



Kangaroo RISE

Stage 1

Landowner Information Pack

December 2024



The purpose of this information?

This information has been provided on behalf of the developer as a summary of the key features and requirements at the Kangaroo Rise development.

The following information is included in this report:

- Lot Earthworks—Level 1 Filling
- Easements
- Water & Sewer Property Connections
- Underground Electrical Reticulation
- Gas Supply
- NBN Availability
- Protective Covenants
- Fencing
- Bushfire Management Overlay
- Bushfire Attack Level (BAL)
- Section 173 Legal Agreement





Lot Earthwork - Level 1 Filling

Any filling on lots within the development will be undertaken in accordance with Australian Standards AS3798-1996, using clean material. The filling is compacted to a minimum 95% standard density ratio with moisture control within +/- 3% of Optimum Moisture Content.

What does this mean in simple terms? It means the filling is to be compacted to achieve a similar or better compaction and density than natural ground and a geotechnical engineer has supervised and approved these works. It should mean there should be no significant extra cost to build on the level 1 filled areas.

Easements

An easement is an encumbrance on land that is registered on your lot's title which gives someone the right to use the area of the land covered by the easement for a specific purpose, even though they are not the land owner. A common example of an easement is an easement in favour of the local water board as their sewer main traverse a land title.

A lot owner should not construct any fixtures or structures over an easement. If you wish to build over an easement, you will need to get the consent of the party the easement is in favour of e.g. Coliban Water or the Greater Bendigo Council. For information on easement locations, please refer to the plan of your lot on the proposed plan of subdivision at Appendix B of this document. For further information on easements, please consult your legal representative.

Water and Sewerage Property Connections

Kangaroo Rise is serviced by reticulated sewer and water. Each property has a sewer and water connection available. The sewer connections have been constructed within the boundary of each property. Information specifying the location and depth of the property connection can be obtained from Coliban Water.

Underground Electrical

Kangaroo Rise is serviced by underground electricity, each property has been supplied with an electrical pit at its boundary where connection is to be taken from. For any issues during connection please contact Powercor Australia.

Gas Supply

Unfortunately gas reticulation is not available within the estate due to the state government recently banning the installation of gas within new developments.

NBN Availability

Kangaroo Rise Estate will be an NBN ready development. The nbn network is an exciting upgrade to Australia's existing landline phone and internet network. It's designed to provide every Australian with fast and reliable services for decades to come.

Protective Covenants

For information of the protective covenants at Kangaroo Rise please refer to

Appendix A of this report.

Fencing

All lot boundary fencing within the development shall be constructed by you the purchaser and at your cost. The fence must be a Colourbond fence of the colour "Monument" of 1.8 metres in height, inclusive of a



bottom plinth of 0.15 metres. The height shall reduce in accordance with normal fencing design in the first two panels of each side boundary from the front boundary.

Bushfire Management Overlay

Like much of Bendigo this development is partially within a Bushfire Management Overlay (BMO). Normally you are required to obtain a planning permit to construct a dwelling when your land is within a BMO, however this is not required for this development as this has been resolved through the planning permit for the overall subdivision of the land.

Kangaroo Rise has a specific Bushfire Management Plan applicable to each lot covered with the BMO. The Bushfire Management Plan outlines the additional requirements on you as a future land / house owner to reduce fire risk, for example the need to maintain “defendable space” and to provide water tanks solely for firefighting purposes. Please refer to Appendix D to determine if your lot is effected by the BMO and specific requirements and BAL ratings.

Bushfire Attack Levels (BAL's)

A Bushfire Attack Level (BAL) is a means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact. A BAL is the basis for establishing the requirements for construction (under the Australian Standard AS 3959-2009 Construction of Buildings in Bushfire Prone Areas), to improve protection of building elements from bushfire attack.

Lots within the development which are effected by a BMO have already been assessed and given a BAL. Please refer to Appendix D to determine the specific

BAL rating for these lots.

Section 173 Legal Agreement

Each lot within the development has a legal agreement registered on your title which outlines some specific requirements to be adhered to. Therefore you as the future land owner, builder and or resident must be aware of these requirements. The specific requirements outlined primarily relate to the bushfire protection measures set out in the bushfire management plan (Appendix D) which must be implemented and maintained to the satisfaction of the responsible authority on a continuing basis.



Appendix A

Protective Covenants



Covenant to be inserted in transfer

Lots 1 – 12 & 17 - 55

AND the Transferee with the intention that the benefit of this Covenant shall be attached to and run at law and in equity on Lots 1 – 12 and 17 - 55 on Plan of Subdivision No. PS912734S (the Plan) other than the Lot hereby transferred (burdened land) and that the burden of this Covenant shall be annexed to and run at law and in equity with the burdened land does hereby for himself, his heirs, executors, administrators and transferees, and as separate Covenant covenants with the Transferor and the registered proprietor or proprietors for the time being of every Lot on the Plan and every part or parts thereof other than the burdened land hereby transferred, that the Transferee, his heirs, executors, administrators and transferees shall not at any time

A. On the burdened land or any part of parts thereof:

- a. Build, construct or erect or cause or permit to be built, constructed or erected any building other than one private dwelling house (constructed of all new materials) having an area of not less than 120 square metres within the outer walls thereof (such area to be calculated by excluding the area of any carports, workshops, garages, terraces, patios, pergolas or verandahs attached to such house) provided that nothing herein contained shall prohibit the erection on the said land of a garage and/or other normal residential outbuildings where a private dwelling house is or is being erected on the said land.
- b. Build, construct or erect or cause or permit to be built, constructed or erected any garage and/or normal residential outbuilding having a height greater than 5.0 metres which together have a total aggregate floor area greater than 60 square metres provided that in calculating such total aggregate area of 60 square metres,
 - i. The floor area of any garage which is incorporated as an integral part of the structure of a dwelling house constructed on the said land shall be ignored and ,
 - ii. The floor area of any normal residential outbuilding with a floor area not exceeding 10 square meters shall be ignored,

And further provided that nothing herein contained shall be construed as limiting the height of any garage which is incorporated as an integral part of the structure of a dwelling house constructed on the said land.
- c. Build, construct or erect or cause to be built, constructed or erected any dwelling house, garage or normal residential outbuilding unless the whole of any such structure is situated not less than 4 metres from the front boundary of the burdened land.
- d. Build, construct or erect or cause or permit to be built constructed or erected any fence on the title boundaries (excluding the front boundary) other than a Colourbond fence of the colour " Woodland Grey" of 1.8 metres in height inclusive of a bottom plinth of 0.15 metres . This height shall reduce in accordance with normal fencing design in the first two panels of each side boundary from the front boundary. This shall not apply to any part of the dwelling construction forming part of the title boundary.
- e. Move thereon any building which has been wholly or partly completed nor any part thereof.

Provided always that the Transferor reserves the right to release, vary, add to or modify these Covenants in relation to other land of the Transferor including other land in the said Plan of Subdivision.

And it is intended that the above Covenant shall appear on the Certificate of Title to issue for the burdened land and run at law and in equity with the burdened land.



Appendix B

Plan of Subdivision

PLAN OF SUBDIVISION

EDITION 1

PS912734S**LOCATION OF LAND**

PARISH: MANDURANG

TOWNSHIP: -

SECTION: D

CROWN ALLOTMENT: 18B (PART) AND 131 (PART)

CROWN PORTION: -

TITLE REFERENCE: C/T VOL 10336 FOL 789

VOL 10314 FOL 183

VOL 10336 FOL 790

LAST PLAN REFERENCE: LOT 1 ON PS407505B

LOT 1 ON PS403626K

LOT S2 ON PS407505B

POSTAL ADDRESS: 5726 CALDER HIGHWAY,

(at time of subdivision) KANGAROO FLAT 3555

MGA 2020 CO-ORDINATES: E: 253 763

ZONE: 55

(of approx centre of land in plan) N: 5 921 383

VESTING OF ROADS AND/OR RESERVES**NOTATIONS**

IDENTIFIER

COUNCIL / BODY / PERSON

ROAD R-1

RESERVE No. 1

RESERVE No. 2

CITY OF GREATER BENDIGO

CITY OF GREATER BENDIGO

POWERCOR AUSTRALIA LTD

Lots 10 to 35 (inclusive) have been omitted from this plan.

Other purpose of this plan

To remove by agreement Easement E-3 created in PS407505B that lies within this plan.

NOTATIONSGrounds for removal

Planning Permit No. AM/827/2022/A

DEPTH LIMITATION : DOES NOT APPLY

SURVEY:

This plan is based on survey

STAGING:

This is a staged subdivision

Planning Permit No. AM/827/2022/A

This survey has been connected to permanent marks No(s). PM56, PM6 and PM11.

In Proclaimed Survey Area No. -

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-1, E-3, E-4	Drainage	See Diagram	LP89595	Land in LP89595
E-2	Drainage	See Diagram	PS338855E	Land in PS338855E
E-2, E-3, E-4, E-5, E-7	Pipelines or Ancillary Purposes	See Diagram	This Plan- Sec 136 of the Water Act 1989	Coliban Region Water Corporation
E-2, E-3, E-5, E-6	Drainage	See Diagram	This Plan	City of Greater Bendigo

KANGAROO RISE ESTATE (29 LOTS)**AREA OF STAGE - 2.654ha****spiire**16 Bridge Street
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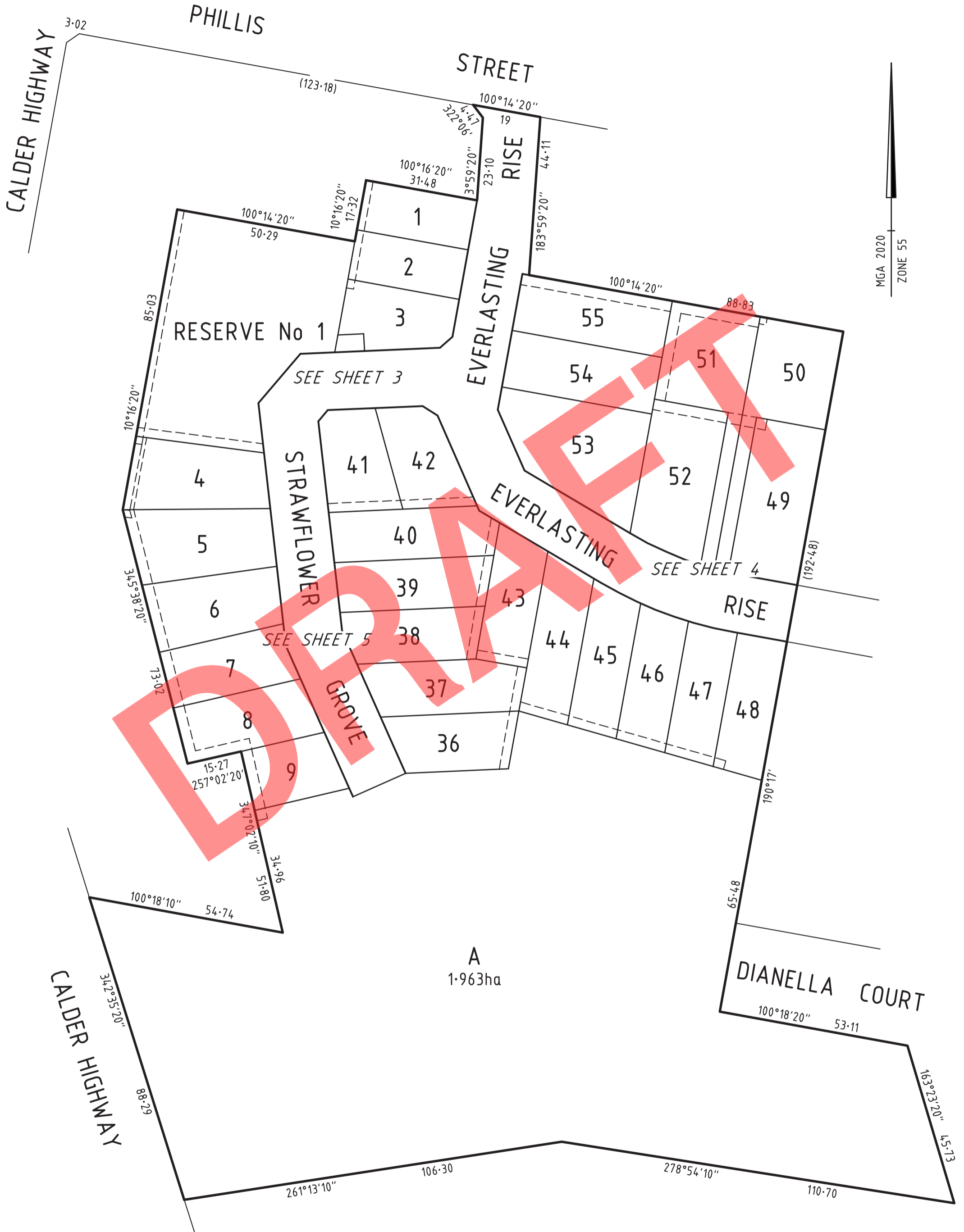
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SIZE: A3

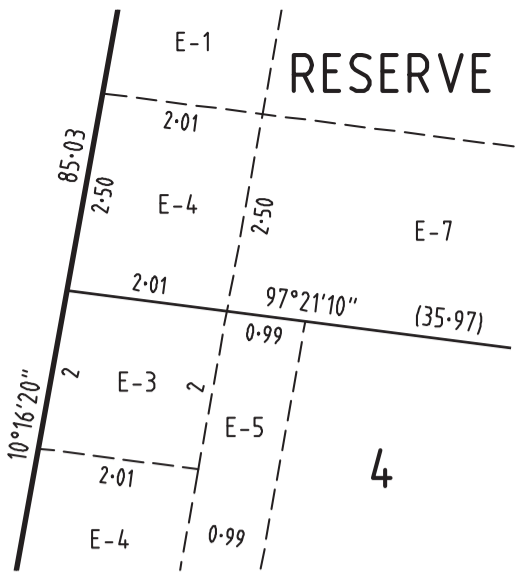
SHEET 1 OF 5

Licensed Surveyor: James Philip Tyrrell

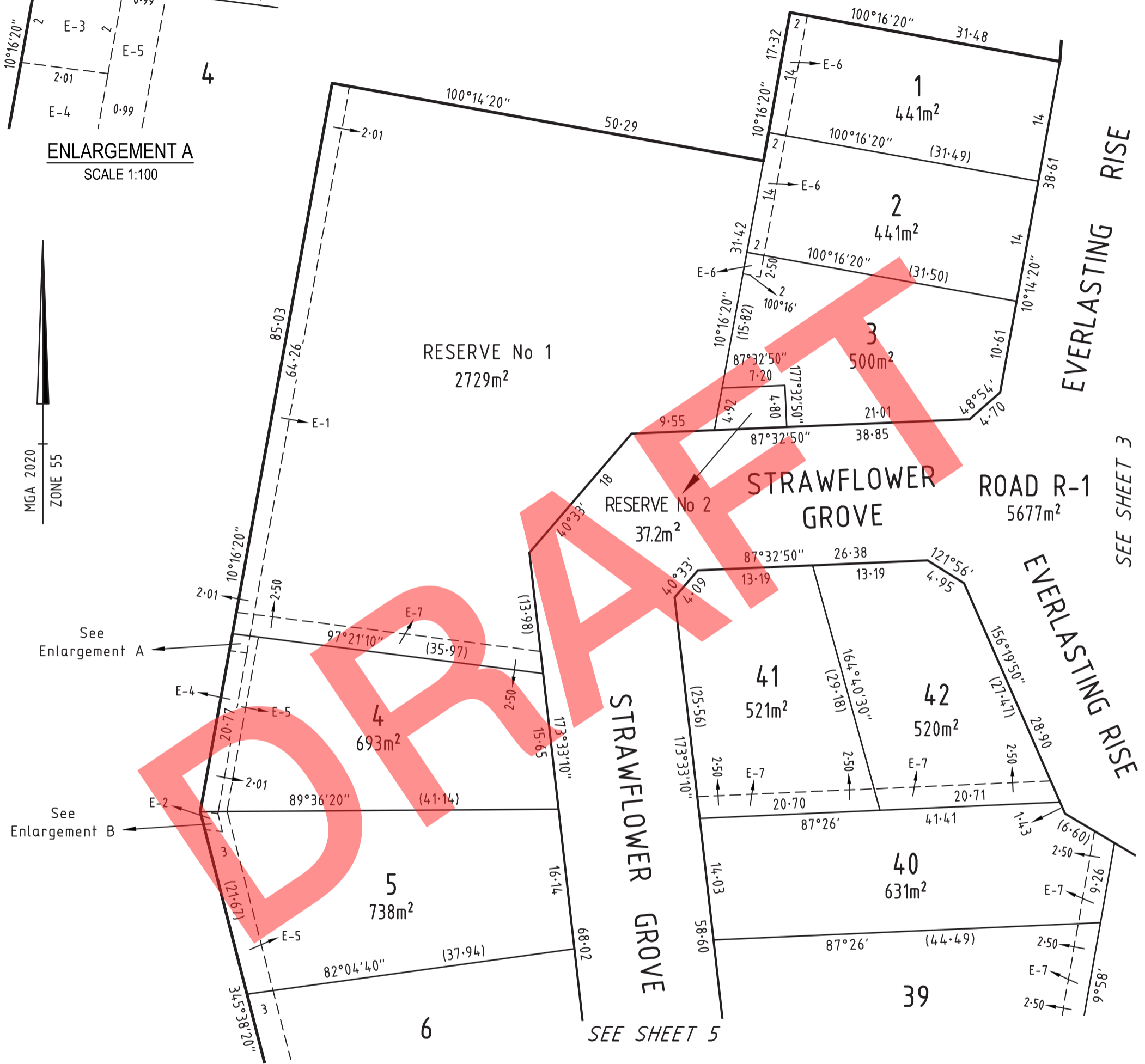
Version: 5



RESERVE No 1



ENLARGEMENT A
SCALE 1:100



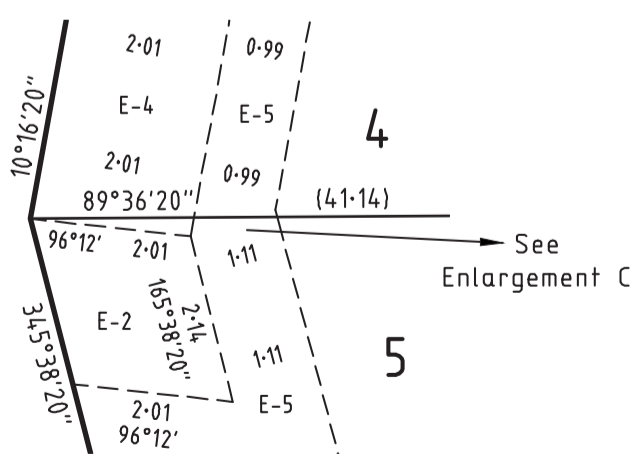
EVERLASTING RISE

ROAD R-1
5677m²

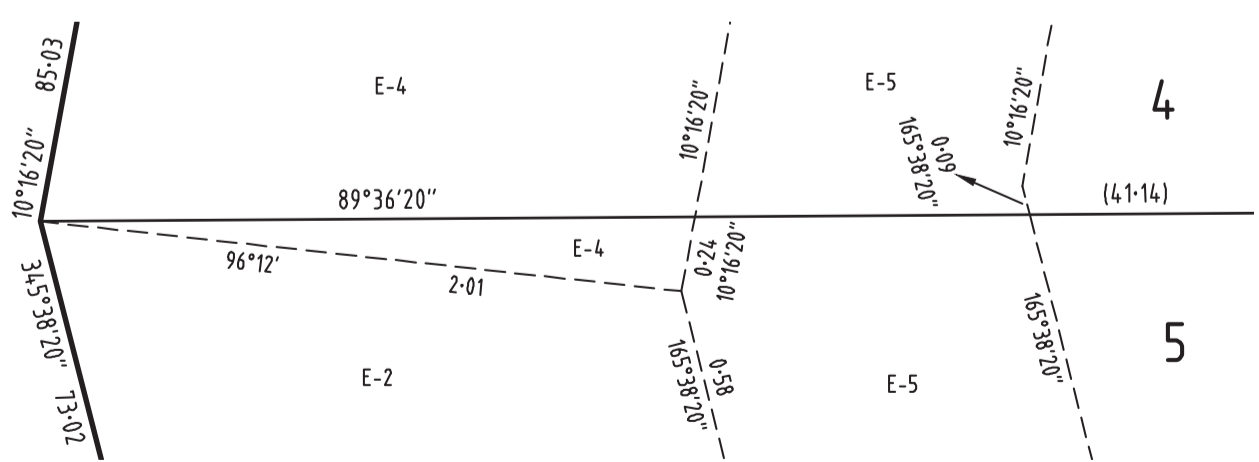
EVERLASTING RISE

SEE SHEET 3

SEE SHEET 5

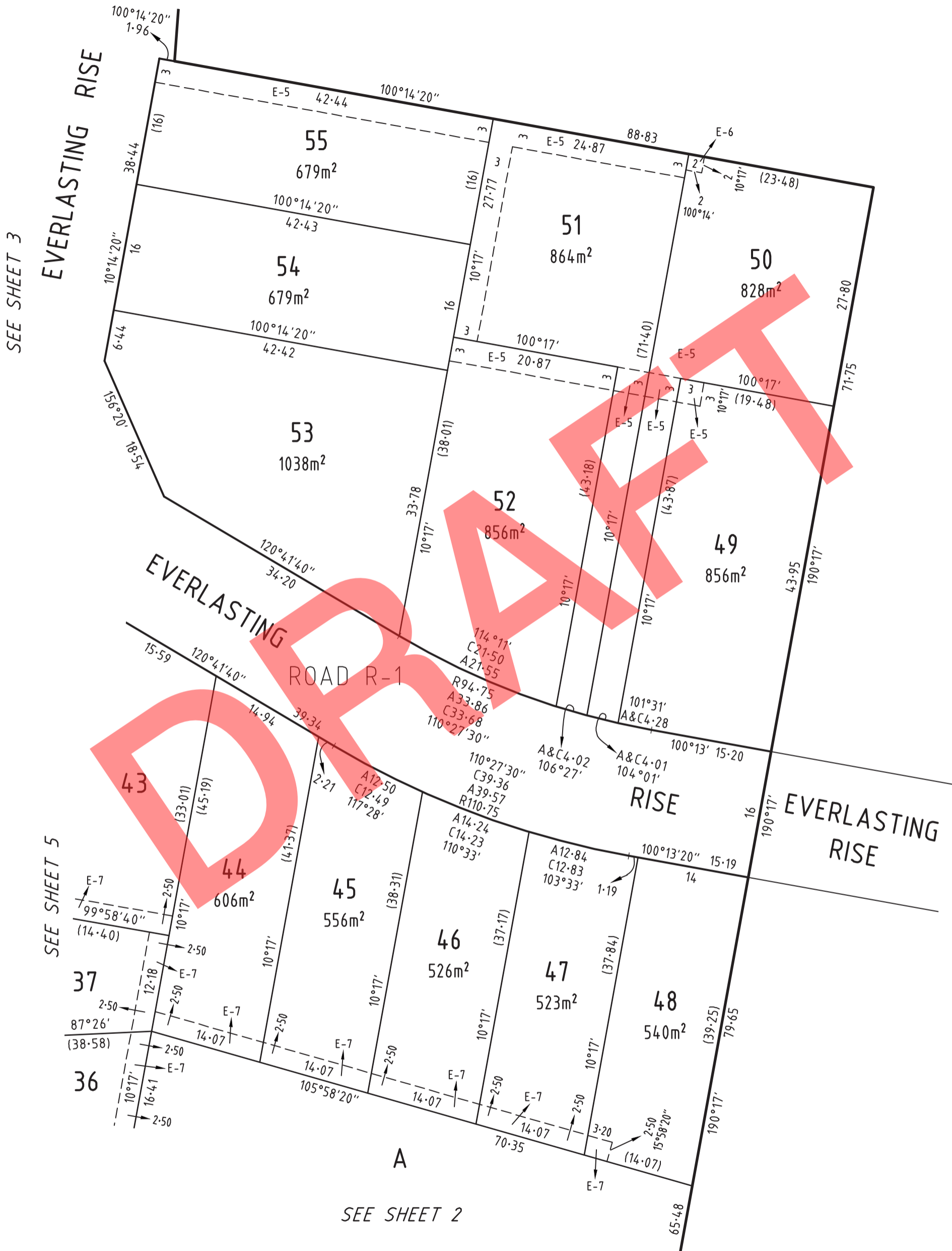


ENLARGEMENT B
SCALE 1:100



ENLARGEMENT C
SCALE 1:25

SURVEYOR'S FILE REF: 321799SV00	SCALE 1: 500 5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
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SEE SHEET 3

SEE SHEET 5

SEE SHEET 2

SURVEYOR'S FILE REF: 321799SV00

SCALE 1: 500
5 0 5 10 15 20
LENGTHS ARE IN METRES

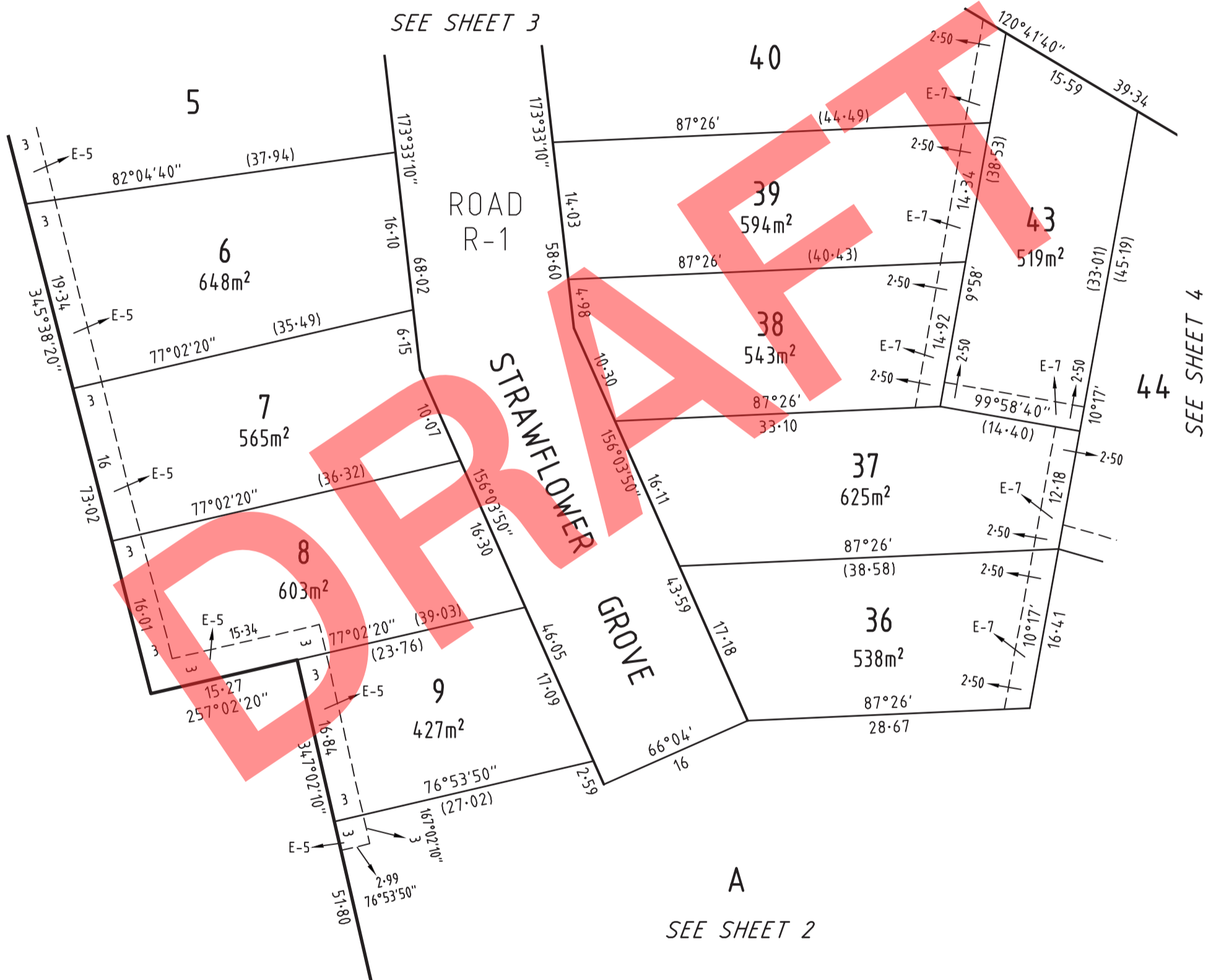
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SHEET 4



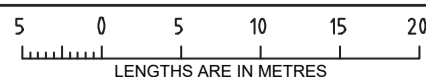
16 Bridge Street
PO Box 1064
Bendigo Vic 3550
T 61 3 5448 2500
spiire.com.au

Licensed Surveyor: James Philip Tyrrell
Version: 5



SURVEYOR'S FILE REF: 321799SV00

SCALE
1: 500



ORIGINAL SHEET
SIZE: A3

SHEET 5

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Appendix C

Engineering Detail Plans

KANGAROO RISE STAGE 1

5726-5728 CALDER HWY, KANGAROO FLAT

KANGAROO RISE (BENDIGO) PTY LTD

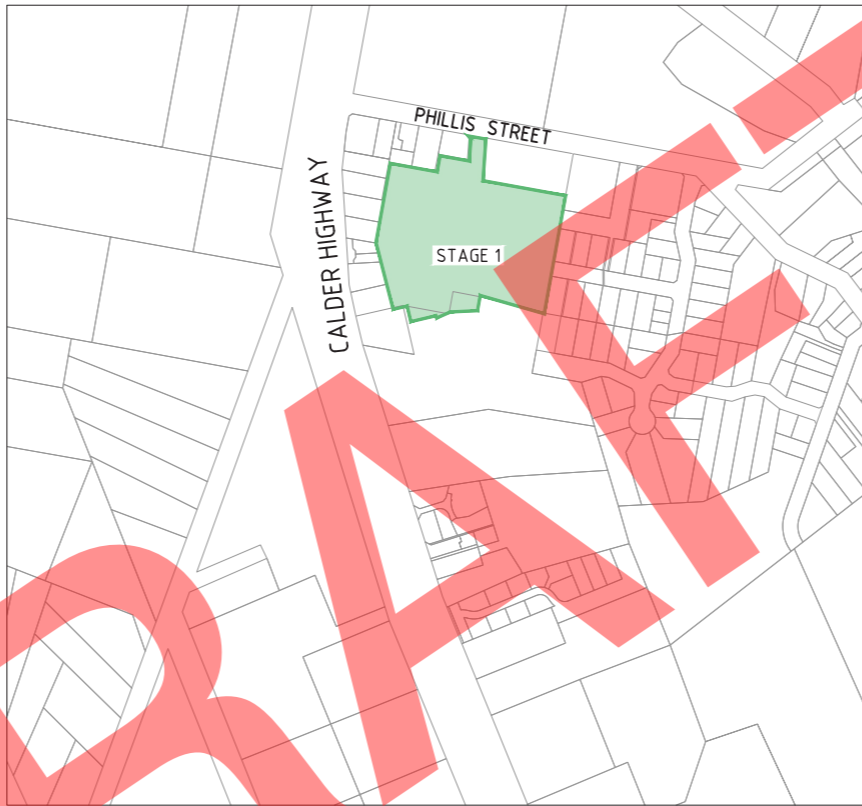
GENERAL NOTES

A. GENERAL

- ALL WORK TO BE CARRIED OUT TO CITY OF GREATER BENDIGO SPECIFICATIONS, STANDARD DRAWINGS AND TO THE SATISFACTION OF COUNCIL'S SENIOR SURVEILLANCE OFFICER OR HIS REPRESENTATIVE.
- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM AND ALL COORDINATES ARE TO MAP GRID OF AUSTRALIA (MGA).
- THE LOCATION OF EXISTING SERVICES SHOULD BE DETERMINED BY THE CONTRACTOR PRIOR TO COMMENCING ANY EXCAVATION BY CONTACTING ALL SERVICE AUTHORITIES. ANY EXISTING SERVICES SHOWN ON THESE DRAWINGS ARE OFFERED AS A GUIDE ONLY AND ARE NOT GUARANTEED AS CORRECT.
- FILL AREAS ARE TO BE STRIPPED OF TOPSOIL, FILLED AND ONLY RE-TOPSOILED ON THE DIRECTION OF THE ENGINEER, TO THE FINAL FILL LEVELS SHOWN ON THE DRAWINGS. ALL FILLING IS TO BE:
 - APPROVED BY THE PROJECT GEOTECHNICAL CONSULTANT.
 - PLACED IN LAYERS NOT EXCEEDING 200MM LOOSE THICKNESS.
 - MOISTURE CONDITIONED TO WITHIN 85% TO 115% OF OPTIMUM MOISTURE CONTENT.
 - COMPACTED TO A MINIMUM 95% (STANDARD) DRY DENSITY RATIO.
 - PLACED UNDER "LEVEL 1" SUPERVISION IN ACCORDANCE WITH AS 3798-1996.
- EXISTING DEPRESSIONS & DRAINS TRAVERSING THE SITE ARE TO BE CLEANED OUT AND DESLUGGED TO FIRM BASE AND FILLED TO FINISHED SURFACE LEVELS TO THE SPECIFIED COMPACTION STANDARDS.
- TBM'S TO BE RE-ESTABLISHED BY THE LICENSED SURVEYOR IF FOUND TO BE MISSING AT THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR CARE AND MAINTENANCE OF TBM'S THEREAFTER.
- POSITION CONDUITS SO THAT A MINIMUM DISTANCE BETWEEN TAPPING IS 1.0M. CONDUITS TO BE LOCATED MIDWAY BETWEEN FENCE LINE OF LOT, UNLESS OTHERWISE SHOWN.
- BEFORE COMMENCING WORK ON EXCAVATIONS IN EXCESS OF 1.5 M DEEP, THE REQUIRED NOTICE IS TO BE SENT TO THE VICTORIAN WORKCOVER AUTHORITY IN ACCORDANCE WITH THE MINES ACT, 1958 NO 6320 SECTION 385 AND THE OCCUPATIONAL HEALTH AND SAFETY ACT 1985. THIS NOTIFICATION MUST BE RECEIVED BY THE AUTHORITY AT LEAST 3 DAYS PRIOR TO COMMENCING EXCAVATIONS, AND A COPY OF THE NOTIFICATION MUST BE PROVIDED TO THE SUPERINTENDENT.
- COUNCIL'S REPRESENTATIVE IS TO BE NOTIFIED IN WRITING SEVEN (7) DAYS PRIOR TO THE COMMENCEMENT OF WORKS.
- NO EXCAVATION WITHIN 5M OF ANY EXISTING TREE WITHOUT APPROVAL OF THE ENGINEER.
- NO BLASTING IS PERMITTED WITHIN THE CITY OF GREATER BENDIGO WITHOUT OBTAINING COUNCIL'S SPECIAL DISPENSATION.
- EXCAVATED MATERIAL SURPLUS TO FILLING REQUIREMENTS OF THE WORKS SHALL BE REMOVED FROM SITE AS SPECIFIED.
- ALL SURPLUS ROCK, CONCRETE AND BITUMINOUS RUBBLE SHALL BE DISPOSED OFF SITE AS SPECIFIED. THE CONTRACTOR SHALL CHECK WITH SUPERINTENDENT WHETHER ANY LARGE ROCKS ARE REQUIRED FOR LANDSCAPE PURPOSES PRIOR TO DISPOSAL.
- NATURESTRIPS AND ALL AREAS OF CUT OUTSIDE ROAD RESERVE TO BE SURFACED WITH 100MM MINIMUM COMPACTED LAYER OF TOPSOIL.

B. ROAD WORKS

- FOOTPATHS ARE TO BE 1.5M WIDE UNLESS SHOWN OTHERWISE. FOOTPATHS TO BE CONSTRUCTED TO THE CITY OF GREATER BENDIGO STANDARDS.
- CONSTRUCT LAYBACK SECTION AT VEHICLE CROSSING, REVERSING BAYS AND CAR PARKING BAYS AND PRAM CROSSING TO THE CITY OF GREATER BENDIGO STANDARDS.
- ALL CHAINAGES REFER TO ROAD PAVEMENT CENTRELINES EXCEPT IN COURT HEADS AND INTERSECTIONS WHERE CHAINAGES REFER TO BACK OF KERB.
- THE CONTRACTOR IS REQUIRED TO CONFINE CONSTRUCTION VEHICLES TO THE ROAD RESERVE AND EASEMENTS. ANY DAMAGE CAUSED TO ALLOTMENTS MUST BE MADE GOOD.
- ALL BATTERS SHALL BE TO THE CITY OF GREATER BENDIGO STANDARDS.
 - CUT 1 IN 12 UNLESS OTHERWISE SHOWN.
 - FILL 1 IN 12 UNLESS OTHERWISE SHOWN.
- ALL SET OUT INFORMATION GIVEN IS TO LIP OF KERB UNLESS OTHERWISE SHOWN.
- WHERE CRUSHED ROCK IS SHOWN UNDER CONCRETE FOOTPATHS CONSTRUCTED ON FILL, THE CRUSHED ROCK IS TO BE 20MM CLASS 3. WHERE CUT BATTERS ARE STEEPER THAN 1:6 THEY MUST BE HYDRO MULCHED.
- SUBGRADE BE COMPACTED TO A MINIMUM OF 98% STANDARD MAXIMUM DRY DENSITY (AS3798), WITH THE SUBBASE COMPACTED IN ACCORDANCE WITH SCALE C INVICROADS TABLE 304.071 USING FINE CRUSHED ROCK AND THE BASE COURSE TO 100% MINIMUM MODIFIED DRY DENSITY. ANY FILLING BENEATH ROAD PAVEMENT AREAS TO BE COMPACTED TO 100% OF MAXIMUM DRY DENSITY. COMPACTION TESTING TO BE AS PER COUNCIL REQUIREMENTS.
- ANY BACKFILL WITHIN 1.0M OF A COUNCIL ASSET (FOOTPATH OR ROAD) IS TO BE FCR. FILL MATERIAL IS ACCEPTABLE IF COMPACTED TO ENSURE 95% COMPACTION. COMPACTION TESTING TO BE PERFORMED AT ONE PER 60M OF TRENCH.
- CONCRETE TO HAVE 28DAY STRENGTH OF 25MPA UNLESS NOTED OTHERWISE



LOCALITY PLAN
H 14,000
SCALE @ A1

DRAWING SCHEDULE

DRAWING	DESCRIPTION	SHEET No.	REVISION
CR100	GENERAL NOTES	1	A
CR200	ROAD LAYOUT PLANS - LAYOUT PLAN	2	A
CR201	ROAD LAYOUT PLANS - BASIN DETAILS	3	A
CR202	ROAD LAYOUT PLANS - EARTHWORKS LAYOUT PLAN	4	A
CR300	ROAD LONG SECTIONS - EVERLASTING RISE	5	A
CR301	ROAD LONG SECTIONS - ROAD A	6	A
CR302	ROAD LONG SECTIONS - PHILLIS ST	7	A
CR400	ROAD CROSS SECTIONS - EVERLASTING RISE	8	A
CR401	ROAD CROSS SECTIONS - EVERLASTING RISE AND ROAD A	9	A
CR402	ROAD CROSS SECTIONS - ROAD A AND PHILLIS ST	10	A
CR500	INTERSECTION DETAILS - EVERLASTING RISE & STRAWFLOWER GROVE	11	A
CR501	INTERSECTION DETAILS - PHILLIS STREET & EVERLASTING RISE	12	A
CR600	DRAINAGE LONG SECTIONS - 20% AEP	13	A
CR601	DRAINAGE LONG SECTIONS - 20% AEP	14	A
CR602	DRAINAGE LONG SECTIONS - 20% AEP	15	A
CR603	DRAINAGE LONG SECTIONS - 1% AEP	16	A
CR604	DRAINAGE LONG SECTIONS - 1% AEP	17	A
CR605	DRAINAGE LONG SECTIONS - PIT SCHEDULE	18	A
CR606	DRAINAGE LONG SECTIONS - PIT DETAILS	19	A
CR700	PAVEMENT AND TYPICAL DETAILS	20	A
CR800	SIGNAGE AND LINEMARKING	21	A
CR900	MISCELLANEOUS - RETAINING WALL & BASIN	22	A
CR901	MISCELLANEOUS - BASIN TYPICAL SECTIONS	23	A
CR902	MISCELLANEOUS - PHILLIS STREET FOOTPATH	24	A

WARNING
BEWARE OF UNDERGROUND/OVERHEAD SERVICES
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. SPECIAL CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.



SERVICE LOCATION TABLE

ROAD NAME	POTABLE WATER		NBN (TELECOM)		ELECTRICITY		
	SIDE	OFFSET	SIDE	OFFSET	POLE SIDE	U/G CABLE SIDE	OFFSET
EVERLASTING RISE	W	2.40	E	1.90	E	0.9x	E 2.40
STRAWFLOWER GROVE (LOT 41 - 42)	S	2.40	N	1.90	N	0.9x	N 2.40
STRAWFLOWER GROVE (LOT 4 - 9)	E	2.40	W	1.90	W	0.9x	W 2.40

- TELECOMMUNICATIONS AND ELECTRICITY CABLES TO BE CONSTRUCTED IN A COMMON TRENCH IN ACCORDANCE WITH ELECTRICITY AUTHORITY STANDARD DRG'S.
- GAS AND WATER MAINS TO BE CONSTRUCTED IN A COMMON TRENCH.
- x = OFFSET FROM BACK OF KERB

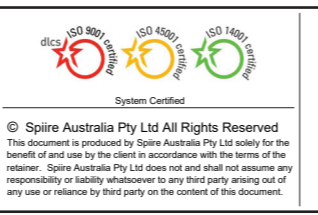
LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN, VALVE AND HYDRANT		
UNDERGROUND ELECTRICITY		
OVERHEAD ELECTRICITY & POLE		
TELECOMMUNICATIONS & SERVICE PIT		
OPTIC FIBRE		
OVERHEAD TELECOMMUNICATIONS		
GAS MAIN		
SEWER & MAINTENANCE STRUCTURE		
CENTRAL INVERT		
COUNCIL STORMWATER DRAIN AND PIT		
STORM WATER DRAINAGE PROPERTY INLETS		
COUNCIL STORM WATER PITS		
HOUSE DRAIN		
STORM WATER DRAINAGE PIT NUMBER		
GAS & WATER CONDUITS		
CONCRETE VEHICLE CROSSING		
RIDGE / CHANGE OF GRADE LINE		
SURFACE CONTOUR MINOR		
SURFACE CONTOUR MAJOR		
SURFACE LEVEL		
BATTER LEVEL (TOP / TOE)		
RETAINING WALL LEVEL (TOP/BOTTOM)		
EARTHWORKS GRADE		
SIGN AND POST		
LIGHT & POLE (BY OTHERS)		
STREET SIGN		
PERMANENT SURVEY MARK		
TEMPORARY BENCH MARK		
BOLLARD		
ROAD CHAINAGES		
LOT CHAINAGES		
SETOUT POINT		
LIMIT OF WORKS		
BATTER		
EXCAVATION GREATER THAN 0.20m		
FILLING GREATER THAN 0.20m		
ROCK BEACHING		
RETAINING WALL		
FENCE - TREE PROTECTION		
FENCE - VEHICLE EXCLUSION		
FENCES		
GUARD RAIL		
TREE (& SURVEYED CANOPY) TO BE RETAINED		
TREE TO BE PROTECTED		
TREE TO BE REMOVED		
VEGETATION LINE		
FOOTPATH		
TACTILE GROUND SURFACE INDICATOR		
KERB TRANSITION		
TREES TO BE RETAINED		
SPOON DRAIN		

file name: 321799_000CR100_A11; layout name: CR100; sheet title: 5726-5728 Calder Hwy, Kangaroo Flat Road and Drainage; file location: G:\321799\000\CR100\A11\A11.dwg; plot date: 14/10/24; 1 of 24 Sheets

Rev	Description	Author	Date
A	PRELIMINARY ISSUE	C.M.	14/10/24
Rev	Amendments	Approved	Date

AS SHOWN



spiire
16 BRIDGE STREET BENDIGO
VICTORIA 3550 AUSTRALIA T 61 3 5448 2500
spiire.com.au ABN 55 050 029 635

Designed
S.SALHAN

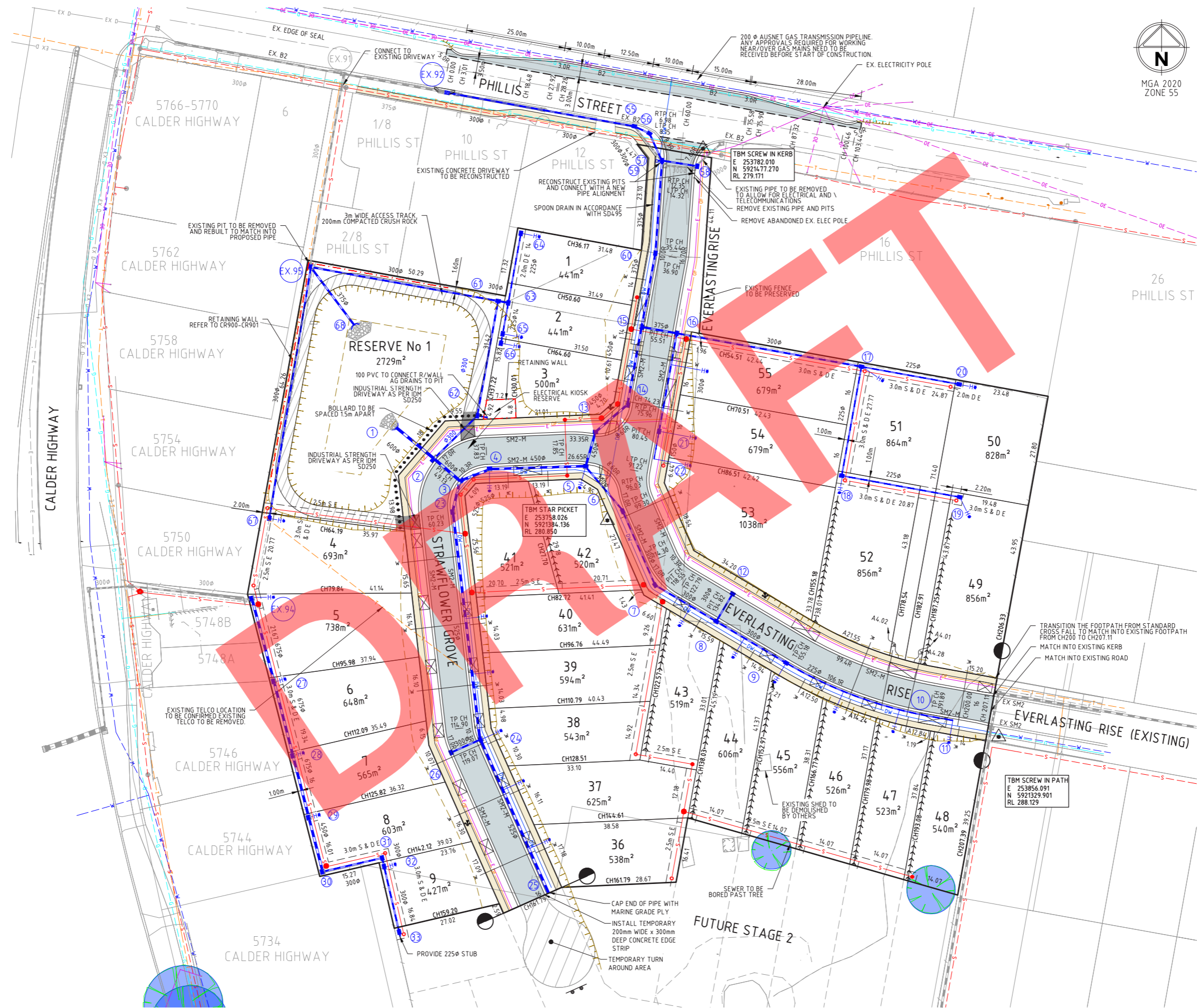
Checked
B.IBBS

Authorised
C.MULHOLLAND

Date
OCT 2024

KANGAROO RISE STAGE 1
5726-5728 CALDER HWY, KANGAROO FLAT
ROAD AND DRAINAGE
GENERAL NOTES
CITY OF GREATER BENDIGO
KANGAROO RISE (BENDIGO) PTY LTD

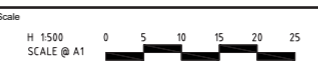
PRELIMINARY Dwg No: 321799-000CR100 Rev: **A**



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file location: G:\321799\000\Civil\CAD\pilot.dwg, plot date: 14/10/24, 4:08 PM, Sheet: 2 of 24 Sheets

Rev	Amendments	Approved	Date
A	PRELIMINARY ISSUE	C.M.	14/10/24



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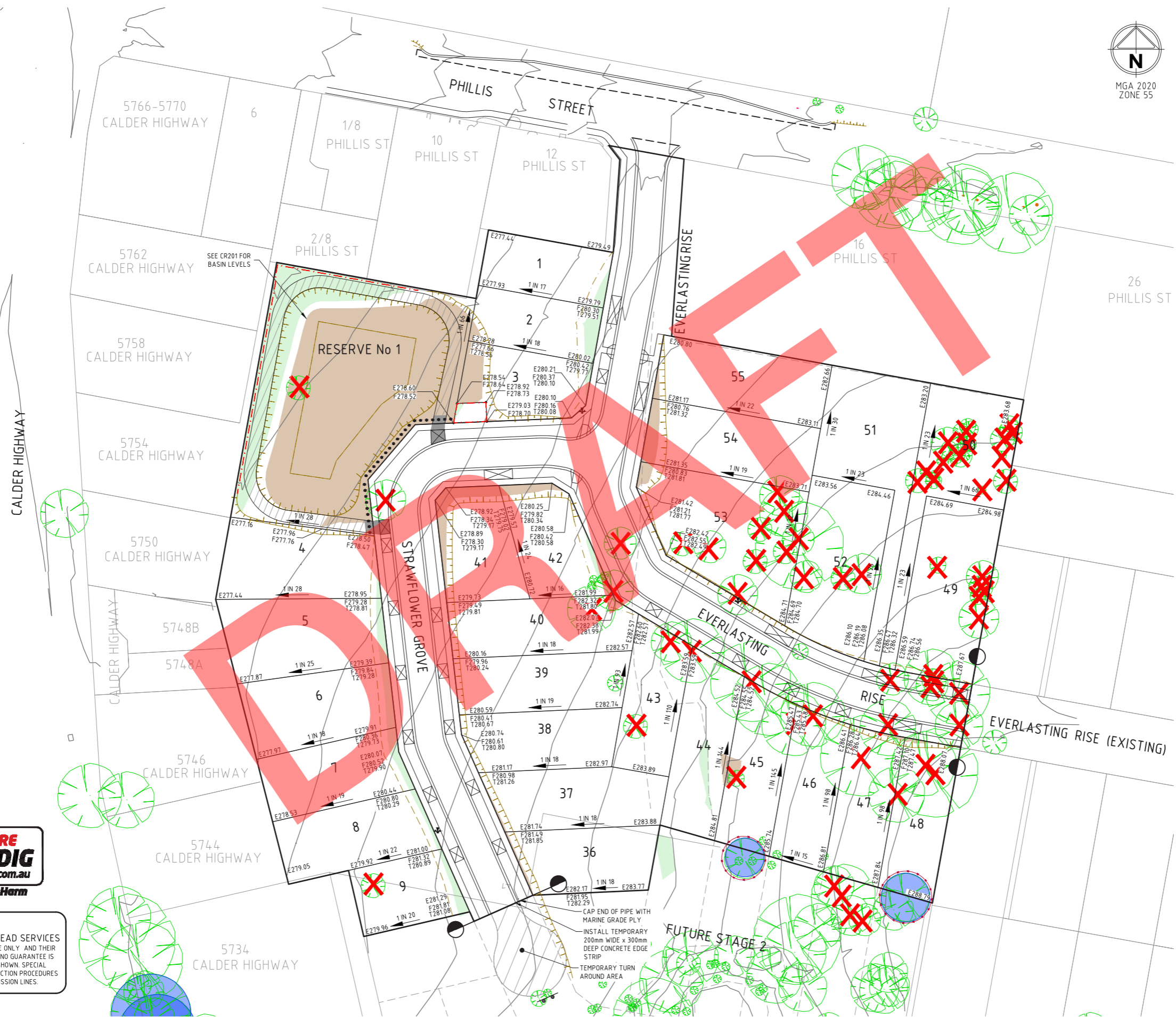
16 BRIDGE STREET BENDIGO
VICTORIA 3550 AUSTRALIA T 61 3 5448 2500
spiire.com.au ABN 55 050 029 635

Designed
S.SALHAN
Authorised
C.MULHOLLAND

Checked
B.IBBS
Date
OCT 2024

KANGAROO RISE STAGE 1
5726-5728 CALDER HWY, KANGAROO FLAT
ROAD LAYOUT PLANS
CITY OF GREATER BENDIGO
KANGAROO RISE (BENDIGO) PTY LTD
PRELIMINARY Dwg No: 321799-000CR200 Rev: A

FILL GREATER THAN 200mm
 CUT GREATER THAN 200mm

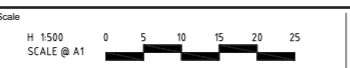


WARNING
 BEWARE OF UNDERGROUND/OVERHEAD SERVICES
 THE LOCATION OF SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. SPECIAL CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.

CAP END OF PIPE WITH MARINE GRADE PLY
 INSTALL TEMPORARY 200mm WIDE x 300mm DEEP CONCRETE EDGE STRIP
 TEMPORARY TURN AROUND AREA

file name: 321799_000CR200.dwg, layout name: CR200, plotted by: Suresh, Salhan, file location: \\spire\server\projects\321799\000\civil\CR200.dwg, plot date: 14/10/2024, 4:08 PM, Sheet: 4 of 24, Sheets

Rev	Description	Approved	Date
A	PRELIMINARY ISSUE	C.M.	14/10/24
	Amendments		



System Certified
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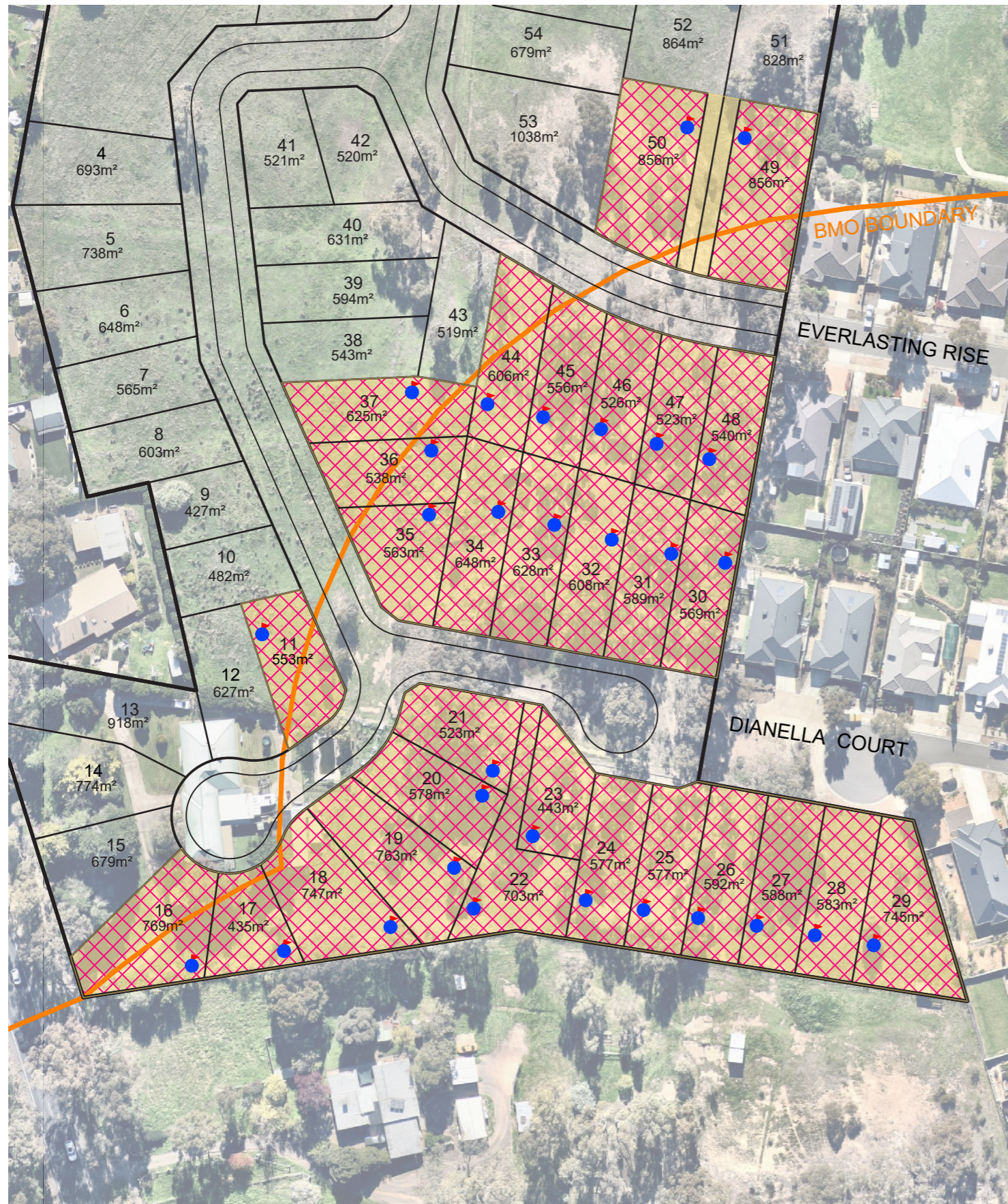
Designed S.SALHAN	Checked B.IBBS
Authorised C.MULHOLLAND	Date OCT 2024

KANGAROO RISE STAGE 1
5726-5728 CALDER HWY, KANGAROO FLAT
 ROAD AND DRAINAGE
 ROAD LAYOUT PLANS - EARTHWORKS LAYOUT PLAN
 CITY OF GREATER BENDIGO
 KANGAROO RISE (BENDIGO) PTY LTD
PRELIMINARY Dwg No 321799-000CR202 Rev A



Appendix D

Bushfire Managment Plan



GENERAL

1. All dimensions shown are in metres.
2. The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

DEFENDABLE SPACE

3. For lots within the Bushfire Management Overlay (BMO), as designated on this plan, being lots 11, 16-37 and 44-50 (inclusive) the defendable space shall be managed for the distance of 33 metres or to the property boundary, whichever is the lesser, to 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 other glass feature of the building.
 - Shrubs must not be located under the canopy of trees.
 - Individual and clumps of shrubs must not exceed 5sq 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 STANDARD

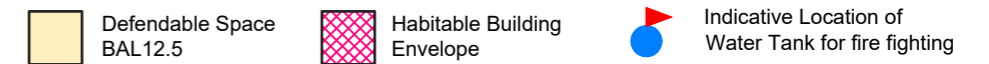
4. Dwellings on those lots within the Bushfire Management Overlay will be designed and constructed to the minimum Bushfire Attack Level of **BAL12.5** in accordance with the relevant standards.

WATER SUPPLY

5. Each dwelling on Lots 17 and 23 must have 2,500 litres of effective water supply and Lots 11, 16, 18-22, 24-37 and 44-50 (inclusive) must have 5,000 litres of effective water supply that is maintained and used solely for fire fighting purposes which meet the following requirements:
 - Stored in an above ground water tank constructed of concrete or metal.
 - All fixed above-ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
 - Include a separate outlet for occupant use (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).

ACCESS

6. There are no design or construction standards as the fire authority does not require access to the static water supply tanks.



Aerial Imagery supplied by Nearmap
Flown Date: 20 / 05 / 2022

Bushfire Management Plan 5728 Calder Highway, Kangaroo Flat		Date	27/05/2024	Sheet	1 of 1
		Drawing No.	310255-V4-BMP	Version	3
Co-ordinate Datum MGA55		CAD Ref.	G:\31\310255\PLANNING\ACAD		
		Drawn By	MR	Checked By	CM
Scale	A3	 Lengths are in metres			
	1 : 1250				
REV	AMENDMENT			APPROVED	DATE
		3	See item 19 (a) of Planning Permit	SP	27/05/2024
		2		SP	25/11/2022
		1		SP	08/09/2022



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