

THIS AGREEMENT is made the ²⁰ day of November....2023

BETWEEN Mitchell James Pearse and Kessey Ethel Pickering of 367 Cummins Rd Miners Rest ("the Owner")

AND: CENTRAL HIGHLANDS REGION WATER CORPORATION of 7 Learmonth Road Wendouree 3355 ("the Corporation")

RECITALS:-

- A. The Owner is the owner of an estate in fee simple in the whole of the land comprised and described in Certificate of Title Register Book Volume 12274 Folio 796 and known as 367 Cummins Road Miners Rest ("the Land").
- B. The Owner is aware that the Land is encumbered by infrastructure owned by the Corporation namely a sewer main as shown on the attached plan.
- C. The Owner and the Corporation are aware that a structure shall be erected over the easement for this infrastructure in the location as shown on the attached plans.
- D. Section 148 of the Water Act 1989 provides inter alia that a structure must not be placed within 1 metre of the Corporations' infrastructure without the consent of the Corporation.
- E. The Corporation has agreed to permit the structure to be constructed on the Land as shown on the attached plans upon the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WTNESSES AS FOLLOWS:-


In consideration of these presents the Owner and the Corporation acknowledge and agree as follows:-


- 1. That the Owner shall without the payment of compensation of any kind permit the Corporation to enter the Land at any time for the purpose of inspection, cleansing, repair or renewal of the infrastructure;
- 2. That the Corporation shall without the payment of compensation of any kind carry out any works upon the structure (including demolition) necessary for the exercise of the power conferred upon it pursuant to clause 1 hereof;

3. The Corporation will not be liable to the Owner for any reinstatement of the building following the exercise of the power conferred upon it pursuant to clause 1 hereof; and
4. The Owner shall not alter or add to the structure without the consent in writing of the Corporation being first had and obtained.

Pursuant to Section 148 of the Water Act 1989, these conditions are binding on subsequent owners of this property whether or not they have had notice of this consent.

SIGNED by the said) Mitchell Pearse
) 
 in the presence of:-) Kessey Pickering

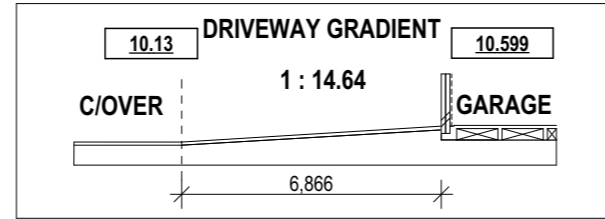

(Adult witness)

SIGNED for and on behalf)
 Of the Corporation by the)
 Team Leader Property)
 Services)
 Pursuant to Instrument of) 
 Delegation dated the 22nd)
 day of June 2023)

LEGEND	
	SITE LEVEL BENCHMARK
	TITLE PEG
	ELECTRICITY PIT
	STOP VALVE
	SIDE ENTRY PIT
	STORMWATER JUNCTION PIT
	GRATED PIT
	UNCLASSIFIED PIT
	PROPERTY INLET
	FIRE HYDRANT
	WATER METER
	SEWER PIT
	TELSTRA PIT
	TREE
	ELECTRICITY POLE
	WATER/GAS KERB MARKER
	HOUSE DRAIN KERB MARKER
	HOUSE DRAIN OUTLET

SITE NOTES

SITE PERMEABILITY		SURVEY DATE	
BUILD AREA/ DRIVEWAY	265.59m ²	37.51	09/03/2021
PERMEABLE AREA	442.41m ²	62.49%	CONTOUR INTERVALS 200 mm
GARDEN AREA	442.41m ²	62.49%	LEVELS TO 10.00
TOTAL	708m ²	100%	SITE AREA 708 sqm
			BUILDING AREA 232.73 sqm
			SITE COVERAGE 32.88%
			WIND SPEED N2
			SITE CLASSIFICATION P



MELWAYS REFERENCE
 SITE LOCATION MELWAYS REFERENCE: **VR 58 E9**

NOTE
 IT IS THE RESPONSIBILITY OF THE OWNER TO CHECK FOR UNDERGROUND PIPES PRIOR TO ANY EARTHWORKS CONDUCTED AFTER HANDOVER. THE BUILDER WILL NOT BE LIABLE FOR DAMAGE TO EXISTING PIPES BY THE OWNER AFTER HANDOVER.

DEVELOPER APPROVAL REQUIRED
 APPROVAL IS REQUIRED FROM THE RELEVANT DESIGN REVIEW PANEL/COMMITTEE PRIOR TO THE ISSUING OF A BUILDING PERMIT.

NCC GENERAL NOTES

- PROVIDE A PLIABLE MEMBRANE TO EXTERNAL WALLS INSTALLED IN ACCORDANCE WITH AS 4200.1-2
- BATHROOM & OTHER SANITARY COMPARTMENT EXHAUST SYSTEMS TO HAVE A MINIMUM FLOW RATE OF 25 L/s IN ACCORDANCE WITH NCC 3.8.7.3 (a) i
- KITCHEN & LAUNDRY EXHAUST SYSTEMS TO HAVE A MINIMUM FLOW RATE OF 40 L/s IN ACCORDANCE WITH NCC 3.8.7.3 (b) i & ii
- GUTTERS & DOWNPIPES DESIGNED IN ACCORDANCE WITH AS3500.3
- WEATHER STRIP REQUIRED AT THE GARAGE DOOR LEADING INTO THE DWELLING AS A DRAFT PROTECTION DEVICE NCC CLAUSE 3.12.3.3 (b)(ii)

MUNICIPALITY (LOCAL COUNCIL)
 COUNCIL AUTHORITY: **BALLARAT CITY**

RECYCLED WATER
 LOCAL WATER AUTHORITY: **CENTRAL HIGHLANDS WATER**
 PROVIDE PROVISIONS FOR CLASS A RECYCLED WATER INCLUDING CLASS A WATER TAPPING, 1 No. PURPLE TAP TO HOUSE AND 1 No. PURPLE TAP AT THE METER, AND SEPARATE LINE PLUMBING FOR LAUNDRY & TOILETS. BUILDER TO DETERMINE LOCATIONS ON SITE

SITE SCRAPE REQUIRED
 SITE SCRAPE TO: 10.3. REMOVE ALL VEGETATION FROM SITE & PROVIDE A SUITABLE SCAFFOLDING WORKING PLATFORM.

DESIGNATED BUSHFIRE AREA - BAL: 12.5
 REFER TO BAL NOTES FOR LIST OF APPLICABLE CONSTRUCTION REQUIREMENTS AS PER NCC PART 3.7.4

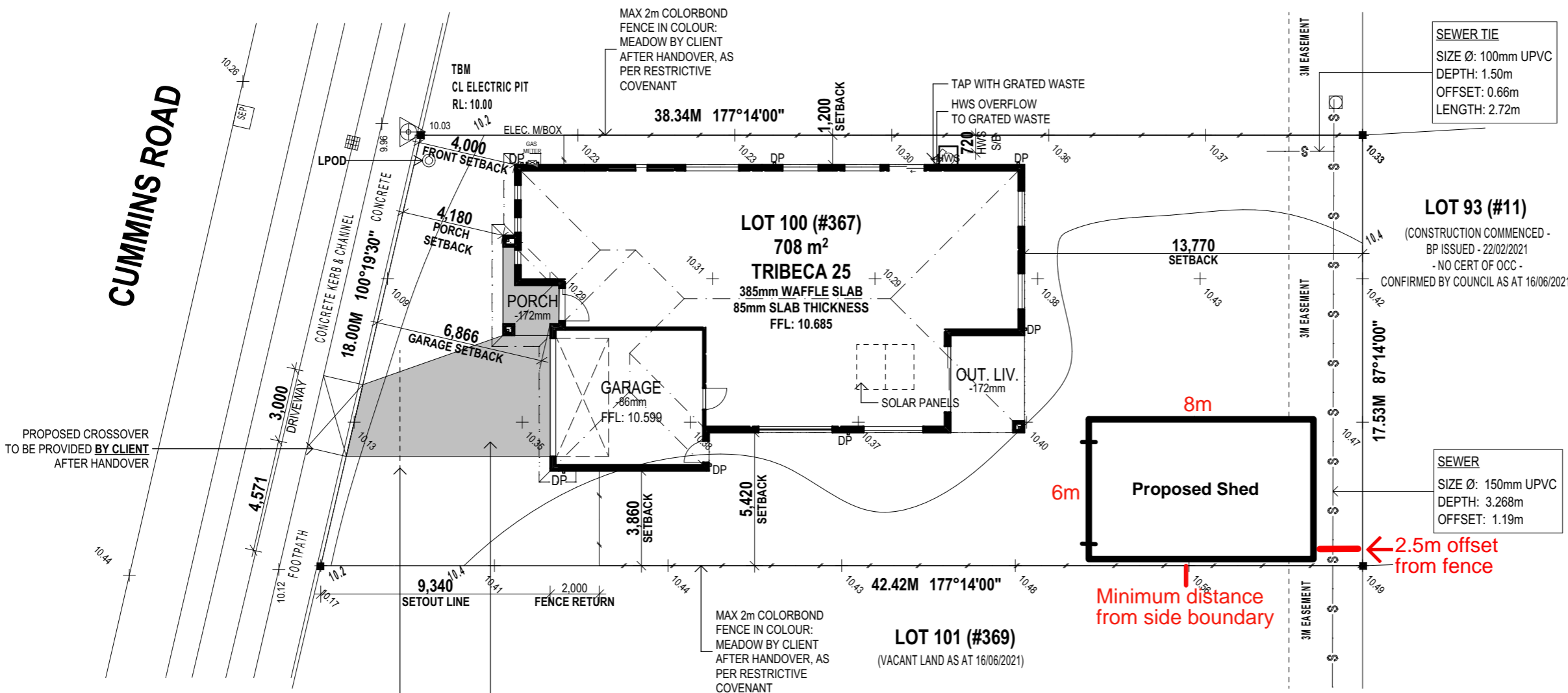
NBN Co. FIBRE OPTICS:
 BUILDER TO PROVIDE 25mm Ø MIN. CONDUIT FROM COMMUNICATIONS PIT IN STREET TO PREMISES CONNECTION DEVICE (PCD - INSTALLED BY NBN Co) IN ACCORDANCE WITH NBN Co's RESIDENTIAL PREPARATION AND INSTALLATION GUIDE FOR SDU's

NEW CROSSOVER
 OWNER TO ARRANGE FOR NEW CROSSOVER, (INCLUDING ASSOCIATED PERMITS) TO PROVIDE FOR VEHICLE ACCESS TO PROPOSED GARAGE

RESTRICTIVE COVENANT
 HOUSE MUST BE COMPLETED LESS THAN 12 MONTHS AFTER THE DATE OF ISSUE OF A BUILDING PERMIT

LOT 99 (#365)

(VACANT LAND AS AT 16/06/2021)



SEWER TIE
 SIZE Ø: 100mm UPVC
 DEPTH: 1.50m
 OFFSET: 0.66m
 LENGTH: 2.72m

SEWER
 SIZE Ø: 150mm UPVC
 DEPTH: 3.268m
 OFFSET: 1.19m

CENTRAL HIGHLANDS WATER
APPROVED
 WITH CONDITIONS
 Date: 21/11/2023 CHW Officer: _____

FINAL FOR CONSTRUCTION
 DATE: _____
 Mitchell Pearse & K. E. Pickering

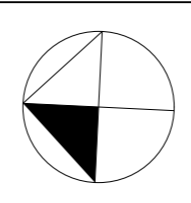


ID	REVISION	BY	DATE
01	CONTRACT DRAWINGS, SURVEY, PSI & VO1	AD	12/04/2021
02	SITING CHECK	NP	13/03/2021
03	VO 2	OH	20/04/2021
04	FINAL CHECK	JD	16/06/21
05	SCHEDULING CLARO	JD	09/07/21

GENERAL NOTES:

- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE
- WINDOW SIZES AND LOCATIONS ARE NOMINAL AND MAY VARY TO MANUFACTURERS FRAME SIZES

© The Copyright of this design is the sole property of ABN Group VIC and there is no implied licence for its use for any purpose.



CLIENT:
M. J. PEARSE & K. E. PICKERING

LOT 100 (#367) CUMMINS ROAD
 MINERS REST, VIC 3352

SITE PLAN		JOB No:	
HOUSE TYPE: TRIBECA 25	MASTER DRAWING INFO:	206203	
FACADE: VIVA	DRAWN BY: AD	REVISION: 01	SCALE: 1:200
	TYP HEIGHT: 25R	ISSUED: TBC	DRAWING No: 1 OF 8

MEMBER SCHEDULE

CI - PORTAL COLUMN 100X50X2 RHS DURAGAL
 RI - PORTAL RAFTER 100X50X2 RHS DURAGAL
 MI - MULLIONS 65x65x2 SHS DURAGAL
 RBI - ROOF BRACES 32x1.2 GRADE 300
 WBI - WALL BRACES 32x1.2 GRADE 300

FOOTING SCHEDULE

ALLOWABLE BEARING PRESSURE = 100KPA

WITH SLAB

F1 Ø450 x 600 DEEP
 ALTERNATIVE 400 x 400 x 600 DEEP
 MIN 300 INTO STIFF NATURAL CLAY
 ANY FILL ABOVE CLAY MUST BE WELL COMPACTED

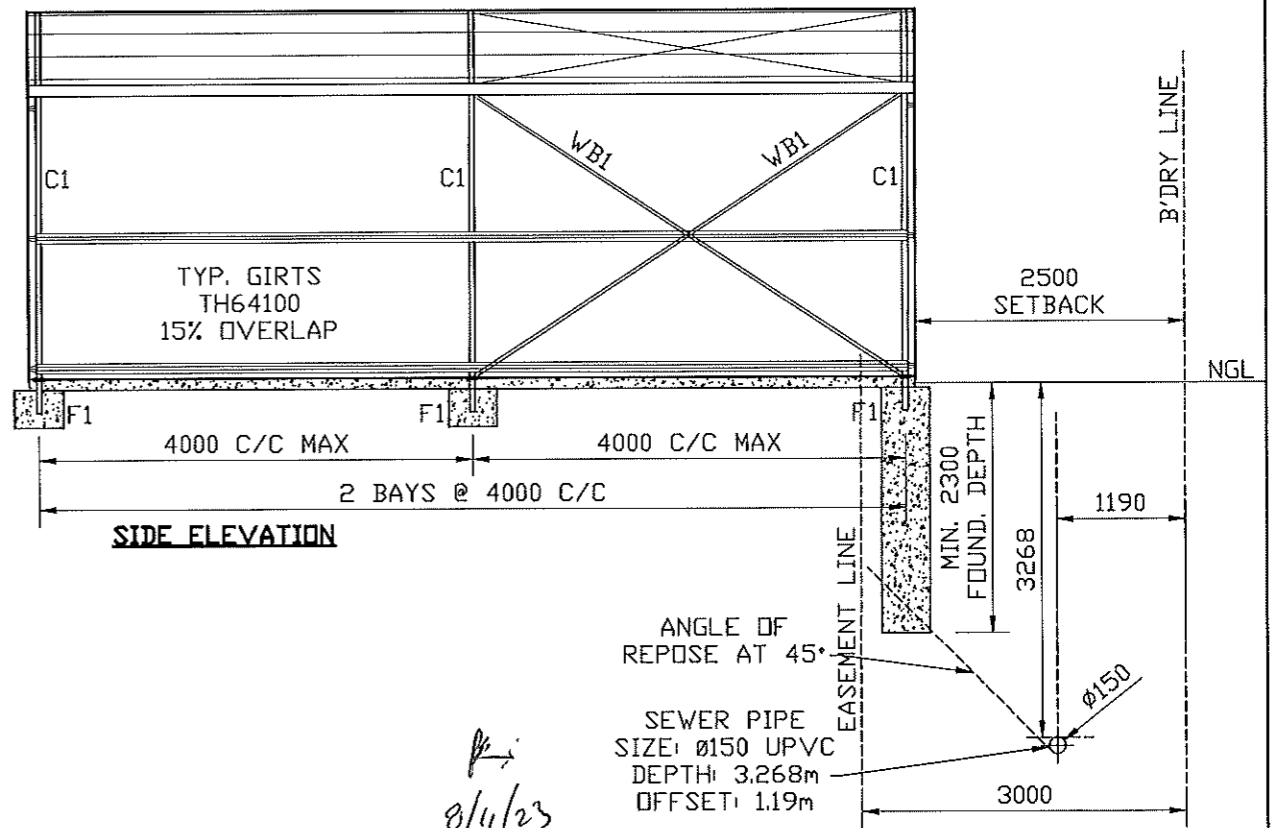
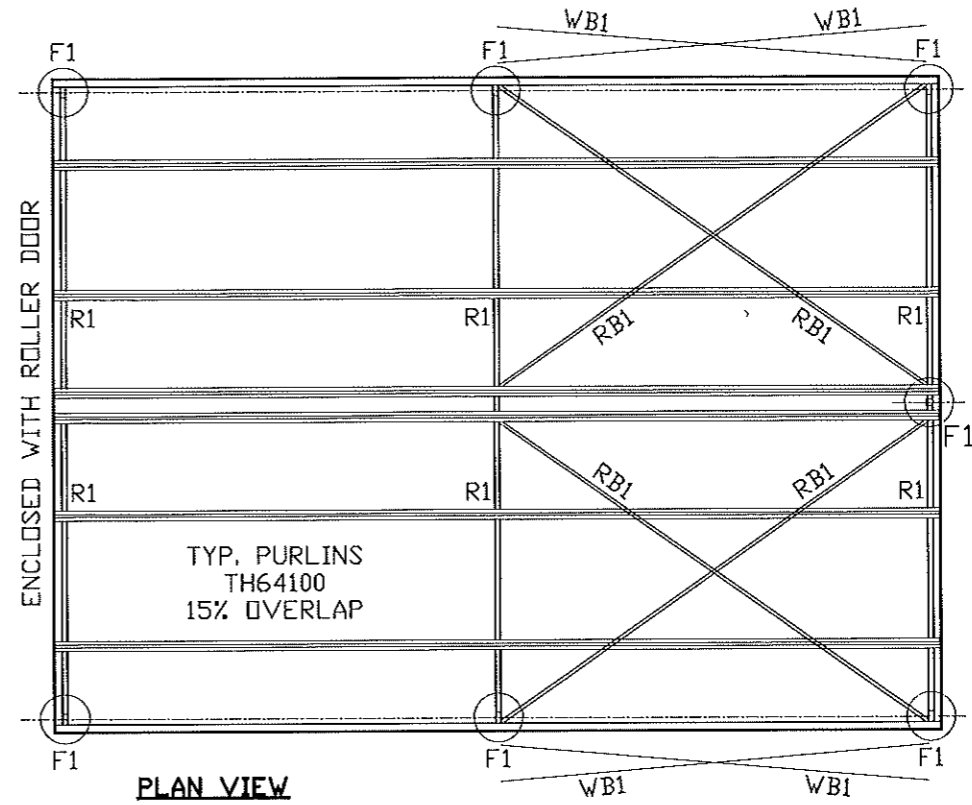
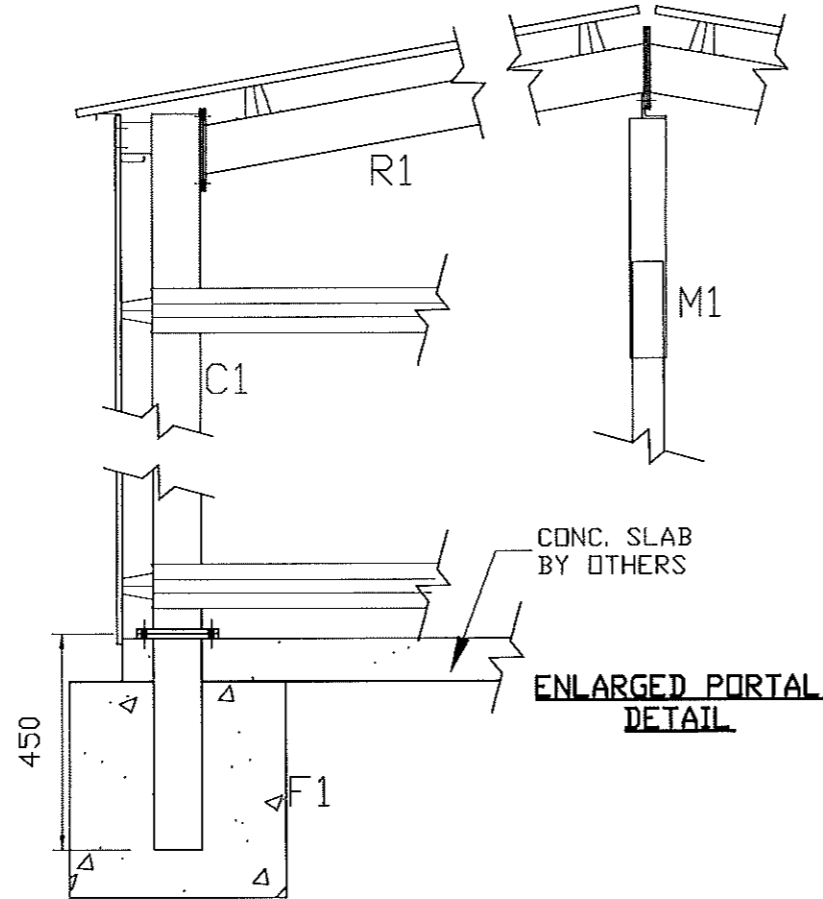
WITHOUT SLAB

F1 Ø450 x 700 DEEP
 ALTERNATIVE 400 x 400 x 700 DEEP
 MIN 400 INTO STIFF NATURAL CLAY
 ANY FILL ABOVE CLAY MUST BE WELL COMPACTED

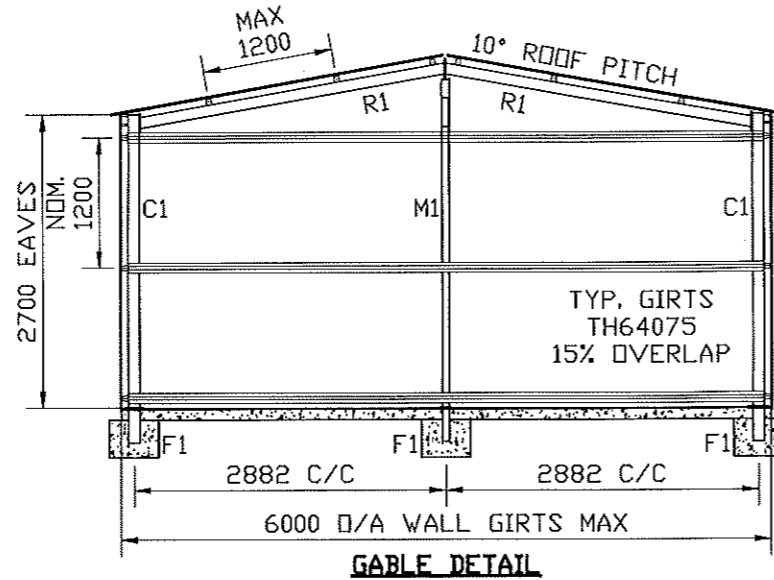
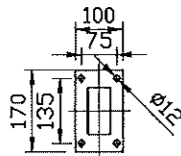
NOTE:

OWNER TO SPECIFY WHICH FOOTING TYPE IS TO BE USED PRIOR TO PERMIT APPLICATION.

FOR SETTING OUT & CONSTRUCTING FOOTINGS REFER TO SAFETY STEEL STRUCTURES SHOP DRAWINGS



RIDGE, EAVES & BASE PLATE CONNECTION DETAIL
 6MM MS PLATE
 6MM C.F.W
 4M10 8.8/S BOLTS



REV	BY	DATE	DESCRIPTION OF CHANGE	CHKD.

SAFETY STEEL STRUCTURES

34-50 NATHAN ROAD DANDENONG SOUTH VIC 3176
 TELEPHONE (03)9706 7711 FACSIMILE (03)9706 7992

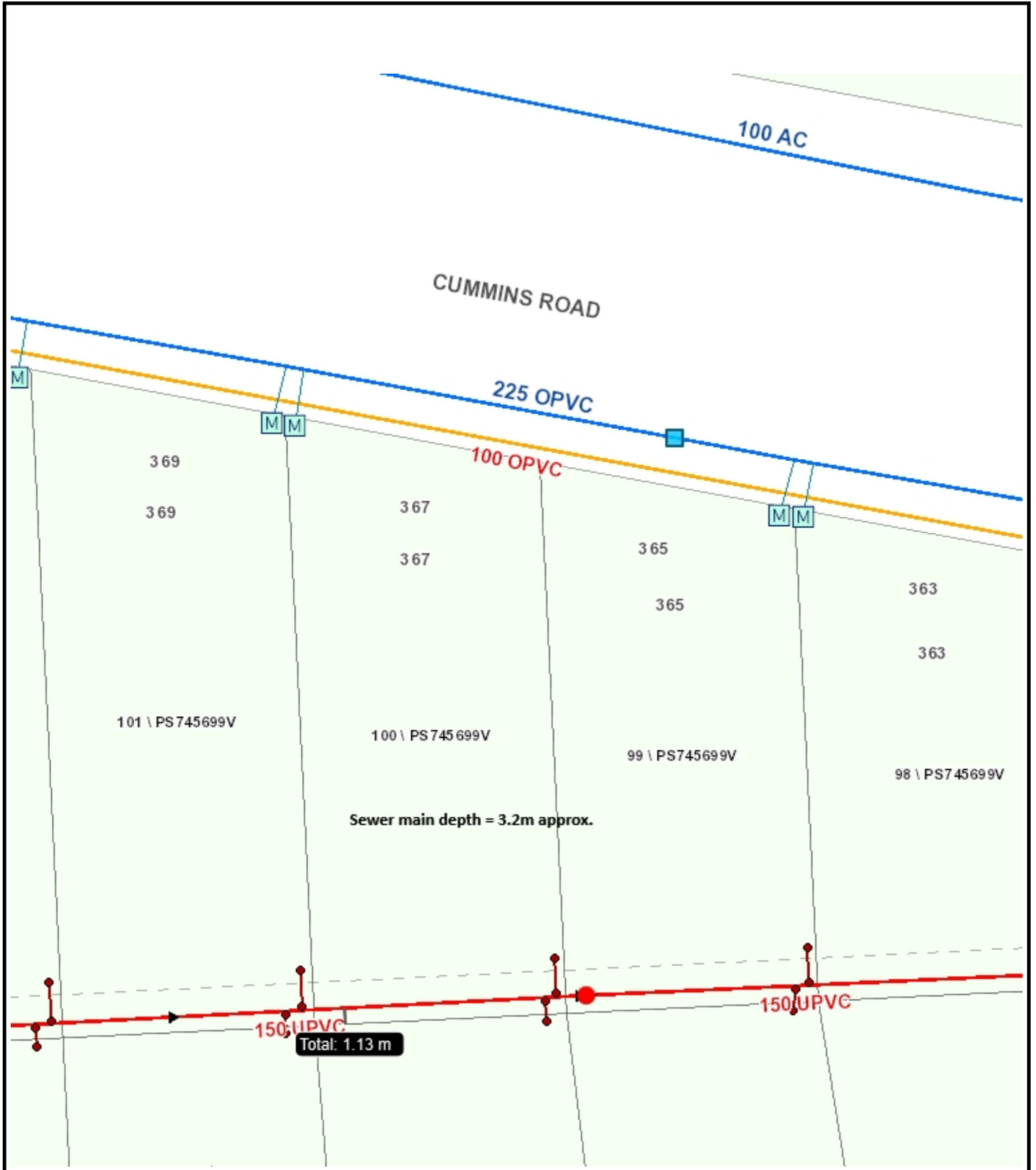
THIS DRAWING IS AND REMAINS THE PROPERTY OF SAFETY STEEL STRUCTURES AND SHALL BE USED ONLY AS AUTHORIZED BY SAFETY STEEL STRUCTURES.

CLIENT: Mitchell Pearse
 ADDRESS: 367 Cummins Rd, Miners Rest VIC 3352

TITLE: PROPOSED GARAGE TC2
 6m SPAN x 2.7m EAVES x 4m BAYS
 SITE: 367 Cummins Rd, Miners Rest VIC 3352

DRAFT BY: MV
 DESIGNED BY: PN
 CHECKED BY: []
 DATE: 30/10/23
 SCALE: NTS

PROJECT No: **83088 SD**
 SHEET No: 1 OF 1
 REVISION: []
 A3



Central Highlands Water has taken care to ensure that the location of pipes and assets shown on this plan are accurate, however, some variations from records do exist and complete accuracy cannot be guaranteed. In all instances it is essential that the position of the pipes concerned be proven on site by field survey and hand excavation. It is an offence to destroy, damage, alter or in any way interfere with any works or property of CHW (Water Act, 1989 Section 288)