

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

- 1.1 The Vendor shall at settlement transfer to the Purchaser the following :-
 - (i) Licence to Operate Works (WLE003510) held in association with the land hereby sold,
 - (ii) Water Use Licence (WUL008426 including 152 megalitres AUL) held in association with the land hereby sold.
- 1.2 Each party must do all things and sign all documents reasonably required in order to give effect to Special Condition 1.1. The Purchaser must sign any Application form and Transfer form and submit it to the Vendors Solicitor fourteen (14) days prior to settlement. The Purchaser shall pay any other application fee to the relevant authority and any registration fee to the Victorian Water Register.
- 1.3 The parties agree that they shall comply with any requirements or requisitions of the Water Registrar and the relevant Authority to give effect to Special Condition 1.1.
- 1.4 The Vendor's water share and water allocations are not included in this sale and shall be retained by the Vendor.
- 1.5 This Special Condition shall not merge on settlement but shall continue to enure for the benefit of the parties.

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

LAND

**87 Blake Road, Iraak VIC 3494 being Lot 5 on Plan of Subdivision
009767 being all of the land contained in Certificate of Title
Volume 8057 Folio 939**

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

The vendor must sign this statement and give it to the purchaser prior to the purchaser signing the contract. The vendor may sign this statement to be given to the purchaser by electronic signature.

VENDOR

Garry Arthur Minter

Signature of the Vendor

DATE OF THIS STATEMENT / /20__

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

PURCHASER

Signature of the Purchaser

DATE OF ACKNOWLEDGEMENT / /20__

1. FINANCIAL MATTERS

1.1 Land subject to a mortgage

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

1.2 Any Charge

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

Not Applicable.

1.3 Rates, taxes, charges or other similar outgoings

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

(a) Their total does not exceed \$6,000.00

(b) Their amounts are as follows:

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

TOTAL

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

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

(i) Water Consumption.

2. INSURANCE DETAILS

Not Applicable

3. LAND USE

3.1 Easement, covenant or other similar restriction affecting the land

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

Is set out in the attached copies of title document(s).

(b) Particulars of any existing failure to comply with the terms of that easement, covenant or other similar restrictions are:

To the best of the Vendors knowledge there is no existing failure to comply with the terms of any easement covenant caveat or other similar restrictions.

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

3.2 Designated bushfire prone area

The land is in a designated bushfire prone area within the meaning of the regulations made under the *Building Act* 1993.

3.3 Road access

There is access to the property by road.

3.4 Planning scheme

(a) The required specified information is as follows:

Name of planning scheme	Mildura Planning Scheme
Name of responsible authority	Mildura Rural City Council
Zoning of the land	Farming Zone (FZ) Schedule to the Farming Zone (FZ)
Name of planning overlay	See attached Planning Property Report

4. NOTICES

4.1 Notice, order, declaration, report or recommendation

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

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

4.2 Agricultural purposes

Details of 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 are as follows:

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

5. BUILDING PERMITS

Not Applicable.

6. OWNERS CORPORATION

Not Applicable.

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

Not Applicable.

8. SERVICES

The following services are not connected to the land:

☐ electricity supply

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

9. TITLE

Copies of the following documents are attached:

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

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

10. SUBDIVISION

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

Not Applicable.

12. DUE DILIGENCE CHECKLIST

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

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

VOLUME 08057 FOLIO 939

Security no : 124085223540V
Produced 31/08/2020 10:33 PM

LAND DESCRIPTION

Lot 5 on Plan of Subdivision 009767.
PARENT TITLE Volume 08044 Folio 265
Created by instrument 2644497 21/05/1954

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GARRY ARTHUR MINTER of 87 BLAKE ROAD IRAAK VIC 3494
AR309171G 02/08/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR309172E 02/08/2018
RABOBANK AUSTRALIA 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 LP009767 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: 87 BLAKE ROAD IRAAK VIC 3494

DOCUMENT END

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

PLAN OF SUBDIVISION OF
CROWN ALLOTMENT A
PARISH OF CARWARP
COUNTY OF KARKAROOC

VOL.4683 FOL.577

Measurements are in Links

Conversion Factor

LINKS x 0.201168 = METRES

LP 9767

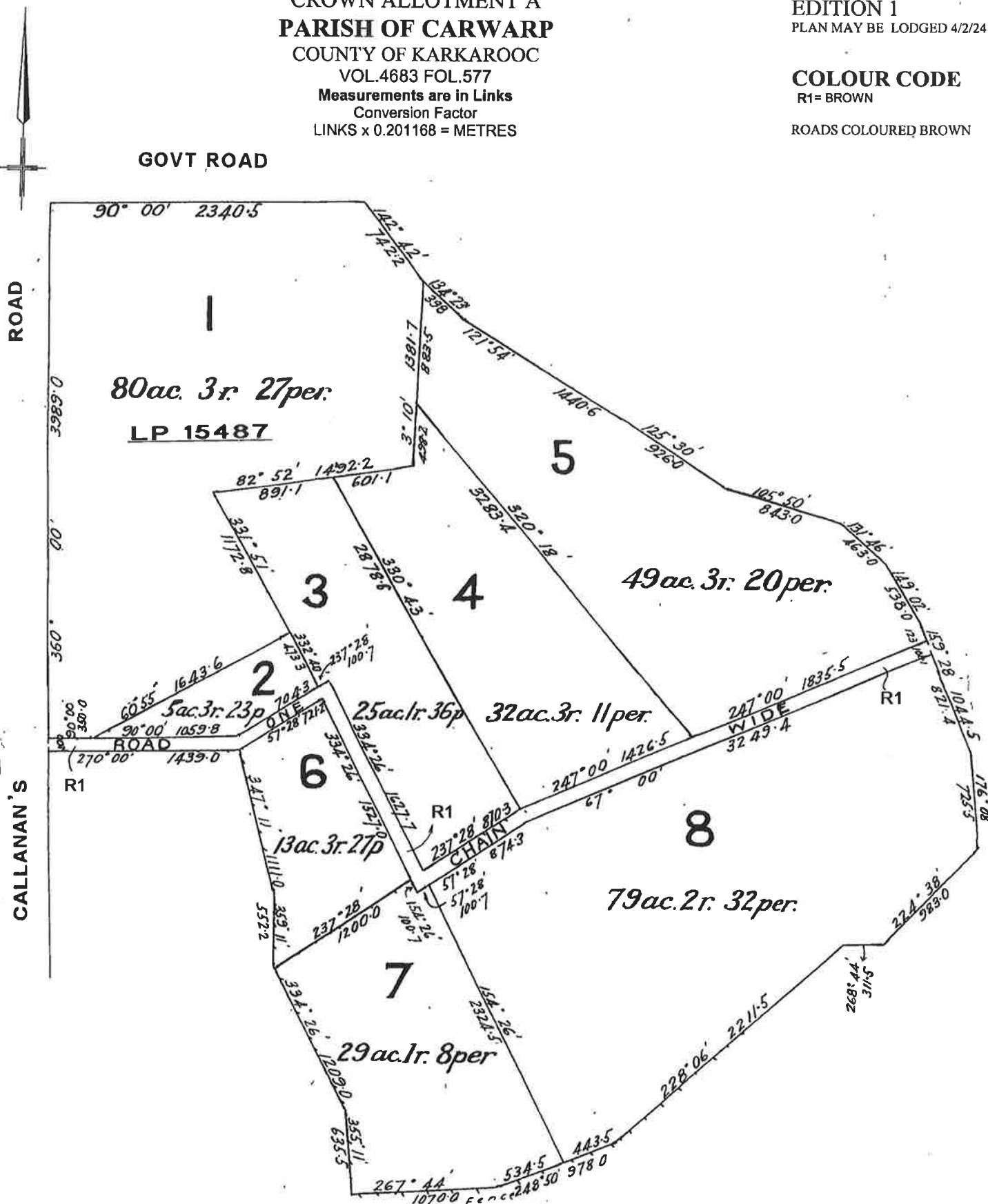
EDITION 1

PLAN MAY BE LODGED 4/2/24

COLOUR CODE

R1= BROWN

ROADS COLOURED BROWN



WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.



Mildura Rural City Council

Internal Use Only



TAX INVOICE



Mr G A Minter
PMB 22
RED CLIFFS VIC 3496



033
1002698
R1_6933

Total Rates & Charges For this Year

\$3,101.54

Refer below for payment options

Rate and Valuation Notice

1 July 2019 to 30 June 2020

Property Location & Description
87 Blake Road IRAAK VIC 3494
Lot 5 PS 9767 Parish of Carwarp

AVPCC: 117 - Residential Rural/Rural Lifestyle

RATING DETAILS

Residential Rate	0.0064303	404000	\$2,597.84
Waste Management	366.04	1	\$366.04

VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY

Residential Fire Levy (Fixed)	111.00	1	\$111.00
Residential Fire Levy (Variable)	0.000066	404000	\$26.66

TOTAL AMOUNT

\$3,101.54

Payment in full	Or	1st Instalment	2nd Instalment	3rd Instalment	4th Instalment
Due 15 Feb 2020 \$3,101.54		Due 30 Sep 2019 \$775.37	Due 30 Nov 2019 \$775.39	Due 29 Feb 2020 \$775.39	Due 31 May 2020 \$775.39

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

Payment Slip

Mr G A Minter
87 Blake Road IRAAK VIC 3494
Assessment No: 21067

Payment in Full: \$3,101.54
Or 1st Instalment: \$775.37



Biller code: 93922
Ref: 210674

BPAY this payment via internet or phone banking
BPAY View View and pay this bill using internet banking
BPAY View Registration No.: 210674

POSTbillpay



Full Payment *41 210674



Post Biller code: 0041
Ref: 210674

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

Centrepay Ref:
555 054 730B

Internal Use Only



MILDURA
2111 - 759 Fourteenth Street Mildura 3500
PO Box 1146 Mildura 3500
AU/DOC DX 50023
Tel: (03) 5051 3400 Fax: (03) 5051 3440
Office Hours 8:00am - 5:00pm Monday - Friday

SWAN HILL
73 Beveridge Street Swan Hill 3585
PO Box 1447 Swan Hill 3585
AU/DOC DX 20161
Tel: (03) 5036 2150 Fax: (03) 5036 2180
Office Hours 8:00am - 5:00pm Monday - Friday

LOWER MURRAY WATER

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

KERANG
56 Wellington Street Kerang 3570
PO Box 547 Kerang 3570
AU/DOC DX 57908
Tel: (03) 5450 3960 Fax: (03) 5450 3967
Office Hours 8:00am - 1:00pm Monday - Friday



24 Hour Supply Emergency
1800 808 830



338335-001 000327(843) 0033
MR GA MINTER
RMB 22
RED CLIFFS VIC 3496

Reference No. 044810

RURAL ACCOUNT

Amount Due \$300.00

Due Date 02-SEP-2020

Date Of Issue 31/07/2020

Tariffs and Charges Notice
1st Quarter 2020/21
01/07/2020 - 30/09/2020

POST *850 700448103

Property Address : 87 BLAKE ROAD IRAAK VIC 3494 (Prop:44810) - Rural Account
Lot 5 LP 9767 Par Carwarp Vol 8057 Fol 939

	Charge	ML	Usage	Balance
Service Charge (Quarterly)	25.00			25.00
Operational Fee - per ML AUL (Qtr)	97.28	152.000		97.28
GMW Entitlement Storage Murray HR (Ann)	113.04	12.000		113.04
DELWP Water Share Fee - per Share (Ann)	13.21	1.000		13.21
Diverson Metered Usage Charge	0.00		0.482ML	0.00
Works License Renewal Fee	201.00			201.00

CREDITS & Other Receipts -\$149.53

TOTAL OWING \$300.00

Payments/Credits since last Notice \$299.06

These services are GST free. The next Quarterly Notice will be mailed Oct 2020 - due late Nov

Interest charges will accrue at a rate of 3.9% pa against any outstanding ARREARS and/or current charges not paid by the due date as shown above.
Exemptions apply.

Payment Slip - Methods of Payment

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

Direct Debit
Please contact your local office.

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

POST billpay
Billpay Code: 0850
Ref: 7004 4810 3

Pay in person at any Post Office.

BPAY
Billers Code: 78477
Ref: 7004 4810 3

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

044810/796069

87 BLAKE ROAD IRAAK VIC 3494 (Prop:44810) - Rural Account



*850 700448103

\$300.00



Billers Code: 78477

Ref: 7004 4810 3

BPAY - Make this payment via internet or phone banking.

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

BPAY View Registration No: 7004 4810 3

Amount Due

\$300.00



Payment Ref: 7004 4810 3

By Phone

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

See reverse for
In Person and By Mail options

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 WUL008426 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 WUL008426 is not fit for any use that may involve human consumption, directly or indirectly, without first being properly treated.

Water-use licence WUL008426 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 8057 Folio 939

Lot 5 of Plan LP009767

Holder(s) of Water-Use Licence

GARRY ARTHUR MINTER of RMB 22 RED CLIFFS VIC 3496

Water-Use Licence Details

Status	Active
Annual use limit	152.0 megalitres
Water share holding limit	304.0 megalitres
Licensing water authority	Lower Murray Water
Trading zone for water use	7 VIC Murray - Barmah to SA
Delivery system	R Murray (Euston-Wentworth)
Related works licences	WLE003510
Associated water shares	WEE059197
Salinity impact zone	Low Impact Zone 4 (LI 7)

Application History

<i>Reference</i>	<i>Type</i>	<i>Status</i>	<i>Lodged date</i>	<i>Approved date</i>	<i>Recorded date</i>
PTA032193	Address amendment	Recorded			02 Jun 2015
PTA032190	Address amendment	Recorded			02 Jun 2015
PTA030673	Address amendment	Recorded			03 Mar 2015
WUV701797	Variation	Approved	06 Jul 2018	06 Jul 2018	
WET704817	Transfer within authority	Recorded	03 Jul 2018	06 Jul 2018	30 Jul 2018
WUV153453	Variation	Approved	30 Jun 2014	30 Jun 2014	
WDT501895_T	Transfer within authority	Recorded	12 Jun 2014	13 Jun 2014	10 Jul 2014

Conditions

Water-use licence WUL008426 is subject to the following conditions:

Managing groundwater infiltration

- 1 Subject to the Minister declaring a seasonal adjustment to annual use limits to accommodate exceptionally high evapotranspiration rates, the maximum number of megalitres of water that may be applied to the land specified in the licence in any 12-month period from 1 July to 30 June will be 152.00
- 2 Water used for the purposes of irrigation on the land specified in the licence must be measured through a meter approved by the water Authority unless the Authority has granted an exemption in writing.
- 3 Pondered 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

- 4 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

COPY OF RECORD IN THE VICTORIAN WATER REGISTER

LICENCE TO OPERATE WORKS

under Section 67 of the 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.

This licence 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 works licence.

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

This licence is not to be interpreted as an endorsement of the design and/or construction of any works (including dams). The Authority does not accept any responsibility or liability for any suits or actions arising from injury, loss, damage or death to person or property which may arise from the maintenance, existence or use of the works.

Each person named as a licence holder is responsible for ensuring all the conditions of this licence are complied with.

This licence authorises its holders to operate the described works, subject to the conditions.

Licence Holder(s)

GARRY ARTHUR MINTER of RMB 22 RED CLIFFS VIC 3496

Licence Contact Details

GA MINTER

RMB 22

RED CLIFFS VIC 3496

Licence Details

Expiry date	30 Jun 2023
Status	Active
Authority	Lower Murray Water
Name of waterway or aquifer	R Murray (Euston-Wentworth)
Water system	Murray

Summary of Licensed Works

The details in this section are a summary only. They are subject to the conditions specified in this licence.

Works ID	Works type	Use of water
WRK050582	Pump	Irrigation

Description of Licensed Works

WORKS ID WRK050582

Works type	Pump
Works subtype	Fixed
Manufacturer	Ajax Pumps
Model	D
Suction pipe size	150 millimetres
Delivery pipe size	150 millimetres
Prime mover type	Electric
RPM	1470
Output power	30.00 kW

Extraction Details

Service point/s	SP017605 40230
Maximum extraction rate	6.480 megalitres per day (The physical capacity of the works)
Maximum daily volume	1.303 megalitres (The volume authorised to be extracted via the works)
Maximum annual volume	152.000 megalitres
Use of water	Irrigation - as well as domestic and stock use, dairy use, and general non-irrigation farm use

Works location

<i>Easting</i>	<i>Northing</i>	<i>Zone MGA</i>
624282.511	6190106.916	Zone 54

Land description

CA 30C Parish of Carwarp

Related Instruments

Related entitlements	Nil
Related water-use entities	WUL008426

Application History

<i>Reference</i>	<i>Type</i>	<i>Status</i>	<i>Lodged date</i>	<i>Approved date</i>	<i>Recorded date</i>
PTA032193	Address amendment	Recorded			02 Jun 2015
PTA032190	Address amendment	Recorded			02 Jun 2015
PTA030673	Address amendment	Recorded			03 Mar 2015
WLV706346	Modify	Approved	09 Aug 2018	09 Aug 2018	
WLV033472	Modify	Approved	02 Sep 2014	02 Sep 2014	
WLV152965	Modify	Approved	16 Jul 2014	17 Jul 2014	
WLI565699	Issue	Approved	01 Jul 2007	01 Jul 2007	

Conditions

Licence WLE003510 is subject to the following conditions:

Preventing pollution

- 1 Water must not be taken through the works if the Authority reasonably believes fuel, or lubricant, or any other matter used in connection with works and appliances associated with this licence, is at risk of contaminating a waterway, or aquifer, or the riparian or riverine environment.
- 2 The licence holder must construct and maintain bund walls around any hydrocarbon-fuel-driven engine, motor, fuel storage, or chemical storage used in connection with this licence, in accordance with the timeframe, specifications, guidelines and standards prescribed by the Authority.

Rosters and restrictions

- 3 Water may only be taken through the works referred to in the works licence if, in a period of rationing or other restriction, it is taken in accordance with the share of the flow represented by the specified extraction share of 1.30 ML/day.
- 4 When directed by the Authority, water must be taken in accordance with the rosters and restrictions determined by the Authority, and advised to the licence holder.
- 5 Water may only be taken through the works referred to in the works licence if the maximum instantaneous extraction rate is no more than 75.00 L/second.

Metering of water taken and used

- 6 Water may only be taken under this licence if it is taken through a meter approved by the Authority.
- 7 Meters must be installed, in accordance with the specifications set by the Authority, at the licence holder's expense.
- 8 Meters used for the purpose of this licence are deemed to be the property of the Authority.
- 9 The licence holder must at all times provide the Authority with safe access to meters for the purpose of reading, calibration or maintenance.
- 10 The licence holder must notify the Authority within one business day if the meter ceases to function or operate properly.
- 11 The licence holder must, if required by the Authority, keep an accurate record of the quantity of water taken under this licence and allow the Authority to inspect this record at all reasonable times, and provide a copy of the record when requested.
- 12 The licence holder must not, without the consent of the Authority, interfere with, disconnect or remove any meter used for the purposes of the licence.
- 13 The Authority may, if it deems necessary, make an estimate of the total volume of water taken under this licence.

Operation and maintenance

- 14 Water may only be taken through the works at the specified location.
- 15 The licence holder must keep all works, appliances and dams associated with this licence, including outlet pipes and valves, in a safe and operable condition, and free from obstacles and vegetation that might hinder access to works.
- 16 Water may only be taken through the works if the works are sited, constructed, operated and maintained to the satisfaction of the Authority.
- 17 Works must not be altered, removed or decommissioned without a licence that authorises alteration, removal or decommissioning.
- 18 The licence holder must at all times provide the Authority with safe access to inspect all works and appliances used to take water under this licence.

Protecting biodiversity

- 19 Water must not be taken through the works if the Authority reasonably believes that the taking

of water, through the works and appliances associated with this licence, is at risk of causing damage to the environment.

- 20 The licence holder must, if required by the Authority, remedy any damage to the environment that in the opinion of the Authority is a result of the installation, operation or maintenance of the works.

Fees and charges

- 21 The licence holder must, when requested by the Authority, pay all fees, costs and other charges under the Water Act 1989 in respect of this licence.

END OF COPY OF RECORD

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 31 August 2020 10:59 PM

PROPERTY DETAILS

Address: **87 BLAKE ROAD IRAAK 3494**
Lot and Plan Number: **Lot 5 LP9767**
Standard Parcel Identifier (SPI): **5\LP9767**
Local Government Area (Council): **MILDURA**
Council Property Number: **21067**
Planning Scheme: **Mildura**
Directory Reference: **Vicroads 3 G8**

www.mildura.vic.gov.au

[Planning Scheme - Mildura](#)

UTILITIES

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

[View location in VicPlan](#)

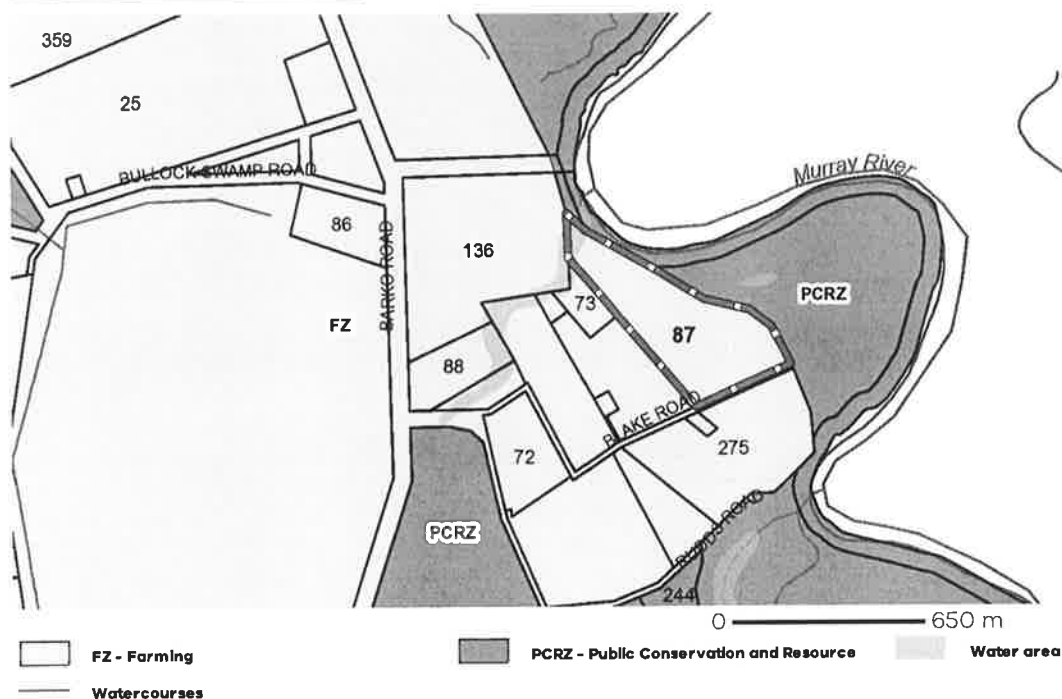
STATE ELECTORATES

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

Planning Zones

FARMING ZONE (FZ)

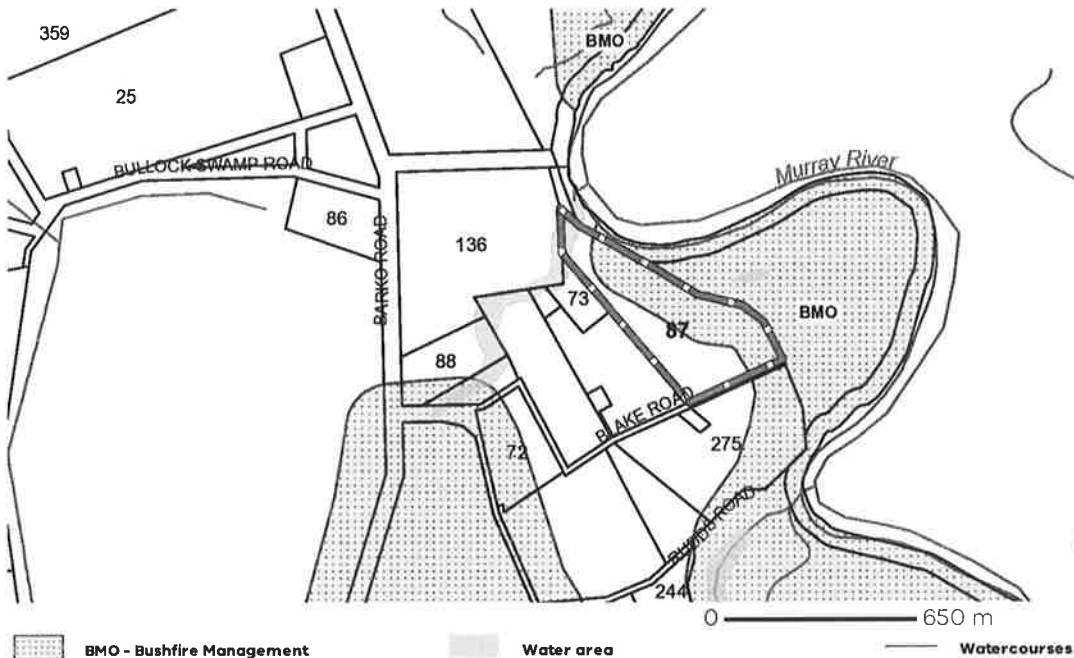
SCHEDULE TO THE FARMING ZONE (FZ)



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

Planning Overlays

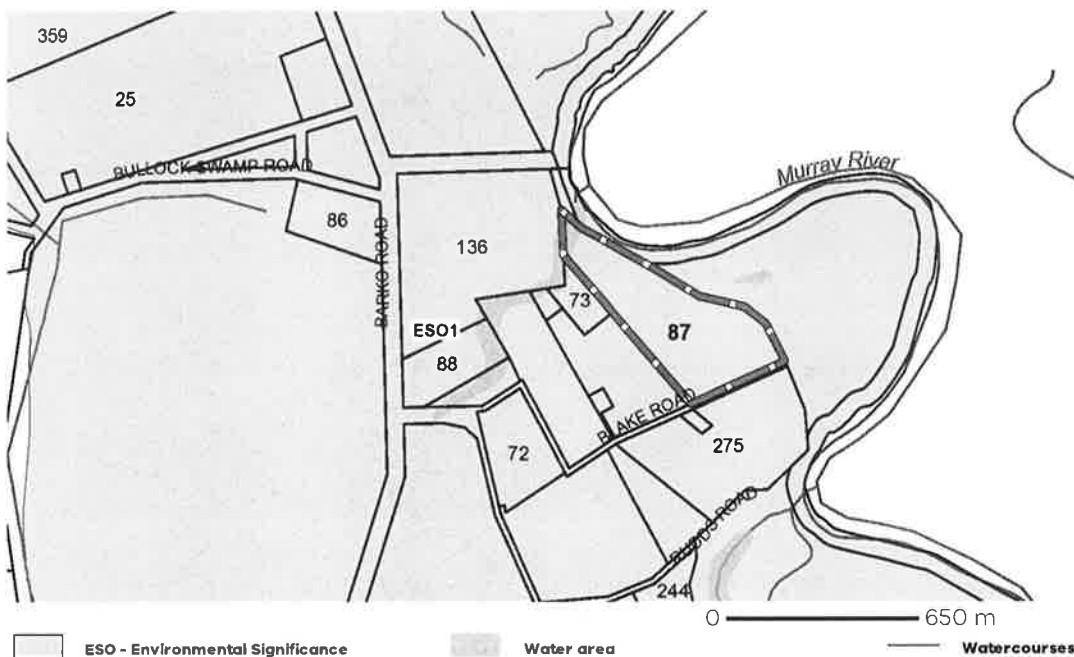
BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)

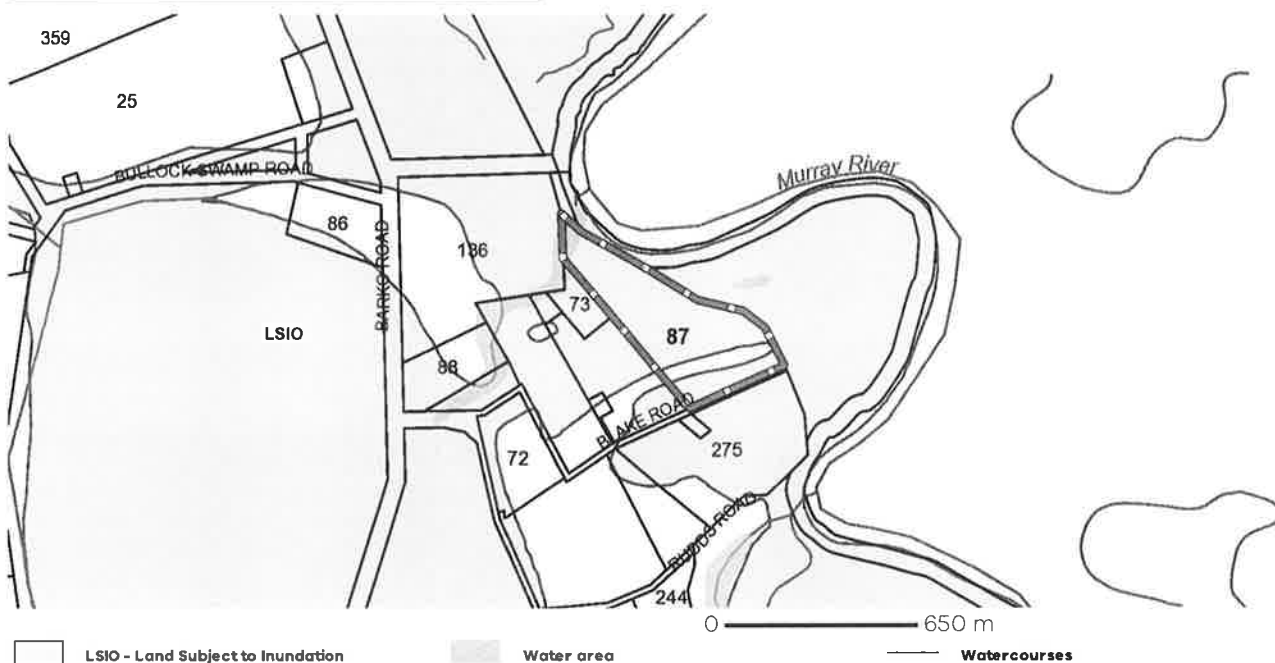


Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Planning Overlays

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)



Legend:
 LSIO - Land Subject to Inundation
 Water area
 Watercourses

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

Areas of Aboriginal Cultural Heritage Sensitivity

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

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

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

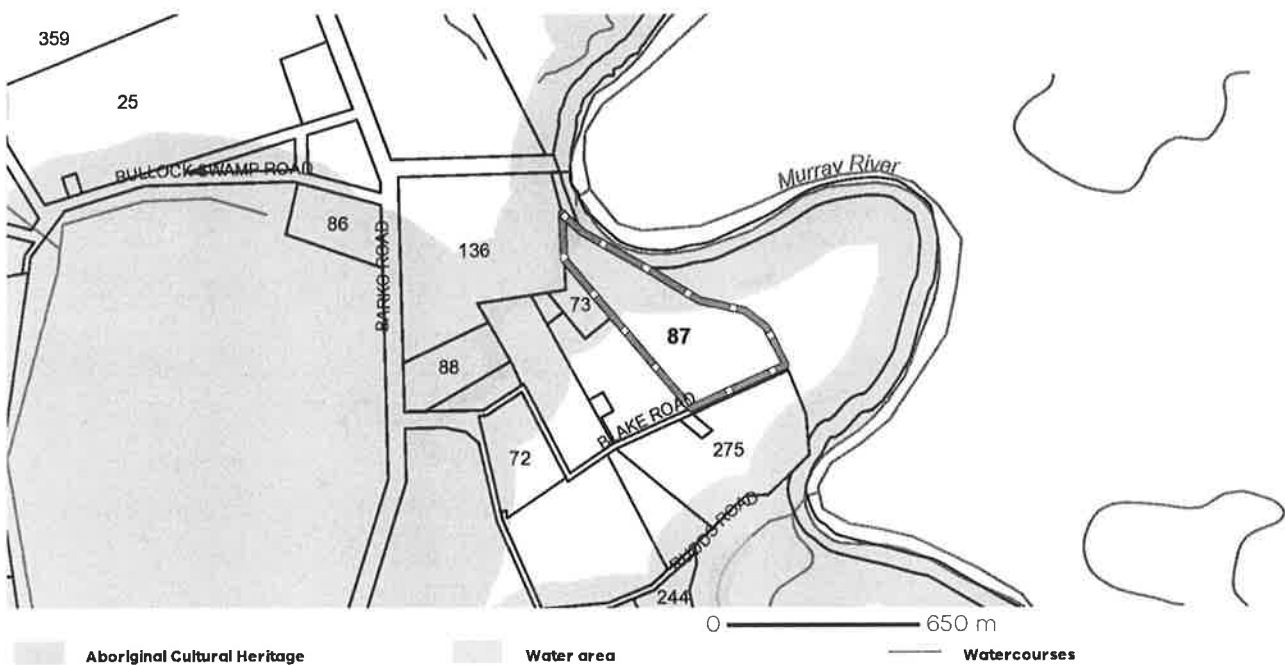
If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this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

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

For further information about whether a Cultural Heritage Management Plan is required go to

<http://www.gov.nrms.net.au/govQuestion1.aspx>

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



Further Planning Information

Planning scheme data last updated on 26 August 2020.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>.

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

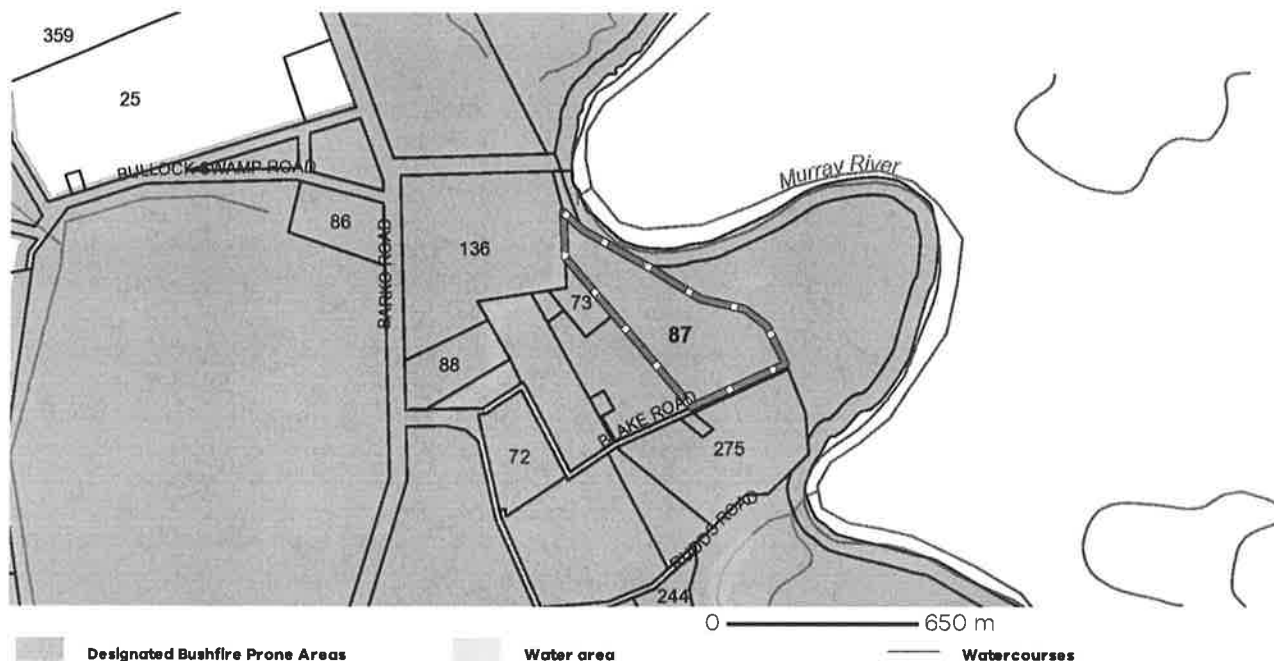
For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

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

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.



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

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

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

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

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

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

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

Due Diligence Checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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