



MALONEY ANDERSON LEGAL

**VENDOR'S STATEMENT**

**TODD & LINDA ALICE GARRAWAY**

**29 FERN AVENUE, IRYMPLE**

**Maloney Anderson Legal  
Solicitors  
70 Deakin Avenue  
MILDURA VIC 3500**

**DX: 50021 Mildura  
Tel: 03 5021 6200  
Fax: 03 5021 6299**

**Ref: JR:KL 21-0294**

THE FOLLOWING CONDITIONS SHALL FORM PART OF ANY CONTRACT NOTE TO WHICH THIS VENDORS STATEMENT IS ANNEXED AND SUBSEQUENTLY ENTERED INTO BETWEEN THE VENDOR AND ANY PURCHASER. THESE CONDITIONS SHALL TAKE EFFECT NOTWITHSTANDING ANY CONFLICTING STANDARD CONDITIONS SET OUT IN OR INCORPORATED BY REFERENCE TO THE CONTRACT NOTE.

**1. Special Condition 1 - Water Special Condition**

1.1 The Vendor must at Settlement transfer to the Purchaser the following:-

- (a) 2 megalitres water share licence part of WEE047702 free of encumbrances (Water Share);
- (b) Delivery Share Licence held in association with the land hereby sold;
- (c) Water Use Licence WUL020773 including an Annual Use Limit (AUL) of 57.4 megalitres held in association with the land hereby sold;

Hereinafter collectively referred to as "Water Entitlements"

1.2 The Vendor and Purchaser must: -

- (a) Within 7 days of request, complete and lodge any request required by Lower Murray Water to transfer the Water Entitlements;
- (b) Within 7 days of request, sign and lodge any application form with Lower Murray Water (LMW) required to transfer the Water Entitlements;
- (c) Sign and provide at Settlement any transfer of Water Share or other form required to transfer the Water Entitlements;

1.3 (a) The Vendor must pay any application fee to transfer the said Water Share to LMW;

(b) The Purchaser must pay any application fee to transfer the said Water Use Licence including AUL's to Lower Murray Water;

(c) The Purchaser must pay any fee to the Water Register to register the Transfer of Water Share;

1.4 Upon request by either party, the Vendor and Purchaser shall:

- (a) Do all things and sign all documents reasonably required to give effect to this Special Condition 1;
- (b) Comply with any requirements or requisitions of the Water Register and Lower Murray Water to give effect to this Special Condition 1.

1.5 After Settlement: -

- (a) In the event that the Transfer of the Water Share is not recorded in the Water Register within two calendar months from Date of Approval of the Transfer of Water Share, the Vendor holds the Water Share and any associated water allocations upon bare trust for the Purchaser and must sign all documents and do all things reasonably required to Transfer the Water Share and water allocations to the Purchaser upon request; and
- (b) The Purchaser shall pay any fees payable to Lower Murray Water and the Victorian Water Register relating to the Transfer of the Water Share and water allocations;

1.6 The Vendor must not: -

- (a) Deal with the Water Entitlements in any manner inconsistent with the Purchaser's rights pursuant to this Special Condition 1; and
- (b) Must not encumber, charge, mortgage, grant any securing interest or vary, amend, surrender, cancel, transfer or grant any limited terms transfer in respect of the Water Entitlements.

1.7 Notwithstanding anything else contained in this Contract, the Purchaser acknowledges and agrees that the Vendor will be retaining 55.4 megalitres of Water Share and any water allocations and carry over Entitlement applicable to such Water Share on a proportional basis.

1.8 The Vendor and Purchaser agree that the Purchase price shall be apportioned as follows: -

- |     |   |    |
|-----|---|----|
| (a) | Land:                                       |    |
|     | Certificate of Title Volume 11026 Folio 547 | \$ |
| (b) | Water Share 2 megalitres                    | \$ |
| (c) | Total                                       | \$ |

1.9 The Purchaser acknowledges that the Water Entitlements are transferred to the Purchaser in association with the Land hereby sold.

1.10 This Special Condition shall not merge on Settlement but shall continue to enure for the benefit of the Vendor and the Purchaser.

**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**

***29 Fern Avenue, Irymple VIC 3498 being Lot 2 on Plan of Subdivision 547148Q and being all of the land contained in Certificate of Title Volume 11026 Folio 547.***

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**

***Todd Garraway & Linda Alice Garraway***

Signature of the Vendor

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DATE OF THIS STATEMENT                      /                      /20

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

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DATE OF ACKNOWLEDGEMENT                      /                      /20

## 1. FINANCIAL MATTERS

### 1.1 Land subject to a mortgage

The land is subject to a mortgage (registered or unregistered), which is not to be discharged before the purchaser becomes entitled to possession or to the receipt of rents and profits.

### 1.2 Any Charge

Particulars of any charge (whether registered or not) over the land imposed by or under any Act to secure an amount due under that Act, including the amount owing under the 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 \$15,000.00.

(b) Their amounts are as follows:

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

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 knowledge<sup>1</sup>, which are not included in items 1.3 (a) or (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.

(i) Water Consumption.

## 2. INSURANCE DETAILS

Not Applicable.

## 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:

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<sup>1</sup> Other than any GST payable in accordance with the contract.

To the best of the Vendors 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 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	Farming Zone (FZ) Schedule to the Farming Zone (FZ)
Name of planning overlay	Specific Controls Overlay (SCO) Specific Controls Overlay – Schedule 1 (SCO1)

## 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.

## 5. BUILDING PERMITS

Not Applicable.

## 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

Not Applicable.

## 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.

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

VOLUME 11026 FOLIO 547

Security no : 124088116559K  
Produced 15/02/2021 10:28 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 547148Q.

PARENT TITLES :

Volume 06247 Folio 339      Volume 07331 Folio 001      Volume 09758 Folio 438  
Created by instrument PS547148Q 30/08/2007

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

TODD GARRAWAY

LINDA ALICE GARRAWAY both of FERN AVENUE IRYMPLE VIC 3498

PS547148Q 30/08/2007

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AJ410647L 06/01/2012

WESTPAC BANKING CORPORATION

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.

DIAGRAM LOCATION

SEE PS547148Q 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: 29 FERN AVENUE IRYMPLE VIC 3498

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION

Effective from 23/10/2016

DOCUMENT END

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<b>PLAN OF SUBDIVISION</b>				Stage No. <div style="border: 1px solid black; width: 50px; height: 50px; margin: 0 auto;"></div>	LTO use only <b>EDITION 1</b>	Plan Number <b>PS 547148Q</b>
<b>Location of Land</b> Parish: MILDURA Township: Section: 139 BLOCK F Crown Allotment: 2 Crown Portion: 15 (PART)  LTO base record: VICMAP DIGITAL PROPERTY Title References: VOL. 6247 FOL. 339 VOL. 7331 FOL. 001 VOL. 9758 FOL. 438  Last Plan Reference: CP165117J, TP537613H AND TP383504S  Postal Address: FERN AVENUE MILDURA VIC. 3500  MGA Co-ordinates: E      611 920 (Of approx. centre of plan) N      6 208 700      Zone 54				<b>Council Certification and Endorsement</b> Council Name: MILDURA RURAL CITY COUNCIL    Ref: 501063  1. This plan is certified under section 6 of the Subdivision Act 1988. <del>2. This plan is certified under section 11(7) of the Subdivision Act 1988.</del> <del>    Date of original certification under section 6      /      /     </del> <del>3. This is a statement of compliance issued under section 21 of the</del> <del>    Subdivision Act 1988.</del>  <b>Open Space</b> (i) A requirement for public open space under section 18 Subdivision Act 1988 <del>has</del> / has not been made <del>(ii) The requirement has been satisfied.</del> <del>(iii) The requirement is to be satisfied in Stage</del>  Council Delegate <del>Council seal</del>  Date 30 / 1 / 7 <del>Re-certified under Section 11(7) of the Subdivision Act 1988</del> <del>Council Delegate</del> <del>Council seal</del> <del>Date      /      /     </del>		
<b>Vesting of Roads or Reserves</b>						
Identifier		Council/Body/Person				
NIL		NIL				
<b>Notations</b>						
<b>Depth Limitation:</b> 15.24 METRES BELOW THE SURFACE AFFECTS ALL THE LAND IN C/T V.6247 F.339.				<b>Staging</b> This <del>is</del> / is not a staged subdivision Planning Permit No. P05/328		
<b>Other Notations:</b> LOTS 1 AND 3 AND THE CONNECTION 45° 49' 30" 118.77 IS THE RESULT OF SURVEY AND THE AREA OF LOT 2 HAS BEEN DERIVED BY DEDUCTION FROM TITLE.				<b>Survey:-</b> This plan is <del>is not</del> based on survey.  To be completed where applicable. This survey has been connected to permanent marks no(s). 64 & 1051 In proclaimed Survey Area no. _____		
<b>Easement Information</b>					<b>LTO use only</b>	
<b>Legend:</b> A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)					Statement of Compliance / Exemption Statement	
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	Received <input checked="" type="checkbox"/>  Date 23 / 8 / 7	
E-1	ELECTRICITY TRANSMISSION	VAR.	C/E G187386	STATE ELECTRICITY COMMISSION OF VICTORIA	<b>LTO use only</b> PLAN REGISTERED TIME 9:39 DATE 30 / 8 / 7 <i>Russell McRough</i> Assistant Registrar of Titles	
E-2	ELECTRICITY TRANSMISSION	VAR.	C/E G187386	STATE ELECTRICITY COMMISSION OF VICTORIA		
E-2, E-3	DRAINAGE	5.03	C/E 1670663 C/E 1670664 C/E 1670665 C/E 1670666 C/E 1670667	C/T V. 3219 F. 688 V. 2425 F. 879, V. 3086 F.179 V. 3283 F. 600 V. 6127 F. 220, V. 5344 F. 643 V. 3794 F. 662, V. 3279 F. 621 C/G V. 3110 F. 965, V. 4378 F. 529		
E-4	WATER SUPPLY	4	THIS PLAN	FIRST MILDURA IRRIGATION TRUST		
PETER R. DANSON LICENSED LAND SURVEYOR 177 WALNUT AVENUE MILDURA, 3500 PH 03 5023 6268			LICENSED SURVEYOR (PRINT) <u>PETER R. DANSON</u>  SIGNATURE _____ DATE 18/10/06  REF 2961      VERSION 1		DATE 30 / 1 / 7 COUNCIL DELEGATE SIGNATURE  Original sheet size    A3	

SHEET 1 OF 2 SHEETS



# 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

<b>Status</b>	Active
<b>Volume</b>	57.4 megalitres
<b>Water authority</b>	Lower Murray Water
<b>Water system source</b>	Murray
<b>Water system type</b>	Regulated
<b>Reliability class</b>	High
<b>Trading zone source</b>	7 VIC Murray - Barmah to SA
<b>Trading zone use</b>	7 VIC Murray - Barmah to SA
<b>Delivery system</b>	First Mildura Irr. District
<b>Tenure</b>	Ongoing
<b>Tradability</b>	Tradable
<b>Carryover allowed</b>	Yes

### Water Share Owner(s)

Joint owner 1 of 1

TODD GARRAWAY of PO BOX 1290 MILDURA VIC 3502  
WDT006269 Lodged on : 26 Nov 2009 Recorded on : 26 Nov 2009

LINDA ALICE GARRAWAY of PO BOX 1290 MILDURA VIC 3502  
WDT006269 Lodged on : 26 Nov 2009 Recorded on : 26 Nov 2009

### Current Year Allocation

Carryover at 1 July:	39.049 ML
Seasonal allocation since 1 July:	55.678 ML
Total allocation to date:	94.727 ML
Possible future allocation to 30 June:	1.722 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:	37.327 ML
Maximum volume subject to above entitlement storage fee:	39.049 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>
WUL020773	Active	Use licence	57.4

### Land description

Volume 11026 Folio 547  
Lot 2 of Plan PS547148Q

## 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>
MOD006252	Mortgage discharge	Recorded	21 Dec 2009		21 Dec 2009
WEV497331	Association and Variation	Refused	14 Dec 2009		
WEV497319	Association and Variation	Recorded	11 Dec 2009	15 Dec 2009	15 Dec 2009
WDT006269	Division and Transfer	Recorded	26 Nov 2009	26 Nov 2009	26 Nov 2009

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END OF COPY OF RECORD

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# **COPY OF RECORD IN THE VICTORIAN WATER REGISTER**

## **WATER-USE LICENCE**

### *Water Act 1989*

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*Water-use licence WUL020773 does not remove the need to apply for any authorisation or permission necessary under any other Act of Parliament with respect to anything authorised by the water-use licence.*

*Water used under water-use licence WUL020773 is not fit for any use that may involve human consumption, directly or indirectly, without first being properly treated.*

Water-use licence WUL020773 authorises the use of water for the purpose of irrigation, watering a kitchen garden that is not more than 0.4 hectares, watering animals kept as pets, watering cattle or other stock (not including piggeries, feed lots, poultry farms or any other intensive or commercial use), dairy use, and general non-irrigation farm use, on the land described below, subject to the conditions that are specified.

### **Land on which water may be used**

#### **Land description**

Volume 11026 Folio 547  
Lot 2 of Plan PS547148Q

#### **Property address**

29 FERN AVENUE, IRYMPLE, VIC 3498

### **Holder(s) of Water-Use Licence**

TODD GARRAWAY of PO BOX 1290 MILDURA VIC 3502  
LINDA ALICE GARRAWAY of PO BOX 1290 MILDURA VIC 3502

### **Water-Use Licence Details**

<b>Status</b>	Active
<b>Annual use limit</b>	57.4 megalitres
<b>Water share holding limit</b>	114.8 megalitres
<b>Licensing water authority</b>	Lower Murray Water
<b>Trading zone for water use</b>	7 VIC Murray - Barmah to SA
<b>Delivery system</b>	First Mildura Irr. District
<b>Related works licences</b>	Nil
<b>Associated water shares</b>	WEE047702
<b>Salinity impact zone</b>	High Impact Zone (HI 2)

## Application History

<i>Reference</i>	<i>Type</i>	<i>Status</i>	<i>Lodged date</i>	<i>Approved date</i>	<i>Recorded date</i>
WUA038054	Issue	Approved	04 Oct 2009	04 Oct 2009	

## Conditions

Water-use licence WUL020773 is subject to the following conditions:

### Managing groundwater infiltration

- 1 Subject to the Minister declaring a seasonal adjustment to annual use limits to accommodate exceptionally high evapotranspiration rates, the maximum number of megalitres of water that may be applied to the land specified in the licence in any 12-month period from 1 July to 30 June will be 57.40
- 2 Water used for the purposes of irrigation on the land specified in the licence must be measured through a meter approved by the water Authority unless the Authority has granted an exemption in writing.

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END OF COPY OF RECORD

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Mildura Rural City Council



TAX INVOICE  
ABN 42 420 937 007



Mr T Garraway & Ms L A Mottram  
PO Box 1290  
MILDURA VIC 3502



C33  
1015551  
R2\_18257

**Total Rates & Charges For this Year**

**\$8,861.13**

Refer below for payment options

**Rate and Valuation Notice**

1 July 2020 to 30 June 2021

Property Location & Description  
29 Fern Avenue IRYMPLE VIC 3498  
Lot 2 PS 547148Q

AVPCC: 117 - Residential Rural/Rural Lifestyle

**RATING DETAILS**

Residential Rate  
Waste Management

Assessment No: 403212  
Issue Date 10 September 2020  
Rate declaration date: 1 July 2020  
Capital Improved Value  
Site Value  
Net Annual value:  
Valuation Date: 1 January 2020

0.00620805		\$8,241.63
434.79	1	\$434.79

**VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY**

Residential Fire Levy (Fixed)	113.00	1	\$113.00
Residential Fire Levy (Variable)	0.000054		\$71.71

**PAYMENT DEADLINES EXTENDED**

First instalment due by 14 October 2020.  
Second instalment due by 14 December 2020.

**COVID-19 SUPPORT**

Relief options are available to assist ratepayers experiencing financial hardship.  
Visit [mildura.vic.gov.au/coronavirus](http://mildura.vic.gov.au/coronavirus) or call us for details.

**TOTAL AMOUNT**

**\$8,861.13**

Payment In full	Or	1st Instalment	2nd Instalment	3rd Instalment	4th Instalment
Due 15 Feb 2021 \$8,861.13		Due 14 Oct 2020 \$2,215.29	Due 14 Dec 2020 \$2,215.28	Due 28 Feb 2021 \$2,215.28	Due 31 May 2021 \$2,215.28

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 T Garraway & Ms L A Mottram  
29 Fern Avenue IRYMPLE VIC 3498  
Assessment No: 403212

Payment In Full: \$8,861.13  
Or 1st Instalment: \$2,215.29



Biller code: 93922  
Ref: 4032124



Full Payment \*41 4032124



Post Biller code: 0041  
Billpay Ref: 4032124

Pay in person at any post office, phone 13 16 16 or go to [postbillpay.com.au](http://postbillpay.com.au)

Centrepay Ref:  
555 054 7308



BPAY this payment via internet or phone banking  
BPAY View and pay this bill using internet banking  
BPAY View Registration No: 4032124

Internal Use Only



MILDURA  
777-2554 4th Street Mildura 3500  
PO Box 9426 Mildura 3500  
AU5000 03 5000  
Tel: (03) 5001 3400 Fax: (03) 5001 3400

MILDURA  
77-2554 4th Street Mildura 3500  
PO Box 9426 Mildura 3500  
AU5000 03 5000  
Tel: (03) 5001 3400 Fax: (03) 5001 3400

 **24 Hour Supply Emergency**  
**1800 808 830**

LOWER MURRAY

**WATER**

ABN 18 475 808 828  
www.lmw.vic.gov.au

KEERANG  
55 Wellington Street Keerang 3578  
PO Box 547 Keerang 3578  
AU5000 03 51908  
Tel: (03) 5450 3808 Fax: (03) 5450 3567

Reference No. 056206

Amount Due \$1,066.41

RURAL ACCOUNT

Due Date 22-FEB-2021



349363-001 002685 (6313) 0033

MR T GARRAWAY & MS LA GARRAWAY  
PO BOX 1290  
MILDURA VIC 3502

Date Of Issue 15/01/2021

Tariffs and Charges Notice  
3rd Quarter 2020/21  
01/01/2021 - 31/03/2021

POST \*850 700562069

Property Address : 29 FERN AVENUE IRYMPLE VIC 3498 (Prop:56206) - Rural Account  
L1 PS547148Q G/S=2MLL2 PS 547148Q Bal. F130 P1/2  
Lot 2 PS547148Q Sec 139 Blk F Par Mildura

	Charge	MLDS	Usage	Balance
Service Charge (Quarterly)	25.00			25.00
Delivery Share Fee Irrigation (Qtr)	977.02	6.400		977.02
Metered Water Usage Fee Domestic/Stock	64.39		1.129ML	64.39

**TOTAL OWING \$1,066.41**

Payments/Credits since last Notice \$1,002.02

These services are GST free. The next Quarterly Notice will be mailed Apr 2021 - due late May  
Interest charges will accrue at a rate of 3.9% pa against any outstanding ARREARS and/or current charges not paid by the due date as shown above.  
Exemptions apply.



LMW0146


**Payment Slip - Methods of Payment**


Online at [lmw.vic.gov.au](http://lmw.vic.gov.au) - Pay your Account

056206/5532342


29 FERN AVENUE IRYMPLE VIC 3498 (Prop:56206) - Rural 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: 7005 6206 9**

Pay in person at any Post Office.

 **Bill Code: 78477**  
**Ref: 7005 6206 9**

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](http://www.bpay.com.au)



\*850 700562069

\$1,066.41

 **Bill Code: 78477**  
**Ref: 7005 6206 9**  
BPAY® - Make this payment via Internet  
or phone banking.  
BPAY View® - Receive, view and pay this  
bill using Internet banking.  
BPAY View Registration No: 7005 6206 9

Amount Due **\$1,066.41**



 **Payment Ref: 7005 6206 9**  
**By Phone**  
Pay by phone (03) 6672 0582  
Standard call charges apply.

See reverse for  
In Person and By Mail options

# PLANNING PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 15 February 2021 11:00 AM

## PROPERTY DETAILS

Address: **29 FERN AVENUE IRYMPLE 3498**  
Lot and Plan Number: **Lot 2 PS547148**  
Standard Parcel Identifier (SPI): **2\PS547148**  
Local Government Area (Council): **MILDURA**  
Council Property Number: **403212**  
Planning Scheme: **Mildura**  
Directory Reference: **VicRoads 3 E6**

[www.mildura.vic.gov.au](http://www.mildura.vic.gov.au)

[planning-schemes.delwp.vic.gov.au/schemes/mildura](http://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**

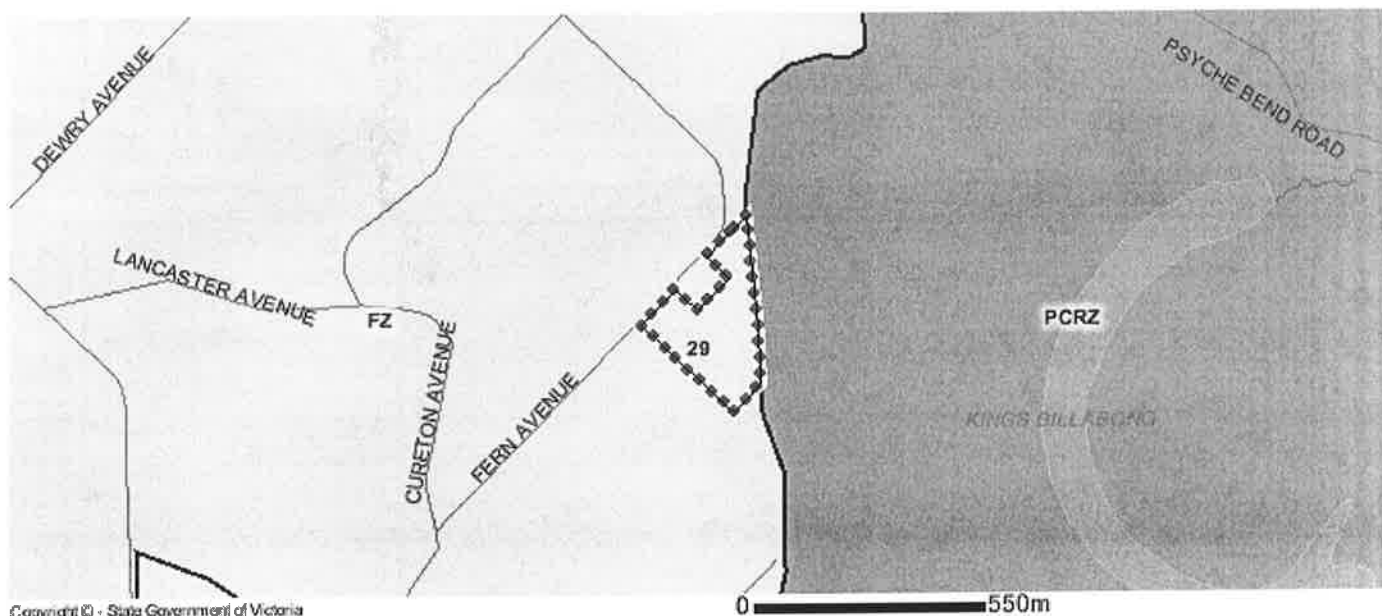
## STATE ELECTORATES

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

## Planning Zones

### FARMING ZONE (FZ)

### SCHEDULE TO THE FARMING ZONE (FZ)



☐ FZ - Farming ☐ PCRZ - Public Conservation & Resource ☐ PUZ2 - Public Use - Education

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

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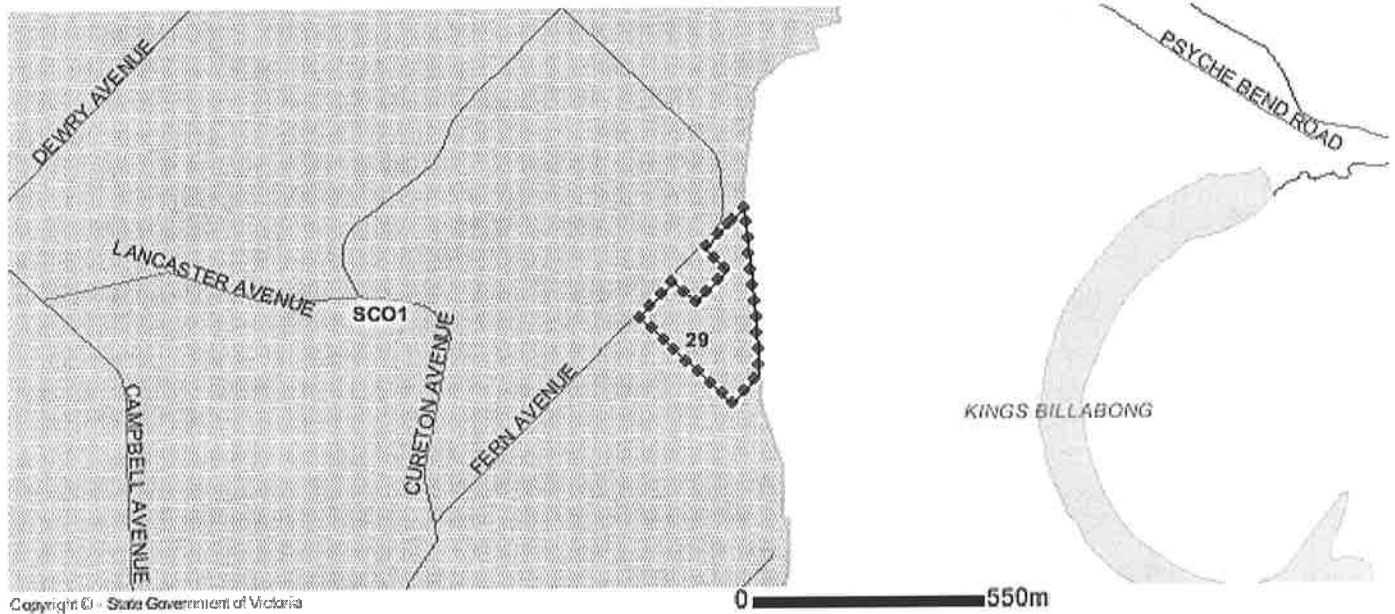
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 29 FERN AVENUE IRYMPLE 3498

## Planning Overlay

### SPECIFIC CONTROLS OVERLAY (SCO)

### SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)



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 SCO - Specific Controls

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

## Planning Overlays

### OTHER OVERLAYS

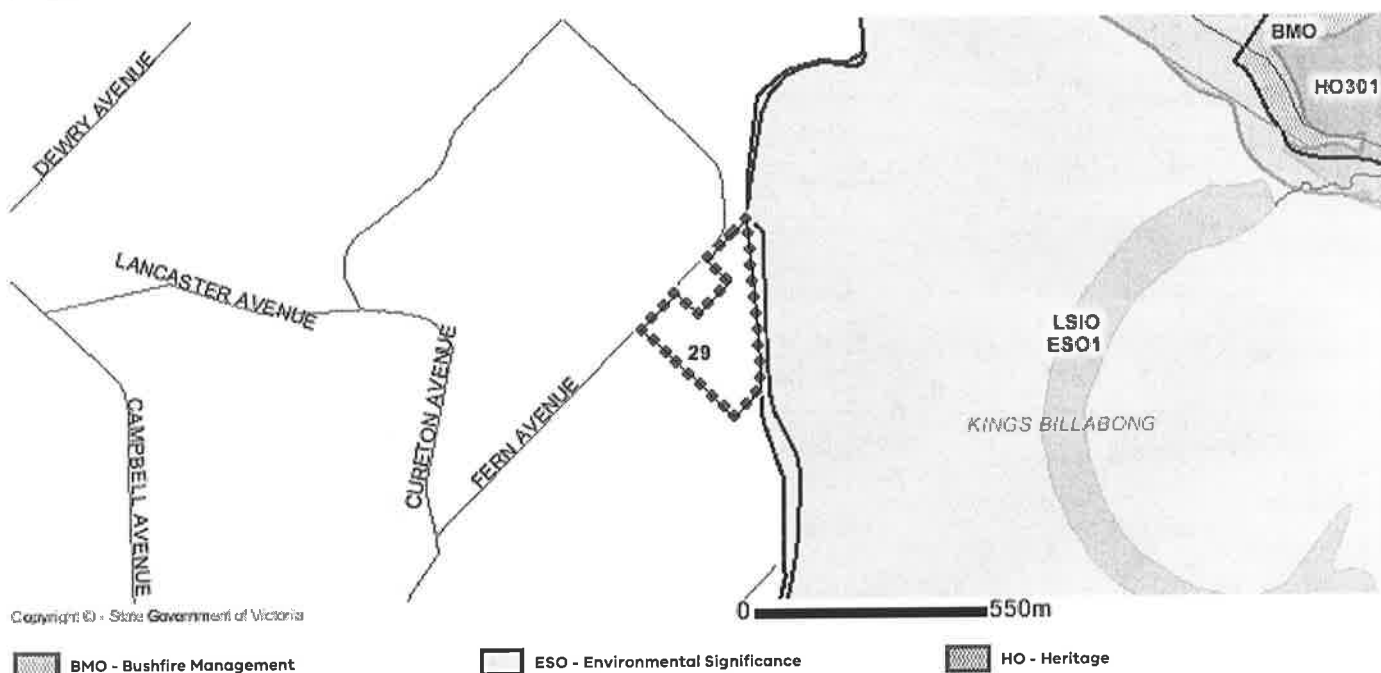
Other overlays in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

HERITAGE OVERLAY (HO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



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

## Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the **Aboriginal Heritage Regulations 2018**, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

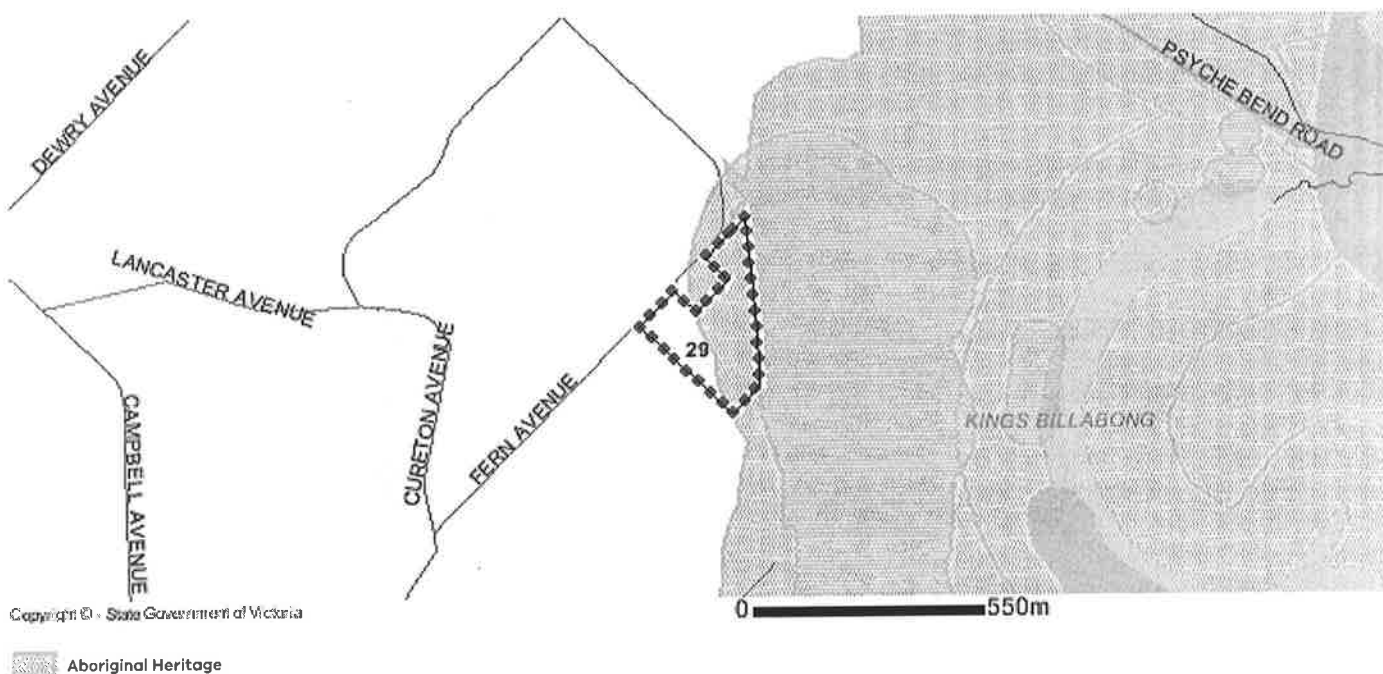
Under the **Aboriginal Heritage Regulations 2018**, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the **Aboriginal Heritage Act 2006**, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes.html>



## Further Planning Information

Planning scheme data last updated on 10 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 abut the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

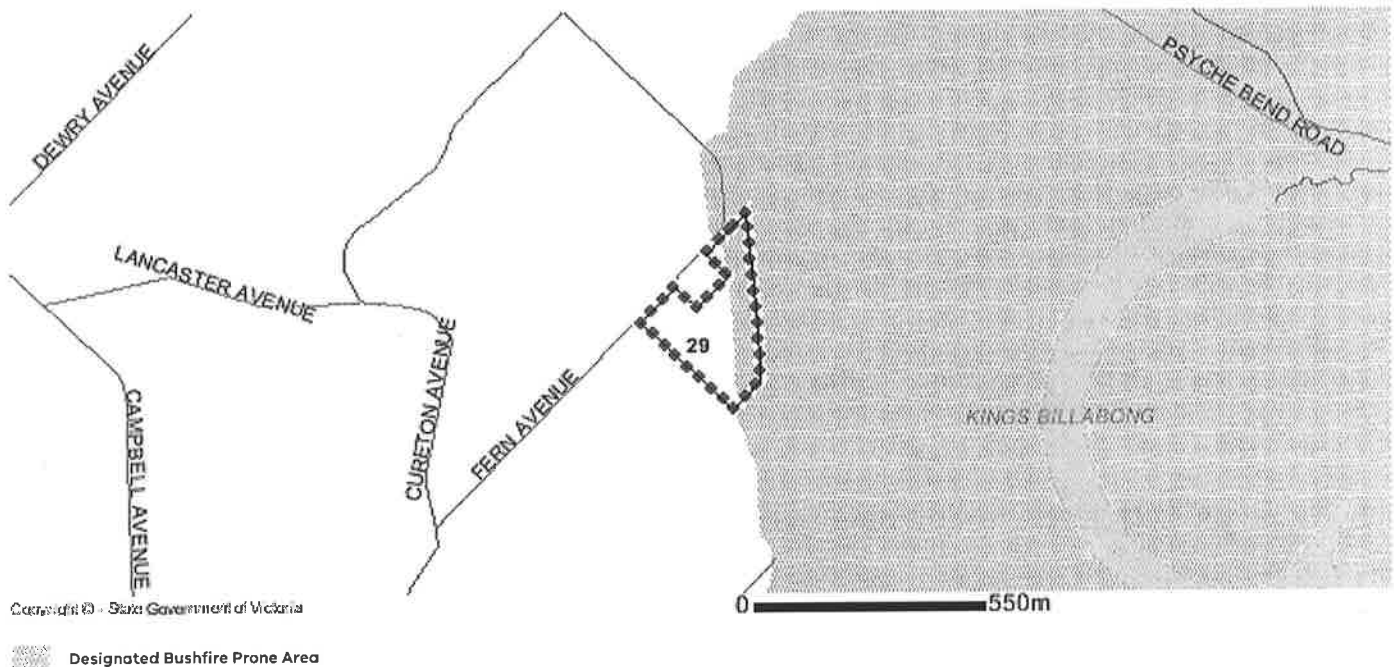
For details of surrounding properties, use this service to get the Reports for properties of interest.

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>

## Designated Bushfire Prone Area

This property is in a designated bushfire prone area.  
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](http://www.vba.vic.gov.au)

Copies of the Building Act and Building Regulations are available from [www.legislation.vic.gov.au](http://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 [consumer.vic.gov.au/duediligencechecklist](http://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