

VENDOR STATEMENT
TO THE PURCHASER OF REAL ESTATE
PURSUANT TO SECTION 32 OF THE
SALE OF LAND ACT 1962 (VIC) ("the Act")
as at 1 October 2014

LAND

Lot 2 on Plan of Proposed Subdivision prepared by Price Merrett Consulting and bearing Surveyor's Reference M1074 annexed hereto and marked with the letter "A" being part of the land contained in Lot 2 on Plan of Subdivision 503513R as more particularly described in Certificate of Title Volume 10648 Folio 991 and known as 3350 Deakin Avenue, Mildura, Victoria, 3500

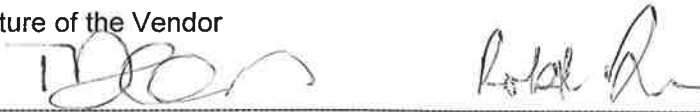
The Vendor makes this Statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.

The Vendor must sign this Statement and give it to the Purchaser prior to the Purchaser signing the Contract. The Vendor may sign this Statement to be given to the Purchaser by electronic signature.

VENDOR

ROBERT NORMAN DEAN and TONI DEAN

Signature of the Vendor



DATE OF THIS STATEMENT

26 / 11 / 2020

The Purchaser acknowledges being given this Statement signed by the Vendor together with the attached documents before the Purchaser signed any Contract.

PURCHASER

Signature of the Purchaser

DATE OF ACKNOWLEDGEMENT

/ / 20__

1. FINANCIAL MATTERS

1.1 Land subject to a mortgage

Not Applicable

1.2 Any Charge

Not Applicable

1.3 Rates, taxes, charges or other similar outgoings

Particulars of any rates, taxes, charges or other similar outgoings affecting the land (and any interest payable on any part of them):

(a) Their total does not exceed \$8,500.00

(b) Their amounts are as follows:

	Authority	Amount	Interest (if any)
(1)	Mildura Rural City Council	See attached certificate	\$
(2)	Lower Murray Water – Rural	See attached certificate	\$

TOTAL

(c) There are no charges or outgoings for which the Purchaser may become liable as a consequence of the sale and which the Vendor might reasonably be expected to have knowledge¹, which are not included in items 1.3 (a) & (b) above; other than specified as follows:

(i) If the rates, taxes and charges are also in respect of other land, any additional amount resulting from the assessment of a separate rate, tax or charge for the property after the sale; and

(ii) Water consumption

1.4 Terms Contract

Not Applicable

2. INSURANCE DETAILS

2.1 Damage and destruction

Not Applicable

2.2 Owner-Builder

Applies where there is a residence on the land which was constructed by an owner-builder within the preceding 6 years and section 137B of the *Building Act 1993* applies to the residence.

(a) Particulars of any required insurance effected under the *Building Act 1993* are contained in the attached certificate.

¹ Other than any GST payable in accordance with the contract.

3. LAND USE

3.1 Easement, covenant or other similar restriction affecting the land

- (a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered):
is set out in the attached copies of title document(s).
- (b) Particulars of any existing failure to comply with the terms of that easement, covenant or other similar restrictions are:
To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant, caveat or other similar restrictions.

3.2 Designated bushfire prone area

The land is NOT in a designated bushfire prone area within the meaning of the regulations made under the *Building Act 1993*.

3.3 Road access

There is access to the property by road.

3.4 Planning scheme

- (a) The required specified information is as follows:

Name of planning scheme	Mildura Planning Scheme
Name of responsible authority	Mildura Rural City Council
Zoning of the land	See attached Planning Property Report
Name of planning overlay	See attached Planning Property Report

4. NOTICES

4.1 Notice, order, declaration, report or recommendation

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the Vendor might reasonably be expected to have knowledge:

Other than the usual rate notices NONE TO THE KNOWLEDGE OF THE VENDOR however the Vendor has no means of knowing all decisions of public authorities and government departments unless communicated to the Vendor.

4.2 Agricultural purposes

There are no notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes.

4.3 Land acquisition

Particulars of any notice of intention to acquire served under section 6 of the *Land Acquisition and Compensation Act 1986* are as follows:

Other than the usual rate notices NONE TO THE KNOWLEDGE OF THE VENDOR however the Vendor has no means of knowing all decisions of public authorities and government departments unless communicated to the Vendor.

5. BUILDING PERMITS

Particulars of any building permit issued under the *Building Act* 1993 in the preceding 7 years in relation to a building on the land²:

are contained in the attached certificates

6. OWNERS CORPORATION

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC") DETAILS

Not Applicable

8. SERVICES

The following services are not connected to the land:

- ☐ electricity supply
- ☒ gas supply
- ☐ water supply
- ☒ sewerage
- ☐ telephone services

9. TITLE

Copies of the following documents are attached:

9.1 Registered Title (*Transfer of Land Act* 1958)

A Register Search Statement and the document, or part of the document referred to as the diagram location in the Register Search Statement that identifies the land and its location.

10. SUBDIVISION

10.1 Unregistered Subdivision

Applies in the case of land that is subject to a subdivision:

- (a) the plan of subdivision has not yet been certified and a copy of the latest version of the plan is attached.

11. DISCLOSURE OF ENERGY INFORMATION

Not Applicable

12. DUE DILIGENCE CHECKLIST

The Vendor or the Vendor's licensed estate agent must ensure that a prescribed due diligence checklist is made available before the land is offered for sale to any prospective purchaser from the time the land for sale that is vacant residential land or land on which there is a residence.

The provision or attachment of the due diligence checklist to Vendor Statement is not required but may be attached as a matter of convenience.

² Only required where there is a residence on the land

PLANNING & ENVIRONMENT ACT 1987 MILDURA PLANNING SCHEME

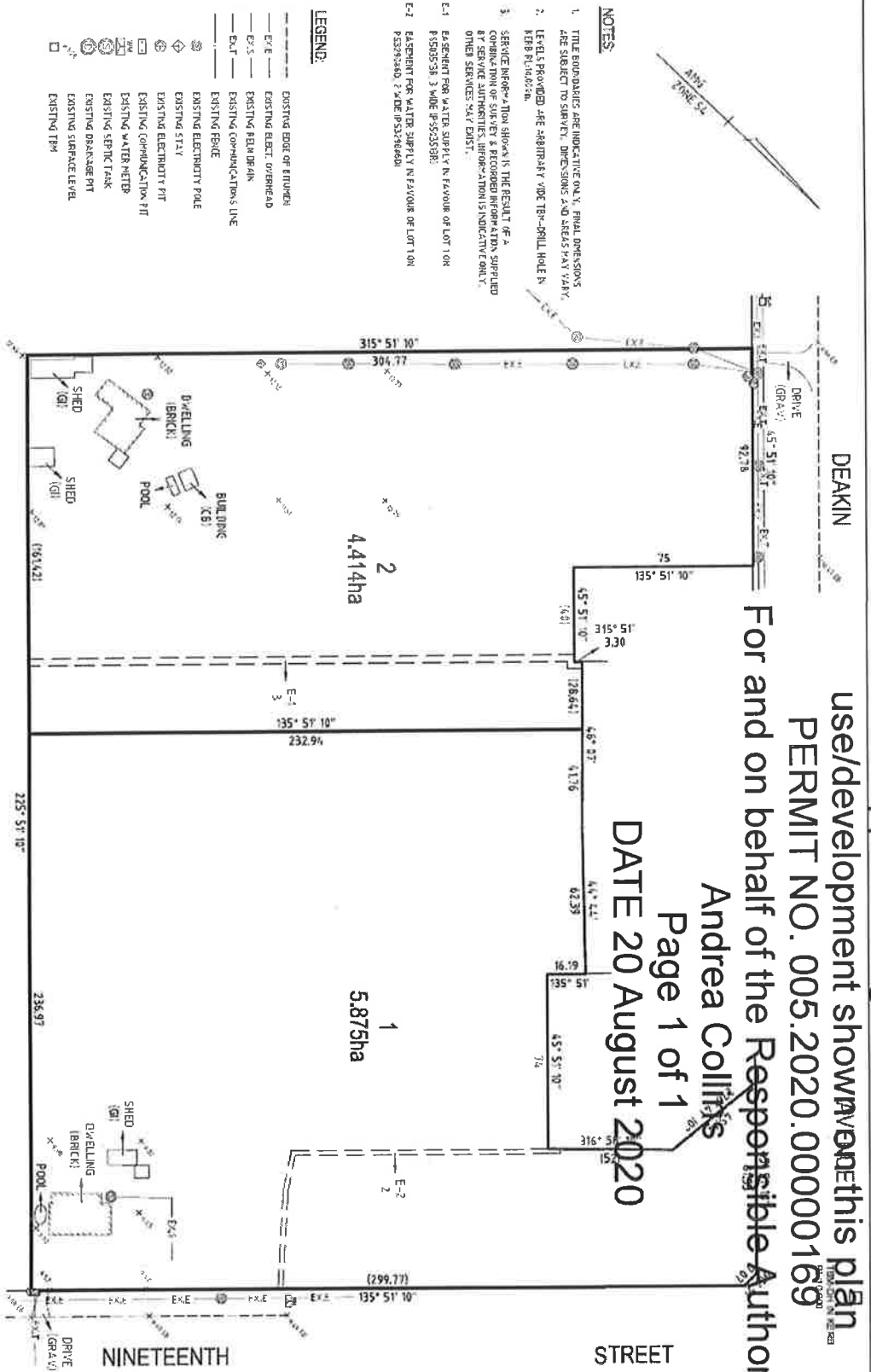
Approval is granted for the

use/development shown on this plan
PERMIT NO. 005.2020.00000169

Andrea Collins

Page 1 of 1

DATE 20 August 2020



pricemeter		DATE OF SURVEY: 1-5-2020		SURVEYED: DL	
COMSULTING		FILE NAME: M1596-P-A-DWG		DRAWN: DL	
NO. A		DATE: 4-5-20		REVISION: JB	
ORIGINAL PLAN ISSUE		REVISION		CHK	
15 30 60		LENGTHS ARE IN METRES		SCALE 1:500	
ORIGINAL SHEET SIZE A3		DATE OF SURVEY: 1-5-2020		SURVEYED: DL	
MILDURA, 44 LINE AVENUE, PO BOX 11579 VIC 3501, PHONE 03 56 545 551		Client: Plan of Proposed Subdivision		Project: Hayden Nicholls	
		Location: Lot 2 PS3290860 & Lot 2 PS303513R		Surveyors Ref: W074	
				SHEET NO. 1 OF 1	



Mildura Rural City Council

PLANNING PERMIT

(Form 4)

Application No: 005.2020.00000169.001

Planning Scheme: Mildura Planning Scheme

Responsible Authority: Mildura Rural City Council

ADDRESS OF THE LAND:

583 Nineteenth Street MILDURA, 3350 Deakin Avenue MILDURA, LOT: 2 Sec: 117
Blk: F PS: 329086D, Lot 2 PS 503513R Sec 117 Blk F

THE PERMIT ALLOWS:

Two Lot Subdivision (Boundary Realignment)

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- (1) The subdivision as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
- (2) Prior to the issue of a Statement of Compliance, the owner must enter into an agreement with the Responsible Authority in accordance with Section 173 of the Planning and Environment Act, 1987. The agreement must be to the satisfaction of the Responsible Authority and must provide for the following:

That:

- the land may not be further subdivided, other than for a re-subdivision which is in accordance with the provisions of this incorporated document; and
- no further dwellings will be constructed on any lot, except for new lots created which are in accordance with the following:
 - (a) the new lot is at least 0.2 hectares but not greater than 2 hectares in area, and the following requirements are met:

The new lot is located within the Mildura East Growth Area or the Mildura South Growth Area (Map 2); and

- the new lot is created from original lots which included an equivalent lot of at least 0.2 hectares but not greater than 2 hectares; and
- the equivalent original lot was not encumbered by a section 173 agreement stating that no further dwelling is allowed;
- the number of lots of at least 0.2 hectares but not greater than 2 hectares without an existing dwelling is not increased; and
- The new lot is not located within the Mildura South By-pass Corridor (Map 2).

Date Issued: 20/08/2020

Digitally signed by: ANDREA COLLINS
SENIOR TOWN PLANNER
FOR MILDURA RURAL
CITY COUNCIL



Mildura Rural City Council

PLANNING PERMIT

(Form 4)

Application No: 005.2020.00000169.001

Planning Scheme: Mildura Planning Scheme

Responsible Authority: Mildura Rural City Council

ADDRESS OF THE LAND:

583 Nineteenth Street MILDURA, 3350 Deakin Avenue MILDURA, LOT: 2 Sec: 117
Blk: F PS: 329086D, Lot 2 PS 503513R Sec 117 Blk F

THE PERMIT ALLOWS:

Two Lot Subdivision (Boundary Realignment)

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- (b) the new lot is at least 10 hectares in area and all of the following requirements are met:
- the new lot is created from original lots which included an equivalent lot of at least 10 hectares; and
 - the equivalent original lot was not encumbered by a section 173 agreement stating that no further dwelling is allowed; and
 - the number of lots of at least 10 hectares without an existing dwelling is not increased.

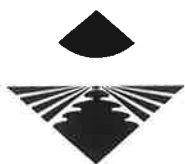
Any variation to an agreement prepared under section 173 of the Act, including amending or ending the agreement, requires approval from both the responsible authority and the Minister for Planning.

This agreement is to be registered on the title to all lots created in the plan of subdivision under section 181 of the Act and any cost associated with the process including preparation, lodging and checking of the agreement must be borne by the owner.

- (3) The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
- (4) All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
- (5) The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.

Date Issued: 20/08/2020

**Digitally signed by: ANDREA COLLINS
SENIOR TOWN PLANNER
FOR MILDURA RURAL
CITY COUNCIL**



Mildura Rural City Council

PLANNING PERMIT

(Form 4)

Application No: 005.2020.00000169.001

Planning Scheme: Mildura Planning Scheme

Responsible Authority: Mildura Rural City Council

ADDRESS OF THE LAND:

583 Nineteenth Street MILDURA, 3350 Deakin Avenue MILDURA, LOT: 2 Sec: 117
Blk: F PS: 329086D, Lot 2 PS 503513R Sec 117 Blk F

THE PERMIT ALLOWS:

Two Lot Subdivision (Boundary Realignment)

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

EXPIRY OF PERMIT CONDITION

(6) This permit will expire if one of the following circumstances applies:

- a) The subdivision is not certified within two years of the date of this permit.
- b) The subdivision is not completed within five years of the date of certification.

The permit time may be extended pursuant to Section 69 of the Planning and Environment Act 1987 if a written request is received before the permit expires or within 6 months of the expiry date if the Plan of Subdivision has not been certified.

LOWER MURRAY WATER CONDITIONS

- (7) The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to Lower Murray Water pursuant to Section 8 of that Act.
- (8) The requirements of Lower Murray Water must be met, in regard to the provision of water supply and drainage services to the land, including payment of all associated costs prior to the Corporation agreeing to the issue of a Statement of Compliance.
- (9) The holder of this permit or authorised agent must meet Lower Murray Water's requirements regarding easements in favour of the Lower Murray Urban and Rural Water Corporation prior to the submission of any plan of subdivision for Certification.
- (10) The applicant or owner must lodge a Rural Subdivision Application and complete any requirements necessary to amend the Victorian Water Register and conditions listed by Lower Murray Water related to irrigation and drainage pursuant to Section 11 of the Water Act 1989.

Date Issued: 20/08/2020

Digitally signed by: **ANDREA COLLINS**
SENIOR TOWN PLANNER
FOR MILDURA RURAL
CITY COUNCIL

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit. (Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit, or
- if no date is specified, from:
 - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
 - (ii) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if—
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
 - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—
 - the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT APPEALS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on an Application for Review form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- An application for review must also be served on the Responsible Authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, LANDATA REGD TM System, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

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

VOLUME 10648 FOLIO 991

Security no : 124086464051P
Produced 09/11/2020 10:44 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 503513R.
PARENT TITLES :
Volume 09228 Folio 231 Volume 09645 Folio 613
Created by instrument PS503513R 18/05/2002

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ROBERT NORMAN DEAN
TONI DEAN both of 3350 DEAKIN AVENUE MILDURA VIC 3500
AK908601D 18/02/2014

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK908602B 18/02/2014
TONI DEAN

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

AGREEMENT Section 173 Planning and Environment Act 1987
AB144893V 13/03/2002

DIAGRAM LOCATION

SEE PS503513R FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL


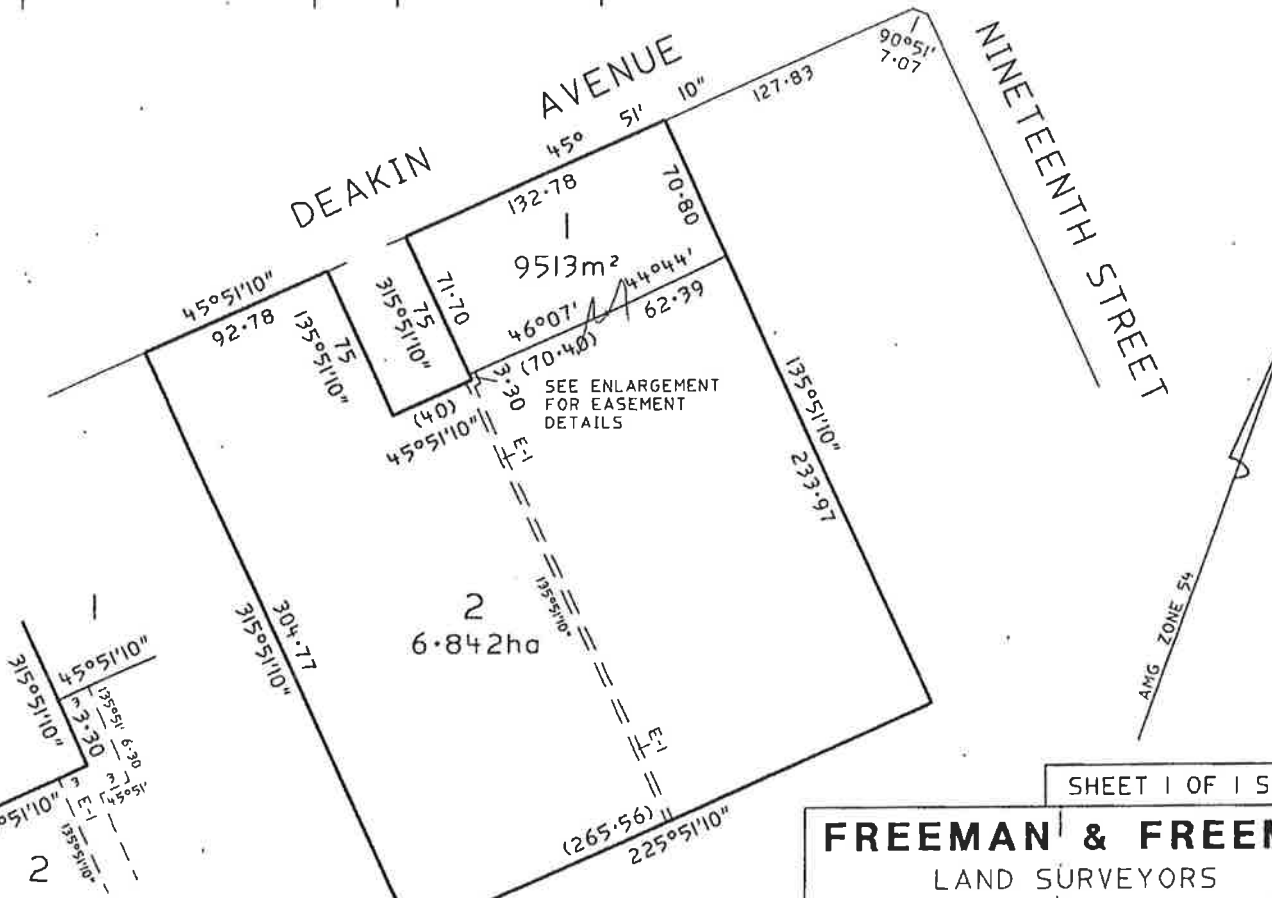
-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 3350 DEAKIN AVENUE MILDURA VIC 3500

DOCUMENT END

The information supplied by Lexis Nexis has been obtained from GlobalX Pty Ltd by agreement between them. The information supplied has been obtained by GlobalX Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System.

1	2	3	4	5	6
PLAN OF SUBDIVISION		STAGE NO.	LTO use only EDITION 1	Plan Number PS 503513R	
Location of Land Parish: MILDURA Township: _____ Section: _____ Crown Allotment: _____ Crown Portion: 10 (PART) & 13 (PART) LTO base record: LITHO SHEET 4 (3102) Title References: Vol 9228 Fol 231 & Vol 9645 Fol 613		Council Certification and Endorsement Council Name: MILDURA RURAL CITY COUNCIL Ref: 033/ 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Open Space (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate Council seal Date 03/01/02 Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council seal Date / /		LTO use only Statement of Compliance / Exemption Statement Received <input checked="" type="checkbox"/> Date 2/15/02 LTO use only PLAN REGISTERED TIME 12.02 DATE 10/15/02  Notations Depth Limitation: Does not apply Staging: This is/is not a staged subdivision. Planning Permit No. P01/238 Survey: This plan is/is not based on survey. This survey has been connected to permanent marks no(s). 529&530 In proclaimed Survey Area no. _____ LOT 1 ONLY IS SUBJECT TO THIS SURVEY. THE AREA OF LOT 2 HAS BEEN OBTAINED BY DEDUCTION.	
Last Plan Reference: L.P.121231 (LOT 2) & L.P.201577 (LOT 2) Postal Address: DEAKIN AVENUE, KOORLONG 3500. AMG Co-ordinates: E 600400 Zone 54 (Of approx. centre of plan) N 6209800		Vesting of Roads or Reserves Identifier Council/Body/Person NIL NIL			
Easement Information Legend: E - Encumbering Easement or Condition In Crown Grant in the Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1	WATER SUPPLY	3	THIS PLAN	LOT 1 ON THIS PLAN	
					
ENLARGEMENT NOT DRAWN TO SCALE				SHEET 1 OF 1 SHEETS	
FREEMAN & FREEMAN LAND SURVEYORS PO BOX 2135 MILDURA VIC 3502 TELEPHONE: (03) 50236239					
ORIGINAL SHEET SIZE A3 SCALE 1:2500		SCALE 25 0 25 50 75 100 LENGTHS ARE IN METRES		LICENSED SURVEYOR ROBERT BRUCE FREEMAN SIGNATURE _____ DATE 02/11/2001 REF 7128 VERSION 1	
				DATE ____/____/____ COUNCIL DELEGATE SIGNATURE _____	

AB144893V



S.181 APPLICATION



Lodged

MARTIN LEWIS & RICHARDS

Code

100813

**APPLICATION BY A RESPONSIBLE
AUTHORITY** Under Section 181 Planning
and Environment Act 1987 for ENTRY OF
A MEMORANDUM OF AGREEMENT
under Section 173 of the Act

The responsible Authority under the Planning Scheme having entered into an Agreement with the parties named for the land described requires that a memorandum of the Agreement be entered on the Certificate(s) of the Title to the land referred to:

LAND: The whole land contained in Certificates of Title Volume 09645 Folio 613 and Volume 09228 Folio 231

ADDRESS OF LAND: Deakin Avenue, Koorlong in the State of Victoria

**RESPONSIBLE
AUTHORITY:** Mildura Rural City Council of 108-116 Madden Avenue, Mildura, Victoria 3500

PLANNING SCHEME: MILDURA PLANNING SCHEME as administered by MILDURA RURAL CITY COUNCIL

AGREEMENT DATE: 15/02/02

AGREEMENT WITH: MAXWELL JAMES LAIRD of PO Box 2578, Mildura in the State of Victoria and KENNETH JOHN BYRNE and DEBBIE JANE BYRNE both of 179a Tenth Street, Mildura in the State of Victoria.

A COPY OF THIS AGREEMENT IS ATTACHED TO THIS APPLICATION

Signature for the Responsible Authority

Richard Sexton

Name of Officer

Date

15.2.02



DAB144893V-1-6

18
13/3/02



DAB144893V-2-4

THIS AGREEMENT is made the 15th day of February 2002

BETWEEN :

MILDURA RURAL CITY COUNCIL of 108-116 Madden Avenue, Mildura in the State of Victoria ("the Council")

of the First Part

- and -

MAXWELL JAMES LAIRD of PO Box 2578, Mildura in the State of Victoria 3500 ("the First Owner")

of the Second Part

- and -

KENNETH JOHN BYRNE and DEBBIE JANE BYRNE both of 179a Tenth Street, Mildura in the State of Victoria ("the Second Owners")

of the Third Part

WHEREAS :

- A. The First Owner is registered or entitled to be registered as the proprietor of the land situate at Deakin Avenue, Koorlong in the State of Victoria and described as Lot 2 on Plan of Subdivision 121231 as contained in Certificate of Title Volume 09228 Folio 231.
- B. The Second Owners are registered or entitled to be registered as the proprietors of the land situate at Deakin Avenue, Koorlong in the State of Victoria and described as Lot 2 on Plan of Subdivision 201577M as contained in Certificate of Title Volume 09645 Folios 613.
- C. The Council is the Responsible Authority under the Planning and Environment Act 1987 ("the Act") for the Mildura Planning Scheme ("the Planning Scheme").
- D. The First and Second Owners have made an application to the Council for a planning permit under the Planning Scheme for the development of the land for a two (2) lot subdivision (re-subdivision to create one residential allotment).
- E. On the 3rd day of September 2001 the Council issued Permit Numbered P01/238 ("the Permit") for the proposed development subject to the conditions contained therein.
- F. Condition 2 of the Permit provides:
2. Prior to the issue of a Statement of Compliance the owner must enter into an agreement with the Responsible Authority in accordance with Section 173 of the Planning and Environment Act, 1987. The agreement must be prepared by Council to provide the following:

AB144893V

13/03/2002 \$59

173



- This land has been subject to a subdivision in accordance with the Mildura Planning Scheme. An allotment created pursuant to Planning Permit P01/238 may not be further subdivided so as to increase the number of lots. This requirement does not apply to a subdivision for a public authority for the purpose of a utility installation, if the zoning of the land changes to residential or a low density residential zone or the re-subdivision of land.

This agreement is to be registered on the title to all lots created in the plan of subdivision and any cost associated with it preparation must be borne by the owner.

- G. The Owners further agree to pay the Responsible Authority's costs of and in connection with the preparation and lodging of the section 181 application and section 173 agreement.
- H. The Council and the Owners have agreed that without restricting or limiting their respective powers to enter this Agreement and insofar as it can be so treated this Agreement shall be treated as an Agreement under section 173 of the Act.
- I. The Owners shall at their expense obtain the consent to this agreement of all Mortgagees having an interest in the Land

NOW THIS AGREEMENT WITNESSETH as follows:-



1. **INTERPRETATION**

In this Agreement unless inconsistent with the context or subject matter:-

"Owner" shall mean the person or persons entitled from time to time to be registered by the Registrar of Titles as the proprietor or proprietors of an estate in fee simple of the subject land or any allotment created by any subdivision of the same and shall include the singular and the plural.

"the Subject Land" shall mean the land referred to in Recital A and B hereof and any allotment or piece of land which shall be created by any subdivision of the same.

2. **OWNER'S COVENANTS**

The Owners with the intent that the covenants hereunder shall run with the subject land **HEREBY**

COVENANT AND AGREE that they will:-

- a. comply with and carry out the conditions of the Permit;



- b. do all things necessary to enable the Council to enter a Memorandum of this Agreement on the Certificate of Title to the Subject Land in accordance with Section 181 of the Act including signing any further agreement acknowledgement or document to enable the said Memorandum to be registered under that Section;
- c. do all things necessary including the signing of such further agreements, undertakings, covenants, consents, approvals or other documents for the purpose of ensuring that they carry out the covenants and agreements and obligations hereunder and to enable the Council to enforce the performance by the Owners of such covenants agreements and undertakings;
- d. pay the Council's costs of and incidental to the preparation and execution of this Agreement and the registration of a Memorandum of this Agreement at the Land Titles Office pursuant to Section 181 of the Act and any duties or fees payable in connection with either the Agreement or the registration of the Memorandum at the Land Titles Office;
- e. not further subdivide or allow further subdivision of the subject land so as to increase the number of lots except;
 - 1) by a public authority for the purpose of a utility installation; or
 - 2) where the zoning of the land changes to Residential or Low Density Residential; or
 - 3) where the Responsible Authority allows for re-subdivision of the Subject Land.



3. **ADDITIONAL MATTERS**

- a. If any provision of this Agreement is not valid it shall not affect the validity of the other provisions of this Agreement but shall be read down or severed so as to leave the other provisions of this Agreement in effect.
- b. This Agreement shall come into effect on the date hereof.
- c. The covenants undertakings and agreements hereunder by the Owners if more than one, shall be joint and several.
- d. Any time or other indulgence granted by the Council to the Owners or any variation of the terms or conditions of this Agreement or any judgment or order obtained by either party against the other will not in any way amount to a waiver of any of the rights or remedies of the Council in relation to the terms of this Agreement.



- e. Upon the carrying out and completion by the Owners of the covenants and obligations under this Agreement the Council will at the request of the Owners and at the cost of the Owners certify that the provisions of this Agreement have been carried out and acknowledge that the Agreement has ended in accordance with Section 177 of the Act.

4. **DEFAULT OF OWNERS**

In the event of the Owners defaulting or failing to perform any of the obligations under this Agreement, the Council may without prejudice to any other remedies rectify such default and the cost of any works undertaken by the Council to rectify any default shall be borne by the Owners and any such costs together with any amount payable to Council pursuant to this Agreement shall be capable of being recovered by the Council in any Court of competent jurisdiction as a civil debt recoverable summarily.

IN WITNESS WHEREOF the parties have set their hands and seals the day and year first herein before written.

THE COMMON SEAL of the **MILDURA**
RURAL CITY COUNCIL was affixed hereto
by authority of the Council
in the presence of:



..... *Neilson* Councillor

..... *Griffiths* Councillor

..... *Binnaus* Chief Executive Officer



SIGNED SEALED AND DELIVERED
by the said **MAXWELL JAMES LAIRD**
in the presence of:

..... *Maxwell James Laird*

Maxwell James Laird



SIGNED SEALED AND DELIVERED

by the said **KENNETH JOHN BYRNE**

in the presence of:

]]]]]
K Byrne

SIGNED SEALED AND DELIVERED

by the said **DEBBIE JANE BYRNE**

in the presence of:

]]]]]
DByrne

Ab A Arnold



DAB144893V-6-7

AB144893V

13/03/2002 \$59

173



MORTGAGEE'S CONSENT

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED being the registered Mortgagee Under Mortgage Number T800151D ennumbers the land described in Recital B hereof **HEREBY CONSENTS** to the Owner encumbering the within Agreement.

DATED this

day of

200.

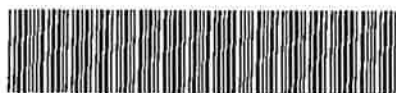
FOR AND ON BEHALF OF

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

agreement
Please register this ~~plan~~ and on completion
issue all Titles except, those applicable to
the local municipality to Australia and New Zealand
Banking Group Limited ACN 005 357 522

Australia and New Zealand Banking Group Ltd

Manager



DAB144893V-7-5

AB144893V



PLANNING PERMIT



Form 4.4

Application No P01/238
Planning Scheme: Mildura Planning Scheme
Responsible Authority Mildura Rural City Council

ADDRESS OF THE LAND:

Deakin Avenue, Koorlong (Lot 2, Plan of Subdivision 12131, Section 117, Block F)

THE PERMIT ALLOWS:

2 Lot Subdivision (resubdivision to create one residential allotment)

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- 1 The subdivision as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
- 2 Prior to the issue of a Statement of Compliance the owner must enter into an agreement with the Responsible Authority in accordance with Section 173 of the Planning and Environment Act, 1987 . The agreement must be prepared by Council to provide the following:
 - This land has been subject to a subdivision in accordance with Mildura Planning Scheme. An allotment created pursuant to planning permit P01/238 may not be further subdivided so as to increase the number of lots. This requirement does not apply to a subdivision for a public authority for the purpose of a utility installation, if the zoning of the land changes to residential or a low density residential zone or the resubdivision of land.
- 3 The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.

FIRST MILDURA IRRIGATION TRUST

Date issued:

03 September 2001

Signature for the
Responsible Authority


GARRY HEALY
DIRECTOR DEVELOPMENT
AND MAINTENANCE SERVICES



PLANNING PERMIT

AB144893V



Form 4.4

Application No P01/238
Planning Scheme: Mildura Planning Scheme
Responsible Authority Mildura Rural City Council

ADDRESS OF THE LAND:

Deakin Avenue, Koorlong (Lot 2, Plan of Subdivision 12131, Section 117, Block F)

THE PERMIT ALLOWS:

2 Lot Subdivision (resubdivision to create one residential allotment)

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- 4 Detailed drawings (referred to as Coordination Plans) shall be provided to the FMIT, in a form satisfactory to the FMIT prior to the commencement of any works associated with the development. Such drawings must be certified by a licensed surveyor or member of the Institute of Engineers of Australia and must detail the proposed completed works and must also locate and define the height by reference to the Australian Height Datum of those various Works, including otherwise as follows:

(a) All FMIT assets;

(b) The assets of other relevant authorities or servicing entities detailing the clearance between such other assets and FMIT assets;

(c) All roads, footpaths and such other works which may impact upon the FMIT assets;

(d) Final levels across the site to a level of detail so as to satisfy the requirements of the FMIT in respect to remaining level cover over FMIT assets.
- 5 Where the nature of the development or impact of the development on FMIT assets makes the Coordination Plans inadequate for the purposes of assessment of the application, the FMIT may require Engineering Specifications (plans and design calculations), to the satisfaction of the FMIT which must be provided prior to the commencement of any Works associated with the Development, prepared by a licensed surveyor or member of the Institute of Engineers of Australia.
- 6 A conditions letter will not be issued on a proposed development until a Surveyed Plan and Coordination Plan certified by a licensed Surveyor or member of the Institute of Engineers has been submitted to the Trust to the satisfaction of the Trust.
- 7 Any FMIT assets which are on the land shall at the earliest possible date be defined by permanent markers in a manner to the satisfaction of the FMIT at the cost of the Applicant/Owner prior to the commencement of any works associated with any development or subdivision.



Date issued: 03 September 2001

**Signature for the
Responsible Authority**

Garry Healy
**GARRY HEALY
DIRECTOR DEVELOPMENT
AND MAINTENANCE SERVICES**

PLANNING PERMIT

AB144893V



Form 4.4

Application No P01/238
Planning Scheme: Mildura Planning Scheme
Responsible Authority Mildura Rural City Council

ADDRESS OF THE LAND:

Deakin Avenue, Koorlong (Lot 2, Plan of Subdivision 12131, Section 117, Block F)

THE PERMIT ALLOWS:

2 Lot Subdivision (resubdivision to create one residential allotment)

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- 8 Trust assets must be located on the ground prior to the issue of a conditions letter at the cost of the Applicant/Owner.
- 9 The Applicant/Owner shall be required to register on Title, at the Applicant/Owner's cost, water supply and drainage easements as required by the FMIT.
- 10 Any asset of the FMIT which in the opinion of the FMIT, due to the development, needs to be:

- (a) replaced;
- (b) relocated;
- (c) taken from service or disconnected;
- (d) made safe, secured or otherwise dealt with to preserve its integrity;
- (e) dealt with in order to maintain the existing irrigation and drainage service



then such assets shall have works carried out in respect of same, be secured by Agreement (including as appropriate bank guarantee), registered on Title under Section 173 of the Act or Section 17(2)(c) of the Subdivision Act 1988 and otherwise preserved or secured in the manner directed by the FMIT at the cost of the Applicant/Owner.

- 11 All private irrigation and drainage pipelines crossing any boundary must be terminated to the satisfaction of the Trust.
- 12 A minimum cover of 900 mm shall be retained or put in place in respect of all FMIT assets.
- 13 A minimum separation from the assets of any other servicing entity of 2000 mm from the outside extremity of any FMIT asset shall be maintained. Separation in section shall be a minimum of 300 mm. No works which results in:

- (a) alteration to the cover or support of any FMIT assets; or
- (b) alters any FMIT asset or its connections in any respect;

may occur unless written consent has been obtained from the FMIT in respect of that works and any conditions imposed in respect of that work are complied with.

Date issued: 03 September 2001

**Signature for the
Responsible Authority**

GARRY HEALY
**DIRECTOR DEVELOPMENT
AND MAINTENANCE SERVICES**

PLANNING PERMIT



DAB144893V-11-2

Form 4.4

Application No P01/238
Planning Scheme: Mildura Planning Scheme
Responsible Authority Mildura Rural City Council

ADDRESS OF THE LAND:

Deakin Avenue, Koorlong (Lot 2, Plan of Subdivision 12131, Section 117, Block F)

THE PERMIT ALLOWS:

2 Lot Subdivision (resubdivision to create one residential allotment)

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- 14 After completion of the development the Applicant/Owner shall provide to the FMIT as built or completion plans showing the location of FMIT assets, clearance between those assets and the assets of other servicing entities and the level of cover over FMIT assets and otherwise to the satisfaction of the FMIT.
- 15 Until such time as all conditions required by the FMIT are complied with the FMIT will not consent to the issue of a Statement of Compliance in respect of any subdivision or stage of Subdivision if the particular permit relates to a subdivision. A Statement of Compliance on this subdivision will not be issued until the previous plan of subdivision has been issued with a Statement of Compliance.

POWERCOR

- 16 The applicant shall enter into an agreement for the extension, upgrading or re-arrangement of the electricity supply to lots on the plan of subdivision as required by Powercor Australia Ltd. (A payment to cover the cost of such work will be required and easements internal and external to the subdivision and provision of sites for substations may also be required).
- 17 Where buildings or other installations exist on the land to be subdivided and are connected to the electricity supply, they shall be brought into compliance with the Supply and Installation Rules issued by the Victorian Electricity Supply Industry by the applicant.

AB144893V

13/03/2002 \$59 173



Date issued: 03 September 2001

Signature for the
Responsible Authority

Garry Healy
per GARRY HEALY
DIRECTOR DEVELOPMENT
AND MAINTENANCE SERVICES

PLAN OF SUBDIVISION

STAGE NO.

LTO use only

EDITION

Plan Number

PS 503513R

Location of Land

Parish: MILDURA

Township: _____

Section: _____

Crown Allotment: _____

Crown Portion: 10 (PART) & 13 (PART)

LTO base record: LITHO SHEET 4 (3102)

Title References: Vol 9228 Fol 231 & Vol 9645 Fol 613

Last Plan Reference: L.P.121231 (LOT 2) & L.P.201577 (LOT 2)

Postal Address: DEAKIN AVENUE,
KOORLONG 3500.

AMG Co-ordinates: E 600400 Zone 54
(01 approx. centre of plan) N 6209800

Vesting of Roads or Reserves

Identifier

Council/Body/Person

NIL

NIL

Council Certification and Endorsement

Council Name: MILDURA RURAL Ref: 0331
CITY COUNCIL

1. This plan is certified under section 6 of the Subdivision Act 1988.
2. This plan is certified under section 11(7) of the Subdivision Act 1988.
Date of original certification under section 6
3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.

Open Space

- (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made.
- (ii) The requirement has been satisfied.
- (iii) The requirement is to be satisfied in Stage

Council Delegate
Council seal

Date / /

Re-certified under section 11(7) of the Subdivision Act 1988

Council Delegate
Council seal

Date / /

LTO use only

Statement of Compliance
/ Exemption Statement

Received

Date / /

LTO use only

PLAN REGISTERED
TIME
DATE / /

Assistant Registrar of Titles

Notations

Depth Limitation: Does not apply

Staging: This is/is not a staged subdivision.

Planning Permit No. P01/238

Survey: This plan is/is not based on survey.

This survey has been connected to permanent marks no(s). 529&530
In proclaimed Survey Area no. _____

LOT 1 ONLY IS SUBJECT TO THIS SURVEY.

THE AREA OF LOT 2 HAS BEEN OBTAINED BY DEDUCTION.

Easement Information

Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement
A - Appurtenant Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	WATER SUPPLY	3	THIS PLAN	LOT 1 ON THIS PLAN



DRB144893V-12-6



SHEET 1 OF 1 SHEETS

FREEMAN & FREEMAN

LAND SURVEYORS

PO BOX 2135 MILDURA VIC 3502

TELEPHONE: (03) 50236239

ORIGINAL

SCALE

SHEET
SIZE
A3
1:2500

25 0 25 50 75 100
LENGTHS ARE IN METRES

LICENSED SURVEYOR ROBERT BRUCE FREEMAN

SIGNATURE _____

DATE 02/11/2001

REF 7128

VERSION 1

DATE / /

COUNCIL DELEGATE SIGNATURE



Mildura Rural City Council

Internal Use Only



TAX INVOICE

ABN 42 498 937 037



Mr R N & Mrs T Dean
PO Box 166 SM
MILDURA SOUTH VIC 3501



033

R1_15153

Rate Instalment Notice

1 July 2020 to 30 June 2021

Assessment No: 19147
Issue Date 12 November 2020

Property Location & Description
3350 Deakin Avenue MILDURA VIC 3500
Lot 2 PS 503513R Sec 117 Blk F

RATING DETAILS

INSTALMENT 2	\$889.92
INSTALMENT ARREARS	\$4.69

For full rating details refer to your annual Rate and Valuation Notice.

TOTAL DUE

\$894.61

Instalment 2: Due 14 Dec 2020 \$889.92	Instalment 3: Due 28 Feb 2021 \$889.92	Instalment 4: Due 31 May 2021 \$889.92
--	--	--

Note: payments received after 5pm on the due date will be considered late.
Late payments will be charged interest at 10% p.a. from the date the instalment became due.

Payment Slip

Mr R N & Mrs T Dean
3350 Deakin Avenue MILDURA VIC 3500
Assessment No: 19147

INSTALMENT 2
AMOUNT DUE: \$889.92



Biller code: 93922
Ref: 191478

BPAY this payment via internet or phone banking.
BPAY View View and pay this bill using internet banking.
BPAY View Registration No.: 191478



Instalment *41 191478



Post Billpay Biller code: 0041
Ref: 191478

Pay in person at any post office, phone
13 18 16 or go to postbillpay.com.au

Centrepay Ref:
555 054 730B

Internal Use Only



RURAL SUPPLY INFORMATION STATEMENT



Statement No: IS21/83682
Our Ref: 56360 / 5542029
Issue Date: 19/11/2020
Your Ref: 42399768-033-6

LANDATA
DX 250639
EAST MELBOURNE

Statement showing Tariffs, Charges & Interest due within Financial Year Ending 30/06/2021.

Owner Name(s) MR RN DEAN & MRS T DEAN
Situate: 3350 DEAKIN AVENUE MILDURA VIC 3500
Description: Lot 2 PS 503513R Par Mildura Vol 10648 Fol 991

Lower Murray Water hereby states that the above described property has the following Tariffs and Charges raised on the Property and the amounts are due and payable to Lower Murray Water.

NOTE: ALL ARREARS SHOWING ON THIS STATEMENT MUST BE PAID IN FULL ON SETTLEMENT.
NOTE: THIS STATEMENT IS VALID FOR A PERIOD OF THIRTY DAYS FROM DATE OF ISSUE
OR UNTIL THE END OF THE CURRENT PERIOD AS STATED BELOW

TARIFFS AND CHARGES

ANNUAL CHARGES	1/07/2020 to 30/06/2021	
GMW Entitlement Storage Murray HR (Ann)		47.10
DELWP Water Share Fee - per Share (Ann)		13.21
TARIFFS & CHARGES LEVIED for period:	1/10/2020 to 31/12/2020	
Property Drainage (per Del Share)(Qtr)		78.73
Delivery Share Fee Irrigation (Qtr)		1,144.95
Service Charge (Quarterly)		25.00
Metered Water Usage Fee Irrigation up to 30/9/2020		0.00

* Conditions for Domestic and Stock (D & S) Tapping enclosed

Receipts, Concessions & Rebates

(1,410.54)

Balance Due

(\$101.55)

Mildura (Head Office)
T 03 5051 3400
741-759 Fourteenth Street
Mildura Victoria 3500
PO Box 1438
Mildura Victoria 3502
AUSDOC DX 50023

Swan Hill (Area Office)
T 03 5036 2150
73 Beveridge Street
Swan Hill Victoria 3585
PO Box 1447
Swan Hill Victoria 3585
AUSDOC DX 30164

Kerang (Area Office)
T 03 5450 3960
56 Wellington Street
Kerang Victoria 3579
PO Box 547
Kerang Victoria 3579
AUSDOC DX 57908

E contactus@lmw.vic.gov.au

lmw.vic.gov.au



ABN 18 475 808 826

All Emergencies
1800 808 830



PROPERTY SERVICE INFORMATION	
Property Serviced:	Yes
Purpose:	Irrigation of land / Irrigation drainage
Water Supply:	Untreated Water

Last Billed Water Consumption Details - Metered Water Usage Fee Irrigation

 Period Of Usage: 29/6/2020 to 30/9/2020 (93 Days)
 0.000 ML @ \$57.03000 Step1 Rate = \$0.00

Water Meter Details

Serial No.	Outlet No.	Size	Date Read	Reading
38653	6600145	150	30/9/2020	0.000
zHBO4950	6648039	50	10/6/2020	48.522

Water Register Details

 The current volume of Water Share as shown on the Victorian Water Register is 5.0 ML

The current Water Use Licence and AUL details as shown on the Victorian Water Register are:
 WUL008027 62.8 ML AUL

Issued Pursuant to Section 158 of the Water Act 1989.

WATER SHARE DETAILS

The Entitlement Storage Fee as set out in the Rates and Charges is based on the Water Share appearing in the Victorian Water Register. The Corporation suggests that the Contract of Sale specifies the volume of water share to be linked to the property upon sale.

Any information contained in this statement in relation to a water share is based on information contained in the Victorian Water Register and possibly information that Lower Murray Water has become aware of as a result of a relevant transfer application(s) to LMW.

While LMW has endeavoured to provide accurate information, LMW makes no warranties or representations as to the accuracy of the water share details specified in this statement. Among other things, the Victorian Water Register may not accurately reflect the water share, applications may have been made which affect the water share, of which LMW has no knowledge, and the relevant transfer may not ultimately be registered. The reader should make his or her own enquiries and not rely upon the information contained in this statement. We suggest you obtain legal advice in relation to any proposed dealings affecting the Water Share.

TRANSFER OF WATER SHARE

In order to transfer the ownership of the Water Share in the Victorian Water Register, please complete the required prescribed forms and submit along with the appropriate fee to this office. A completed Water Share Owner Identification 100 Point Check Form (for Solicitors) will also be required.

A transfer of ownership of a water share under Section 33S (3) does not have the effect of assigning any water allocated for that share before the recording of the transfer.

WATER USE LICENCE

This property has a Water Use Licence which may be transferred. This will occur on the settlement of the property.

Customers should obtain a copy of the Water Use Licence to seek all relevant water use conditions. Customers should specifically take note of the Annual Use Limit which applies on the land. This is the maximum amount of water which can be used annually.

DELIVERY SHARE - 7.5

Each pumped irrigation district property has a delivery share. This is the amount of access granted into the LMW irrigation system. The delivery share is what Lower Murray Water's fixed charges are based upon. Please note a delivery share charge will apply, regardless of the volume of water share owned by a landholder. It is very important for customers to understand the obligation to pay based on the amount of delivery share attached to the land. Please seek professional advice on the delivery share requirements of the property to be purchased. Should you wish to decrease the volume of delivery share on a property a termination fee applies.

CAPITAL AND OPERATIONS & MAINTENANCE SALINITY CHARGES.

Some properties have salinity capital and operations and maintenance charges applying to them. You should inquire about these before purchasing the property as these charges may be significant.

USAGE AND ALLOCATION

A Special Meter Reading is recommended to determine water usage prior to settlement or another party taking working possession. Fees apply, refer to fee schedule.

Customers must not exceed the available balance in their Allocation Bank Account (ABA). Should more water be required then a transfer of water allocation must take place.

Customers should always seek advice on the balance of the ABA at settlement to ensure there is an understanding of what water is available for use.

SPILLABLE WATER CHARGES

Spillable water account charges are levied to the owner of a water share and are raised after the low risk of spill declaration has been made.

It is important to consider that if you are buying a water share prior to the spillable water account fees being raised, you will be liable for any spillable water account charges which are issued later in the year.

THE WATER SUPPLIED IS ONLY RIVER / CHANNEL QUALITY STANDARD:

It is not potable water and is not intended for human consumption (non consumptive domestic use); it may be unsuitable at times for other purposes (example washing, bathing, animal consumption; and it is the property owner's responsibility to advise other parties who may use this water of the quality relating to this water supply.

Lower Murray Water will endeavour to supply water to Customers at a quality that is at least the same as the source water from where it is taken. Lower Murray Water will monitor water quality and endeavour to inform Customers of changes in water quality which are likely to impact on the purposes for which water is used by Customers. Lower Murray Water will, when necessary, issue public notices regarding water quality. These notices will also be placed on Lower Murray Water's web site.

Other Information:

If you wish to make the settlement payment for this property via BPay please use the following information:

Biller Code 78477 Payment Reference Number 700563604.

This statement was issued by the Mildura Office.

Signed:

S. Walker

On behalf of:

LOWER MURRAY URBAN & RURAL WATER CORPORATION

PLEASE NOTE:

Property owners of the relevant land are responsible for the operation and maintenance of all internal private services including all drains and service pipes up to the connection point of the Corporation's main.

DISCLAIMER:

Information as to the location of services provided in that statement in accordance with Section 158(3) of the Water Act 1989, relate only to services owned by the Corporation which are located within or adjacent to the property. The Corporation does not accept responsibility for information it attempts to provide to assist in relation to the location of private services within the property, this information provided under Section 158(4) of the Water Act 1989, and should not be relied upon without further physical inspection.

1. The water supplied from this tapping is only river / channel quality standard:

- It is not potable water and is not intended for human consumption (non consumptive domestic use);
- It may be unsuitable at times for other purposes (example washing, bathing, animal consumption; and
- It is the property owner's responsibility to advise other parties who may use this water of the quality relating to this water supply.
- Lower Murray Water will endeavor to supply water to Customers at a quality that is at least the same as the source water from where it is taken. Lower Murray Water will monitor water quality and endeavor to inform Customers of changes in water quality which are likely to impact on the purposes for which water is used by Customers. Lower Murray Water will, when necessary, issue public notices regarding water quality. These notices will also be placed on Lower Murray Water's web site.



2. D&S Allowance (Water Use Registration)

- The minimum D&S water share allowance for a D&S property is 1.5ML
- The maximum D&S water share allowance is 5.0ML.
- The LMW customer will not be able to access any water through the tapping until he/she has applied for and has received a Water Use Registration through the Victorian Water Register.
- Properties without a D&S water share are required to transfer the appropriate volume of water onto the property in accordance with LMW procedures and transfer of water share guidelines.

3. Tapping and Internal Pipeline Size

- The size of the tapping shall be in accordance with Attachment 1 of Lower Murray Water's Customer Charter (Rural) and as a guide shall be in accordance with the following table and as determined by Lower Murray Waters Engineering Department.

Water Pressure	Tapping Size (mm)	Meter Size (mm)	Flow Control Valve
Greater than 25 metres water pressure.	25mm	25mm	Yes
8 metres to 25 metres water pressure.	25mm	32mm	No
Greater than 3 metres and less than 8 metres water pressure.	25mm	40mm	No
Less than 3 metres water pressure at all times	40mm	50mm	No

- The internal pipeline is to feed directly into the storage and be equipped with a ball valve.
- The tapping and the isolation valve on the LMW supply pipeline system is the property of LMW.

4. Pumps on D&S Installation

- A pump may be used to fill the approved storage if there is not sufficient pressure from the LWM supply system to do this.
- The maximum pump size shall be 20mm diameter centrifugal or pressure pump with an output of no greater than 0.6 l/s from gravity pipelines or 0.75l/s from medium/high pressure pipelines or channels.
- The pump shall be fitted with a cut-off switch to prevent overtopping when the tank is full.
- The pump can only be used to fill the approved storage and must not be used to water directly onto the property.

5. Approved Storage

It is recommended LMW customers who receive a D&S Water Supply should have adequate storage for 6 weeks normal use and the following minimum storage volumes are recommended to cover periods when irrigation systems are not operation eg: winter irrigation schedule.

- Sole supply from LMW (Rural) D&S – minimum recommended storage capacity 45,000 litres, or
- Dual Supply from LMW (Rural) D&S plus urban supply – minimum recommended storage capacity 4,500 litres.
- Earthen storages are **not** permitted.

6. Connection between LMW supply system and on-property storage

- No tappings are allowed to be installed on the internal pipeline between the tank and the LMW pipeline responsibility for repairs to the pipeline shall be in accordance with Section 9.1 and Attachment 1 of Lower Murray Water's Customer Charter (Rural). In general the owner in low pressure systems the owner is responsible for the pipeline up to the meter assembly and in high pressure systems Lower Murray Water is responsible for the pipeline up to the meter assembly.

7. Meters

- An approved meter installation must be installed on all new connections and be located as close to the distribution system as possible
- A meter installation may include a meter, filter, flow control valve, pressure reducing valve and all pipe-work immediately before and after these fittings.
- All meters are the property of LMW.
- Where a meter is located on private land, the customer is to provide reasonable access (as determined by LMW) to read the meter and maintain the meter installation site. The meter installation must also be kept clear, to 0.5 metre distance, of all plants, weeds and structures.

8. The Customer is responsible:

- To pay all rates, tariffs and charges that are applicable to this supply, as determined by LMW.
- For cleaning the filter
- To not interfere or alter any part of the meter installation other than to clean the filter.
- To ensure that where necessary, all easement rights are obtained over the private pipeline in favour of LMW.

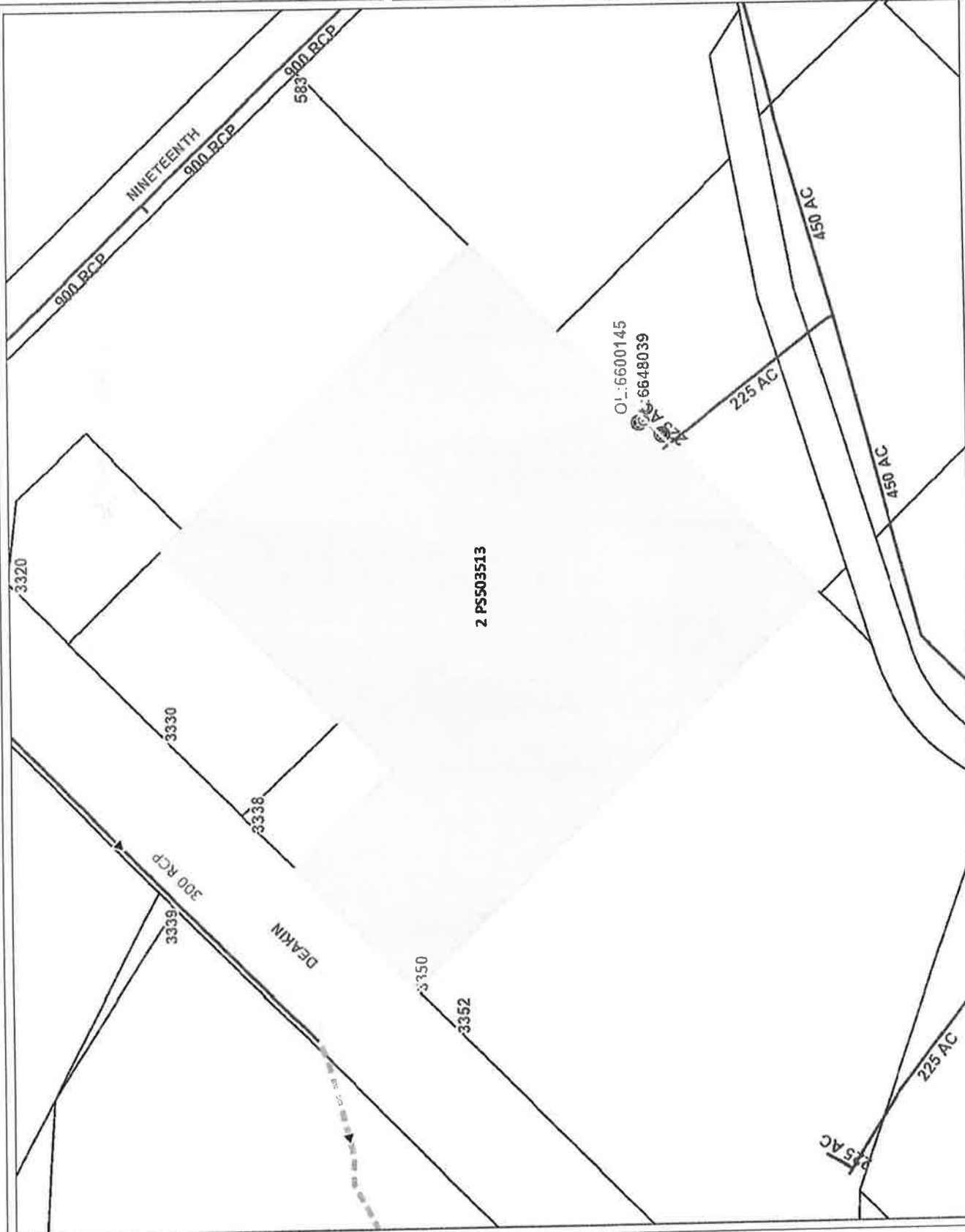
9. Shared Private D&S Pipelines

- LMW may allow a shared private community pipeline to a number of separate D&S properties from a single tapping on LMW supply system.
- A separate meter installation must be installed at each internal supply point.

10. Approval Process

- Once the application is approved, the customer is to pay all required installation charges to LMW, who will then arrange for the tapping and subsequent meter to be installed.
- The tapping will only be installed if there is no interruption to the pumping schedule and/or interferes with supply to other customers.
- Once the application is approved, the approval is only valid for the financial year (30 June) in which approval was granted.
- If there is a delay by LMW in the installation process, and changes are made to the relevant Policy or Procedures, then those changes will be applicable at the installation time at no additional cost to the customer.

LMW Assets - Property Inquiry - IS21_83682 - PAC 56360



- Legend**
- Urban Water Pipeline
 - Retired Pipeline
 - Urban Sewer Gravity Pipeline
 - Pressure Main Pipeline
 - Rising Main Pipeline
 - Retired Gravity Pipeline
 - Retired Pressure Main Pipeline
 - Retired Rising Main Pipeline
 - Rural Irrigation Channel
 - Pipeline
 - Retired Channel
 - Retired Pipeline
 - Irrigation Outlet
 - Domestic and Stock Outlet
 - Rural Drainage Channel
 - Gravity Pipeline
 - Rising Main
 - Retired Channel
 - Retired Pipeline

LOWER MURRAY WATER
Property Inquiry
10/11/2020

LMW DISCLAIMER:

The accuracy and completeness shown on this plan is not guaranteed and therefore shall be used as a guide only. The user is responsible to prove locations and depths in the field. This information is only to be used for the initial project and shall not be passed onto a third party.

Note: The exact location of outlets newly installed or replaced under SMP may have not been verified. For further assistance please contact LMW.

GDA 1994 MGA Zone 54
© Lower Murray Urban
and Rural Water Corporation



Statement of water entitlements on land

The information contained in this document may be incomplete or out-of-date if land parcel, licence or entitlement changes have not been updated in the Water Register. Information provided for each asset/service is limited to a brief summary – detailed information on each can be obtained by purchasing a **Copy of Record** from your water authority or from www.waterregister.vic.gov.au

An **Information Statement** may also be requested from your water authority to show rates, charges and agreements relevant to the property (fees may apply).

Search criteria: WUL008027

Land parcels



PCL013048 Lot 2 of Plan PS503513R (10648/991), LI 1 - L 1, Impact zone LI 1 - L 1, (Service Id: 56360)

Land owners

PTY154465 Robert Norman Dean
PO BOX 166SM MILDURA SOUTH VIC 3501 AU

PTY154466 Toni Dean
PO BOX 166SM MILDURA SOUTH VIC 3501 AU

Water services that would transfer with land transfers

WUL008027 Water-use licence 62.8 ML AUL (Service ID: 42029-1)

DSE010172 Delivery share 3.801 ML/7days, First Mildura Irr. District (Service ID: 42029-1)

Service points

Outlet number	Type	Delivery system	Delivery rate ^{ML/7days}	Det.flow rate ^{L/sec}
145 (SP000857)	Delivery	First Mildura Irr. District	3.752	Refer to Authority
48039 (SP023675)	Delivery	First Mildura Irr. District	0.049	Refer to Authority

Total: 3.801 ML/7days

Other water assets and services linked to the land (transfer is optional)

Note that these assets and services may not be under the same ownership as the land parcels.

Water shares

WEE052452 Water Share 5.0 ML High Reliability, 7 VIC Murray - Barmah to SA (Service ID: 42029-1)
Held by: Robert Norman Dean, Toni Dean

Water allocations

ABA0924XX Allocations 0.3 ML tradable, 7 VIC Murray - Barmah to SA
Held by: Robert Norman Dean, Toni Dean

COPY OF RECORD IN THE VICTORIAN WATER REGISTER

WATER SHARE

Water Act 1989

The information in this copy of record is as recorded at the time of printing. Current information should be obtained by a search of the register. The State of Victoria does not warrant the accuracy or completeness of this information and accepts no responsibility for any subsequent release, publication or reproduction of this information.

Water Share Description

Status	Active
Volume	5.0 megalitres
Water authority	Lower Murray Water
Water system source	Murray
Water system type	Regulated
Reliability class	High
Trading zone source	7 VIC Murray - Barmah to SA
Trading zone use	7 VIC Murray - Barmah to SA
Delivery system	First Mildura Irr. District
Tenure	Ongoing
Tradability	Tradable
Carryover allowed	Yes

Water Share Owner(s)

Joint owner 1 of 1

ROBERT NORMAN DEAN of PO BOX 166SM MILDURA SOUTH VIC 3501
WET173086 Lodged on : 27 Nov 2013 Recorded on : 18 Dec 2013

TONI DEAN of PO BOX 166SM MILDURA SOUTH VIC 3501
WET173086 Lodged on : 27 Nov 2013 Recorded on : 18 Dec 2013

Current Year Allocation

Carryover at 1 July:	0.000 ML
Seasonal allocation since 1 July:	4.050 ML
Total allocation to date:	4.050 ML
Possible future allocation to 30 June:	0.950 ML

Spillable Account Details

Low risk of spill declaration:	Nov 10 2020
Volume spilled:	0.000 ML
Current volume subject to above entitlement storage fee:	0.000 ML
Maximum volume subject to above entitlement storage fee:	0.000 ML

Water Share Association

Water use reference(s)

<i>Water use ID</i>	<i>Status</i>	<i>Type</i>	<i>Annual use limit (ML)</i>
WUL008027	Active	Use licence	62.8

Land description

Volume 10648 Folio 991
Lot 2 of Plan PS503513R

Recorded Interests

Mortgage

<i>Priority</i>	<i>Reference</i>	<i>Recorded date</i>	<i>Mortgagee</i>
Nil			

Limited term transfer

<i>Reference</i>	<i>Start date</i>	<i>End date</i>	<i>Trading zone use</i>	<i>Delivery system</i>	<i>Water-use licence</i>	<i>Water authority</i>
Nil						

Notifications

<i>Reference</i>	<i>Recorded date</i>	<i>Notification details</i>
Nil		

Application History

<i>Reference</i>	<i>Type</i>	<i>Status</i>	<i>Lodged date</i>	<i>Approved date</i>	<i>Recorded date</i>
PTA023762	Address amendment	Recorded			16 Jan 2014
PTA023761	Address amendment	Recorded			16 Jan 2014
PTA014316	Address amendment	Recorded			24 Jun 2012
WET173086	Transfer within authority	Recorded	27 Nov 2013	28 Nov 2013	18 Dec 2013
MOD009591	Mortgage discharge	Recorded	05 Sep 2011		05 Sep 2011
WET161273	Transfer within authority	Recorded	24 Aug 2011	25 Aug 2011	05 Sep 2011
WDT154286	Division and Transfer	Recorded	26 Jul 2011	26 Jul 2011	26 Jul 2011

END OF COPY OF RECORD

Request For Building Information
Pursuant to regulation 51 Building Regulation 2018

Applicant's Name and Address:

Landata
Landata.online@victorianlrs.com.au

File:	PA19147
Your Ref:	42399768-015-2
Date Issued:	11 November 2020

Property Address:	3350 Deakin Avenue – MILDURA Lot 2 on Plan of Subdivision 503513R Volume:10648 Folio:991
--------------------------	---

N.B. Please see page 2 for Salinity Statement

Regulation 51 (1)

(A) Details of any permit or certificate of final inspection issued in the preceding 10 years

- Building Permit 29378/20160179/0 issued on 27 July 2016 for the Construction of Extension to Verandah, Pergola and Carport
Final Certificate issued on 27 August 2018
- Building Permit 29378/20190064/0 issued on 13 March 2019 for the Construction of Domestic Inground Fibreglass Swimming Pool and Safety Barrier
Final Certificate issued on 11 October 2019
- Building Permit 29378/20190066/0 issued on 13 March 2019 for the Construction of Shed with Awning
Final Certificate issued on 9 June 2020

(B) Details of any current statement issued under regulation 64(1) or 231(2) of these regulations

Nil

(C) Details of any current notice or order issued by the relevant building surveyor under the Act.

Nil



Signed:
MARK YANTSES
MUNICIPAL BUILDING SURVEYOR

N.B. Please note that information on this form is taken from Council records and is **NOT** evidence that illegal building works do not exist in relation to this property.

**ATTACHMENT TO REQUEST FOR INFORMATION
BUILDING REGULATION 51
SALINITY AFFECTING THE MUNICIPALITY**

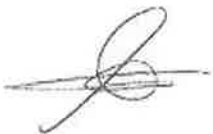
Some land within the municipality of the Mildura Rural City Council contains high levels of salt resulting in a condition commonly referred to as 'salinity'. Salinity can result in 'salt damp' or 'rising damp and salt attack' which can cause damage to certain building materials such as concrete and masonry.

Council recommends that you make your own inquiries regarding the presence of high salinity on land which you own or are considering to purchase.

If you are proposing to construct buildings on land in the municipality, you should ascertain whether or not special measures should be taken during the construction of these buildings to minimise any effects that salinity may have.

Council provides this information to assist you to make informed decisions about existing buildings or the construction of new buildings in high salinity areas.

Yours sincerely



Mark Yantzes

MUNICIPAL BUILDING SURVEYOR

MY/crn

BUILDING PERMIT WITH CONDITIONS

PERMIT NO: BS-U 29378-20160179/0

ISSUED TO:-

Agent: Robert & Toni Dean PO Box 166 MILDURA SOUTH VIC 3501
Phone: Mobile: 0429 060 373

OWNERSHIP DETAILS:-

Owners: Robert & Toni Dean PO Box 166 MILDURA SOUTH VIC 3501
Phone: Mobile: 0429 060 373

PROPERTY DETAILS:-

Lot: 2 No. 3350 Deakin Avenue MILDURA SOUTH VIC 3501
Municipality: Mildura Rural City Council
Title Details: PS: 503513R Volume: 10648 Folio: 991
Site Area: 6.8Ha

BUILDER:-

Builder: Robert & Toni Dean MILDURA SOUTH VIC 3501
Phone: Mobile: 0429 060 373
Owner Builder Permit No: Not Applicable

DETAILS OF DOMESTIC BUILDING WORK INSURANCE:- Not Applicable

DETAILS OF RELEVANT PLANNING PERMIT:- Not Applicable

NATURE OF BUILDING WORK:-

Construction of extensions - Verandah, Pergola & Carport
Building Classification 1a & 10a
Project Use: Storage
Total New Floor Area: 46m²
Project Estimated Value: \$9,000
No of Storeys: 1
Allowable Live Load: N/a

PRESCRIBED REPORTING AUTHORITIES:-

The following bodies are prescribed reporting authorities for the purposes of the application for this permit in relation to the matters set out below:- Not Applicable

INSPECTION REQUIREMENTS:-

Prior to placing pad footings
Completion of framework
Final upon completion of all building work

OCCUPATION OR USE OF BUILDING:-

An Certificate of Final Inspection is required at completion of works

COMMENCEMENT AND COMPLETION:-

Building work is to be commenced by: 27/07/2017 and is to be completed by 27/07/2018

Details of building practitioners and architects

a) to be engaged in the building work³

Type

Owner Builder

Name

Toni & Robert Dean

Registration Number

(Owner Builder)

b) who were engaged to prepare documents forming part of the application for this permit⁴

Type

Drafting

Name

Mark Hooper

Registration Number

DP-AD 26770

PRIVATE BUILDING SURVEYOR:-
TIM ANDERSON

REGISTRATION NO:

BS-U 29378

SIGNATURE:



ISSUE DATE:

27/07/2016

NOTES

Note 1: Under Regulation 317, the person in charge of the carrying out of building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans, specifications and documents are available for inspection at the allotment while the building work is in progress. They must also take all reasonable steps to ensure the registration numbers and contact details of the builder and building surveyor and the number and date of this permit are displayed in a conspicuous position accessible to the public before and during the building work to which the permit applies.

Note 2: Under Regulation 318, an owner of a building or land, for which a building permit has been issued, must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work. The penalty for non-compliance is 10 penalty units.

Note 3: Include building practitioners with continuing involvement in the building work.

Note 4: Include only building practitioners with no further involvement in the building work.

Note 5: Domestic builders carrying out domestic building work forming part of this permit (where the contract price for that work is more than \$16 000) must be covered by an insurance policy as required under section 135 of the Building Act 1993.

BUILDING PERMIT CONDITIONS

PERMIT NO: BS-U 29378-20160179/0

1. GENERAL

All works authorised by this Building Permit shall comply with the provisions of the Building Act 1993, Building Regulations 2006, Building Code of Australia (BCA) current edition, other relevant codes and any local laws of the municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor. The owner and/or builder is responsible to obtain any other relevant permits or consents prior to commencing work.

2. CONSTRUCTION REQUIREMENTS

All construction shall meet the performance requirements of Section 2, B.1 as applicable of the Building Code of Australia (BCA).

3. STORMWATER DISCHARGE

Stormwater to discharge into existing system or into pop ups, a minimum of 5m from any building or boundary.

4. INTERNAL INFRASTRUCTURE

It is the builders/owners responsibility to make sure all internal infrastructure is clear of the area before construction, i.e. "DIAL BEFORE YOU DIG".

~END OF CONDITIONS~

SIGNATURE:



REGISTRATION NO: BS-U 29378

ISSUE DATE: 27/07/2016



FORM 17
Regulation 200
Building Act 1993
Building Regulations 2018

CERTIFICATE OF FINAL INSPECTION

Property Details

Site Address: 3350 Deakin Avenue MILDURA SOUTH VIC 3501
Title Details: Lot 2 PS: 503513R Volume: 10648 Folio: 991
Municipal District: Mildura Rural City Council

Building Permit Details:

Building Permit Number: 20160179
Version of BCA applicable to building permit: NCC BCA 2016 Volume 2

Description of Building Work:

Project Description: Construction of extensions - Verandah, Pergola & Carport
Part of Building: As per plans
Permitted Use: Storage
BCA Class of Building: 1a, 10a

Maintenance Determination:

A Maintenance determination is not required to be prepared in accordance with regulation 215 of the Building Regulations 2018.

Relevant Building Surveyor:

Name: TIM ANDERSON
Address: 133B Lime Avenue
Mildura VIC 3500
Email: tim@andersongroupmildura.com.au
Building Practitioner Registration Number: BS-U 29378
Certificate No: 20160179/0
Date of Issue: 27 August 2018

Signature:



FORM 2
 Regulation 37(1)
 Building Act 1993
 Building Regulations 2018

BUILDING PERMIT

BSU-29378/20190064/0

ISSUED TO:

Agent:	Envy Pool Services Pty Ltd	
ACN / ARBN:	148 815 758	
Postal Address:	PO Box 15 BEVERFORD VIC 3590	
Email:	brock@envypoolservices.com.au	
Address for serving or giving of documents:		
Postal Address:	PO Box 15 BEVERFORD VIC 3590	
Contact Person:	Teina Lusty	Telephone: 03 5037 6774

OWNERSHIP DETAILS:

Owner:	Robert & Toni Dean	
Postal Address:	3350 Deakin Avenue Mildura VIC 3500	
Email:	rtmadean@hotmail.com	
Contact Person:	Toni Dean	Telephone: 0429 060 373

PROPERTY DETAILS:

Number: 3350	Street/Road: Deakin Avenue	Suburb: Mildura	Postcode: 3500
Lot: 2	PS: PS503513R	Volume: 10648	Folio: 991
Crown Allotment: N/A	Section: N/A	Parish: N/A	County: N/A
Municipal District:	Mildura Rural City Council		

BUILDER:

Name:	Summertime Pools (Vic) Pty Ltd	Telephone: 03 5037 6774
ACN / ARBN:	617 762 437	
Building Practitioner Registration No:	CDB-L 58126	
Postal Address:	PO Box 15 BEVERFORD VIC 3590	

This builder is specified under section 24B(4) of the Building Act 1993 for the building work to be carried out under this permit.

Building Practitioner or architect engaged to prepare documents for this permit

Full Name	Category/class	Registration No
Geoff Cadd	Engineer	EC 1476
Mark Hooper	Architects	DP-AD 26770

Details of domestic building work Insurance

Name of Builder:	Summertime Pools (Vic) Pty Ltd	
Insurance Provider Name:	Berkshire Hathaway Specialty Insurance	
Policy No:	47-ZCA005474-S45152	Policy Cover: \$ 40,585.00

DETAILS OF RELEVANT PLANNING PERMIT: Not Applicable

NATURE OF BUILDING WORK:

Construction of Domestic Inground Fibreglass Swimming Pool & Safety Barriers	
Version of BCA applicable to permit:	2016
Stage of building work permitted:	All Parts
Estimated Cost of Swimming Pool:	\$40,585
Estimated Cost of Barriers:	\$5,000 (By Owner)
Total cost of Building work:	\$45,585
Total floor area of new building work:	38m ²

BUILDING CLASSIFICATION:

Part of Building	Building Class
Swimming Pool	10b
Safety Barriers	10b

7. INTERNAL INFRASTRUCTURE

It is the builders/owners responsibility to make sure all internal infrastructure is clear of the pool area before construction, i.e. "DIAL BEFORE YOU DIG".

8. LOWER MURRAY WATER CONSENT

If the swimming pool is to be connected into Lower Murray Water's sewer system for backwashing than an application for "Consent to Discharge Swimming Pool Backwash" must be completed and appropriate fees paid prior to commencement of works.

9. COMPLETION

The construction of the swimming pool and associated barrier must be completed within 6 months of commencement, i.e. from the date of the first mandatory inspection.

RELEVANT BUILDING SURVEYOR:

Name:	TIM ANDERSON		
Address:	133B Lime Avenue Mildura VIC 3500		
Email:	tim@andersongroupmildura.com.au		
Building Practitioner Registration No.:	BS-U 29378	Issue Date of Permit:	13 Mar 2019
Permit No.:	BSU-29378/20190064		

Signature:



Build with confidence!

FORM 17
Regulation 200
Building Act 1993
Building Regulations 2018
CERTIFICATE OF FINAL INSPECTION

Property details

Number	3350	Street/Road	Deakin Avenue	Suburb	Mildura	Postcode	3500
Lot/s	2	LP/PS	PS503513R	Volume	10648	Folio	991
Crown allotment	N/A	Section	N/A	Parish	N/A	County	N/A
Municipal District	Mildura Rural City Council						

Building permit details

Building permit number BSU-29378/20190064/0
Version of BCA applicable to building permit 2016

Description of building work

Part of building	Permitted use	BCA Class of building
Swimming Pool	Swimming Pool	10b
Safety Barriers	Swimming Pool Fence	10b


Maintenance determination

A maintenance determination is not required to be prepared in accordance with regulation 215 of the Building Regulations 2018.

Directions to fix building work

All directions to fix building work under Part 4 of the **Building Act 1993** have been complied with.

Relevant building surveyor

Name:	Timothy Anderson
Address:	133B Lime Avenue Mildura VIC 3500
Email:	tim@andersongroupmildura.com.au
Building practitioner registration no.:	BSU-29378
Certificate No.	BSU-29378/20190064/0
Date of issue:	22 Oct 2019
Date of final inspection:	11 Oct 2019
Signature:	



Berkshire Hathaway
Specialty Insurance

Domestic Building Insurance

Notices

This policy is issued by Berkshire Hathaway Specialty Insurance Company (ABN 84 600 643 034, AFS Licence 466713), which is authorised by the Australian Prudential Regulation Authority to carry on general insurance business in Australia, and which holds a financial strength rating of A++ from AM Best and AA+ from Standard & Poor's.

Duty of Disclosure

Under the *Insurance Contracts Act 1984* (Cth), before you enter into an insurance contract, you have a duty to tell us anything that you know, or could reasonably be expected to know, may affect our decision to insure you and on what terms.

You have this duty until we agree to insure you. You have the same duty before you renew, extend, vary or reinstate an insurance contract.

The duty of disclosure applies to every person to be covered under the insurance.

You do not need to tell us anything that reduces the risk we insure you for, that is of common knowledge, that we know (or should know), or in respect of which we have waived the duty of disclosure.

If you do not tell us anything you are required to, we may cancel your contract or reduce the amount we will pay you if you make a claim, or both. If your failure to tell us is fraudulent, we may refuse to pay a claim and treat the contract as if it never existed.

Privacy

We, along with all companies in the Berkshire Hathaway Group of Insurance Companies, are committed to safeguarding your privacy and the confidentiality of your personal information. We, and entities acting on our behalf, only collect personal information from or about you for the purpose of assessing your application for insurance and administering your insurance policy, including managing and administering any claim made by you. Without your personal information, we may not be able to issue insurance cover, administer your insurance or process your claim.

We will only use your personal information in accordance with the *Privacy Act 1988* (Cth) and for the purposes outlined above.

We may disclose your personal information to other companies in the Berkshire Hathaway Group and other third party service providers for the purposes outlined above or where disclosure is permitted by law. These entities may be located in Australia or overseas, including in India, Singapore, Hong Kong, the United Kingdom, New Zealand and the United States of America. Where such disclosure is made, we make all reasonable efforts to ensure that the arrangements we have in place with overseas parties impose appropriate privacy and confidentiality obligations on those parties to ensure that imparted personal information is kept secure and that such information is only used for the purposes noted above.

If you wish to obtain details of the personal information we hold about you (including contacting us to correct or update the personal information we hold about you), or if you have a complaint about a breach of your privacy, please refer to our privacy policy available at <http://www.bhspecialty.com/privacy-policy.html>, or contact our Chief Risk Officer by email to australasia.privacy.compliance@bhspecialty.com.

We reserve the right to refuse access under the grounds permitted by the *Privacy Act 1988* (Cth) and if you are seeking information on another person's behalf, we will require written authorisation from that individual.

Complaints

If you have a complaint or concern about our insurance products or services we provide, please contact your intermediary or your usual BHSI contact.

If you are not satisfied with our response, you may escalate your complaint by contacting complaints.australia@bhspecialty.com. Our internal dispute resolution process is free of charge and we will aim to respond to your escalated complaint within fifteen (15) business days.

General Insurance Code of Practice

We are a signatory to the General Insurance Code of Practice.

You can find further information about and download a copy of the Code from <http://codeofpractice.com.au>.

Electronic Delivery of Policy Documents

We will send your policy documents by email. If however you wish to receive your policy documents in hard copy, please tell us.



Berkshire Hathaway
Specialty Insurance

BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY

(Hereinafter referred to as BHSI)

Domestic Building Insurance

Policy Certificate

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by Berkshire Hathaway Specialty Insurance Company.

This Certificate Page is attached to and forms part of the Policy

Policy Number: 47-ZCA-005474-S45152		Currency: AUD
Item 1.	Certificate Number:	SPASABW10002687
Item 2.	Issuing Office:	Melbourne
Item 3.	Building Owner:	Robert & Toni Dean
Item 4.	Site Address	3350 Deakin Avenue, Mildura Vic 3500
Item 5.	The Builder:	Summertime Pools (Vic) Pty Ltd ABN/ACN 617 762 437 <small>NOTE: The Builder's name and/or their ACN/ABN Number must match with the information provided on the Domestic Building Contract. If this is incorrect, the domestic building Work will not be covered by this contract.</small>
Item 6.	Registration No.	CDB-L 58126
Item 7.	Domestic Building Contract Dated:	18-Feb-2019
Item 8.	Period of Cover.	The cover commenced on the earlier of the date of the Domestic Building Contract or date of the Building Permit for the Domestic Building Work and concludes: <ul style="list-style-type: none">• Two years from the completion of the Domestic Building Work or termination of the Domestic Building Contract for non-structural defects• Six years from completion of the Domestic Building Work or termination of the Domestic Building Contract for Structural Defects.
Item 9.	Contract Price:	\$40,585

Item 10.	Domestic Building Work:	Swimming Pool
Item 11.	Type of Coverage:	The cover is only provided if the Builder specified in Item 5 above has died, becomes insolvent or has disappeared, or fails to comply with a Tribunal or Court Order.
Item 12.	Premium:	\$855.00
	GST:	\$85.50
	Stamp Duty:	\$94.05
	Total:	\$1,034.55
Item 13.	The maximum Policy Limit for all claims under this Policy is \$300,000 inclusive of all costs and expenses	
	The maximum Policy limit for all claims for non-completion of the Domestic Building Work is 20% of the Contract Price.	
Item 14.	Notices to the Insurer: <u>For all Claims or potential claims:</u> By 24-hour toll free number: 1300 021 415 By Email: claimsnoticeaustralia@bhspecialty.com By Mail: For street address, log on to: www.bhspecialty.com/claims/claims-australia	

Subject to the Building Act 1993, the Ministerial Order and the Conditions of the Insurance contract, cover will be provided to the Building Owner named in the Domestic Building Contract and to the successors in title to the Building Owner.

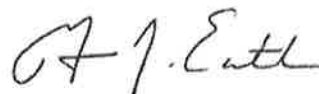
This Certificate attaches to and forms part of BHSI Domestic Builders Insurance (Policy Form BHSI-AUS-CA-BWI-001-062017 Domestic Builders Insurance) and is valid only if it is signed and dated below by a duly authorised representative of Berkshire Hathaway Specialty Insurance.

Dated: 3/8/2019

Signature:



Ralph Tortorella, Secretary



Peter Eastwood, President

For and on behalf of Berkshire Hathaway Specialty Insurance Company

*** REPRINT ***

ABN #:42498937037

Mildura Rural City Council

PO Box 105

MILDURA VIC 3502

Ph 03 5018 8100 Fax 03 5021 1899

Email: mrcc@mildura.vic.gov.au

Web: www.mildura.vic.gov.au

Date 07/05/2020 13:06

Receipt 01561284:0001 Terminal 94:8487

Australia -Robert & Toni Dean

Details	Amount
Pool Fence - App Reg	79.00
POOL395	
Total Value:	79.00
Tendered	79.00
Other	0.00
Change	

FORM 2
 Regulation 37(1)
 Building Act 1993
 Building Regulations 2018

BUILDING PERMIT

BSU-29378/20190066/0

ISSUED TO:

Agent:	Robert & Toni Dean		
Postal Address:	PO Box 166 Mildura VIC 3501		
Email:	rtmadean@hotmail.com		
Address for serving or giving of documents:			
Postal Address:	PO Box 166 Mildura VIC 3501	Telephone:	0429 060 373
Contact Person:	Toni Dean		

OWNERSHIP DETAILS:

Owner:	Robert & Toni Dean		
Postal Address:	PO Box 166 Mildura VIC 3501		
Email:	rtmadean@hotmail.com		
Contact Person:	Toni Dean	Telephone:	0429 060 373

PROPERTY DETAILS:

Number: 3350	Street/Road: Deakin Avenue	Suburb: Mildura	Postcode: 3500
Lot: 2	PS: PS503513	Volume: 10648	Folio: 991
Crown Allotment: N/A	Section: N/A	Parish: N/A	County: N/A
Municipal District:	Mildura Rural City Council		

OWNER BUILDER:

Name:	Robert & Toni Dean	Telephone:	0429 060 373
Building Practitioner Registration No:	O/B		
Postal Address:	PO Box 166 Mildura VIC 3501		

This builder is specified under section 24B(5) of the Building Act 1993 for the building work to be carried out under this permit.

Building Practitioner or architect engaged to prepare documents for this permit

Full Name	Category/class	Registration No
John Towler	Engineer	EC 19206
Mark Hooper	Architects	DP-AD 26770

Details of domestic building work Insurance: Not Applicable

DETAILS OF RELEVANT PLANNING PERMIT: Not Applicable

NATURE OF BUILDING WORK:

Construction of Shed with Awning	2016
Version of BCA applicable to permit:	All Parts
Stage of building work permitted:	\$12,500.00
Cost of building work:	48m ²
Total floor area of new building work:	

BUILDING CLASSIFICATION:

Part of Building	Building Class
Shed with Awning	10a

PRESCRIBED REPORTING AUTHORITIES:

The following bodies are prescribed reporting authorities for the purposes of the application for this permit in relation to the matters set out below: Not Applicable

PROTECTION WORK:-

Protection work is not required in relation to the building work proposed in this permit.

INSPECTION REQUIREMENTS:

- Prior to placing pier footings
- Inspection of framework, prior to lining
- Final upon completion of all building work

OCCUPATION OR USE OF BUILDING:

An Certificate of Final Inspection is required prior to the occupation or use of this building.

If an occupancy permit is required, the permit is required for the whole of the building in relation to which the building work is carried out.

COMMENCEMENT AND COMPLETION:

Building work is to be commenced by: 13 Mar 2020

If the building work to which this building permit applies is not commenced by this date, this building permit will lapse unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018

This building work must be completed by: 13 Mar 2021

If the building work to which this building permit applies is not completed by this date this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018

CONDITIONS:

This permit is subject to the following conditions:

1. GENERAL

All works authorised by this Building Permit shall comply with the provisions of the Building Act 1993, Building Regulations 2018, Building Code of Australia (BCA) current edition, other relevant codes and any local laws of the municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor. The owner and/or builder is responsible to obtain any other relevant permits or consents prior to commencing work.

2. CONSTRUCTION REQUIREMENTS

All construction shall meet the performance requirements of Section 2, B.1 as applicable of the Building Code of Australia (BCA).

3. STORMWATER DISCHARGE

Stormwater to discharge into existing system or into pop ups, a minimum of 5m from any building or boundary.

4. INTERNAL INFRASTRUCTURE

It is the builders/owners responsibility to make sure all internal infrastructure is clear of the area before construction, i.e. "DIAL BEFORE YOU DIG".

RELEVANT BUILDING SURVEYOR:

Name:	TIM ANDERSON		
Address:	133B Lime Avenue Mildura VIC 3500		
Email:	tim@andersongroupmildura.com.au		
Building Practitioner Registration No.:	BS-U 29378	Issue Date of Permit:	13 Mar 2019
Permit No.:	BSU-29378/20190066		

Signature:



FORM 17
Regulation 200
Building Act 1993
Building Regulations 2018

CERTIFICATE OF FINAL INSPECTION

Property details

Number	3350	Street/Road	Deakin Avenue	Suburb	Mildura	Postcode	3500
Lot/s	2	LP/PS	PS503513	Volume	10648	Folio	991
Crown allotment	N/A	Section	N/A	Parish	N/A	County	N/A
Municipal District	Mildura Rural City Council						

Building permit details

Building permit number BSU-29378/20190066
Version of BCA applicable to building permit 2016

Description of building work

Part of building	Permitted use	BCA Class of building
Shed with Verandah	Shed	10a


Maintenance determination

A maintenance determination is not required to be prepared in accordance with regulation 215 of the Building Regulations 2018.

Directions to fix building work

All directions to fix building work under Part 4 of the **Building Act 1993** have been complied with.

Relevant building surveyor

Name:	Timothy Anderson
Address:	133B Lime Avenue Mildura VIC 3500
Email:	tim@andersongroupmildura.com.au
Building practitioner registration no.:	BSU-29378
Certificate No.	BSU-29378/20190066
Date of issue:	11 Jun 2020
Date of final inspection:	09 Jun 2020
Signature:	

Build with confidence!



REPORT ON DOMESTIC BUILDING WORK

Victorian Building Act 1993

REPORT PARTICULARS:-

Date of Report: 25/11/2020
Date of Inspection: 25/11/2020
Reference No: 201600200 & 19000075

OWNER'S DETAILS:-

Surname: Dean
Given Name/s: Robert & Toni
Phone No: 0429 060 373

PROPERTY LOCATION:-

Lot: 2
PS: 503513
Street No: 3350
Street: Deakin Avenue Mildura
Town/City/Suburb: Mildura
Relevant Council: Mildura Rural City Council

BUILDING DETAILS:-

<input checked="" type="checkbox"/> Shed	<input type="checkbox"/> Alteration/Addition	<input type="checkbox"/> Outdoor Area (attached)
<input type="checkbox"/> Unit/Duplex	<input type="checkbox"/> Relocation	<input type="checkbox"/> Swimming Pool
<input checked="" type="checkbox"/> Carport	<input checked="" type="checkbox"/> Verandah	<input checked="" type="checkbox"/> Pergola

PARTICULARS OF BUILDING WORK:- (Reference number: 19000075)

Description of building/alteration/additions or improvement work: Shed & Verandah (attached)

Cost of Works: \$12,500.00
Replacement Cost of Works: \$14,000.00
Permit Date: 13/03/2019
Project Completion Date: 11/06/2020
Building Surveyor: Timothy Anderson BS-U 29378
Weather conditions at time of inspection: ☒ Fine ☐ Cloudy ☐ Wet ☐ Windy ☐ Other

PARTICULARS OF BUILDING WORK:- (Reference Number: 201600200)

Description of building/alteration/additions or improvement work: Verandah, Pergola & Carport

Cost of Works: \$9,000.00
Replacement Cost of Works: \$15,000.00
Permit Date: 27/07/2016
Project Completion Date: 02/08/2018
Building Surveyor: Timothy Anderson BS-U 29378
Weather conditions at time of inspection: ☒ Fine ☐ Cloudy ☐ Wet ☐ Windy ☐ Other

INSPECTOR'S DETAILS:-

Tim Anderson
PO Box 3148
MILDURA VIC 3502
Phone 03 5022 8196
Victorian Practitioner No. BS-U 29378
New South Wales Practitioner No. BPB 1769

PURPOSE OF REPORT:-

This report contains matters required by the Minister under Section 9 or Section 10 of the House Contracts Guarantee Act 1987 and identifies defects for the purpose of those Sections and is provided on the basis of notes overleaf.

Anderson Group - Building Surveyors and Consultants Pty Ltd - ATF Anderson Group Unit Trust

Office: 101a Ninth Street, Mildura VIC 3500 Postal: PO Box 3148, Mildura VIC 3502

Phone: (03) 5022 8196 Fax: (03) 5022 8197 Email: tim@andersongroupmildura.com.au ABN: 55 140 846 759

DESCRIPTION/SUMMARY OF SHED, VERANDAH (attached) , PERGOLA, CARPORT & VERANDAH**Reference Number: 19000075****CONSTRUCTION:- Shed**

Footings:	Concrete	Floor:	Concrete/Tiles
Roof Pitch:	10° Degrees	Roof Frame:	Steel
Roof Cladding:	Iron	Window Frames:	Aluminum
Stumps:	N/A	Wall Structure:	Steel
Wall Lining (internal):	Plaster	Wall Cladding (external):	Iron
Ceiling Lining:	Plaster	No. of Storeys:	Single

CONSTRUCTION:- Verandah (attached)

Footings:	Concrete	Floor:	Concrete
Roof Pitch:	5° Degrees	Roof Frame:	Steel
Roof Cladding:	Iron	Window Frames:	N/A
Stumps:	N/A	Wall Structure:	N/A
Wall Lining (internal):	N/A	Wall Cladding (external):	N/A
Ceiling Lining:	N/A	No. of Storeys:	Single

Reference Number: 201600200**CONSTRUCTION:- Pergola**

Footings:	Concrete	Floor:	Concrete
Roof Pitch:	N/A	Roof Frame:	Timber
Roof Cladding:	N/A	Window Frames:	N/A
Stumps:	N/A	Wall Structure:	N/A
Wall Lining (internal):	N/A	Wall Cladding (external):	N/A
Ceiling Lining:	N/A	No. of Storeys:	Single

CONSTRUCTION:- Carport

Footings:	Concrete	Floor:	Concrete
Roof Pitch:	25° Degrees	Roof Frame:	Timber Trusses
Roof Cladding:	Iron	Window Frames:	N/A
Stumps:	N/A	Wall Structure:	N/A
Wall Lining (internal):	N/A	Wall Cladding (external):	N/A
Ceiling Lining:	N/A	No. of Storeys:	Single

CONSTRUCTION:- Verandah

Footings:	Concrete	Floor:	Concrete
Roof Pitch:	5° Degrees	Roof Frame:	Timber
Roof Cladding:	Iron	Window Frames:	N/A
Stumps:	N/A	Wall Structure:	N/A
Wall Lining (internal):	N/A	Wall Cladding (external):	N/A
Ceiling Lining:	N/A	No. of Storeys:	Single

Signed:


Tim Anderson
Victorian Practitioner Number BS-U 29378

Date of Inspection: 25/11/2020

Page 2 of 6

STRUCTURES:-

Shed, Verandah (attached), Pergola, Carport & Verandah

TERMITE PROTECTION:-

Is the building located in a designated termite zone?

Yes

Has termite protection been installed?

No

Type of protection provided:

Not Required

OTHER COMMENTS: -**LIMITATIONS:**

All other buildings and structures located on the site are excluded from this report. All building work not carried out under the relevant building permits by the owner builder are excluded from this report.

Signed:



Tim Anderson
Victorian Practitioner Number BS-U 29378

Date of Inspection: 25/11/2020

Page 3 of 6

LEGEND: [✓] No visible defects [X] Significant defect [M] Maintenance item
 [N] Not applicable [O] Non completion [S] Slight defect
 [R] Non compliance with Regulations

PROPERTY:-

THE SITE

Fences	✓		Paths	✓		Driveways	✓	
Steps	✓		Surface Drainage	✓		Retaining Walls (nonstructural)	✓	

BUILDING PARTICULARS:-

Reference Number: 19000075

SHED

Structural/Steel	✓		Floor (concrete)	✓		Walls	✓	
Ceiling	✓		Posts/Steel columns	✓		Roller Doors	N	
PA Door & Sliding	✓		Plaster Sheet (Internal Walls)	✓		Bracing	✓	
Power	✓							

ROOF

Condition	✓		Skylights	N		Vents	✓	
Valleys	N		Guttering	✓		Downpipes	✓	

Verandah (attached)

Structural/Steel	✓		Floor	N		Walls	N	
Ceiling	N		Steel Posts	✓		PA Door	N	
Handrails/Balustrades	N		Power	N		Roof Connection	✓	

Reference Number: 201600200

Pergola

Structural/Steel	N		Floor	N		Walls	N	
Ceiling	N		Steel Posts	✓		PA Door	N	
Handrails/Balustrades	N		Power	N		Roof Connection	✓	

Carport

Structural/Steel	✓		Floor	S	2	Walls	✓	
Ceiling	N		Steel Posts	✓		PA Door	N	
Panel Lift Door	✓		Power	✓		Roof Connection	S	3

ROOF

Condition	✓		Skylights	N		Vents	N	
Valleys	N		Guttering	✓		Downpipes	✓	

Verandah

Structural/Steel	✓		Floor	M	1	Walls	N	
Ceiling	N		Steel Posts	✓		PA Door	N	
Handrails/Balustrades	N		Power	N		Roof Connection	✓	

Signed:



Tim Anderson
 Victorian Practitioner Number BS-U 29378

Date of Inspection: 25/11/2020

Page 4 of 6

SUMMARY OF DEFECTS/MAINTENANCE ITEMS:-

The items listed below are a summary of the defects/maintenance items based on the checklist:-

Reference Number: 19000075**DEFECTS:-Shed**

NIL

DEFECTS:-Verandah (attached)

NIL

Reference Number: 201600200**DEFECTS:-Pergola**

NIL

DEFECTS:- Carport

2. Hairline cracking to concrete floor
3. Minor Delamination of nail plate to front truss.

DEFECTS:-Verandah

1. Hairline cracking to concrete path.

SECOND HAND MATERIALS:-

NIL

INCOMPLETE WORKS:-

NIL

INACCESSIBLE AREAS:-

NIL

Signed:



Tim Anderson
Victorian Practitioner Number BS-U 29378

Date of Inspection: 25/11/2020

Dwelling Condition Report

This report is provided pursuant to the Section 137b of the Building Act 1993 by the owner builder of the dwelling identified in this report.

Selling an Owner Built House

Prior to entering into a Contract of Sale for a home built by an Owner Builder i.e. not being a Registered Builder, which is less than 6 ½ years old from the date of completion, the Owner Builder must, for the benefit of the Purchaser:-

1. Obtain an inspection report from a Prescribed Practitioner that contains the matters required by the Minister i.e. lists the details, conditions, defects, incomplete works etc. This report must not be more than six months old at the time the Contract of Sale is signed.

Note: To sell your owner built property without the required insurance can attract a fine of up to \$10,000. The above information does not apply to a dwelling other than a home i.e. detached garage etc. as some legislation requirements do vary. Check with your Conveyancer/Solicitor for specific details.

Contract of Sale Conditions

A Contract of Sale must contain the following special conditions:-

1. The Purchaser acknowledges that prior to signing the Contract; the Purchaser has received a copy of the inspection report as prescribed in Section 137b of the Building Act 1993 and a copy of a certificate evidencing the existence of the required insurance;
2. The Vendor/s warrant that they have effected a policy of insurance in the name of the Purchaser (or in the case of sale by auction, the policy is subject only to completing the name of the successful Purchaser) in which indemnifies the Purchaser (and any subsequent purchasers) against all losses and damage during the period of insurance which resulted from:-
 - a) Any breach of the implied warranties under Section 137c of the Act; and
 - b) Alternative accommodation, removal and/or storage costs reasonable and necessarily incurred as a result of any event under above.
3. Vendor warrants that all domestic building work be carried out in relation to the construction by or on behalf of the Vendor of the home was carried out in a proper and workmanlike manner;
4. The Vendor warrants that all materials used in that domestic building work were good and suitable for the purpose for which they were used and that, unless otherwise stated in the Contract, those materials were new; and
5. The Vendor warrants that domestic building work was carried out in accordance with all laws and legal requirements including, without limiting the generality of this warranty, this Act and the regulations.

Defects identified are those caused by hard workmanship or movement of the foundations. The report does not necessarily refer to routine maintenance items e.g. hairline plaster cracks or jamming doors and windows, which are caused by normal shrinking, provided the workmanship was not defective.

Unless otherwise stated:-

- No soil or other materials have been excavated or removed;
- No plants or trees have been removed;
- No samples have been taken or tested;
- No fixtures, fittings, cladding or lining materials have been removed;
- Building services have not been tested;
- No items of furniture or chattels have been moved;
- The roof has not been water tested;
- No enquiries have of drainage, sewerage or water authorities have been made;
- No plans, specifications or other contract documents have been sighted for the purpose of inspecting the dwelling and providing this report; and
- No special investigation of insect attack e.g. termite, borer etc., has been made and any reference to this has been based on a casual inspection.

Signed:

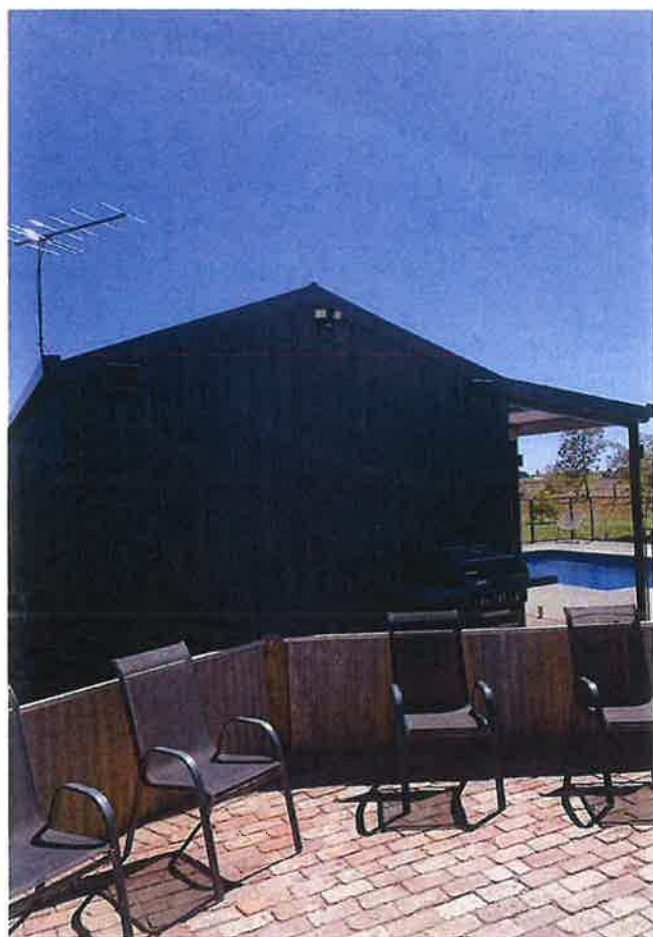


Tim Anderson
Victorian Practitioner Number BS-U 29378

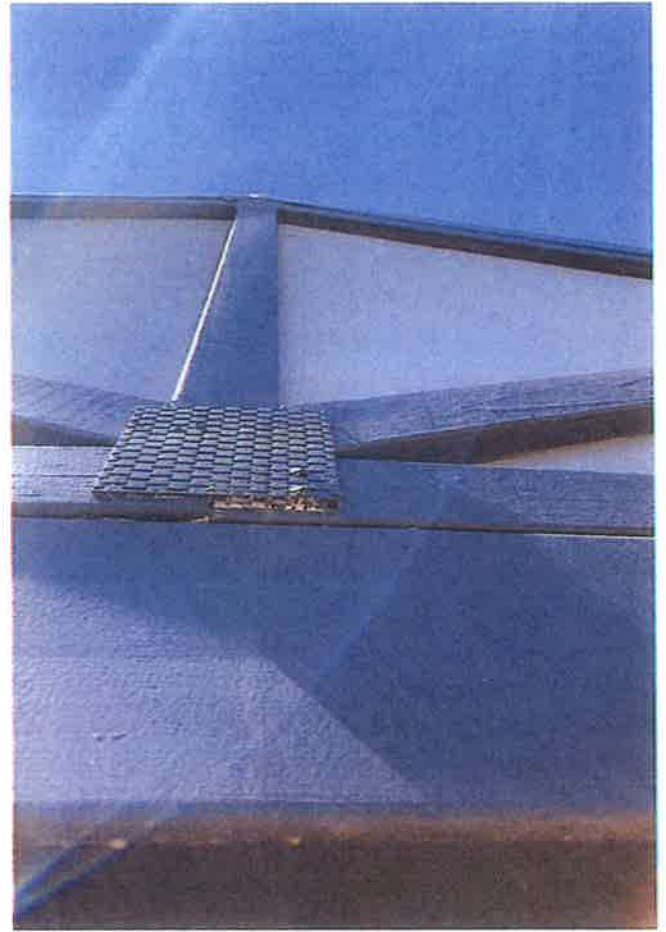
Date of Inspection: 25/11/2020

Page 6 of 6



















Property Report from www.land.vic.gov.au on 09 November 2020 10:32 AM

Address: 3350 DEAKIN AVENUE MILDURA 3500

Lot and Plan Number: Lot 2 PS503513

Standard Parcel Identifier (SPI): 2\PS503513

Local Government (Council): MILDURA **Council Property Number:** 19147

Directory Reference: VicRoads 3 C5

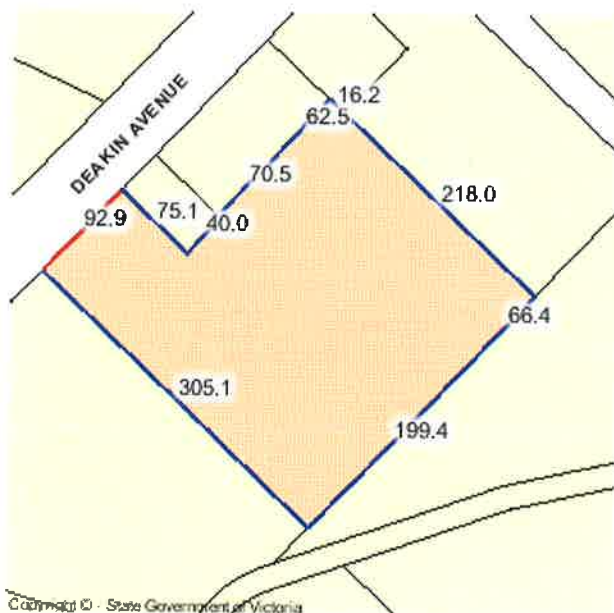
This property is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Site Dimensions

All dimensions and areas are approximate. They may not agree with the values shown on a title or plan.



Area: 68424 sq. m
(6.8 ha)

Perimeter: 1148 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

1 dimension shorter than 4m not displayed

Calculating the area from the dimensions shown may give a different value to the area shown above - which has been calculated using all the dimensions.

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

State Electorates

Legislative Council: NORTHERN VICTORIA

Legislative Assembly: MILDURA

Utilities

Rural Water Corporation: Lower Murray Water

Urban Water Corporation: Lower Murray Water

Melbourne Water: outside drainage boundary

Power Distributor: POWERCOR (Information about [choosing an electricity retailer](#))

Planning information continued on next page

Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer

Planning Zone Summary

Planning Zone: FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)

Planning Overlays: DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 7 (DDO7)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 8 (DDO8)

SPECIFIC CONTROLS OVERLAY (SCO)

SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)

Planning scheme data last updated on 4 November 2020.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to [Titles and Property Certificates](#)

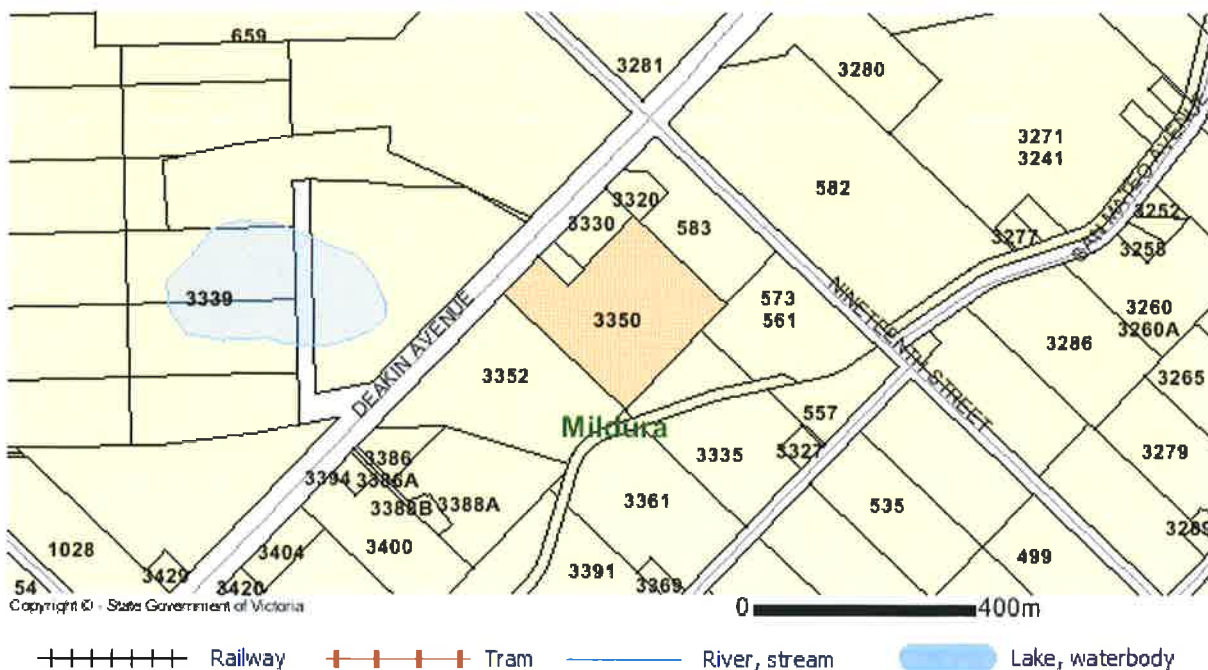
The Planning Property Report includes separate maps of zones and overlays

For details of surrounding properties, use this service to get the Reports for properties of interest

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

For other information about planning in Victoria visit www.planning.vic.gov.au

Area Map



PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 09 November 2020 10:33 AM

PROPERTY DETAILS

Address: **3350 DEAKIN AVENUE MILDURA 3500**
Lot and Plan Number: **Lot 2 PS503513**
Standard Parcel Identifier (SPI): **2\PS503513**
Local Government Area (Council): **MILDURA**
Council Property Number: **19147**
Planning Scheme: **Mildura**
Directory Reference: **Vicroads 3 C5**

www.mildura.vic.gov.au

[Planning Scheme - Mildura](#)

UTILITIES

Rural Water Corporation: **Lower Murray Water**
Urban Water Corporation: **Lower Murray Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

[View location in VicPlan](#)

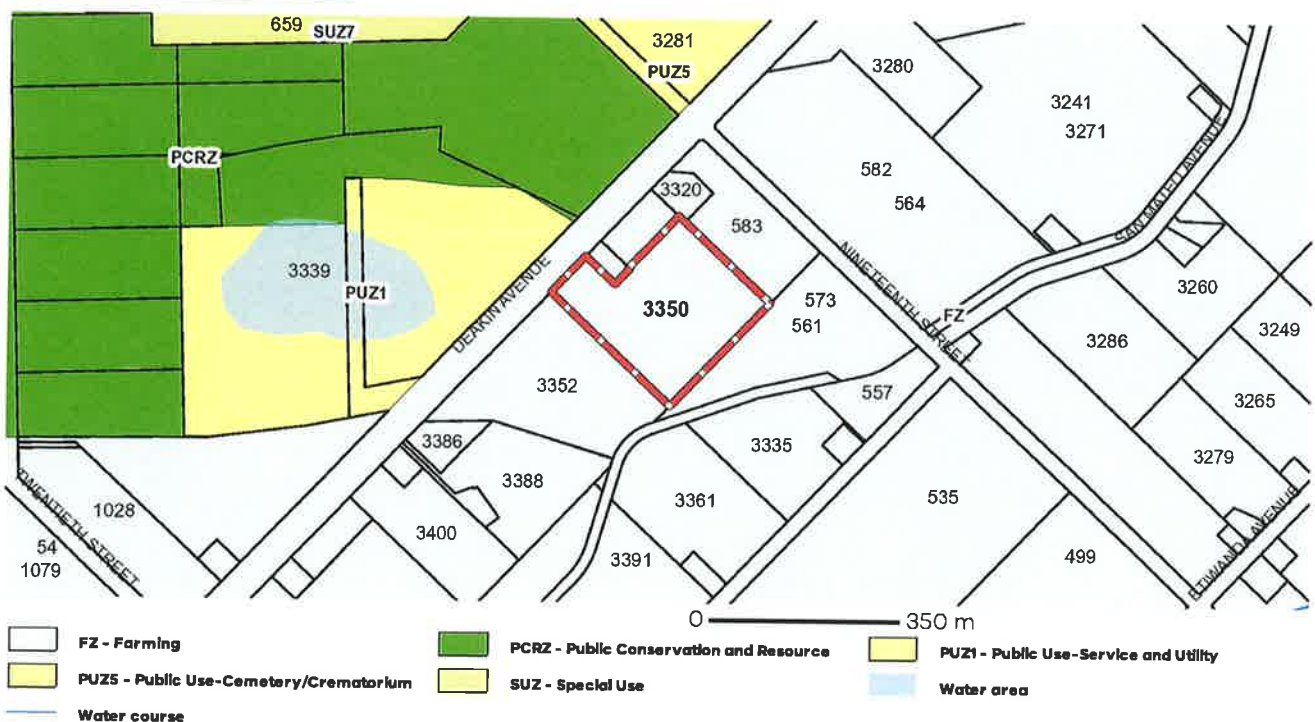
STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
Legislative Assembly: **MILDURA**

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at <https://www2.delp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

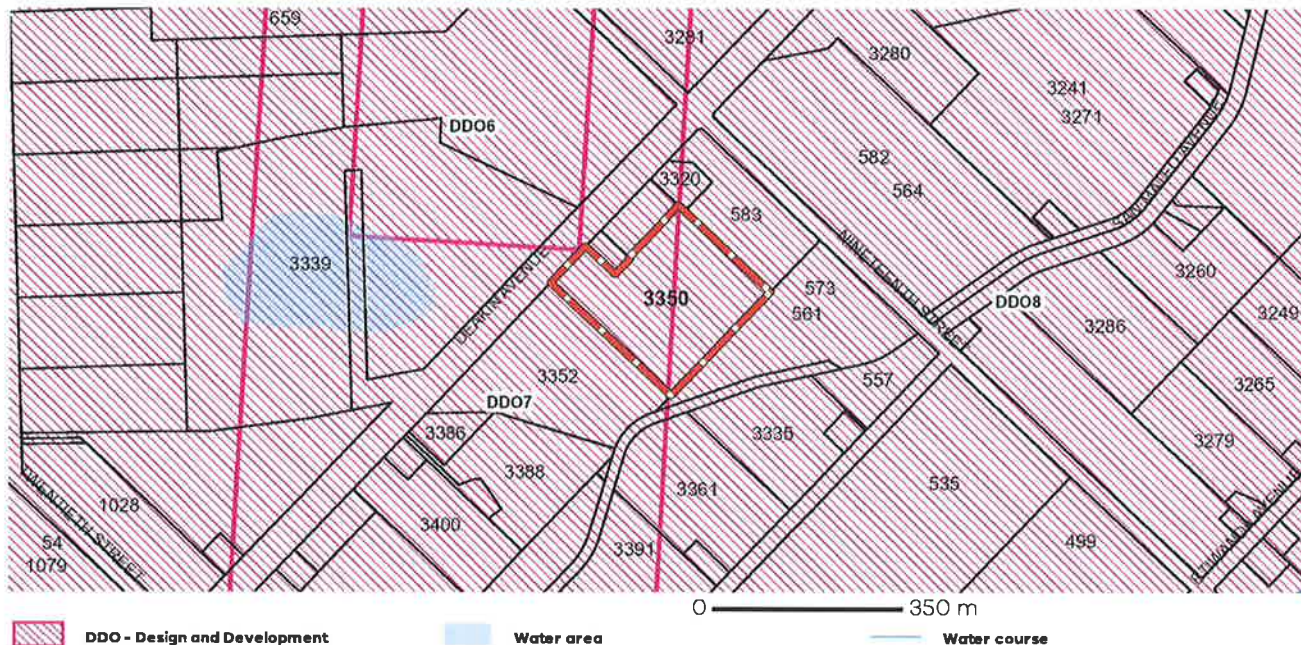
PLANNING PROPERTY REPORT: 3350 DEAKIN AVENUE MILDURA 3500

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 7 (DDO7)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 8 (DDO8)



SPECIFIC CONTROLS OVERLAY (SCO)

SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)



Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at <https://www2.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 3350 DEAKIN AVENUE MILDURA 3500

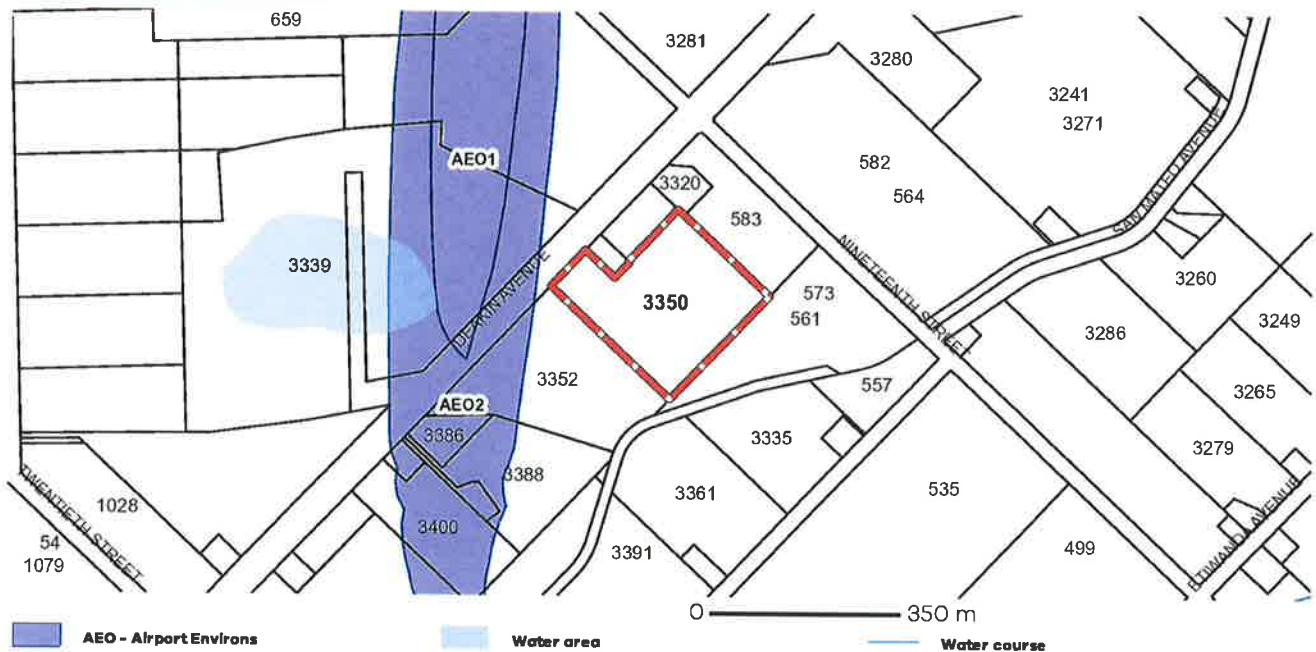
Page 2 of 4

Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

AIRPORT ENVIRONS OVERLAY (AEO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 4 November 2020.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest

To view planning zones, overlay and heritage information in an interactive format visit

<https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <https://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at <http://www2.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 3350 DEAKIN AVENUE MILDURA 3500

Page 4 of 4

Due Diligence Checklist

What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting consumer.vic.gov.au/duediligencechecklist.

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?
- Can you build new dwellings?
- Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights