DocuSign Envelope ID: 5609C9CC-6029-487E-914C-A1CA3492490C

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.

Land	277 Narracan Connection Road, Narracan 3824	
Vendor's name	Ruth Frances Marshall	**Date** 25/10/2021
Vendor's signature	DocuSigned by: Ruth Frances Marshall 940F14E46FB043D...	
Vendor's name	Hayden Dickson Absolom	**Date** 25/10/2021
Vendor's signature	DocuSigned by: Hayden Dickson Absolom 940F14E46FB043D...	
Purchaser's name		**Date** / /
Purchaser's signature		
Purchaser's name		**Date** / /
Purchaser's signature		

1.

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: $2,600.00

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

	To	

Other particulars (including dates and times of payments):

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): -

As set out in attached Copy of Plan LP 132330.

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 under section 192A of the *Building Act* 1993 if the square box is marked with an 'X' ☒

3.4 **Planning Scheme**

The required specified information is as follows:

Name of planning scheme	Baw Baw
Name of responsible authority	Baw Baw Shire Council
Zoning of the land	Farming Zone (FZ) Schedule to the Farming Zone (FZ)
Name of planning overlay	Development Contributions Plan Overlay (DCPO) Development Contributions Plan Overlay – Schedule 1 (DCPO1) Erosion Management Overlay (EMO) Erosion Management Overlay – Schedule (EMO)

NOTICES

3.5 **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.

3.6 **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.

3.7 **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.

4. 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):

Not Applicable.

5. 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.

6. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

7. SERVICES

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

Electricity supply ☐	Gas supply ☒	Water supply ☒	Sewerage ☒	Telephone services ☐

8. TITLE

Attached are copies of the following documents:

9.1 (a) **Registered Title**

9.2 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.

Not Applicable.

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 1000m²; (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.)

☐ Vacant Residential Land or Land with a Residence

☒ Attach Due Diligence Checklist (this will be attached if ticked)

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)

1. Due Diligence Checklist;
2. Register Search Statement Vol 9302 Fol 087;
3. Copy of Plan LP132330;
4. Baw Baw Shire Council 2021/2022 Rate Notice;
5. Property Report;
6. Planning Property Report;
7. Victoria Planning Provisions;
8. Baw Baw Planning Scheme;
9. Development Contributions Plan Overlay;
10. Baw Baw Planning Scheme Schedule;
11. Victoria Planning Provisions- Erosion Management Overlay;
12. Building Works Information Certificate; and
13. Land Tax Certificate.

14. NOTICE

The Vendor gives notice to the Purchaser that in the event that the Purchaser fails to complete the purchase of the property on the date specified in the contract between the Vendor and the Purchaser ("the Contract') for the payment of the residue as defined in the Contract ("the due date") the Vendor will or may suffer the following losses and expenses which the Purchaser shall be required to pay to the Vendor in addition to the interest payable in accordance with the terms of the Contract:

(a) all costs associated with obtaining bridging finance to complete the Vendor's purchase of another property and interest charged on such bridging finance;

(b) interest payable by the Vendor under any existing mortgage over the Property calculated from the due date;

(c) accommodation expenses necessarily incurred by the Vendor or loss of rent;

(d) costs and expenses as between the Vendor's solicitor and the Vendor;

(e) penalties payable by the Vendor to a third party through any delay in completion of the Vendor's purchase.

The Purchaser acknowledges that the aforementioned shall constitute a special condition of the Contract entered into with the Vendor and all such losses and expenses shall become payable immediately upon demand and production of details of such losses and expenses.

****

DocuSign Envelope ID: 5609C9CC-6029-487E-914C-A1CA3492490C

DUE DILIGENCE CHECKLIST

Consumer Affairs Victoria

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

DocuSign Envelope ID: 5609C9CC-6029-487E-914C-A1CA3492490C

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.

DocuSign Envelope ID: 5609C9CC-6029-487E-914C-A1CA3492490C

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

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

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

VOLUME 09302 FOLIO 087

Security no : 124092399743A
Produced 10/09/2021 02:47 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 132330.
PARENT TITLE Volume 09208 Folio 689
Created by instrument H102968 07/06/1978

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
HAYDEN DICKSON ABSOLOM of 277 NARRACAN CONNECTION ROAD NARRACAN VIC 3824
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
RUTH FRANCES MARSHALL of 277 NARRACAN CONNECTION ROAD NARRACAN VIC 3824
AL021732W 11/04/2014

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP132330 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: 277 NARRACAN CONNECTION ROAD NARRACAN VIC 3824

DOCUMENT END

DocuSign Envelope ID: 5609C9CC-6029-487E-914C-A1CA3492490C

Imaged Document Cover Sheet

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

Document Type	**Plan**
Document Identification	**LP132330**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**10/09/2021 14:54**

Copyright and disclaimer notice:
© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

DocuSign Envelope ID: 5609C9CC-6029-487E-914C-A1CA3492490C

LP132330
EDITION 1
APPROVED 31/10/79

132330

PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENT 104
PARISH OF MOE
COUNTY OF BULN BULN

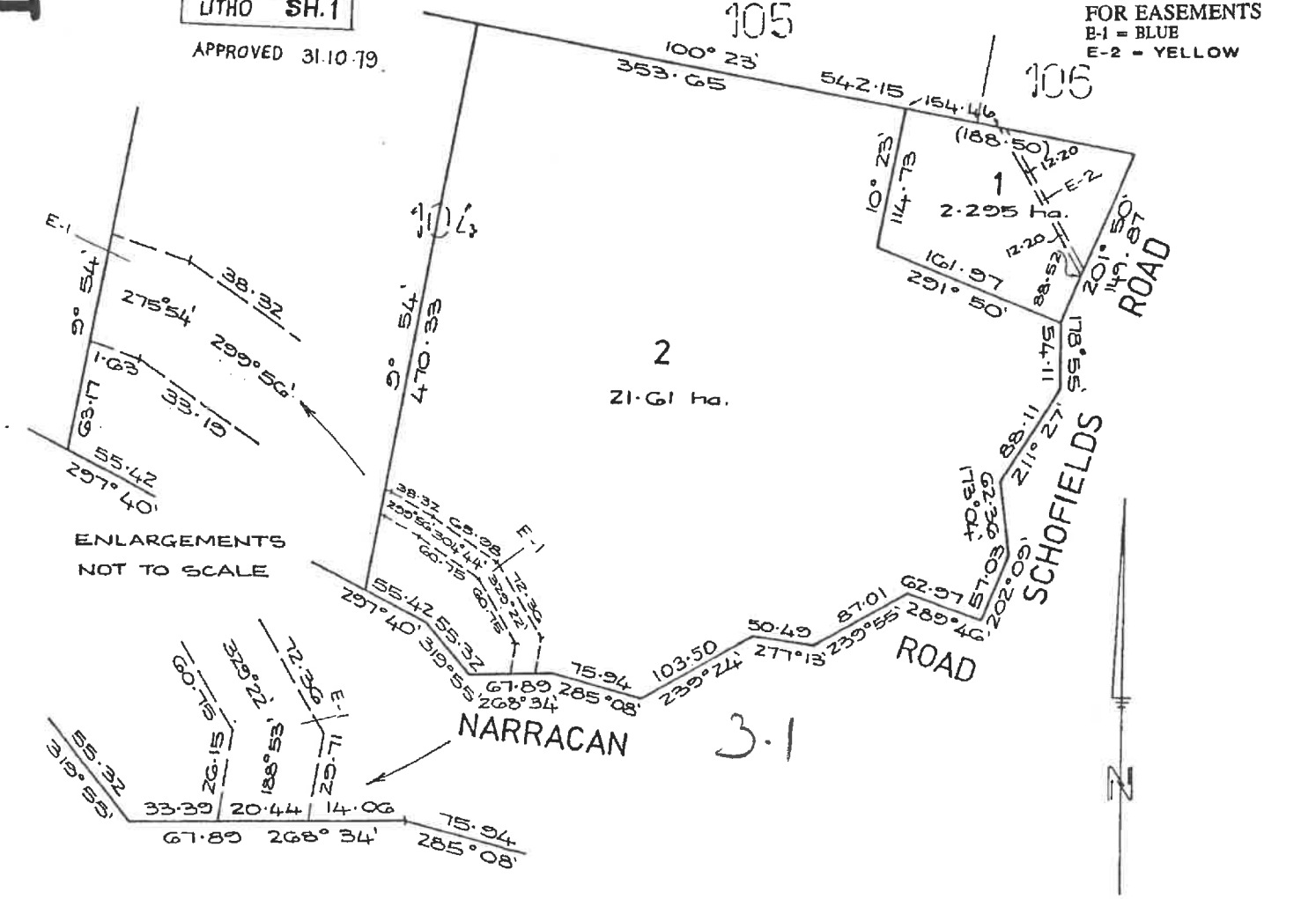
SCALE 80 40 0 100 200
LENGTHS ARE IN METRES

ENCUMBRANCES
BLUE – ERECTION OF A WINDMILL AND THE RIGHTS IN CONNECTION THEREWITH RESERVED IN TR. 1598615
APPROPRIATIONS
YELLOW – ELECTRICITY SUPPLY.

Vol: 9302 Fol: 087

LITHO SH. 1
APPROVED 31.10.79

COLOUR CONVERSION FOR EASEMENTS
E-1 = BLUE
E-2 = YELLOW



CONSENT OF COUNCIL	SURVEYOR'S CERTIFICATION
The Plan of Subdivision is hereby approved and the Common Seal of the President, Councillors and Ratepayers of the Shire of Narracan affixed this 12th day of JUNE 19 79 in the presence of ..... Councillor ..... Councillor ..... Shire Secretary	*I Certify that this plan has been made by* R. J. Paynter *and accords with title and is mathematically correct and* ~~is~~ / *not based on survey.* *Licensed Surveyor.* *Date* 25-1-78

132330

COLOURED CHECKED

DocuSign Envelope ID: 5609C9CC-6029-487E-914C-A1CA3492490C

Baw Baw Shire Council
PO Box 304
Warragul 3820

T +61 3 5624 2411
E rates@bawbawshire.vic.gov.au
ABN 47 274 526 683

Rates & Valuation Notice
First Instalment

Rating Year 1 July 2021 - 30 June 2022
TAX INVOICE

Property number
984

H D Absolom & R F Marshall
277 Narracan Connection Road
NARRACAN VIC 3824

034
I015519
R2_14023

Instalment amount
$556.90

Payable by 30th September 2021

To have your notices emailed
Register at **bawbawshire.enotices.com.au**
Reference No: **EB2A900E3K**

Date of Issue: 03/08/2021

Property Location 277 Narracan Connection Road NARRACAN VIC 3824 **AVPCC** 530 : Mixed farming and grazing
V9302 F087 | Lot 2 LP 132330 | Pt CA 104 | Moe Parish | Land Classification: Primary Production

Effective Date	Valuation Date	Site Value	Capital Improved Value	Net Annual Value
01/07/2021	01/01/2021	$450,000	$630,000	$31,500

Rate Farm	Rate in $ 0.002879 X $630000	$1,813.75
Garbage Charge - Non Declared Area		$402.00
State Pension Rebate		-$247.00
Baw Baw Shire Pension Rebate		-$50.00
TOTAL COUNCIL RATES AND CHARGES		$1,918.75
State Government Fire Services Property Levy	$233.00 + (Rate in $0.000205 x 630000)	$362.15
Fire Sevices Property Levy Rebate		-$50.00
TOTAL DUE		**$2,230.90**

Say $2600-00 $2577-90 TOTAL
- $ 347-00
$2,230-90

Note: Payments made after 03/08/2021 will not appear on this notice.
Council declared its Rates and Charges for 2021/2022 on 23rd June 2021.
If you are experiencing hardship paying your rates please call Council and/or review our hardship policy and application online.
Payment arrangements can be made to pay your rates either weekly, fortnightly or monthly.
For further information please call 5624 2411 or visit www.bawbawshire.vic.gov.au/rates

1st Instalment Due	2nd Instalment Due	3rd Instalment Due	4th Instalment Due
30 September 2021	30 November 2021	28 February 2022	31 May 2022
$556.90	$558.00	$558.00	$558.00

Rate Payers who pay all rates and charges on or before 30 September 2021 will be entered into an Early Bird Incentive draw to win $1000.
Terms and conditions available at www.bawbawshire.vic.gov.au

BPAY Biller Code: 5801
Ref: **000 000 008 599**

BPAY® - This payment via internet or phone banking
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 000 000 008 599
Please enter the BPAY ref number (next to BPAY logo left)

Post Billpay Biller Code: 0889
Ref: **0000 0000 8599**

Pay in-store at Australia Post, online at auspost.com.au/postbillpay or by phone 13 18 16

1st Instalment *889 0000008599

Total Rate *889 0000008599

Transcode: 831 User code: 062074 Customer reference number: 000000000008599

Council Bill Number: 8599
Name: H D Absolom & R F Marshall
Property: 277 Narracan Connection Road NARRACAN VIC
Property No.: 984
Instalment Amount: $556.90
Full Payment Amount: $2,230.90

DocuSign Envelope ID: 5609C9CC-6029-487E-914C-A1CA3492490C

Land .vic.gov.au

Property Report from www.land.vic.gov.au on 10 September 2021 02:52 PM

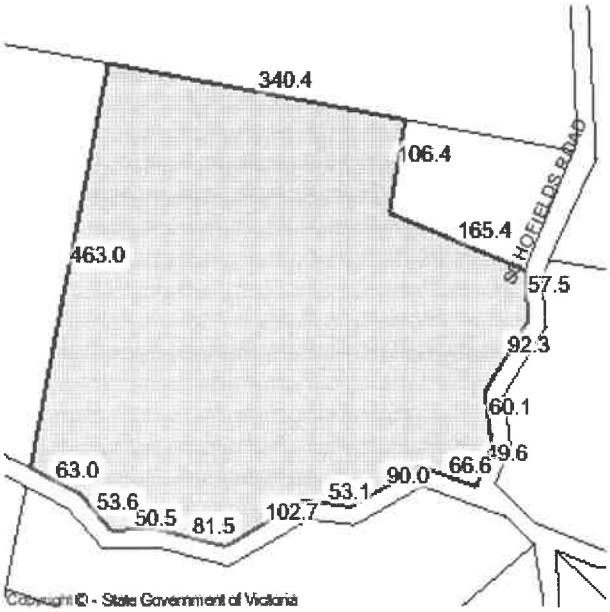
Address: 277 NARRACAN CONNECTION ROAD NARRACAN 3824
Lot and Plan Number: Lot 2 LP132330
Standard Parcel Identifier (SPI): 2\LP132330
Local Government (Council): BAW BAW **Council Property Number:** 984
Directory Reference: VicRoads 97 E6

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

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

Site Dimensions

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



Area: 210781 sq. m
(21.1 ha)
Perimeter: 1895 m

For this property:
— Site boundaries
— Road frontages

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

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

State Electorates

Legislative Council: EASTERN VICTORIA
Legislative Assembly: NARRACAN

Utilities

Rural Water Corporation: Southern Rural Water
Urban Water Corporation: Gippsland Water
Melbourne Water: outside drainage boundary
Power Distributor: AUSNET (Information about choosing an electricity retailer)

Planning information continued on next page

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer

DocuSign Envelope ID: 5609C9CC-6029-487E-914C-A1CA3492490C

Planning Zone Summary

Planning Zone: FARMING ZONE (FZ)
SCHEDULE TO THE FARMING ZONE (FZ)

Planning Overlays: DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)
EROSION MANAGEMENT OVERLAY (EMO)
EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)

Planning scheme data last updated on 8 September 2021.

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

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

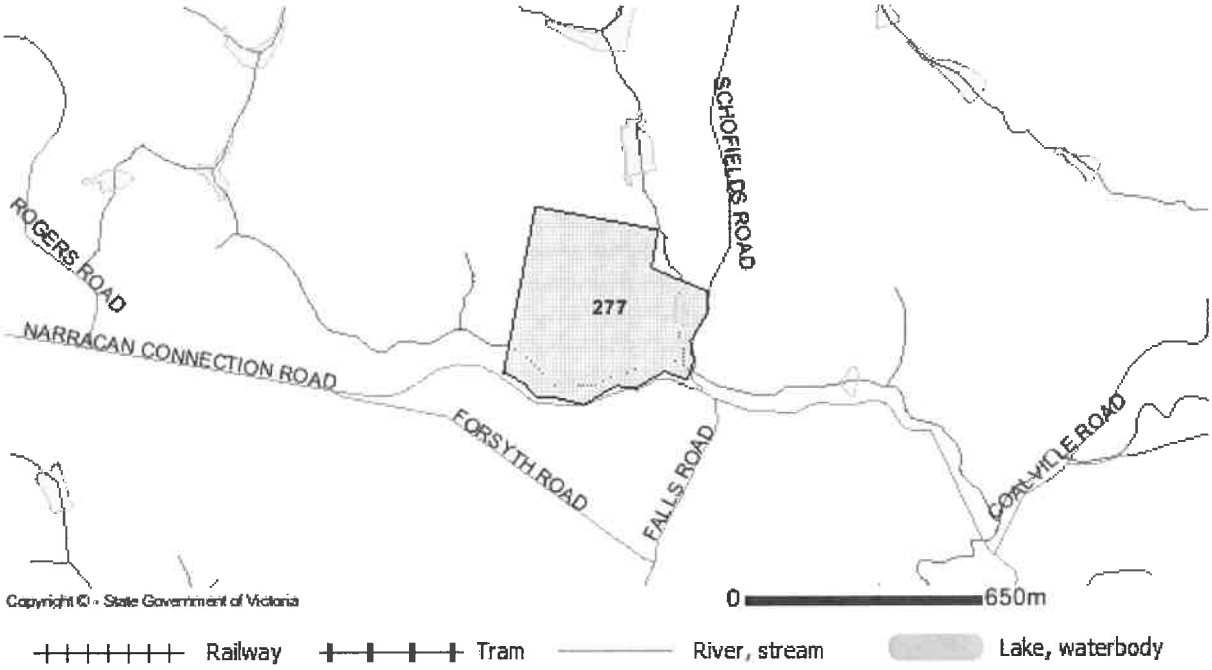
The Planning Property Report includes separate maps of zones and overlays

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

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

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

Area Map



Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer

DocuSign Envelope ID: 5609C9CC-6029-487E-914C-A1CA3492490C

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au on 10 September 2021 02:52 PM

PROPERTY DETAILS

Address:	**277 NARRACAN CONNECTION ROAD NARRACAN 3824**
Lot and Plan Number:	**Lot 2 LP132330**
Standard Parcel Identifier (SPI):	**2\LP132330**
Local Government Area (Council):	**BAW BAW** www.bawbawshire.vic.gov.au
Council Property Number:	**984**
Planning Scheme:	**Baw Baw** planning-schemes.delwp.vic.gov.au/schemes/bawbaw
Directory Reference:	**VicRoads 97 E6**

UTILITIES

Rural Water Corporation:	**Southern Rural Water**
Urban Water Corporation:	**Gippsland Water**
Melbourne Water:	**outside drainage boundary**
Power Distributor:	**AUSNET**

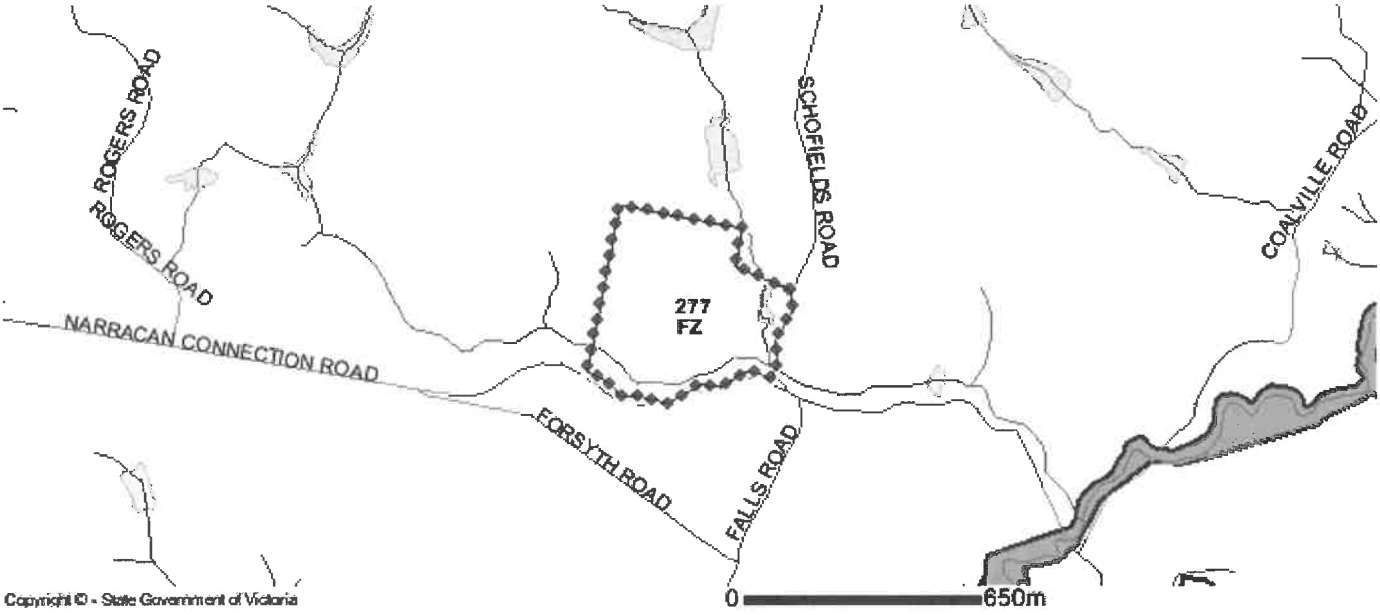
STATE ELECTORATES

Legislative Council:	**EASTERN VICTORIA**
Legislative Assembly:	**NARRACAN**

Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)



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

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

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer

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

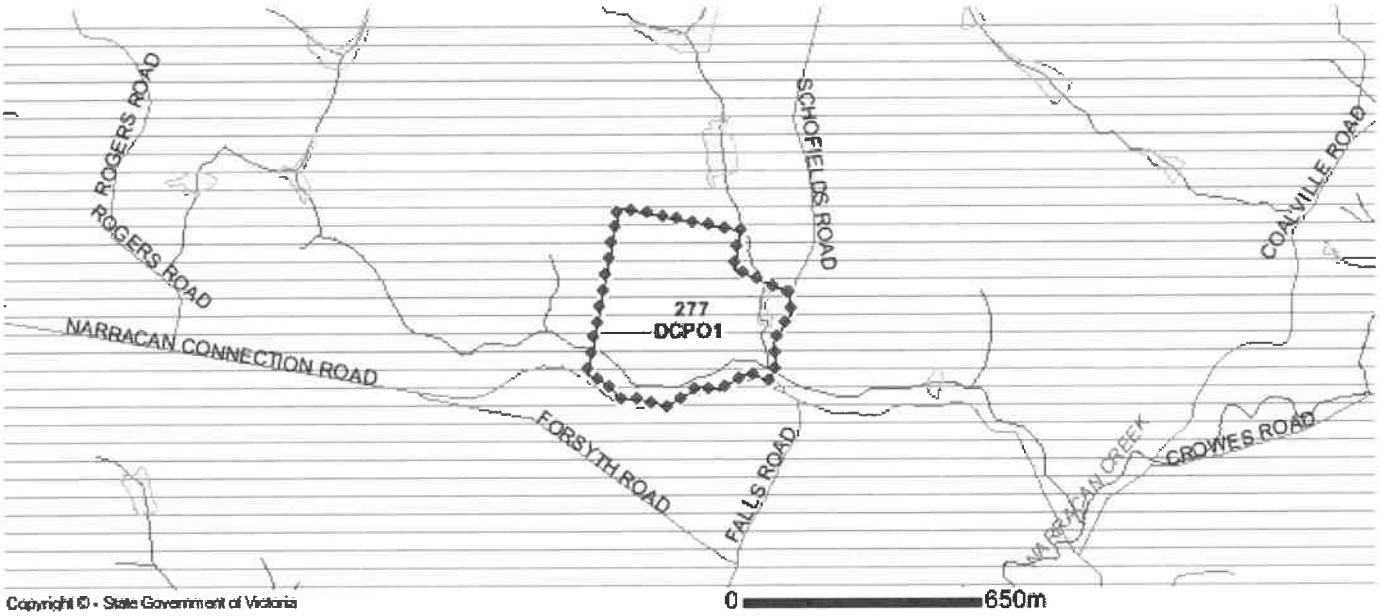
DocuSign Envelope ID: 5609C9CC-6029-487E-914C-A1CA3492490C

PLANNING PROPERTY REPORT

Planning Overlays

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)

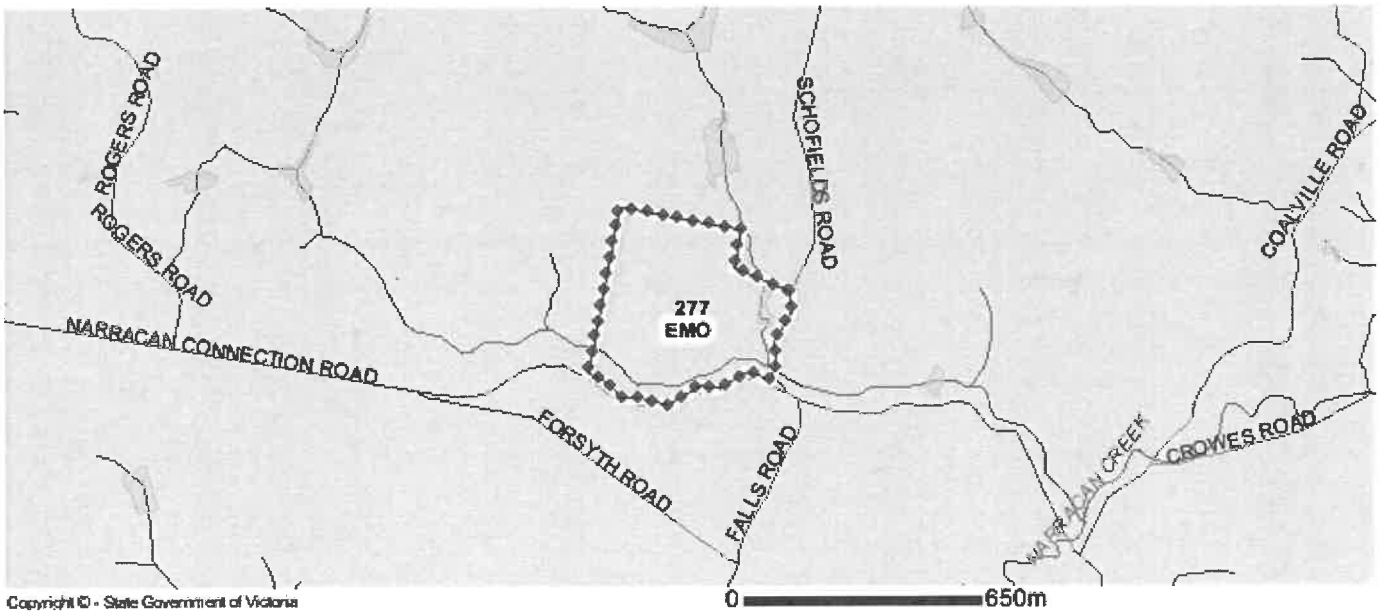


DCPO - Development Contributions Plan

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

EROSION MANAGEMENT OVERLAY (EMO)

EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)



EMO - Erosion Management

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

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer

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

DocuSign Envelope ID: 5609C9CC-6029-487E-914C-A1CA3492490C

PLANNING PROPERTY REPORT

Planning Overlays

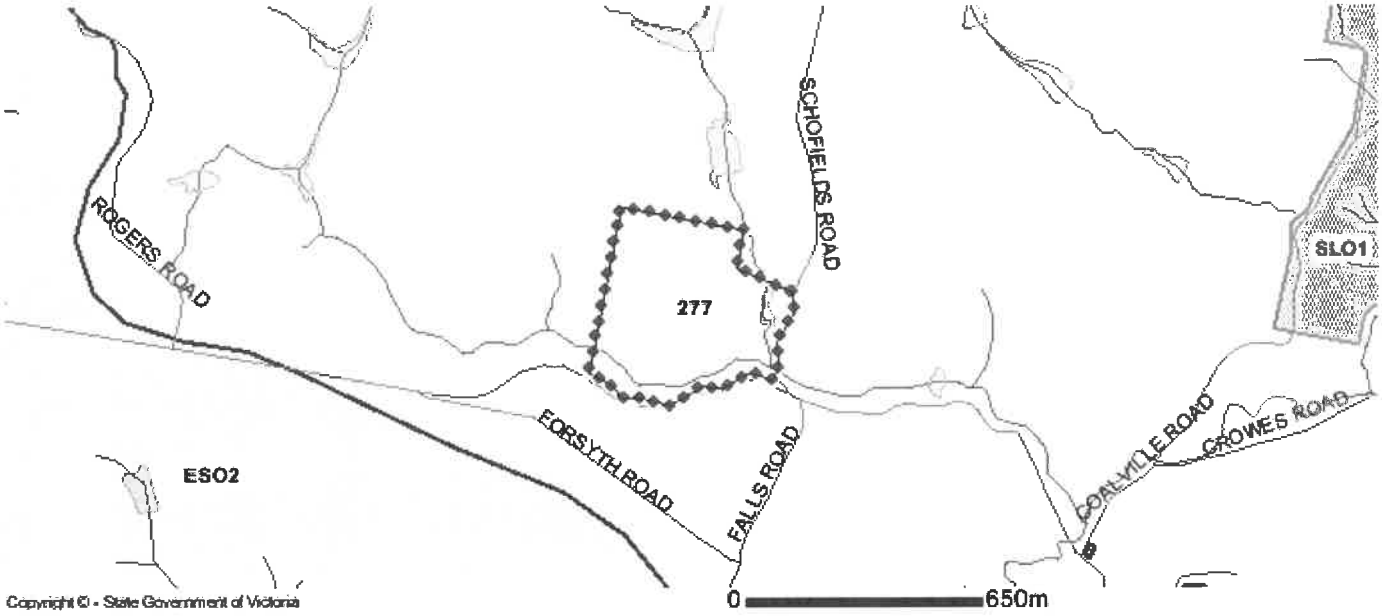
OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

HERITAGE OVERLAY (HO)

SIGNIFICANT LANDSCAPE OVERLAY (SLO)



Copyright © - State Government of Victoria

ESO - Environmental Significance | HO - Heritage | SLO - Significant Landscape

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 8 September 2021.

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

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

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

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

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

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer

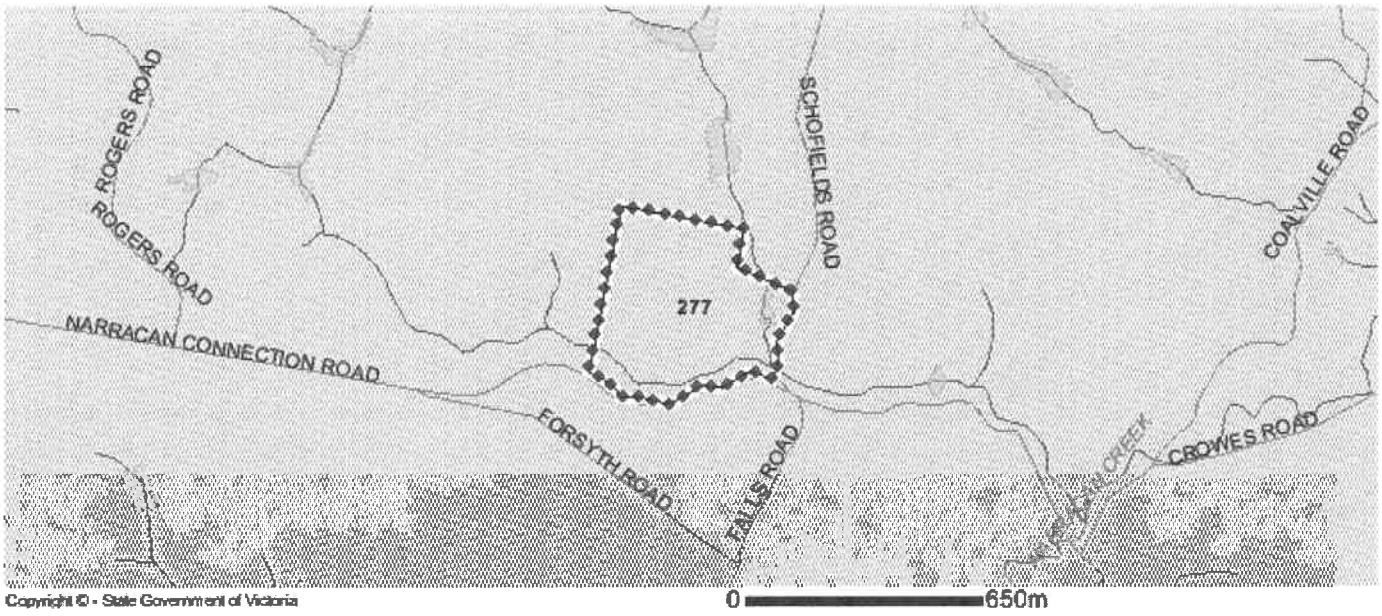
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

DocuSign Envelope ID: 5609C9CC-6029-487E-914C-A1CA3492490C

PLANNING PROPERTY REPORT

Designated Bushfire Prone Area

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



Designated Bushfire Prone Area

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

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

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

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

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

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

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

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer

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

35.07 FARMING ZONE

31/07/2018
VC148

Shown on the planning scheme map as **FZ** with a number (if shown).

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for the use of land for agriculture.

To encourage the retention of productive agricultural land.

To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.

To encourage the retention of employment and population to support rural communities.

To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

35.07-1 Table of uses

26/05/2020
VC175

Section 1 – Permit not required

Use	Condition
Agriculture (other than Animal production, Apiculture, Domestic animal husbandry, Racing dog husbandry, Rice growing and Timber production)	
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Cattle feedlot	Must meet the requirements of Clause 53.08. The total number of cattle to be housed in the cattle feedlot must be 1000 or less. The site must be located outside a special water supply catchment under the *Catchment and Land Protection Act 1994*. The site must be located outside a catchment area listed in Appendix 2 of the Victorian Code for Cattle Feedlots – August 1995.
Dependent person's unit	Must be the only dependent person's unit on the lot. Must meet the requirements of Clause 35.07-2.
Domestic animal husbandry (other than Domestic animal boarding)	Must be no more than 5 animals.
Dwelling (other than Bed and breakfast)	Must be the only dwelling on the lot. The lot must be at least the area specified in a schedule to this zone. If no area is specified, the lot must be at least 40 hectares.

Use	Condition
	Must meet the requirements of Clause 35.07-2.
Grazing animal production **Home based business** **Informal outdoor recreation**	
Poultry farm	Must be no more than 100 poultry (not including emus or ostriches). Must be no more than 10 emus and ostriches.
Primary produce sales	Must not be within 100 metres of a dwelling in separate ownership. The area used for the display and sale of primary produce must not exceed 50 square metres.
Racing dog husbandry	Must be no more than 5 animals.
Railway	
Rural industry (other than Abattoir and Sawmill)	Must not have a gross floor area more than 200 square metres. Must not be within 100 metres of a dwelling in separate ownership. Must not be a purpose listed in the table to Clause 53.10 with no threshold distance specified. The land must be at least the following distances from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution: ▪ The threshold distance, for a purpose listed in the table to Clause 53.10. ▪ 30 metres, for a purpose not listed in the table to Clause 53.10. Must not: ▪ Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012. ▪ Require a notification under the Occupational Health and Safety Regulations 2017. ▪ Require a licence under the Dangerous Goods (Explosives) Regulations 2011. ▪ Require a licence under the Dangerous Goods (HCDG) Regulations 2016.
Rural store	Must be used in conjunction with Agriculture. Must be in a building, not a dwelling and have a gross floor area of less than 100 square metres. Must be the only Rural store on the lot.
Timber production	Must meet the requirements of Clause 53.11.

Use	Condition
	The plantation area must not exceed any area specified in a schedule to this zone. Any area specified must be at least 40 hectares. The total plantation area (existing and proposed) on contiguous land which was in the same ownership on or after 28 October 1993 must not exceed any scheduled area. The plantation must not be within 100 metres of: ▪ Any dwelling in separate ownership. ▪ Any land zoned for residential, commercial or industrial use. ▪ Any site specified on a permit which is in force which permits a dwelling to be constructed. The plantation must not be within 20 metres of a powerline whether on private or public land, except with the consent of the relevant electricity supply or distribution authority.
Tramway	
Any use listed in Clause 62.01	Must meet requirements of Clause 62.01.

Section 2 – Permit required

Use	Condition
Abattoir	
Animal production (other than Broiler farm, Cattle feedlot and Grazing animal production)	
Broiler farm - if the Section 1 condition to Poultry farm is not met	Must meet the requirements of Clause 53.09.
Camping and caravan park	
Car park	Must be used in conjunction with another use in Section 1 or 2.
Cattle feedlot – if the Section 1 condition is not met	Must meet the requirements of Clause 53.08. The site must be located outside a catchment area listed in Appendix 2 of the Victorian Code for Cattle Feedlots – August 1995.
Cemetery	
Crematorium	
Dependent person's unit – if the Section 1 condition is not met	Must meet the requirements of Clause 35.07-2.
Domestic animal boarding	
Dwelling (other than Bed and breakfast) – if the Section 1 condition is not met	Must meet the requirements of Clause 35.07-2.

Use	Condition
Emergency services facility	
Freeway service centre	Must meet the requirements of Clause 53.05.
Group accommodation **Host farm** **Industry (other than Rural industry)** **Landscape gardening supplies** **Leisure and recreation (other than Informal outdoor recreation)** **Manufacturing sales** **Market** **Place of assembly (other than Amusement parlour, Carnival, Cinema based entertainment facility, Circus and Nightclub)** **Primary school**	
Racing dog husbandry – if the Section 1 condition is not met	Must meet the requirements of Clause 53.12.
Renewable energy facility (other than Wind energy facility)	Must meet the requirements of Clause 53.13.
Residential hotel **Restaurant** **Rice growing** **Sawmill** **Secondary school**	
Timber production – if the Section 1 condition is not met	Must meet the requirements of Clause 53.11.
Trade supplies **Utility installation (other than Minor utility installation and Telecommunications facility)** **Warehouse (other than Rural store)**	
Wind energy facility	Must meet the requirements of Clause 52.32.
Winery **Any other use not in Section 1 or 3**	

DocuSign Envelope ID: 5609C9CC-6029-487E-914C-A1CA3492490C

Section 3 – Prohibited

Use
Accommodation (other than Bed and breakfast, Camping and caravan park, Dependent person's unit, Dwelling, Group accommodation, Host farm and Residential hotel)
Amusement parlour
Brothel
Cinema based entertainment facility
Education centre (other than Primary school and Secondary school)
Nightclub
Office
Retail premises (other than Market, Landscape gardening supplies, Manufacturing sales, Primary produce sales, Restaurant and Trade supplies)

35.07-2 Use of land for a dwelling

01/07/2021
VC203

A lot used for a dwelling must meet the following requirements:

- Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- Each dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available all wastewater from each dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act 2017* for an on-site wastewater management system.
- The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

These requirements also apply to a dependent person's unit.

35.07-3 Subdivision

31/07/2018
VC148

A permit is required to subdivide land.

Each lot must be at least the area specified for the land in a schedule to this zone. If no area is specified, each lot must be at least 40 hectares.

A permit may be granted to create smaller lots if any of the following apply:

- The subdivision is to create a lot for an existing dwelling. The subdivision must be a two lot subdivision.
- The subdivision is the re-subdivision of existing lots and the number of lots is not increased.
- The subdivision is by a public authority or utility service provider to create a lot for a utility installation.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Subdivide land to realign the common boundary between 2 lots where: ▪ Each new lot is at least the area specified for the land in the zone or the schedule to the zone. ▪ The area of either lot is reduced by less than 15 percent. ▪ The general direction of the common boundary does not change.	Clause 59.01
Subdivide land into 2 lots where each new lot is at least the area specified for the land in the zone or the schedule to the zone.	Clause 59.12

35.07-4 Buildings and works

08/08/2019
VC159

A permit is required to construct or carry out any of the following:

- A building or works associated with a use in Section 2 of Clause 35.07-1. This does not apply to:
  - An alteration or extension to an existing dwelling provided the floor area of the alteration or extension is not more than the area specified in a schedule to this zone or, if no area is specified, 100 square metres. Any area specified must be more than 100 square metres.
  - An out-building associated with an existing dwelling provided the floor area of the out-building is not more than the area specified in a schedule to this zone or, if no area is specified, 100 square metres. Any area specified must be more than 100 square metres.
  - An alteration or extension to an existing building used for agriculture provided the floor area of the alteration or extension is not more than the area specified in a schedule to this zone or, if no area is specified, 200 square metres. Any area specified must be more than 200 square metres. The building must not be used to keep, board, breed or train animals.
  - A rainwater tank.
- Earthworks specified in a schedule to this zone, if on land specified in a schedule.
- A building which is within any of the following setbacks:
  - The setback from a Road Zone Category 1 or land in a Public Acquisition Overlay to be acquired for a road, Category 1 specified in a schedule to this zone or, if no setback is specified, 50 metres.
  - The setback from any other road or boundary specified in a schedule to this zone.
  - The setback from a dwelling not in the same ownership specified in a schedule to this zone.
  - 100 metres from a waterway, wetlands or designated flood plain.
- Permanent or fixed feeding infrastructure for seasonal or supplementary feeding for grazing animal production constructed within 100 metres of:
  - A waterway, wetland or designated flood plain.
  - A dwelling not in the same ownership.
  - A residential or urban growth zone.

DocuSign Envelope ID: 5609C9CC-6029-487E-914C-A1CA3492490C

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Construct a building or construct or carry out works associated with a Section 1 use in the Table of uses of the zone with an estimated cost of up to $500,000. Any works must not be earthworks specified in the schedule to the zone.	Clause 59.13
Construct a building or construct or carry out works associated with a Section 2 use in the Table of uses of the zone with an estimated cost of up to $500,000 where the land is not: ▪ Used for Domestic animal husbandry, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery, Racing dog husbandry or Rural industry. ▪ Within 30 metres of land (not a road) which is in a residential zone. Any works must not be earthworks specified in the schedule to the zone.	Clause 59.13

35.07-5 Application requirements for dwellings

19/01/2006
VC37

An application to use a lot for a dwelling must be accompanied by a written statement which explains how the proposed dwelling responds to the decision guidelines for dwellings in the zone.

35.07-6 Decision guidelines

31/07/2018
VC148

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General issues

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any Regional Catchment Strategy and associated plan applying to the land.
- The capability of the land to accommodate the proposed use or development, including the disposal of effluent.
- How the use or development relates to sustainable land management.
- Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.
- How the use and development makes use of existing infrastructure and services.

Agricultural issues and the impacts from non-agricultural uses

- Whether the use or development will support and enhance agricultural production.
- Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.
- The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.
- The capacity of the site to sustain the agricultural use.

- The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.
- Any integrated land management plan prepared for the site.

Dwelling issues

- Whether the dwelling will result in the loss or fragmentation of productive agricultural land.
- Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.
- Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.
- The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.

Environmental issues

- The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.
- The impact of the use or development on the flora and fauna on the site and its surrounds.
- The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.
- The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.

Design and siting issues

- The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.
- The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
- The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.
- The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.
- Whether the use and development will require traffic management measures.

35.07-7 Signs

31/07/2018
VC148

Sign requirements are at Clause 52.05. This zone is in Category 4.

07/11/2019
C133bawb

SCHEDULE 1 TO CLAUSE 35.07 FARMING ZONE

Shown on the planning scheme map as **FZ.**

1.0 Subdivision and other requirements

07/11/2019
C133bawb

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	Land known as Certificate of Title, Volume 7395, Folio 1478992, Crown Allotment 72, Parish of Jindivick, County of Buln Buln.	6 hectares
	Land at the intersection of Princes Highway and Sand Road Longwarry North as shown on Map 1 to this schedule provided that the subdivision is to facilitate the development and use of the land for a freeway service centre in accordance with Planning Permit No. 99400 issued on 15/3/2000.	0 hectares
	151 Nayook Powelltown Road, Nayook, being Lot 2 LP204365 and lots 16 – 20 LP3340 Parish of Neerim.	In accordance with the subdivision layout shown on Map 2
	95 Longwarry Drouin Road, Longwarry being Lot 2 LP83160, Lot 2 LP89106 Parish of Drouin West.	In accordance with the subdivision layout shown on Map 3
	All other land	40 hectares
Minimum area for which no permit is required to use land for a dwelling (hectares)	CA 9 Section C, Parish of Yarragon, being Part C/T Vol.10031 Fol.063	0 hectares
	All other land	40 hectares
Maximum area for which no permit is required to use land for timber production (hectares)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified

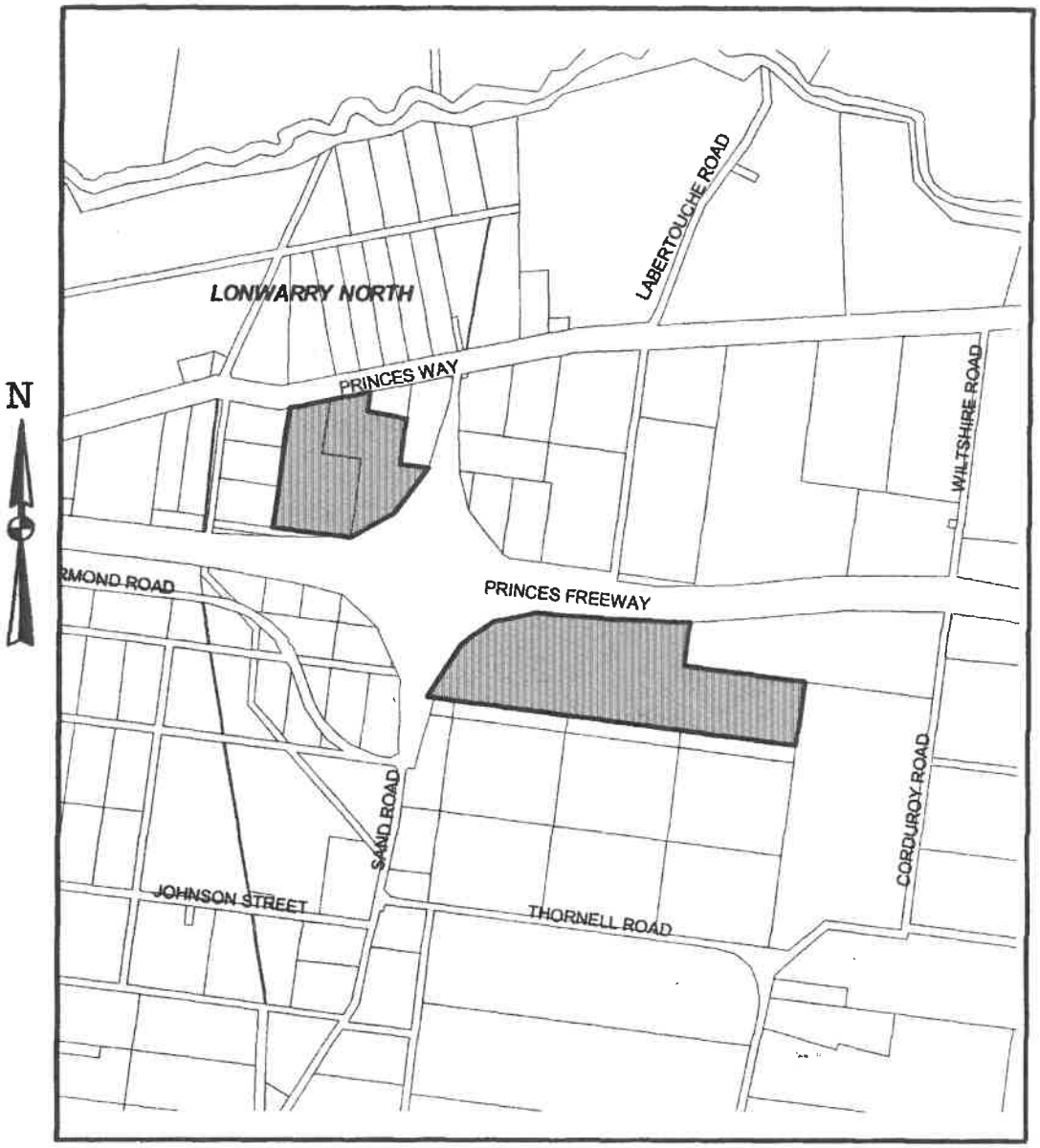
	Land	Area/Dimensions/Distance
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres)	A Road Zone Category 1 or land in a Public Acquisition Overlay to be acquired for a road, Category 1.	100 metres
	A Road Zone Category 2 or land in a Public Acquisition Overlay to be acquired for a road, Category 2.	40 metres
	Any other road	20 metres
Minimum setback from a boundary (metres).	Any other boundary	5 metres
Minimum setback from a dwelling not in the same ownership (metres).	Any dwelling not in the same ownership	100 metres

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land
Earthworks which increase the discharge of saline groundwater	All land

DocuSign Envelope ID: 5609C9CC-6029-487E-914C-A1CA3492490C

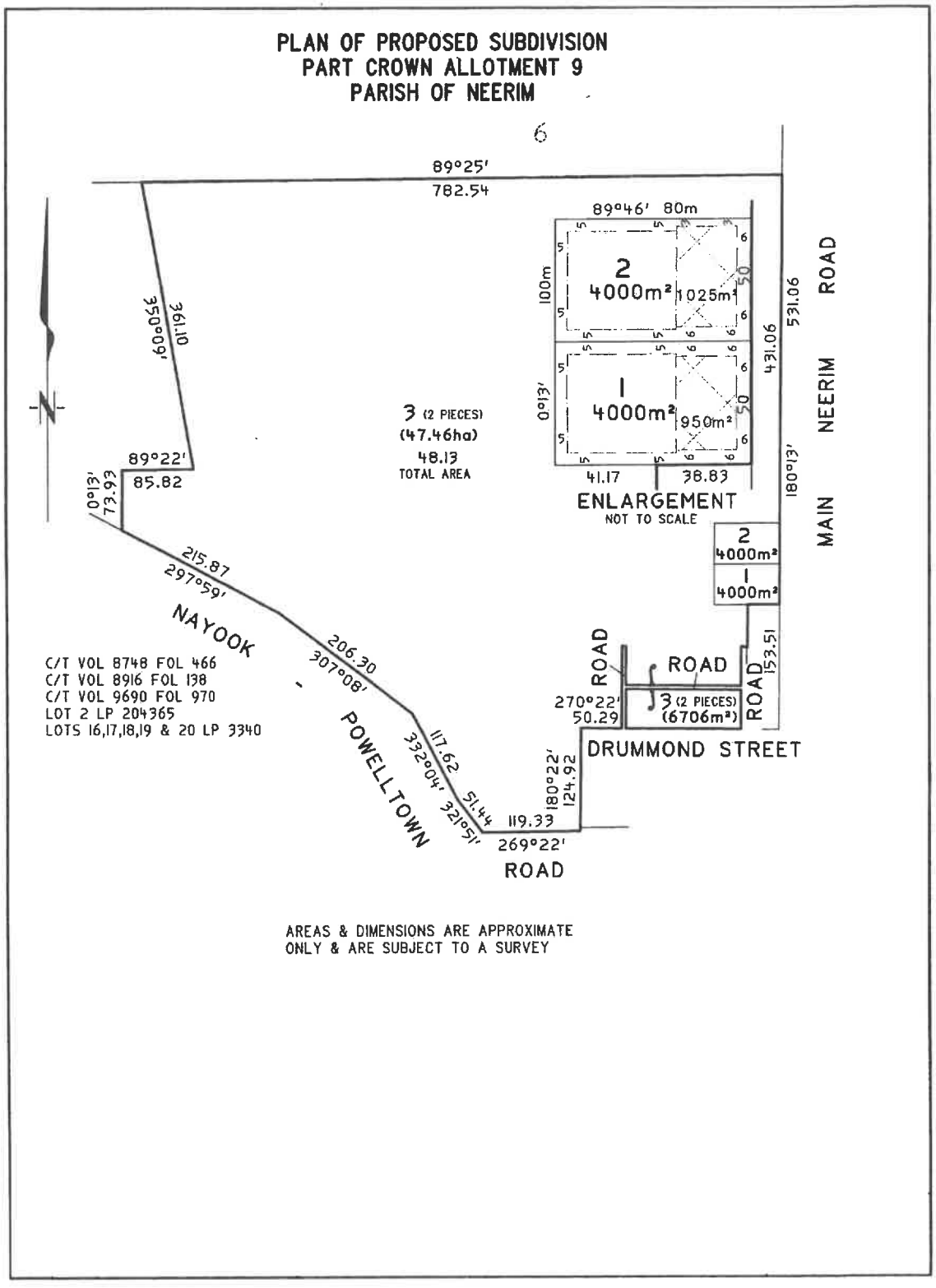
Map 1 to Schedule 1 to Clause 35.07

MAP 1 TO SCHEDULE TO CLAUSE 35.01



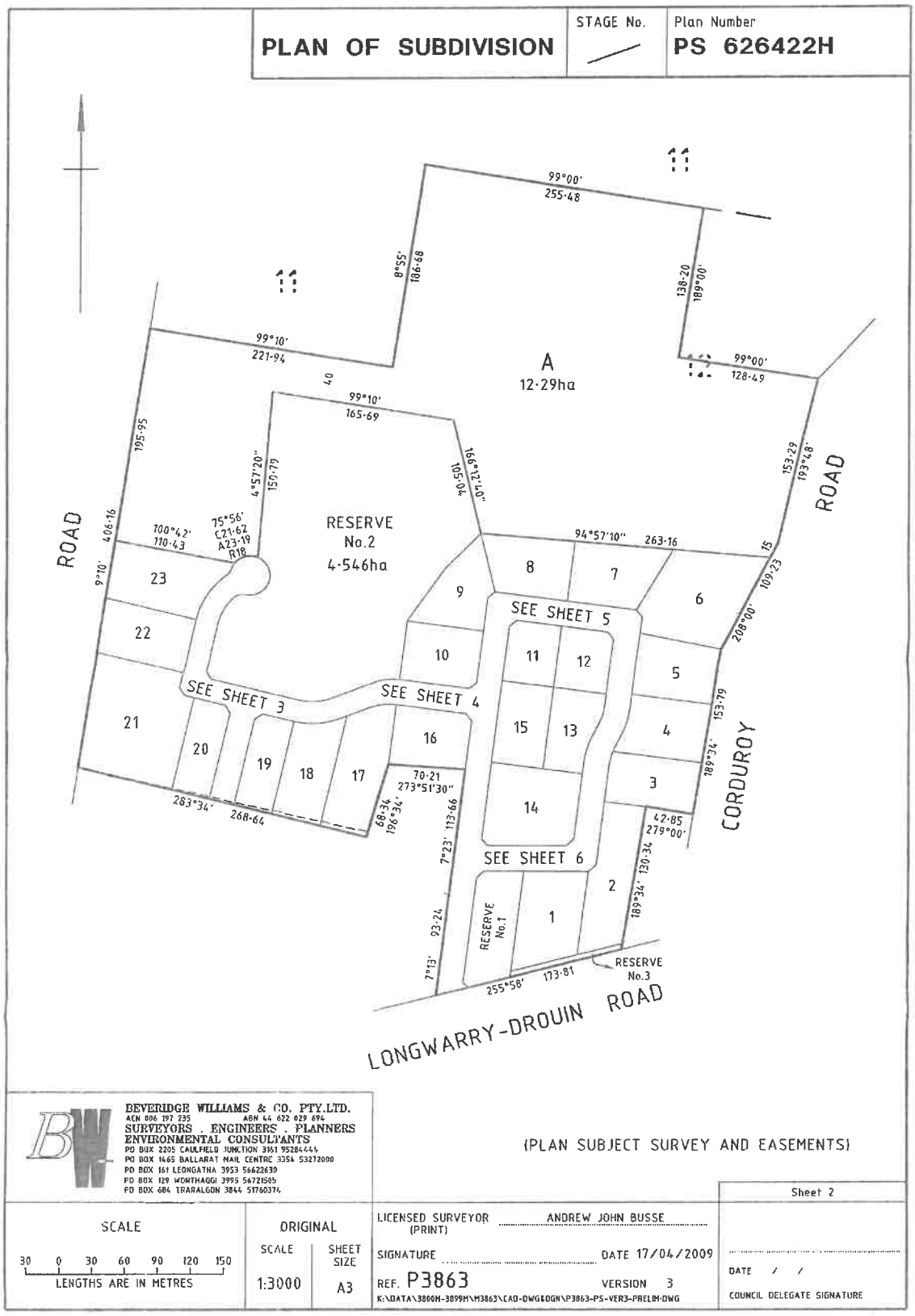
MAPSCALE 1:15000

Map 2 to Schedule 1 to Clause 35.07



DocuSign Envelope ID: 5609C9CC-6029-487E-914C-A1CA3492490C

Map 3 to Schedule 1 to Clause 35.07



DocuSign Envelope ID: 5609C9CC-6029-487E-914C-A1CA3492490C

45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

31/07/2018
VC148

Shown on the planning scheme map as **DCPO** with a number.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

45.06-1 Development contributions plan

19/01/2006
VC37

A permit must not be granted to subdivide land, construct a building or construct or carry out works until a development contributions plan has been incorporated into this scheme.

This does not apply to the construction of a building, the construction or carrying out of works or a subdivision specifically excluded by a schedule to this overlay.

A permit granted must:

- Be consistent with the provisions of the relevant development contributions plan.
- Include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule to this overlay.

45.06-2 Preparation of a development contributions plan

19/01/2006
VC37

The development contributions plan may consist of plans or other documents and may, with the agreement of the planning authority, be prepared and implemented in stages.

The development contributions plan must:

- Specify the area to which the plan applies.
- Set out the works, services and facilities to be funded through the plan, including the staging of the provision of those works, services and facilities.
- Relate the need for the works, services or facilities to the proposed development of land in the area.
- Specify the estimated costs of each of the works, services and facilities.
- Specify the proportion of the total estimated costs of the works, services and facilities which is to be funded by a development infrastructure levy or community infrastructure levy or both.
- Specify the land in the area and the types of development in respect of which a levy is payable and the method for determining the levy payable in respect of any development of land.
- Provide for the procedures for the collection of a development infrastructure levy in respect to any development for which a permit is not required.

The development contributions plan may:

- Exempt certain land or certain types of development from payment of a development infrastructure levy or community infrastructure levy or both.
- Provide for different rates or amounts of levy to be payable in respect of different types of development of land or different parts of the area.

DocuSign Envelope ID: 5609C9CC-6029-487E-914C-A1CA3492490C

07/11/2019
C133bawb

SCHEDULE 1 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

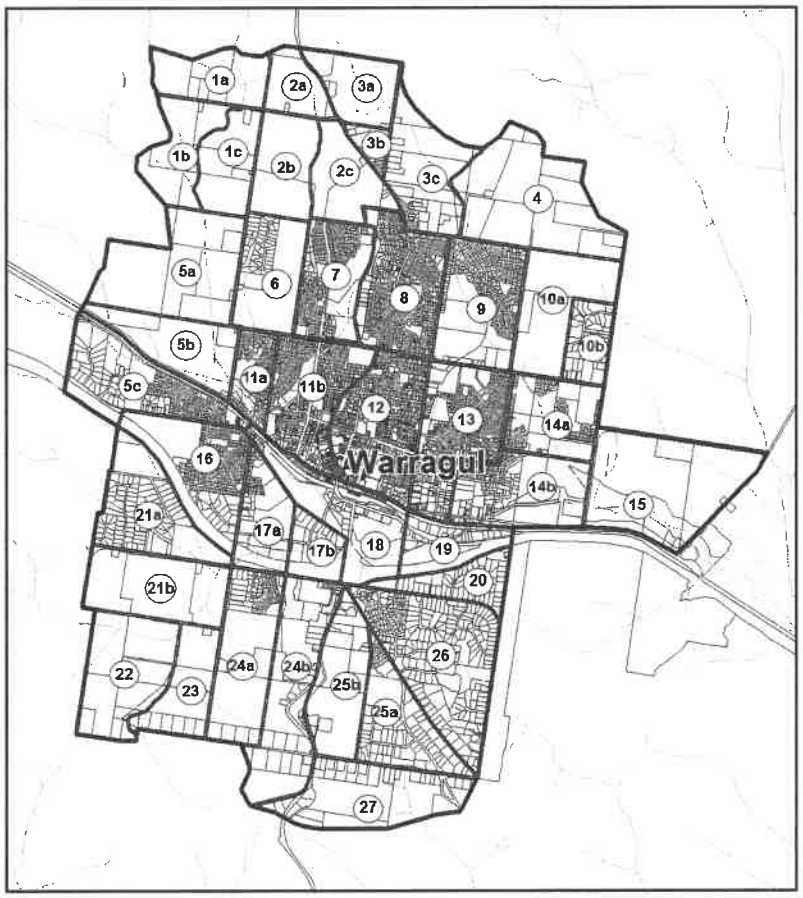
Shown on the planning scheme map as **DCPO1.**

BAW BAW SHIRE DEVELOPMENT CONTRIBUTIONS PLAN

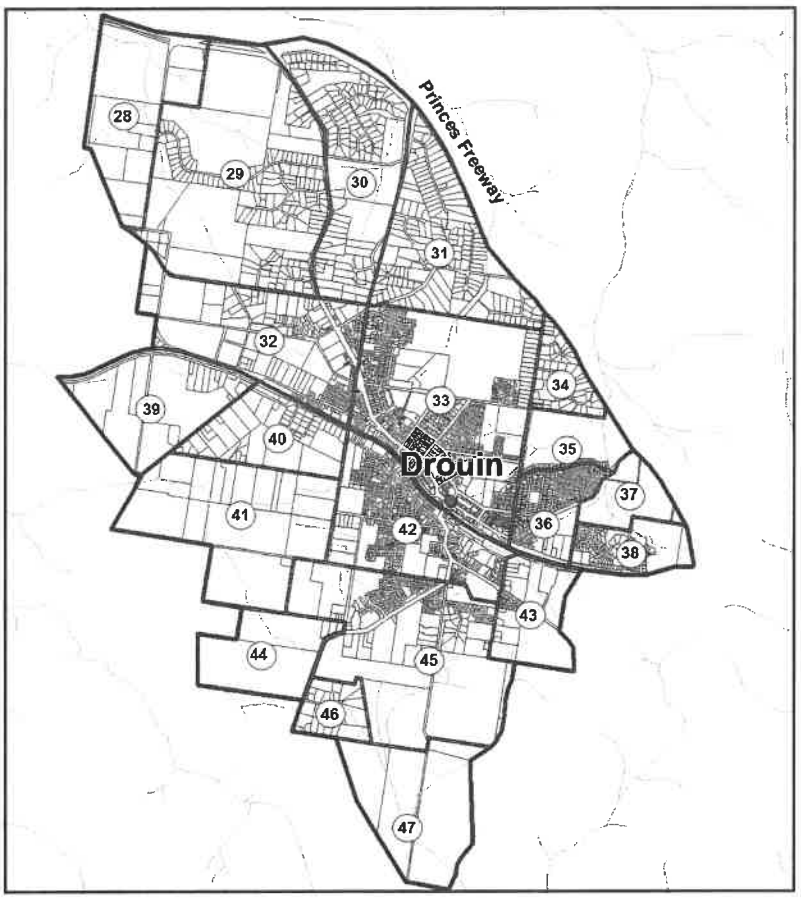
1.0 Area covered by this development contributions plan

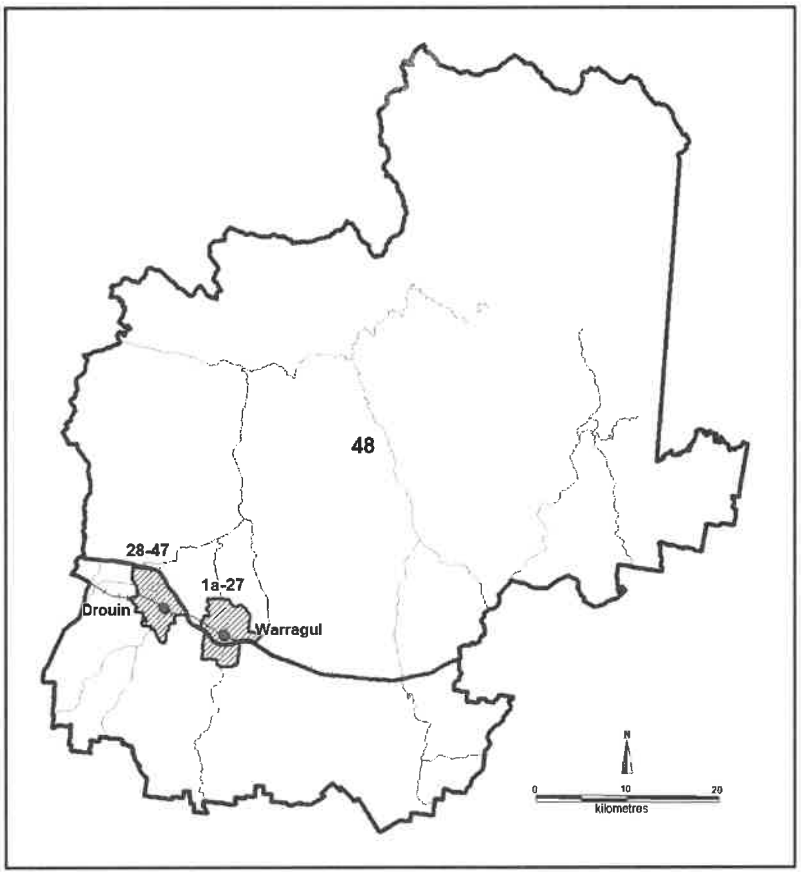
07/11/2019
C133bawb

The Plan applies to all land within the boundaries of the 63 areas designated in Baw Baw Shire Development Contributions Plan from area 1a to area 48. The Plan provides for different amounts of levy to be payable in specified areas, which are shown on the Plans to this Schedule, and in the *Baw Baw Shire Development Contributions Plan* (23 March 2007).



DocuSign Envelope ID: 5609C9CC-6029-487E-914C-A1CA3492490C





2.0
07/11/2019
C133bawb

Summary of costs

Project Name	Estimated Total Cost Attributable to DCP Excluding GST	Estimated Time of Provision	Estimated Cost Recoverable from DCP	Estimated Proportion of Cost Recoverable from DCP
CICF001 West Gippsland Arts Centre redevelopment	$5,000,000	2007 To 2011	$1,149,949	23.0%
CICF002 Municipal Gymnastics Venue (Warragul)	$350,000	2009 To 2009	$107,329	30.7%
CICF003 Tennis centre development (Municipal & Local for Warragul & district)	$600,000	2012 To 2012	$242,225	40.4%
CICF004 Leisure centre development (Municipal)	$13,500,000	2012 To 2015	$5,174,770	38.3%
CICF005 Municipal Recreation Precinct (Local for Warragul & Drouin)	$5,200,000	2014 To 2030	$1,594,596	30.7%
CIOS001 Drouin Recreation Reserve upgrade (Drouin)	$500,000	2008 To 2009	$222,253	44.5%
CIOS002 Bellbird park facility upgrade (Drouin)	$420,000	2013 To 2030	$240,034	57.2%
CIOS003 New/enhanced Equestrian Facilities	$1,020,000	2011 To 2015	$312,786	30.7%
DICF001 Multipurpose Centre including Kindergarten (Drouin)	$1,000,000	2021 To 2021	$635,010	63.5%
DICF002 Land for multipurpose Centre including Kindergarten (Drouin)	$250,000	2021 To 2021	$158,752	63.5%
DICF003 Multipurpose Centre including Kindergarten (Warragul)	$1,000,000	2022 To 2022	$780,684	78.1%
DICF004 Land for multipurpose Centre including Kindergarten (Warragul)	$500,000	2022 To 2022	$390,342	78.1%
DICF005 Land for multipurpose Centre including Kindergarten 2 (Warragul)	$1,000,000	2025 To 2025	$780,684	78.1%
DIDR003 Hazel Creek restoration (section 2)	$600,000	2015 To 2020	$242,593	40.4%

Project Name	Estimated Total Cost Attributable to DCP Excluding GST	Estimated Time of Provision	Estimated Cost Recoverable from DCP	Estimated Proportion of Cost Recoverable from DCP
DIDR004 Hazel Creek restoration (section 3)	$300,000	2015 To 2020	$121,297	40.4%
DIDR005 Hazel Creek restoration (section 4)	$1,200,000	2015 To 2020	$485,187	40.4%
DIDR006 Hazel Creek restoration (section 5)	$1,800,000	2015 To 2020	$727,780	40.4%
DIDR007 Hazel Creek restoration (section 13)	$1,050,000	2025 To 2030	$424,538	40.4%
DIDR008 Hazel Creek restoration (section 14)	$900,000	2025 To 2030	$363,890	40.4%
DIDR009 Hazel Creek restoration (section 15)	$1,200,000	2025 To 2030	$485,187	40.4%
DIOS001 Picnic facilities and drinking fountains (Warragul)	$100,000	2007 To 2030	$41,427	41.4%
DIOS002 Playgrounds with shade (Warragul)	$60,000	2007 To 2009	$24,856	41.4%
DIOS003 Park seating / signage, paths and playground equipment on existing linear park network (Warragul)	$150,000	2007 To 2016	$62,140	41.4%
DIOS004 Picnic facilities / drinking fountains / toilets / lighting (Drouin)	$400,000	2007 To 2030	$228,603	57.2%
DIOS005 Open space upgrades	$356,000	2007 To 2011	$136,461	38.3%
DIOS006 Upgraded playground facilities for the disabled (Warragul)	$100,000	2007 To 2008	$41,427	41.4%
DIOS007 Upgraded playground facilities for the disabled (Drouin)	$80,000	2008 To 2009	$50,801	63.5%
DIOS008 Public toilets (2 of) within linear parks (Warragul)	$250,000	2010 To 2010	$103,567	41.4%
DIOS009 Tennis court lighting (Drouin)	$20,000	2008 To 2008	$12,700	63.5%
DIOS010 Bellbird park synthetic hockey field - municipal	$400,000	2011 To 2011	$91,996	23.0%

Project Name	Estimated Total Cost Attributable to DCP Excluding GST	Estimated Time of Provision	Estimated Cost Recoverable from DCP	Estimated Proportion of Cost Recoverable from DCP
DIOS011 Eastern Park development including toilets and change room facility, playground, carparking, beautification (Warragul)	$310,000	2008 To 2010	$122,002	39.4%
DIOS012 Additional 5 upgraded Netball courts (Warragul)	$400,000	2012 To 2030	$149,136	37.3%
DIOS014 Land acquisition bush area, rear Roberts Court (Drouin)	$350,000	2011 To 2016	$222,253	63.5%
DIRS001 Bowen Street / Sutton Street (traffic lights)	$300,000	2014 To 2030	$149,386	49.8%
DIRS002 Bowen Street upgrade – south of Sutton Street	$1,200,000	2025 To 2030	$168,902	14.1%
DIRS004 Buln Buln Road upgrade (Drouin)	$240,000	2015 To 2017	$192,000	80.0%
DIRS005 Construct roundabout at the intersection of road links B,D and C	$200,000	2020 To 2023	$47,665	23.8%
DIRS009 Footpath, cycle paths and seating works (Warragul)	$800,000	2007 To 2030	$258,094	32.3%
DIRS012 Intersection works Main Sth Rd/Cook St	$330,000	2015 To 2018	$65,023	19.7%
DIRS013 Intersection works McNeilly Rd/Albert St	$330,000	2012 To 2015	$94,546	28.7%
DIRS014 Mason Street / Albert Street, Warragul (intersection treatment)	$250,000	2025 To 2030	$64,523	25.8%
DIRS015 Napier Street / Queen Street, Warragul (traffic lights)	$250,000	2015 To 2020	$80,654	32.3%
DIRS016 Paths Linear trails (Drouin)	$400,000	2007 To 2012	$165,817	41.5%
DIRS018 Queen Street / Bowen Street intersection (Warragul)	$1,200,000	2008 To 2009	$180,966	15.1%
DIRS019 Road upgrades (2 of) - Settlement Road, Shillinglaw Road (Drouin)	$350,000	2013 To 2015	$145,267	41.5%

Project Name	Estimated Total Cost Attributable to DCP Excluding GST	Estimated Time of Provision	Estimated Cost Recoverable from DCP	Estimated Proportion of Cost Recoverable from DCP
DIRS020 Roundabout – Copelands Rd / No 1 Road	$130,000	2015 To 2020	$51,382	39.5%
DIRS021 Roundabout – Sutton Street / North Rd / Stoddarts Road	$450,000	2015 To 2020	$129,063	28.7%
DIRS022 Sutton Street, Warragul road realignment	$200,000	2020 To 2025	$56,011	28.0%
DIRS024 Townscape works (Drouin)	$1,000,000	2007 To 2011	$414,542	41.5%
DIRS025 Townscape works (Warragul)	$3,000,000	2007 To 2015	$871,066	29.0%
DIRS028 Warragul road link C	$193,000	2020 To 2023	$36,797	19.1%
DIRS035 Land for Sutton Street, Warragul	$1,000,000	2020 To 2025	$280,054	28.0%
DIRS037 Land for third rail crossing (Warragul)	$500,000	2007 To 2008	$145,178	29.0%
Total	**$52,689,000**		**$19,524,191**	**37.0%**

Notes: This table sets out a summary of the costs prescribed in Baw Baw Shire Development Contributions Plan. Refer to the incorporated document (23 March 2007) for full details.The list of projects included in the table were amended under Amendment C101 by the deletion of projects which are no longer to be undertaken by Baw Baw Shire Council or are to be funded by the State Government of Victoria and under Amendment C112 which transferred a number of projects to the DCPO2 and DCPO3 schedules. For the purpose of this DCP, the projects shall be delivered in accordance with the timing shown for each project, or within 5 years beyond the date shown. Council reserves the right to deliver projects earlier than the delivery dates shown.

3.0 Summary of contributions

07/11/2019
C133bawb

The following table has three parts. The first part lists contributions for Residential Development, the second part for Business Development, the third part for Industry Development.

DocuSign Envelope ID: 5609C9CC-6029-487E-914C-A1CA3492490C

Part 1 – Residential Levy

DCP01 - RESIDENTIAL LEVY 2017

Infrastructure Charged by Area

Area	DI Community Facilities	DI Drainage	DI Open Space	DI Roads	Total Development Infrastructure	CI Community Facilities	CI Open Space	Total Community Infrastructure	Total Development & Community Infrastructure
	Per dwelling	Per dwelling	Per dwelling	Per dwelling	Per dwelling	Per dwelling	Per dwelling	Per dwelling	Per dwelling
Area 001a	$0.00	$0.00	$0.00	$0.00	$0.00	$897.80	$35.98	$933.78	$933.78
Area 001b	$0.00	$0.00	$0.00	$0.00	$0.00	$897.80	$35.98	$933.78	$933.78
Area 001c	$0.00	$0.00	$0.00	$0.00	$0.00	$897.80	$35.98	$933.78	$933.78
Area 002a	$0.00	$0.00	$0.00	$0.00	$0.00	$897.80	$35.98	$933.78	$933.78
Area 002b	$0.00	$0.00	$0.00	$0.00	$0.00	$897.80	$35.98	$933.78	$933.78
Area 002c	$369.28	$309.63	$167.15	$953.10	$1,799.16	$897.80	$35.98	$933.78	$2,732.94
Area 003a	$0.00	$0.00	$0.00	$0.00	$0.00	$897.80	$35.98	$933.78	$933.78
Area 003b	$0.00	$309.63	$167.15	$254.15	$730.92	$897.80	$35.98	$933.78	$1,664.70
Area 003c	$0.00	$309.63	$167.15	$254.15	$730.92	$897.80	$35.98	$933.78	$1,664.70
Area 004	$369.28	$309.63	$167.15	$311.25	$1,157.31	$897.80	$35.98	$933.78	$2,091.09
Area 005a	$369.28	$309.63	$167.15	$313.04	$1,159.10	$897.80	$35.98	$933.78	$2,092.88
Area 005b	$369.28	$309.63	$167.15	$313.04	$1,159.10	$897.80	$35.98	$933.78	$2,092.88
Area 005c	$0.00	$309.63	$167.15	$225.25	$702.02	$897.80	$35.98	$933.78	$1,635.80
Area 006	$369.28	$309.63	$167.15	$313.04	$1,159.10	$897.80	$35.98	$933.78	$2,092.88
Area 007	$0.00	$309.63	$167.15	$973.08	$1,449.85	$897.80	$35.98	$933.78	$2,383.63
Area 008	$0.00	$309.63	$167.15	$290.79	$767.57	$897.80	$35.98	$933.78	$1,701.35
Area 009	$369.28	$309.63	$167.15	$350.69	$1,196.75	$897.80	$35.98	$933.78	$2,130.53
Area 010a	$369.28	$309.63	$167.15	$319.87	$1,165.93	$897.80	$35.98	$933.78	$2,099.71
Area 010b	$0.00	$309.63	$167.15	$331.23	$808.00	$897.80	$35.98	$933.78	$1,741.78
Area 011a	$0.00	$309.63	$167.15	$264.69	$741.46	$897.80	$35.98	$933.78	$1,675.24
Area 011b	$0.00	$309.63	$167.15	$944.18	$1,420.96	$897.80	$35.98	$933.78	$2,354.74
Area 012	$0.00	$309.63	$167.15	$264.69	$741.46	$897.80	$35.98	$933.78	$1,675.24
Area 013	$0.00	$309.63	$167.15	$264.69	$741.46	$897.80	$35.98	$933.78	$1,675.24
Area 014a	$369.28	$309.63	$167.15	$302.33	$1,148.39	$897.80	$35.98	$933.78	$2,082.17
Area 014b	$0.00	$309.63	$167.15	$302.33	$779.11	$897.80	$35.98	$933.78	$1,712.89
Area 015	$0.00	$0.00	$0.00	$0.00	$0.00	$897.80	$35.98	$933.78	$933.78
Area 016	$0.00	$309.63	$167.15	$225.25	$702.02	$897.80	$35.98	$933.78	$1,635.80
Area 017a	$0.00	$309.63	$167.15	$225.25	$702.02	$897.80	$35.98	$933.78	$1,635.80
Area 017b	$0.00	$309.63	$167.15	$225.25	$702.02	$897.80	$35.98	$933.78	$1,635.80
Area 018	$0.00	$309.63	$167.15	$225.25	$702.02	$897.80	$35.98	$933.78	$1,635.80
Area 019	$0.00	$309.63	$167.15	$225.25	$702.02	$897.80	$35.98	$933.78	$1,635.80
Area 020	$0.00	$309.63	$167.15	$225.25	$702.02	$897.80	$35.98	$933.78	$1,635.80
Area 021a	$0.00	$309.63	$167.15	$225.25	$702.02	$897.80	$35.98	$933.78	$1,635.80
Area 021b	$0.00	$0.00	$0.00	$0.00	$0.00	$897.80	$35.98	$933.78	$933.78
Area 022	$0.00	$0.00	$0.00	$0.00	$0.00	$897.80	$35.98	$933.78	$933.78
Area 023	$0.00	$0.00	$0.00	$0.00	$0.00	$897.80	$35.98	$933.78	$933.78
Area 024a	$0.00	$309.63	$167.15	$225.25	$702.02	$897.80	$35.98	$933.78	$1,635.80
Area 024b	$0.00	$309.63	$167.15	$225.25	$702.02	$897.80	$35.98	$933.78	$1,635.80
Area 025a	$0.00	$309.63	$167.15	$225.25	$702.02	$897.80	$35.98	$933.78	$1,635.80
Area 025b	$0.00	$309.63	$167.15	$225.25	$702.02	$897.80	$35.98	$933.78	$1,635.80
Area 026	$0.00	$309.63	$167.15	$225.25	$702.02	$897.80	$35.98	$933.78	$1,635.80
Area 027	$0.00	$309.63	$167.15	$225.25	$702.02	$897.80	$35.98	$933.78	$1,635.80
Area 028	$0.00	$0.00	$0.00	$0.00	$0.00	$897.80	$149.90	$1,047.71	$1,047.71
Area 029	$130.73	$0.00	$157.57	$164.12	$452.42	$897.80	$149.90	$1,047.71	$1,500.13
Area 030	$130.73	$0.00	$157.57	$164.12	$452.42	$897.80	$149.90	$1,047.71	$1,500.13
Area 031	$130.73	$0.00	$157.57	$164.12	$452.42	$897.80	$149.90	$1,047.71	$1,500.13
Area 032	$130.73	$0.00	$157.57	$164.12	$452.42	$897.80	$149.90	$1,047.71	$1,500.13
Area 033	$130.73	$0.00	$157.57	$256.25	$544.55	$897.80	$149.90	$1,047.71	$1,592.26
Area 034	$130.73	$0.00	$157.57	$164.12	$452.42	$897.80	$149.90	$1,047.71	$1,500.13
Area 035	$130.73	$0.00	$157.57	$437.88	$726.18	$897.80	$149.90	$1,047.71	$1,773.88
Area 036	$130.73	$0.00	$157.57	$437.88	$726.18	$897.80	$149.90	$1,047.71	$1,773.88
Area 037	$0.00	$0.00	$0.00	$0.00	$0.00	$897.80	$149.90	$1,047.71	$1,047.71
Area 038	$130.73	$0.00	$157.57	$164.12	$452.42	$897.80	$149.90	$1,047.71	$1,500.13
Area 039	$0.00	$0.00	$0.00	$0.00	$0.00	$897.80	$149.90	$1,047.71	$1,047.71
Area 040	$130.73	$0.00	$157.57	$264.62	$552.92	$897.80	$149.90	$1,047.71	$1,600.62
Area 041	$130.73	$0.00	$157.57	$264.62	$552.92	$897.80	$149.90	$1,047.71	$1,600.62
Area 042	$130.73	$0.00	$157.57	$402.85	$691.15	$897.80	$149.90	$1,047.71	$1,738.85
Area 043	$130.73	$0.00	$157.57	$118.15	$406.45	$897.80	$149.90	$1,047.71	$1,454.16
Area 044	$130.73	$0.00	$157.57	$264.62	$552.92	$897.80	$149.90	$1,047.71	$1,600.62
Area 045	$130.73	$0.00	$157.57	$264.62	$552.92	$897.80	$149.90	$1,047.71	$1,600.62
Area 046	$130.73	$0.00	$157.57	$164.12	$452.42	$897.80	$149.90	$1,047.71	$1,500.13
Area 047	$0.00	$0.00	$0.00	$0.00	$0.00	$137.96	$113.93	$251.89	$251.89
Area 048	$0.00	$0.00	$31.64	$0.00	$31.64	$866.22	$35.98	$902.20	$933.84

Part 2 – Business Levy

BUSINESS LEVY

Infrastructure Charged by Area

Area	DI Community Facilities	DI Drainage	DI Open Space	DI Roads	Total Development Infrastructure	CI Community Facilities	CI Open Space	Total Community Infrastructure	Total Development & Community Infrastructure
	Per 100 sqm floorspace	Per 100 sqm floorspace	Per 100 sqm floorspace	Per 100 sqm floorspace	Per 100 sqm floorspace	Per 100 sqm floorspace	Per 100 sqm floorspace	Per 100 sqm floorspace	Per 100 sqm floorspace
Area 001a	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Area 001b	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Area 001c	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Area 002a	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Area 002b	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Area 002c	$0.00	$188.54	$0.00	$3,669.03	$3,857.57	$0.00	$0.00	$0.00	$3,857.57
Area 003a	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Area 003b	$0.00	$188.54	$0.00	$939.48	$1,128.02	$0.00	$0.00	$0.00	$1,128.02
Area 003c	$0.00	$188.54	$0.00	$939.48	$1,128.02	$0.00	$0.00	$0.00	$1,128.02
Area 004	$0.00	$188.54	$0.00	$1,150.57	$1,339.11	$0.00	$0.00	$0.00	$1,339.11
Area 005a	$0.00	$188.54	$0.00	$1,157.20	$1,345.75	$0.00	$0.00	$0.00	$1,345.75
Area 005b	$0.00	$188.54	$0.00	$1,157.20	$1,345.75	$0.00	$0.00	$0.00	$1,345.75
Area 005c	$0.00	$188.54	$0.00	$832.65	$1,021.20	$0.00	$0.00	$0.00	$1,021.20
Area 006	$0.00	$188.54	$0.00	$1,157.20	$1,345.75	$0.00	$0.00	$0.00	$1,345.75
Area 007	$0.00	$188.54	$0.00	$3,597.09	$3,785.64	$0.00	$0.00	$0.00	$3,785.64
Area 008	$0.00	$188.54	$0.00	$1,181.78	$1,370.32	$0.00	$0.00	$0.00	$1,370.32
Area 009	$0.00	$188.54	$0.00	$1,296.36	$1,484.90	$0.00	$0.00	$0.00	$1,484.90
Area 010a	$0.00	$188.54	$0.00	$1,253.72	$1,442.26	$0.00	$0.00	$0.00	$1,442.26
Area 010b	$0.00	$188.54	$0.00	$1,224.42	$1,412.97	$0.00	$0.00	$0.00	$1,412.97
Area 011a	$0.00	$188.54	$0.00	$978.44	$1,166.99	$0.00	$0.00	$0.00	$1,166.99
Area 011b	$0.00	$188.54	$0.00	$3,490.27	$3,678.81	$0.00	$0.00	$0.00	$3,678.81
Area 012	$0.00	$188.54	$0.00	$978.44	$1,166.99	$0.00	$0.00	$0.00	$1,166.99
Area 013	$0.00	$188.54	$0.00	$1,074.96	$1,263.50	$0.00	$0.00	$0.00	$1,263.50
Area 014a	$0.00	$188.54	$0.00	$1,074.96	$1,263.50	$0.00	$0.00	$0.00	$1,263.50
Area 014b	$0.00	$188.54	$0.00	$1,074.96	$1,263.50	$0.00	$0.00	$0.00	$1,263.50
Area 015	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Area 016	$0.00	$188.54	$0.00	$832.65	$1,021.20	$0.00	$0.00	$0.00	$1,021.20
Area 017a	$0.00	$188.54	$0.00	$832.65	$1,021.20	$0.00	$0.00	$0.00	$1,021.20
Area 017b	$0.00	$188.54	$0.00	$832.65	$1,021.20	$0.00	$0.00	$0.00	$1,021.20
Area 018	$0.00	$188.54	$0.00	$832.65	$1,021.20	$0.00	$0.00	$0.00	$1,021.20
Area 019	$0.00	$188.54	$0.00	$832.65	$1,021.20	$0.00	$0.00	$0.00	$1,021.20
Area 020	$0.00	$188.54	$0.00	$832.65	$1,021.20	$0.00	$0.00	$0.00	$1,021.20
Area 021a	$0.00	$188.54	$0.00	$832.65	$1,021.20	$0.00	$0.00	$0.00	$1,021.20
Area 021b	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Area 022	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Area 023	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Area 024a	$0.00	$188.54	$0.00	$832.65	$1,021.20	$0.00	$0.00	$0.00	$1,021.20
Area 024b	$0.00	$188.54	$0.00	$832.65	$1,021.20	$0.00	$0.00	$0.00	$1,021.20
Area 025a	$0.00	$188.54	$0.00	$832.65	$1,021.20	$0.00	$0.00	$0.00	$1,021.20
Area 025b	$0.00	$188.54	$0.00	$832.65	$1,021.20	$0.00	$0.00	$0.00	$1,021.20
Area 026	$0.00	$188.54	$0.00	$832.65	$1,021.20	$0.00	$0.00	$0.00	$1,021.20
Area 027	$0.00	$188.54	$0.00	$832.65	$1,021.20	$0.00	$0.00	$0.00	$1,021.20
Area 028	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Area 029	$0.00	$0.00	$0.00	$606.70	$606.70	$0.00	$0.00	$0.00	$606.70
Area 030	$0.00	$0.00	$0.00	$606.70	$606.70	$0.00	$0.00	$0.00	$606.70
Area 031	$0.00	$0.00	$0.00	$606.70	$606.70	$0.00	$0.00	$0.00	$606.70
Area 032	$0.00	$0.00	$0.00	$606.70	$606.70	$0.00	$0.00	$0.00	$606.70
Area 033	$0.00	$0.00	$0.00	$947.27	$947.27	$0.00	$0.00	$0.00	$947.27
Area 034	$0.00	$0.00	$0.00	$606.70	$606.70	$0.00	$0.00	$0.00	$606.70
Area 035	$0.00	$0.00	$0.00	$1,618.67	$1,618.67	$0.00	$0.00	$0.00	$1,618.67
Area 036	$0.00	$0.00	$0.00	$1,618.67	$1,618.67	$0.00	$0.00	$0.00	$1,618.67
Area 037	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Area 038	$0.00	$0.00	$0.00	$606.70	$606.70	$0.00	$0.00	$0.00	$606.70
Area 039	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Area 040	$0.00	$0.00	$0.00	$978.20	$978.20	$0.00	$0.00	$0.00	$978.20
Area 041	$0.00	$0.00	$0.00	$978.20	$978.20	$0.00	$0.00	$0.00	$978.20
Area 042	$0.00	$0.00	$0.00	$1,489.18	$1,489.18	$0.00	$0.00	$0.00	$1,489.18
Area 043	$0.00	$0.00	$0.00	$1,117.68	$1,117.68	$0.00	$0.00	$0.00	$1,117.68
Area 044	$0.00	$0.00	$0.00	$978.20	$978.20	$0.00	$0.00	$0.00	$978.20
Area 045	$0.00	$0.00	$0.00	$978.20	$978.20	$0.00	$0.00	$0.00	$978.20
Area 046	$0.00	$0.00	$0.00	$606.70	$606.70	$0.00	$0.00	$0.00	$606.70
Area 047	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Area 048	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Amendment C108 August 2014

Part 3 – Industry Levy

INDUSTRY LEVY

Infrastructure Charged by Area

Area	DI Community Facilities	DI Drainage	DI Open Space	DI Roads	Total Development Infrastructure	CI Community Facilities	CI Open Space	Total Community Infrastructure	Total Development & Community Infrastructure
	Per 100 sqm floorspace	Per 100 sqm floorspace	Per 100 sqm floorspace	Per 100 sqm floorspace	Per 100 sqm floorspace	Per 100 sqm floorspace	Per 100 sqm floorspace	Per 100 sqm floorspace	Per 100 sqm floorspace
Area 001a	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Area 001b	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Area 001c	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Area 002a	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Area 002b	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Area 002c	$0.00	$158.97	$0.00	$708.79	$867.76	$0.00	$0.00	$0.00	$867.76
Area 003a	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Area 003b	$0.00	$158.97	$0.00	$181.49	$340.46	$0.00	$0.00	$0.00	$340.46
Area 003c	$0.00	$158.97	$0.00	$181.49	$340.46	$0.00	$0.00	$0.00	$340.46
Area 004	$0.00	$158.97	$0.00	$222.27	$381.24	$0.00	$0.00	$0.00	$381.24
Area 005a	$0.00	$158.97	$0.00	$223.55	$382.52	$0.00	$0.00	$0.00	$382.52
Area 005b	$0.00	$158.97	$0.00	$223.55	$382.52	$0.00	$0.00	$0.00	$382.52
Area 005c	$0.00	$158.97	$0.00	$160.85	$319.82	$0.00	$0.00	$0.00	$319.82
Area 006	$0.00	$158.97	$0.00	$223.55	$382.52	$0.00	$0.00	$0.00	$382.52
Area 007	$0.00	$158.97	$0.00	$694.89	$853.86	$0.00	$0.00	$0.00	$853.86
Area 008	$0.00	$158.97	$0.00	$207.66	$366.63	$0.00	$0.00	$0.00	$366.63
Area 009	$0.00	$158.97	$0.00	$250.43	$409.40	$0.00	$0.00	$0.00	$409.40
Area 010a	$0.00	$158.97	$0.00	$250.43	$409.40	$0.00	$0.00	$0.00	$409.40
Area 010b	$0.00	$158.97	$0.00	$236.54	$395.50	$0.00	$0.00	$0.00	$395.50
Area 011a	$0.00	$158.97	$0.00	$189.02	$347.99	$0.00	$0.00	$0.00	$347.99
Area 011b	$0.00	$158.97	$0.00	$674.26	$833.23	$0.00	$0.00	$0.00	$833.23
Area 012	$0.00	$158.97	$0.00	$189.02	$347.99	$0.00	$0.00	$0.00	$347.99
Area 013	$0.00	$158.97	$0.00	$207.66	$366.63	$0.00	$0.00	$0.00	$366.63
Area 014a	$0.00	$158.97	$0.00	$215.90	$374.87	$0.00	$0.00	$0.00	$374.87
Area 014b	$0.00	$158.97	$0.00	$215.90	$374.87	$0.00	$0.00	$0.00	$374.87
Area 015	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Area 016	$0.00	$158.97	$0.00	$160.85	$319.82	$0.00	$0.00	$0.00	$319.82
Area 017a	$0.00	$158.97	$0.00	$160.85	$319.82	$0.00	$0.00	$0.00	$319.82
Area 017b	$0.00	$158.97	$0.00	$160.85	$319.82	$0.00	$0.00	$0.00	$319.82
Area 018	$0.00	$158.97	$0.00	$160.85	$319.82	$0.00	$0.00	$0.00	$319.82
Area 019	$0.00	$158.97	$0.00	$160.85	$319.82	$0.00	$0.00	$0.00	$319.82
Area 020	$0.00	$158.97	$0.00	$160.85	$319.82	$0.00	$0.00	$0.00	$319.82
Area 021a	$0.00	$158.97	$0.00	$160.85	$319.82	$0.00	$0.00	$0.00	$319.82
Area 021b	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Area 022	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Area 023	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Area 024a	$0.00	$158.97	$0.00	$160.85	$319.82	$0.00	$0.00	$0.00	$319.82
Area 024b	$0.00	$158.97	$0.00	$160.85	$319.82	$0.00	$0.00	$0.00	$319.82
Area 025a	$0.00	$158.97	$0.00	$160.85	$319.82	$0.00	$0.00	$0.00	$319.82
Area 025b	$0.00	$8.43	$0.00	$14.12	$22.54	$0.00	$0.00	$0.00	$22.54
Area 026	$0.00	$158.97	$0.00	$160.85	$319.82	$0.00	$0.00	$0.00	$319.82
Area 027	$0.00	$8.43	$0.00	$14.12	$22.54	$0.00	$0.00	$0.00	$22.54
Area 028	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Area 029	$0.00	$0.00	$0.00	$117.20	$117.20	$0.00	$0.00	$0.00	$117.20
Area 030	$0.00	$0.00	$0.00	$117.20	$117.20	$0.00	$0.00	$0.00	$117.20
Area 031	$0.00	$0.00	$0.00	$117.20	$117.20	$0.00	$0.00	$0.00	$117.20
Area 032	$0.00	$0.00	$0.00	$117.20	$117.20	$0.00	$0.00	$0.00	$117.20
Area 033	$0.00	$0.00	$0.00	$183.00	$183.00	$0.00	$0.00	$0.00	$183.00
Area 034	$0.00	$0.00	$0.00	$117.20	$117.20	$0.00	$0.00	$0.00	$117.20
Area 035	$0.00	$0.00	$0.00	$312.70	$312.70	$0.00	$0.00	$0.00	$312.70
Area 036	$0.00	$0.00	$0.00	$312.70	$312.70	$0.00	$0.00	$0.00	$312.70
Area 037	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Area 038	$0.00	$0.00	$0.00	$117.20	$117.20	$0.00	$0.00	$0.00	$117.20
Area 039	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Area 040	$0.00	$0.00	$0.00	$188.97	$188.97	$0.00	$0.00	$0.00	$188.97
Area 041	$0.00	$0.00	$0.00	$188.97	$188.97	$0.00	$0.00	$0.00	$188.97
Area 042	$0.00	$0.00	$0.00	$287.68	$287.68	$0.00	$0.00	$0.00	$287.68
Area 043	$0.00	$0.00	$0.00	$215.91	$215.91	$0.00	$0.00	$0.00	$215.91
Area 044	$0.00	$0.00	$0.00	$188.97	$188.97	$0.00	$0.00	$0.00	$188.97
Area 045	$0.00	$0.00	$0.00	$188.97	$188.97	$0.00	$0.00	$0.00	$188.97
Area 046	$0.00	$0.00	$0.00	$117.20	$117.20	$0.00	$0.00	$0.00	$117.20
Area 047	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Area 048	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Amendment C108 August 2014

Notes: *Square metres of floorspace refers to leaseable floorspace.*

Business refers to retail, office and other similar commercial uses.

Should a development proposal technically fall outside of the Residential, Business and Industrial classifications used in this DCP, Baw Baw Shire Council shall determine the most appropriate development charge to be used for the development. Such developments may require

a case-by-case assessment of the number of demand units that they represent. This assessment may occur at the time a planning permit is applied for, or at the time a building permit is registered with the Council.

The contribution amounts are based on the rates included in the Baw Baw Shire Development Contributions Plan (23 March 2007) which have been adjusted to reflect the deletion of projects in the Summary of Costs table approved in Amendment C101 and to allow for annual adjustment on 1 July of each year from 23 March 2007 to 30 June 2013 to allow for the rise or fall in prices. They will be adjusted annually on July 1 each year to adjust for the rise or fall in prices using the following formula:

Charges + (Charges x ((Construction index x 0.944) + (Land value index x 0.056))).

Construction index = Building Price Index June Quarter for Melbourne in Rawlinsons Australian Construction Handbook. Land index = Annual valuation of land in the area of the DCP conducted by the Victorian Valuer General.

Payment of development contributions is to be made in cash. Council, at its discretion, may consider accepting works or land in lieu of cash contributions, provided the independently assessed value of the works / land in question does not exceed the cash liability of the proponent under this DCP.

Payment of the Residential Levy - Development Infrastructure is to be made prior to the issue of a statement of compliance for the approved subdivision. At Council's discretion, payment of the levy may be deferred to a later date, subject to the developer/land owner entering into an agreement under section 173 of the Planning and Environment Act 1987 to pay the levy at an alternative date agreed upon.

Payment of the Business Levy and Industry Levy – Development Infrastructure is to be made at the building permit stage.

Payment of the Residential Levy - Community Infrastructure is to be made at the building permit stage.

These tables set out a summary of the costs prescribed in Baw Baw Shire Development Contributions Plan (23 March 2007). Refer to this document for full details.

The Community Infrastructure Levy (CIL) payable under this Development Contributions Plan (DCP)

Section 46L of the *Planning and Environment Act 1987* sets the maximum CIL amount that can be collected under an approved DCP

If the maximum amount of the CIL which may be collected under an approved DCP is varied under section 46L of the *Planning and Environment Act 1987*, the collecting agency may adjust the amount of the CIL payable under this DCP in accordance with section 46L of the *Planning and Environment Act 1987*.

If the collecting agency adjusts the amount of the CIL payment under this DCP, the collecting agency will publish the adjusted amount of the CIL payable under this DCP on its website.

4.0 Land or development excluded from development contributions plan

07/11/2019
C133bawb

The Business Levy and Industry Levy - Development Infrastructure Drainage does not apply to floorspace above ground floor level.

The Residential Levy - Community infrastructure does not apply to a replacement dwelling or extension to an existing dwelling.

The Residential Levy – Development Infrastructure, Business Levy – Development Infrastructure and Industry Levy – Development Infrastructure, under schedule DCPO1, do not apply to any development on land to which the Warragul Precinct Structure Plan or Drouin Precinct Structure Plan apply.

44.01 EROSION MANAGEMENT OVERLAY

06/09/2021
VC171

Shown on the planning scheme map as **EMO** with a number (if shown).

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To protect areas prone to erosion, landslip, other land degradation or coastal processes by minimising land disturbance and inappropriate development.

44.01-1 Erosion management objectives and statement of risk

31/07/2018
VC148

A schedule to this overlay may contain:

- Erosion management objectives to be achieved.
- A statement of risk.

44.01-2 Buildings and works

06/09/2021
VC171

A permit is required to construct a building or construct or carry out works, including:

- Roadworks.
- Buildings and works associated with a dependent person's unit.
- A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.
- Any other matter specified in Clause 62.02-2 if specified in a schedule to this overlay.

This does not apply if a schedule to this overlay specifically states that a permit is not required.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Construct a fence.	Clause 59.05
Construct a building or construct or carry out works for: ▪ A carport, garage, pergola, verandah, deck, shed or similar structure. ▪ A rainwater tank. The buildings and works must be associated with a dwelling.	Clause 59.05

44.01-3 Vegetation removal

31/07/2018
VC148

A permit is required to remove, destroy or lop any vegetation. This does not apply:

- If a schedule to this overlay specifically states that a permit is not required.
- If the table to Clause 44.01-4 specifically states that a permit is not required.
- To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.16.

44.01-4

09/04/2020
VC178

Table of exemptions

The requirement to obtain a permit does not apply to:	
Emergency works	Vegetation that is to be removed, destroyed or lopped: ▪ in an emergency by, or on behalf of, a public authority or municipal council to create an emergency access or to enable emergency works; or ▪ where it presents an immediate risk of personal injury or damage to property. Only that part of the vegetation that presents the immediate risk may be removed, destroyed or lopped under this exemption.
Extractive industry	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of extractive industry in accordance with a work plan approved under the *Mineral Resources (Sustainable Development) Act 1990* and authorised by a work authority granted under that Act.
Fire protection	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of any of the following fire protection activities: ▪ fire fighting; ▪ planned burning; ▪ making or maintenance of a fuelbreak or fire fighting access track (or any combination thereof) that does not exceed a combined width of 6 metres; ▪ making of a strategic fuelbreak up to 40 metres wide by, or on behalf of, a public authority in accordance with a strategic fuelbreak plan approved by the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*); ▪ is ground fuel within 30 metres of a building and is vegetation other than native vegetation; ▪ in accordance with a fire prevention notice issued under either: – Section 65 of the *Forests Act 1958*; or – Section 41 of the *Country Fire Authority Act 1958*. ▪ keeping vegetation clear of, or minimising the risk of bushfire ignition from, an electric line in accordance with a code of practice prepared under Part 8 of the *Electricity Safety Act 1998*; ▪ minimising the risk to life and property from bushfire on a roadside of a public road managed by the relevant responsible road authority, and carried out by, or on behalf of that authority in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*). In this exemption, roadside, public road and responsible road authority have the same meanings as in section 3 of the *Road Management Act 2004*. *Note: Additional permit exemptions for bushfire protection are provided at Clause 52.12.*
Geothermal energy exploration and extraction	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the *Geothermal Energy Resources Act 2005.*
Greenhouse gas sequestration and exploration	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the *Greenhouse Gas Geological Sequestration Act 2008.*
Land management or directions notice	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land management notice or directions notice served under the *Catchment and Land Protection Act 1994.*
Land use conditions	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land use condition served under the *Catchment and Land Protection Act 1994.*
Mineral exploration and extraction	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by the holder of an exploration, mining, prospecting, or retention licence issued under the *Mineral Resources (Sustainable Development) Act 1990*:

The requirement to obtain a permit does not apply to:	
	▪ that is low impact exploration within the meaning of Schedule 4A of the *Mineral Resources (Sustainable Development) Act 1990*; or ▪ in accordance with a work plan approved under Part 3 of the *Mineral Resources (Sustainable Development) Act 1990*. *Note: Schedule 4A of the Mineral Resources (Sustainable Development) Act 1990 specifies limits on the extent of native vegetation that may be removed as part of low impact exploration.*
Noxious weeds	Vegetation that is a noxious weed subject of a declaration under section 58 or section 58A of the *Catchment and Land Protection Act 1994*. This exemption does not apply to Australian Dodder (*Cuscuta australis*).
Pest animal burrows	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the removal of pest animal burrows. In the case of native vegetation the written agreement of an officer of the department responsible for administering the *Flora and Fauna Guarantee Act 1988* is required before the vegetation can be removed, destroyed or lopped.
Planted vegetation	Vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding for Crop raising or Grazing animal production.
Railways	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to maintain the safe and efficient function of an existing railway, or railway access road, in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*).
Regrowth	Vegetation that is to be removed, destroyed or lopped that has naturally established or regenerated on land lawfully cleared of naturally established vegetation, and is: ▪ bracken *(Pteridium esculentum)*; or ▪ within the boundary of a timber production plantation, as indicated on a Plantation Development Notice or other documented record, and has established after the plantation. This exemption does not apply to land on which vegetation has been destroyed or otherwise damaged as a result of flood, fire or other natural disaster.
Road safety	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by or on behalf of a public authority or municipal council to maintain the safe and efficient function of an existing public road in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*).
Stone exploration	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of Stone exploration. The maximum extent of vegetation removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following: ▪ 1 hectare of vegetation which does not include a tree. ▪ 15 trees with a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level. ▪ 5 trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level. This exemption does not apply to costeaning and bulk sampling activities.
Surveying	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by, or on behalf of, a licenced surveyor (within the meaning of section 3 of the *Surveying Act 2004*) using hand-held tools to establish a sightline for the measurement of land.
Traditional owners	Vegetation that is to be removed, destroyed or lopped by a person acting under, and in accordance with:

The requirement to obtain a permit does not apply to:	
	▪ a natural resources agreement under Part 6 of the *Traditional Owners Settlement Act 2010*; or ▪ an authorisation order made under sections 82 or 84 of the *Traditional Owner Settlement Act 2010* as those sections were in force immediately before the commencement of section 24 of the *Traditional owners Settlement Amendment Act* in 2016 (1 May 2017).

44.01-5 Subdivision

31/07/2018
VC148

A permit is required to subdivide land.

44.01-6 Application requirements

31/07/2018
VC148

An application must be accompanied by any information specified in a schedule to this overlay and information showing:

- The existing site conditions, including land gradient and the extent of any existing erosion, landslip or other land degradation.
- The extent of any proposed earthworks.
- The means proposed to stabilise disturbed areas.
- Any other application requirements specified in a schedule to this overlay.

44.01-7 Exemption from notice and review

31/07/2018
VC148

An application under this overlay is exempt from the notice requirements of sSection 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

44.01-8 Decision guidelines

01/07/2021
VC203

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- Regional Catchment Strategy (*Catchment and Land Protection Act 1994*).
- Civil construction, building and demolition guide (Publication 1834, Environment Protection Authority, November 2020).
- Control of Erosion on Construction Sites, Soil Conservation Authority.
- Your Dam, an Asset or a Liability, Department of Conservation and Natural Resources.
- Any proposed measures to manage concentrated runoff and site drainage.
- Any proposed measures to minimise the extent of soil disturbance.
- Whether the removal of vegetation will increase the possibility of erosion, the susceptibility to landslip or other land degradation processes, and whether such removal is consistent with sustainable land management.
- The need to stabilise disturbed areas by engineering works or revegetation.
- Whether the land is capable of providing a building envelope which is not subject to high or severe erosion concern.
- Whether buildings or works are likely to cause erosion or landslip.

- Whether access and servicing of the site or building envelope is likely to result in erosion or landslip.
- Land Capability Report (if prepared) as developed by the Department of Environment, Land, Water and Planning.
- The need to remove, destroy or lop vegetation to a create defendable space to reduce the risk of bushfire to life and property.
- Any technical information or reports required to be provided by a schedule to this overlay.
- Any other matters specified in a schedule to this overlay.

07/11/2019
C133bawb

SCHEDULE 1 TO CLAUSE 44.01 EROSION MANAGEMENT OVERLAY

Shown on the planning scheme map as **EMO.**

1.0 Erosion management objectives to be achieved

07/11/2019
C133bawb

None specified.

2.0 Statement of risk

07/11/2019
C133bawb

None specified.

3.0 Permit requirement

07/11/2019
C133bawb

A permit is not required to:

- Undertake buildings and works where the natural ground level has a slope less than 20 per cent (1 in 5), where the slope is the average slope of the land measured perpendicular to the contours of the land for a distance of 50 metres either side of the area of the proposed works.
- Construct an outbuilding ancillary to a dwelling with a floor area less than 100 square metres where no earthworks are required.
- Construct a building used to support agricultural production on the land and which does not exceed 100 square metres in floor area.

Applications proposing or involving earthworks or native vegetation removal must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause.

4.0 Application requirements

07/11/2019
C133bawb

None specified.

5.0 Decision guidelines

07/11/2019
C133bawb

None specified.

DocuSign Envelope ID: 5609C9CC-6029-487E-914C-A1CA3492490C

Application Number:BIC0998/21
Property number:984
Your Ref:53953282-014-0

23 September 2021

Landata
GPO Box 527
MELBOURNE VIC 3001

Dear Sir / Madam

Re: **APPLICATION FOR BUILDING WORKS INFORMATION**
Property: **277 Narracan Connection Road NARRACAN VIC 3824**
V 9302 F 087 Lot 2 LP 132330 Moe Parish

I refer to your application for details of any building works or approvals on the abovementioned property in accordance with Regulation 51(1). An examination of Council's records reveals no building approvals have been issued for that property in the preceding ten (10) years.

Furthermore, our investigation found no record of any determinations under Regulation 64(1), exemptions under Regulation 231(2) or current notices or orders issued under the Building Regulations 2018 or Building Act 1993.

This correspondence is based on current information available at the time of preparation and may be reviewed following receipt of further information. Independent enquiries should be made, and independent experts used if any doubt or problem is anticipated or encountered.

*As a site inspection has not been undertaken, I wish to draw your attention to the requirements of Building Regulations 2018 that require **owners** to ensure compliance with:*

- *Regulation 145 - the provision of self-contained smoke detection and alarms in residential buildings;*
- *Regulation 147C - safety of existing swimming pools & spas;*
- *Regulation 147F, 147G & 147H - swimming pool & spa safety barrier maintenance and operation;*
- *Regulation 147L, 147M & 147N - registration of swimming pools and spas;*
- *Regulation 147V - certificates of pool and spa barrier compliance.*

Should you have any queries please contact the Building Department for assistance on (03) 5624 2411 Monday to Friday between 8.30am and 5pm.

Yours faithfully

Julian Bonnici
Municipal Building Surveyor and Council Delegate
2001

Baw Baw Shire Council
T +61 3 5624 2411
F +61 3 5622 3654
E bawbaw@bawbawshire.vic.gov.au
W bawbawshire.vic.gov.au
PO Box 304
Warragul Victoria
3820

DocuSign Envelope ID: 5609C9CC-6029-487E-914C-A1CA3492490C

Property Clearance Certificate

Taxation Administration Act 1997

STATE REVENUE OFFICE VICTORIA

INFOTRACK / DSA LAWYERS PTY LTD

Your Reference:	210967
Certificate No:	48753576
Issue Date:	10 SEP 2021
Enquiries:	ESYSPROD

Land Address: 277 NARRACAN CONNECTION ROAD NARRACAN VIC 3824

Land Id	Lot	Plan	Volume	Folio	Tax Payable
4409185	2	132330	9302	87	$0.00

Vendor: HAYDEN ABSOLOM & RUTH MARSHALL

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MS RUTH FRANCES MARSHALL	2021	$270,000	$0.00	$0.00	$0.00

Comments: Property is exempt: LTX Principal Place of Residence.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMP VALUE:	$440,000
SITE VALUE:	$270,000
AMOUNT PAYABLE:	**$0.00**

DocuSign Envelope ID: 5609C9CC-6029-487E-914C-A1CA3492490C

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

Certificate No: 48753576

Power to issue Certificate

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

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

General information

6. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.

7. An updated Certificate may be requested free of charge via our website, if:
   - The request is within 90 days of the original Certificate's issue date, and
   - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = $315.00

Taxable Value = $270,000

Calculated as $275 plus ($270,000 - $250,000) multiplied by 0.200 cents.

Property Clearance Certificate - Payment Options

BPAY

Biller Code: 5249
Ref: 48753576

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD

Ref: 48753576

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate updates are available at **sro.vic.gov.au/certificates**