

SECTION 32 STATEMENT

PURSUANT TO DIVISION 2 OF PART II
SECTION 32 OF THE SALE OF LAND ACT 1962 (VIC)

Vendor: Gavin Leo Ridley and Jennifer Margaret Stephenson

Property: Lot 2 Willow Grove MILDURA VIC 3500
Being Lot 2 in proposed Plan of Subdivision 842874N and being part of the land contained in
Certificate of Title Volume 9924 Folio 596.



VENDORS REPRESENTATIVE
Mildura Property Transfers Pty Ltd

PO Box 1012
MILDURA VIC 3502

Tel: 03 5022 9300
Email: warrick@mildurapropertytransfers.com.au

Ref: Warrick Watts

SECTION 32 STATEMENT
LOT 2 WILLOW GROVE MILDURA VIC 3500

1. FINANCIAL MATTERS

- (a) Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is contained in the attached certificate/s -

Provider	Amount (& interest if any)	Period
Mildura Rural City Council	Not yet separate rated	
Lower Murray Water	Not yet separately rated	

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:- None to the vendors knowledge

At settlement the rates will be adjusted between the parties, so that they each bear the proportion of rates applicable to their respective periods of occupancy in the property.

- (b) The particulars of any Charge (whether registered or not) over the land imposed by or under an Act to secure an amount due under that Act, including the amount owing under the charge are as follows:- Not Applicable

2. INSURANCE

- (a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: - Not Applicable
- (b) Where there is a residence on the land which was constructed within the preceding six years, and section 137B of the *Building Act 1993* applies, particulars of the required insurance are as follows:- Not Applicable

3. LAND USE

- (a) RESTRICTIONS

Information concerning any easement, covenant or similar restriction affecting the land (whether registered or unregistered) is as follows:-

- Easements affecting the land are as set out in the attached copies of title.
- Covenants affecting the land are as set out in the attached copies of title.
- Other restrictions affecting the land are as attached.
- Particulars of any existing failure to comply with the terms of such easement, covenant and/or restriction are as follows:-

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction affecting the land. The Purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements and which are not registered or required to be registered against the Certificate of Title.

- (b) BUSHFIRE

This land is not in a designated bushfire- prone area within the meaning of the regulations made under

SECTION 32 STATEMENT
LOT 2 WILLOW GROVE MILDURA VIC 3500

the *Building Act 1993*.

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme:

Responsible Authority: See attached Property Report

Zoning:

Planning Overlay/s:

4. NOTICES

- (a) 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 of which the Vendor might reasonably be expected to have knowledge are:- None to the Vendors knowledge however the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor
- (b) The Vendor is not aware of any 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.

Particulars of any Notice of intention to acquire served under Section 6 of the *Land Acquisition and Compensation Act, 1986* are: Not Applicable

5. BUILDING PERMITS

Particulars of any Building Permit issued under the *Building Act 1993* during the past seven years (where there is a residence on the land):-

Is contained in the attached Certificate.

6. OWNERS CORPORATION

The Land is NOT affected by an Owners Corporation within the meaning of the *Owners Corporation Act 2006*.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

- (1) The land, in accordance with a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987*) is NOT –

- land that is to be transferred under the agreement.
- land on which works are to be carried out under the agreement (other than Crown land).
- land in respect of which a GAIC is imposed

- (2) ~~Attached is a copy of a notice or certificate in the case of land where there is a GAIC recording (within the meaning of Part 9B of the *Planning and Environment Act 1987*);~~

SECTION 32 STATEMENT
LOT 2 WILLOW GROVE MILDURA VIC 3500

- ~~—any certificate of release from liability to pay;~~
- ~~—any certificate of deferral of the liability to pay;~~
- ~~—any certificate of exemption from the liability to pay;~~
- ~~—any certificate of staged payment approval;~~
- ~~—any certificate of no GAIC liability;~~
- ~~—any notice given under that Part providing evidence of the grant of a reduction of the whole or part of the liability to pay;~~
- ~~—any notice given under that Part providing evidence of an exemption of the liability to pay;~~

OR

- ~~—a GAIC certificate relating to the land issued by the Commissioner under the *Planning and Environment Act 1987*.~~

8. SERVICES

Service	Status
Electricity supply	Not Connected
Gas supply	Not Connected
Water supply	Not Connected
Sewerage	Not Connected
Telephone services	Not Connected

Connected indicates that the service is provided by an authority and operating on the day of sale. The Purchaser should be aware that the Vendor may terminate their account with the service provider before settlement, and the purchaser will have to have the service reconnected.

9. TITLE

Attached are the following document/s concerning Title:

- (a) In the case of land under the *Transfer of Land Act 1958* a copy of the Register Search Statement/s and the document/s, or part of the document/s, referred to as the diagram location in the Register Search Statement/s that identifies the land and its location.
- (b) In any other case, a copy of -
 - (i) the last conveyance in the Chain of Title to the land; or
 - (ii) any other document which gives evidence of the Vendors title to the land.
- (c) Where the Vendor is not the registered proprietor or the owner of the estate in fee simple, copies of the documents bearing evidence of the Vendor's right or power to sell the land.
- (d) In the case of land that is subject to a subdivision -
 - (i) a copy of the Plan of Subdivision which has been certified by the relevant municipal council (if the Plan of Subdivision has not been registered), or
 - (ii) a copy of the latest version of the plan (if the Plan of Subdivision has not been certified).
- (e) In the case of land that is part of a staged subdivision within the meaning of Section 37 of the *Subdivision Act 1988* -
 - (i) if the land is in the second or a subsequent stage, a copy of the plan for the first stage; and
 - (ii) details of any requirements in a Statement of Compliance relating to the stage in which the land is included that have not been complied with; and
 - (iii) details of any proposals relating to subsequent stages that are known to the Vendor; and
 - (iv) a statement of the contents of any permit under the *Planning and Environment Act 1987* authorising the staged subdivision.

SECTION 32 STATEMENT
LOT 2 WILLOW GROVE MILDURA VIC 3500

- (f) In the case of land that is subject to a subdivision and in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed -
- (i) if the later plan has not been registered, a copy of the plan which has been certified by the relevant municipal council; or
 - (ii) if the later plan has not yet been certified, a copy of the latest version of the plan.

10. DUE DILLIGENCE CHECKLIST

The Sale of Land Act 1962 provides that the Vendor or the Vendor's Licensed Estate Agent must make a prescribed due diligence checklist available to the Purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided but the checklist has been attached as a matter of convenience.

DATE OF THIS STATEMENT

/ /20

Name of the Vendor

Gavin Leo Ridley and Jennifer Margaret Stephenson

Signature/s of the Vendor

x

The Purchaser acknowledges being given a duplicate of this statement signed by the Vendor before the Purchaser signed any contract.

DATE OF THIS ACKNOWLEDGMENT

/ /20

Name of the Purchaser

Signature/s of the Purchaser

x

IMPORTANT NOTICE - ADDITIONAL DISCLOSURE REQUIREMENTS

Undischarged mortgages – S32A(a)

Where the land is to be sold subject to a mortgage (registered or unregistered) which is not to be discharged before the purchaser becomes entitled to possession or receipt of rents and profits, then the vendor must provide an additional statement including the particulars specified in Schedule 1 of the *Sale of Land Act 1962*.

Terms contracts – S32A(d)

Where the land is to be sold pursuant to a terms contract which obliges the purchaser to make two or more payments to the vendor after execution of the contract and before the vendor is entitled to a conveyance or transfer, then the vendor must provide an additional statement containing the information specified in Schedule 2 of the *Sale of Land Act 1962*.

Register Search Statement - Volume 9924 Folio 596

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

VOLUME 09924 FOLIO 596

Security no : 124087949430W
Produced 05/02/2021 09:23 AM

LAND DESCRIPTION

Land in Plan of Consolidation 171839H.

PARENT TITLES :

Volume 08933 Folio 121 Volume 09913 Folio 967

Created by instrument CP171839H 02/01/1990

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

JENNIFER MARGARET STEPHENSON of 5 WILLOW GROVE MILDURA VIC 3500

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

GAVIN LEO RIDLEY of 5 WILLOW GROVE MILDURA VIC 3500

AS034676V 25/03/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS034677T 25/03/2019

AFSH NOMINEES PTY LTD

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP457523D 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: 5 WILLOW GROVE MILDURA VIC 3500

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 25/03/2019

DOCUMENT END

**The information supplied has been obtained by SAI Global Property Division Pty Ltd who is licensed by the State of Victoria to provide this information
via LANDATA® System. Delivered at 05/02/2021, for Order Number 66383342. Your reference: Ridley.**

TITLE PLAN		EDITION 1	TP 457523D
Location of Land Parish: MILDURA Township: Section: Crown Allotment: Crown Portion: Last Plan Reference CP 171839H Derived From: VOL 9924 FOL 596 Depth Limitation NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 19/08/2002 VERIFIED AP	
<p>ENCUMBRANCES</p> <p>THE RESERVATION AND CONDITIONS CONTAINED IN INSTRUMENT OF TRANSFER 335490</p> <p>AS TO THE LAND SHOWN MARKED "E-1"</p> <p>THE DRAINAGE AND SEWERAGE EASEMENTS (IF ANY) EXISTING OVER THE SAME BY VIRTUE OF SECTION 98 OF THE TRANSFER OF LAND ACT SEE PLAN OF SUBDIVISION No.20151</p> <p>AS TO THE LAND SHOWN MARKED "E-2"</p> <p>THE WATER SUPPLY EASEMENTS (IF ANY) EXISTING OVER THE SAME BY VIRTUE OF SECTION 98 OF THE TRANSFER OF LAND ACT SEE PLAN OF SUBDIVISION NO.20151</p>			
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links	
		Sheet 1 of 1 sheets	

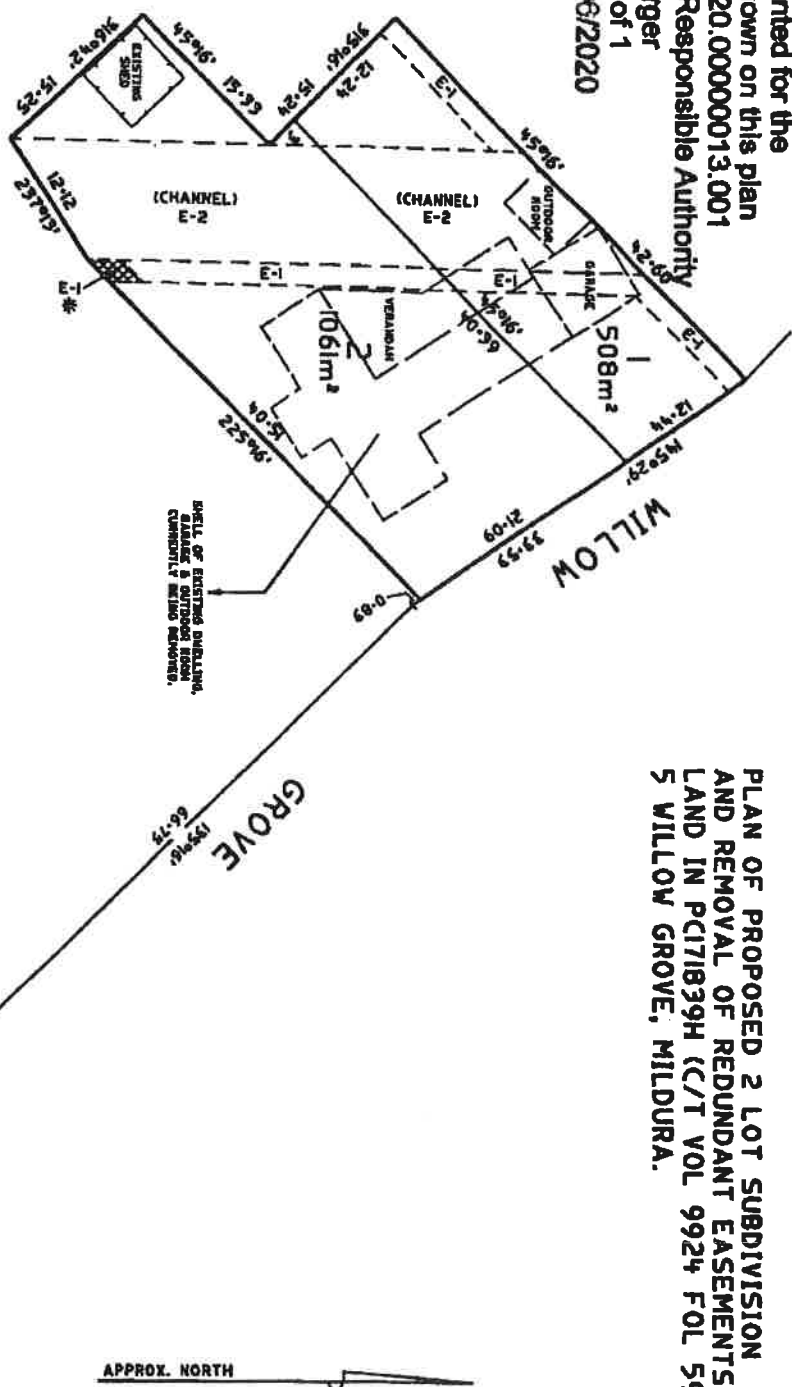
Approval is granted for the
use/development shown on this plan
PERMIT NO. 005.2020.0000013.001

For and on behalf of the Responsible Authority

Tim Berger
Page 1 of 1

DATE 19/06/2020

PLAN OF PROPOSED 2 LOT SUBDIVISION
AND REMOVAL OF REDUNDANT EASEMENTS E-1 & E-2
LAND IN PC171839H (C/T VOL 9924 FOL 596)
5 WILLOW GROVE, MILDURA.



NOTES:

PLAN FOR PLANNING PURPOSES ONLY.
DIMENSIONS AND DETAILS SHOWN ARE APPROXIMATE ONLY AND ARE
SUBJECT TO FINAL SURVEY & APPROVAL.

ALL EXISTING EASEMENTS ARE TO BE REMOVED. NEW EASEMENT TO LOWER
MURRAY URBAN & RURAL WATER CORPORATION (LWV) TO BE CREATED OVER
THAT PART OF E-1 SHOWN CROSS HATCHED.
* DIMENSION TO BE DETERMINED IN CONSULTATION WITH LWV.

E-1 - DEMOTES REDUNDANT EXISTING DRAINAGE AND SEWERAGE EASEMENT VIDE LP2051 TO BE REMOVED.
E-2 - DEMOTES REDUNDANT EXISTING WATER SUPPLY EASEMENT VIDE LP2051 TO BE REMOVED.

FREEMAN & FREEMAN

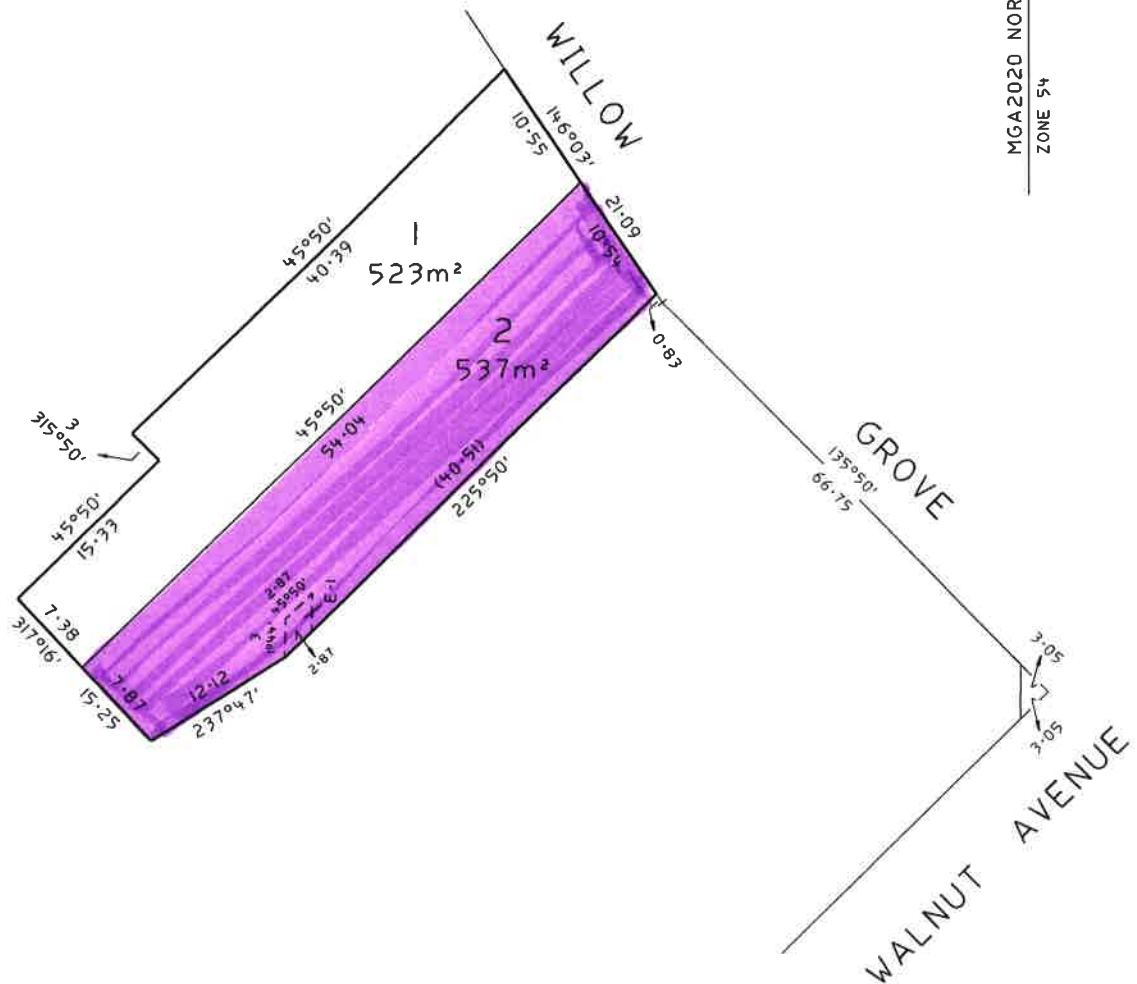
LAND SURVEYORS
PO BOX 2135 MILDURA VIC 3502
TELEPHONE: (03) 50236239
EMAIL: f@surveyencoble.com.au

ORIGINAL
SHEET SCALE
A3 1:400
SCALE
0 4 8 12 16
LENGTHS ARE IN METRES

REF 9762/P
DATE APRIL 2020
VERSION 4

PLAN OF SUBDIVISION		EDITION	PS842874N	
<p style="text-align: center;">Location of Land</p> <p>Parish: MILDURA Township: _____ Section: _____ Crown Allotment: _____ Crown Portion: 1 (PART)</p> <p>Title References: Vol Fol</p> <p>Last Plan Reference: PS842871U (LOT 2)</p> <p>Postal Address: WILLOW GROVE MILDURA, 3500</p> <p>MGA2020 Co-ordinates: E 606010 (Of approx. centre of plan) N 6216670 Zone 54</p>		<p style="text-align: center;">COUNCIL NAME : MILDURA RURAL CITY COUNCIL</p>		
Vesting of Roads or Reserves		Notations		
Identifier	Council/Body/Person	<p>THE RESERVATIONS AND CONDITIONS CONTAINED IN INSTRUMENT OF TRANSFER 335490 AFFECT ALL LAND ON THIS PLAN.</p>		
NIL	NIL			
Notations				
Depth Limitation: DOES NOT APPLY				
<p>Survey:- This plan is / is not based on survey.</p> <p><i>To be completed where applicable.</i></p> <p>This survey has been connected to permanent marks no(s). 24, 768 & 1077</p> <p>In Proclaimed Survey Area no. _____</p> <p>Staging This is is not a staged subdivision Planning Permit No. _____</p>				
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	PIPELINE OR ANCILLARY PURPOSES	2	PS842871U	LOWER MURRAY URBAN & RURAL WATER CORPORATION
FREEMAN & FREEMAN LAND SURVEYORS PO BOX 2135 MILDURA VIC 3502 TELEPHONE: (03) 50236239 EMAIL: ffsurvey@ncable.com.au		SURVEYORS REF : 9762/2 ROBERT BRUCE FREEMAN VERSION 1		ORIGINAL SHEET SIZE : A3 Sheet 1 of 2 Sheets

PS842874N



MGA2020 NORTH
ZONE 54

SURVEYORS REF : 9762/2

FREEMAN & FREEMAN

LAND SURVEYORS

PO BOX 2195 MILDURA VIC 3502

TELEPHONE: (03) 50296239

EMAIL: ffsurvey@ncable.com.au

SCALE
1:400

4 0 4 8 12 16
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE : A3

Sheet 2

ROBERT BRUCE FREEMAN VERSION 1



Mildura Rural City Council

File: 005.2020.00000013.001
19 June 2020

Mr Robert Freeman
Freeman & Freeman
PO Box 2135
MILDURA VIC 3502

ffsurvey@ncable.com.au

Dear Robert

**TWO LOT SUBDIVISION & REMOVAL OF EASEMENTS
5 WILLOW GROVE MILDURA
YOUR REF: 9762**

Following advice from the Victorian Civil and Administrative Tribunal that no appeals have been lodged in the prescribed time, please find enclosed the Planning Permit 005.2020.00000013.001.

Please ensure that you read the conditions relating to this permit carefully, as Council's approval is subject to the proposal complying with all permit conditions. In addition, any plan endorsed under this permit forms part of the permit and cannot be amended without Council's written consent.

The granting of this permit does not absolve the person to whom it is granted, or any other person, from complying with any other local law, statute or regulation, including obtaining a building permit if required.

Should you require any further information, please contact Mr Joshua Larder, Town Planner, on (03) 5018 8443.

Yours sincerely

**TIM BERGER
SENIOR STATUTORY PLANNER**

enc

Copy to: Lower Murray Water (SN20/006964)

TB/cd

ABN 42 498 937 037
P PO Box 105, Mildura, Victoria 3502
DX 50014, Mildura
www.mildura.vic.gov.au

T 03 5018 8100
F 03 5021 1899
E mrtc@mildura.vic.gov.au

Deakin Avenue Service Centre 76 Deakin Avenue, Mildura
Madden Avenue Service Centre 108 Madden Avenue, Mildura
Ouyen Service Centre 79 Oke Street, Ouyen



PLANNING PERMIT

(Form 4)

Application No: 005.2020.00000013.001

Planning Scheme: Mildura Planning Scheme

Responsible Authority: Mildura Rural City Council

ADDRESS OF THE LAND:

5 Willow Grove MILDURA, CP 171839H SEC 78 BLK D

THE PERMIT ALLOWS:

Subdivision of the land into two (2) lots and removal of easements E-1 and E-2 from CP171839H

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- (1) The subdivision as shown on the endorsed plans must not be altered or modified in any way without the prior written consent of the Responsible Authority.
- (2) The plan of subdivision submitted for certification must show removal of Easements E-1 and E-2 in accordance with the endorsed plans forming part of this permit.
- (3) The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, gas and telecommunication 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 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.
- (6) The owner of the land must enter into an agreement with:
 - a) a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
 - b) a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

Date Issued: 19 June 2020

**Digitally signed by: TIM BERGER
SENIOR STATUTORY
PLANNER
FOR MILDURA RURAL
CITY COUNCIL**



PLANNING PERMIT

(Form 4)

Application No: 005.2020.00000013.001

Planning Scheme: Mildura Planning Scheme

Responsible Authority: Mildura Rural City Council

ADDRESS OF THE LAND:

5 Willow Grove MILDURA, CP 171839H SEC 78 BLK D

THE PERMIT ALLOWS:

Subdivision of the land into two (2) lots and removal of easements E-1 and E-2 from CP171839H

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- c) a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
 - d) a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in any area where the National Broadband Network will not be provided by optical fibre.
- (7) Prior to the issue of a Statement of Compliance for the subdivision hereby approved, the outbuilding located on Lot 2 must be removed from the land and photographic evidence provided to the satisfaction of the Responsible Authority.
- (8) Prior to the issue of a Statement of Compliance for the subdivision hereby approved, the permit holder must pay a public open space contribution of 2% of the value of the land in accordance with Section 18 of the *Subdivision Act 1988*.

MRCC ENGINEERING

- (9) Prior to certification of the plan of subdivision, a drainage design plan must be submitted detailing how the subdivision is to drain to the satisfaction of the Responsible Authority.
- (10) All works required as per the endorsed drainage plan must be completed prior to the issue of a Statement of Compliance.
- (11) A new concrete driveway must be constructed to service Lot 2 prior to the issue of a Statement of Compliance. A road opening permit must be obtained prior to driveway works commencing.

LOWER MURRAY WATER

- (12) 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.

Date Issued: 19 June 2020

Digitally signed by: TIM BERGER
SENIOR STATUTORY
PLANNER
FOR MILDURA RURAL
CITY COUNCIL



PLANNING PERMIT

(Form 4)

Application No: 005.2020.00000013.001

Planning Scheme: Mildura Planning Scheme

Responsible Authority: Mildura Rural City Council

ADDRESS OF THE LAND:

5 Willow Grove MILDURA, CP 171839H SEC 78 BLK D

THE PERMIT ALLOWS:

Subdivision of the land into two (2) lots and removal of easements E-1 and E-2 from CP171839H

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- (13) The requirements of Lower Murray Water must be met, in regard to the provision of water supply and sewerage services to the land, including payment of all associated costs prior to the Corporation agreeing to the issue of a Statement of Compliance.
- (14) The holder of this permit or authorised agent must meet Lower Murray Water's requirements regarding easements in favour of Lower Murray Urban and Rural Water Corporation prior to the submission of any plan of subdivision for certification.

PERMIT EXPIRY

- (15) 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.

Date Issued: 19 June 2020

Digitally signed by: TIM BERGER
SENIOR STATUTORY
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.



Mildura Rural City Council

Internal Use Only



TAX INVOICE

ABN 42 498 937

Mr G L Ridley & Ms J M Stephenson
5 Willow Grove
MILDURA VIC 3500



033

Total Rates & Charges For this Year

\$2,997.61

Refer below for payment options

Rate and Valuation Notice

1 July 2019 to 30 June 2020

Property Location & Description
5 Willow Grove MILDURA VIC 3500
CP 171839H SEC 78 BLK D

AVPCC: 110 - Detached Home

RATING DETAILS

Residential Rate
Waste Management

0.0064303	388000	\$2,494.96
366.04	1	\$366.04

VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY

Residential Fire Levy (Fixed)
Residential Fire Levy (Variable)

111.00	1	\$111.00
0.000066	388000	\$25.61

TOTAL AMOUNT

\$2,997.61

Payment In full	Or	1st Instalment	2nd Instalment	3rd Instalment	4th Instalment
Due 15 Feb 2020 \$2,997.61		Due 30 Sep 2019 \$749.41	Due 30 Nov 2019 \$749.40	Due 29 Feb 2020 \$749.40	Due 31 May 2020 \$749.40

Note: If full payment of the 1st Instalment isn't received by the due date, this account will automatically default to the Payment in Full option and you will not receive reminder instalment notices.
Please refer to the reverse side of this notice for information relating to penalties for late payment.

Payment Slip

Mr G L Ridley & Ms J M Stephenson
5 Willow Grove MILDURA VIC 3500
Assessment No: 8100

Payment In Full: \$2,997.61

Or 1st Instalment: \$749.41



Biller code: 93922
Ref: 81000

BPAY this payment via internet or phone banking.
BPAY View View and pay this bill using internet banking.
BPAY View Registration No.: 81000

POST billpay



Full Payment *41 81000



Biller code: 0041
Ref: 81000

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



MILDURA

741 - 759 Fourteenth Street Mildura 3500
 PO Box 1438 Mildura 3502
 AUSDOC DX 50023
 Tel: (03) 5051 3400 Fax: (03) 5051 3480
 Office Hours 8.00am - 5.00pm Monday - Friday
SWAN HILL
 73 Beveridge Street Swan Hill 3585
 PO Box 1447 Swan Hill 3585
 AUSDOC DX 30164
 Tel: (03) 5036 2150 Fax: (03) 5036 2180
 Office Hours 8.00am - 5.00pm Monday - Friday



24 Hour Supply Emergency
1800 808 830



ABN 18 475 808 826
 www.lmw.vic.gov.au

KERANG

55 Wellington Street Kerang 3579
 PO Box 547 Kerang 3579
 AUSDOC DX 57908
 Tel: (03) 5450 3960 Fax: (03) 5450 3967
 Office Hours 8.00am - 1.00pm Monday - Friday

Reference No. 009212

URBAN ACCOUNT

Amount Due \$241.46

Due Date 16-AUG-2019

Date Of Issue 9/07/2019

Tariffs and Charges Notice
 1st Quarter 2019/20
 01/07/2019 - 30/09/2019

POST *850 700092125

Property Address : 5 WILLOW GROVE MILDURA VIC 3500 (Prop:9212) - Urban Account
 CP 171839H Blk D Sec 78 Vol 9924 Fol 596

	Charge	Balance
Water Service Tariff	80.87	80.87
Water by Measure Chg-Info on reverse	38.40	38.40
Sewerage Service Tariff	122.19	122.19

TOTAL OWING \$241.46



Payments/Credits since last Notice \$202.35

Our Customer Charters have been updated and are available on our website at www.lmw.vic.gov.au or by contacting our office.

Payment Slip - Methods of Payment

Online at lmw.vic.gov.au - Pay your Account



Direct Debit
 Please contact your local office.



Centrepay
 Use Centrepay to arrange regular deductions from your Centrelink payment, simply call any Lower Murray Water Office.



Billpay Code: 0850
Ref: 7000 9212 5

Pay in person at any Post Office.



Biller Code: 78477
Ref: 7000 9212 5

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au

009212

5 WILLOW GROVE MILDURA VIC 3500 (Prop:9212) - Urban Account



*850 700092125

\$241.46



Biller Code: 78477
Ref: 7000 9212 5

BPAY - Make this payment via internet or phone banking.

BPAY View - Receive, view and pay this bill using Internet banking.

BPAY View Registration No: 7000 9212 5

Amount Due

\$241.46

Payment Ref: 7000 9212 5



By Phone
 Pay by phone (03) 8672 0582.
 Standard call charges apply.

See reverse for In Person and By Mail options

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au on 05 February 2021 09:25 AM

PROPERTY DETAILS

Address: **5 WILLOW GROVE MILDURA 3500**
Lot and Plan Number: **Plan CP171839**
Standard Parcel Identifier (SPI): **CP171839**
Local Government Area (Council): **MILDURA**
Council Property Number: **8100**
Planning Scheme: **Mildura**
Directory Reference: **VicRoads 535 N5**

www.mildura.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/mildura

UTILITIES

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

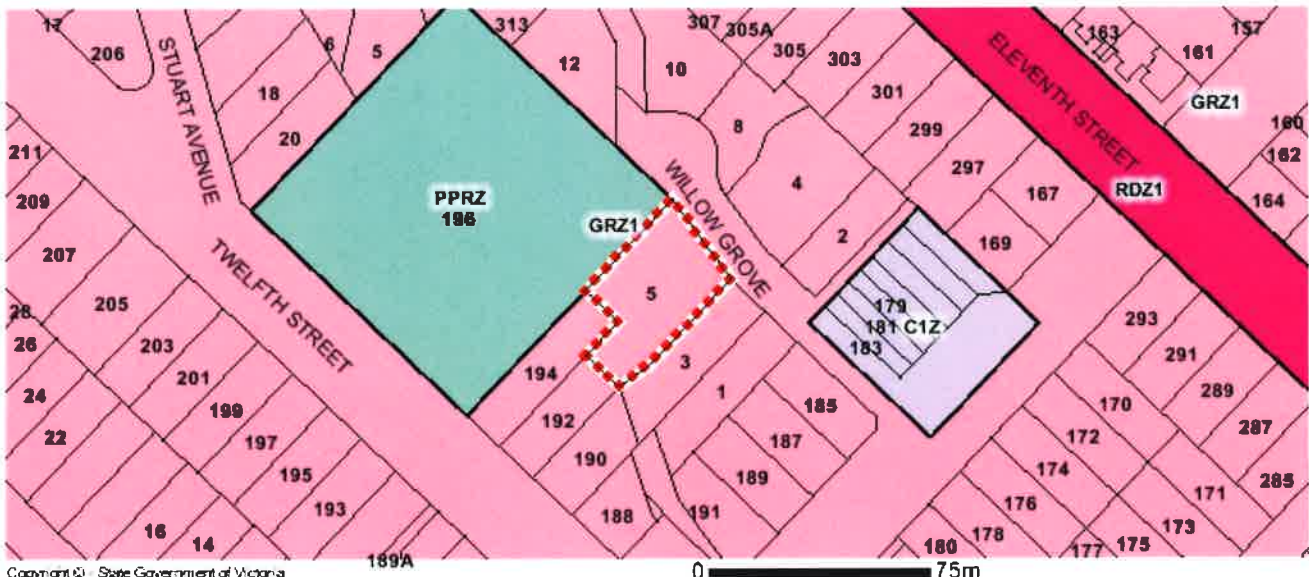
STATE ELECTORATES

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

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



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C1Z - Commercial 1 **GRZ - General Residential** **PPRZ - Public Park & Recreation**
RDZ1 - Road - Category 1

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

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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).

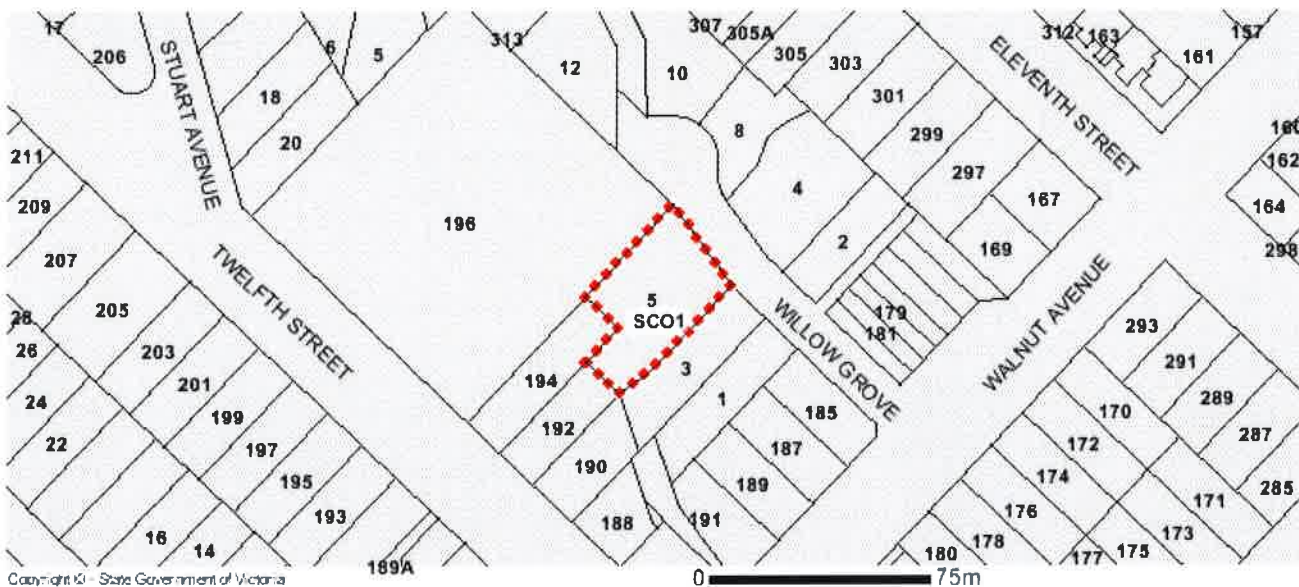
PLANNING PROPERTY REPORT: 5 WILLOW GROVE MILDURA 3500

Page 1 of 3

Planning Overlay

[SPECIFIC CONTROLS OVERLAY \(SCO\)](#)

[SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 \(SCO1\)](#)



SCO - Specific Controls

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 3 February 2021.

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

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

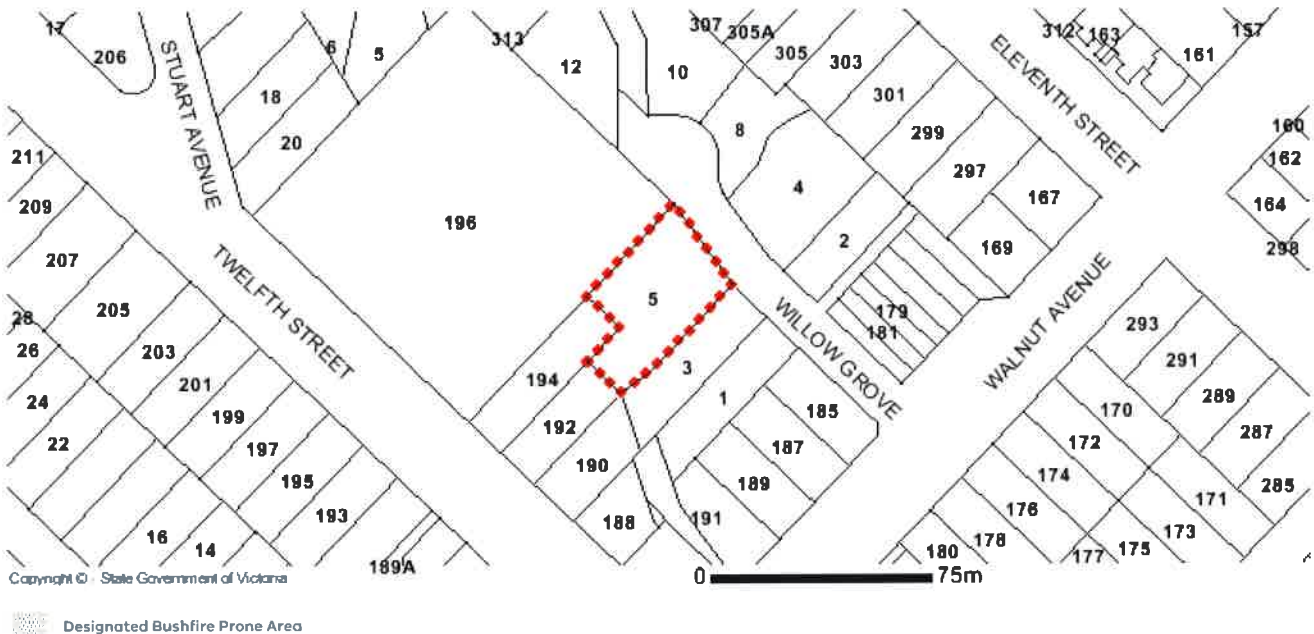
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Designated Bushfire Prone Area

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 <http://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 www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

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

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 the [Due diligence checklist page on the Consumer Affairs Victoria website](http://consumer.vic.gov.au/duediligencechecklist) (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.

(04/10/2016)

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.