sizes Altered 25/03/2022</p>	<p>1 Stormwater Detention Added 24/03/2022</p>	<p>Approved R.Dobson 22/03/2022</p>	<p>Date</p>
<p>3 Pit No Added 24/03/2022</p>	<p>2 Council Amendments 22/03/2022</p>	<p>0 Draft</p>	<p>Date</p>
<p>Ver</p>	<p>Revision Description</p>	<p>Date</p>	<p>Date</p>

Stormwater Detention & WSUD Requirements

178-182 Murphy Street, East Bendigo

Table 1: Lot Details & Allowable Discharge

Lot Number	Lot Area (m ²)	Rain Water Tank		Rain Water Tank		Rain Water Tank		Additional Site Detention Volume (m ³)	Lot Allowable Discharge Q (total) l/sec
		Required Size Volume (kL)	Detention Volume (kL)	Re-use Volume (kL)	Detention Volume (m ³)				
1	1220	20	15	5	-	-	-	34.85	
2	1224	20	15	5	-	-	-	35.05	
3	1405	30	15	5	-	-	-	42.80	
4	1288	30	15	5	-	-	-	37.29	
5	1265	30	15	5	-	-	-	36.34	
6	1242	30	15	5	-	-	-	35.94	
7	1220	30	15	5	-	-	-	35.60	
8	1224	30	15	5	-	-	-	35.30	
9	1740	30	15	5	-	-	-	35.34	
10	1753	30	15	5	-	-	-	35.79	
11	1622	30	15	5	-	-	-	28.90	
12	4891	30	25	5	8	8	8	82.77	
13	3783	30	25	5	25	25	25	62.79	
14	2210	30	15	5	15	15	14	36.65	
15	2014	30	15	5	15	15	12	33.40	
16	2153	30	15	5	15	15	13	35.78	
17	2224	30	15	5	15	15	14	36.98	
18	8887	30	15	5	15	15	20	55.34	
19	1007	30	15	5	-	-	-	24.50	
20	1224	30	15	5	-	-	-	34.90	
TOTAL	38152							3084.50	

Indicative Rainwater Detention/WSUD Infrastructure requirement

PLANNING AND ENVIRONMENT ACT 1987
GREATHER BENDIGO PLANNING SCHEME

PLAN REFERRED TO IN PLANNING PERMIT
NO: D00002028

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

Date: 14 April 2022 Page 23 of 23

Table 2: Indicative Detention Infrastructure Assumptions

Lot Size	% of lot covered by roof	Roof Area
<1000m ²	~60%	~600m ²
1000-1500m ²	~50%	~500-750m ²
1500-2000m ²	~40%	~600-800m ²
2000-3500m ²	~35%	~700-1225m ²
3500-5000m ²	~30%	~1050-1500m ²

Notes:

- Allowable Discharge and Re-use volume for WSUD is non-negotiable and a suitable system must be designed by a Qualified Civil Engineer.
- Indicative rainwater detention/WSUD Infrastructure requirement is made with assumptions about expected roof areas as per table 2 and as such is only INDICATIVE.
- Additional site detention volume can be achieved through the use of piped storage, onsite detention basin or a combination of the two.
- If no buildings are to be built, WSUD must be offset with a fee advised by City of Greater Bendigo.

6 Other Amendments	12/04/2022	Checked	G. McComb	Dec 2021
5 Pipe Size Altered	12/04/2022	Designed	J. Davies	Dec 2021
4 Stormwater Diversion Added	19/03/2022	Approved	R. Johnson	Dec 2021
3 Pumph Added	24/03/2022	Approved	R. Johnson	Dec 2021
2 Council Amendments	16/03/2022	Approved	R. Johnson	Dec 2021
1 Original Issue	23/12/2021			
0 Draft	-			
Ver	Revision Description	Date		

TERRACO
Civil Engineers
Project Managers
Development Consultants

Terraco P/L
ABN 12 681 895 716
1 Level Court
East Bendigo, Vic 3559
Ph: 03 5422 5799
Fax: 03 5441 5594
Web: www.terraco.com.au

Scale (a1)

1:6000
All heights are in metres
and all levels are in Australian Height Datum
Projected Sheet Size is A3

City of Greater Bendigo - East Bendigo
Arbor Estates Pty Ltd
178-182 Murphy Street
Stormwater Detention Calculations

City of Greater Bendigo - East Bendigo	Arbor Estates Pty Ltd	178-182 Murphy Street	Stormwater Detention Calculations
Council Ref: DS/897/2020	Water Auth. Ref: SHE 22055	Our Ref: 14-042	Version: 6
Project File: PS597232X	Drawings File: DS/897/2020	Our Ref: 14-042	Sheet: 22 of 22



**DEED TO END AN AGREEMENT PURSUANT TO SECTION 173
OF THE PLANNING AND ENVIRONMENT ACT 1987 (VIC)**

BETWEEN

GREATER BENDIGO CITY COUNCIL

and

COLIBAN REGION WATER CORPORATION

and

ARBOR ESTATES PTY LTD ACN 118 940 006

177 View St Bendigo Vic 3550
PO Box 628 Bendigo Vic 3552
DX 55011 Bendigo

Phone 03 5445 3333
Fax 03 5445 3355

Email info@becklegal.com.au
www.becklegal.com.au



THIS DEED is made the 14 day of August 2023.

PARTIES:

GREATER BENDIGO CITY COUNCIL of 189-229 Lyttleton Terrace, Bendigo in the State of Victoria
(Council)

AND

COLIBAN REGION WATER CORPORATION of 37-45 Bridge Street, Bendigo in the State of Victoria
(Coliban Water)

AND

ARBOR ESTATES PTY LTD ACN 118 940 006 of 45 Edwards Road, Kennington in the State of Victoria
(the Owner)

BACKGROUND:

- A. The Owner is the registered proprietor of ALL THAT piece of land being Lot 1 on Plan of Subdivision 427834S being the whole of the land described in Certificate of Title Volume 10485 Folio 909 (the Land).
- B. The Land is within the municipality of Greater Bendigo City Council and is affected by Bendigo Planning Scheme.
- C. Council is the Responsible Authority administering the Bendigo Planning Scheme.
- D. A Section 173 Agreement was registered on the title of the Land through dealing number AW142128R on 10 October 2022. (the Agreement).
- E. Council and the Owner have agreed to end the Agreement and remove the Agreement from the Land.

NOW THIS DEED WITNESSES as follows:

- 1 The Owner **HEREBY COVENANTS AND AGREES** with Council as follows:
 - 1.1 The Owner will do all things necessary to execute this Deed to bring an end to the Agreement in respect of the Land.
 - 1.2 Council shall as soon as practicable after the execution of this Deed make application with the Registrar of Titles pursuant to Section 183 of the *Planning and Environment Act 1987* to register this Deed on the relevant Certificate of Title for the Land.
 - 1.3 Any notice hereunder shall be sufficiently served by delivering the same to the Owner at its address appearing in this Deed or by placing the same into the post in a pre-paid envelope addressed to the Owner at such address or such other postal address as shall

be notified by the Owner to Council in writing for the purposes of this Deed and any notice so posted shall be conclusively deemed to have been served on the next ordinary business day after the day of posting.

- 1.4 The Owner will pay the reasonable legal costs and disbursements of Council in connection with the preparation, execution and registration of this Deed.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first hereinbefore written.

APPROVED under the COMMON SEAL of the)
GREATER BENDIGO CITY COUNCIL in the)
presence of:


.....

Chief Executive Officer

Full name: Craig William Niemann

Usual Address: Galkangu – Bendigo GovHub

189-229 Lyttleton Terrace, Bendigo VIC 3550



SIGNED SEALED AND DELIVERED by
ARBOR ESTATES PTY LTD ACN 118 940 006 in accordance with section 127 of the
Corporations Act 2001 (Cth) by:



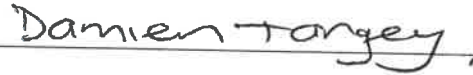
Signature of Director



Signature of Director/Secretary



Full name (print)



Full name (print)

THE COMMON SEAL of COLIBAN REGION
WATER CORPORATION)

was affixed in the presence of the General
Counsel & Corporate Secretary)

being a delegated officer pursuant to Instrument
of Delegations dated 24 February 2023:



.....
**Rebecca Hanley, General Counsel &
Corporate Secretary**

