

Callaghan Street, Jackass Flat Vic 3556

DETAILS	
LOT/PLAN NUMBER OR CROWN DESCRIPTION Allot. 43 Sec. N1	SPI (STANDARD PARCEL IDENTIFIER) 43~N1\PP3473
AREA 61844.85 m ² Approx	COUNCIL PROPERTY NUMBER 201000
LOCAL GOVERNMENT (COUNCIL) Greater Bendigo	
PROPERTY TYPE & ATTRIBUTES Property type unknown ເ≒ - ६- ♣-	SALE HISTORY

STATE ELECTORATES	
LEGISLATIVE COUNCIL Northern Victoria Region	LEGISLATIVE ASSEMBLY Bendigo East District

SCHOOLS	
CLOSEST PRIVATE SCHOOLS Holy Rosary School (1833m)	CLOSEST PRIVATE SCHOOLS St Peter's School (3245m)
CLOSEST PRIMARY SCHOOL White Hills Primary School (1529m)	CLOSEST SECONDARY SCHOOL Weeroona College Bendigo (2342m)

BURGLARY STATISTICS Powered By BACV		
POSTCODE AVERAGE 1 in 95 Homes	COUNCIL AVERAGE 1 in 102 Homes	STATE AVERAGE 1 in 76 Homes

COUNCIL INFORMATION - GREATER BENDIGO	
PHONE 03 5434 6355 (Planning Services)	
WEBSITE https://www.bendigo.vic.gov.au/	EMAIL planningenquiries@bendigo.vic.gov.au





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Created On: June 10th, 2020

RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

VC115 Changes the Victoria Planning Provisions and relevant planning schemes by providing that the permit exemptions at Clauses 62.01 62.02-1 and 62.02-2 do not apply to permit requirements in Clause 36.03 Public Conservation and Resource Zone. Amending Cl...

APPROVED 05/06/2020

C232gben The Amendment proposes to implement Strathfieldsaye Urban Design Framework (2017) into the Planning Scheme by: amending the Municipal Strategic Statement (MSS) including introducing a Local Area Plan for Strathfieldsaye; deleting the Strathfieldsaye ...

05/06/2020

C239gben The Amendment applies the Environmental Audit Overlay to surplus Department of Education and Training land at 61-77 Nolan Street & 19-39 Dooley Street, North Bendigo.

APPROVED 04/06/2020

 $\frac{C252 gben}{November 2019 and makes the Bendigo GovHub by allowing the use and development of land in accordance with the Bendigo GovHub Incorporated Document, November 2019 and makes the Minister for Planning responsible authority for land identified in the S...}$

APPROVED 28/05/2020

VC175 Improves the way the planning system addresses buffers for amenity, human health and safety impacts by updating the Planning Policy Framework (PPF) and Clause 53.10.

APPROVED 26/05/2020

VC034 Introduces a new Clause 12 with consequential changes to other clauses in the State Planning Policy Framework, including Clauses 14, 15, 17, 18 & 19. Includes reference to Alpine Resorts 2020 Strategy in Clause 15.13 and Activity Centre Design Guidel...

APPROVED 21/05/2020

VC179 The amended inserts a new provision at Clause 52.10 to facilitate rebuilding following the 2019/20 bushfires and amends the Schedule to Clause 72.01 in all planning schemes to designate the CEO as the responsible authority for Clause 52.10.

APPROVED 06/05/2020

C226gben The amendment rezones land at 1A Railway Street, Kangaroo Flat from General Residential Zone, Schedule 1 to Industrial 3 Zone, deletes the Development Plan Overlay, Schedule 17 (former Rocklea Mill Site, 239-249 High Street, Kangaroo Flat) from 1A Ra...

APPROVED WITH CHANGES 04/05/2020

C222gben Apply DCPO Schedule 2 to development area of Huntly.

23/04/2020

VC154 Implementation of the integrated water management reforms

APPROVED 21/04/2020

C243gben The amendment implements the findings of the Heathcote Flood Study, 2016 by updating flooding controls to properties located in active flow paths to ensure that future development proposals consider the associated hazard and risk.

20/04/2020

GC112 The Amendment amends the Bass Coast, Baw Baw, Colac Otway, East Gippsland, Glenelg, Greater Bendigo, Greater Geelong, Hepburn, Latrobe, Mitchell, Moorabool, Moyne, Pyrenees, South Gippsland, Southern Grampians, Strathbogie, Warrnambool, Wellington an...

APPROVED 20/04/2020

VC178 The Amendment changes the Victoria Planning Provisions (VPP) and all planning schemes by amending Clause 52.13-7 (2009 Bushfire – Recovery Exemptions) to extend the expiry date to 30 June 2020. The Amendment also changes the Victorian Planning Provis...

APPROVED 09/04/2020

VC181 The amendment changes the Victoria Planning Provisions and all planning schemes by replacing Clause 52.18 [No content] with a new Clause 52.18 (State of emergency exemption), to facilitate the delivery of food and other essential goods during and fol...

APPROVED 05/04/2020

PROPOSED PLANNING SCHEME AMENDMENTS





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C161 Rezone land for the Marong Business Park from Farming Zone to Comprehensive Development Zone (CDZ3), inserts a new schedule (Schedule 3) to the Comprehensive Development Zone and incorporates the Marong Business Park Comprehensive Development Plan. Applies the Public Acquisition Overlay - Schedule 6 (PAO6) and the Development Contributions Plan Overlay - Schedule 1 (DCPO1) to the land and the Heritage Overlay - Schedule 862 (HO862) to the former Yorkshire Hotel. Applies the $Environmental Significance \ Overlay - Schedule \ 6 \ (ESO6) \ to \ land \ surrounding \ the \ business \ park \ to \ manage \ industrial \ land \ use \ buffers.$

SPLIT AMENDMENT (PARENT) 25/01/2017

C217 The amendment applies the Significant Landscape Overlay (SLO) to land at Big Hill, Mandurang, Mandurang South and Ravenswood, amends Clauses 21.08 and 21.10 of the Municipal Strategic Statement, inserts two new Schedules 3 and 4 to the SLO and amends the Schedule to Clause 61.03 to insert five new planning scheme maps into the planning

SUBMITTED TO THE DEPARTMENT FOR APPROVAL 27/02/2017

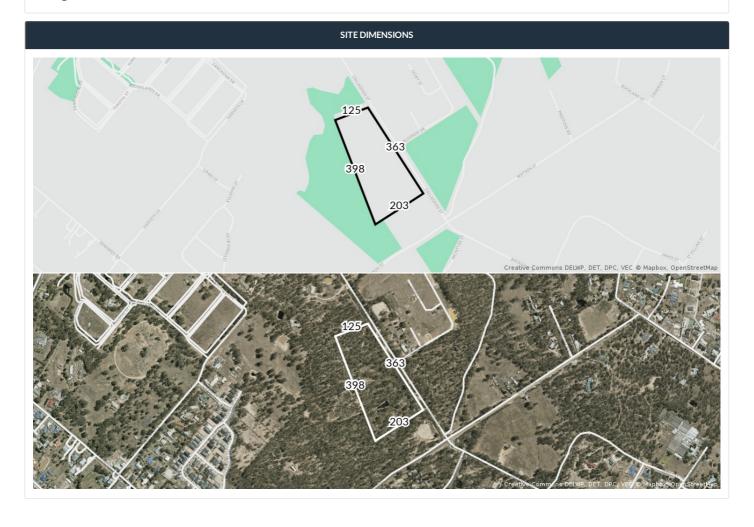
 $\frac{C234}{\text{Clause 43.01 (HO)}} \ \text{Applies a Heritage Overlay to part of land at 40 Harley Street, Strathdale, amends Clause 21.10 of the MSS to include a new reference document and amends the Schedule to Clause 43.01 (HO) to include a new heritage place (HO915 Nanga Gnulle, a split level timber and mudbrick house with reclaimed building materials).}$

PANEL REPORT TO PLANNING AUTHORITY 12/06/2018





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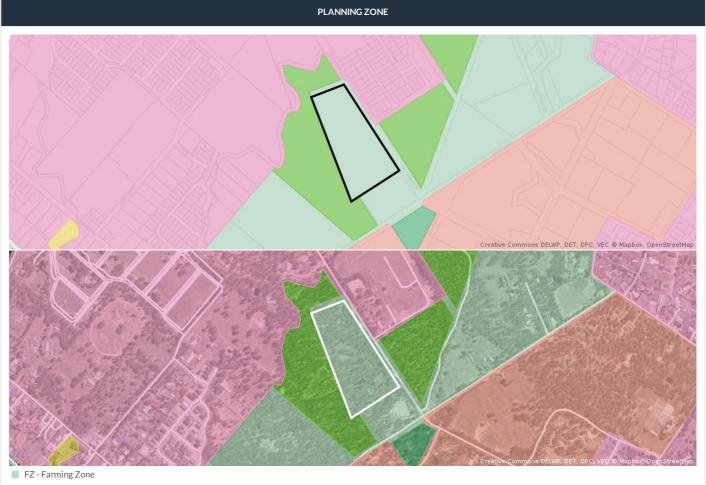






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To provide for the use of land for agriculture. To encourage the retention of productive agricultural land. To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture. To encourage the retention of employment and population to support rural communities. To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision. To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

Farming Zone

Schedule to the Farming Zone

For confirmation and detailed advice about this planning zone, please contact GREATER BENDIGO council on **03 5434 6355**.

OTHER PLANNING ZONES IN THE VICINITY:

- GRZ General Residential Zone
- LDRZ Low Density Residential Zone
- PCRZ Public Conservation And Resource Zone

- PPRZ Public Park And Recreation Zone
- PUZ Public Use Zone



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Creative Composes Bitsus Dist. SIC. NO. NO. OF Makin. Operators (Sp. No. Operators)

To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire. To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented. To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

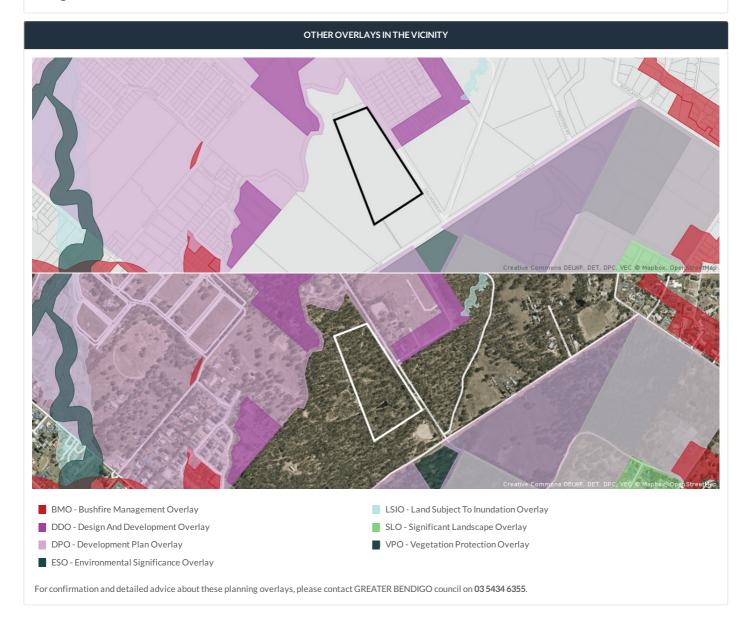
Bushfire Management Overlay

For confirmation and detailed advice about this planning overlay, please contact GREATER BENDIGO council on 03 5434 6355.





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PLANNING PERMIT HISTORY

No planning permit data available for this property.

NEARBY PLANNING PERMITS PENDING 8th October 2019 APPROVED 5th May 2020 11 Harveys Lane, Jackass Flat 16 Landsdown Street, Jackass Flat Subdivision of lane into 28 lots in accordance with approved development plan and Staged subdivision of land and removal of an easement; and creation of a restriction (building envelopes) on lots 1-9; 47-59; 63-67 (all inclusive); and Lot 69 (Amended permit and plans for construction of dwellings and bushfire management plan) APPROVED ■ NO PERMIT REQUIRED 6th March 2020 2nd March 2020 1 Ivory Street, Epsom 14 Levanda Boulevard, Jackass Flat Construction of a dwelling Construction of a dwelling (Amended plans to alter ensuite) APPROVED 28th February 2020 APPROVED 16th September 2019 14 Levanda Boulevard, Jackass Flat 11 Harveys Lane, Jackass Flat Staged 44 lot subdivision, removal of vegetation, (in accordance with approved development Construction of a dwelling plan) removal of easement and development of 2 dwellings (Amendment to planning permit to amend conditions 11 &14) APPROVED APPROVED 4th March 2019 11 Harveys Lane, Jackass Flat, 11 Harveys Lane, Jackass Flat 95 Buckland Street, Epsom $Construction\ of\ a\ dwelling\ and\ associated\ outbuilding\ (Amended\ plans\ for\ changes\ to\ front$ Two lot subdivision APPROVED APPROVED 1st February 2019 26th November 2018 95 Buckland Street, Epsom 95 Buckland Street, Epsom Construction of a dwelling and associated outbuilding (Amended plans for change to size of Construction of a dwelling and associated outbuilding APPROVED 19th October 2018 APPROVED 25th July 2018 8 Levanda Boulevard, Jackass Flat 8 Lancaster Drive, Jackass Flat Construction of a dwelling. Amended plans (final construction plans) Construction of a dwelling APPROVED 16th July 2018 APPROVED 16th July 2018 8 Levanda Boulevard, Jackass Flat 9 Landsdown Street, Jackass Flat Construction of a dwelling Construction of dwelling. (Amended permit and plans - design changes and amended BMP) APPROVED 7th May 2018 APPROVED 1st May 2018 20 James Street, White Hills 77 Averys Road, Jackass Flat Construction of fence 8 lot subdivision and construction of 8 dwellings





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APPROVED 24th April 2018 16 Landsdown Street, Jackass Flat Staged subdivision of land and removal of an easement; and creation of a restriction (building envelopes) on lots 1-9; 47-59; 63-67 (all inclusive); and Lot 69	APPROVED 9 Landsdown Street, Jackass Flat Construction of dwelling
APPROVED 5th March 2018 169B St Killian Street, White Hills Staged subdivision of land into 21 lots and removal of native vegetation (Construction of a dwelling on Lots 1 and 2 and Lots 6 and 7 to address Bushfire Management Overlay requirements)	APPROVED 92 Harveys Lane, Jackass Flat 22 Lot subdivision, removal of native vegetation, creation of a restriction, removal of easement and construction of dwellings on lots 16-21.
APPROVED 29th January 2018 16 Landsdown Street, Jackass Flat Staged subdivision of land and removal of an easement; and creation of a restriction (building envelopes) on lots 1-9; 47-59; 63-67 (all inclusive); and Lot 69 (Amend permit - Condition 14 to allow the Harveys Lane upgrade to occur as part of Stage 28 of subdivision)	APPROVED 15th December 2017 10 Landsdown Street, Jackass Flat Construction of dwelling
APPROVED 4 Morello Way, Epsom The staged subdivision of the land into 146 lots and the removal of native vegetation, in accordance with the endorsed plans (Amended permit and plans for the creation of a restriction in the form of a building envelope on all lots, and the construction of a dwelling on lots 1-4, 8-15, 28-33, 110-114, 122-125, 134, 135 and 139-141)	APPROVED 6th November 2017 169B St Killian Street, White Hills Staged subdivision of land into 21 lots and removal of native vegetation (Amended plans; revised staging)
APPROVED 14th September 2017 16 Landsdown Street, Jackass Flat Staged subdivision of land and removal of an easement; and creation of a restriction (building envelopes) on lots 1-9; 47-59; 63-67 (all inclusive); and Lot 69	APPROVED 23rd June 2017 20 James Street, White Hills, (Lot 2 Ps 748594U) 20 James Street, White Hills Construction of dwelling, outbuilding and fence and removal of native vegetation
APPROVED 2nd February 2017 95 Buckland Street, Epsom 2 Lot Subdivision	APPROVED 4 Morello Way, Epsom The staged subdivision of the land into 146 lots and the removal of native vegetation, in accordance with the endorsed plans
APPROVED 17th October 2016 15 Levanda Boulevard, Jackass Flat Construction of dwelling and outbuilding (Amended permit allowing relocation of outbuilding)	APPROVED 4 Morello Way, Epsom Removal of native vegetation
APPROVED 21st June 2016 15 Levanda Boulevard, Jackass Flat Construction of dwelling and outbuilding	APPROVED 2 Ironhill Close, White Hills Construction of a patio
APPROVED 12th February 2016 169B St Killian Street, White Hills Staged subdivision of land into 21 lots and removal of native vegetation (Amended plan and condition)	APPROVED 10th February 2016 11 Brooklands Drive, Jackass Flat Use and development of land for a display village, signage and associated parking
APPROVED 30th November 2015 4 Morello Way, Epsom The staged subdivision of the land into 150 lots and the removal of native vegetation	APPROVED 22nd October 2015 10 Ironhill Close, White Hills, 20 James Street, White Hills 2 Lot subdivision
APPROVED 16th October 2015 169B St Killian Street, White Hills Staged subdivision of land into 21 lots and removal of native vegetation	APPROVED 20th July 2015 21 Levanda Boulevard, Jackass Flat Construction of dwelling and outbuilding in BMO (Amended plans to to allow for change in location of shed)
APPROVED 12th March 2015 21 Levanda Boulevard, Jackass Flat Construction of dwelling and outbuilding in BMO (Amended plans to locate dwelling and outbuilding within building envelope)	APPROVED 2nd March 2015 16 Landsdown Street, Jackass Flat Staged subdivision of land and removal of an easement (amended plans)





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■ APPROVED 1st December 2014 21 Levanda Boulevard, Jackass Flat Construction of dwelling and outbuilding in BMO	APPROVED 7th November 2014 73-77 Kennewell Street And 171 St Killian Street, White Hills, 167 St Killian Street, White Hills Two lot subdivision
APPROVED 29th May 2014 16 Landsdown Street, Jackass Flat Staged subdivision of land and removal of an easement	APPROVED 5th May 2014 37 Edwards Road, Jackass Flat, 1 Harveys Lane, Jackass Flat The staged subdivision of the land into 6 lots
APPROVED 13th February 2014 Road Reserve Outside 41 Edwards Road, Jackass Flat Removal of native vegetation	APPROVED 9th December 2013 16 Landsdown Street, Jackass Flat Staged subdivision of land and removal of an easement (amended plan)
APPROVED 24th June 2013 4 Morello Way, Epsom Staged subdivision of land into residential lots and the removal of native vegetation	APPROVED 25th May 2012 41 Edwards Road, Jackass Flat, 6 Harveys Lane, Jackass Flat Subdivision of land into 3 lots and variation of covenants contained in Instrument of Transfer No. M2291115
APPROVED 1st December 2011 8 Lipari Street, Jackass Flat Staged subdivision of land, removal and creation of easements, and removal of native vegetation	APPROVED 15th December 2010 6 Melbury Court And 4 Coppola Court, Epsom, 4 Coppola Court, Epsom Re-Subdivide Land into 2 Lots
APPROVED 13th September 2010 109 Watson Street, Jackass Flat Relocate Office Building and Undertake Associated Works	

 $For confirmation \ and \ detailed \ advice \ about \ these \ planning \ permits, \ please \ contact \ the \ responsible \ council:$

GREATER BENDIGO

03 5434 6355

Permit information last updated on 09/06/2020





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ABORIGINAL CULTURAL HERITAGE SENSITIVITY Creative Commons DELWP, DET, DPC, VEC @ Mapbox, OpenStreetMap.

This property is within, or in the vicinity of, one or more areas of cultural heritage sensitivity. This data is provided to assist with the decisions in relation to proposed activities on the property.

For confirmation and detailed advice about the cultural sensitivity of the property, please visit the $\underline{\text{Victorian Aboriginal Heritage Register}}$.



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**Internation and detailed advice about the elevation of the property, please contact GREATER BENDIGO council on 03 5434 6355.





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Bushfire Prone Area This property is within a zone classified as a Bushfire Prone Area. For confirmation and detailed advice about the bushfire-prone status of the property, please contact GREATER BENDIGO council on 03 5434 6355.





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The easement displayed is indicative only and may represent a subset of the total easements.

 $For confirmation and detailed advice about the easement on or nearby this property, please contact GREATER BENDIGO council on {\tt 03\,5434\,6355}.$



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