

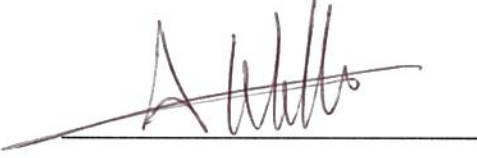

# Vendor Statement

The vendor makes this statement in respect of the land in accordance with 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.  
The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

|             |                                |
|-------------|--------------------------------|
| <b>Land</b> | 4 PYAP COURT, MILDURA VIC 3500 |
|-------------|--------------------------------|

|                    |  |      |         |
|--------------------|--|------|---------|
| Vendor's name      | Anthony John Willis  | Date | 17/3/21 |
| Vendor's signature |   |      |         |
| Vendor's name      | Jacqueline Mary Willis   | Date | 17/3/21 |
| Vendor's signature |  |      |         |

|                       |       |      |     |
|-----------------------|-------|------|-----|
| Purchaser's name      |       | Date | / / |
| Purchaser's signature | <hr/> |      |     |
| Purchaser's name      |       | Date | / / |
| Purchaser's signature | <hr/> |      |     |

## 1. FINANCIAL MATTERS

### 1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them)

(a)  Their total does not exceed: \$4,000.00

### 1.2 Particulars of any Charge (whether registered or not) 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 Terms Contract

This section 1.3 only applies if this 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.

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 receipts of rents and profits.

Not Applicable

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

Is in the attached copies of title document/s

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

Not Applicable

### 3.2 Road Access

There is NO access to the property by road if the square box is marked with an 'X'

### 3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area within the meaning of section 192A of the *Building Act* 1993 if the square box is marked with an 'X'

### 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:

Not Applicable

### 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 notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act 1986* are as follows:

NIL

## 5. BUILDING PERMITS

Particulars of any building permit 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

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act 2006*.

Not Applicable

## 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*.

Not Applicable

## 8. SERVICES

The services which are marked with an 'X' in the accompanying square box are NOT connected to the land:

|   |                                     |                                       |                                   |   |
|---|-------------------------------------|---------------------------------------|-----------------------------------|---|
| Electricity supply <input type="checkbox"/> | Gas supply <input type="checkbox"/> | Water supply <input type="checkbox"/> | Sewerage <input type="checkbox"/> | Telephone services <input type="checkbox"/> |
|---|-------------------------------------|---------------------------------------|-----------------------------------|---|

## 9. TITLE

Attached are copies of the following documents:

9.1  (a) Registered Title

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

## 10. SUBDIVISION

### 10.1 Unregistered Subdivision

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

Not Applicable

### 10.2 Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the

*Subdivision Act 1988.*

- (a)  Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.
- (b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:  
NIL
- (c) The proposals relating to subsequent stages that are known to the vendor are as follows:  
NIL
- (d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:  
NIL

### 10.3 Further Plan of Subdivision

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed.

Not Applicable

## 11. DISCLOSURE OF ENERGY INFORMATION

*(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)*

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act 2010* (Cth)

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 2000m<sup>2</sup>; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable

## 12. 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 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.)*

Is attached

## 13. ATTACHMENTS

*(Any certificates, documents and other attachments may be annexed to this section 13)*

*(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)*

*(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)*

---

# Due diligence checklist

## What you need to know before buying a residential property

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

## Urban living

### Moving to the inner city?

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

### Is the property subject to an owners corporation?

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

## Growth areas

### Are you moving to a growth area?

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

## Flood and fire risk

### Does this property experience flooding or bushfire?

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

## Rural properties

### Moving to the country?

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

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

### Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

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

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

## Soil and groundwater contamination

### Has previous land use affected the soil or groundwater?

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

(04/10/2016)

## **Land boundaries**

### **Do you know the exact boundary of the property?**

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

## **Planning controls**

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

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

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

### **Are there any proposed or granted planning permits?**

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

## **Safety**

### **Is the building safe to live in?**

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

## **Building permits**

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

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

### **Are any recent building or renovation works covered by insurance?**

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

## **Utilities and essential services**

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

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

## **Buyers' rights**

### **Do you know your rights when buying a property?**

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

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

VOLUME 09776 FOLIO 622

Security no : 124088652899G  
Produced 13/03/2021 04:51 PM

**LAND DESCRIPTION**

Lot 149 on Plan of Subdivision 208656D.  
PARENT TITLE Volume 09752 Folio 614  
Created by instrument LP208656D 29/10/1987

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors  
ANTHONY JOHN WILLIS  
JACQUELINE MARY WILLIS both of 4 PYAP COURT MILDURA VIC 3500  
AK383579N 05/06/2013

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AK383580E 05/06/2013  
COMMONWEALTH BANK OF AUSTRALIA

COVENANT N787068S 21/10/1988

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.

AGREEMENT Section 52A TOWN AND COUNTRY PLANNING ACT 1961  
N016656R 01/09/1987

**DIAGRAM LOCATION**

SEE LP208656D 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: 4 PYAP COURT MILDURA VIC 3500

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 15940N CBA - COMMONWEALTH BANK OF AUSTRALIA  
Effective from 23/10/2016

DOCUMENT END



# Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

|   |                         |
|---|-------------------------|
| Document Type                                   | <b>Instrument</b>       |
| Document Identification                         | <b>N016656R</b>         |
| Number of Pages<br>(excluding this cover sheet) | <b>9</b>                |
| Document Assembled                              | <b>13/03/2021 16:53</b> |

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N16656

CALLAGHER  
SO

V I

010987 0937 4TOP #42 N016656R

**REGD**

APPLICATION PURSUANT TO SECTION 52B (1) OF THE TOWN AND COUNTRY PLANNING ACT 1961

THE MAYOR COUNCILLORS AND RATEPAYERS OF THE CITY OF MILDURA

HEREBY APPLY to have a Memorandum of the Agreement pursuant to Section 52A of the Town and Country Planning Act 1961 dated the 23rd day of July, 1987 and made between themselves as Responsible Authority and MANSELL DEVELOPMENTS PTY. LTD. as Owners of ALL THAT piece of land more particularly described in Certificate of Title Volume 9752 Folio 614 a copy of which agreement is annexed hereto entered on the said Certificate of Title.

DATED the 23<sup>rd</sup> day of JULY 1987.

THE COMMON SEAL of the MAYOR, )  
COUNCILLORS AND RATEPAYERS of )  
the CITY OF MILDURA was here- )  
unto affixed in the presence )  
of: )

now = (61) 9-116 / 611 / 10-111 (3)

..... MAYOR

..... COUNCILLOR

..... TOWN CLERK

A memorandum of the within Instrument has been entered in the Register Book.



THIS AGREEMENT is made the 23rd day of July, 1987 BETWEEN :

THE MAYOR COUNCILLORS AND CITIZENS  
OF THE CITY OF MILDURA

(The Council)

N016656R

of the first part and

MANSELL DEVELOPMENTS PTY. LTD.  
of 133 Langtree Avenue,  
Mildura.

(The Owner)

of the second part

WHEREAS :

- A. The Owner is or is entitled to be registered at the Office of Titles as the proprietor of all that piece of land described in the First Schedule hereto situated at and known as Lot 143 Riverside Avenue, Mildura ("the land").
- B. The Owner made application to the Council as the Responsible Authority under the City of Mildura Planning Scheme for a Modified Permit -

To subdivide land described as Lot 4, L.P. 143465 being part Crown Portion A, Parish of Mildura, and to construct a single detached house upon each lot created, land situate in Washington Drive in accordance with the attached endorsed plan being part (Stage 9) of the overall plan of subdivision development approved with the original permit issued No. P.12/84 dated 12th April, 1984 or as subsequently modified. (Permit No. P12/84 Stage 9 dated 14th May, 1987).

- C. The Council by Notice of Determination dated the 14th day of May, 1987 determined to grant a permit to subdivide the land in accordance with the endorsed plan and subject to various conditions including a condition which provided as follows :

"This permit shall have no force or effect until :

The Owner of land described in the modified permit shall enter into an Agreement pursuant to Section 52A

of the Town & Country Planning Act 1961 with the Council of the City of Mildura. Such Agreement shall prohibit the development of flats for a period of ten years upon Lots numbered 143 to 162 inclusive and lots numbered 247 to 253 inclusive, except Lot 163 as illustrated on the attached endorsed plan."

- D. The Council and the Owner have agreed that without restricting or limiting their respective powers to enter into this Agreement and insofar as it can be so treated this Agreement shall be treated as being an Agreement under Section 52A of the Town and Country Planning Act.
- E. The Owner intends to lodge a Plan of Subdivision for approval in accordance with the Modified Planning Permit immediately after the registration of this Agreement.

NOW THIS AGREEMENT WITNESSETH as follows :

1. In this Agreement unless inconsistent with the context or subject matter -  
"Modified Permit" shall mean the permit issued by the Council as a result of the Notice of Determination referred to in recital C hereof.
2. The Owner covenants and agrees to comply with, carry out and observe Condition 3 of the Modified Permit.
3. The Owner further covenants and agrees as follows :  
To prohibit the construction of or adaption to flats as defined in the City of Mildura Planning scheme for a period of ten (10) years from the date of approval of the Plan of Subdivision by the Office of Titles on Lots numbered 143 to 162 inclusive and Lots numbered 247 to 253 inclusive and coloured blue on the plan (sheets 1 and 2) annexed hereto.
4. The Owner agrees to do all things necessary to enable the Council to enter a memorandum of this Agreement on the

Certificate of Title to the land in accordance with Section 52B of the Town and Country Planning Act including signing any further agreement acknowledgement or document to enable the said memorandum to be registered under that section.

- 5. The covenants and agreements of the Owner under this Agreement shall cease and the Owner will be released from its obligations under this Agreement upon the Council delivering to the Owner a certificate stating that the subdivision has been carried out and completed and the Owner has complied with the terms of this Agreement to its satisfaction.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first hereinbefore written.

FIRST SCHEDULE

Lot 143 on Plan of Subdivision No. 207538Q being the whole of the land more particularly described in Certificate of Title Volume 9752 Folio 614.

THE COMMON SEAL of THE MAYOR )  
COUNCILLORS AND CITIZENS OF )  
THE CITY OF MILDURA was )  
hereunto affixed in the )  
presence of: )

[Signature]

MAYOR

[Signature]

COUNCILLOR

[Signature]

TOWN CLERK

THE COMMON SEAL of MANSELL )  
DEVELOPMENTS PTY. LTD. was )  
hereunto affixed in the )  
presence of: )

[Signature]  
[Signature]

DIRECTOR

SECRETARY



Mansell Developments Pty. Ltd

Town and Country Planning Act 1961

**CITY OF MILDURA PLANNING SCHEME**  
 MODIFIED  
**PLANNING PERMIT No. P.12/84 STAGE 9**

OFFICE USE ONLY

A.12/84

18.1.84

**Subject to the conditions (if any) set out hereunder the following is hereby permitted:**

To subdivide land described as Lot 4, L.P. 143465, being part Crown Portion A, Parish of Mildura, and to construct a single detached house upon each lot created, on land situate in Washington Drive, in accordance with the attached endorsed plan, being Stage 9, part of the overall plan of subdivision development approved with the original permit issued, No. P.12/84 dated 12th April, 1984, or as subsequently modified, subject to the following conditions:-

**Conditions:**

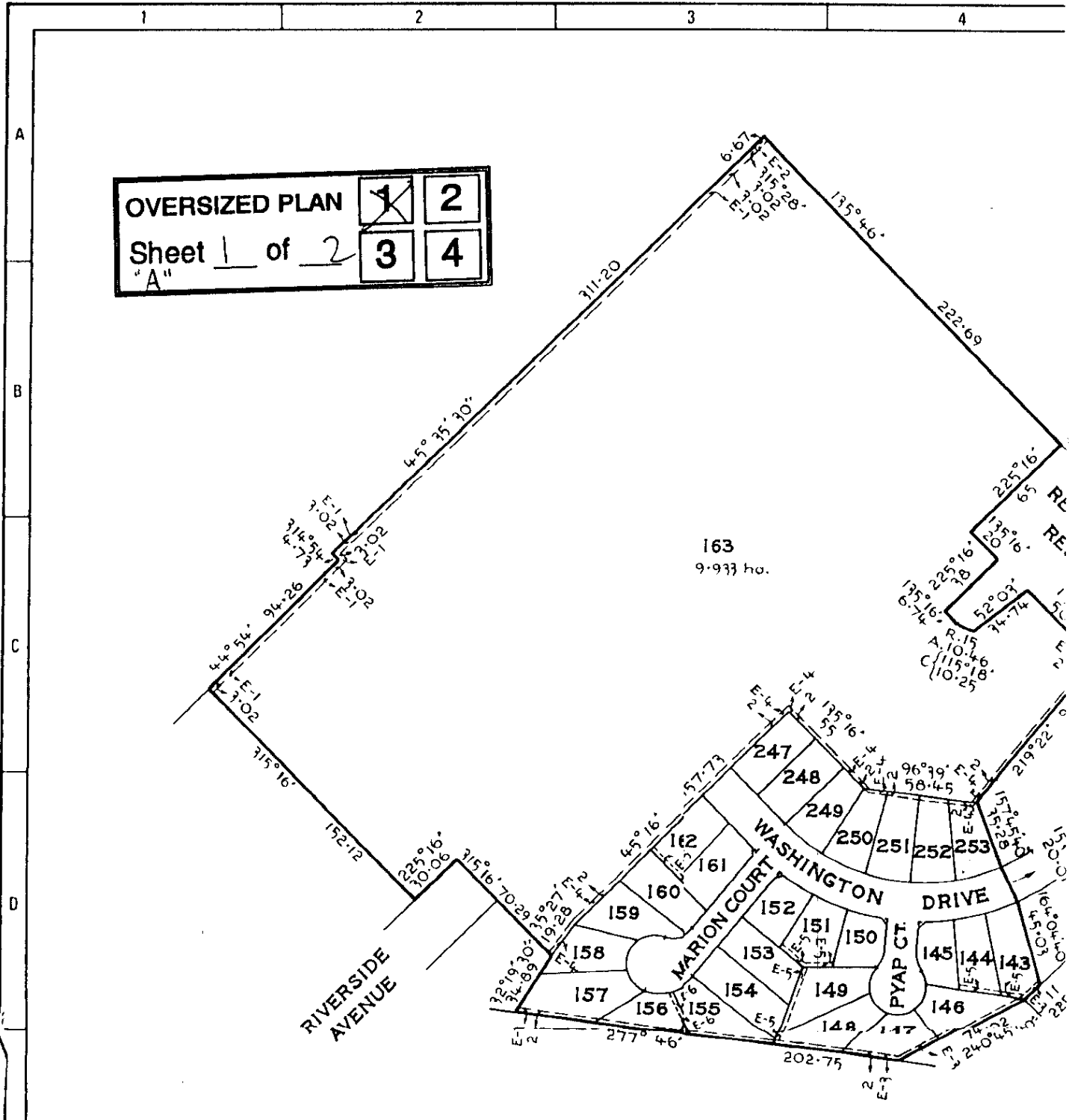
1. The permit shall expire if the use or development hereby permitted is not commenced within 2 years from the date hereof, or within any extension of that time which, upon application made before or within 3 months after the expiry of the permit, is granted in writing by the City of Mildura.
2. The permit shall have no force or effect until:-
  - a. A sewerage and water reticulation system has been provided to the satisfaction of the Sunraysia Water Board;
  - b. Drainage, naturestrip work, kerb and channel, road widening and roadworks have been provided to the satisfaction of the City Engineer, City of Mildura;
  - c. That an Agreement be prepared to the satisfaction of the Council, City of Mildura, to provide for the transfer of the public open space area to the City of Mildura.
3. The owner of land described in the modified permit shall enter an Agreement pursuant to the provisions of Section 52A of the Town and Country Planning Act, 1961, with the Council of the City of Mildura. Such Agreement shall prohibit the development of flats for a period of ten years upon Lots 143 to 162 and 247 to 253 inclusive (27 lots) as illustrated on the attached endorsed plan.

14th May, 1987

(Date of Determination)

*R. G. Locking*

(Signed)



**OVERSIZED PLAN**

|                                     |                          |
|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/> |

Sheet 1 of 2  
"A"

|   |  |  |  |
|---|--|--|--|
| <p><b>CERTIFICATION BY SURVEYOR</b></p> <p>I, JOHN ADRIAN BRUINROUT of 61 Deakin Avenue, Mildura, 3500 certify that this plan has been prepared from a survey made under my immediate direction and supervision, in accordance with the <i>Surveyors Act 1978</i> and completed on [ ] and that this plan is accurate and correctly represents the adopted boundaries and the classification of the survey is [ ] Date [ ]</p> <p style="text-align: right;">Licensed Surveyor,<br/><i>Surveyors Act 1978</i></p> |  | <p><b>CERTIFICATE OF MUNICIPAL CLERK</b></p> <p>MUNICIPALITY CITY OF MILDURA</p> <p><b>CERTIFICATE A</b><br/>THIS PLAN ACCORDS WITH A PLAN</p> <ul style="list-style-type: none"> <li>SEALED BY THE COUNCIL UNDER SECTION 569B OF THE LOCAL GOVERNMENT ACT 1958</li> <li>CONFIRMED BY THE PLANNING APPEALS BOARD ON [ ]</li> <li>AND A REQUIREMENT/NO REQUIREMENT PURSUANT TO SECTION 569C OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE</li> </ul> <p>DATE [ ] MUNICIPAL CLERK [ ]</p> |  |
| <p><b>AMENDMENTS</b></p>  |  | <p><b>CERTIFICATE B</b><br/>THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF THE LOCAL GOVERNMENT ACT 1958 BY</p> <ul style="list-style-type: none"> <li>THE COUNCIL ON [ ]</li> <li>THE PLANNING APPEALS BOARD ON [ ]</li> </ul> <p>DATE [ ] MUNICIPAL CLERK [ ]</p>  |  |
| <p><b>Thomson &amp; Singleton Pty. Ltd.</b><br/>SURVEYORS &amp; ENGINEERS<br/>61 Deakin Avenue, Mildura, Vic. 3500 Phone (050) 23 1835</p>  |  | <p><b>SURVEYORS REF</b><br/><b>3512</b></p>  |  |

5

6

OFFICE USE ONLY

A

B

C

D

E

F

|                            |   |              |
|----------------------------|---|--------------|
| <b>OVERSIZED PLAN</b>      | 1 | <del>2</del> |
| Sheet <u>2</u> of <u>2</u> | 3 | 4            |
| "B"                        |   |              |

NOTATIONS

**LAND SUBJECT TO EASEMENT**  
 E-1 WATER SUPPLY VIDE INSTRUMENTS D605992, D605993 AND D605994.  
 E-2 WATER SUPPLY VIDE INSTRUMENTS J877210, J877213 AND J877216.  
 E-3 DRAINAGE AND SEWERAGE VIDE L.R.205328N.  
 E-4 DRAINAGE AND SEWERAGE VIDE L.P.

**LAND APPROPRIATED OR SET APART**  
 E-3, E-4 AND E-5 DRAINAGE AND SEWERAGE.  
 E-6 DRAINAGE

ROADS WITHIN THE THICK LINES FOR WAY, DRAINAGE AND SUPPLY OF WATER, ELECTRICITY, TELEPHONE AND GAS.

**OTHER NOTATIONS**  
 LOTS 1 TO 142 INCLUSIVE AND LOTS 164 TO 246 INCLUSIVE HAVE BEEN OMITTED.

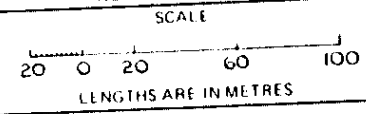
TO BE COMPLETED WHERE APPLICABLE THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS. IN PROCLAIMED SURVEY AREA NO.

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES  
 TITLE REF  
 LAST PLAN REF

PLAN OF SUBDIVISION

COUNTY **KARKAROOC**  
 PARISH **MILDURA**  
**CROWN PORTION A (PART)**

NUMBER OF SHEETS IN PLAN **TWO**  
 NUMBER OF THIS SHEET **ONE**



ORIGINAL SCALE **1:2000**  
 SHEET SIZE **A2**

OFFICE USE ONLY

LP

VICTORIA

APPROX TRUE NORTH



**RECREATION RESERVE**  
 135° 16'  
 50.36  
 E-4  
 22° 2'  
 95.69

153° 32'  
 20.00  
 164-246  
 111.22  
 111.22

This endorsed plan only relates to the construction of buildings and the carrying out of works within the title boundary of land described on the permit issued. Any works proposed to be carried out outside the title boundary is subject to the further consent of the City Engineer.

CLERK  
 COUNCIL REF

LOCAL GOVERNMENT ACT 1958 ON  
 SECTION 569E OF THE LOCAL GOVERNMENT

(31) OF DIVISION (9) OF PART XIX OF

OFFICE USE ONLY

**CITY OF MILDURA**  
 Planning Scheme  
 This Plan is identified with *one of two*  
**MODIFIED PERMIT No. P. 12/64**  
 STAGE 9  
 Date 4.5.87 *[Signature]*  
 Town Planner

PLAN APPROVED  
 AT  
 ON  
 (ASSISTANT) REGISTRAR OF TITLES

5

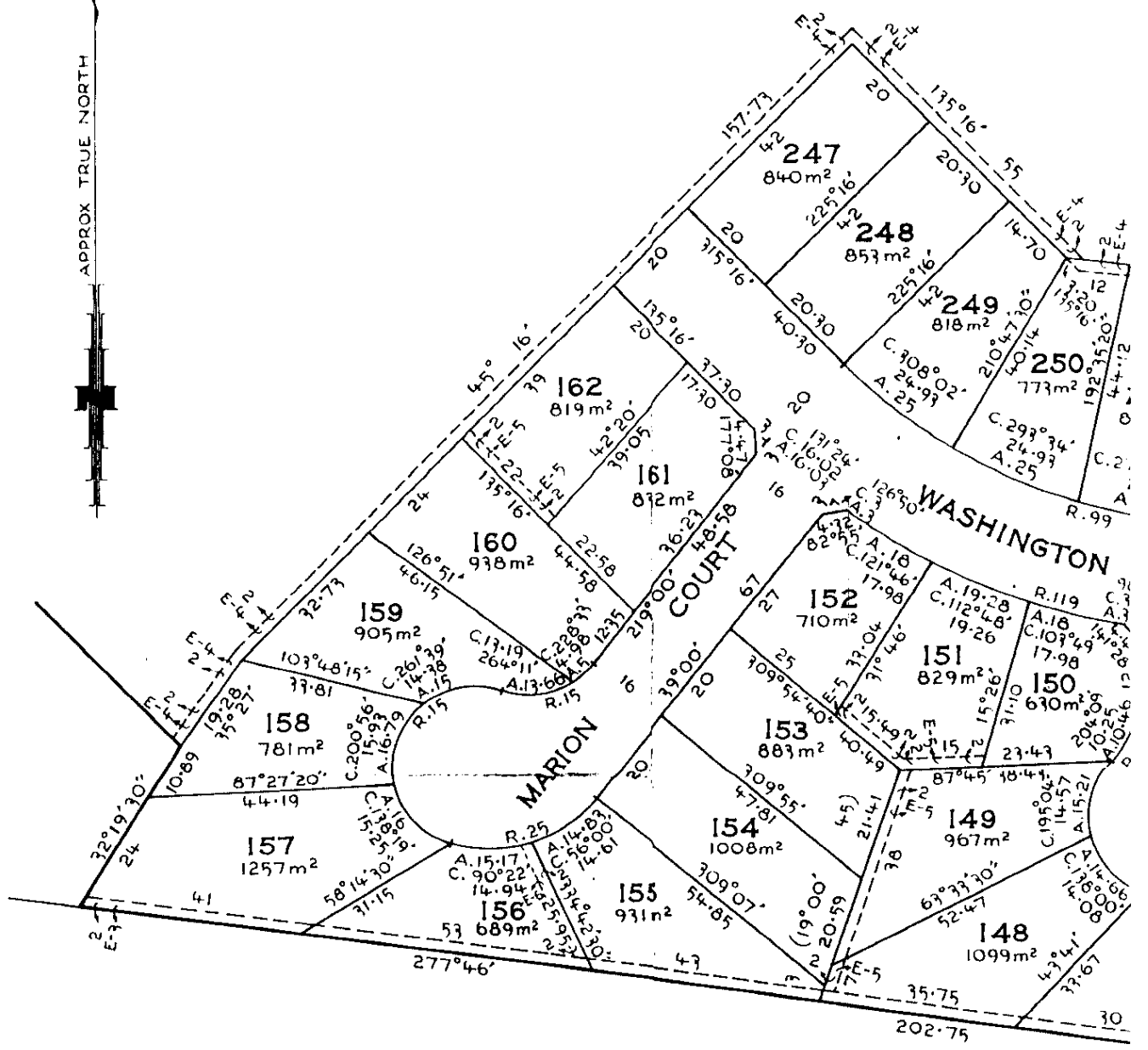
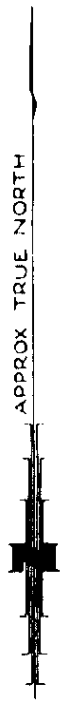
6

7

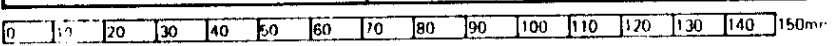
8

OVERSIZED PLAN  2  
 Sheet 1 of 2  3  4  
 "B"

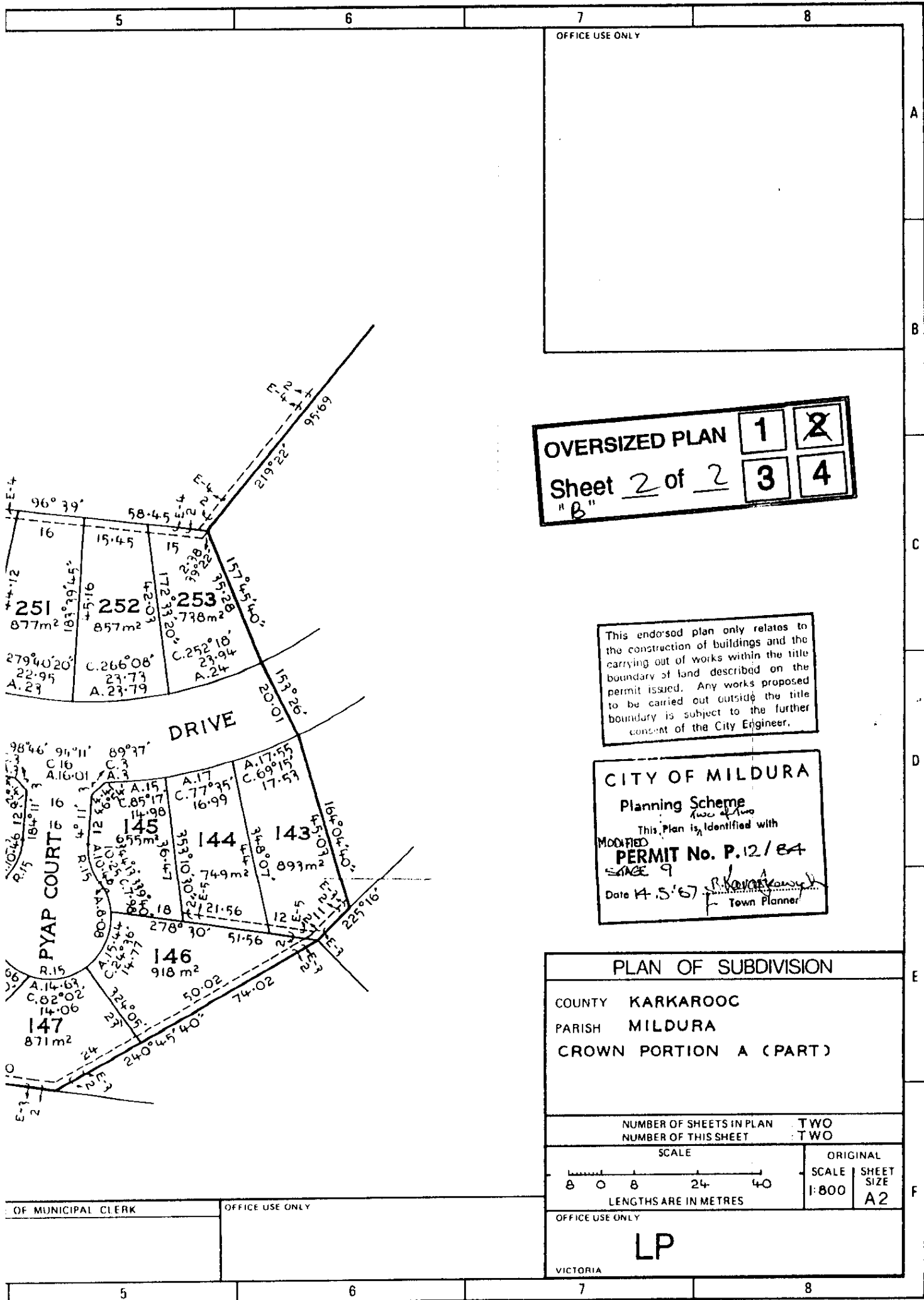
163  
9.933 ha



|   |                              |                               |                      |
|---|------------------------------|-------------------------------|----------------------|
| <b>Thomson &amp; Singleton Pty. Ltd.</b><br>SURVEYORS & ENGINEERS<br>61 Deakin Avenue, Mildura, Vic. 3500. Phone: (050) 23 1835 | SURVEYORS REF<br><b>3512</b> | SIGNATURE OF SURVEYOR<br><br> | SIGNATURE OF<br><br> |
|   |                              |                               |                      |







OFFICE USE ONLY

OVERSIZED PLAN 

|   |   |
|---|---|
| 1 | 2 |
| 3 | 4 |

  
 Sheet 2 of 2  
 "B"

This endorsed plan only relates to the construction of buildings and the carrying out of works within the title boundary of land described on the permit issued. Any works proposed to be carried out outside the title boundary is subject to the further consent of the City Engineer.

**CITY OF MILDURA**  
 Planning Scheme  
 This Plan is identified with  
 MODIFIED  
**PERMIT No. P.12/84**  
 STAGE 9  
 Date 14.5.67 *P. Kavanagh*  
 Town Planner

|                               |            |
|-------------------------------|------------|
| <b>PLAN OF SUBDIVISION</b>    |            |
| COUNTY <b>KARKAROOC</b>       |            |
| PARISH <b>MILDURA</b>         |            |
| CROWN PORTION <b>A (PART)</b> |            |
| NUMBER OF SHEETS IN PLAN      | TWO        |
| NUMBER OF THIS SHEET          | TWO        |
| SCALE                         |            |
|                               |            |
| LENGTHS ARE IN METRES         |            |
| ORIGINAL SCALE                | SHEET SIZE |
| 1:800                         | A2         |
| OFFICE USE ONLY               |            |
| <b>LP</b>                     |            |
| VICTORIA                      |            |

OF MUNICIPAL CLERK

OFFICE USE ONLY



# Imaged Document Cover Sheet

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|   |                         |
|---|-------------------------|
| Document Type                                   | <b>Instrument</b>       |
| Document Identification                         | <b>N787068S</b>         |
| Number of Pages<br>(excluding this cover sheet) | <b>6</b>                |
| Document Assembled                              | <b>13/03/2021 16:53</b> |

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117-  
A72

Lodged at the Titles Office by *p/o*

Holland Road, Byrne & Higham

Code \_\_\_\_\_

Titles Office Use Only

**READ**

211088 0921 45 28 N787068S

2/

**VICTORIA**

**TRANSFER OF LAND**

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed at the request and by the direction of the directing party (if any) transfers to the transferee the estate and the interest specified in the land described together with any easement hereby created and subject to any easement hereby reserved or restrictive covenant herein contained or covenant created pursuant to statute and included herein. (Notes 1-4)

Land (Note 5)

Lot 149 on Plan of Subdivision 208656D being the whole of the land in Certificate of Title Volume 9776 Folio 622

Consideration (Note 6)

\$28,000.00

STAMP DUTY VICTORIA  
 U#04C#1 S#1 T#000243 00095883 19/10/88  
 R#001313 D#44 (\$472.00)

Transferor

MANSELL DEVELOPMENTS PTY. LTD.

Transferee (Note 8)

GEORGE WILLIAM FISHER of Chaffey Street, Merbein

Estate and Interest (Note 9)

Estate in fee simple

Directing Party (Note 10)

|          |        |
|----------|--------|
| CODE     | 44     |
| DUTY     | 472    |
| S.       | 472    |
| ST. DUTY | V      |
| V. E.    |        |
| S.       | 28,000 |
| A.       | TW     |

Computer of Stamps Use Only

Creation (or Reservation) of Easement and/or Covenant (Notes 11-12)

AND THE SAID George William Fisher for themselves and their transferees the registered proprietors for the time being of the land hereby transferred and of every part thereof do hereby as a separate covenant COVENANT with the said MANSELL DEVELOPMENTS PTY. LTD. and other the registered proprietor or proprietors for the time being of the land comprised in

**T2**

Office Use Only



*Am 13/2/89*  
Approval No. T2/1

A memorandum of the within Instrument has been entered in the Register Book.



DN787068S-1-4

the said Plan of Subdivision and of every part thereof (other than the land hereby transferred) as follows:-

"THAT they will not erect or cause or suffer to be erected upon the said lot more than one main building and that such building shall not be other than a building that is a Class 1 (a) Building as defined in Part Six of the Victorian Building Regulations 1983 and that such building and lot or any part thereof shall not be registered under the provisions of the Strata Titles Act 1967 or the Cluster Titles Act 1974 or any amendment, modification or re-enactment of or substitution for either such Acts."

AND IT IS HEREBY AGREED AS FOLLOWS:

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



21

NOTES

1. This form must be used for any transfer by the registered proprietor—
  - (a) of other than the whole of an estate and interest in fee simple
  - (b) by direction
  - (c) in which an easement is created or reserved
  - (d) which contains a restrictive covenant or a covenant created pursuant to statute.
2. Transfers may be lodged as an original only and must be typed or completed in ink.
3. All signatures must be in ink.
4. If there is insufficient space in any panel to accommodate the required information use an annexure sheet (Form A1) or (if there is space available) enter the information under the appropriate heading after any creation or reservation of easement or covenant. Insert only the words "See Annexure A" (or as the case may be) or "See overleaf" in the panel as appropriate.  
 Multiple annexures may appear on the same annexure sheet but each must be correctly headed.  
 All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.
5. Volume and folio references must be given. If the whole of the land in a title is to be transferred no other description should be used. If the transfer affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed hereon or on an annexure sheet (Form A1).
6. Set out the amount (in figures) or the nature of the consideration. If the transfer is by direction show the various considerations  
 e.g. \$ ..... paid by B to A  
       \$ ..... paid by C to B  
 In a transfer on sale of land subject to a mortgage it should be clearly shown whether or not the amount owing under the mortgage is included in the consideration e.g. \$ ..... which includes the amount owing under mortgage No. ....
7. Insert full name. Address is not required.
8. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.
9. Set out "All my estate and interest in the fee simple" (or other as the case may be).
10. If the transfer is by direction give the full name of any directing party and show the various considerations under the consideration heading.
11. Set out any easement being created or reserved and define the dominant and servient tenements.
12. Set out full details of any covenant and define the covenantee and the land to bear the burden and to take the benefit of the covenant.
13. The transfer must be dated.
14. If an executing party is a natural person execution should read "Signed by the transferor (transferee, directing party) in the presence of .....". The witness must be an independent person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.

GALLAGHER, RYAN & MALONEY

SOLICITORS

MILDURA

N787067V

21 8AM

POWER OF ATTORNE

VICTORIA  
STAMP DUTY

**SIO**

BY THIS POWER OF ATTORNEY GREENVINES PTY. LTD. a Company incorporated and registered in the State of Victoria under the Companies Act and having it's registered office at 133 Langtree Avenue, Mildura in the said State (hereinafter called "the Company") and being the owner of certain lands which are shortly described in the Schedule hereto (hereinafter called "the said lands") HEREBY APPOINT KELVIN THOMAS MEREDITH Of Block 365A Moonah Street, Red Cliffs in the said State (hereinafter called "the Attorney") to be the true and lawful Attorney of the Company for the Company and in the name of the Company to do the following things namely:-

1. To negotiate, enter into and settle on behalf of the Company Contracts for the sale of the said lands and any part thereof and to execute on behalf of the Company all Agreements for Sale, Transfers and other documents that may be necessary and proper for carrying into effect such sale in such manner that all the estate and interest of the Company in and to the said lands or such part thereof may be effectively and absolutely transferred to the Purchaser or Vendor thereof pursuant to the provisions of the Transfer of Land Act 1958.

AND the execution by the person or persons appointed as Attorney under this Power or any documents in favour of the Registrar of Titles, The Registrar General for the State of Victoria, The Commissioner of Corporate Affairs or any persons having dealings with the Donor Company shall be conclusive evidence that the contents of such documents are known to and approved by the Company.

IN WITNESS WHEREOF the Company has hereunto set it's seal this 4th day of November, 1987 .

THE COMMON SEAL of GREENVINES  
PTY. LTD. was hereunto affixed in  
the presence of:



..... DIRECTOR  
*K. Meredith*  
..... SECRETARY

SCHEDULE

Lots 8 to 46 inclusive on a Proposed Plan of Subdivision by Donald A. Pedler dated the 10th August, 1987 and being part of the land contained in Certificate of Title Volume 9756 Folio 882.



DN787068S-3-9

This is a true copy of the original Power of Attorney dated the 4th day of November, 1987 and given by GREENVINES PTY. LTD. to KELVIN THOMAS MEREDITH.



.....  
ALAN EDWARD GALLAGHER,  
Solicitor of Mildura.





# Imaged Document Cover Sheet

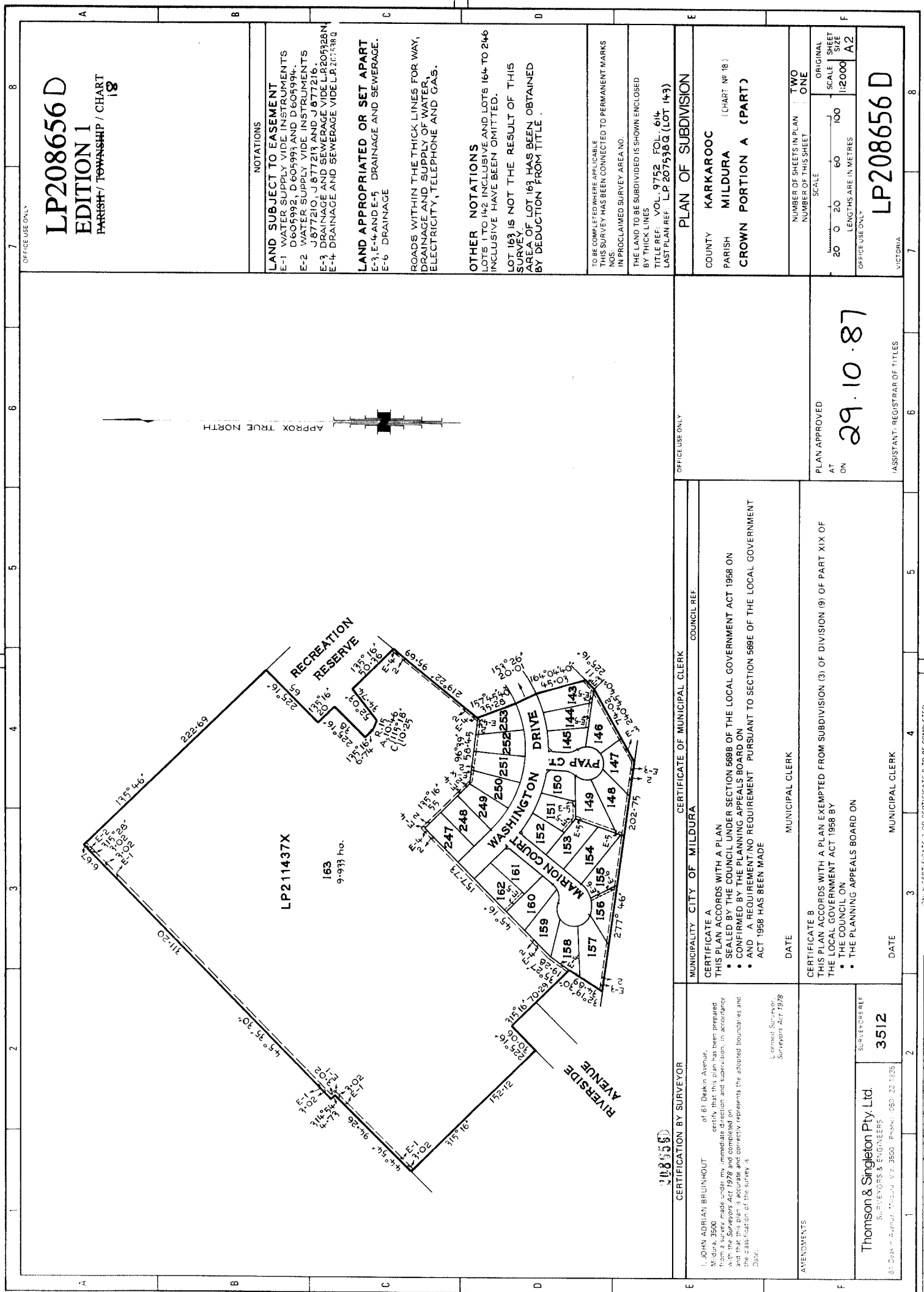
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|   |                         |
|---|-------------------------|
| Document Type                                   | <b>Plan</b>             |
| Document Identification                         | <b>LP208656D</b>        |
| Number of Pages<br>(excluding this cover sheet) | <b>2</b>                |
| Document Assembled                              | <b>13/03/2021 16:53</b> |

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**LP208656 D**  
**EDITION 1**  
 PARISH / TOWNSHIP / CHART  
**18**

**NOTATIONS**

**LAND SUBJECT TO EASEMENT**  
 E-1 WATER SUPPLY VIDE INSTRUMENTS D605992, D605993 AND D605994.  
 E-2 WATER SUPPLY VIDE INSTRUMENTS J877210, J877213 AND J877216.  
 E-3 DRAINAGE AND SEWERAGE VIDE L.P.205928N.  
 E-4 DRAINAGE AND SEWERAGE VIDE L.P.207153R Q.

**LAND APPROPRIATED OR SET APART**  
 E-5, E-4 AND E-5 DRAINAGE AND SEWERAGE.  
 E-6 DRAINAGE

**OTHER NOTATIONS**  
 LOTS 1 TO 142 INCLUSIVE AND LOTS 164 TO 246 INCLUSIVE HAVE BEEN OMITTED.  
 LOT 143 IS NOT THE RESULT OF THIS SURVEY.  
 AREA OF LOT 163 HAS BEEN OBTAINED BY DEDUCTION FROM TITLE.

TO BE COMPLETED WHERE APPLICABLE THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS. IN PROCLAIMED SURVEY AREA NO.

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES  
 TITLE REF: VOL. 9752 FOL. 614  
 LAST PLAN REF. L.P.207598G (LOT 143)

**PLAN OF SUBDIVISION**  
 COUNTY **KARKAROOC**  
 PARISH **MILDURA** (CHART Nº 18)  
**CROWN PORTION A (PART)**

NUMBER OF SHEETS IN PLAN **TWO**  
 NUMBER OF THIS SHEET **ONE**  
 SCALE  
 ORIGINAL SHEET SIZE **A2**  
 LENGTHS ARE IN METRES  
 SCALE 1:2000

**LP208656 D**  
 VICTORIA  
 7  
 8

OFFICE USE ONLY

PLAN APPROVED  
 AT **29.10.87**  
 ON  
 ASSISTANT REGISTRAR OF TITLES

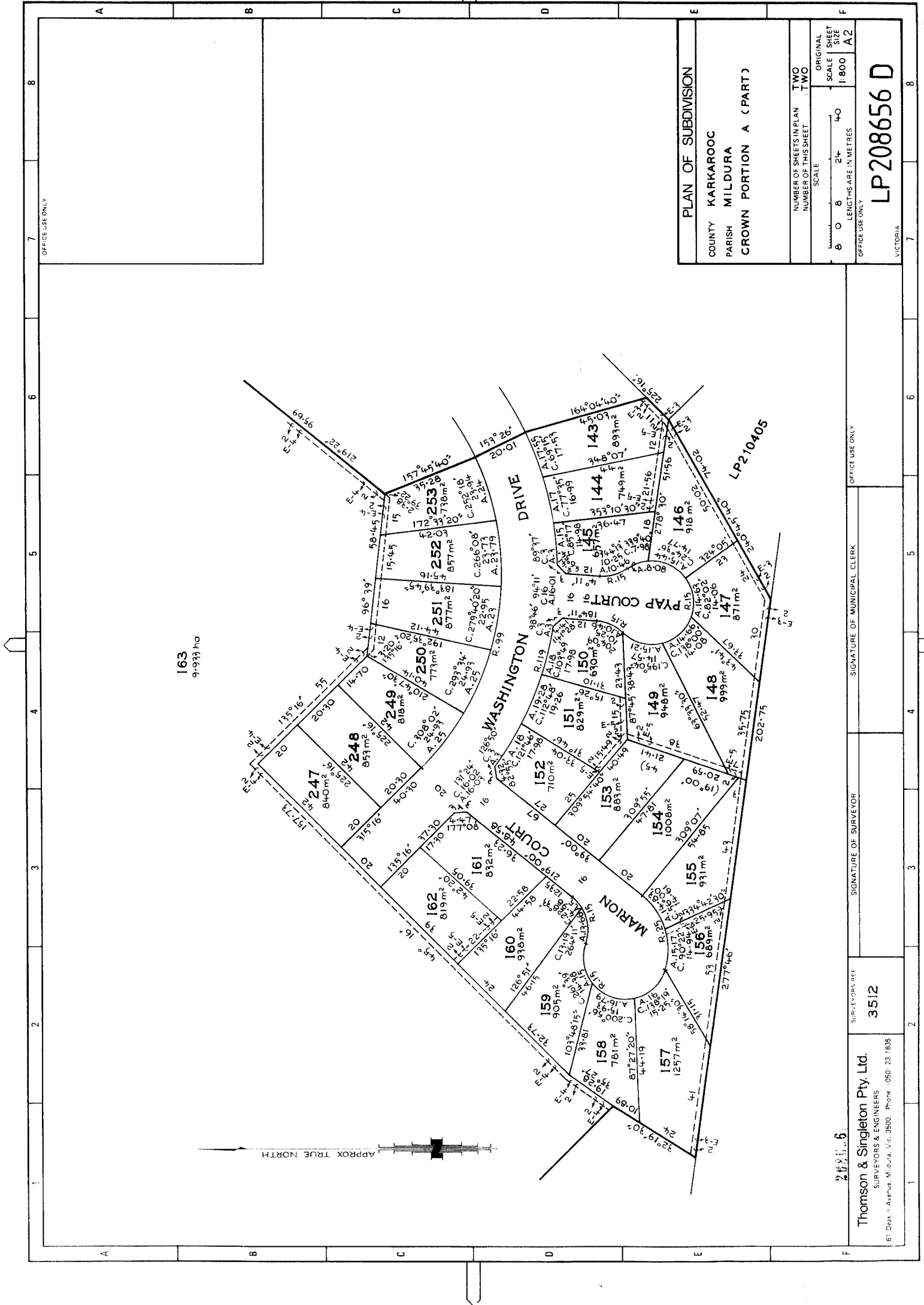
**CERTIFICATE OF MUNICIPAL CLERK**  
 MUNICIPALITY **CITY OF MILDURA**  
 COUNCIL REF.  
**CERTIFICATE A**  
 THIS PLAN ACCORDS WITH A PLAN SEALED BY THE COUNCIL UNDER SECTION 568B OF THE LOCAL GOVERNMENT ACT 1958 ON  
 • SEALED BY THE COUNCIL UNDER SECTION 568B OF THE LOCAL GOVERNMENT ACT 1958 ON  
 • CONFIRMED BY THE PLANNING APPEALS BOARD ON  
 • AND A REQUIREMENT/NO REQUIREMENT PURSUANT TO SECTION 569E OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE

**CERTIFICATE B**  
 THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF DIVISION (9) OF PART XIX OF THE LOCAL GOVERNMENT ACT 1958 BY  
 • THE COUNCIL ON  
 • THE PLANNING APPEALS BOARD ON

DATE \_\_\_\_\_ MUNICIPAL CLERK

**CERTIFICATION BY SURVEYOR**  
 I, **JOHN ADRIAN BRUNHOUT** of 61 Oakin Avenue, Mildura, 3500, certify that this plan has been prepared from a survey made under my immediate direction and supervision, in accordance with the *Surveyors Act 1978* and completed on \_\_\_\_\_ and that this plan is accurate and correctly represents the adopted boundaries and the classification of the survey is \_\_\_\_\_ Date: \_\_\_\_\_  
 Licensed Surveyor  
*Surveyors Act 1978*

**THOMSON & SINGLETON**  
 SURVEYORS & ENGINEERS  
 3512  
 81 Oakin Avenue, Mildura, Vic. 3500. Phone: 080 23 1939



163  
9.933 ha

|                          |                           |
|--------------------------|---------------------------|
| PLAN OF SUBDIVISION      |                           |
| COUNTY                   | KARKAROOC                 |
| PARISH                   | MILDURA                   |
| CROWN PORTION A (PART)   |                           |
| NUMBER OF SHEETS IN PLAN | TWO                       |
| NUMBER OF THIS SHEET     | TWO                       |
| SCALE                    | ORIGINAL SHEET SIZE 1:800 |
| LENGTHS ARE IN METRES    | 40                        |
| OFFICE USE ONLY          | A2                        |
| LP208656 D               |                           |
| VICTORIA                 |                           |

|   |                       |                              |                 |
|---|-----------------------|------------------------------|-----------------|
| SURVEYORS REF<br><b>3512</b>  | SIGNATURE OF SURVEYOR | SIGNATURE OF MUNICIPAL CLERK | OFFICE USE ONLY |
| Thomson & Singleton Pty. Ltd.<br>SURVEYORS & ENGINEERS<br>61 Deak Avenue, Mildura, Vic. 3500. Phone (050) 23 1835 |                       |                              |                 |

# PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987  
and the Planning and Environment Regulations 2005

## CERTIFICATE REFERENCE NUMBER

726459

## APPLICANT'S NAME & ADDRESS

ASKWITH PARTNERS CONVEYANCING PTY LTD C/-  
INFOTRACK (SMOKEBALL) C/- LANDATA

MELBOURNE

## VENDOR

WILLIS, ANTHONY JOHN

## PURCHASER

-, -

## REFERENCE

91601

This certificate is issued for:

LOT 149 PLAN LP208656 ALSO KNOWN AS 4 PYAP COURT MILDURA  
MILDURA RURAL CITY

The land is covered by the:

MILDURA PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 1
- is within a SPECIFIC CONTROLS OVERLAY - SCHEDULE 1

A detailed definition of the applicable Planning Scheme is available at :  
(<http://planningschemes.dpcd.vic.gov.au/schemes/mildura>)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian  
Heritage Register at:

(<http://vhd.heritage.vic.gov.au/>)

Additional site-specific controls may apply.  
The Planning Scheme Ordinance should be  
checked carefully.

The above information includes all  
amendments to planning scheme maps  
placed on public exhibition up to the date  
of issue of this certificate and which are  
still the subject of active consideration

Copies of Planning Schemes and  
Amendments can be inspected at the  
relevant municipal offices.

LANDATA®  
2 Lonsdale Street  
Melbourne VIC 3000  
Tel: (03) 9194 0606

13 March 2021

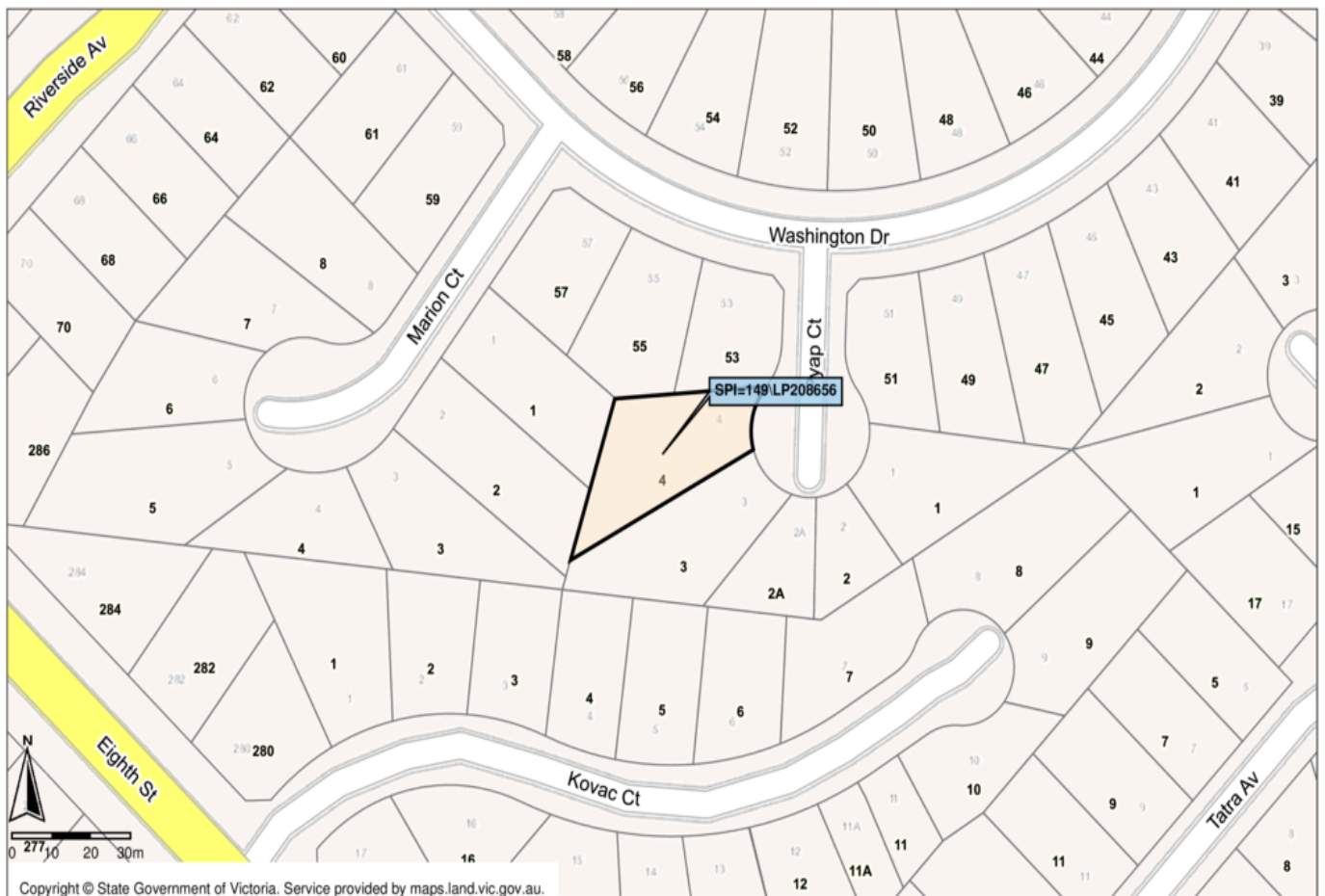
**Hon. Richard Wynne MP**  
**Minister for Planning**

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9194 0606 or email [landata.enquiries@delwp.vic.gov.au](mailto:landata.enquiries@delwp.vic.gov.au).

**Please note: The map is for reference purposes only and does not form part of the certificate.**



## Choose the authoritative Planning Certificate

### *Why rely on anything less?*

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.

Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour. Next business day delivery, if further information is required from you.

## Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third party except as required by law.




8 Valley Drive, Canadian, VIC, 3350

## Owner Builder Inspection Report

PREPARED FOR USE IN ASSESSING A PROPOSAL FOR WARRANTY INSURANCE  
TO BE ISSUED UNDER SECTION 137B (2)(a) OF THE BUILDING ACT 1993

### INSPECTION DETAILS

Registered Practitioners Name: Rudolf Venema  
Registered Practitioners Signature:   
Practitioners Registration Number: IN-L 38425  
Phone: 0438 402 254 Email: [sherspec@gmail.com](mailto:sherspec@gmail.com)  
Weather Conditions: Sunny / Dry  
Date of Inspection: 12:00 PM, Tue, 16/03/2021  
Date of Report: 17/03/2021

### DETAILS OF OWNER BUILDER(S)

Name/S: Anthony Willis  
Contact Address: 4 Pyap Court, MILDURA, VIC, 3500  
TEL : 0407 379 373  
Email: [anthony.willis@reece.com.au](mailto:anthony.willis@reece.com.au)

### PROPERTY LOCATION

Address: 4 Pyap Court, MILDURA  
Municipal District: Mildura Rural City Council

### BUILDING APPROVAL DETAILS

|                                       |                         |  |      |
|---------------------------------------|-------------------------|--|------|
| Building permit number:               | BS-U 29378-20150298/0   | Drawings available at the time of the inspection | Yes* |
| Certificate of Final Inspection Date: | 23/03/2016 & 26/08/2016 | Drawings stamped**                               | No   |

\* Incomplete drawings only sighted

\*\*Stamped by the relevant building surveyor that the drawings form part of the building permit.

# SUMMARY OF RESIDENTIAL BUILDING WORKS

## RESIDENTIAL BUILDING WORKS COVERED BY THIS REPORT

Shed with attached carport



Swimming pool safety barrier, and veranda (located inside the pool safety barrier area)



## SITE

Side of Street: East







Property Falls To: Negligible fall

Front Door Faces: West

## CONSTRUCTION DETAILS (of shed with attached carport)

|                      |                 |                            |  |
|----------------------|-----------------|----------------------------|--|
| <b>Footings</b>      | Concrete slab   | <b>Stumps</b>              |  |
| <b>Floor</b>         | Concrete        | <b>Wall Structure</b>      | Steel frame                            |
| <b>Roof Shape</b>    | Pitched roof    | <b>Wall Lining (INT)</b>   | Plaster & particle board<br>(in areas) |
| <b>Roof Frame</b>    | Steel           | <b>Wall Cladding (EXT)</b> | Colorbond Trimwall cladding            |
| <b>Roof Cladding</b> | Corrugated iron | <b>Ceiling Lining</b>      | Plaster & particle board<br>(in areas) |
| <b>Window Frames</b> | Aluminium       | <b>No. Of Storeys</b>      | 1                                      |

## SERVICES / FACILITIES

|                         |   |                       |  |                     |   |
|-------------------------|---|-----------------------|--|---------------------|---|
| <b>Sewerage</b>         | <br>to bathroom<br>in the shed | <b>Gas</b>            |  | <b>Water</b>        | <br>to bathroom in<br>the shed |
| <b>Hot Water System</b> |   | <b>Heating</b>        | <br>Wood heater | <b>Smoke Alarms</b> |   |
| <b>Intercom</b>         |   | <b>Air Cond.</b>      | <br>in the shed | <b>Water Tank</b>   |   |
| <b>Electricity</b>      | <br>to shed                    | <b>Security Alarm</b> |  | <b>Storm water</b>  |                                |

### **Note:**

Only services / facilities related to this report are listed, and any defects in the services / facilities that are covering in this report, are listed in the "DEFECTS IN THE RESIDENTIAL BUILDING WORKS" section below

## ROOMS / STRUCTURES COVERED BY THIS REPORT

- Shed with attached carport
- Swimming pool safety barrier
- Veranda and storage shed located inside the pool safety barrier area

*No other structures and/or works are covered on this report.*



## DEFECTS IN THE RESIDENTIAL BUILDING WORKS

- 1) The front (western) bay of the carport was not shown on the drawings.
- 2) The removal of one of the columns on the north side of the carport and steel beam fitted to support the load was not show in the drawings.
- 3) The rear (eastern) section of the shed was not shown on the drawings.
- 4) The lined internal room, bathroom and slow combustion wood heater inside the shed was not shown on the drawings.
- 5) The veranda with attached storage shed located within the swimming pool safety barrier area was not shown on the drawings.
- 6) The glass in the bathroom window (located inside the shed) does not have decals to show it meets Australian Standards.
- 7) The glass in the shower screen (in the above mentioned bathroom) does not have decals to show it meets Australian Standards.
- 8) No sealant between the back of the wash basin and wall tiles (in the above mentioned bathroom).
- 9) The storm water pipe on the southwestern corner of the carport is not connected to the storm water system.
- 10) The storm water pipes on the rear of the shed drain into water tanks, however, the overflow from the water tanks is not connected to the storm water system.
- 11) No downpipe fitted to the gutter on the veranda located in the pool area.
- 12) The storage shed under the veranda located inside the swimming pool safety barrier may provide areas that small children can hide.
- 13) The vegetation located inside the swimming pool safety barrier may provide areas that small children can hide.
- 14) The boundary fences that form part of the swimming pool safety barrier are less than 1800mm high.
- 15) The boundary fences that form part of the swimming pool safety barrier are damaged and in an unsatisfactory condition to form part of the barrier.
- 16) Some sections of the bottom rails of the swimming pool safety barrier are greater than 100mm above the ground.
- 17) The swimming pool safety barrier gate is not clearly and permanently marked with the manufactures details and that the gate complies to Australian Standards.
- 18) The wood heater flue (inside the shed) does not appear to have been installed to AS/NZS 2918.

## INACCESSIBLE AREA AT THE TIME OF THE INSPECTION

Area/s\*NOT Inspected and/or Area/s\* to which REASONABLE ACCESS for Inspection was NOT AVAILABLE and the reason/s why. These include Area/s\* in which Visual Inspection was Obstructed or Restricted:

**The Roof void because:** No access to the roof void above the shed internal lined areas.

**The Interior because:** Floor coverings, parked vehicles, furniture and stored goods.  
Built in section, wall and ceiling lining.  
Some of the shed doors were locked at the time the inspection-

**The Exterior because:** Built in section, wall and roof cladding.  
The southern walls of the shed are in close proximity to the property boundary

## SECOND-HAND MATERIAL USED (As confirmed by owner builder & visually)

No second-hand material used to the inspector's knowledge

## CONDITIONS & STATUS OF INCOMPLETE WORKS

No incomplete works sighted

## OTHER RELEVANT COMMENTS

The relevant sections of the drawings, and computations were not available at the time of the inspection, therefore the span sizes of the structural members and adequacy of the fixtures could not be verified.

## CONDITIONS AND LIMITATIONS

This property report was obtained by visual means, where reasonable, clear and safe access was located and available. The level or standard of reasonable, clear and safe access is determined by the inspector at the time of the inspection.

This report has been prepared to the provision of section 137b of the Building Act 1993 for the proposal for warranty insurance and MUST NOT be used for any other purpose.

This inspection report is for the client/s (as details in the "DETAILS OF OWNER BUILDER(S)" section in this report) only and may not be submitted to a third party without written permission from Sherlock Inspections.

This report is valid for a period of six (6) months from the date the report (see page 1)

This report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, or by-law. This report is not or does not take place of a building permit. This report is incomplete without the attached building permit and certificate of final inspection, if a building permit was required for any retenant works covered on this report.

Compliance certificates (including waterproofing certificate) not sighted.

The report covers only the building works varied out by the nominated Owner builder. Pre-existing works are not covered by this report. Some of the pre-existing works that are not cover by this report may not comply with current building regulations.

Reference to the NCC (National Construction Code) and/or Australian Standards are extracts or part of the full regulation only.

BAL (bushfire attack level) assessments or BAL compliance included in this report.

This report is not a pre-purchase inspection report within the meaning of AS 4349.1

This inspection report does not verify that the building or structure was constructed according to the plans, drawing or specifications.

This report is not a warranty or insurance policy against any problems developing with the building/s in the present or future.

No assessment of siting, compliance to energy ratings, testing of material, equipment, fitting, fixtures or appliances have been carried out. No pumps, motors, electrical equipment or any fixtures of fittings plumbing have been tested.

No excavations were made of soil or other material has been removed and no items of furniture or chattels have been moved to obtain the information for this report.

No investigation of insect attack by borer, termite or the like has been made.

There is no guarantee that all faults and or defects have been detailed in this report.

This report (in part or full) may not be copied without prior written permission from Sherlock Inspections.

**BUILDING INSPECTORS PROOF OF PROFESSIONAL INDEMNITY INSURANCE**  
**CERTIFICATE OF CURRENCY**



CGU Professional Risks

**Policy No:** 83CON1845877  
**Account No:** 0202830  
**Account Name:** TAILORED - PEST/BUILDING (Occurrence PL)

**Certificate of Currency**

Page: 1 of 2

- Item 1 **The Insured:** SHERSPEC PTY LTD  
SHERLOCK INSPECTIONS
- Item 2 **Address:** 8 VALLEY DRIVE  
CANADIAN  
VIC 3350
- Item 3 **Professional Services Covered by Policy One:**  
Building Inspection
- Insured's Business Covered by Policy Two:**  
As per the Professional Services stated in Policy One
- Item 4 **Description of Policy:**  
Professional Indemnity+Broadform Liability (CGU PIB 03-17)
- Item 5 **Period of Insurance:** From 1/04/2020 to 4:00 pm on 1/04/2021
- Item 6 **Particulars of Risk:**

**Policy One: Civil Liability Professional Indemnity**

- 6.1 The Total Sum Insured is \$1,000,000 which includes all Policy sections.
- 6.2 Amount of the Excess
- |  |                |
|--|----------------|
| (a) Australia and New Zealand Jurisdiction | \$7,500        |
| (b) Other Jurisdiction                     | \$7,500        |
| (c) Enquiries                              | \$1,000        |
| (d) Employment Practices Liability         | Not Applicable |
| (e) Fidelity Cover                         | Not Applicable |
| (f) Cyber Cover Extension                  | Not Applicable |
- 6.3 The Retroactive Date is 1/04/2020.
- 6.4 Jurisdictional Limits are WORLD WIDE, EXCLUDING U.S.A.
- 6.5 Specific Cover Limits
- |                                    |             |
|------------------------------------|-------------|
| (a) Enquiries                      | \$250,000   |
| (b) Employment Practices Liability | Not Insured |
| (c) Fidelity Cover                 | Not Insured |
| (d) Cyber Cover Extension          | Not Insured |

**Policy Two: Broadform Liability**

- 6.6 Sum Insured
- |   |              |
|---|--------------|
| (a) Public Liability (Unlimited in the aggregate)       | \$10,000,000 |
| (b) Products Liability (In the aggregate)               | \$10,000,000 |
| (c) Advertising Liability (In the aggregate)            | \$10,000,000 |
| (d) Property in the Insured's Physical or Legal Control | \$100,000    |



Policy No: 83CON1845877

## Certificate of Currency

Page: 2 of 2

|   |         |
|---|---------|
| 6.7 Excess (each and every Property Damage claim only)  |         |
| (a) Public Liability                                    | \$1,000 |
| (b) Products Liability                                  | \$1,000 |
| (c) Advertising Liability                               | \$1,000 |
| (d) Property in the Insured's Physical or Legal Control | \$1,000 |

Item 7 **Date and Place of Issue:** 1/04/2020 Melbourne, Victoria.

This Certificate of Currency is a summary only of the cover provided by this Policy, effective as at date of issue only. For a full description of cover, please refer to the Policy schedule and wording.

Signed for and on behalf of Insurance Australia Limited

Najibi Bisso  
National Underwriting Manager

## BUILDING PERMIT/s

**Build with confidence!**



**FORM 2**  
Building Act 1993  
Building Regulations 2006  
Regulation 313

### **BUILDING PERMIT WITH CONDITIONS** **~AMENDED~**

**PERMIT NO: BS-U 29378-20150298/0**

**ISSUED TO:-**

|        |                       |                    |                  |
|--------|-----------------------|--------------------|------------------|
| Agent: | Polisen Pools Pty Ltd | PO Box 6124        | MILDURA VIC 3502 |
| Phone: |                       | Mobile: 0427230845 | Fax:             |

**OWNERSHIP DETAILS:-**

|         |                               |              |                  |
|---------|-------------------------------|--------------|------------------|
| Owners: | Anthony and Jacqueline Willis | 4 Pyap Court | MILDURA VIC 3500 |
|---------|-------------------------------|--------------|------------------|

**PROPERTY DETAILS:-**

|                |                            |               |                  |
|----------------|----------------------------|---------------|------------------|
| Lot: 149       | No: 4                      | Pyap Court    | MILDURA VIC 3500 |
| Municipality:  | Mildura Rural City Council |               |                  |
| Title Details: | LP:208656                  | Volume: 09776 | Folio: 622       |

**BUILDER:-**

|                          |                              |                    |              |
|--------------------------|------------------------------|--------------------|--------------|
| Builder: (swimming Pool) | Polisen Pools Pty Ltd        | PO Box 6124        | MILDURA 3502 |
| Phone:                   |                              | Mobile: 0427230845 | Fax:         |
| Builder: (shed)          | O'Halloran Property Services | PO Box 1330        | ECHUCA       |
| Phone:                   |                              | Mobile:            |              |

**DETAILS OF DOMESTIC BUILDING WORK INSURANCE:-**

The issuer or provider of the required insurance policy is:-

|                            |                 |              |            |
|----------------------------|-----------------|--------------|------------|
| Insurance Provider Name:   |                 | QBE          |            |
| Policy No: (swimming pool) | 840041971BW1-34 | Date Issued: | 17/12/2015 |
| Policy No: (shed)          | 420042319BW1-39 | Date Issued: | 22/12/2015 |

**DETAILS OF RELEVANT PLANNING PERMIT:-**

Not Applicable

**NATURE OF BUILDING WORK:-**

Swimming Pool and Safety Barriers and Shed

|                                |                        |
|--------------------------------|------------------------|
| Project Classification:        | 10a and 10b            |
| Project Use:                   | Swimming Pool; Storage |
| Total New Floor Area:          | N/A                    |
| Swimming Pool Estimated Value: | \$38,000               |
| Barriers Estimated Value:      | \$5,000 (by owner)     |
| Shed Estimated Value:          | \$22,110               |
| Project Estimated Value:       | \$65,110               |
| No of Storeys:                 | N/A                    |
| Allowable Live Load:           | N/A                    |

**PRESCRIBED REPORTING AUTHORITIES:-**

The following bodies are prescribed reporting authorities for the purposes of the application for this permit in relation to the matters set out below: Not Applicable

**INSPECTION REQUIREMENTS:-**

Prior to placing pier footings (shed)  
Completion of steel framework  
Inspection of excavation  
Inspection of reinforced bond beam  
Inspection of swimming pool fencing/barriers  
Final upon completion of all building work

**OCCUPATION OR USE OF BUILDING:-**

A Certificate of Final Inspection is required at completion of works

**COMMENCEMENT AND COMPLETION:-**

Building work is to be commenced by: 23/06/2016 and is to be completed six months from date of commencement (swimming pool)

Building work is to be commenced by: 23/06/2016 and is to be completed by 23/12/2016 (shed)

Page 1 of 3

Anderson Group - Building Surveyors and Consultants Pty Ltd - ATF Anderson Group Unit Trust  
Office/Postal: 133b Lime Avenue Street Mildura VIC 3500  
Phone: (03) 5022 8196 Email: admin@andersongroupmildura.com.au ABN: 55 140 846 759



**BUILDING PERMIT CONDITIONS**

PERMIT NO: BS-U 29378-20150298/0

**1. GENERAL**

All works authorised by this Building Permit shall comply with the provisions of the Building Act 1993, Building Regulations 2006, Building Code of Australia (BCA) current edition, other relevant codes and any local laws of the municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor. The owner and/or builder is responsible to obtain any other relevant permits or consents prior to commencing work.

**2. CONSTRUCTION REQUIREMENTS**

All construction shall meet the performance requirements of Section 2, B.1 as applicable of the Building Code of Australia (BCA).

**3. STORMWATER DISCHARGE**

Stormwater to discharge into existing system or into pop ups, a minimum of 5m from any building or boundary.

**4. INTERNAL INFRASTRUCTURE**

It is the builders/owners responsibility to make sure all internal infrastructure is clear of the area before construction, i.e. "DIAL BEFORE YOU DIG".

**5. COMPLETION DATE**

All works in relation to the swimming pool must be completed within six (6) months of commencement.

**6. INSURANCE**

Warranty insurance applies in relation to building work approved by this permit.

**7. SWIMMING POOL SAFETY BARRIERS**

All swimming pool safety barriers are to be constructed in accordance with Australia Standard 1926.1 - 2012, Part 1: Safety Barriers for Swimming Pools, including:

-A 900mm non-climable zone around the external barrier is to be maintained - all landscaping and climable items to be kept clear

-A 300mm non-climable zone around the inside of the barrier is to be maintained - all landscaping and climable items to be kept clear

**8. TEMPORARY POOL FENCING**

Compliant temporary pool fencing is to be erected during construction of the swimming pool and remain in place until the permanent barrier is constructed.

**9. LOWER MURRAY WATER CONSENT**

If the swimming pool is to be connected into Lower Murray Water's sewer system for backwashing than an application for "Consent to Discharge Swimming Pool Backwash" must be completed and appropriate fees paid prior to commencement of works.

**10. COMPLETION**

The construction of the swimming pool and associated barrier must be completed within 6 months of commencement, i.e. from the date of the first mandatory inspection.

~END OF CONDITIONS~

SIGNATURE:



REGISTRATION NO: BS-U 29378

ISSUE DATE: 23/12/2015

Page 3 of 3



Build with confidence!



FORM 2  
Building Act 1993  
Building Regulations 2006  
Regulation 313

## BUILDING PERMIT WITH CONDITIONS

PERMIT NO: BS-U 29378-20150298/0

### ISSUED TO:-

Agent: Polsen Pools Pty Ltd PO Box 6124 MILDURA VIC 3502  
Phone: Mobile: 0427230845 Fax:

### OWNERSHIP DETAILS:-

Owners: Anthony and Jacqueline Willis 4 Pyap Court MILDURA VIC 3500

### PROPERTY DETAILS:-

Lot: 149 No: 4 Pyap Court MILDURA VIC 3500  
Municipality: Mildura Rural City Council  
Title Details: LP:208656 Volume: 09776 Folio: 622

### BUILDER:-

Builder: (swimming Pool) Polsen Poolss Pty Ltd PO Box 6124 MILDURA 3502  
Phone: Mobile: 0427230845 Fax:  
Builder: (shed) O'Halloran Property Services PO Box 1330 ECHUCA 3564  
Phone: Mobile:

### DETAILS OF DOMESTIC BUILDING WORK INSURANCE:-

The issuer or provider of the required insurance policy is:-

Insurance Provider Name: QBE  
Policy No: (swimming pool) 840041971BWI-34 Date Issued: 17/12/2015  
Policy No: (shed) 420042319BWI-39 Date Issued: 18/12/2015

### DETAILS OF RELEVANT PLANNING PERMIT:-

Not Applicable

### NATURE OF BUILDING WORK:-

Swimming Pool and Safety Barriers and Shed

Project Classification: 10a and 10b  
Project Use: Swimming Pool; Storage  
Total New Floor Area: N/A  
Swimming Pool Estimated Value: \$38,000  
Barriers Estimated Value: \$5,000 (by owner)  
Shed Estimated Value: \$22,110  
Project Estimated Value: \$65,110  
No of Storeys: N/A  
Allowable Live Load: N/A

### PRESCRIBED REPORTING AUTHORITIES:-

The following bodies are prescribed reporting authorities for the purposes of the application for this permit in relation to the matters set out below: Not Applicable

### INSPECTION REQUIREMENTS:-

Prior to placing pier footings (shed)  
Completion of steel framework  
Inspection of excavation  
Inspection of reinforced bond beam  
Inspection of swimming pool fencing/barriers  
Final upon completion of all building work

### OCCUPATION OR USE OF BUILDING:-

A Certificate of Final Inspection is required at completion of works

### COMMENCEMENT AND COMPLETION:-

Building work is to be commenced by: 23/06/2016 and is to be completed six months from date of commencement (swimming pool)  
Building work is to be commenced by: 23/06/2016 and is to be completed by 23/12/2016 (shed)

Anderson Group - Building Surveyors and Consultants Pty Ltd - ATF Anderson Group Unit Trust  
Office/Postal: 133b Lime Avenue Street Mildura VIC 3500  
Phone: (03) 5022 8196 Email: admin@andersongroupmildura.com.au ABN: 55 140 846 759

Page 1 of 3



Build with confidence!



## **BUILDING PERMIT CONDITIONS**

**PERMIT NO: BS-U 29378-20150298/0**

### **1. GENERAL**

All works authorised by this Building Permit shall comply with the provisions of the Building Act 1993, Building Regulations 2006, Building Code of Australia (BCA) current edition, other relevant codes and any local laws of the municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor. The owner and/or builder is responsible to obtain any other relevant permits or consents prior to commencing work.

### **2. CONSTRUCTION REQUIREMENTS**

All construction shall meet the performance requirements of Section 2, B.1 as applicable of the Building Code of Australia (BCA).

### **3. STORMWATER DISCHARGE**

Stormwater to discharge into existing system or into pop ups, a minimum of 5m from any building or boundary.

### **4. INTERNAL INFRASTRUCTURE**

It is the builders/owners responsibility to make sure all internal infrastructure is clear of the area before construction, i.e. "DIAL BEFORE YOU DIG".

### **5. COMPLETION DATE**

All works in relation to the swimming pool must be completed within six (6) months of commencement.

### **6. INSURANCE**

Warranty insurance applies in relation to building work approved by this permit.

### **7. SWIMMING POOL SAFETY BARRIERS**

All swimming pool safety barriers are to be constructed in accordance with Australia Standard 1926.1 - 2012, Part 1: Safety Barriers for Swimming Pools, including:

-A 900mm non-climable zone around the external barrier is to be maintained - all landscaping and climable items to be kept clear

-A 300mm non-climable zone around the inside of the barrier is to be maintained - all landscaping and climable items to be kept clear

### **8. TEMPORARY POOL FENCING**

Compliant temporary pool fencing is to be erected during construction of the swimming pool and remain in place until the permanent barrier is constructed.

### **9. LOWER MURRAY WATER CONSENT**

If the swimming pool is to be connected into Lower Murray Water's sewer system for backwashing than an application for "Consent to Discharge Swimming Pool Backwash" must be completed and appropriate fees paid prior to commencement of works.

### **10. COMPLETION**

The construction of the swimming pool and associated barrier must be completed within 6 months of commencement, i.e. from the date of the first mandatory inspection.

**~END OF CONDITIONS~**

SIGNATURE:

REGISTRATION NO: BS-U 29378

ISSUE DATE: 23/12/2015

Anderson Group - Building Surveyors and Consultants Pty Ltd - ATF Anderson Group Unit Trust  
Office/Postal: 133b Lime Avenue Mildura VIC 3500  
Phone: (03) 5022 8196 Email: admin@andersongroupmildura.com.au ABN: 55 140 846 759

Page 3 of 3


## CERTIFICATE OF FINAL INSPECTION

**Build with confidence!**



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

### **CERTIFICATE OF FINAL INSPECTION**

|                                       |  |
|---------------------------------------|--|
| <b>TO:-</b>                           |  |
| <b>Agent:</b>                         | Polson Pools Pty Ltd   |
| <b>Address:</b>                       | PO Box 6124<br>MILDURA VIC 3502  |
| <b>Owner:</b>                         | Anthony and Jacqueline Willis  |
| <b>Address:</b>                       | 4 Pyap Court<br>MILDURA VIC 3500   |
| <b>PROJECT ADDRESS:-</b>              | Lot 149 (No. 4) Pyap Court, MILDURA  |
| <b>MUNICIPAL DISTRICT:-</b>           | Mildura Rural City Council   |
| <b>DESCRIPTION OF BUILDING WORK:-</b> | Swimming Pool and Safety Barriers  |
| Part of Building:                     | As per plans   |
| Permitted Use:                        | Swimming Pool  |
| BCA Class:                            | 10b  |
| Allowable Live Load:                  | N/A  |
| <b>DIRECTIONS:-</b>                   | Any directions under Division 5 of Part 4 of the <b>Building Act 1993</b> have been complied with. |
| <b>RELEVANT BUILDING SURVEYOR:-</b>   |  |
| Name:                                 | TIM ANDERSON   |
| Registration No:                      | BS-U 29378   |
| Address:                              | 133b Lime Avenue<br>Mildura VIC 3500   |
| <b>SIGNATURE:-</b>                    |  |
| Signed:                               |                 |
| Certificate No:                       | 20150298/0   |
| Final Inspection Date:                | 22 March 2016  |
| Date of Issue:                        | 23 March 2016  |

Build with confidence!



FORM 7  
Building Act 1993  
Building Regulations 2006  
Regulation 1006

## CERTIFICATE OF FINAL INSPECTION

**TO:-**

**Agent:  
Address:**

O'Halloran Property Services  
63 Eighth Street  
MILDURA VIC 3500

**Owner:  
Address:**

Anthony & Jacqueline Willis  
4 Pyap Court  
MILDURA VIC 3500

**PROJECT ADDRESS:-**

Lot 149 (No. 4) Pyap Court, MILDURA

**MUNICIPAL DISTRICT:-**

Mildura Rural City Council

**DESCRIPTION OF BUILDING WORK:-**

Part of Building:  
Permitted Use:  
BCA Class:  
Allowable Live Load:

Storage Shed  
As per plans  
Storage  
10a  
N/a

**DIRECTIONS:-**

Any directions under Division 5 of Part 4 of the  
**Building Act 1993** have been complied with.


**RELEVANT BUILDING SURVEYOR:-**

Name:  
Registration No:  
Address:

TIM ANDERSON  
BS-U 29378  
133b Lime Avenue  
Mildura VIC 3500

**SIGNATURE:-**

Signed:  
Certificate No:  
Final Inspection Date:  
Date of Issue:

  
20150298/0  
18 August 2016  
22 August 2016

Build with confidence!



FORM 2  
Building Act 1993  
Building Regulations 2006  
Regulation 313

## BUILDING PERMIT WITH CONDITIONS

~AMENDED~

PERMIT NO: BS-U 29378-20150298/0

### ISSUED TO:-

Agent: Polsen Pools Pty Ltd PO Box 6124 MILDURA VIC 3502  
Phone: Mobile: 0427230845 Fax:

### OWNERSHIP DETAILS:-

Owners: Anthony and Jacqueline Willis 4 Pyap Court MILDURA VIC 3500

### PROPERTY DETAILS:-

Lot: 149 No: 4 Pyap Court MILDURA VIC 3500  
Municipality: Mildura Rural City Council  
Title Details: LP:208656 Volume: 09776 Folio: 622

### BUILDER:-

Builder: (swimming Pool) Polsen Pools Pty Ltd PO Box 6124 MILDURA 3502  
Phone: Mobile: 0427230845 Fax:  
Builder: (shed) O'Halloran Property Services PO Box 1330 ECHUCA  
Phone: Mobile:

### DETAILS OF DOMESTIC BUILDING WORK INSURANCE:-

The issuer or provider of the required insurance policy is:-

Insurance Provider Name: QBE  
Policy No: (swimming pool) 840041971BWI-34 Date Issued: 17/12/2015  
Policy No: (shed) 420042319BWI-39 Date Issued: 22/12/2015

### DETAILS OF RELEVANT PLANNING PERMIT:-

Not Applicable

### NATURE OF BUILDING WORK:-

Swimming Pool and Safety Barriers and Shed  
Project Classification: 10a and 10b  
Project Use: Swimming Pool; Storage  
Total New Floor Area: N/A  
Swimming Pool Estimated Value: \$38,000  
Barriers Estimated Value: \$5,000 (by owner)  
Shed Estimated Value: \$22,110  
Project Estimated Value: \$65,110  
No of Storeys: N/A  
Allowable Live Load: N/A

### PRESCRIBED REPORTING AUTHORITIES:-

The following bodies are prescribed reporting authorities for the purposes of the application for this permit in relation to the matters set out below: Not Applicable

### INSPECTION REQUIREMENTS:-

Prior to placing pier footings (shed)  
Completion of steel framework  
Inspection of excavation  
Inspection of reinforced bond beam  
Inspection of swimming pool fencing/barriers  
Final upon completion of all building work

### OCCUPATION OR USE OF BUILDING:-

A Certificate of Final Inspection is required at completion of works

### COMMENCEMENT AND COMPLETION:-

Building work is to be commenced by: 23/06/2016 and is to be completed six months from date of commencement (swimming pool)  
Building work is to be commenced by: 23/06/2016 and is to be completed by 23/12/2016 (shed)



## **BUILDING PERMIT CONDITIONS**

**PERMIT NO: BS-U 29378-20150298/0**

### **1. GENERAL**

All works authorised by this Building Permit shall comply with the provisions of the Building Act 1993, Building Regulations 2006, Building Code of Australia (BCA) current edition, other relevant codes and any local laws of the municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor. The owner and/or builder is responsible to obtain any other relevant permits or consents prior to commencing work.

### **2. CONSTRUCTION REQUIREMENTS**

All construction shall meet the performance requirements of Section 2, B.1 as applicable of the Building Code of Australia (BCA).

### **3. STORMWATER DISCHARGE**

Stormwater to discharge into existing system or into pop ups, a minimum of 5m from any building or boundary.

### **4. INTERNAL INFRASTRUCTURE**

It is the builders/owners responsibility to make sure all internal infrastructure is clear of the area before construction, i.e. "DIAL BEFORE YOU DIG".

### **5. COMPLETION DATE**

All works in relation to the swimming pool must be completed within six (6) months of commencement.

### **6. INSURANCE**

Warranty insurance applies in relation to building work approved by this permit.

### **7. SWIMMING POOL SAFETY BARRIERS**

All swimming pool safety barriers are to be constructed in accordance with Australia Standard 1926.1 - 2012, Part 1: Safety Barriers for Swimming Pools, including:

-A 900mm non-climable zone around the external barrier is to be maintained - all landscaping and climable items to be kept clear

-A 300mm non-climable zone around the inside of the barrier is to be maintained - all landscaping and climable items to be kept clear

### **8. TEMPORARY POOL FENCING**

Compliant temporary pool fencing is to be erected during construction of the swimming pool and remain in place until the permanent barrier is constructed.

### **9. LOWER MURRAY WATER CONSENT**

If the swimming pool is to be connected into Lower Murray Water's sewer system for backwashing than an application for "Consent to Discharge Swimming Pool Backwash" must be completed and appropriate fees paid prior to commencement of works.

### **10. COMPLETION**

The construction of the swimming pool and associated barrier must be completed within 6 months of commencement, i.e. from the date of the first mandatory inspection.

**~END OF CONDITIONS~**

SIGNATURE:



REGISTRATION NO: BS-U 29378

ISSUE DATE: 23/12/2015



23 December 2015  
File No: 201500388

Anthony and Jacqueline Willis  
4 Pyap Court  
MILDURA VIC 3500

Dear Anthony and Jacqueline

**Advice of Issue of Building Permit**

On the 17/12/2015, Jason Polsen of Polsen Pools appointed me to assess an application for a Building Permit for the Swimming Pool and Safety Barriers and Shed located at Lot 149 (No. 4) Pyap Court, MILDURA.

Building Permit No. BS-U 29378 - 20150298/0 was issued for the works on 23/12/2015.

As required by Building Regulations 2006, 314, please find enclosed copy of the Building Permit for your records.

Upon completion of works, we are required to carry out a final inspection and issue an Occupancy Permit/Certificate of Final Inspection for the works. It is in your best interest to ensure this is done prior to your final payment to the builder.

**Should a final inspection be required after the expiry date of the Building Permit, a fee will be charged to carry out the inspection.**

Should you require any further information, please do not hesitate to contact me on the number below.

Yours faithfully



TIM P ANDERSON  
REGISTERED BUILDING PRACTITIONER  
BUILDING SURVEYOR BS-U 29378  
MAIBS

Encl. (Building Permit)

ta:mp

FORM 2  
Building Act 1993  
Building Regulations 2006  
Regulation 313

## BUILDING PERMIT WITH CONDITIONS

PERMIT NO: BS-U 29378-20150298/0

### ISSUED TO:-

Agent: Polsen Pools Pty Ltd PO Box 6124 MILDURA VIC 3502  
Phone: Mobile: 0427230845 Fax:

### OWNERSHIP DETAILS:-

Owners: Anthony and Jacqueline Willis 4 Pyap Court MILDURA VIC 3500

### PROPERTY DETAILS:-

Lot: 149 No: 4 Pyap Court MILDURA VIC 3500  
Municipality: Mildura Rural City Council  
Title Details: LP:208656 Volume: 09776 Folio: 622

### BUILDER:-

Builder: (swimming Pool) Polsen Poolss Pty Ltd PO Box 6124 MILDURA 3502  
Phone: Mobile: 0427230845 Fax:  
Builder: (shed) O'Halloran Property Services PO Box 1330 ECHUCA 3564  
Phone: Mobile:

### DETAILS OF DOMESTIC BUILDING WORK INSURANCE:-

The issuer or provider of the required insurance policy is:-

Insurance Provider Name: QBE  
Policy No: (swimming pool) 840041971BWI-34 Date Issued: 17/12/2015  
Policy No: (shed) 420042319BWI-39 Date Issued: 18/12/2015

### DETAILS OF RELEVANT PLANNING PERMIT:-

Not Applicable

### NATURE OF BUILDING WORK:-

Swimming Pool and Safety Barriers and Shed  
Project Classification: 10a and 10b  
Project Use: Swimming Pool; Storage  
Total New Floor Area: N/A  
Swimming Pool Estimated Value: \$38,000  
Barriers Estimated Value: \$5,000 (by owner)  
Shed Estimated Value: \$22,110  
Project Estimated Value: \$65,110  
No of Storeys: N/A  
Allowable Live Load: N/A

### PRESCRIBED REPORTING AUTHORITIES:-

The following bodies are prescribed reporting authorities for the purposes of the application for this permit in relation to the matters set out below: Not Applicable

### INSPECTION REQUIREMENTS:-

Prior to placing pier footings (shed)  
Completion of steel framework  
Inspection of excavation  
Inspection of reinforced bond beam  
Inspection of swimming pool fencing/barriers  
Final upon completion of all building work

### OCCUPATION OR USE OF BUILDING:-

A Certificate of Final Inspection is required at completion of works

### COMMENCEMENT AND COMPLETION:-

Building work is to be commenced by: 23/06/2016 and is to be completed six months from date of commencement (swimming pool)  
Building work is to be commenced by: 23/06/2016 and is to be completed by 23/12/2016 (shed)

**PRACTITIONERS:-**

| Type                      | Name               | Registration Number |
|---------------------------|--------------------|---------------------|
| Builder: (swimming pool)  | Jason Polsen       | DB-L 32201          |
| Builder: (shed)           | Matthew O'Halloran | DB-L 38755          |
| Engineer: (swimming pool) | Trevor Johns       | EC 1618             |
| Engineer: (shed)          | Alexander Filonov  | EC 27759            |

**PRIVATE BUILDING SURVEYOR:-**

**TIM ANDERSON**

**REGISTRATION NO:**

**BS-U 29378**

**SIGNATURE:**



**ISSUE DATE:**

**23/12/2015**

**NOTES**

- Note 1:** Under Regulation 317, the person in charge of the carrying out of building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans, specifications and documents are available for inspection at the allotment while the building work is in progress. They must also take all reasonable steps to ensure the registration numbers and contact details of the builder and building surveyor and the number and date of this permit are displayed in a conspicuous position accessible to the public before and during the building work to which the permit applies.
- Note 2:** Under Regulation 318, an owner of as 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 of address of the owner or of the builder carrying out the building work. The penalty for non-compliance is 10 penalty units.
- Note 3:** Include building practitioners with continuing involvement in the building work.
- Note 4:** Include only building practitioners with no further involvement in the building work.
- Note 5 :** Domestic builders carrying out domestic building work forming part of this permit(where the contract price for that work is more than \$16 000) must be covered by an insurance policy as required under section 135 of the **Building Act 1993**.

## **BUILDING PERMIT CONDITIONS**

**PERMIT NO: BS-U 29378-20150298/0**

### **1. GENERAL**

All works authorised by this Building Permit shall comply with the provisions of the Building Act 1993, Building Regulations 2006, Building Code of Australia (BCA) current edition, other relevant codes and any local laws of the municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor. The owner and/or builder is responsible to obtain any other relevant permits or consents prior to commencing work.

### **2. CONSTRUCTION REQUIREMENTS**

All construction shall meet the performance requirements of Section 2, B.1 as applicable of the Building Code of Australia (BCA).

### **3. STORMWATER DISCHARGE**

Stormwater to discharge into existing system or into pop ups, a minimum of 5m from any building or boundary.

### **4. INTERNAL INFRASTRUCTURE**

It is the builders/owners responsibility to make sure all internal infrastructure is clear of the area before construction, i.e. "DIAL BEFORE YOU DIG".

### **5. COMPLETION DATE**

All works in relation to the swimming pool must be completed within six (6) months of commencement.

### **6. INSURANCE**

Warranty insurance applies in relation to building work approved by this permit.

### **7. SWIMMING POOL SAFETY BARRIERS**

All swimming pool safety barriers are to be constructed in accordance with Australia Standard 1926.1 - 2012, Part 1: Safety Barriers for Swimming Pools, including:

-A 900mm non-climbable zone around the external barrier is to be maintained - all landscaping and climbable items to be kept clear

-A 300mm non-climbable zone around the inside of the barrier is to be maintained - all landscaping and climbable items to be kept clear

### **8. TEMPORARY POOL FENCING**

Compliant temporary pool fencing is to be erected during construction of the swimming pool and remain in place until the permanent barrier is constructed.

### **9. LOWER MURRAY WATER CONSENT**

If the swimming pool is to be connected into Lower Murray Water's sewer system for backwashing than an application for "Consent to Discharge Swimming Pool Backwash" must be completed and appropriate fees paid prior to commencement of works.

### **10. COMPLETION**

The construction of the swimming pool and associated barrier must be completed within 6 months of commencement, i.e. from the date of the first mandatory inspection.

**~END OF CONDITIONS~**

SIGNATURE:



REGISTRATION NO: BS-U 29378

ISSUE DATE: 23/12/2015

23 March 2016  
Ref: 201500388

Anthony and Jacqueline Willis  
4 Pyap Court  
MILDURA VIC 3500

Dear Anthony and Jacqueline

**Swimming Pool and Safety Barriers  
Lot 149 (No. 4) Pyap Court, MILDURA**

I refer to the above and in accordance the Building Regulations 2006, Regulation 1006, enclose copy of Certificate of Final Inspection for your records.

Should you require any further information, please do not hesitate to contact me on the number below.

Yours faithfully



TIM P ANDERSON  
REGISTERED BUILDING PRACTITIONER  
BUILDING SURVEYOR UNLIMITED BS-U 29378  
MAIBS

Encl. (Certificate of Final Inspection)

ta:sa

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

## CERTIFICATE OF FINAL INSPECTION

**TO:-**

**Agent:**

**Address:**

Polsen Pools Pty Ltd  
PO Box 6124  
MILDURA VIC 3502

**Owner:**

**Address:**

Anthony and Jacqueline Willis  
4 Pyap Court  
MILDURA VIC 3500

**PROJECT ADDRESS:-**

Lot 149 (No. 4) Pyap Court, MILDURA

**MUNICIPAL DISTRICT:-**

Mildura Rural City Council

**DESCRIPTION OF BUILDING WORK:-**

Part of Building:

Permitted Use:

BCA Class:

Allowable Live Load:

Swimming Pool and Safety Barriers

As per plans

Swimming Pool

10b

N/A

**DIRECTIONS:-**

Any directions under Division 5 of Part 4 of the  
**Building Act 1993** have been complied with.

**RELEVANT BUILDING SURVEYOR:-**

Name:

Registration No:

Address:

TIM ANDERSON

BS-U 29378

133b Lime Avenue

Mildura VIC 3500

**SIGNATURE:-**

Signed:



Certificate No:

20150298/0

Final Inspection Date:

22 March 2016

Date of Issue:

23 March 2016

31 May 2016  
File Ref: 201500388

Anthony & Jacqueline Willis  
4 Pyap Court  
MILDURA VIC 3500

Dear Anthony & Jacqueline

**AMENDMENT TO BUILDING PERMIT 20150298**  
**Shed Extension**

In reference to the above please find attached amended Building Permit and plans for your records.

If you have any queries in relation to the Building Permit or any other matters relating to the project please do not hesitate to contact me on the number below.

Yours faithfully



TIM P ANDERSON  
REGISTERED BUILDING PRACTITIONER  
BUILDING SURVEYOR UNLIMITED BS-U 29378  
MAIBS

ENCL.

ta:sb

22 August 2016  
Ref: 201500388

Anthony and Jacqueline Willis  
4 Pyap Court  
MILDURA VIC 3500

Dear Anthony and Jacqueline

**Storage Shed  
Lot 149 (No. 4) Pyap Court, MILDURA**

I refer to the above and in accordance the Building Regulations 2006, Regulation 1006, enclose copy of Certificate of Final Inspection for your records.

Should you require any further information, please do not hesitate to contact me on the number below.

Yours faithfully



TIM P ANDERSON  
REGISTERED BUILDING PRACTITIONER  
BUILDING SURVEYOR UNLIMITED BS-U 29378  
MAIBS

Encl. (Certificate of Final Inspection)

ta:sb



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

## CERTIFICATE OF FINAL INSPECTION

**TO:-**  
**Agent:** O'Halloran Property Services  
**Address:** 63 Eighth Street  
MILDURA VIC 3500

**Owner:** Anthony & Jacqueline Willis  
**Address:** 4 Pyap Court  
MILDURA VIC 3500


**PROJECT ADDRESS:-** Lot 149 (No. 4) Pyap Court, MILDURA

**MUNICIPAL DISTRICT:-** Mildura Rural City Council

**DESCRIPTION OF BUILDING WORK:-** Storage Shed  
Part of Building: As per plans  
Permitted Use: Storage  
BCA Class: 10a  
Allowable Live Load: N/a

**DIRECTIONS:-** Any directions under Division 5 of Part 4 of the **Building Act 1993** have been complied with.

**RELEVANT BUILDING SURVEYOR:-**  
Name: TIM ANDERSON  
Registration No: BS-U 29378  
Address: 133b Lime Avenue  
Mildura VIC 3500

**SIGNATURE:-**  
Signed:   
Certificate No: 20150298/0  
Final Inspection Date: 18 August 2016  
Date of Issue: 22 August 2016

**Domestic Building Insurance  
Certificate of Insurance**

Policy Number 840041971BWI-34



ANTHONY AND JACQUILINE WILLIS  
4 PYAP CT  
MILDURA 3500

**Name of Intermediary**  
ELDERS ADELAIDE  
GPO BOX 551  
ADELAIDE S A 5000

**Account Number**  
84ELDBWI  
**Date Issued**  
17/12/2015

**Policy Schedule Details**

**Certificate in Respect of Insurance**

Domestic Building Contract

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.

**Domestic Building Work**

SWIMMING POOLS

**At the property**

4 PYAP COURT  
MILDURA VIC 3500

**Carried out by the builder**

POLSEN'S POOLS PTY LTD  
ACN: 147 513 522

**! 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**

ANTHONY AND JACQUILINE WILLIS

**Pursuant to a domestic building contract dated**

12/11/2015

**For the contract price of**

\$38,000.00

**Type of cover**

Cover is only provided if POLSEN'S POOLS PTY LTD has died, becomes insolvent or has disappeared or fails 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 non-completion 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.

Anthony And Jacqueline Willis  
4 Pyap Court  
MILDURA VIC 3500

1 February 2016

**Building permit number:** 20150298    **Stage:** 0    **Issued date:** 23 December 2015  
**Issued by:** BS-U 29378    **Business name:** Anderson Group Building Surveyors &  
Consultants  
**Site address:** Lot 149, 4 Pyap Court MILDURA 3500

Dear Occupier,

**RE: SWIMMING POOL, SPA AND SAFETY BARRIER BUILDING PERMIT**

The Victorian Building Authority (VBA) understands a building permit has been issued relating to works on a pool, spa or safety barrier on your property. This work may relate to a new pool, spa or barrier; or the decommissioning of an existing pool or spa. As the regulator of the building and plumbing industries in Victoria, the VBA is responsible for ensuring a safe built environment in Victoria. This includes making sure swimming pools and spas, and their safety barriers and fences, comply with building legislation and standards.

Before building work begins, it is important you are aware of the laws and regulations about pool fencing in Victoria. This will help you, your family and friends stay safe while enjoying your pool or spa (if your building permit relates to a new pool or spa).

In Victoria, swimming pools and spas with a water depth of more than 30cm must have safety barriers around them to prevent young children from getting into the pool area.

**WHAT YOU NEED TO DO**

Building work on pools, spas and their barriers must start within 12 months of the date the building permit was issued, and be complete within six months of the start of the building work. Once the building work has commenced, the person in charge of the building work (the builder) must notify the relevant building surveyor, who will then carry out the mandatory inspections including the final inspection.

# POLSEN'S POOLS



Relax Back...Your in our care

ABN 28 610 745 847  
 PO Box 6124 West Mildura VIC 3500  
 Fax 03 5022 7158  
 Email: jason@polsenpools.com.au

**Jason: 0427 230 845**

Tax Invoice To

Anthony & Jacqueline Willis  
 4 Pyap Crt  
 Mildura VIC  
 3500

## Tax Invoice

| Date  | Inv Number   | Job No.         | Terms |
|---|--|-----------------|-------|
| 14/12/2015                                    | 4519   |                 |       |
| Qty   | Description  |                 |       |
|   | 5.5 MTR ENTERTAINER, FREEDOM, IN OCEAN SAND.<br><br>Freight<br>Pump Waterco<br>Sand filter<br>Fully automatic LED Chlorinator and PH Controller<br>Insurances & Permits<br>Start up chemicals<br>Handoverkit<br>Salt<br>Bobcat / Beam / Digger / Backfill / Crane<br>Labour<br>Coping pavers supplied & layed<br>Pipe & Fittings<br>Full solar |                 |       |
| <b>Thankyou for the opportunity to quote.</b> |  | <b>Subtotal</b> |       |
|   |  | <b>GST</b>      |       |
|   |  | <b>Total</b>    |       |

|   |  |
|---|--|
| <b>Remittance Advice</b><br>Polsen's Pools Pty Ltd<br><br>PO Box 6124 West<br>Mildura, VIC 3500 | Anthony & Jacqueline Willis<br>4 Pyap Crt<br>Mildura VIC<br>3500 |
| <b>Invoice</b> 4519 <b>Balance Due</b>  |  |

Goods Remain The Property Of Polsens Pools Until Payment Is Received In Full

Bank Account Details For Electronic Payment:  
 Name: Polsen's Pools Pty Ltd  
 BSB: 033 242 Acct: 377725



ABN 28 610 745 847  
 PO Box 6124 West Mildura VIC 3500  
 Fax 03 5022 7158  
 Email: jason@polsenpools.com.au

**Jason: 0427 230 845**

Tax Invoice To

Anthony & Jacqueline Willis  
 4 Pyap Crt  
 Mildura VIC  
 3500

## Tax Invoice

| Date  | Inv Number  | Job No.         | Terms              |
|---|---|-----------------|--------------------|
| 14/12/2015                                    | 4519  |                 |                    |
| Qty   | Description   |                 |                    |
|   | Auto pool robotic cleaner<br>Auto pool filler<br>Blanket & Roller<br>1 x single light |                 |                    |
| <b>Thankyou for the opportunity to quote.</b> |   | <b>Subtotal</b> | \$34,545.45        |
|   |   | <b>GST</b>      | \$3,454.55         |
|   |   | <b>Total</b>    | <b>\$38,000.00</b> |

|   |  |
|---|--|
| <b>Remittance Advice</b><br>Polsen's Pools Pty Ltd<br><br>PO Box 6124 West<br>Mildura, VIC 3500 | Anthony & Jacqueline Willis<br>4 Pyap Crt<br>Mildura VIC<br>3500 |
|   | <b>Invoice</b> 4519 <b>Balance Due</b> \$38,000.00               |

Goods Remain The Property Of Polsens Pools Until  
 Payment Is Received In Full

Bank Account Details For Electronic Payment:  
 Name: Polsen's Pools Pty Ltd  
 BSB: 033 242 Acct: 377725

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 13 March 2021 04:50 PM

## PROPERTY DETAILS

Address: **4 PYAP COURT MILDURA 3500**  
Lot and Plan Number: **Lot 149 LP208656**  
Standard Parcel Identifier (SPI): **149\LP208656**  
Local Government Area (Council): **MILDURA**  
Council Property Number: **9277**  
Planning Scheme: **Mildura**  
Directory Reference: **Vicroads 535 N2**

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

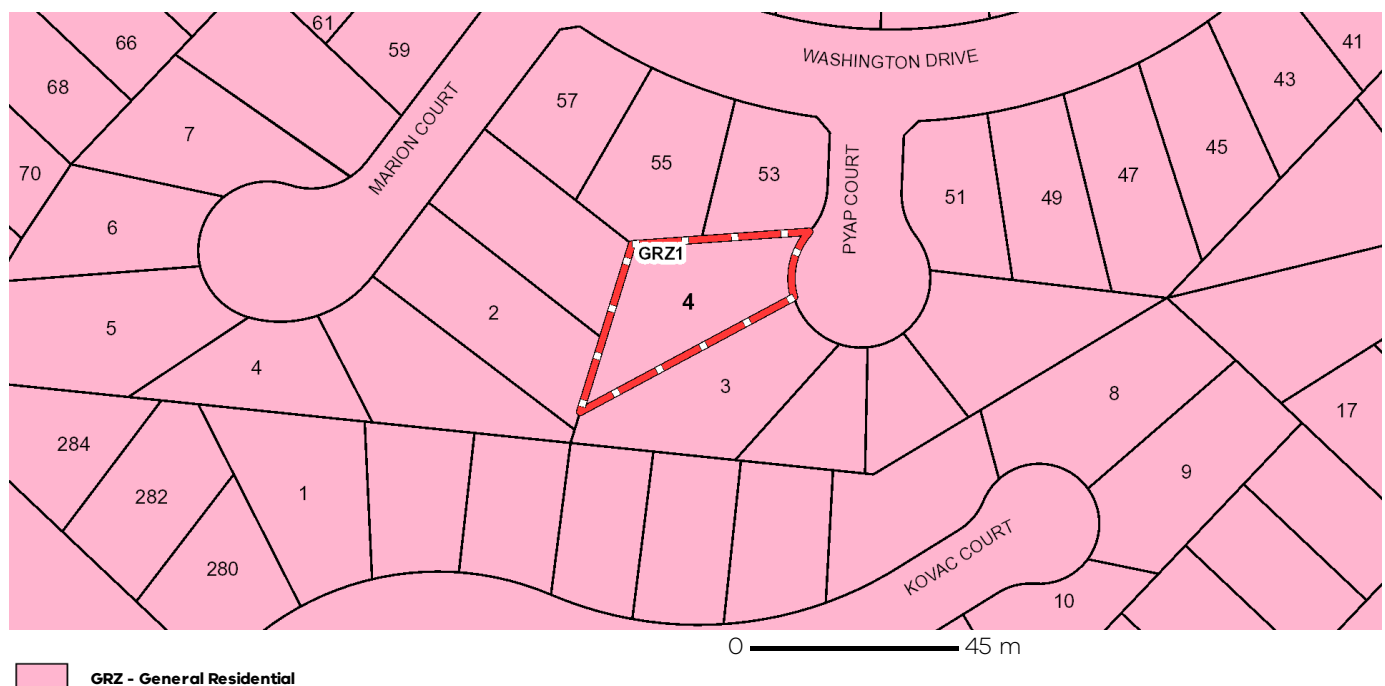
## STATE ELECTORATES

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

## Planning Zones

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

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

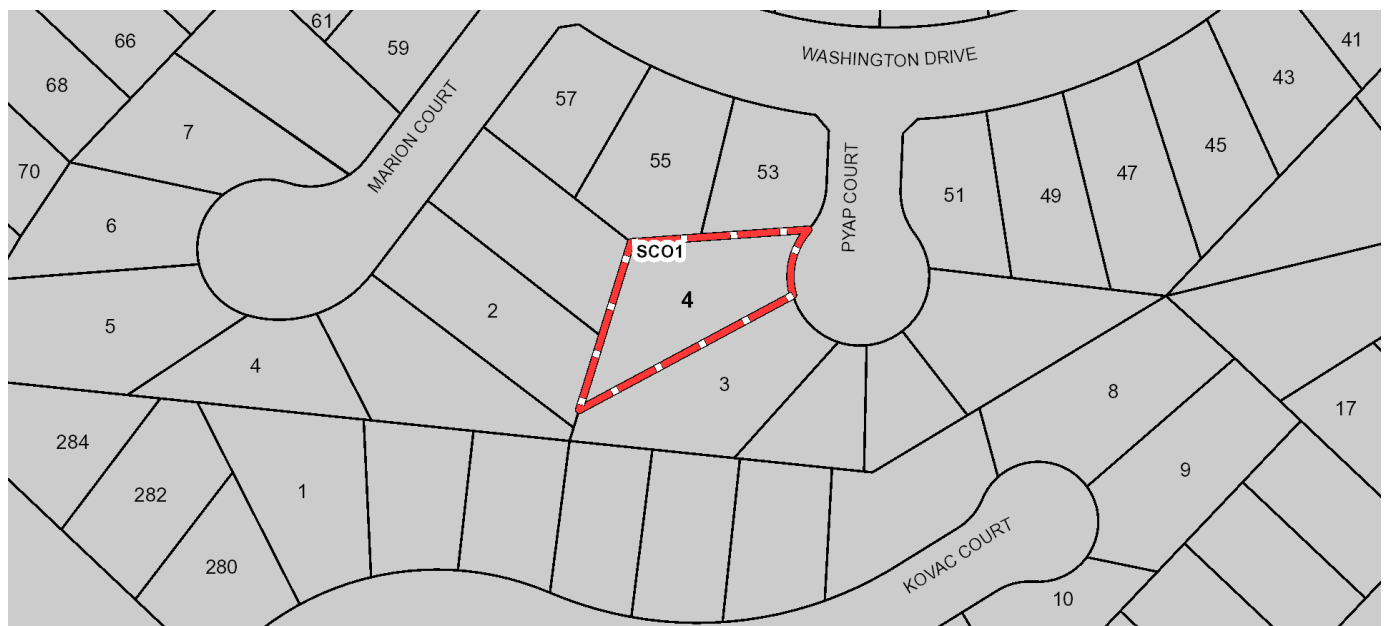


Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

## Planning Overlay

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

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



 SCO - Specific Controls

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

## Further Planning Information

Planning scheme data last updated on 11 March 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 apply to the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

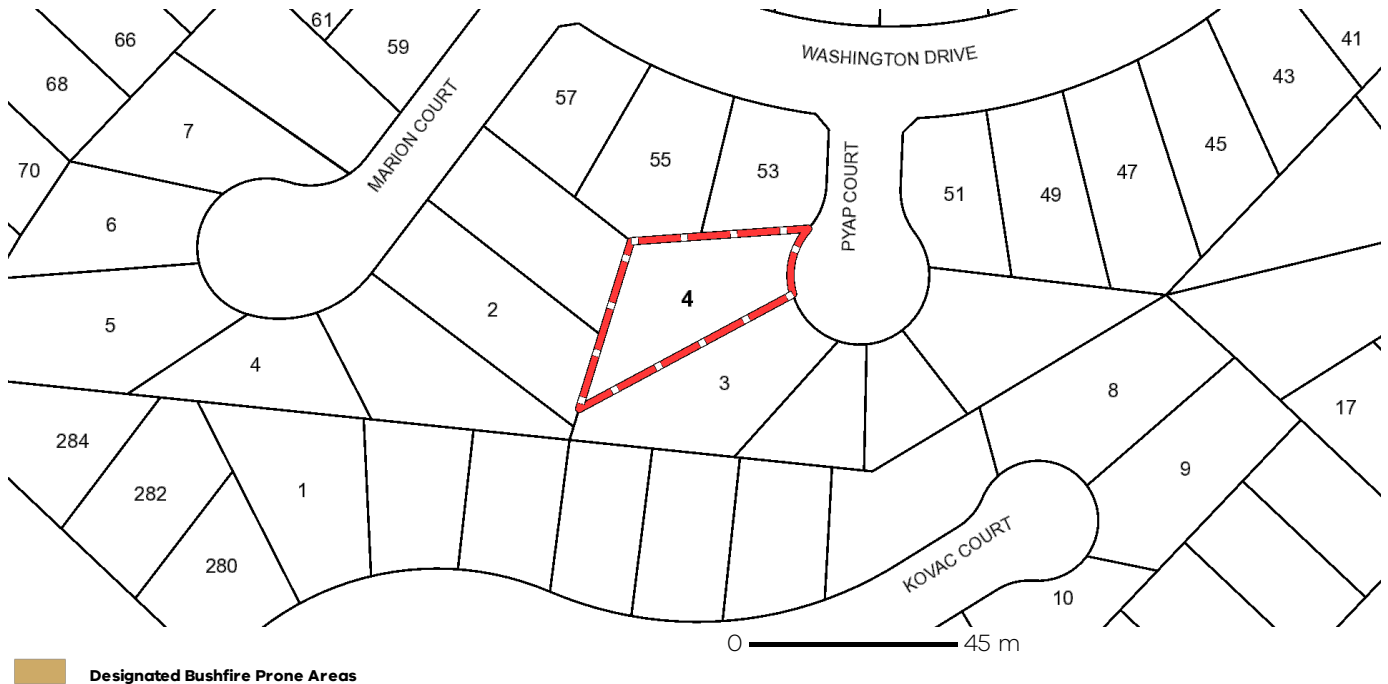
For details of surrounding properties, use this service to get the Reports for properties of interest.

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



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

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

Designated bushfire prone areas maps can be viewed on VicPlan at <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>