VENDOR'S STATEMENT PURSUANT TO SECTION 32 OF THE SALE OF LAND ACT 1962

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

VENDOR

DEAN TREVOR JOHNSON

PROPERTY

2889 Eleventh Street, Irymple

(Lot 3 on Plan of Subdivision 133371 and being the land more particularly described in

Certificate of Title Volume 09439 Folio 661)

1. FINANCIAL MATTERS

- 1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them):
 - (a) Are contained in the attached certificates.
 - (b) Amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge of, are as follows:
 - (i) The purchaser will be liable for municipal, water, sewerage and drainage rates and charges from the date of settlement.
 - (ii) The purchaser may also become liable for State Land Tax depending on the use to which the property is put and other properties owned by the purchaser.
- 1.2 Particulars of any Charges (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.

Nil.

1.3 Terms Contract

This section 1.3 only applies if the vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land, particulars are as follows:

Not applicable.

1.4 Sale Subject to Mortgage

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or to the receipt of rents and profits, are as follows:

Nil.

2. INSURANCE

2.1 Damage and Destruction

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not applicable.

2.2 Owner-Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner builder within the preceding 6 years and section 137B of the *Building Act 1993* applies to the residence.

Not applicable.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered):

- (a) Are as set out in the attached copies of title documents otherwise none known to the vendor.
- (b) Particulars of any existing failure to comply with the terms of that easement, covenant 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.

3.2 Road Access

There is access to the property by road.

3.3 Designated Bushfire Prone Area

The land is not in a bushfire prone area under section 192A of the Building Act 1993.

3.4 Planning Scheme

Attached is a certificate with the required specified information.

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 are as follows:

Nil.

4.2 Agricultural Chemicals

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

Nil.

4.3 Compulsory Acquisition

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

Nil.

5. BUILDING PERMITS

Particulars of any building permits issued under the *Building Act 1993* in the preceding 7 years (required only where there is a residence on the land) are contained in the attached certificate.

6. OWNERS CORPORATION

The land is not affected by an Owners Corporation within the meaning of the *Owners Corporations Act* 2006.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act 1987*.

7.1 Work-in-Kind Agreement

There is no work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act* 1987).

7.2 GAIC Recording

The land is not affected by the GAIC.

8. SERVICES

The following services are not connected to the land:

- (a) gas supply
- (b) sewerage

9. TITLE

9.1 Attached is a copy of the Register Search Statement and the document, or part of the document, referred to as a "diagram location" in the Statement that identifies the land and its location.

10. DISCLOSURE OF ENERGY EFFICIENCY INFORMATION

There is no certificate relating to Energy Efficiency Information applicable.

11. DUE DILIGENCE 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 with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.

The vendor makes this statement in 1962.	respect of the land in accordance with section 32 of the Sale of Land Act
Date of this Statement:	/
Signature of the vendor:	Dean Trevor Johnson
The purchaser acknowledges being g documents before the purchaser sign	iven a duplicate of this statement signed by the vendor with the attached led any contract.
Date of this Acknowledgment:	//
Signature/s of the purchaser:	***************************************
Name/s of the purchaser:	***************************************

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 09439 FOLIO 661

Security no : 124091967315F Produced 20/08/2021 02:38 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 133371.

PARENT TITLES :

Volume 07042 Folio 365 Volume 08102 Folio 638

Created by instrument J369936 05/03/1981

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

DEAN TREVOR JOHNSON of 605 KOORLONG AVENUE IRYMPLE VIC 3498

AG654206G 27/07/2009

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS257949R 14/06/2019 BENDIGO AND ADELAIDE BANK 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 LP133371 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: 2889 ELEVENTH STREET IRYMPLE VIC 3498

ADMINISTRATIVE NOTICES

NIL

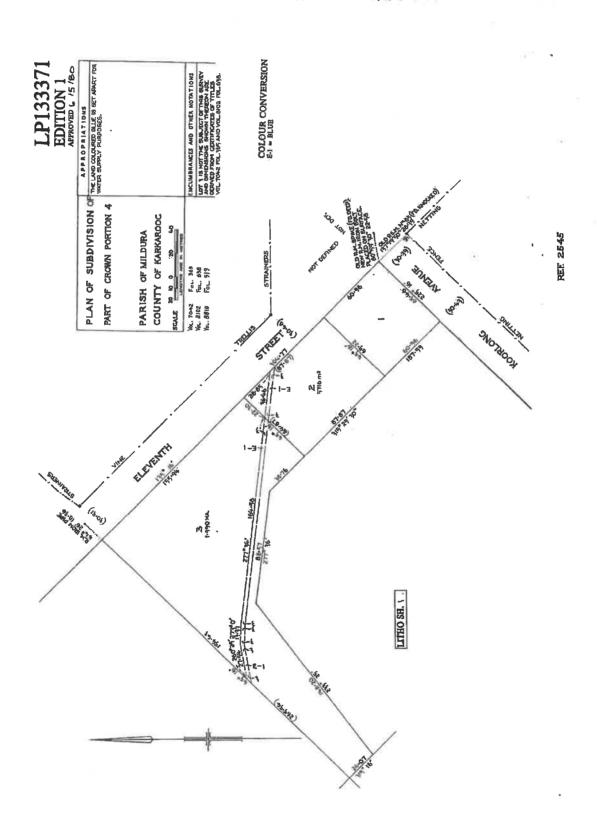
eCT Control 18057S BENDIGO BANK

Effective from 14/06/2019

DOCUMENT END

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BUILDING PERMIT

FORM 2 Building Act 1993 Building Regulations 2006 Reg 313



ABN: 12 103 020 382 Shop 2, 228-232 High Street SHEPPARTON VIC 3630 Phone:03 5822 4980 Fax 03 5822 4916 Web: www.mbav.com.au

PERMIT NO:

BS-U 37965 20170091 / 0

MBA FILE NO:

17000105

Issued to Applicant

Unique Building Services - Shepparton

2 Clarke Street

Shepparton VIC 3630

Ownership Details

Dean Johnson 2889 Eleventh Street Irymple VIC 3498

Property Details

2889 Eleventh Street, Irymple VIC 3498

Lot 3	LP/PS 133371	Vol. 09439	Fol. 661	
CA	Sect.	Parish	County	

Municipal District

Mildura Rural City Council

Allotment area 0 m²

Ph: 03 5831 4791

Fax:

Builder

Unique Building Services - Shepparton

Anthony Pickles
2 Clarke Street
Shepparton VIC 3630

Details of Practitioners & Architects:
(a) to be engaged in the building work

Name

Class

Registration No

Anthony Pickles

Builder

DB-U 2213

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

Name

Rohan Nancarrow

Class Civil Engineer **Registration No**

EC 44684

Details of domestic building work insurance (if applicable)

Insurance:

Provider: QBE Number: 420042516BWI-355 Dated: 19 Dec 2016

Details of Relevant Planning Permit (if applicable)

Permit No:

Issue Date:

Description of Building Work: Replacement of Shed

Extent of Building Work:

As shown on the approved plans

Number of storeys:

4

Area of new building work 0 m²

Estimated total value work:

\$35,427.00

Building Classification:

Part of Building

Shed

Permitted Use

Storage

MRCC RECEIVED

2 7 JAN 2017

W/Flow.....

ACUOH FILE

Security.....

BCA Class

10 Copy/Rel

☐ Permanent
☐ 1-10 Years

☐ 11-35 Years

Ref: 17000105

Page: 1 of 2

Inspection requirements

The mandatory notification stages are:

Footings

Steel Reinforcement

Frame Final

Occupation of Building:

A certificate of final inspection is required at the completion of these works.

Commencement and

Completion:

This building work must commence by 19 January 2018

and must be completed by 19 January 2019

GENERAL CONDITIONS:

Refer to notations below

SPECIFIC CONDITIONS: NIL

Building Surveyor: Wayne Allen

Registration No:

BS-U 37965

Signature:

Date of Issue:

20 January 2017

PERMIT NO:

BS-U 37965 20170091 / 0

PREFABRICATED TRUSSES / FLOORS / WALLS

Where used, the builder/owner must submit one (1) copy of the manufacturer's truss / floor / wall computations and layout and a bracing plan to the Relevant building Surveyor for approval prior to the commencement of frame construction.

CERTIFICATES

Prior to issuing an Occupancy Permit or Certificate of Final Inspection a number of certificates will be required. Certificates will cover areas including but not limited to glazing, insulation, termites, waterproofing & plumbing. Refer to the Application for occupancy at www.mbav.com.au for more information.

Regulation 317 of the Building Regulations 2006 requires that the person in charge of the carrying out of building work on an allotment ensure that the registration numbers and contact details of the builder and building surveyor, as well as the building permit number and date of issue are displayed on the allotment in a position accessible to the public prior to the commencement of building work. This sign must remain visible for the duration of the building work.

CHANGE OF DETAILS

Under Regulation 318 an owner of a building or land, for which a building permit has been issued, must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work.

LOCATION OF PERMIT & APPROVED DOCUMENTS

The person in charge of the building work must ensure that there is one complete set of approved plans, specifications and other documents on site until all work has been completed and approved.

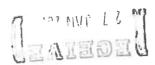
Page: 2 of 2



MBA File No. 17000105

20 January 2017

Municipal Building Surveyor Mildura Rural City Council PO Box 105 **MILDURA VIC 3502**





MBA BUILDING SERVICES P/L

ABN: 12 103 020 382

Shop 2, 228-232 High Street SHEPPARTON VIC 3630 Phone: 03 5822 4980 Fax: 03 5822 4916

Web: www.mbav.com.au

Dear Sir/Madam

RE: SITE:

No.2889 Eleventh Street, Irymple 3498

Lot: 3 PS: 133371

CA: Sec:

OWNER:

Dean Johnson

DESCRIPTION:

Replacement of Shed

BUILDING PERMIT NO.: BS-U 37965 / 20170091 / 0

In accordance with Section 30 of the Building Act 1993, please find enclosed the building permit. documentation and a cheque for \$38.30 (Cheque #604) being the lodgement fee for the building work for the above project.

Documents enclosed are as follows:

- 1 Building Permit Documentation
- 2 Insurance Documentation
- 3 Property Information Documentation
- 4 Plans
- 5 Specifications
- 6 Engineers Documentation

Should you require any further information in relation to this matter, please do not hesitate to contact the undersigned on 03 5822 4980.

Yours faithfully



Amount \$ 38-30 3 U JAN 2017 Recd. by

Wayne Allen BS-U 37965 **Relevant Building Surveyor MBA Building Services Pty Ltd**

RECEIVED 2 7 JAN 2017 Act/off Security..... Copy/Rel ☐ Permanent ☐ 1-10 Years 11-35 Years



APPROVED CHECKLIST

Approved and published by the Victorian Building Authority in accordance with section 30A of the *Building Act 1993* (Act).

Certification of lodgement of documents and payment of any lodgement fee to the relevant council required under the Act and/or the *Building Regulations 2006* (Regulations) by the relevant building surveyor (RBS).

In accordance with section 30B of the Act I, Wayne Allen of MBA Building Services Pty Ltd, hereby certify that I have lodged the documents described in the table below with the relevant council (named below) in respect of building work at the property address (named below). I further certify that any lodgement fee required under section 30B(2) has been paid.

Relevant planning permit number (if applicable)	Building permit number 20170091
Council name Mildura Rural City Council	Other permit stage file(s) submitted to council (if applicable)
RBS name Wayne Allen	RBS number BS-U 37965
RBS Signature	Date 20 Jan 2017

De	escription of document.	Yes	N/A
1.	Building permit – A copy of the building permit issued in respect of the building work.	Х	
2.	Planning permit — A copy of any relevant planning permit documents necessary to show compliance with the Act and Regulations.		
3.	Plans and documents – A copy of all plans and other documents lodged with the application for the permit in accordance with Regulation 302 to 304.	x	
	NOTE: List of documents received with the application for the building permit and any other documents requested and relied on in determining compliance of the application.		
4.	Property information — details as to whether the allotment is in an area specified in Regulation 305(g).	x	
5.	End of engagement of a building practitioner and/or architect	建筑	
	A notice(s) given to me under section 25A(1)of the Act.		
6.	Engagement of practitioner of a building practitioner and/or architect		
	A notice(s) given to me under section 25A(2) of the Act.	х	

¹ In circumstances where it is necessary to amend a building permit and/or lodge additional documents, you are required to use this checklist to do so. You are not required to resubmit documents previously lodged with council that remain unchanged. These should be marked "N/A" on the checklist accompanying the additional documents.

	lder engagement notice given to me under section 25A(3) of the Act.	YES	N/A
		DOM: N	10000
COPY.	ditional information - Any document I require under Regulation 305 including -	THE PARTY	Dig.
8(i)	Documentary evidence to support the use of a material, form of construction or design in a form referred to in clause A2.2 of the BCA Volume One or clause 1.2.2 of the BCA Volume Two.	X	
8(ii)	A survey plan of existing site conditions prepared by a registered licensed surveyor under the Surveying Act 2004.	Х	
8(iii)	Certificate of title to the allotment under the Transfer of Land Act 1958.	Х	
Descri	otion of document	1	
8(iv)	Evidence of ownership of the allotment or evidence that a contract has been entered into pursuant to section 9AA of the Sale of Land Act 1962 in respect of the allotment.	X	
8(v)	Evidence that each building practitioner to be engaged in, or to carry out, the building work holds a building practitioner's certificate issued under the Act or is a registered architect under the Architects Act 1991 or is an insured architect (as the case requires).	X	
9. Pro	tection work		
9(i)	A copy of Form 3 served on me under section 84 of the Act.		
9(ii)	A copy of Form 4 given to me under section 85 of the Act.		
9(iii)	Disagreement or request for further information — A determination made by me under section 87 of the Act.		
10. Del	erminations and modifications	NEW STREET	1
Ad	etermination of the Building Appeals Board.		
11. Per	formance solutions	000	
11(i)	Performance solution determination – A determination by me under the National Construction Code (NCC) that a performance solution complies with a performance requirement of the NCC ("the performance solution determination").		
11(11)	Performance solution documentation – Any computations or reports relied upon by me in making the performance solution determination.		
12. Rej	port and consent	1	200
	report and consent of a reporting authority referred to in Regulation 308 and hedule 4 of the Regulations and section 29A of the Act.		
13. Cor	nbined allotments		1
Α	determination by me under Regulation 502.		
14. Bui	lding sub-division		
An	exemption given by me under Regulation 503.		
15. Pro	tection of public	To all	75 30
	tails of precautions approved by me under Regulation 604 to protect the safety of e public.		
	erations		ME SI
A	consent given by me under Regulation 608.		
17. Exi	ts and paths to exits	10	17960
Hamile .	consent given by me under Regulation 609.	Wall Sail	
	ange of use	10 × 3 ×	STORE .

An exemption given by me under Regulation 1011.		
19. Domestic Building Work		16.13
19(i) A copy of the domestic building insurance certificate.		
19(ii) A copy of the owner builder certificate of consent.		
20. Other documentation		1873
Any other document required by me under Clause 2 of Schedule 2 of the Act not represented above — list below: -	Х	



Domestic Building Insurance Certificate of insurance

Policy Number 420042516BWI-355

QBE Insurance (Australia) Ltd 628 BOURKE STREET MELBOURNE VIC 3000 Phone: (03) 9245 2666 Fax: (03) 9246 2611 ABN: 78 003 191 035 AFS License No: 239545



DEAN JOHNSON 2889 ELEVENTH ST **IRYMPLE 3498**

Name of Intermediary AON-HIA (VIC) UNIQUE BLDG. SERVICES PTY. LTD 4 / 70 JOLIMONT STREET MELBOURNE VIC

Account Number 42HIA36 Data Issued 19/12/2016

Folicy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

DATE OF ISSUE, 19 Jan 2017 A contract of insurance complying with the Ministerial Order for Domestic Building Insurance Issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by QBE insurance (Australia) Limited ABN 78 003 191 035 for and on behalf of the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

APPROVED BUILDING ACT 1993 BUILDING REGULATIONS 2006

Domestic Building Work

At the property

Carried out by the builder

ALTERATIONS AND ADDITIONS STRUCTURAL

2889 ELEVENTH STREET **IRYMPLE VIC 3498**

UNIQUE BUILDING SERVICES PTY L

ACN: 086 537 279

Important note: If the builder's name and/or its ABN/ACN listed above does not exactly match with the Information on the domestic building contract, please contact QBE IMMEDIATELY. If these details are incorrect, the domestic building work will not be covered.

For the building owner

Pursuant to a domestic building contract dated

For the contract price of

Type of cover

DEAN JOHNSON 15/12/2016

\$35,427.00

Cover is only provided if UNIQUE BUILDING SERVICES PTY L has died, becomes insolvent or has disappeared or falls to comply with a

Tribunal or Court Order

Period of cover

Cover commences on the earlier of the date of the domestic building contract or date of building permit for the domestic building work and concludes:

- Two years from completion of the domestic building work or termination of the domestic building contract for non structural defects*
- Six years from completion of the domestic building work or termination of the domestic building contract for structural defects*

The maximum policy limit for all claims made under this policy is

\$300,000 all inclusive of costs and expenses*

The maximum policy limit for all claims for noncompletion of the domestic building works is

20% of the contract price*

"The cover and policy limits described in this Certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to, the terms, limitations and exclusions contained in the policy terms and conditions.



Domestic Building Insurance Certificate of Insurance

Policy Number 420042516BWI-355

QBE Insurance (Australie) Ltd 628 BOURKE STREET MELBOURNE VIC 3000 Phone: (03) 9246 2696 Fixe: (03) 9246 2611 ABN: 78 003 181 035 AFS License No: 239545



Subject to the Building Act 1993, and the Ministerial Order and the conditions of the insurance contract, cover will be provided to the Building Owner named in the domestic building contract and to the successors in title to the Building Owner in relation to the domestic building work undertaken by the builder.

Issued by QBE Insurance (Australia) Limited for and on behalf of

Victorian Managed Insurance Authority (VMIA)

Domestic Building Insurance Premium and Statutory Costs

 Base DBI Premium
 \$429.00

 GST
 \$42.90

 Stamp Duty
 \$47.19

Total \$519.09

IMPORTANT:

This certificate must be read in conjunction with the policy terms and conditions and kept in a safe place.

These documents are very important and must be retained by you and any successive owners of the property for the duration of the period of cover.

TANTASA-1207



Domestic Building Insurance Certificate of Insurance

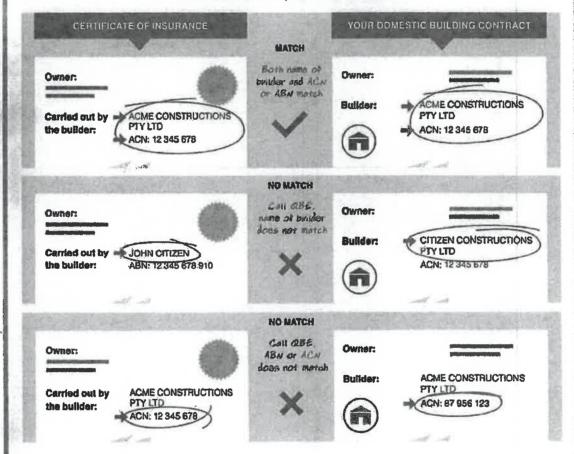
Policy Number 420042516BWI-355

QBE Insurance (Australia) Ltd 628 BOURKE STREET MELBOURNE VIC 3000 Phone: (03) 9246 2668 Fist: (03) 9246 2611 ABN: 78 003 191 035 AFS License No: 239545



If the information on this Certificate does not match what's on your domestic building contract, please contact QBE IMMEDIATELY on 1300 790 723

Below are some examples of what to look for:



Frings -

TETOBIA

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REGISTER SEARCH STATEMENT (Title Search) Transfer of

Page 1 of 1

Land Act 1958

Security no : 124064138014V Produced 17/01/2017 04:53 pm

LAND DESCRIPTION

VOLUME 09439 FOLIO 661

Lot 3 on Plan of Subdivision 133371.
PARENT TITLES:
Volume 07042 Folio 365 Volume 08102 Folio 638
Created by instrument J369936 05/03/1981

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
DEAN TREVOR JOHNSON of 605 KOORLONG AVENUE IRYMPLE VIC 3498
AG654206G 27/07/2009

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AG654207E 27/07/2009 AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

WARRANT OF SEIZURE AND SALE AK935534N SERVED 28/02/2014 ACTION NUMBER SCI 00680/2014

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 LP133371 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: 2889 ELEVENTH STREET IRYMPLE VIC 3498

ADMINISTRATIVE NOTICES

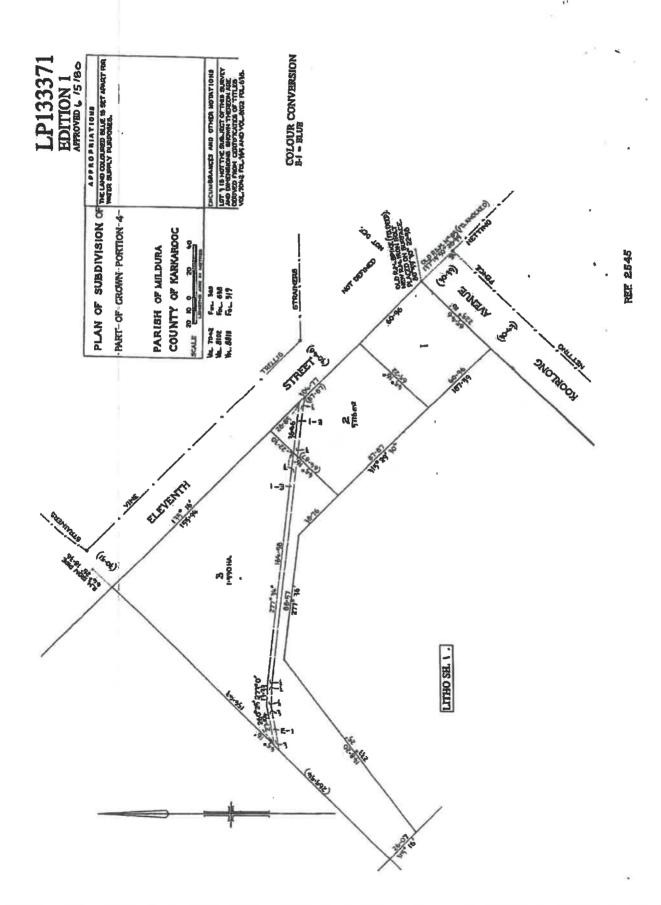
NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED Effective from 23/10/2016

DOCUMENT END

Title 9439/661

Page 1 of 1



Planning Property Report

from www.dtpli.vic.gov.au/planning on 19 January 2017 11:33 AM

Address: 2889 ELEVENTH STREET IRYMPLE 3498

Lot and Plan Number: Lot 3 LP133371

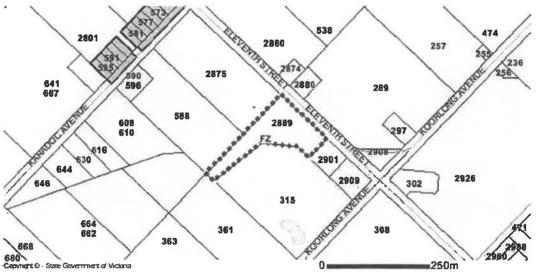
Local Government (Council): MILDURA Council Property Number: 31191

Directory Reference: VicRoads 3 E5

Planning Zone

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE



Note: laucis for zones may appear ou	talde trie actual 2011e • please compare trie le	beis with the legend.
Zones Legend		
ACZ - Activity Centre	IN1Z - Industrial 1	R1Z - General Residential
B1Z - Commercial 1	IN2Z - Industrial 2	R2Z - General Residential
B2Z - Commercial 1	IN3Z - Industrial 3	R3Z - General Residential
B3Z - Commercial 2	LDRZ - Low Density Residential	RAZ - Rural Activity
B4Z - Commercial 2	MUZ - Mixed Use	RCZ - Rural Conservation
B5Z - Commercial 1	NRZ - Neighbourhood Residential	RDZ1 - Road - Category 1
C1Z - Commercial 1	PCRZ - Public Conservation & Resource	RDZ2 - Road - Category 2
C2Z - Commercial 2	PDZ - Priority Development	RGZ - Residential Growth
CA - Commonwealth Land	PPRZ - Public Park & Recreation	RLZ - Rural Living
CC2 - Capital City	PUZ1 - Public Use - Service & Utility	RUZ - Rural
CDZ - Comprehensive Development	PUZ2 - Public Use - Education	SUZ - Special Use
DZ - Dockland	PUZ3 - Public Use - Health Community	TZ - Township
ERZ - Environmental Rural	PUZ4 - Public Use - Transport	UFZ - Urban Floodway
F2 - Farming	PUZ5 - Public Use - Cemetery/Crematorium	UGZ - Urban Growth
GRZ - General Residential	PUZ6 - Public Use - Local Government	
GWAZ - Green Wedge A	PUZ7 - Public Use - Other Public Use	 Urban Growth Boundary
GWZ - Green Wedge	PZ - Port	
	Tram River, stream	Lake, waterbody

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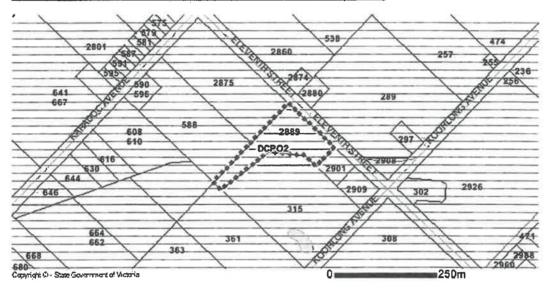
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Land, Water and Planning

Planning Overlay

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO) DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)



Overlays Legend

9.59	AEO - Airport Environs		LSIO - Land Subje	ct to Inundatio	ท
	BMO - Bushfire Management (also WMD)	5.50	MAEO1 - Melbourn	ne Airport Envi	rons 1
	CLPO - City Link Project		MAE02 - Melbourr	ne Airport Envi	rons 2
	DCPO - Development Contributions Plan		NCO - Neighbourh	ood Character	
7777	DDO · Design & Development		PO - Parking		
1111	DDOPT - Design & Development Part		PAO - Public Acqu	isition	
	DPO - Development Plan		R0 · Restructure		
100	EAD - Environmental Audit	*****	RCO - Road Closu	re	
100	EMO - Erosion Management		SBO - Special Buil	ding	
	ESO - Environmental Significance		SLO - Significant L	andscape	
Special Contracts	FO · Floodway		SMD - Salinity Mar	nagement	
	HO - Heritage		SRO - State Resor	arce	
11/1/	IPO - Incorporated Plan	EVANS.	VPO - Vegetation	Protection	
44	HIII Railway III Tram		River, stream	6310	Lake, waterbody

Note: due to overlaps some colours on the maps may not match those in the legend.

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Department of Environment, Land, Water and Planning

Further Planning Information

Planning scheme data last updated on 19 January 2017.

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, local, particular and general 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 <u>Planning Schemes Online</u>

This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning & 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 <u>Titles and Property Certificates</u>

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

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

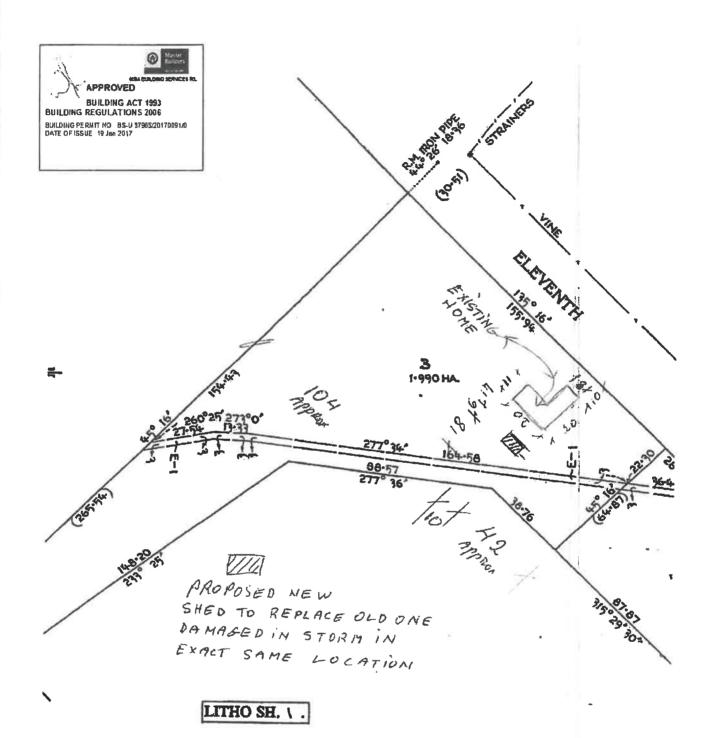
For other information about planning in Victoria visit www.delwp.vic.gov.au/planning

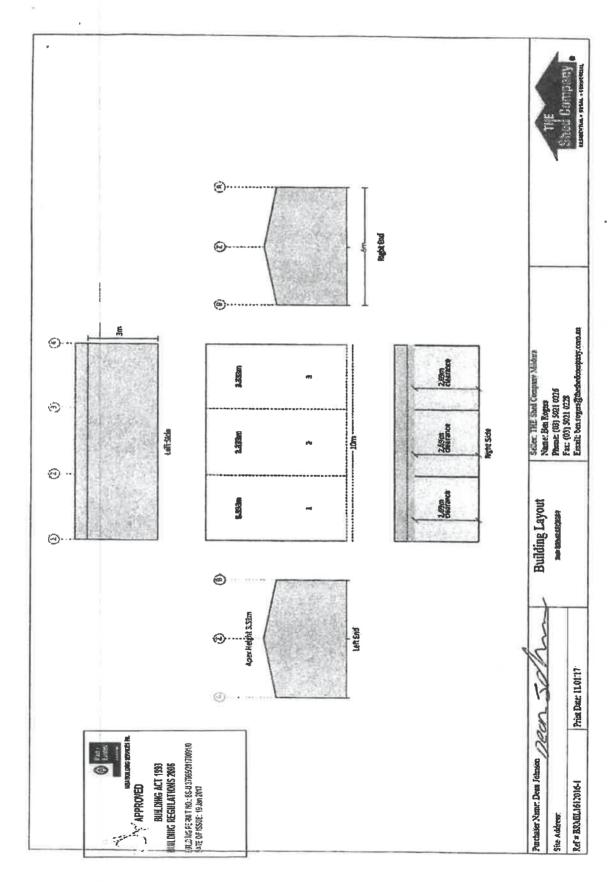
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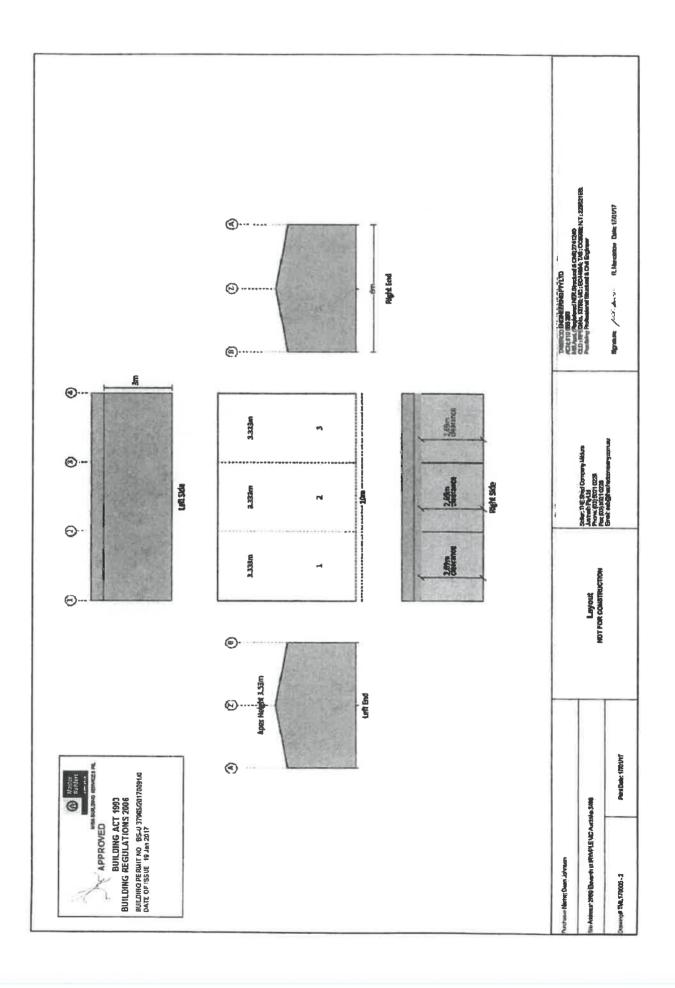
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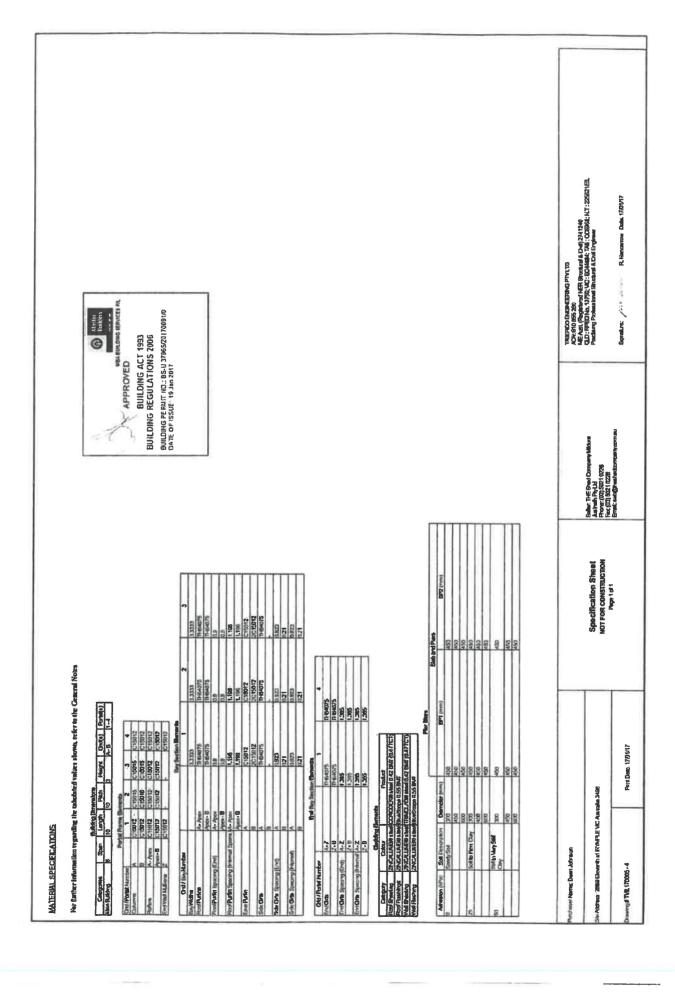


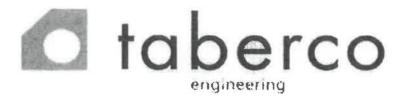




Supplying premium quality BlueScope buildings manufactured locally.







5004 Emerald Islands Dr Carrara, Qld 4211 Phone: 07 5657 4456 Fax: 07 5594 2022

17 January, 2017

To whom it may concern

The actual usage of the building is not able to be finalised by the engineer. This certification is done in accordance with the purchaser of the building's advice of the building's Importance Level. Any approving authority should confirm that the Importance Level nominated is appropriate for the building's usage.

The structural design of the steel building (as detailed in drawing TMIL170005, see index below) for Dean Johnson to be built at the geographic coordinates of -34.2173 and 142.18962. The address of the site has been given as 2889 Eleventh at IRYMPLE VIC Australia 3498 has been carried out by me using the Multiframe Structural Engineering Analysis Program.

The design has been done in accordance with the NCC:2016, AS/NZS 4600:2005, AS/NZS 1170.1:2002, AS/NZS 1170.2:2011, AS 4055:2012, AS 4100:1998, AS 2870:2011 and AS 3600:2009.

Design Criteria: Max Design Wind Speed of 37.2 m/s. Refer to Design Information Sheet for the 8 cardinal directions breakdown.

Drawing Number	Date	Description	
TMIL170005 - 2 TMIL170005 - 3 TMIL170005 - 4 TMIL170005 - 5 TMIL170005 - 6 TMIL170005 - 7 TMIL170005 - 8 TMIL170005 - 9	17/01/2017 17/01/2017 17/01/2017 17/01/2017 17/01/2017 17/01/2017 17/01/2017	General Notes Layout Specification Sheet Bracing Concrete Piers Slab Dimensions Connection Details Flashing Fixing Details	APPROVED BUILDING ACT 1993 BUILDING REGULATIONS 2006 BUILDING PERMIT NO 35-U 37965/20170091/0 DATE OF ISSUE 19 Jan 2017

Some drawings have multiple pages, eg. "1 of 3".

Signed

R. Nancarrow for and on behalf of

TABERCO ENGINEERING PTY LTD

(ACN 610 855 260)

Building Act 1993 BUILDING REGULATIONS 2006 Regulation 1507

CERTIFICATE OF COMPLIANCE -- DESIGN

To:

Postal address

From:

Building Practitioner.

Rohan Nancarrow M.I.E.Aust., CPEng (NER Structural & Civil)

Category/Class: ENGINEER -STRUCTURAL & CIVIL

Postal Address: 5004 Emerald Islands Dr, Carrara, QLD, 4211 Phone: (07) 5594 2012 Fax: (07) 5594 2022

Property Details:

2889 Eleventh st IRYMPLE VIC Australia 3498

Compliance:

I did prepare the design and I certify that the part of the design described as a steel building as described in the attached drawings complies with the following provisions of the regulations.

NCC:2016 and the following Australian standards: AS/NZS4600:2005, AS/NZS 1170.0 2002, AS/NZS 1170.1:2002, AS/NZS

1170.2:2011, AS/NZS 1170.3:2002, AS/NZS 1170.4:2007, AS4100:1998, AS2870:2011 and AS3600:2009.

Design Criteria: Max Design Wind Speed of 37.2 m/s. Refer to Design Information Sheet for the 8 cardinal directions breakdown.

The actual usage of the building is not able to be finalised by the engineer. This certification is done in accordance with the purchaser of the building's advice of the building's Importance Level. Any approving authority should confirm that the Importance Level nominated is appropriate for the building's usage.

Flashing Fixing Details

Design Documents:

Covering letter of certification

Reference	TMIL170005 - 2	General Notes
	TMIL170005 - 3	Layout
	TMIL170005 - 4	Specification Sheet
	TMIL170305 - 5	Bracing
	TMIL170005 - 6	Concrete Piers
	TMIL170005 - 7	Slab Dimensions
	TMIL170005 - 8	Connection Details

TMIL170005 - 9

Signature: Signed Building Practitioner

Registration No: EC44684

fed Alons

Date: 17-1-2017

APPROVED

BUILDING REGULATIONS 2006

BUILDING ACT 1993

BUILDING PERMIT NO BS-U 37965/2017039 NO OATE OF ISSUE 19 Jan 2017

Design Information Sheet



Building Details

Item		Design Value	
Building Description	Portal Design Steel Frame	and Steel Clad Building	
Job Reference #	TMIL170005		
Site Address	2889 Eleverah st IRYMP	LE VIC 3498	
Building Classification	Class 10		
Effective Design Height	3.26 m	3.26 m	
	Main Building	Left Leanto	Right Leanto
Length	10m	NA	NA
Bay Size	3 evenly spaced	NA	NA
Span	6m	NA	NA
RoofPitch	10 degrees	NA	NA

Pressure Coefficients

Item	Design Value	Reference
Internal Pressure coefficient CPI	0.7	AS/NZS 1170.2 Clause 5.3
Windward Wall (External Across)	0.7	AS/NZS 1170.2 Table 5.2 (A)
Windward Rafter (External Across)	-0.9, -0.4	AS/NZS 1170.2 Table 5.3 (B)
Leeward Rafter (External Across)	-0.52	AS/NZS 1170.2 Table 5.3 (C)
Leeward Wall (External Across)	-0.5	AS/NZS 1170.2 Table 5.2 (B)
Side Wall (External Along)	-0.65	AS/NZS 1170.2 Table 5.2 (C)
Rafters (External Along)	-0.88, -0.39	AS/NZS 1170.2 Table 5.3 (A)
Local Pressures Applied	Yes	AS/NZS 1170.2 Table 5.6

Site Classification

Item	N	NE	E	SE	S	SW	W	NW
Wind Region	A1							
Importance level	2							
Terrain Category	2.5	2.5	2,5	2.5	2.5	2.5	2.5	2.5
Shielding Multiplier (Ms)	0.83	0.86	1	1	1	1	0.92	0.9
Topographic Multiplier (Mt)	1	1	1	1	1	1	1	1
Wind Direction Multiplier (Md)	0.9	0.8	0.8	0.8	0.85	0.95	1	0.95
Design Wind Speed	37.2 ı	n/s						
Snow Load Factor	0kPa							
Seismic Factor (Z)	NA							





SITE SPECIFIC DESIGN CRITERIA ANALYSIS

Job #TMIL170005

Prepared for:

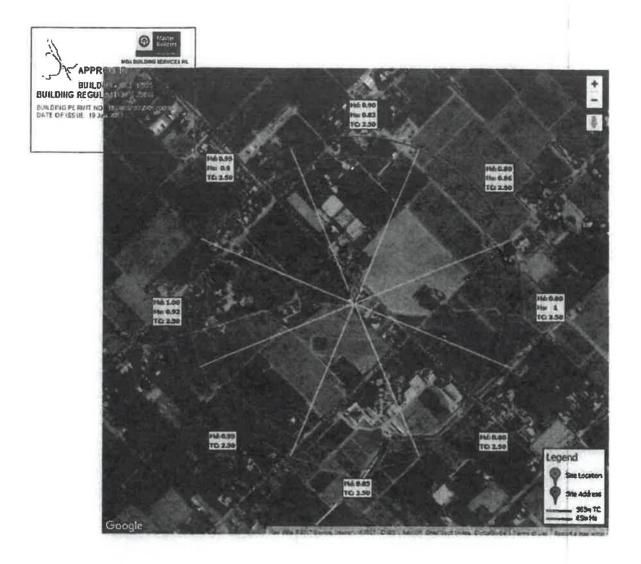
Dean Johnson 2889 Eleventh st IRYMPLE VIC Australia 3498

Certifled by: Taberco Engineering Issued:

Tuesday, 17 January 2017

Building Details:

Span: 6 Height: 3 Length: 10



Site Address: 2889 Eleventh st IRYMPLE VIC Australia 3498

Executive mary - Site Specific Analysis

The slosing analysis of the building has not been considered for each of the 4 orthogonal directions. Hence the Builting has not been considered for each of the 4 orthogonal directions. Hence the Builting has not been considered for each of the 4 orthogonal directions. Hence the Builting has not been considered for each of the 4 orthogonal directions. Hence the Builting has not been considered for each of the 4 orthogonal directions. Hence the Builting has not been considered for each of the 4 orthogonal directions. Hence the Builting has not been considered for each of the 4 orthogonal directions. Hence the Builting has not been considered for each of the 4 orthogonal directions. Hence the Builting has not been considered for each of the 4 orthogonal directions has been used as the design wind speed. This is a Builting has not been considered for each of the 4 orthogonal directions has been used as the design wind speed. This is a Builting has not been considered for each of the 4 orthogonal directions has been used as the design wind speed. This is a Builting has not been considered for each of the 5 orthogonal directions has been used as the design wind speed. This is a Builting has not been considered for each of the 4 orthogonal directions has been used as the design wind speed. This is a Builting has not been considered for each of the 4 orthogonal directions has been used as the design wind speed in a builting has not been considered for each of the 4 orthogonal directions has been used as the design wind speed in a builting has not been considered for each of the 4 orthogonal directions has been used as the design wind speed in a builting has not been considered for each of the 4 orthogonal directions has been used as the design wind speed in a builting has not been considered for each of the 4 orthogonal directions has been used as the design wind speed in a builting has not been considered for each of the 4 orthogonal directions has not been considered for each of the 4 orthogonal directions have bee

Each cardinal direction has been considered and the results are summarised below

Factor	N	NE	E	SE	S	SW	W	NW
Wind Region				A	1			
Importance level (IL)		2						
Regional Wind Speed (Vr)				4	5			
Terrain Category (TC)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Terrain Category Multiplier (Mz)	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Shielding Multiplier (Ms)	0.83	0.86	1	1	1	11	0.92	0.9
Topographic Multiplier (Mt)	1	1	1	1	1	14	1	_ 1
Wind Direction Multiplier 1 (Md1)	0.9	0.8	0.8	8.0	0.85	0.95	1	0.95
Site specific design wind speed (Vslte1)	30	30	31.4	31.4	33.3	37.2	36.1	33.5
Wind Direction Multiplier 2 (Md2)	0.9	0.8	0.8	0.8	0.85	0.95	1	0.95
Site specific design wind speed (Vsite2)	30	30	31.4	31.4	33.3	37.2	36.1	33.5

Design Wind Speed (Vsite1)

37.2 m/s

for the resultant forces and overturning moments on the complete building and wind actions on major structural elements.

Design Wind Speed

(Vsite2)

37.2 m/s

For all other cases, including cladding and immediate supporting members

(Purlins and Girts)

Snow Load

Nil

Seismic Factor

Nil

The following pages detail how these results were obtained.

This report details now the Site Specific Design Criteria has been determined. Specifically, the following is a solic of the solic of t

BUILDING PERMIT NO. 55-1 334550 [7795] IN WIND Speed

- a. Importance Level
- b. Wind Region
- c. Annual Probability of Exceedance
- d. Regional Wind Speed Vr
- e. Wind Direction Multiplier Md
- f. Terrain category & Terrain Category Factor -Mzcat
- g. Shielding Multiplier Ms
- h. Topographic Factor Mt
- 2. Ground Snow load- Sg
- 3. Earthquake Probability & Hazard Factor Kp & Z



We have confirmed with the client that an Importance Level of 2 is appropriate based on the building types but give for the NCC Vol 1 table B1.2a, and the NCC Guide to Vol 1 where it lists examples of building types for a purification of the consideration of hazard to human life combined with impact on the public as per table B1.2

Should the certifiers come across any information that may challenge this, then please contact us so that we can discuss and reassess if necessary.

A generalised description of Importance Levels is given in table B1.2a of the NCC 2016 BCA - Volume One.

Importance Level	
1	Buildings or structures presenting a low degree of hazard to life and other property in the case of failure
2	Buildings or structures not included in Importance Level 1, 3 or 4
3	Buildings or structures that are designed to contain a large number of people.
4	Buildings or structures that are essential to post-disaster recovery or associated with hazardous facilities

B1.2

STRUCTURE

Example

A hospital may be of importance Level 4 if it is the only hospital in an area. The same hospital may be of importance Level 3 if it is one of many in an area.

A general method for the determination of the Importance level of any building is to assess the hazard to human life and the impact on the public in the event of building failure as follows:

		Building Imp	ortance Levels				
		Impact on the public					
		i (Low)	II (Moderate)	lii (Substantiai)	IV (Extreme)		
	A (Low)	1	2	2	3		
Hanned To	B (Moderate)	2	2	3	3		
Hazard To Human Life	C (Substantial)	2	3	3	4		
	D (Extreme)	3	3	4	4		

The annual probability of exceedance varies with the type of action.

Example

Building failures due to earthquake or cyclone may be widespread and therefore have more impact on the public than say thunderstorms, that affect relatively smaller areas.



BUILDING REGULATIONS description of building types has been provided to which Importance Levels have BUILDING REGULATIONS assigned. The "Importance Level" concept is applicable to building structural safety only.

Date Office up to the provided in the following Table. The examples are not exhaustive.

Importance Level	Examples of building types					
1	Farm buildings and farm sheds					
	Isolated minor storage facilities					
	Minor temporary facilities.					
2	Low rise residential construction					
	Buildings and facilities below the limits set for Importance Level 3.					
3	Buildings and facilities where more than 300 people can congregate in one area.					
	Buildings and facilities with a primary school, a secondary school or day care facilities with a capacity greater than 250.					
	Buildings and facilities with a capacity greater than 500 for colleges or adult educational facilities					
	Health care facilities with a capacity of 50 or more residents but not having surgery or emergency treatment facilities					
	Jails and detention facilities					
	Any occupancy with an occupant load greater than 5000					
	Power generating facilities, water treatment and waste water treatment facilities, any other public utilities not included in Importance Level 4					
	Buildings and facilities not included in Importance Level 4 containing hazardous materials capable of causing hazardous conditions that do not extend beyond property boundaries.					
4	Buildings and facilities designated as essential facilities					
	Buildings and facilities with special post disaster functions					
	Medical emergency or surgery facilities					
	Emergency service facilities: fire, rescue, police station and emergency vehicle garages					
	Utilities required as backup for buildings and facilities of Importance Level 4					
	Designated emergency shelters					
	Designated emergency centres and ancillary facilities					
	Buildings and facilities containing hazardous materials capable of causing hazardous conditions that extend beyond property boundaries.					

Importance levels must be assigned on a case by case basis.

NCC 2016 Guide to the BCA Volume One

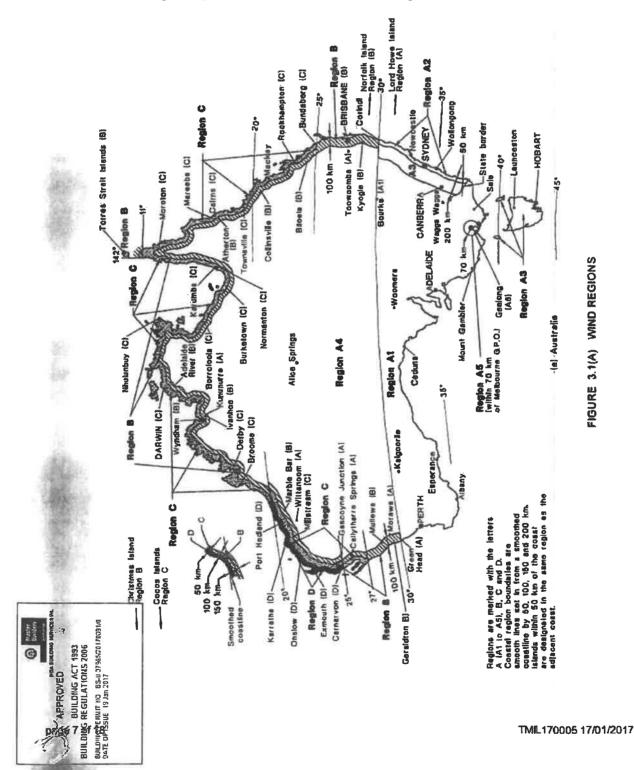
Page 85

1 b. Wind Region - A1

The wind regions for Australia are given in figure 3.1 (A) of AS/NZS 1170.2:2011 - Structural design actions. Part 2: Wind actions plus amendments (herein after referenced as AS/NZS 1170.2)

The site is located at 2889 Eleventh st IRYMPLE VIC Australia 3498 which has the geographic coordinates of -34.2173, 142.1896.

Based on the Wind Region Map below, the site is located in Wind Region A1



1 c. Annua bability of Exceedance - 1:500

APPROVED APPROVED

TailguBuRbaciBesign Events for Safety of the NCC 2016 BCA - Volume 1 gives the annual probability of BUIL BUILER HALT OF ISSUE 19 Jun 2016

DATE OF ISSUE 19 Jun 2017

 7 2001 6.017								
Importance	Annual probability of exceedance							
Level	Wind		Snow	Earthquake				
	Non Cyclonic	Cyclonic						
1	1:100	1:200	1:100	1:250				
2	1:500	1:500	1:150	1:500				
3	1:1000	1:1000	1:200	1:1000				
4	1:2000	1:2000	1:250	1:1500				

For wind, as the site is non cyclonic and has an importance level of 2, the Annual Probability of Exceedance is read from the table as 1:500



From Cleibos & 1 left AS/NZS 1170.2 for Region A1 and an Annual Probability of Exceedance of 1:500 gives a BUILDING PERUIT NO. 95-013796520170091/0 DATE OF ISSUE 15 Jan 2017

TABLE 3.1 **REGIONAL WIND SPEEDS**

	Region								
Regional wind speed (m/s)		Non-cyclonic		Cyclonic					
	A (i to 7)	W	B	C	D				
F_1	30	34	26	23× F _C	23x F _D				
F _g	32	39	28	33× F _C	35× F _D				
1°10	34	41	33	39× F _C	43× F _D				
F ₂₀	37	43	38	45× F _C	51× F _D 3				
V ₂₅	37	43	39	47× Fc	53× F _D				
V ₃₀	39	45	44	52 × Fc	60 × F _D				
3' ₁₀₄	41	47	48	56 × Fc	66 × Fp				
£'200	43	49	52	61 x Fc	72 × Fp				
V ₂₅₀	43	49	53	62 × Fc	74 × F _D				
F ₅₀₀	45	51	57	66 x Fc	80 × F _D				
F1908	46	53	60	70 × Fc	85 × F _D				
V ₂₀₀₀	48	54	63	73 × Fc	90 × F _D				
V ₂₃₀₆	48	55	64	74 × Fc	91 x F _D				
₽ _{Seco}	50	56	67	78 × F _C	95 × F ₀				
Vision	51	58	69	81 × Fc	99 x F _U				
J'a (R≥5 years)	67-41R-11	104-70R-5945	106-92R-11	Fc (122-104R-41)	Fp (156-142R-61)				



Table BUILDING REGULATIONS 2006

Table BUILDING REGULATIONS 2006

BUILDING PERMIT NO BS-U 37965/20170091/0 DATE OF ISSUE 19 Jun 2017

TABLE 3.2
WIND DIRECTION MULTIPLIER (M_d)

Cardinal directions	Region A1	Region A2	Region A3	Region A4	Region A5
N	0.90	0.80	0.85	0.90	1.00
NE	0.80	0.80	0.80	0.85	0.85
E	0.80	0.80	0.80	0.90	0.80
SE	0.80	0.95	0.80	0.90	0.80
S	0.85	0.90	0.80	0.95	0.85
SW	0.95	0.95	0.85	0.93	0.90
	1.00	1.00	0.90	0.95	1.00
NW	0.95	0,95	1.00	0.90	0.95
Any	1.00	1.00	1.00	1,00	1.00

1 f. Terrainegory & Terrain/Height Multiplier - Mz APPROVED

BUILDING ACT 1993

BUILDING REGILLATION 3 2006

AS NOTE 1170.2 Section 4

2.1 details the types of terrain categories that are applicable. These are:

Building Regillation 3 101.3 Section 4

2.1 details the types of terrain categories that are applicable. These are:

Terrain Category 1 (TC 1): Very exposed open terrain with few or no obstructions and enclosed, limited sized water surfaces at serviceability and ultimate wind speeds in all wind regions, e.g. flat, treeless, poorly grassed plains; rivers, canals and lakes; and enclosed bays extending less than 10km in the wind direction.

Terrain Category 1.5 (TC 1.5): Open water surfaces subjected to shoaling waves at serviceability and ultimate wind speeds in all wind regions, e.g. near-shore ocean water; large unenclosed bays on seas and oceans; lakes; and enclosed bays extending greater than 10km in the wind direction

Terrain Category 2 (TC 2): Open terrain, including grassland, with wall scattered obstructions having heights generally from 1.5m to 5m, with no more than two obstructions per hectare, e.g. farmland and cleared subdivisions with isolated trees and uncut grass.

Terrain Category 2.5 (TC 2.5): Terrain with a few or isolated obstructions. This category is intermediate between TC 2 and TC 3 and represents the terrain in developing outer urban areas with scattered houses, or large acreage developments with fewer than 10 buildings per hectare.

Terrain Category 3 (TC 3): Terrain with numerous closely spaced obstructions having heights generally from 3 to 10m. The minimum density of obstructions shall be at least the equivalent of 10 house-size obstructions per hectare, e.g. suburban housing, light industrial estates.

Terrain Category 4 (TC 4): Terrain with numerous large high (10m to 30m tall) and closely spaced obstructions, such as large city centres and well developed industrial complexes.

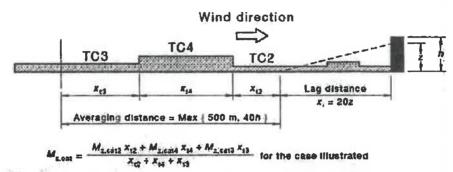
TABLE 4.1 TERRAIN/HEIGHT MULTIPLIERS FOR GUST WIND SPEEDS IN FULLY DEVELOPED TERRAINS—ALL REGIONS

Malaha (a)		Terrain/height multiplier (M _{2,est})					
Height (z) m	Terrain category 1	Terrain category 2	Terrain category 3	Terrain category 4			
≤3	0.99	0.91	0.83	0.75			
5	1.05	0.91	0.83	0.75			
10	1.12	1.00	0.83	0.75			
15	1.16	1.05	0.89	0.75			
20	1.19	1.08	0.94	0.75			
30	1.22	1.12	1.00	0.80			
40	1.24	1.16	1.04	0.85			
50	1.25	1.18	1.07	0,90			
75	1.27	1.22	1.12	0.98			
100	1.29	1.24	1.16	1.03			
150	1.31	1.27	1.21	1.13			
200	1.32	1.29	1.24	1.16			

Note: For intermediate values of height and terrain category, use liner interpolation.

ASULTS ROLL Section 4 2.3 goes on to describe the averaging of terrain categories and terrain height

autinate day distance (included as equivalent to the shielding zone) has been ignored when considering the terrain care specific day 2017 caregory.



NOTE: The terrain within the lag distance, a is ignored when averaging terrain-height multipliers.

FIGURE 4.1 EXAMPLE OF AVERAGING OF TERRAIN-HEIGHT MULTIPLIERS

Further to this averaging process is the need to often consider various changes in Terrain Category other than the simple case of changes occurring as the distance is fanned out from the site.

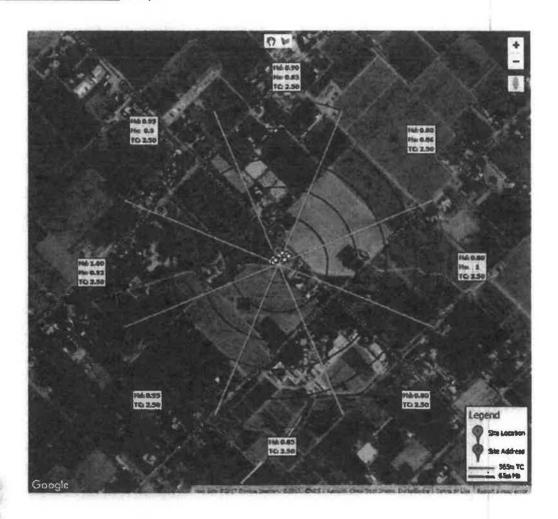
Where appropriate, a method of considering 100m sectors within each cardinal direction and then averaging the terrain category within each sector based on area has been adopted. This method requires advance programing techniques in combination with Google mapping API's, but gives the most accurate result.

properties shows the terrain category determined for each of the 8 cardinal directions.

BUILDING ACT 1993

BUILDING ACT

Within the terrain category zone the satellite image shows the extent of current development and likely development within the next 5 years.



The average height of the building is 3.26 meters. Using table 4.1 from AS/NZS 1170.2 the value of Mz can be interpolated

Factor	N	NE.	E	SE	S	SW	W	NW
Terrain Category	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Terrain Category Multiplier	0.87	0.87	0.87	0.87	0,87	0.87	0.87	0.87

page 13 of 18

TMIL170005 17/01/2017



As DEFINER 19570.2 clause 4.3.1 shielding from tress or vegetation has not been included. BUILDING REGULATIONS 2006

BUILDING PERSON TO 195 H 37965 ZO 1700 100 be considered:

- 1. Only buildings whose height is equal to or greater than the building being considered shall be deemed to
- 2. Shielding is considered only within the area of 20 times the average height of the building being considered.
- 3. Each 45 degree sector must be considered individually 8 cardinal directions
- 4. If the slope of the terrain is greater than 0.2 (1:5), then no shielding is applicable. (100m rise or fall over 500m).

Assessment has also taken into account be the probable future development 5 years after construction of the building. The result of this assessment is:

Within the shielding zone the satellite image shows the extent of current development and likely development within the next S years.

The shielding parameter (s) in Table 4.3 shall be determined as follows:

$$s = \frac{l_s}{\sqrt{h_s h_s}} \qquad \dots 4.3(1)$$

where

 I_x = average spacing of shielding buildings, given by:

$$= h\left(\frac{10}{n_0} + 5\right) \qquad \dots 4.3(2)$$

h, = average roof beight of shielding buildings

 b_{i} = average breadth of shielding buildings, normal to the wind stream

h = average roof height, above ground, of the structure being shielded

 n_b = number of upwind shielding buildings within a 45° sector of radius 20h and with $h_b \ge z$

From this shielding parameter, the shielding multiplier can be interpolated from Table 4.3 of AS/NZS 1170.2

Factor	N	NE	E	SE	S	SW	W	NW
ns	2	1	1				1	1
Is	32,64	48.97	48.97				48.97	48.97
hs	5	5	5				5	5
bs	13.6	21.37	1.29				8.63	13.04
s	3.96	4.74	19.28				7.45	6.06



TABLE 4.3
SHIELDING MULTIPLIER (M_s)

Shielding parameter (s)	Shielding multiplier $\{M_i\}$
≤1.5	0.7
3.0	0.8
6.0	0.9
≥12.0	1.0

NOTE: For intermediate values of s. use linear interpolation.

Shielding has been assessed using advance programing techniques in combination with Google mapping API's.

The Image below shows this technology applied in all 8 Cardinal directions with the shielding multiplier shown for each Cardinal direction.



Shielding is considered in all 8 cardinal directions.

Factor	.N	NE	E	SE	S	SW	W	NW
Shielding Multiplier (Ms)	0.83	0.86	1	1	1	1	0.92	0.9



As perisuation 49# of AS/NZS 1170.2, a Topographic Factor is not applicable where BUILDING REGULATIONS 2006

above sea level.

BUILDING PE FRUIT NO. 185-U 37955201 1005100
DATE OF ISSUE 19 Jun 2017

1. The distance from the building, to the peak of the hill, is greater than 10 times the Buildings elevation

For buildings less than 12.5m average roof height, if within a 500m radius of the building, the average slope is less than 0.05 (25m rise or fall)

Using advance programing techniques in combination with Google mapping API's we are able to determine if a rise or fall of 25m in each Cardinal direction is exceeded. This is shown by a red diamond situated on the topographic ring.

In this case there is no Topographic Factor to consider in any direction. Mt = 1

GENERAL NOTES

These documents show the general arrangement of the building and metade some items not supplied (refer to the quotation for membation of all items to be provided). All items not noninisted therein shall be expapsed and installed by others.

DESIGN CRITERIA

These building plans have been prepared to comply with the standards nominated in the engance's letter and stemical details in the attached Decign information Sheet. All plans are not to Scale.

The plants provided here are the latest as the time of print. Surfact plans provided may have become outdated due to engineering changes and alrential not be used. The plans and denvising are extensive and give all the infinitetion becade for a composite in person to exect the building are extensive and give all the infinitetion are as partially complete. Consequently, construction hearing is entitled them;

* Edge beam 400nun desp x 300nun wide with Y12.3 bar Trench Mesh to the perineter of the building.
 * Thickening beams 400nun deep by 300nun wide with Y12.3 bar Trench Mesh a1 a max.

Slab thickness to be a minimum of 125mm with SL K2 mesh and 40mm top cover.

The owart has been requested to check off the BOM after the building delivery. You should check that you are able to house all materials normineated in the BOM. You should also contiem that the keptua matero (including thickness), arominated to the BOM is what has been provided. Any missing items and the responsibility of the circuit once context debucey has been confirmed as per Terms and Conditions of Sale.

ADDITIONAL DOCTOMENTATION TO BE SUPPLIED BY

PLINCHASE IN OWNER

each end.

* Fly brazusg to be fixed to the purfers/gets at all mid portal rafters, columns and end wall railfacts. The spacing between fly braces is determined by columnivalies sizes as follows:

* All bracing strap to be 32mm x 1.2mm G450 $^\circ$ Cross bracing is to be fixed taught and secured with 2 x 14,2H x 22 frame errows at

Refer to Cornection Details.

BRACING NOTES rpacing of 6.2m.

> The Purchaser/Owner is responsible for: *Provason of Suik Report for the sets usal as the huikling area on which the building as to he erretted

Sic/Drainage Plant

"Any other plans not covered by these engineering plans requested by the focal Council or

BUILDING CONSTRUCTION REOUIRENTS

The Purchasev/Owner is to be ensured that all building countruction is carried out a accordance with the Plans, the Corestruction Manual and the Rill of Materials (BOM).

Popen bays to have fly bracing fated to every svailable get supporting the header sheets.
 Add tuning stup erads to be located as classe as practical to structural members (colbinus, raflers, anulitons) centerface.

initial measurement is from the househ of the columnianitier, and from the rafter for any

end wall mufflons.

C150 - malman 1900mm specing C200, C250 - malman 2300mm specing C200 - malman 3900mm specing C200 - malman 3400mm specing

Unless otherwise numinated, all boths are grade 4.6
 All tensorated boths shall be lensioned using the part from method (refer to AS4100). For the erector, full details are ju the construction manual.

BOLTS

AB Sheeting, Flashing and framing strews are Climascal 4.
 All purity material has Z350 zine coaling with minimum strength of 450M/Pa.

OTHER MATTERIALS NOTES

SLAB DETAILS - GENERAL

Countrie Slab

- * Design covers sters with a minimum of 100kPs safe bearing capacity and of sud
- ebasifications of A. S. M. H1 or H2 for a class 10 building.

 The fooing designs have been calculated with adhesion values of OkPo, 25KPs and
 - 50kP for they contained and defines mand sorth only.

 She condations different in those specified require a modified design.

 Sub grade shall be ensurement and compacted by a minimum of 100% standard dry desiry a minimum of 100% standard dry desiry arm of whith 2% of the OMC to compay with AS2159.

 A the typedFig. postechizal investigation has not been performed, tuno.

 Designs are in accordance with AS 3600.2009
- " All concrete to be an accombine with AS 3600:2009. Mainting 25 bips, with 80mm

- Concrete should be cured for 7 days before commencing construction of the building.

* Refer to connection details.
* Saw construction joints to be 25mm deep x 5mm wide. Snw cuttings shall take place no later than 24 huars after pouring. Sow construction joints to be placed.

NOT FOR CONSTRUCTION Page 1 of 1 **General Notes** Phylode: 1701/17 Actives; 2009 Benjantos (PAAPLEVIC Acambia 2498 sed Marte, Duan Johnson Prog TAR. 17/2005-2

ADMINISTRATO BACKETSHAND TO TO ADMINISTRATION OF TAXUNDATION OF TO ADMINISTRATION OF TO ADMINISTRATION OF TAXUNDATION OF TO ADMINISTRATION OF TAXUNDATION OF TAXUNDATION OF TAXUNDATION OF TAXUNDATION OF TAXUNDATION OF TAXUNDATION OF TAXUNDATION

R. Norcaton One. 1701/17

Streets / - 5. -5.

Select THE Grad Convey Malass Lesteth Pyllor Front (20) 6021 (228 Free (50) 5021 (228 Free (50) 5021 (228 Free end@freshindcongenysom as

at a maximum specing of 6.3m (to both the length and the span). Care alcould be taken to

evoid construction cuts intersecting where any fraing to the slab is to be made.

*Where collimins or cuts with funditions then been removed, piers are not negatored.

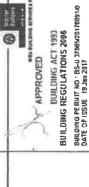
*E and ward multion spacing may move due to facetion of openings or doors. Check byout and component gosisten pier, and relocate piers as equived.

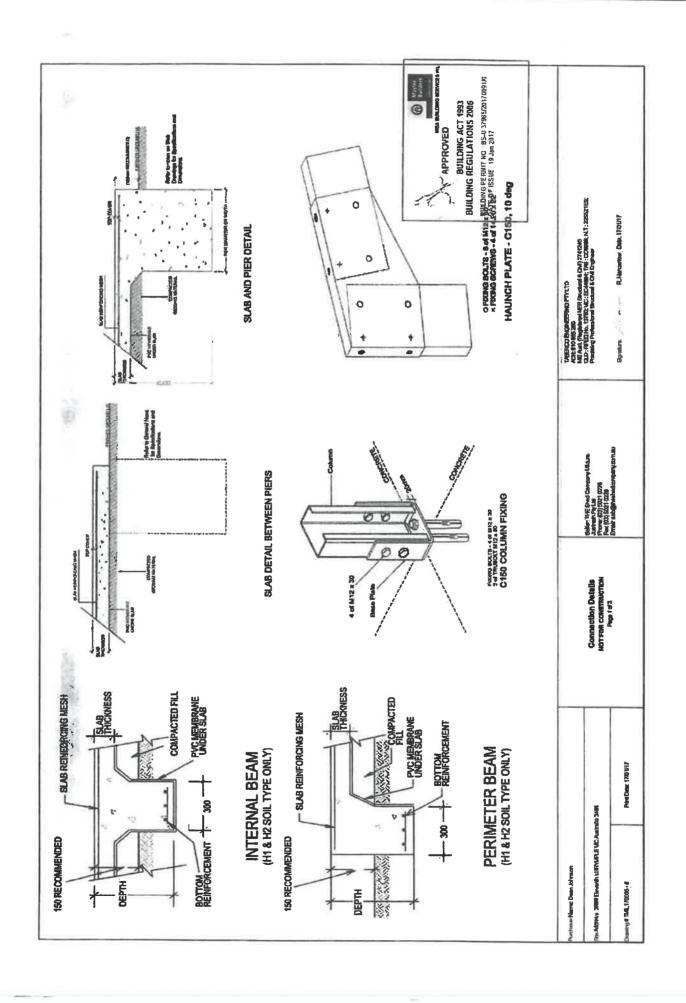
Slab faickness to be a minimum of 100mm with SL 72 mesh and 40mm top cover.

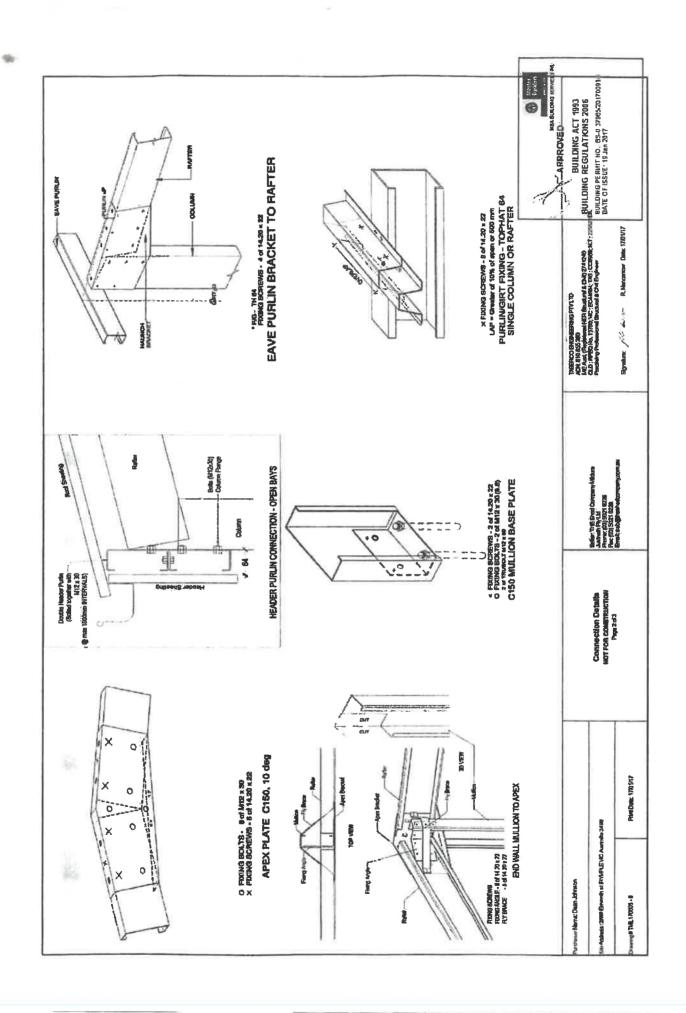
For Class A. Sor M. Sher

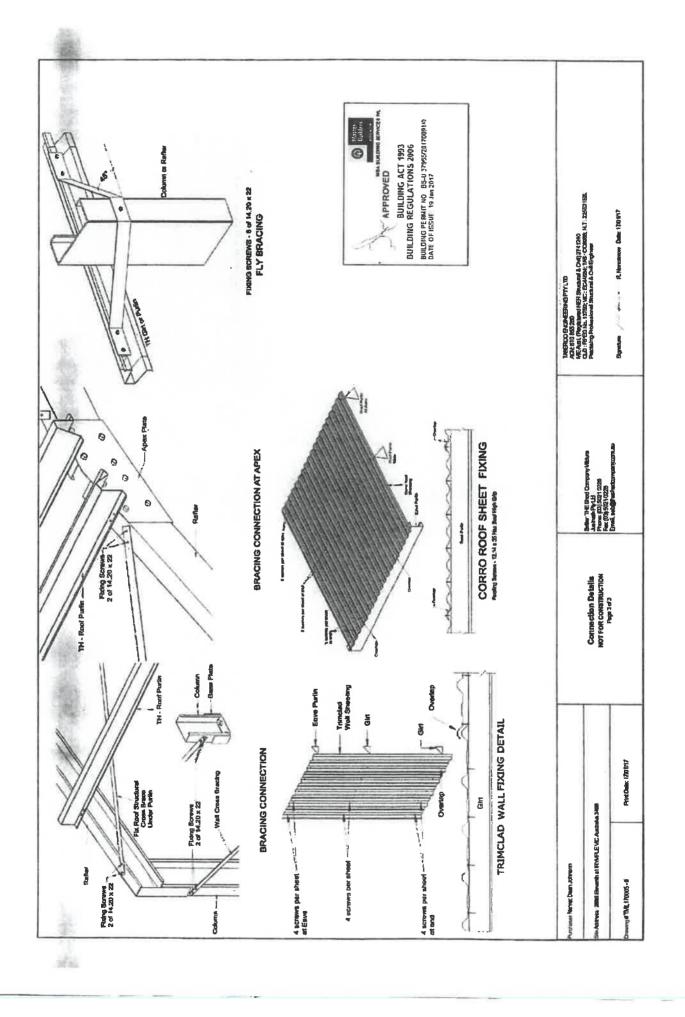
For Class III or 12 Siles

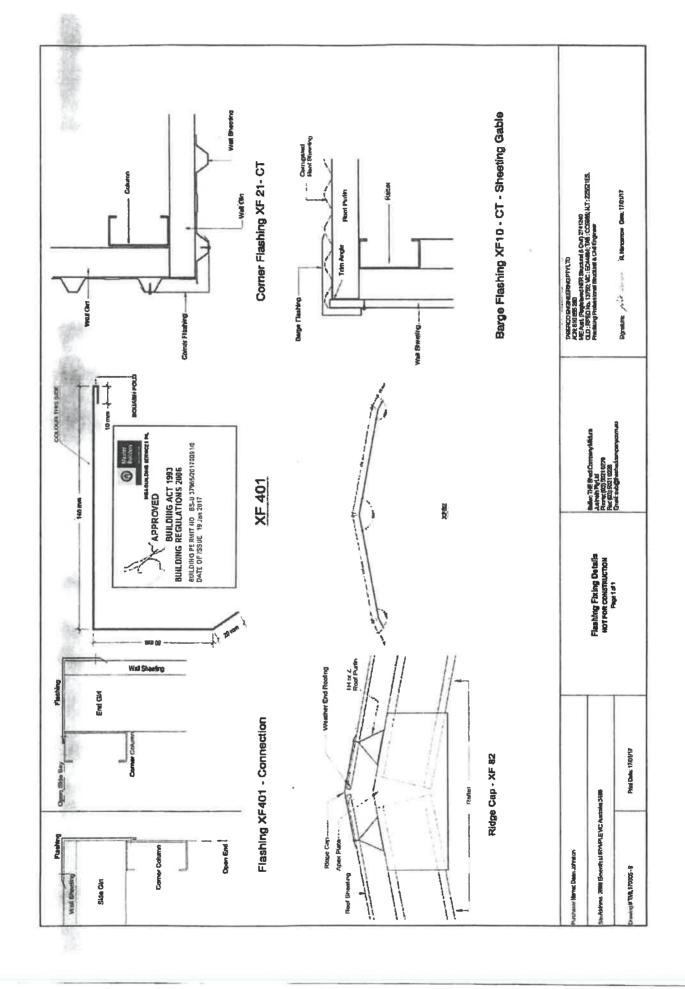
BUILDING ACT 1993 BUILDING REGULATIONS 2006 APPROVED

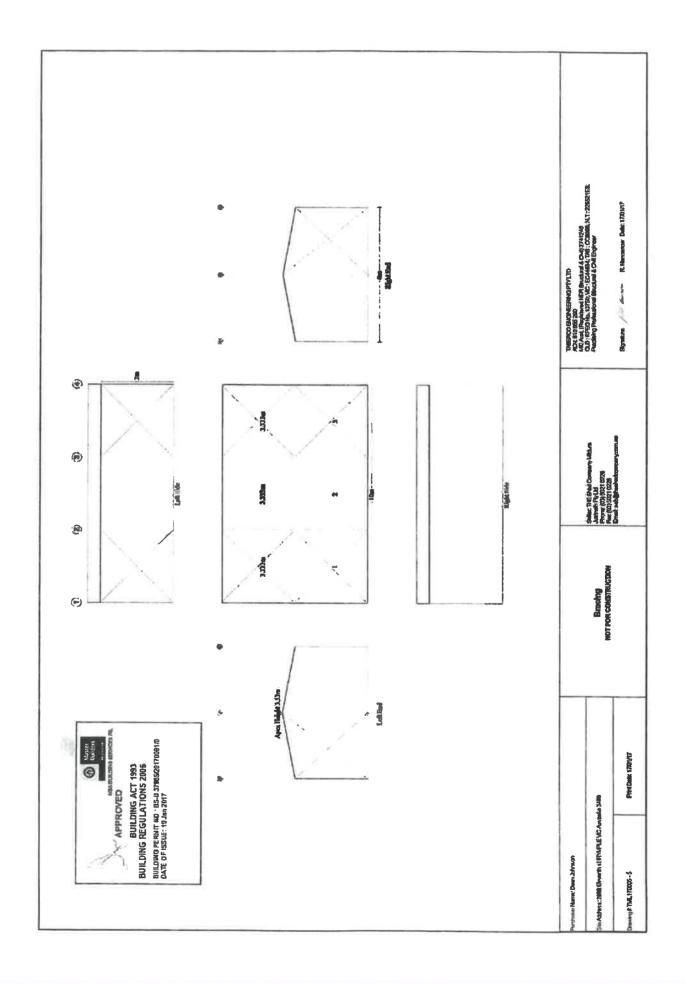


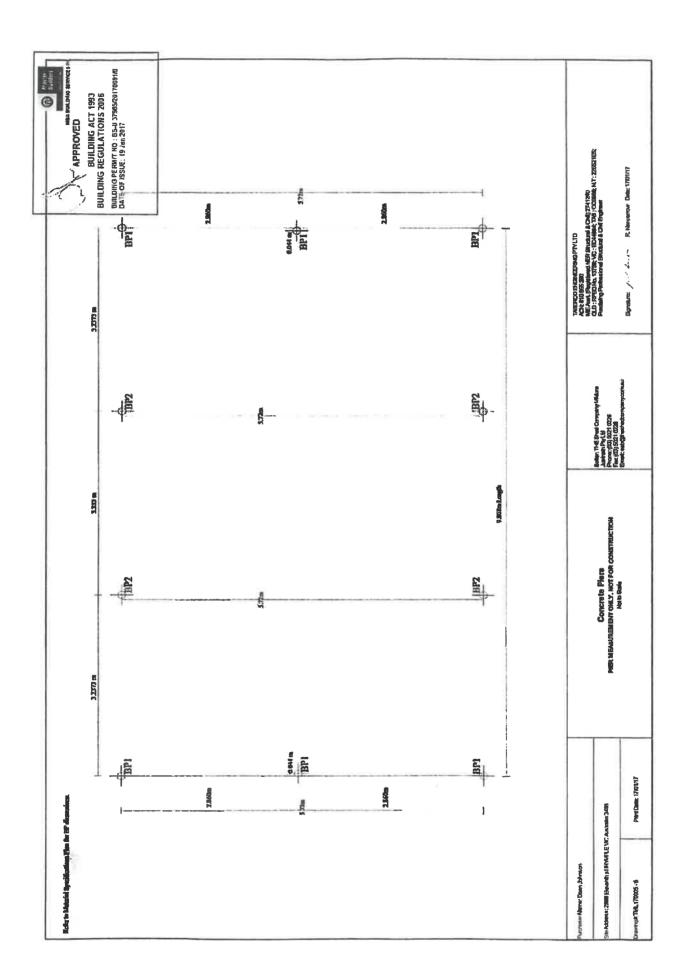


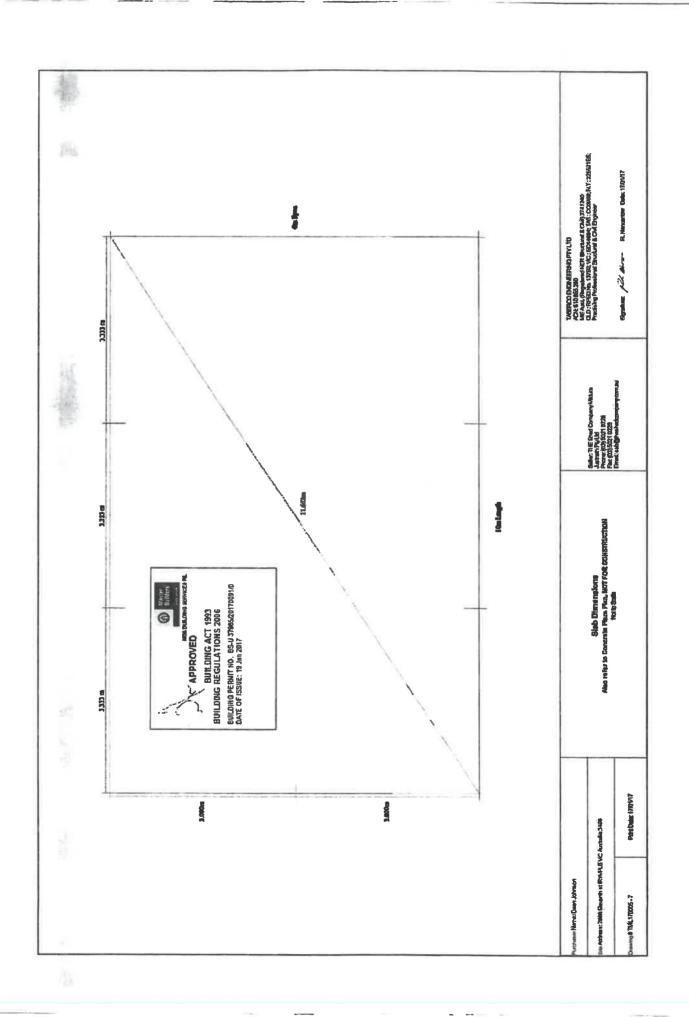












MBA File No. 17000105

5 April 2017

Municipal Building Surveyor Mildura Rural City Council PO Box 105 MILDURA VIC 3502



Shop 2, 228-232 High Street SHEPPARTON VIC 3630

> Phone: 03 5822 4980 Fax: 03 5822 4916 Web:www.mbav.com.au

Dear Sir/Madam

RE: SITE:

No. 2889 Eleventh Street, Irymple 3498

Lot: 3 PS: 133371

CA: Sec:

OWNER:

Dean Johnson

DESCRIPTION:

Replacement of Shed

BUILDING PERMIT NO.:

BS-U 37965/20170091/0

Pursuant to **Regulation 1012**, please find enclosed a copy of the Certificate of Final Inspection issued for the building work at the above mentioned property. The mandatory inspection approval dates are shown below.

In addition, the following documents are also enclosed 1 - Final and Supporting Certificates

Should you require any further information in relation to this matter, please do not hesitate to contact the undersigned on 03 5822 4980.

Yours faithfully

Wayne Allen BS-U 37965
Relevant Building Surveyor
MBA Building Services Pty Ltd

MRCC
RECEIVED

- 5 APR 2017

- 166 2017 28 1

Act/off TICE

Security...

Lopy/Rel

Permanent

1-10 Years

11-35 Years

CERTIFICATE OF FINAL INSPECTION

FORM 7 **Building Act 1993 Building Regulations 2006** Reg 1006



ABN: 12 103 020 382 Shop 2, 228-232 High Street SHEPPARTON VIC 3630 Phone: 03 5822 4980

Fax: 03 5822 4916 Web: www.mbav.com.au

PERMIT NO:

BS-U 37965 20170091 / 0

MBA FILE NO:

17000105

Property Details

2889 Eleventh Street Irymple VIC 3498

Lot 3	LP/PS 133371	Vol. 09439	Fol. 661	
CA	Sect.	Parish	County	

Municipal District

Mildura Rural City Council

Project Description

Replacement of Shed

BUILDING DETAILS:

Part of Building

Shed

Permitted Use

Storage

BCA Class

10a

DIRECTIONS:

All directions under Part 4 of the Building Act 1993 have been complied with.

DATE OF FINAL INSPECTION:

30 March 2017

Building Surveyor: Wayne Allen

Registration no:

BS-U 37965

Signature:

Date of issue:

5 April 2017

Copy to:

Council

Mildura Rural City Council

PO Box 105

MILDURA VIC 3502

Owner

Dean Johnson

2889 Eleventh Street Irymple VIC 3498

Builder

Unique Building Services - Shepparton

2 Clarke Street

Shepparton VIC 3630

Agent

Unique Building Services - Shepparton

2 Clarke Street Shepparton VIC 3630

WUL017708

Printed on: 01 Sep 2021 5:00:25 pm

COPY OF RECORD IN THE VICTORIAN WATER REGISTER WATER-USE LICENCE

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-use licence WUL017708 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 WUL017708 is not fit for any use that may involve human consumption, directly or indirectly, without first being properly treated.

Water-use licence WUL017708 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 9439 Folio 661 Lot 3 of Plan LP133371

Property address

2889 ELEVENTH STREET, IRYMPLE, VIC 3498

Holder(s) of Water-Use Licence

DEAN TREVOR JOHNSON of BOX 606 IRYMPLE VIC 3498

Water-Use Licence Details

Status

Active

Annual use limit

11.0 megalitres

Water share holding limit

22.0 megalitres

Licensing water authority

Lower Murray Water 7 VIC Murray - Barmah to SA

Trading zone for water use

First Mildura Irr. District

Delivery system

Nil

Related works licences **Associated water shares**

Nil

Salinity impact zone

High Impact Zone (HI 2)

Application History

<i>Reference</i>	Туре	Status	Lodged date	Approved date	Recorded date
PTA008767	Address amendment	Recorded			18 Jul 2011
PTN021770	Name and address amendment	Recorded	07 Oct 2016	07 Oct 2016	07 Oct 2016
LTA070320	Transfer	Approved	28 Jul 2009	01 Aug 2009	
WET152201	Transfer within authority	Recorded	17 Jun 2009	24 Jun 2009	06 Jul 2009
WET002852	Transfer within authority	Rejected	21 Aug 2008	26 Aug 2008	
WUV499842	Variation	Approved	22 Jul 2008	28 Jul 2008	

Conditions

Water-use licence WUL017708 is subject to the following conditions:

Managing groundwater infiltration

- 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 11.00
- 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.
- Ponded irrigation must not be carried out on the land specified in the licence without the addition of particular conditions governing the use of such an irrigation system.

Managing drainage disposal

Where irrigation results in drainage from the land specified in the licence that drainage water must be disposed in ways that meet with the standards, terms and conditions adopted from time to time by the water authority.

END OF COPY OF RECORD



Land Information Certificate

Date of certificate: 23 August 2021

SECTION 229 LOCAL GOVERNMENT ACT 1989

Certificate No:

25294

Assessment No:

31191

Your Reference:

52926725-013-8

Applicant Details

Landata DX 250639 EAST MELBOURNE VIC 3002

Property Address: 2889 Eleventh Street IRYMPLE

Description:

Lot: 3 Sec: 25 Blk: F LP: 133371

Area:

1 9900 Hectares

Capital Improved Value Site Value Net Annual Value Base Date:

01/01/2021

RATES, CHARGES AND OTHER MONIES: FOR THE 2021-2022 FINANCIAL YEAR

(Current rates and charges are payable in one lump sum by 15 February or by quarterly instalments due (1st) 30 September, (2nd) 30 November, (3rd) 28 February and (4th) 31 May of this financial year.)

Residential Rate	\$2,253.59
Waste Management	\$44 6.10
Residential Fire Levy (Fixed)	\$114.00
Residential Fire Levy (Variable)	\$22.42
Rate Arrears to 30/06/2021:	\$0.00
Interest to 23/08/2021:	\$0.00
Other Monies:	\$0.00
Less Rebates:	\$0.00
Less Payments:	\$0.00
Total Rates & Charges Due:	\$2.836.11

Additional Monies Owed:

Debtor Balance Owing:

Total Rates & Charges & Additional Monies Owed:

\$2,836.11

Pav via BPav Biller Code: 93922

Reference Number: 311910

For further information contact
Rates Department
Mildura Rural City Council
PO Box 105, Mildura Vic 3502; or
DX 50014, Mildura
Telephone: (03) 5018 8122

Certificate updates
Certificates are valid for 90 days from the original date of issue. Updates may be requested by the applicant only. All update requests must be submitted via the following email address: helpdesk-revenue@mildura.vic.gov.au



Land Information Certificate

Date of certificate: 23 August 2021

SECTION 229 LOCAL GOVERNMENT ACT 1989

Certificate No: Assessment No: 25294 31191

Your Reference:

52926725-013-8

Property Address: 2889 Eleventh Street IRYMPLE 3498

Description:

Lot: 3 Sec: 25 Blk: F LP: 133371

This certificate provides information regarding valuation, rates, charges, other moneys owing and any orders and notices made under the Local Government Act 1989, the Local Government Act 1958 or under a local law of the Council.

There are no monies owed for works under the Local Government Act 1958 or earlier act.

There are no monies owed under Section 94(5) of the Electricity Industry Act 2000.

There is no potential liability for rates under the Cultural and Recreational Lands Act 1963.

There is not any outstanding amount required to be paid for recreational purposes or any transfer of land required to be made to Council for recreational purposes under Section 18 of the Subdivision Act 1988 or the Local Government Act 1958.

There are not any notices or orders on the land that have been served by Council under the Local Government Act 1958, Local Government Act 1989, any other Act or regulation, or under a local law of the Council, which have a continuing application as at the date of this certificate.

There is not a potential liability for the land to become rateable under Section 173 or 174A of the Local Government Act 1989 unless stated in 'Please Note'.

There is no money owed under Section 227 of the Local Government Act 1989.

This certificate is not required to (and does not) include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from Council or the relevant authority. A fee may be charged for such information.

PLEASE NOTE:

I hereby certify that the information given in this certificate is a true and correct disclosure of
rates and other monies payable to the Mildura Rural City Council as at the above date,
together with any notices served pursuant to the Local Government Act, Local Law or any
other Act.

David Clohesv	DELEGATED	OFFICER

RECEIPT OF \$27.40 ACKNOWLEDGED, BEING THE FEE FOR THIS CERTIFICATE.



Statement No: IS22/86407

Page: 1 of 2 Our Ref: 13828

Issue Date: 24/08/2021 Your Ref:52926725-028-2

LANDATA DX 250639 **EAST MELBOURNE**

Statement showing Tariffs, Charges & Interest due within Financial Year Ending 30/06/2022.

Owner Name(s)

MR DT JOHNSON

Situate:

2879-2897 ELEVENTH STREET IRYMPLE VIC 3498

Description:

Lot 3 LP 133371 Par Mildura Vol 9439 Fol 661

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

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

TARIFFS AND CHARGES

TARIFFS & CHARGES LEVIED for period:

1/07/2021 to 30/09/2021

Water Service Tariff

Water by Measure to 24/8/2021

51.84

182.26

Balance Due

\$234.10

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

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

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

E contactus@lmw.vic.gov.au lmw.vic.gov.au





ABN 18 475 808 826

All Emergencies 1800 808 830



PROPERTY SERVICE INFORMATION		
Property Serviced:	Yes	
Water Supply:	Potable Water	

Last Billed Water Consumption Details

Period Of Usage: 9/3/2021 to 7/6/2021 (90 Days)

49 kl @ \$0.45250 Step1 Rate + 49 kl @ \$0.82350 Step2 Rate + 84 kl @ \$1.05850 Step3 Rate = \$151.43

Period Of Usage: 7/6/2021 to 24/8/2021 (78 Days)

43 kl @ \$0.45030 Step1 Rate + 14 kl @ \$0.81950 Step2 Rate = \$30.83

Water Meter Details

 Serial No.
 Size
 Date Read
 Reading

 13100681
 20
 24/8/2021
 3781

Other Information:

This property is NOT SEWERED.

PLEASE NOTE: This property is served by Urban and Rural Water supplies.

Lower Murray Water rural irrigation main/infrastructure located inside property boundary. It should be noted that in most instances the integrity of the Corporations irrigation mains are protected by way of water supply easements. A water supply easement can be in the form of a registered easement as depicted on the property title or alternatively as an implied easement as prescribed under section 148 of the Water Act 1997. The Corporation has policies in place which prohibits the placement of buildings and or structures over water supply easements.

If you wish to make the settlement payment for this property via BPay please use the following information: Biller Code 78477 Payment Reference Number 700138282.

This Statement was issued from the Mildura Office

Signed:



On behalf of:

LOWER MURRAY URBAN & RURAL WATER CORPORATION

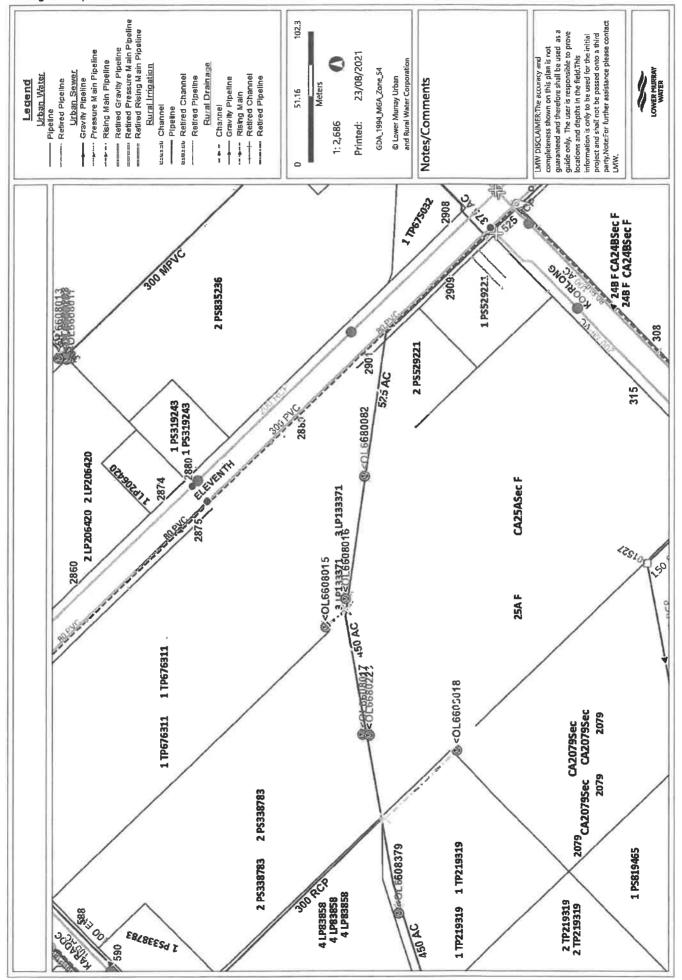
PLEASE NOTE:

Legislative changes in Plumbing Regulations are such that Lower Murray Water is unable to ensure that internal plumbing services are complete. A physical inspection by a Registered/Licensed Plumber is advised.

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

DISCLAIMER:

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



RURAL SUPPLY **INFORMATION STATEMENT**



Statement No IS22/86417 Our Ref: 57207 / 5583621 Issue Date: 31/08/2021 Your Ref: 53036912-026-7

LANDATA DX 250639 **EAST MELBOURNE**

Statement showing Tariffs, Charges & Interest due within Financial Year Ending 30/06/2022.

Owner Name(s)

MR DT JOHNSON

Situate:

2879-2897 ELEVENTH STREET IRYMPLE VIC 3498

Description:

Lot 3 LP 133371 Par Mildura Vol 9439 Fol 661

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

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

TARIFFS AND CHARGES

TARIFFS & CHARGES LEVIED for period:	1/07/2021 to 30/09/2021				
Property Drainage (per Del Share)(Qtr)	1	2.98			
Delivery Share Fee Irrigation (Qtr)	13	2.75			
Service Charge (Quarterly)	2	5.00			
Metered Water Usage Fee Domestic/Stock up to 11/6/2021		0.00			
Metered Water Usage Fee Irrigation up to	11/6/2021	0.00			
* Conditions for Domestic and Stock (D & S) Tapping enclosed					

Balance Due

\$170.73











lmw.vic.gov.au

PROPERTY SERVICE INFORMATION		
Property Serviced:	Yes	
Purpose:	Irrigation / Drainage	
Water Supply:	Untreated	

Last Billed Water Consumption Details - Metered Water Usage Fee Domestic/Stock

Period Of Usage: 23/2/2021 to 11/6/2021 (108 Days)

0.000 ML @ \$57.03000 Step1 Rate = \$0.00

Last Billed Water Consumption Details - Metered Water Usage Fee Irrigation

0.000 ML @ \$57.03000 Step1 Rate = \$0.00

Water Meter Details

 Serial No.
 Outlet No.
 Size
 Date Read part Reading
 Reading

 z06HB13290
 6680082
 50
 11/6/2021
 2.899

 z23616
 6608015
 150
 11/6/2021
 323.116

Water Register Details

There is no Water Share associated to this property.

The current Water Use Licence and AUL details as shown on the Victorian Water Register are: WUL017708 11.0 ML AUL

Issued Pursuant to Section 158 of the Water Act 1989.

WATER SHARE DETAILS

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

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

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

TRANSFER OF WATER SHARE

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

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

WATER USE LICENCE

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

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

DELIVERY SHARE - 0.9

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

CAPITAL AND OPERATIONS & MAINTENANCE SALINITY CHARGES.

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

USAGE AND ALLOCATION

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

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

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

SPILLABLE WATER CHARGES

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

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

THE WATER SUPPLIED IS ONLY RIVER / CHANNEL QUALITY STANDARD:

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

Lower Murray Water will endeavour to supply water to Customers at a quality that is at least the same as the source water from where it is taken. Lower Murray Water will monitor water quality and endeavour to inform Customers of changes in water quality which are likely to impact on the purposes for which water is used by Customers. Lower Murray Water will, when necessary, issue

public notices regarding water quality. These notices will also be placed on Lower Murray Water's web site.

Other Information:

PLEASE NOTE: This property is served by Urban and Rural Water supplies.

Lower Murray Water rural irrigation main/infrastructure located inside property boundary.

Corporate assets/infrastructure located inside property boundary.

It should be noted that in most instances the integrity of the Corporations assets/infrastructures are protected by way of easements. An easement can be in the form of a registered easement depicted on the property title or alternatively as an implied easement as prescribed under section 148 of the Water Act 1989. The Corporation has policies in place which prohibits or restricts the placement of buildings and or structures over their easement.

Please note the location Lower Murray Water assets/infrastructure as these may hinder any future development of this site.

This property is being sold without a Water Share to cover metered usage. All rural customers must ensure they have allocation water available in their Allocation Bank Account (ABA) to cover their usage at all times. The new owner will need to obtain allocation from the marketplace and undertake a Trade of Allocation - Form 39 to cover any usage on the property.

Overuse of allocation is a breach of the Water Act 1989 and Lower Murray Water is obligated to ensure that their customers comply.

If you wish to make the settlement payment for this property via BPay please use the following information: Biller Code 78477 Payment Reference Number 700572076.

This statement was issued by the Mildura Office.

S. Walker

On behalf of:

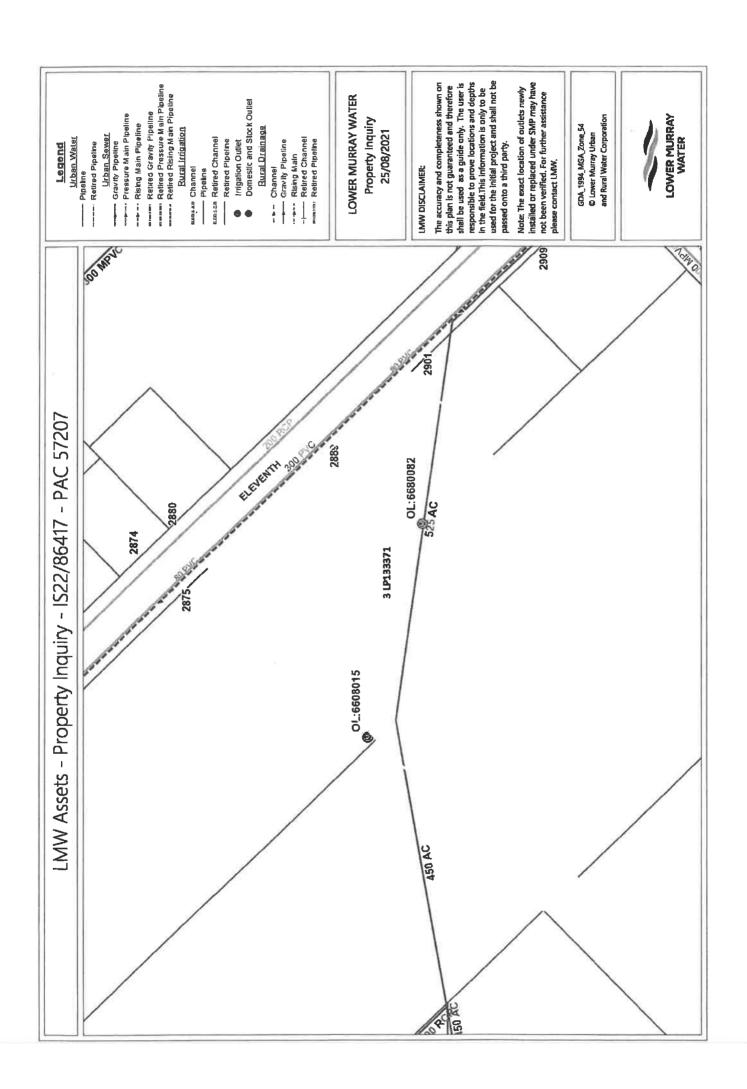
LOWER MURRAY URBAN & RURAL WATER

PLEASE NOTE:

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

DISCLAIMER:

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





Request For Building Information Pursuant to regulation 51 Building Regulation 2018

Applicant's Name and Address:

Landata
Landata.online@victorianlrs.com.au

File:	PA31191	
Your Ref:	52926725-015-2	
Date Issued:	23 August 2021	

Property Address:

2889 Eleventh Street – IRYMPLE

Lot 3 on Plan of Subdivision 133371

VOLUME: 9439 FOLIO: 661

N.B. Please see page 2 for Salinity Statement

Regulation 51 (1)

- (A) Details of any permit or certificate of final inspection issued in the preceding 10 years
 - Building Permit 37965/20170091/0 issued 20 January 2017 for the Replacement of a Shed.
 Certificate of Final issued 5 April 2017.
- (B) Details of any current statement issued under regulation 64(1) or 231(2) of these regulations

Nit

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

Nil

Signed:

MARK YANTSES

MUNICIPAL BUILDING SURVEYOR

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

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

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

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

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

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

Yours sincerely

Mark Yantses

MUNICIPAL BUILDING SURVEYOR

MY/mn



**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Martin Irwin & Richards C/- InfoTrack (InfinityLaw) 135 King Street SYDNEY 2000 AUSTRALIA

Client Reference: 390949

NO PROPOSALS. As at the 20th August 2021, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

2889 ELEVENTH STREET, IRYMPLE 3498 RURAL CITY OF MILDURA

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 20th August 2021

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 52926725 - 52926725144110 '390949'

VicRoads Page 1 of 1

Property Clearance Certificate

Taxation Administration Act 1997



MARTIN IRWIN & RICHARDS LAWYERS

Your Reference:

DCON:JZ:342150-1

Certificate No:

48545533

Issue Date:

20 AUG 2021

Enquiries:

ESYSPROD

Land Address:

2889 ELEVENTH STREET IRYMPLE VIC 3498

Land Id 24460389 Lot

Plan 133371 **Volume**

9439

Folio 661

Tax Payable

Vendor:

DEAN JOHNSON

Purchaser:

FOR INFORMATION PURPOSES

Current Land Tax

Taxable Value Proportional Tax

Penalty/Interest

Total

MR DEAN TREVOR JOHNSON

2021

\$224,000

\$0.00

\$0.00

\$0.00

\$0.00

Property is exempt: LTX Principal Place of Residence.

Current Vacant Residential Land Tax

Year

Taxable Value Proportional Tax Penalty/Interest

Total

Comments:

Arrears of Land Tax

Year

Proportional Tax Penalty/Interest

Total

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick

Commissioner of State Revenue

CAPITAL IMP VALUE:

\$374,000

SITE VALUE:

\$224,000

AMOUNT PAYABLE:

\$0.00



Notes to Certificates Under Section 95AA of the Taxation Administration Act 1997

Certificate No: 48545533

Power to issue Certificate

 The Commissioner of State Revenue can Issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

- The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
 - Land tax that has been assessed but is not yet due,
 - Land tax for the current tax year that has not yet been assessed, and
 - Any other information that the Commissioner sees fit to include such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

Information for the purchaser

4. If a purchaser of the land described in the Certificate has applied for and obtained a Certificate, the amount recoverable from the purchaser cannot exceed the 'amount payable' shown. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

 Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

General information

- A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
- An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP Land Tax = \$0.00

Taxable Value = \$224,000

Calculated as \$0 plus (\$224,000 - \$0) multiplied by 0.000 cents

Property Clearance Certificate - Payment Options

BPAY

Biller Code: 5249 Ref: 48545533

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

www.bpay.com.au

CARD

Ref: 48545533

Visa or Mastercard

Pay via our website or phone 13 21 61. A card payment fee applies.

sro.vic.gov.au/paylandtax

Statement of water entitlements on land

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

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

Search criteria: WUL017708

Land parcels



PCL021340 Lot 3 of Plan LP133371 (9439/661), HI 2 - HIZ, Impact zone HI 2 - HIZ, (Service Id: 57207)

Land owners

PTY091583 Dean Trevor Johnson

BOX 606 IRYMPLE VIC 3498 AU

Water services that would transfer with land transfers

WUL017708 Water-use licence 11.0 ML AUL (Service ID: 83621-1)

DSE017118 Delivery share 0.490 ML/7days, First Mildura Irr. District (Service ID: 83621-1)

Service points

Outlet number	Туре	Delivery system	Delivery rate ML/7days	Det.flow rate ^{Usec}
6680082 (SP032787)	Delivery	First Mildura Irr. District	0.049	Refer to Authority
6608015 (SP032866)	Delivery	First Mildura Irr. District	0.441	Refer to Authority

Total: 0.490 ML/7days

DRE024036 Drainage - First Mildura Irrigation District

about:blank 26/08/2021

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

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

Water allocations

ABA0477XX Allocations 0.0 ML tradable, 7 VIC Murray - Barmah to SA (Service ID: 57207)
Held by:Dean Trevor Johnson

about:blank 26/08/2021

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

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



2. D&S Allowance (Water Use Registration)

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

3. Tapping and Internal Pipeline Size

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

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

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

4. Pumps on D&S Installation

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

5. Approved Storage

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

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

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

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

7. Meters

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

8. The Customer is responsible:

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

9. Shared Private D&S Pipelines

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

10. Approval Process

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

Delivery share in property transactions



Important information for buying and selling land in a designated irrigation district

It is important to know about delivery share if you are buying land in an irrigation district

Before you enter into a contract of sale, check if there is delivery share on the property. You need to find out:

- The amount of delivery share attached to the land, expressed as a rate of megalitres over time.
- The tariffs and charges linked to the delivery share.
- Your options for increasing, decreasing or removing the delivery share to match your water use.

The rural water corporation that services your property can provide this information as an information statement for the property.

Ask your conveyancer to obtain an information statement and check for delivery share when preparing the **vendor statement** for the property transaction.

Who owns and pays for delivery share?

A delivery share is tied to the land, meaning that it stays with the land and automatically transfers to the new owner when the property is sold.

Delivery share is linked to fixed charges that must be paid regardless of water ownership or use. This reflects the fixed costs of operating and maintaining the shared channels, pumps, pipes and automated gates that make it possible to supply water for irrigation.

A property can have delivery share even if no water is owned or used on the land – for example, if the water share is permanently sold or temporarily traded.

Can I adjust or remove my delivery share?

You may be able to transfer delivery share to increase or decrease the amount on a property to match your needs. You can also remove all or part of the delivery share by termination. Terminating delivery share incurs fees which can be significant. Your water corporation can provide information on delivery share termination options and costs.

It is important to think about your current and future needs for delivery share and associated costs when deciding whether to buy a property with delivery share.

What about selling a property?

If you are selling land in an irrigation district you must disclose the amount of delivery share attached to potential buyers of the property.

If you are subdividing land, you can transfer delivery share between service outlets on the property to retain the amount of delivery share you need. Check with your rural water corporation to confirm the amount of delivery share on each service outlet.

Want to know more?

Rural water corporations manage delivery share and associated setting tariffs and charges, with reviews undertaken by the Essential Services Commission.

Check with your water corporation for more information about how delivery share is used and charged, for opportunities and the costs and processes to increase, transfer or terminate your delivery share.

For more information about delivery share and Victoria's water entitlement system go to www.waterregister.vic.gov.au.

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Property Report from www.land.vic.gov.au on 18 August 2021 03:11 PM

Address: 2889 ELEVENTH STREET IRYMPLE 3498

Lot and Plan Number: Lot 3 LP133371

Standard Parcel Identifier (SPI): 3\LP133371

Local Government (Council): MILDURA Council Property Number: 31191

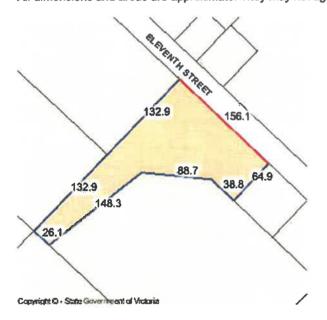
Directory Reference: VicRoads 3 E5

This property is not in a designated bushfire prone area. No special bushfire construction requirements apply. Planning provisions may apply.

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

Site Dimensions

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



Area: 19911 sq. m

(2.0 ha)

Perimeter: 788 m

For this property:

Site boundaries

Road frontages

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

For more accurate dimensions get copy of plan at Title and Property Certificates

State Electorates

Legislative Council: NORTHERN VICTORIA

Legislative Assembly: MILDURA

Utilities

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

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

Planning information continued on next page

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Planning Zone Summary

Planning Zone: FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)

Planning Overlays: DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)

SPECIFIC CONTROLS OVERLAY (SCO)

SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)

Planning scheme data last updated on 11 August 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 Planning Schemes Online

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may abut the land. To obtain a Planning Certificate go to <u>Titles and Property Certificates</u>

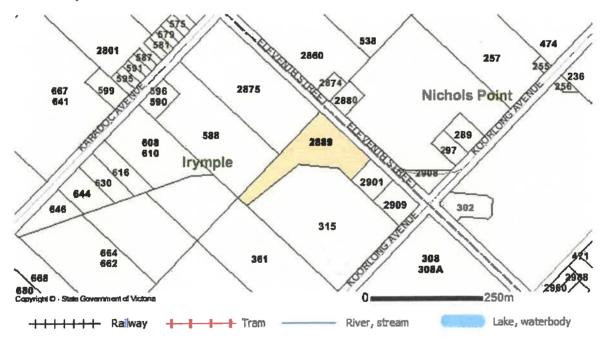
The Planning Property Report includes separate maps of zones and overlays

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

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

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

Area Map



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From www.planning.vic.gov.au on 18 August 2021 03:10 PM

PROPERTY DETAILS

2889 ELEVENTH STREET IRYMPLE 3498 Address:

Lot and Plan Number: Lot 3 LP133371 Standard Parcel Identifier (SPI): 3\LP133371

Local Government Area (Council): MILDURA www.mildura.vic.gov.au

31191 Council Property Number:

Mildura

planning-schemes.delwp.vic.gov.au/schemes/mildura Planning Scheme:

Directory Reference: VicRoads 3E5

UTILITIES

Rural Water Corporation: **Lower Murray Water** Urban Water Corporation: Lower Murray Water

Melbourne Water:

outside drainage boundary

Power Distributor:

POWERCOR

STATE ELECTORATES

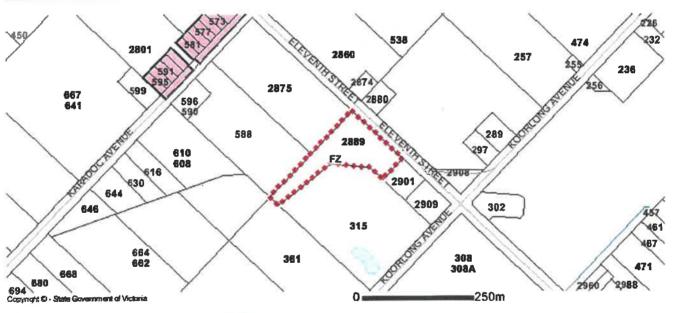
NORTHERN VICTORIA Legislative Council:

Legislative Assembly: MILDURA

Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)



GRZ - General Residential FZ - Farming 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 2 (DCPO2)

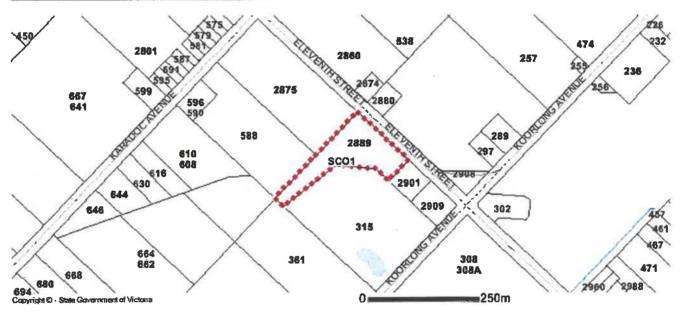


DCPO - Development Contributions Plan

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 overlops, some overlays may not be visible, and some colours may not motch those in the legend

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Further Planning Information

Planning scheme data last updated on 11 August 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

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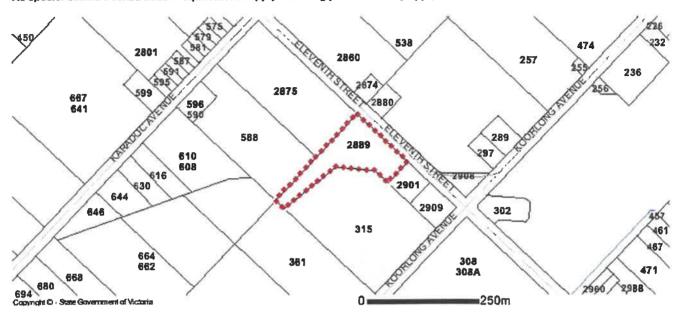
Road the full disclaimer of provided victorial convenience and disclaimer.

Notwithstanding this disclolmer, 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 Area

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.gu

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

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

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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 (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.

DEAN TREVOR JOHNSON

VENDOR'S STATEMENT

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