

SECTION 32 STATEMENT

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

Vendor: Joshua Jaymes Berry

Property: 43 Tulane Drive MILDURA VIC 3500

VENDORS REPRESENTATIVE

Mildura Property Transfers Pty Ltd
124A Eighth Street, Mildura 3500

PO Box 1012
MILDURA VIC 3502

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

Ref: Warrick Watts

SECTION 32 STATEMENT
43 TULANE DRIVE 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 as follows-

Provider	Amount (& interest if any)	Period
Mildura Rural City Council	\$2,325.65	Per annum
Lower Murray Water	\$ 175.05	Per quarter

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:- Water usage

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 the *Building Act 1993*.

SECTION 32 STATEMENT
43 TULANE DRIVE MILDURA VIC 3500

(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):-

No such Building Permit has been granted to the Vendors knowledge.

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*):~~

- ~~— 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~~

SECTION 32 STATEMENT
43 TULANE DRIVE MILDURA VIC 3500

~~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	Connected
Gas supply	Connected
Water supply	Connected
Sewerage	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.
- (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.

SECTION 32 STATEMENT
43 TULANE DRIVE MILDURA VIC 3500

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

Joshua Jaymes Berry

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 10592 Folio 459

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

VOLUME 10592 FOLIO 459

Security no : 124087846380H
Produced 01/02/2021 09:59 AM

LAND DESCRIPTION

Lot 75 on Plan of Subdivision 440746P.

PARENT TITLES :

Volume 10330 Folio 720 Volume 10521 Folio 564

Created by instrument PS440746P 11/07/2001

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

JOSHUA JAYMES BERRY of 43 TULANE DRIVE MILDURA VIC 3500
AN717443H 05/04/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN717444F 05/04/2017

COMMONWEALTH BANK OF AUSTRALIA

COVENANT X662466L 10/08/2001

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 PS440746P 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: 43 TULANE DRIVE MILDURA VIC 3500

ADMINISTRATIVE NOTICES

NIL

eCT Control 15771K COMMONWEALTH BANK OF AUSTRALIA - CONSUMER

Effective from 05/04/2017

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 01/02/2021, for Order Number 66289488. Your reference: WW.

TRANSFER OF LAND
Section 45 Transfer of Land Act 1958



X662466L
100801 1318 45 40



Lodged by:

Name: IFS FAIRLEY.

Phone:

Address:

Ref:

Customer Code: 3529K

MADE AVAILABLE/CHANGE CONTROL

Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed-

- together with any easements created by this transfer
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land:

Being Lot 75 on Plan of Subdivision No. 440746P and being the whole of the land described in Certificate of Title Volume 10592 Folio 459.

Estate and Interest:

All Its Estate In Fee Simple

Consideration:



DX662466L-1-1

Transferor:

DUNNING DEVELOPMENTS PTY. LTD. ACN 059 897 657

Transferee:

CHRISTOPHER JOHN BLAKE and JULIE BLAKE both of 8 Lilley Drive, Mildura 3500 as Joint Tenants.

Directing Party:

Creation and/or Reservation and/or Covenant

AND the said CHRISTOPHER JOHN BLAKE and JULIE BLAKE for themselves and their transferees the registered proprietors for the time being of the land transferred and every part thereof DO HEREBY as a separate covenant COVENANT with the said DUNNING DEVELOPMENTS PTY. LTD. and the other registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision and every part thereof (other than the land hereby transferred) as follows:

Approval No. 1060009A

T2

Page 1 of 3



Customised Databases

ORDER TO REGISTER

Please register and issue title to

Signed

Cust. Code:

STAMP DUTY USE ONLY

Original Transfer of Land
Stamped with.

Trn: 1080902 10-AUG-2001

SRO Victoria Duty, JRMD

777

THE BACK OF THIS FORM MUST NOT BE USED

LDE

1. With the exception of Lots 32, 33, 34 and 35 on the said Plan of Subdivision, they will not erect or cause or suffer to be erected upon the said lot more than one main building which shall not be less than one hundred and twenty square metres (120m²) in floor area and that such building shall not be other than a building that is a Class 1a (i) Building as defined in Part A3.2 of the Building Code of Australia 1990 as amended and that such building and lot or any part thereof shall not be registered under the provision of the Subdivision Act 1988 or any amendment, modification or re-enactment of or substitution of Act.

2. They will not erect or cause or suffer to be erected upon the said lot any dwelling house (except for the usual outbuildings) with more than fifty per centum of the external walls of any material other than brick (which definition shall not be extended to mean mudbrick), brick veneer or stone and shall not roof such dwelling with material other than tiles, colourbond steel or zinc aluminium and that any roof shall not be pitched at an angle less than ten degrees.

3. They will not erect or cause or suffer to be erected on the said lot any transportable, prefabricated or moveable dwelling house or any existing dwelling house moved in whole or in part from another site or place of construction.

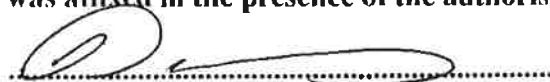
4. They will not erect or cause or suffer to be erected on any boundary of the said lot any fence other than a fence of a minimum height of 1.65 metres of zincalume steel panel type construction with an oven baked exterior finish such as colourbond.

AND IT IS HEREBY AGREED AS FOLLOWS:

That the benefit of the foregoing covenant shall be attached to and run at law and in equity with the land comprised in the said Plan of Subdivision other than the land hereby transferred and that the burden thereof shall be annexed to and run at law and equity to the said land hereby transferred and that the same shall be noted and appear on every future Certificate of Title to the said lot and every part thereof as an encumbrance affecting the said land and every part thereof.

Dated: 8/8/01.
Execution and attestation

The COMMON SEAL of DUNNING DEVELOPMENTS PTY. LTD.
was affixed in the presence of the authorised person:



Sole Director and Sole Secretary

Full Name: CHRISTOPHER JOHN DUNNING

Address: 50A MADDEN AVENUE, MILDURA



Approval No. 1060009A

T2

Page 2 of 3



Customised Databases



THE BACK OF THIS FORM MUST NOT BE USED

Signed by the Transferees
in the presence of:

x 
x 





DX662466L-3-5

Approval No. 1060009A

T2

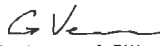
Page 3 of 3



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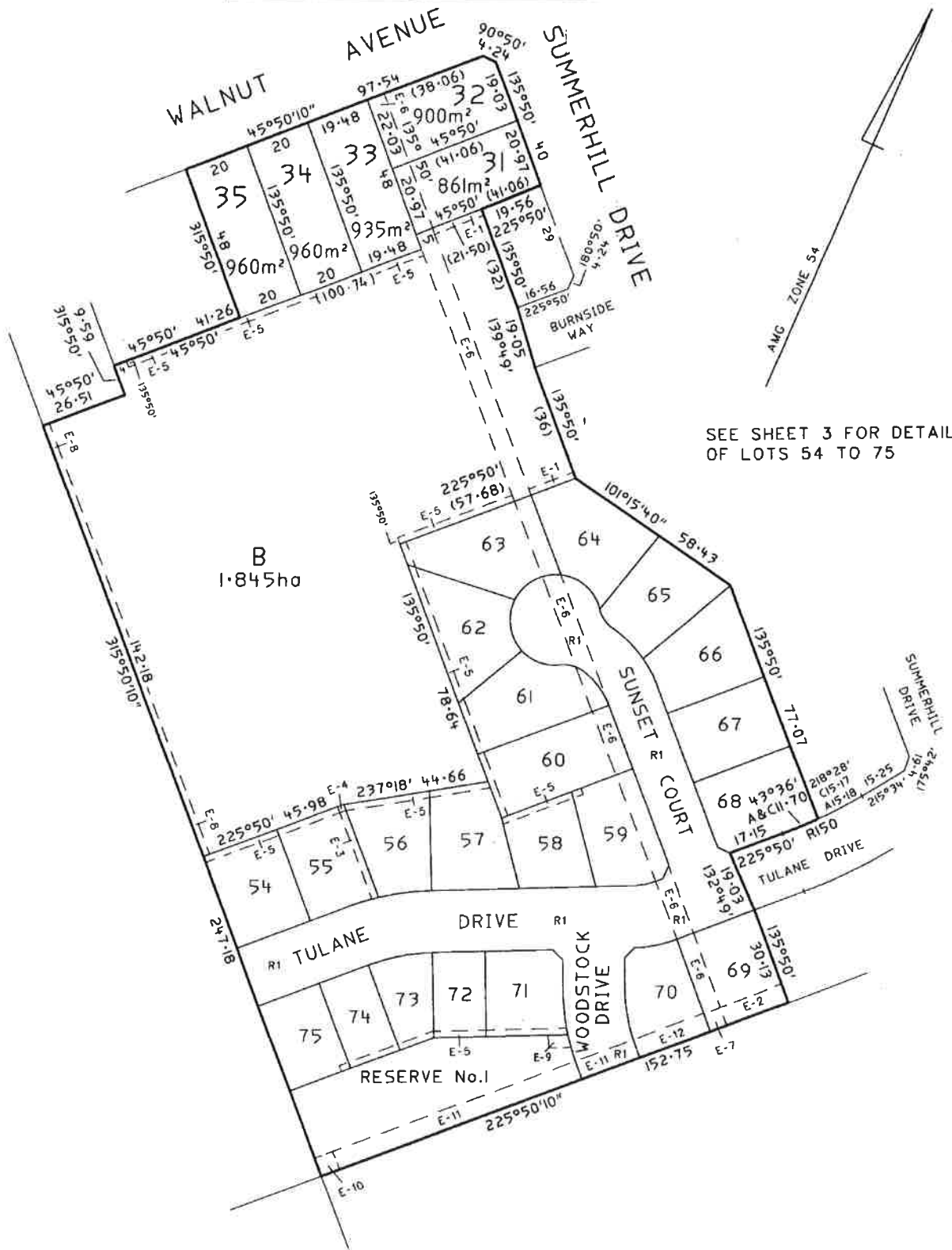
PLAN OF SUBDIVISION		Stage No. / LTO use only EDITION 1	PLAN NUMBER PS 440746P
Location of Land Parish: MILDURA Township: _____, BLOCK E Section: 34 Crown Allotment: 3 (PART) & Crown Portion: 2 (PART) LTO base record: CHART 21 Title References: Vol 10330 Fol 720 & Vol 10521 Fol 524 Last Plan Reference: PS 341467V (LOT 2) & PS 429607T (LOT A) Postal Address: WALNUT AVENUE MILDURA SOUTH, 3500 AMG Co-ordinates: E 603900 (of approx. centre of plan) N 6214200 Zone 54		Council Certification and Endorsement Council Name: MILDURA RURAL CITY COUNCIL Ref: D192 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 Subdivision Act 1988 has / has not been made. (iii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate Council seal Date 29/3/01 Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council seal Date / /	
Vesting of Roads or Reserves			
Identifier	Council/Body/Person		
ROAD R1 RESERVE No.1	MILDURA RURAL CITY COUNCIL MILDURA RURAL CITY COUNCIL		
THE RESERVATIONS AND CONDITIONS CONTAINED IN TRANSFER 277763 AFFECTS LOTS 31-35; 54-63; 69-75; B, AND ROAD R-1 AND RESERVE NO. 1			
Depth Limitation: 15-24 Metres below the surface - applies to only C.A. 3.		Staging This is /is not a staged subdivision Planning Permit No. 599/258	
OTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT FOR WATER SUPPLY SHOWN AS E-3 ON PS 341467V AND CREATED ON PS 341467V IN FAVOUR OF THE FIRST MILDURA IRRIGATION TRUST. GROUND'S FOR EASEMENT REMOVAL: CONSENT OF THE FIRST MILDURA IRRIGATION TRUST.		LOTS 1 TO 30 AND 36 TO 53 HAVE BEEN OMITTED FROM THIS PLAN. Survey: This plan is / is not based on survey. To be completed where applicable. This survey has been connected to permanent marks no(s). 183,333,421, 1044 &	
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	SEWERAGE	2	PS 429607T LOWER MURRAY REGION WATER AUTHORITY
E-2	WATER SUPPLY & DRAINAGE	6	PS 429607T FIRST MILDURA IRRIGATION TRUST
E-3	SEWERAGE	2	PS 429607T LOWER MURRAY REGION WATER AUTHORITY
E-4	DRAINAGE	2	THIS PLAN MILDURA RURAL CITY COUNCIL
E-5	DRAINAGE	2	THIS PLAN MILDURA RURAL CITY COUNCIL
E-6	SEWERAGE	2	THIS PLAN LOWER MURRAY REGION WATER AUTHORITY
E-7	SEWERAGE	2	THIS PLAN LOWER MURRAY REGION WATER AUTHORITY
E-8	SEWERAGE	5-50	C/E M338928M SUNRAYSA WATER BOARD
E-9	SEWERAGE	5-50	C/E M338928M SUNRAYSA WATER BOARD
E-10	WATER SUPPLY & DRAINAGE	6	PS 341467V FIRST MILDURA IRRIGATION TRUST
E-11	WATER SUPPLY & DRAINAGE	6	PS 341467V FIRST MILDURA IRRIGATION TRUST
E-12	WATER SUPPLY & DRAINAGE	6	PS 341467V FIRST MILDURA IRRIGATION TRUST
E-13	SEWERAGE	6	PS 341467V LOWER MURRAY REGION WATER AUTHORITY
R1	WAY, DRAINAGE & SEWERAGE AND THE SUPPLY OF WATER, GAS, ELECTRICITY & TELECOMMUNICATIONS.	SEE DIAG.	THIS PLAN LOTS ON THIS PLAN
LTO use only _____ Statement of Compliance / Exemption Statement Received <input checked="" type="checkbox"/> Date 6/7/2001			
LTO use only _____ PLAN REGISTERED TIME 4:10 pm DATE 11/7/2001  Assistant Registrar of Titles			
LICENSED SURVEYOR ROBERT BRUCE FREEMAN REF 6895 VERSION 3 DATE 30/01/2001		SIGNATURE -----	
FREEMAN & FREEMAN			
LAND SURVEYORS PO BOX 2135 MILDURA VIC 3500 TELEPHONE: (03) 50236239			
Sheet 1 of 3 Sheets DATE 29/3/2001 COUNCIL DELEGATE SIGNATURE Original sheet size A3			

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 440746P



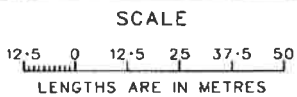
SEE SHEET 3 FOR DETAILS OF LOTS 54 TO 75

FREEMAN & FREEMAN

LAND SURVEYORS
 PO BOX 2135 MILDURA VIC 3500
 TELEPHONE: (03) 50236239

SHEET 2 OF 3 SHEETS

ORIGINAL
 SHEET SIZE
 A3

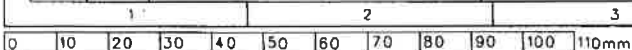


LICENSED SURVEYOR ROBERT BRUCE FREEMAN

SIGNATURE
 REF 6895

DATE 30/01/2001
 VERSION 3

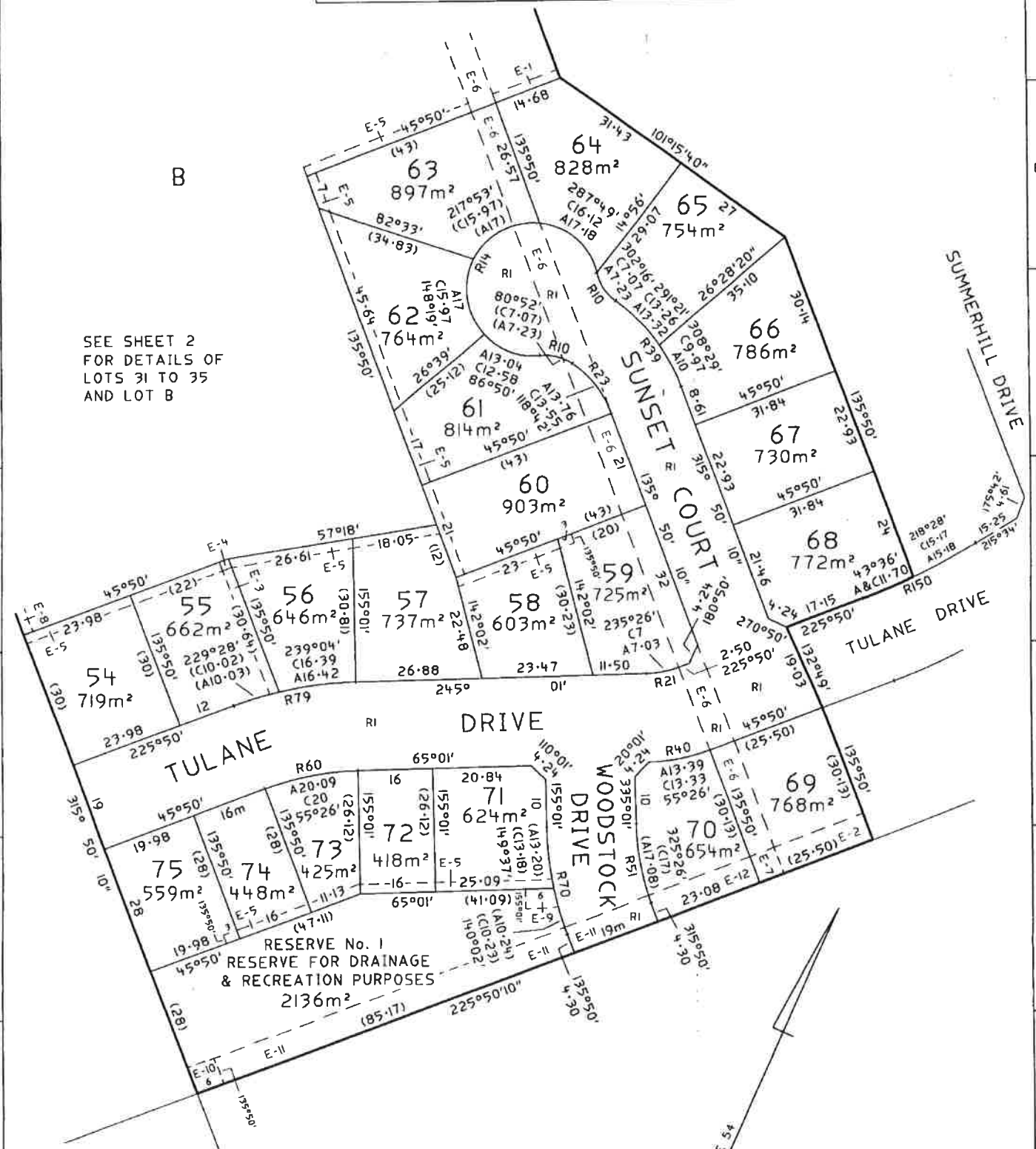
DATE 29/3/2001
 COUNCIL DELEGATE SIGNATURE



PLAN OF SUBDIVISION

Stage No. Plan Number
PS 440746P

SEE SHEET 2
FOR DETAILS OF
LOTS 31 TO 35
AND LOT B



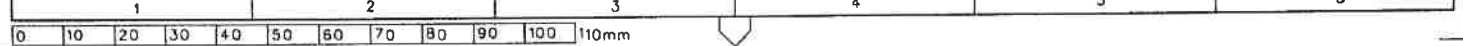
FREEMAN & FREEMAN
LAND SURVEYORS
PO BOX 2135 MILDURA VIC 3500
TELEPHONE: (03) 50236239

SHEET 3 OF 3 SHEETS

ORIGINAL SCALE
SHEET SIZE A3 SCALE 1:800
LENGTHS ARE IN METRES

LICENSED SURVEYOR ROBERT BRUCE FREEMAN
SIGNATURE _____ DATE 30/01/2001
REF 6895 VERSION 3

DATE 29/3/2001
COUNCIL DELEGATE SIGNATURE _____



Application to Register a Swimming Pool or Spa

Submission date: 12 May 2020, 11:32AM

Receipt number: POOL528

Related form version: 9

Question	Response
Application requirements	
Ownership details	
Name of owner of the land (the property) on which the swimming pool or spa is located:	43 Tulane Drive
Postal address	43 Tulane Drive
Suburb/Town	Mildura
Postcode	3500
Phone	0417122396
Email	jberry@ctfnre.com.au
Property details (include title details as and if applicable)	
Property address	43 Tulane Drive
Suburb	Mildura
Postcode	3500
Lot/s	75
LP/PS	440746P
Volume	10592
Folio	459
Crown allotment	
Section	
Parish	
County	
Municipal district	Mildura Rural City Council
Type of swimming pool or spa	
Please select one	Permanent swimming pool
Information about your pool or spa	
For permanent swimming pools and permanent spas, the approximate date that the swimming pool or spa was constructed:	26/06/2001
Supporting document	
For relocatable swimming pools and relocatable spas, the date that the relocatable swimming pool or relocatable spa was erected:	

Application to Register a Swimming Pool or Spa

Is there any other building work that has altered or resulted in changes to the barrier since the swimming pool or spa was constructed or erected?	No
Supporting documents	
Declaration	
	By completing this form and ticking this box I declare that all the information I have given is true and correct.
Payment	
	Transaction ID: 53565735288 Amount: \$79.00

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au on 01 February 2021 10:00 AM

PROPERTY DETAILS

Address: **43 TULANE DRIVE MILDURA 3500**
Lot and Plan Number: **Lot 75 PS440746**
Standard Parcel Identifier (SPI): **75\PS440746**
Local Government Area (Council): **MILDURA**
Council Property Number: **27564**
Planning Scheme: **Mildura**
Directory Reference: **VicRoads 534 K10**

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**

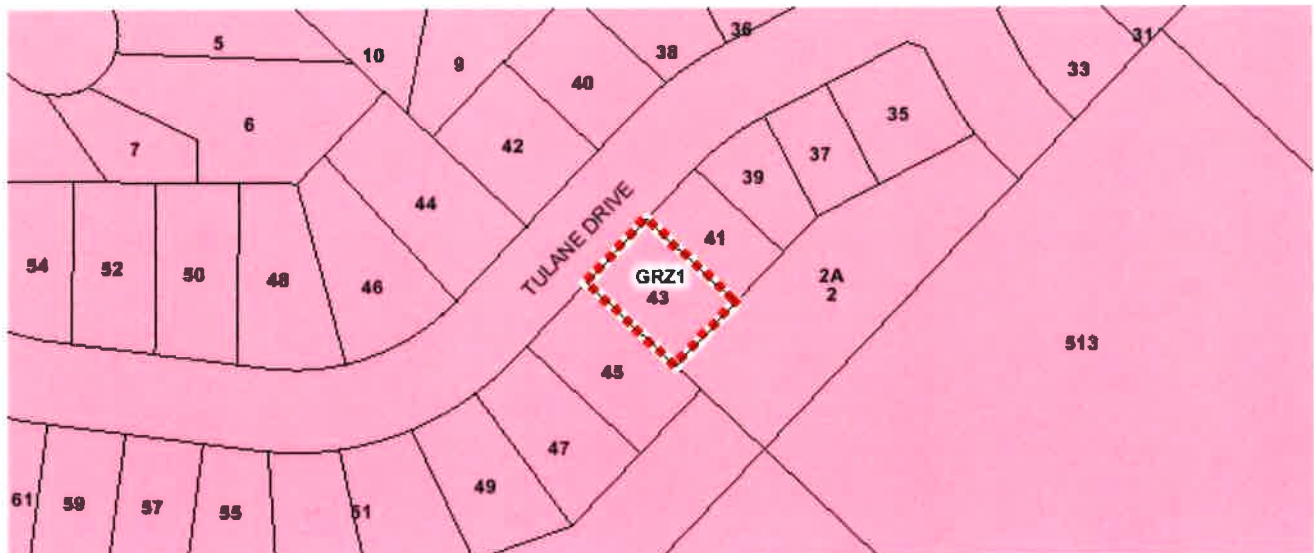
STATE ELECTORATES

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

Planning Zones

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

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



Copyright © - State Government of Victoria

0 50m

GRZ - General Residential

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

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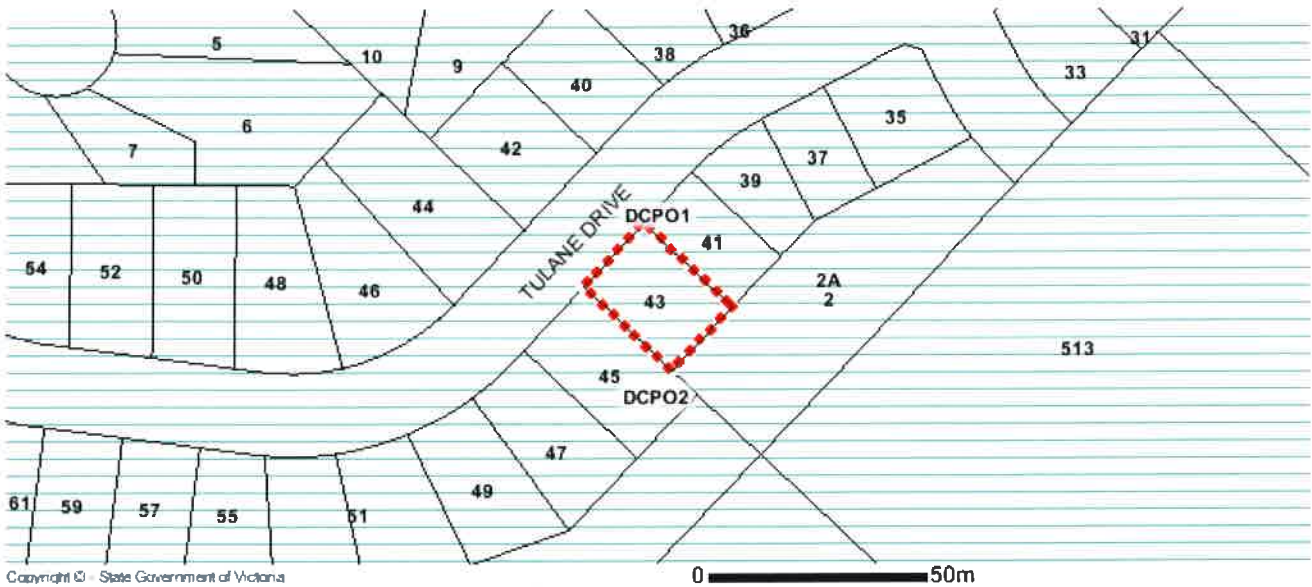
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlays

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 \(DCPO1\)](#)

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 \(DCPO2\)](#)

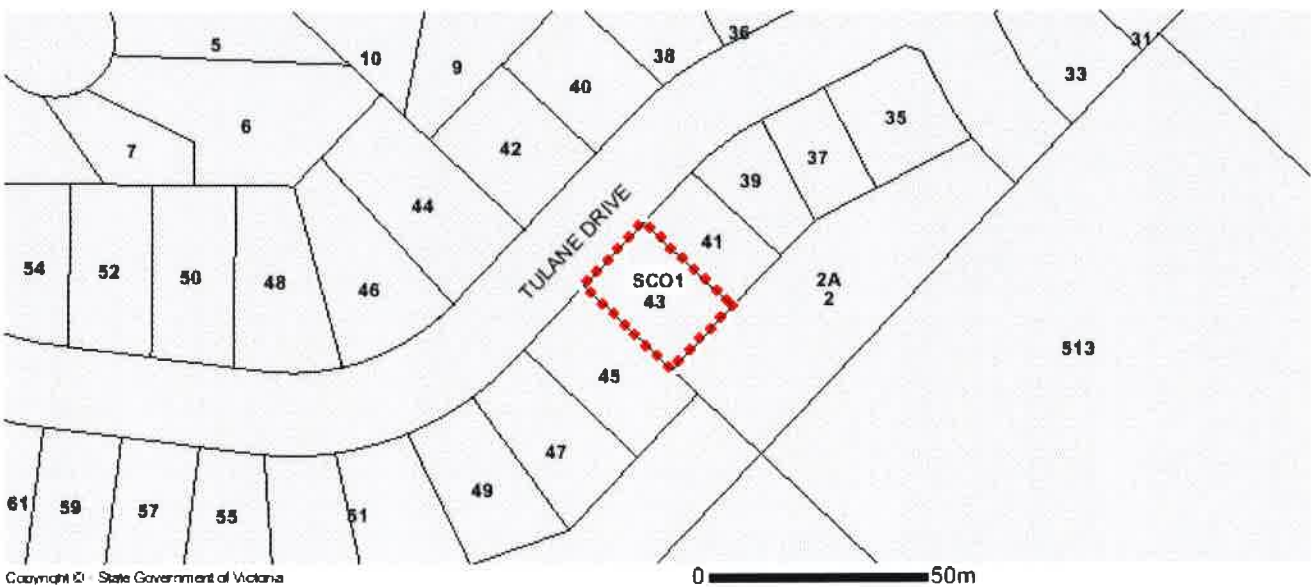


DCPO - Development Contributions Plan

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

[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

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Planning Overlays

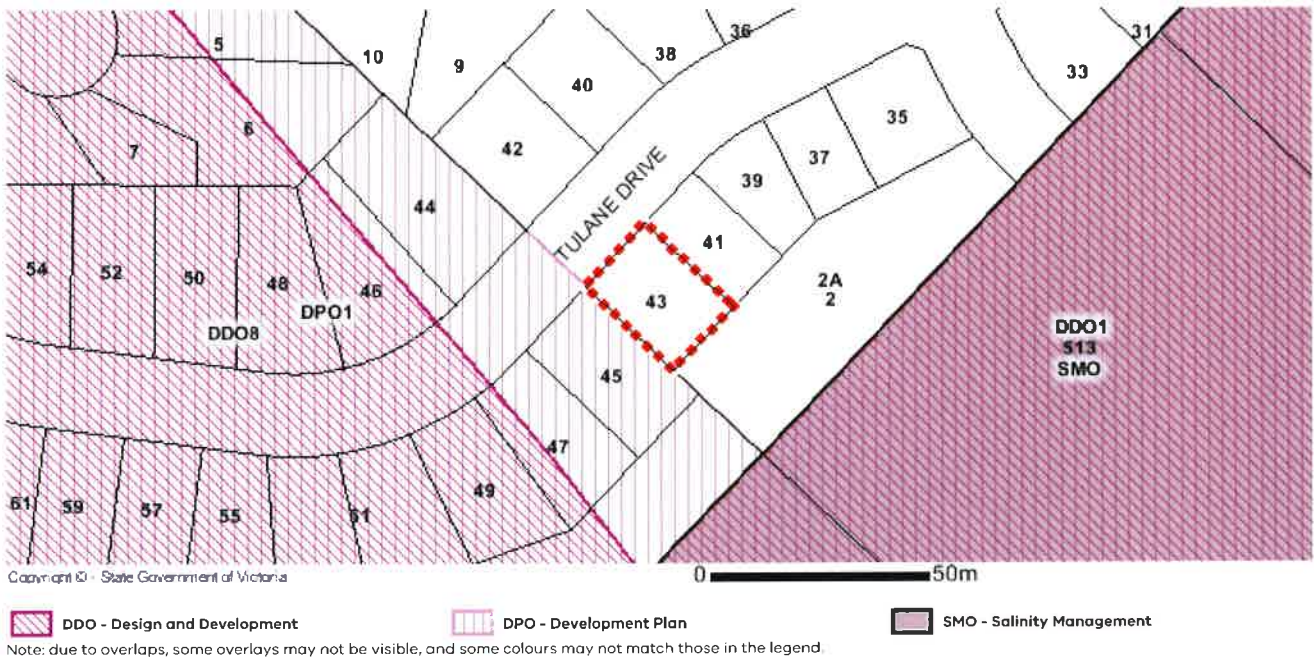
OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

[SALINITY MANAGEMENT OVERLAY \(SMO\)](#)



Further Planning Information

Planning scheme data last updated on 27 January 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>

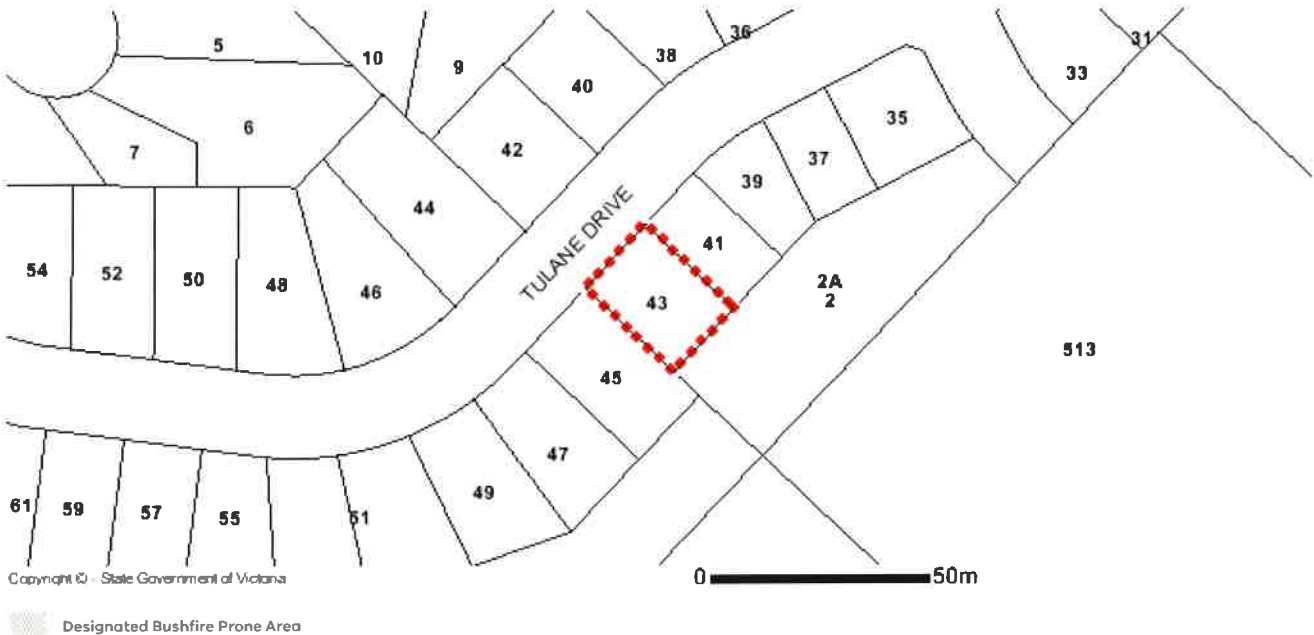
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Designated Bushfire Prone Area

**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.