

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

**PROPERTY ADDRESS** 285 Bay Creek Lane, Mongans Bridge

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

The vendor must sign this statement and give it to the purchaser prior to the purchaser signing the contract.

The vendor may sign this statement to be given to the purchaser by electronic signature.

**VENDOR** Angelo Ceccanti

**Signature of the Vendor**

By Ma. Cecilia S.

DATE OF THIS STATEMENT 12/11/2025

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

**PURCHASER**

**Signature of the Purchaser**

DATE OF ACKNOWLEDGEMENT / /20

## 1. FINANCIAL MATTERS

### 1.1 Particulars of any rates, taxes, charges or other similar outgoings

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

- (a) Their total does not exceed \$6,000.00 per annum.
- (b) Are contained in the attached certificate(s).

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

Refer to the attached land information certificate for details of the fire levy

### 1.3 Terms Contract

This section 1.3 only applies if this section 32 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 a mortgage

This section 1.4 only applies if this section 32 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

### 1.5 Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPCC No. 530
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR <input checked="" type="checkbox"/> Not applicable

## 2. INSURANCE DETAILS

### 2.1 Damage and destruction

This section 2.1 only applies if this section 32 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 Easement, covenant or other similar restriction affecting the land

(a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered):  
is set out in the attached copies of title document(s).

(b) Particulars of any existing failure to comply with the terms of that easement, covenant or other similar restriction are:  
The Vendor is not aware of any existing failure to comply with any easement, covenant or other similar restriction.

### 3.2 Designated bushfire prone area

The land is in an area that is designated as a bushfire prone area under section 192A of the *Building Act 1993*.

### 3.3 Road access

There is access to the property by road.

### 3.4 Planning scheme

(a) Attached is a certificate with the required specified information.

AND

(b) The required specified information is as follows:

Name of planning scheme	Alpine
Name of responsible authority	Alpine
Zoning of the land	Farming Zone (FZ)
Name of planning overlay	Bushfire Management Overlay (BMO)
	Significant Landscape Overlay (SLO)

## 4. NOTICES

### 4.1 Notice, order, declaration, report or recommendation

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

None to the Vendor's knowledge

### 4.2 Agricultural purposes

Details of notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes are as follows:

None to the Vendor's knowledge

#### **4.3 Compulsory acquisition**

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

None to the Vendor's knowledge

### **5. BUILDING PERMITS**

Particulars of any building permit issued under the *Building Act 1993* in the preceding 7 years in relation to a building on the land<sup>1</sup>:

Not Applicable

### **6. OWNERS CORPORATION**

Applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act 2006*.

Not Applicable

### **7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (“GAIC”) DETAILS**

#### **7.1 Work-in-kind agreement**

Applies if the land is subject to a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987*).

Not Applicable

#### **7.2 GAIC recording**

Applies in the case of land in respect of which there is a GAIC recording (within the meaning of Part 9B of the *Planning and Environment Act 1987*). The following certificates or notices must be attached:

Not Applicable

### **8. SERVICES**

The following services are not connected to the land:

- Electricity supply
- Gas supply
- Water supply
- Sewerage
- Telephone services

### **9. TITLE**

9.1 Copies of the following documents are attached:

(a) **Registered Title**

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<sup>1</sup> Only required where there is a residence on the land

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

## **10. SUBDIVISION**

### **10.1 Unregistered Subdivision**

Applies in the case of land that is subject to a subdivision:

Not Applicable

### **10.2 Staged Subdivision**

Applies in the case of land that 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**

Applies in the case of land that is subject to a subdivision and in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed:

Not Applicable

## **11. DUE DILIGENCE CHECKLIST**

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

The provision or attachment of the due diligence checklist to vendor statement is not required but may be attached as a matter of convenience.

Due Diligence Checklist is attached.

## **12. ATTACHMENTS**

- 12.1 Register Search Statement Volume 9580 Folio 731
- 12.2 Copy Plan No. LP147137R
- 12.3 Alpine Shire Council Land Information Certificate
- 12.4 Goulburn Murray Water Information Statement
- 12.5 Planning Property Report
- 12.6 State Revenue Office Land Tax Certificate
- 12.7 State Revenue Office Commercial and Industrial Property Tax Certificate
- 12.8 State Revenue Office Windfall Gains Tax Certificate
- 12.9 Vic Roads Property Certificate

## Due diligence checklist

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

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

### Urban living

#### Moving to the inner city?

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

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

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

### Growth areas

#### Are you moving to a growth area?

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

### Flood and fire risk

#### Does this property experience flooding or bushfire?

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

### Rural properties

#### Moving to the country?

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

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

#### Can you build new dwellings?

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

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

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

### Soil and groundwater contamination

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

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

## 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.

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

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

VOLUME 09580 FOLIO 731

Security no : 124127576347L  
Produced 28/08/2025 02:56 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 147137R.

PARENT TITLES :

Volume 08242 Folio 880      Volume 08812 Folio 029      Volume 08882 Folio 457  
Created by instrument LP147137R 27/11/1984

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

ANGELO CECCANTI of 55 ROPER STREET MOUNT BEAUTY  
LP147137R 27/11/1984

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE W657733C 14/03/2000  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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

DIAGRAM LOCATION

SEE LP147137R 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: 285 BAY CREEK LANE MONGANS BRIDGE VIC 3691

ADMINISTRATIVE NOTICES

NIL

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

DOCUMENT END

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Document Type	<b>Plan</b>
Document Identification	<b>LP147137R</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>28/08/2025 14:59</b>

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147137<sup>R</sup>LP147137R  
EDITION 1  
APPROVED 23/10/84

PLAN OF SUBDIVISION OF: CROWN ALLOTMENTS 3 & 3A	APPROPRIATIONS	ENCUMBRANCES & OTHER NOTATIONS
SECTION 11		THE DIMENSIONS HERON AGREE WITH THOSE ON C.T. VOL 8812 VOL 029 VOL 8882 VOL 451 VOL 8242 VOL 880
PARISH: MULLAGONG COUNTY: BOGONG		THE AREA OF LOT 2 HAS BEEN DEDUCED FROM TITLE THE BEARINGS & DISTANCES UNDERLINED ARE OR HAVE BEEN DEDUCED FROM TITLE AND HAVE NOT BEEN SURVEYED ON THE GROUND BY ME.

LENGTHS ARE IN METRES

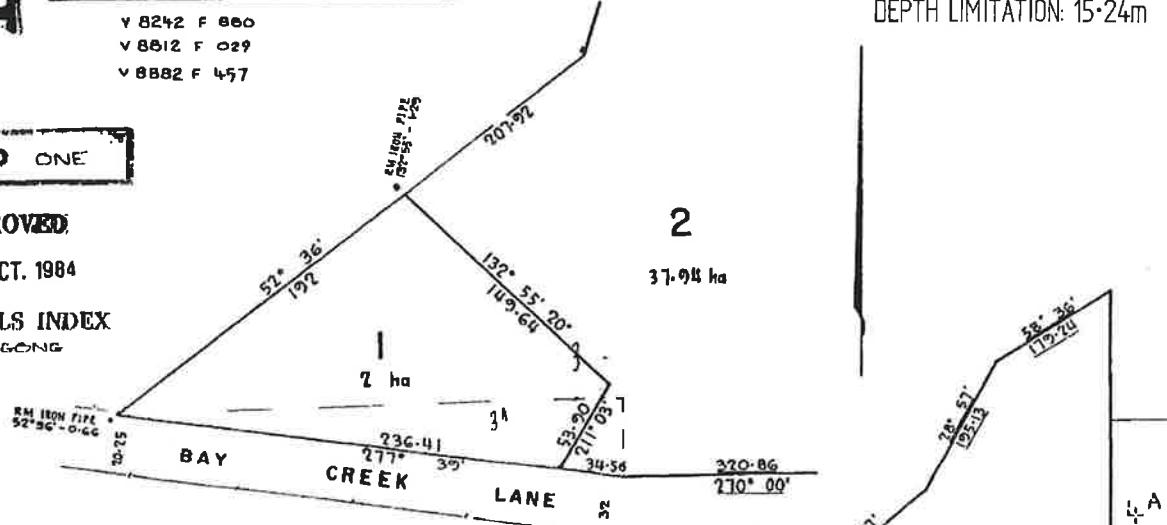
Y 8242 F 860  
V 8812 F 029  
V 8882 F 457

DEPTH LIMITATION: 15.24m

Lotto ONE

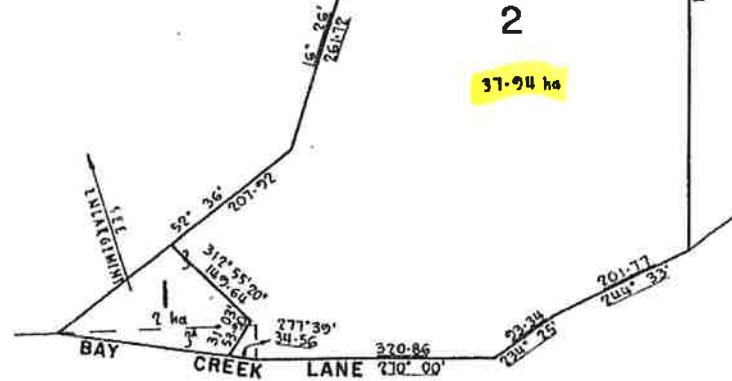
APPROVED

23 OCT. 1984

PARCELS INDEX  
MULLAGONG

ENLARGEMENT

60 40 20 0 20 100





2 Churchill Avenue,  
Bright VIC 3741  
ABN 14 821 390 281  
03 5755 0555  
info@alpineshire.vic.gov.au  
www.alpineshire.vic.gov.au

## LAND INFORMATION CERTIFICATE

Assessment Number: 2705 | Certificate Number: 22716 | Issue 28 August 2025

Secure Electronic Registries Victoria Pty Ltd  
2 Lonsdale Street  
Melbourne VIC 3000

Your  
Reference  
Our Reference  
Processed By

77922198-012-4  
heikef

This certificate provides information regarding valuation, rates, charges, other moneys owing and any orders and notices made under the Local Government Act 2020, Local Government Act 1989 or under a Local Law of the Council. This certificate is not required to include information regarding planning, building, health, landfill, land slip, flooding information or service easements. Information regarding these matters may be available from Council or the relevant authority. A fee may be charged for such information.

Property Location : 285 BAY CREEK LANE, MONGANS BRIDGE  
Title : LOT: 2 SEC: 11 LP: 147137  
Capital Improved Value : \$1,450,000.00  
Site Value : \$660,000.00  
Net Annual Value : \$72,500.00  
Valuation Effective Date : 01 July 2025  
For Rating Purposes : 530 - Mixed Farming and Grazing (ESVF:Primary Production)AVPCC  
APVCC :  
Level Of Value Date : 01 Jan 2025

### 1. RATES CHARGES AND OTHER MONIES:

Current Rates and Charges:	
General Date Levied 01/07/2025 :	\$2,498.35
Waste Management Date Levied 01/07/2025 :	\$290.00
Recycling Date Levied 01/07/2025 :	\$0.00
ESVF Date Levied 01/07/2025 :	\$691.15
Date Levied 01/07/2025 :	\$0.00
Other Rates and Charges:	
Rate Arrears:	\$0.00
Interest to 28/08/2025:	\$0.00
Costs	\$0.00
Debtors (including fire hazard clearance)	\$0.00
Less Pensioner Rebates:	\$0.00
Less Payments:	\$0.00
Fire Hazard Removal Charges Outstanding	\$0.00
<b>Total Due:</b>	<b>\$3,479.50</b>

### BPAY PAYMENT DETAILS

Rates	Fire Hazard Removal Charges	BPAY Biller Code	BPAY Customer Reference Number
BPAY Biller Code	10397	BPAY Biller Code	390575
BPAY Customer Reference Number	27058	BPAY Customer Reference Number	
Amount Due	\$3,479.50	Amount Due	\$0.00



2 Churchill Avenue,  
Bright VIC 3741  
ABN 11 821 390 281  
03 5755 0555  
info@alpineshire.vic.gov.au  
www.alpineshire.vic.gov.au

## LAND INFORMATION CERTIFICATE

Assessment Number: 2705 | Certificate Number: 22716 | Issue 28 August 2025

### 2. OUTSTANDING OR POTENTIAL LIABILITY/SUBDIVISIONAL REQUIREMENT:

There is no money owed for works under the Local Government Act 1958  
There is no potential liability for rates under the Cultural and Recreational Land Act 1963  
There is no potential liability for land to become rateable under Section 173 or 174A of the Local Government Act 1989  
There is no money owed in relation to the land under section 94(5) of the Electricity Industry Act 2000  
There is no outstanding amount required to be paid for recreational purposes or any transfer of land to the Council for recreational purposes Under Section 18 of the Subdivision Act 1988 or the Local Government Act 1958  
There is no money owed under Section 227 of the Local Government Act 1989  
There is no environmental upgrade charge in relation to the land which is owed under section 181C of the Local Government Act 1989.

### 3. NOTICES AND ORDERS:

The following notices and orders on the land have continuing application under the Local Government Act 1958 or under a Local Law of the Council: NO ORDERS APPLICABLE

### 4. SPECIFIED FLOOD LEVEL:

Council has not specified flood levels as provided under Regulation 6.2 of the Building Regulations 1994. Information on flood prone land can be obtained from North East Catchment Management Authority or Alpine Shire Building Department.

### 5. RATES AND CHARGES:

Rates and Charges for financial year 1 July 2025 to 30 June 2026. All Rates and Charges due by four (4) instalments due on 30 September 2025, 30 November 2025, 28 February 2026 and 31 May 2026.

### 6. OTHER INFORMATION:

Nil

### 7. INTEREST, ARREARS AND COSTS

Any arrears amount(s) shown on the reverse of this certificate will continue to accrue interest on a daily basis, at the prescribed rate until paid in full. Arrears may also incur legal costs. An updated balance should be obtained prior to payment being made.

A verbal update of information in this certificate will be provided for up to two (2) months after date of issue. Council accepts no responsibility whatsoever for the accuracy of the verbal information given and no employee of the council is authorized to bind Council by the giving of such verbal information.

For settlement purposes, after two (2) months, a new certificate must be applied for. Please note that payments are subject to clearance.

A handwritten signature in black ink, appearing to read "S. H. -".

Authorised Officer

# INFORMATION STATEMENT

STMT2224-25

Issued Pursuant to Section 158 of the Water Act (1989) showing Orders, Rates and Charges  
due to be paid to the authority with respect to the land hereunder

**Applicant:**  
Nevin Lenne & Gross  
C/- Landata  
GPO Box 527  
MELBOURNE VIC 3001

**Applicant Reference:** 77922198-021-6  
**Date of Issue:** 01 September 2025

Account No:	Owner:	Description	Amount Payable:	Payment Ref:
719064	Angelo Ceccanti	Surface	\$428.22	007190648
		Diversion		
752878	Angelo Ceccanti	Surface	\$828.22	007528789
		Diversion		
7047436	Angelo Ceccanti	Surface	\$821.42	070474366
		Diversion		

An Information Statement is a legal document provided by GMW outlining details relating to a particular parcel of land or account number. This document has been identified from your application using title particulars and/or account numbers provided. The detailed entities are currently associated with this account. If you intend on transferring the services below, with the exception of any listed Occupation Agreements, you can request a prefilled Form 55 application to transfer the land and water. This application form combines multiple applications into one making it a great solution when changing ownership. This request can be made at <http://www.g-mwater.com.au/customer-services/forms/> or by contacting us on 03 5826 3500.

The following payment methods are available:



Pay online via MyGMW  
<https://mygmw.gmwater.com.au>



Quote Biller Code 72801  
and the 'Payment Ref'  
displayed in the above table

<u>Water Services and/or Fee for Service Charges 2025/2026:</u>		Issue Date:	Charge Amount:	Balance Outstanding:
<b>Charge Description</b>				
Account No: 719064				
Annual Rates and Charges 2025/2026				
Balance as at 30/06/2025				\$0.00
Fixed Land Related Charges				
Resource Management Fee - 62.00ML @ \$3.42/ML		22/07/2025	\$212.00	\$212.00
Access Fee - 1.00 Service Point @ \$71.00 each		22/07/2025	\$71.00	\$71.00
Service Point - Unmetered - 1.00 @ \$130.00 each		22/07/2025	\$130.00	\$130.00
Water Register Entitlement Fee				
Water Register Entitlement Fee - 1.00 @ \$15.22 each		22/07/2025	\$15.22	\$15.22

**OFFICIAL: Sensitive**

Sub-Total for 2025/2026	\$428.22	\$428.22
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Total Payable as at 01/09/2025	\$428.22
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Account No:752878

Annual Rates and Charges 2025/2026

Balance as at 30/06/2025	\$0.00
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**Fixed Land Related Charges**

Resource Management Fee - 62.00ML @ \$3.42/ML	22/07/2025	\$212.00	\$212.00
Access Fee - 1.00 Service Point @ \$71.00 each	22/07/2025	\$71.00	\$71.00
Service Point - Metered (excluding D&S) - 1.00 @ \$530.00 each	22/07/2025	\$530.00	\$530.00

**Water Register Entitlement Fee**

Water Register Entitlement Fee - 1.00 @ \$15.22 each	22/07/2025	\$15.22	\$15.22
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Sub-Total for 2025/2026	\$828.22	\$828.22
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Total Payable as at 01/09/2025	\$828.22
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Account No:7047436

Annual Rates and Charges 2025/2026

Balance as at 30/06/2025	\$0.00
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**Fixed Land Related Charges**

Resource Management Fee - 60.00ML @ \$3.42/ML	22/07/2025	\$205.20	\$205.20
Access Fee - 1.00 Service Point @ \$71.00 each	22/07/2025	\$71.00	\$71.00
Service Point - Metered (excluding D&S) - 1.00 @ \$530.00 each	22/07/2025	\$530.00	\$530.00

**Water Register Entitlement Fee**

Water Register Entitlement Fee - 1.00 @ \$15.22 each	22/07/2025	\$15.22	\$15.22
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Sub-Total for 2025/2026	\$821.42	\$821.42
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Total Payable as at 01/09/2025	\$821.42
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Rates and charges listed in this table relate to **1st July 2025 - 30th June 2026**. All of these are annual rates and charges for the financial year.

Updates for the information statement are provided for 3 months from the issue date and are only applicable to the applicant of the information statement. Please email your STMT number, property number and request for the update to [informationstatements@gmwater.com.au](mailto:informationstatements@gmwater.com.au)

Additional information about the fees and charges are available from the Goulburn-Murray Water Website, <https://www.gmwater.com.au/customer-services/pricing/price-list>

## OFFICIAL: Sensitive

Entitlements(s):

Account No:	Entitlement ID:	Volume:	Source Trading Zone:	Use Trading Zone:	Delivery System:	Reliability:
719064	BEE002950	62.0	Not applicable	190 Kiewa Catchment Unregulated	Bay Creek	Seasonal
752878	BEE003787	62.0	Not applicable	190 Kiewa Catchment Unregulated	Bay Creek	Seasonal
7047436	BEE001801	60.0	Not applicable	190 Kiewa Catchment Unregulated	Bay Creek	Seasonal

**Licence to Take and Use Water / Operate Works- Unregulated Surfacewater**

A licence to take and use water and operate works is associated with this property which authorises the licence holder to take water from an unregulated river/stream or dam for use on the land described within this information statement.

Specific information and conditions relating to this licence are available requesting a copy of the licence from GMW. Please note that an application to transfer a licence to take and use surface water is subject to assessment and approval by GMW upon receipt of the relevant application requirements.

Works Licence:

Account No:	Works Licence ID:	Purpose:	Extraction Rate:	Type:	Expiry Date:
719064	WLE010057	Operate	3.00	Pump	30/06/2029
752878	WLE010890	Operate	3.10	Pump	30/06/2029
7047436	WLE009109	Operate	2.00	Pump	30/06/2029

**Works Licence to Operate a Bore or Pump**

A works licence is associated with this property which authorises the licence holder to operate a bore or pump located on the land.

Please note that these licences may incur a fixed bill each season whether the water is being used or not. Specific information and conditions relating to this works licence are available by requesting a copy of the record held in the Victorian Water Register online or from GMW.

Please note that the transfer or a works licence is subject to approval by GMW upon receipt of the relevant application requirements.

If the Works Licence is to expire within 18 months of the date you transfer it you have the option to renew the licence at the same time.

Land Description of the Nominated Property

Account No:	Vol:	Folio:	Lot:	Plan:	Crown Allotment/ Crown Portion:	Section/ Block	Parish	Area:
719064	9580	731	2	LP147137R				0
752878	9580	731	2	LP147137R				0
7047436	9580	731	2	LP147137R				0

# PROPERTY REPORT



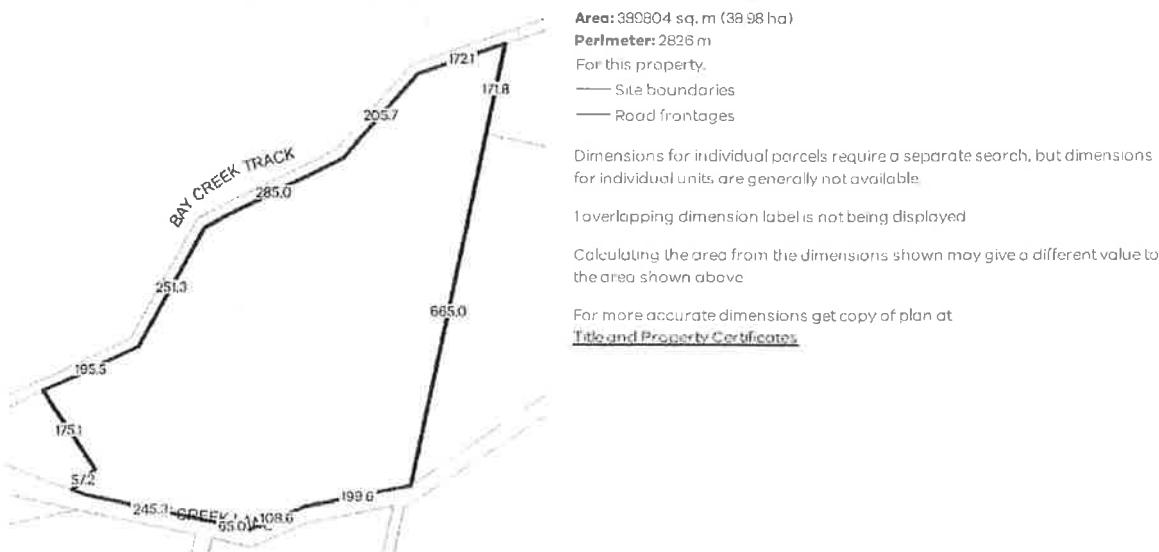
Created at 28 August 2025 02:28 PM

## PROPERTY DETAILS

Address: **285 BAY CREEK LANE MONGANS BRIDGE 3691**  
Lot and Plan Number: **Lot 2 LP147137**  
Standard Parcel Identifier (SPI): **2\LP147137**  
Local Government Area (Council): **ALPINE** [www.alpineshire.vic.gov.au](http://www.alpineshire.vic.gov.au)  
Council Property Number: **2705**  
Directory Reference: **Vicroads 50 C3**

## SITE DIMENSIONS

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



## UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**  
Urban Water Corporation: **North East Water**  
Melbourne Water: **Outside drainage boundary**  
Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**  
Legislative Assembly: **OVENS VALLEY**

## PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can be found here - [Planning Property Report](#).

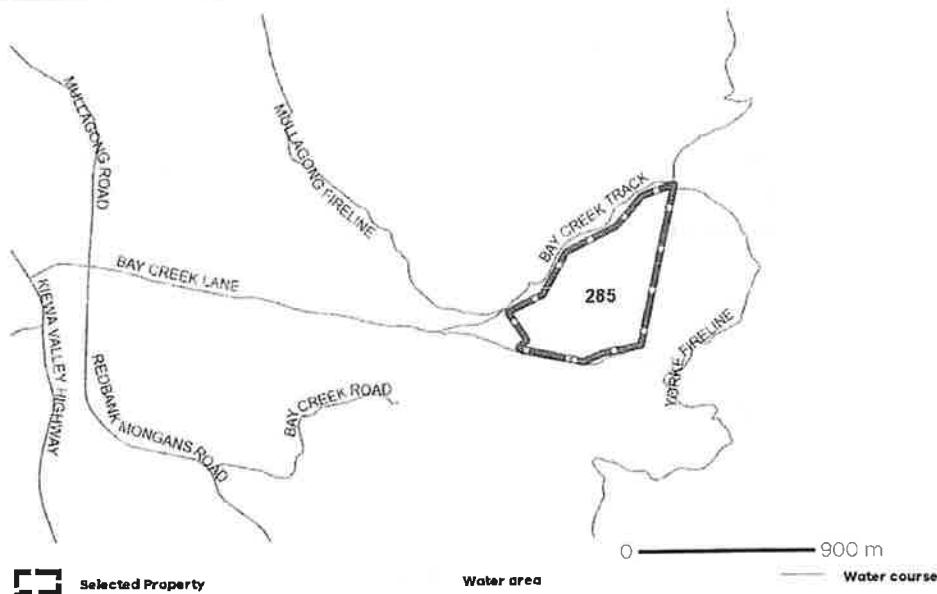
Planning Property Reports can be found via these two links

**Vicplan** <https://mapshare.vic.gov.au/vicplan/>

**Property and parcel search** <https://www.land.vic.gov.au/property-and-parcel-search>

# PROPERTY REPORT

## Area Map



# PLANNING PROPERTY REPORT



Department of Transport and Planning

From www.planning.vic.gov.au at 28 August 2025 02:28 PM

## PROPERTY DETAILS

Address:	<b>285 BAY CREEK LANE MONGANS BRIDGE 3691</b>
Lot and Plan Number	<b>Lot 2 LP147137</b>
Standard Parcel Identifier (SPI):	<b>2\LP147137</b>
Local Government Area (Council):	<b>ALPINE</b>
Council Property Number:	<b>2705</b>
Planning Scheme:	<a href="http://www.alpineshire.vic.gov.au">www.alpineshire.vic.gov.au</a>
Directory Reference:	<b>VicRoads 50 C3</b>

## UTILITIES

Rural Water Corporation:	<b>Goulburn-Murray Water</b>
Urban Water Corporation:	<b>North East Water</b>
Melbourne Water:	<b>Outside drainage boundary</b>
Power Distributor:	<b>AUSNET</b>

## STATE ELECTORATES

Legislative Council:	<b>NORTHERN VICTORIA</b>
Legislative Assembly:	<b>OVENS VALLEY</b>
	<b>OTHER</b>
Registered Aboriginal Party:	<b>None</b>

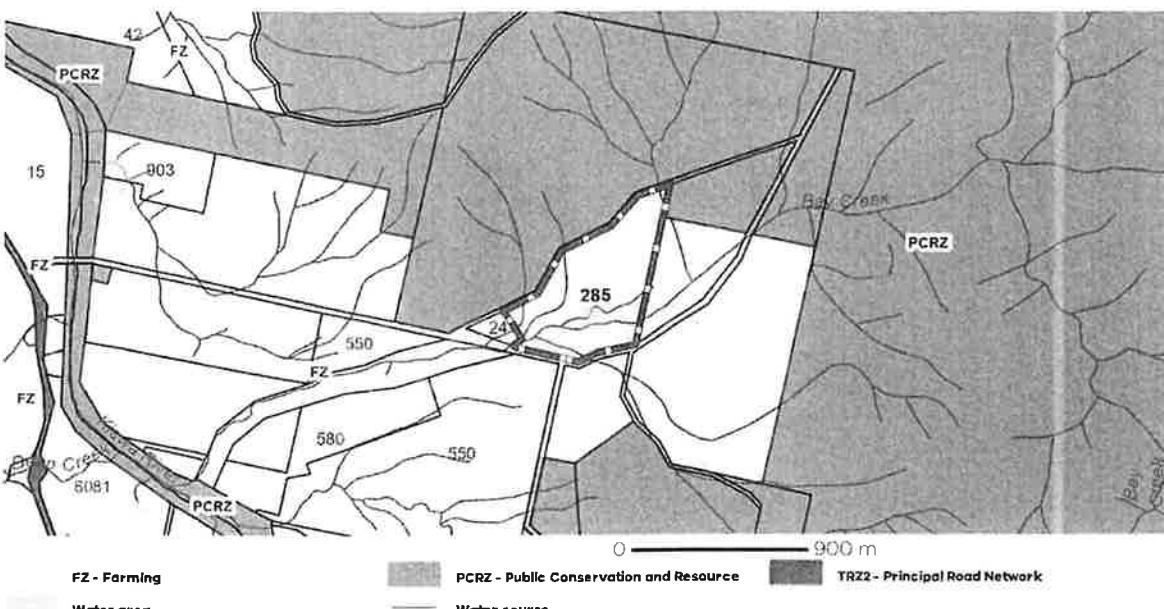
Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

## Planning Zones

[FARMING ZONE \(F2\)](#)

[SCHEDULE TO THE FARMING ZONE \(F2\)](#)



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

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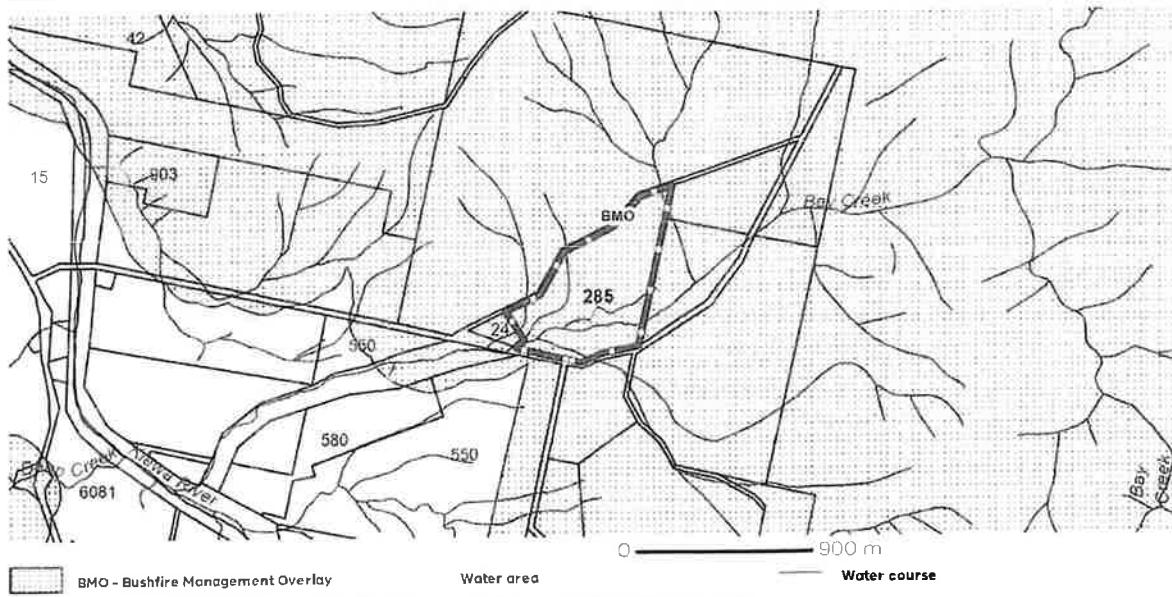
# PLANNING PROPERTY REPORT



Department of Transport and Planning

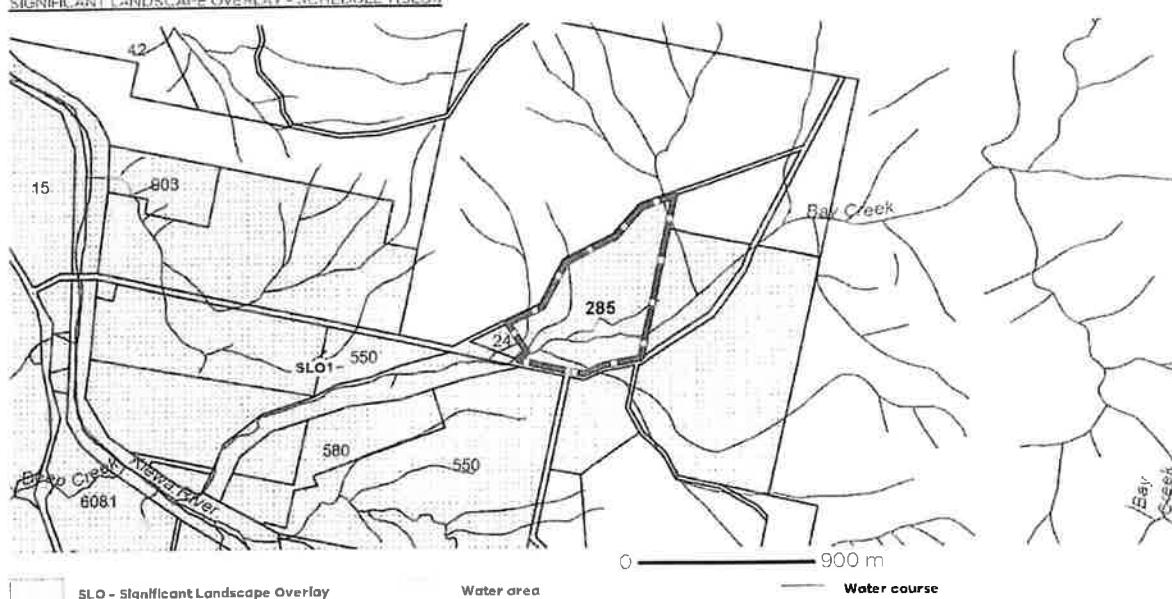
## Planning Overlays

### BUSHFIRE MANAGEMENT OVERLAY (BMO)



### SIGNIFICANT LANDSCAPE OVERLAY (SLO)

#### SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1 (SLO1)



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PLANNING PROPERTY REPORT: 285 BAY CREEK LANE MONGANS RIDGE 3601

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# PLANNING PROPERTY REPORT



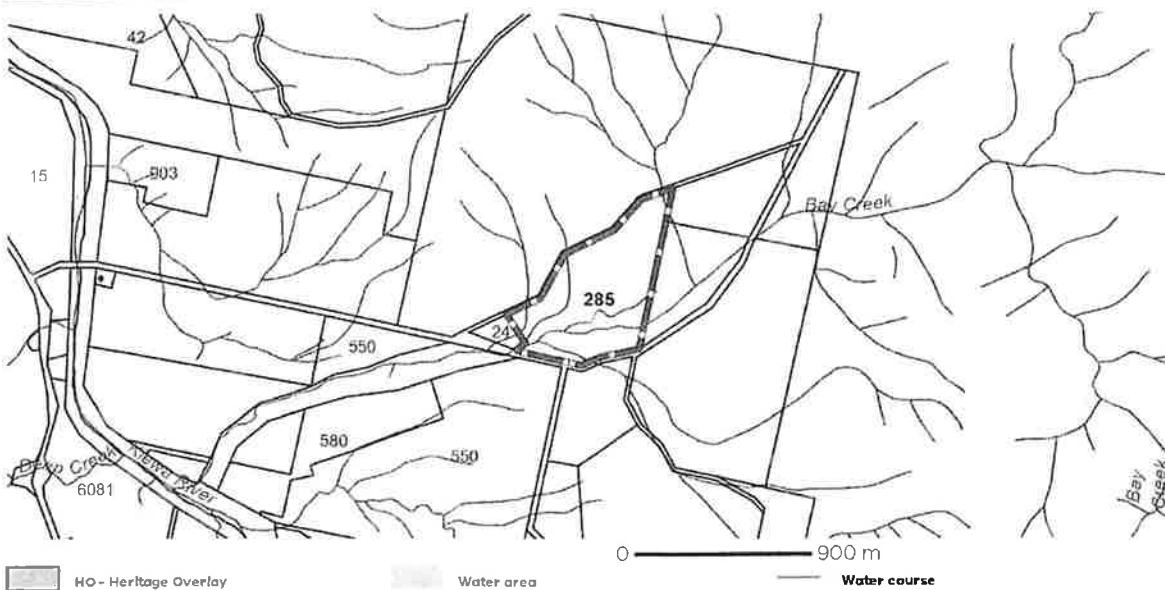
Department of Transport and Planning

## Planning Overlays

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

#### HERITAGE OVERLAY (HO)



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PLANNING PROPERTY REPORT: 285 HAY CREEK LANE MONGANS BRIDGE 3601

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# PLANNING PROPERTY REPORT



Department of Transport and Planning

## Areas of Aboriginal Cultural Heritage Sensitivity

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

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

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

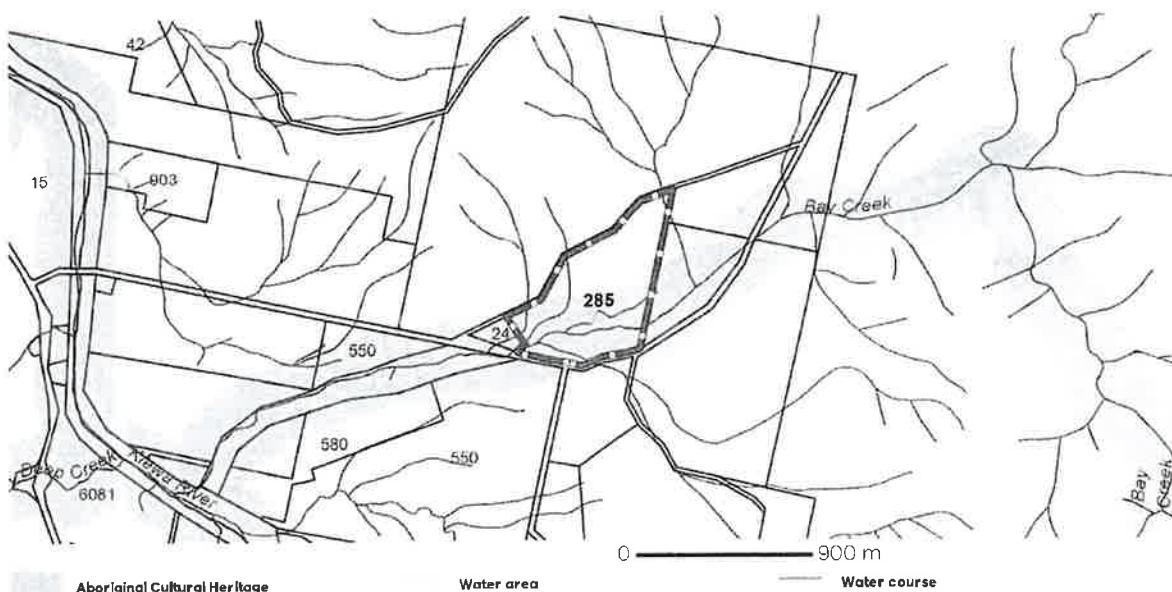
If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this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

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

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

<https://heritage.vic.gov.au/facts/Question1.aspx>

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



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# PLANNING PROPERTY REPORT



Department  
of Transport  
and Planning

## Further Planning Information

Planning scheme data last updated on 28 August 2025.

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  
<https://mapshare.maps.vic.gov.au/vicplan>

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

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# PLANNING PROPERTY REPORT

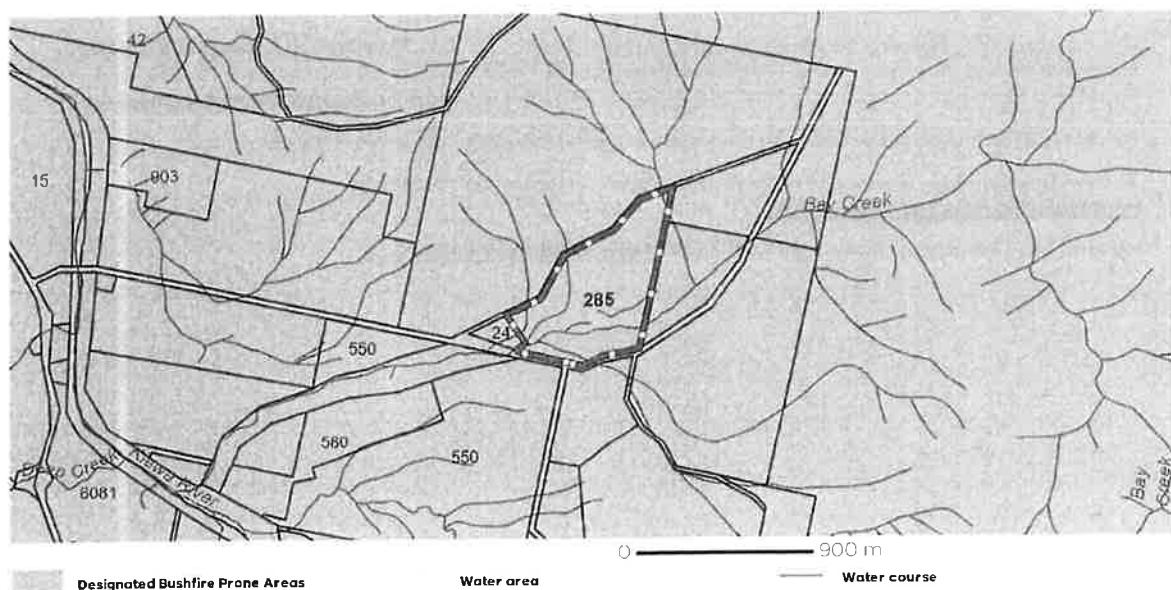


## Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

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

Create a BPA delineation plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

## Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#).

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#).

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Planning according to this disclaimer, a vendor may rely on the information in this report for the purpose of the statement of facts and disclosure of bushfire prone areas as required by section 52.6 of the Sale of Land Act 1982 (Vic).

PLANNING PROPERTY REPORT: 285 RAY CREEK LANE, MONGAN'S BRIDGE 3911

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**35.07**  
31/07/2018  
VC148

## FARMING ZONE

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**  
15/08/2025  
VC290

### Table of uses

Use	Condition
<b>Abattoir</b>	<p>Must be used in conjunction with Animal production on the same land or contiguous land in the same ownership.</p> <p>Must not have a gross floor area more than 200 square metres.</p> <p>Must not slaughter or process animals, including birds, at a designed throughput of greater than 120 tonnes of product per year.</p> <p>Must not exceed a wastewater design or actual flow rate of greater than 5,000 litres per day. Must not be within 100 metres of a dwelling in separate ownership.</p> <p>The land must be at least 100 metres from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone, 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.</p> <p>Must not be a purpose listed in the table to Clause 53.10 with no threshold distance.</p>
<b>Agriculture (other than Animal production, Apiculture, Domestic animal husbandry, Racing dog husbandry, Rice growing and Timber production)</b>	
<b>Automated collection point</b>	<p>Must meet the requirements of Clause 52.13-3 and 52.13-5.</p> <p>The gross floor area of all buildings must not exceed 50 square metres.</p>
<b>Bed and breakfast</b>	<p>No more than 10 persons may be accommodated away from their normal place of residence.</p> <p>At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.</p>

ALPINE PLANNING SCHEME

Use	Condition
	<p>Must be located more than one kilometre from the nearest title boundary of land subject to:</p> <ul style="list-style-type: none"> <li>▪ A permit for a wind energy facility; or</li> <li>▪ An application for a permit for a wind energy facility; or</li> <li>▪ An incorporated document approving a wind energy facility; or</li> <li>▪ A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the <i>Environment Effects Act 1978</i> .</li> </ul> <p>Must be located more than 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i> .</p>
<b>Cattle feedlot</b>	<p>Must meet the requirements of Clause 53.08.</p> <p>The total number of cattle to be housed in the cattle feedlot must be 1000 or less.</p> <p>The site must be located outside a special water supply catchment under the <i>Catchment and Land Protection Act 1994</i> .</p> <p>The site must be located outside a catchment area listed in Appendix 2 of the Victorian Code for Cattle Feedlots – August 1995.</p>
<b>Domestic animal husbandry (other than Domestic animal boarding)</b>	Must be no more than 5 animals.
<b>Dwelling (other than Bed and breakfast)</b>	<p>Must be the only dwelling on the lot.</p> <p>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.</p> <p>Must meet the requirements of Clause 35.07-2.</p> <p>Must be located more than one kilometre from the nearest title boundary of land subject to:</p> <ul style="list-style-type: none"> <li>▪ A permit for a wind energy facility; or</li> <li>▪ An application for a permit for a wind energy facility; or</li> <li>▪ An incorporated document approving a wind energy facility; or</li> <li>▪ A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the <i>Environment Effects Act 1978</i> .</li> </ul> <p>Must be located more than 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i> .</p>
<b>Grazing animal production</b>	
<b>Home based business</b>	

ALPINE PLANNING SCHEME

Use	Condition
<b>Informal outdoor recreation</b>	
<b>Poultry farm</b>	<p>Must be no more than 100 poultry (not including emus or ostriches).</p> <p>Must be no more than 10 emus and ostriches.</p>
<b>Primary produce sales</b>	<p>Must not be within 100 metres of a dwelling in separate ownership.</p> <p>The area used for the display and sale of primary produce must not exceed 50 square metres.</p>
<b>Racing dog husbandry</b>	Must be no more than 5 animals.
<b>Railway</b>	
<b>Rural industry (other than Abattoir and Sawmill)</b>	<p>Must not have a gross floor area more than 200 square metres.</p> <p>Must not be within 100 metres of a dwelling in separate ownership.</p> <p>Must not be a purpose listed in the table to Clause 53.10 with no threshold distance specified.</p> <p>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:</p> <ul style="list-style-type: none"> <li>▪ The threshold distance, for a purpose listed in the table to Clause 53.10.</li> <li>▪ 30 metres, for a purpose not listed in the table to Clause 53.10.</li> </ul> <p>Must not:</p> <ul style="list-style-type: none"> <li>▪ Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2022.</li> <li>▪ Require a notification under the Occupational Health and Safety Regulations 2017.</li> <li>▪ Require a licence under the Dangerous Goods (Explosives) Regulations 2011.</li> <li>▪ Require a licence under the Dangerous Goods (HCDG) Regulations 2016.</li> </ul>
<b>Rural store</b>	<p>Must be used in conjunction with Agriculture.</p> <p>Must be in a building, not a dwelling and have a gross floor area of less than 100 square metres.</p> <p>Must be the only Rural store on the lot.</p>
<b>Rural worker accommodation</b>	<p>The number of persons accommodated at any time must not be more than 10.</p> <p>Must be used in conjunction with Agriculture on the same land or contiguous land in the same ownership.</p> <p>Must be used exclusively for accommodating workers engaged on the same land or contiguous land in the same ownership.</p>

ALPINE PLANNING SCHEME

Use	Condition
	<p>Must be the only accommodation other than a dwelling on the same land or contiguous land in the same ownership.</p> <p>Must be on the same lot as an existing dwelling.</p> <p>The lot must be at least the area specified in a schedule to this zone for which no permit is required to use land for a dwelling. If no area is specified, the lot must be at least 40 hectares.</p> <p>Must meet the requirements of Clause 35.07-2.</p> <p>Must be located more than one kilometre from the nearest title boundary of land subject to:</p> <ul style="list-style-type: none"> <li>▪ A permit for a wind energy facility; or</li> <li>▪ An application for a permit for a wind energy facility; or</li> <li>▪ An incorporated document approving a wind energy facility; or</li> <li>▪ A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the <i>Environment Effects Act 1978</i> .</li> </ul>
	<p>Must be located more than 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i> .</p>
<b>Small second dwelling</b>	<p>Must be no more than one dwelling existing on the lot.</p> <p>Must be the only small second dwelling on the lot.</p> <p>Reticulated natural gas must not be supplied to the building, or part of a building, used for the small second dwelling.</p> <p>Must meet the requirements of Clause 35.07-2.</p> <p>Must be located more than one kilometre from the nearest title boundary of land subject to:</p> <ul style="list-style-type: none"> <li>▪ A permit for a wind energy facility; or</li> <li>▪ An application for a permit for a wind energy facility; or</li> <li>▪ An incorporated document approving a wind energy facility; or</li> <li>▪ A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the <i>Environment Effects Act 1978</i> .</li> </ul> <p>Must be located more than 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i> .</p>
<b>Timber production</b>	<p>Must meet the requirements of Clause 53.11.</p> <p>The plantation area must not exceed any area specified in a schedule to this zone. Any area specified must be at least 40 hectares.</p> <p>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.</p> <p>The plantation must not be within 100 metres of:</p> <ul style="list-style-type: none"> <li>▪ Any dwelling in separate ownership.</li> </ul>

ALPINE PLANNING SCHEME

Use	Condition
	<ul style="list-style-type: none"> <li>▪ Any land zoned for residential, commercial or industrial use.</li> <li>▪ Any site specified on a permit which is in force which permits a dwelling to be constructed.</li> </ul> <p>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.</p>
<b>Tramway</b>	
<b>Any use listed in Clause 62.01</b>	
	Must meet requirements of Clause 62.01.
<b>Section 2 – Permit required</b>	
Use	Condition
<b>Animal production (other than Cattle feedlot, Grazing animal production and Poultry farm)</b>	
<b>Broiler farm - If the Section 1 condition to Poultry farm is not met</b>	Must meet the requirements of Clause 53.09.
<b>Camping and caravan park</b>	
<b>Car park</b>	Must be used in conjunction with another use in Section 1 or 2.
<b>Cattle feedlot – if the Section 1 condition is not met</b>	<p>Must meet the requirements of Clause 53.08.</p> <p>The site must be located outside a catchment area listed in Appendix 2 of the Victorian Code for Cattle Feedlots – August 1995.</p>
<b>Cemetery</b>	
<b>Crematorium</b>	
<b>Domestic animal boarding</b>	
<b>Dwelling (other than Bed and breakfast) – if the Section 1 condition is not met</b>	Must meet the requirements of Clause 35.07-2.
<b>Emergency services facility</b>	
<b>Freeway service centre</b>	Must meet the requirements of Clause 53.05.
<b>Group accommodation</b>	
<b>Host farm</b>	
<b>Industry (other than Automated collection point and Rural industry)</b>	

ALPINE PLANNING SCHEME

Use	Condition
<b>Landscape gardening supplies</b>	
<b>Leisure and recreation (other than Informal outdoor recreation)</b>	
<b>Manufacturing sales</b>	
<b>Market</b>	
<b>Place of assembly (other than Amusement parlour, Carnival, Cinema based entertainment facility, Circus and Nightclub)</b>	
<b>Primary school</b>	
<b>Racing dog husbandry – if the Section 1 condition is not met</b>	Must meet the requirements of Clause 53.12.
<b>Renewable energy facility (other than Wind energy facility)</b>	Must meet the requirements of Clause 53.13.
<b>Residential hotel</b>	
<b>Restaurant</b>	
<b>Rice growing</b>	
<b>Rural worker accommodation – if the Section 1 condition is not met</b>	Must meet the requirements of Clause 35.07-2.
<b>Sawmill</b>	
<b>Secondary school</b>	
<b>Timber production – if the Section 1 condition is not met</b>	Must meet the requirements of Clause 53.11.
<b>Trade supplies</b>	
<b>Utility installation (other than Minor utility installation and Telecommunications facility)</b>	
<b>Warehouse (other than Rural store)</b>	
<b>Wind energy facility</b>	Must meet the requirements of Clause 52.32.
<b>Winery</b>	
<b>Any other use not in Section 1 or 3</b>	

**Section 3 – Prohibited****Use**

**Accommodation (other than Bed and breakfast, Camping and caravan park, Dwelling, Group accommodation, Host farm, Residential hotel, Rural worker accommodation and Small second dwelling)**

**Amusement parlour**

**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)**

**Small second dwelling – if the Section 1 condition is not met**

**35.07-2**14/12/2023  
VC263**Use of land for a dwelling, small second dwelling or rural worker accommodation**

A lot used for a dwelling, small second dwelling or rural worker accommodation must meet the following requirements:

- Access to the dwelling, small second dwelling or rural worker accommodation must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- Each dwelling, small second dwelling or rural worker accommodation 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, small second dwelling or rural worker accommodation 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, small second dwelling or rural worker accommodation must be connected to a reticulated electricity supply or have an alternative energy source.

**35.07-3**14/12/2023  
VC253**Subdivision**

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.

A permit cannot be granted which would allow a separate lot to be created for land containing a small second dwelling.

### 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:	Clause 59.01
<ul style="list-style-type: none"> <li>Each new lot is at least the area specified for the land in the zone or the schedule to the zone.</li> <li>The area of either lot is reduced by less than 15 percent.</li> <li>The general direction of the common boundary does not change.</li> <li>The land is not used for Rural worker accommodation</li> </ul>	
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 where the land is not used for Rural worker accommodation.	Clause 59.12

**35.07-4**  
14/12/2023  
VC253

### Buildings and works

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, 200 square metres. Any area specified must be more than 200 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, 250 square metres. Any area specified must be more than 250 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, 250 square metres. Any area specified must be more than 250 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 Transport Zone 2 or land in a Public Acquisition Overlay if the Head, Transport for Victoria is the acquiring authority and the purpose of the acquisition is for a road 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 small second dwelling not in the same ownership.

## ALPINE PLANNING SCHEME

- 100 metres from a waterway, wetlands or designated flood plain or, the distance specified in the schedule to this zone. Any distance specified must be less than 100 metres.
- 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 or small second dwelling not in the same ownership.
  - A residential or urban growth zone.
- A building or works associated with accommodation located within one kilometre from the nearest title boundary of land subject to:
  - A permit for a wind energy facility; or
  - An application for a permit for a wind energy facility; or
  - An incorporated document approving a wind energy facility; or
  - A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the *Environment Effects Act 1978* .
- A building or works associated with accommodation located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990* .

### 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
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Construct a building or construct or carry out works associated with a Section 1 Clause 59.13 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.

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Construct a building or construct or carry out works associated with a Section 2 Clause 59.13 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, Rural industry or Rural worker accommodation.
- The land is not within 30 metres of land (not a road) which is in a residential zone.
- The building or works are not associated with accommodation located within one kilometre from the nearest title boundary of land subject to:
  - A permit for a wind energy facility; or
  - An application for a permit for a wind energy facility; or
  - An incorporated document approving a wind energy facility; or
  - A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the *Environment Effects Act 1978* .
- The building or works are not associated with accommodation located within 500 metres from the nearest title boundary of land on

Class of application	Information requirements and decision guidelines
<p>which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i>.</p> <p>Any works must not be earthworks specified in the schedule to the zone.</p>	

**35.07-5**  
19/01/2006  
VC37**Application requirements for dwellings**

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**  
22/03/2022  
VC219**Decision guidelines**

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.
- Whether Rural worker accommodation is necessary having regard to:
  - The nature and scale of the agricultural use.
  - The accessibility to residential areas and existing accommodation, and the remoteness of the location.
- The duration of the use of the land for Rural worker accommodation.

**Accommodation issues**

- Whether the dwelling will result in the loss or fragmentation of productive agricultural land.

## ALPINE PLANNING SCHEME

- 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.
- The potential for accommodation to be adversely affected by noise and shadow flicker impacts if it is located within one kilometre from the nearest title boundary of land subject to:
  - A permit for a wind energy facility; or
  - An application for a permit for a wind energy facility; or
  - An incorporated document approving a wind energy facility; or
  - A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the *Environment Effects Act 1978*.
- The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.

### 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.
- The need to locate and design buildings used for accommodation to avoid or reduce noise and shadow flicker impacts from the operation of a wind energy facility if it is located within one kilometre from the nearest title boundary of land subject to:
  - A permit for a wind energy facility; or
  - An application for a permit for a wind energy facility; or
  - An incorporated document approving a wind energy facility; or

## ALPINE PLANNING SCHEME

- A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the *Environment Effects Act 1978* .
- The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990* .

**35.07-7**

31/07/2018

VC148

### **Signs**

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

**35.07**  
31/07/2018  
VC148**FARMING ZONE**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**  
15/08/2025  
VC290**Table of uses****Section 1 – Permit not required**

Use	Condition
Abattoir	<p>Must be used in conjunction with Animal production on the same land or contiguous land in the same ownership.</p> <p>Must not have a gross floor area more than 200 square metres.</p> <p>Must not slaughter or process animals, including birds, at a designed throughput of greater than 120 tonnes of product per year.</p> <p>Must not exceed a wastewater design or actual flow rate of greater than 5,000 litres per day. Must not be within 100 metres of a dwelling in separate ownership.</p> <p>The land must be at least 100 metres from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone, 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.</p> <p>Must not be a purpose listed in the table to Clause 53.10 with no threshold distance.</p>
<b>Agriculture (other than Animal production, Apiculture, Domestic animal husbandry, Racing dog husbandry, Rice growing and Timber production)</b>	
Automated collection point	<p>Must meet the requirements of Clause 52.13-3 and 52.13-5.</p> <p>The gross floor area of all buildings must not exceed 50 square metres.</p>
<b>Bed and breakfast</b>	
	<p>No more than 10 persons may be accommodated away from their normal place of residence.</p> <p>At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.</p>

ALPINE PLANNING SCHEME

Use	Condition
	<p>Must be located more than one kilometre from the nearest title boundary of land subject to:</p> <ul style="list-style-type: none"> <li>▪ A permit for a wind energy facility; or</li> <li>▪ An application for a permit for a wind energy facility; or</li> <li>▪ An incorporated document approving a wind energy facility; or</li> <li>▪ A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the <i>Environment Effects Act 1978</i> .</li> </ul> <p>Must be located more than 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i> .</p>
<b>Cattle feedlot</b>	<p>Must meet the requirements of Clause 53.08.</p> <p>The total number of cattle to be housed in the cattle feedlot must be 1000 or less.</p> <p>The site must be located outside a special water supply catchment under the <i>Catchment and Land Protection Act 1994</i> .</p> <p>The site must be located outside a catchment area listed in Appendix 2 of the Victorian Code for Cattle Feedlots – August 1995.</p>
<b>Domestic animal husbandry (other than Domestic animal boarding)</b>	<p>Must be no more than 5 animals.</p>
<b>Dwelling (other than Bed and breakfast)</b>	<p>Must be the only dwelling on the lot.</p> <p>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.</p> <p>Must meet the requirements of Clause 35.07-2.</p> <p>Must be located more than one kilometre from the nearest title boundary of land subject to:</p> <ul style="list-style-type: none"> <li>▪ A permit for a wind energy facility; or</li> <li>▪ An application for a permit for a wind energy facility; or</li> <li>▪ An incorporated document approving a wind energy facility; or</li> <li>▪ A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the <i>Environment Effects Act 1978</i> .</li> </ul> <p>Must be located more than 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i> .</p>
<b>Grazing animal production</b>	
<b>Home based business</b>	

ALPINE PLANNING SCHEME

Use	Condition
<b>Informal outdoor recreation</b>	
<b>Poultry farm</b>	<p>Must be no more than 100 poultry (not including emus or ostriches).</p> <p>Must be no more than 10 emus and ostriches.</p>
<b>Primary produce sales</b>	<p>Must not be within 100 metres of a dwelling in separate ownership.</p> <p>The area used for the display and sale of primary produce must not exceed 50 square metres.</p>
<b>Racing dog husbandry</b>	Must be no more than 5 animals.
<b>Railway</b>	
<b>Rural industry (other than Abattoir and Sawmill)</b>	<p>Must not have a gross floor area more than 200 square metres.</p> <p>Must not be within 100 metres of a dwelling in separate ownership.</p> <p>Must not be a purpose listed in the table to Clause 53.10 with no threshold distance specified.</p> <p>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:</p> <ul style="list-style-type: none"> <li>▪ The threshold distance, for a purpose listed in the table to Clause 53.10.</li> <li>▪ 30 metres, for a purpose not listed in the table to Clause 53.10.</li> </ul> <p>Must not:</p> <ul style="list-style-type: none"> <li>▪ Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2022.</li> <li>▪ Require a notification under the Occupational Health and Safety Regulations 2017.</li> <li>▪ Require a licence under the Dangerous Goods (Explosives) Regulations 2011.</li> <li>▪ Require a licence under the Dangerous Goods (HCDG) Regulations 2016.</li> </ul>
<b>Rural store</b>	<p>Must be used in conjunction with Agriculture.</p> <p>Must be in a building, not a dwelling and have a gross floor area of less than 100 square metres.</p> <p>Must be the only Rural store on the lot.</p>
<b>Rural worker accommodation</b>	<p>The number of persons accommodated at any time must not be more than 10.</p> <p>Must be used in conjunction with Agriculture on the same land or contiguous land in the same ownership.</p> <p>Must be used exclusively for accommodating workers engaged on the same land or contiguous land in the same ownership.</p>

ALPINE PLANNING SCHEME

Use	Condition
	<p>Must be the only accommodation other than a dwelling on the same land or contiguous land in the same ownership.</p> <p>Must be on the same lot as an existing dwelling.</p> <p>The lot must be at least the area specified in a schedule to this zone for which no permit is required to use land for a dwelling. If no area is specified, the lot must be at least 40 hectares.</p> <p>Must meet the requirements of Clause 35.07-2.</p> <p>Must be located more than one kilometre from the nearest title boundary of land subject to:</p> <ul style="list-style-type: none"> <li>▪ A permit for a wind energy facility; or</li> <li>▪ An application for a permit for a wind energy facility; or</li> <li>▪ An incorporated document approving a wind energy facility; or</li> <li>▪ A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the <i>Environment Effects Act 1978</i> .</li> </ul> <p>Must be located more than 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i> .</p>
<b>Small second dwelling</b>	<p>Must be no more than one dwelling existing on the lot.</p> <p>Must be the only small second dwelling on the lot.</p> <p>Reticulated natural gas must not be supplied to the building, or part of a building, used for the small second dwelling.</p> <p>Must meet the requirements of Clause 35.07-2.</p> <p>Must be located more than one kilometre from the nearest title boundary of land subject to:</p> <ul style="list-style-type: none"> <li>▪ A permit for a wind energy facility; or</li> <li>▪ An application for a permit for a wind energy facility; or</li> <li>▪ An incorporated document approving a wind energy facility; or</li> <li>▪ A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the <i>Environment Effects Act 1978</i> .</li> </ul> <p>Must be located more than 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i> .</p>
<b>Timber production</b>	<p>Must meet the requirements of Clause 53.11.</p> <p>The plantation area must not exceed any area specified in a schedule to this zone. Any area specified must be at least 40 hectares.</p> <p>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.</p> <p>The plantation must not be within 100 metres of:</p> <ul style="list-style-type: none"> <li>▪ Any dwelling in separate ownership.</li> </ul>

ALPINE PLANNING SCHEME

Use	Condition
	<ul style="list-style-type: none"> <li>▪ Any land zoned for residential, commercial or industrial use.</li> <li>▪ Any site specified on a permit which is in force which permits a dwelling to be constructed.</li> </ul> <p>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.</p>
<b>Tramway</b>	
<b>Any use listed in Clause 62.01</b>	Must meet requirements of Clause 62.01.

**Section 2 – Permit required**

Use	Condition
<b>Animal production (other than Cattle feedlot, Grazing animal production and Poultry farm)</b>	
<b>Broiler farm - if the Section 1 condition to Poultry farm is not met</b>	Must meet the requirements of Clause 53.09.
<b>Camping and caravan park</b>	
<b>Car park</b>	Must be used in conjunction with another use in Section 1 or 2.
<b>Cattle feedlot – if the Section 1 condition is not met</b>	<p>Must meet the requirements of Clause 53.08.</p> <p>The site must be located outside a catchment area listed in Appendix 2 of the Victorian Code for Cattle Feedlots – August 1995.</p>
<b>Cemetery</b>	
<b>Crematorium</b>	
<b>Domestic animal boarding</b>	
<b>Dwelling (other than Bed and breakfast) – if the Section 1 condition is not met</b>	Must meet the requirements of Clause 35.07-2.
<b>Emergency services facility</b>	
<b>Freeway service centre</b>	Must meet the requirements of Clause 53.05.
<b>Group accommodation</b>	
<b>Host farm</b>	
<b>Industry (other than Automated collection point and Rural industry)</b>	

ALPINE PLANNING SCHEME

Use	Condition
<b>Landscape gardening supplies</b>	
<b>Leisure and recreation (other than Informal outdoor recreation)</b>	
<b>Manufacturing sales</b>	
<b>Market</b>	
<b>Place of assembly (other than Amusement parlour, Carnival, Cinema based entertainment facility, Circus and Nightclub)</b>	
<b>Primary school</b>	
<b>Racing dog husbandry – if the Section 1 condition is not met</b>	Must meet the requirements of Clause 53.12.
<b>Renewable energy facility (other than Wind energy facility)</b>	Must meet the requirements of Clause 53.13.
<b>Residential hotel</b>	
<b>Restaurant</b>	
<b>Rice growing</b>	
<b>Rural worker accommodation – if the Section 1 condition is not met</b>	Must meet the requirements of Clause 35.07-2.
<b>Sawmill</b>	
<b>Secondary school</b>	
<b>Timber production – if the Section 1 condition is not met</b>	Must meet the requirements of Clause 53.11.
<b>Trade supplies</b>	
<b>Utility installation (other than Minor utility installation and Telecommunications facility)</b>	
<b>Warehouse (other than Rural store)</b>	
<b>Wind energy facility</b>	Must meet the requirements of Clause 52.32.
<b>Winery</b>	
<b>Any other use not in Section 1 or 3</b>	

**Section 3 – Prohibited****Use**

**Accommodation (other than Bed and breakfast, Camping and caravan park, Dwelling, Group accommodation, Host farm, Residential hotel, Rural worker accommodation and Small second dwelling)**

**Amusement parlour**

**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)**

**Small second dwelling – if the Section 1 condition is not met**

**35.07-2**  
14/12/2023  
VC253

**Use of land for a dwelling, small second dwelling or rural worker accommodation**

A lot used for a dwelling, small second dwelling or rural worker accommodation must meet the following requirements:

- Access to the dwelling, small second dwelling or rural worker accommodation must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- Each dwelling, small second dwelling or rural worker accommodation 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, small second dwelling or rural worker accommodation 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, small second dwelling or rural worker accommodation must be connected to a reticulated electricity supply or have an alternative energy source.

**35.07-3**  
14/12/2023  
VC253

**Subdivision**

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.

## ALPINE PLANNING SCHEME

- The subdivision is by a public authority or utility service provider to create a lot for a utility installation.

A permit cannot be granted which would allow a separate lot to be created for land containing a small second dwelling.

### 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:	Clause 59.01
<ul style="list-style-type: none"><li>▪ Each new lot is at least the area specified for the land in the zone or the schedule to the zone.</li><li>▪ The area of either lot is reduced by less than 15 percent.</li><li>▪ The general direction of the common boundary does not change.</li><li>▪ The land is not used for Rural worker accommodation</li></ul>	
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 where the land is not used for Rural worker accommodation.	Clause 59.12

**35.07-4**  
14/12/2023  
VC253

### Buildings and works

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, 200 square metres. Any area specified must be more than 200 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, 250 square metres. Any area specified must be more than 250 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, 250 square metres. Any area specified must be more than 250 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 Transport Zone 2 or land in a Public Acquisition Overlay if the Head, Transport for Victoria is the acquiring authority and the purpose of the acquisition is for a road 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 small second dwelling not in the same ownership.

## ALPINE PLANNING SCHEME

- 100 metres from a waterway, wetlands or designated flood plain or, the distance specified in the schedule to this zone. Any distance specified must be less than 100 metres.
- 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 or small second dwelling not in the same ownership.
  - A residential or urban growth zone.
- A building or works associated with accommodation located within one kilometre from the nearest title boundary of land subject to:
  - A permit for a wind energy facility; or
  - An application for a permit for a wind energy facility; or
  - An incorporated document approving a wind energy facility; or
  - A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the *Environment Effects Act 1978* .
- A building or works associated with accommodation located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990* .

### 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
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Construct a building or construct or carry out works associated with a Section 1 Clause 59.13 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.

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Construct a building or construct or carry out works associated with a Section 2 Clause 59.13 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, Rural industry or Rural worker accommodation.
- The land is not within 30 metres of land (not a road) which is in a residential zone.
- The building or works are not associated with accommodation located within one kilometre from the nearest title boundary of land subject to:
  - A permit for a wind energy facility; or
  - An application for a permit for a wind energy facility; or
  - An incorporated document approving a wind energy facility; or
  - A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the *Environment Effects Act 1978* .
- The building or works are not associated with accommodation located within 500 metres from the nearest title boundary of land on

Class of application	Information requirements and decision guidelines
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which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.

Any works must not be earthworks specified in the schedule to the zone.

### 35.07-5

19/01/2006  
VC37

#### Application requirements for dwellings

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

22/03/2022  
VC219

#### Decision guidelines

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.
- Whether Rural worker accommodation is necessary having regard to:
  - The nature and scale of the agricultural use.
  - The accessibility to residential areas and existing accommodation, and the remoteness of the location.
- The duration of the use of the land for Rural worker accommodation.

#### Accommodation 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.
- The potential for accommodation to be adversely affected by noise and shadow flicker impacts if it is located within one kilometre from the nearest title boundary of land subject to:
  - A permit for a wind energy facility; or
  - An application for a permit for a wind energy facility; or
  - An incorporated document approving a wind energy facility; or
  - A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the *Environment Effects Act 1978*.
- The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.

### **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.
- The need to locate and design buildings used for accommodation to avoid or reduce noise and shadow flicker impacts from the operation of a wind energy facility if it is located within one kilometre from the nearest title boundary of land subject to:
  - A permit for a wind energy facility; or
  - An application for a permit for a wind energy facility; or
  - An incorporated document approving a wind energy facility; or

## ALPINE PLANNING SCHEME

- A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the *Environment Effects Act 1978* .
- The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990* .

**35.07-7**  
31/07/2018  
VC148

### Signs

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

**42.03**  
31/07/2018  
VC148**SIGNIFICANT LANDSCAPE OVERLAY**Shown on the planning scheme map as **SLO** with a number.**Purpose**

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

To identify significant landscapes.

To conserve and enhance the character of significant landscapes.

**42.03-1**  
31/07/2018  
VC148**Landscape character and objectives**

A schedule to this overlay must contain:

- A statement of the nature and key elements of the landscape.
- The landscape character objectives to be achieved.

**42.03-2**  
14/12/2023  
VC253**Permit requirement**

A permit is required to:

- Construct a building or construct or carry out works. This does not apply:
  - If a schedule to this overlay specifically states that a permit is not required.
  - To the conduct of agricultural activities including ploughing and fencing (but not the construction of dams) unless a specific requirement for that activity is specified in a schedule to this overlay.
- Construct a fence if specified in the schedule to this overlay.
- Remove, destroy or lop any vegetation specified in a schedule to this overlay. This does not apply:
  - If the table to Clause 42.03-3 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.

**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
Remove, destroy or lop one tree provided:	Clause 59.06
<ul style="list-style-type: none"> <li>▪ A permit has not been granted for a VicSmart application to remove, destroy or lop a tree on the same land within the last 12 months.</li> <li>▪ There is no other current VicSmart application to remove, destroy or lop a tree on the same land.</li> </ul>	
Construct a building or construct or carry out works for:	Clause 59.05
<ul style="list-style-type: none"> <li>▪ A carport, garage, pergola, verandah, deck, shed or similar structure.</li> </ul>	

Class of application	Information requirements and decision guidelines
<ul style="list-style-type: none"> <li>▪ A rainwater tank.</li> </ul> <p>The buildings and works must be associated with a dwelling.</p>	
Construct a building or construct or carry out works for a small second dwelling.	Clause 59.05

**42.03-3**  
16/08/2024  
VC262

### Table of exemptions

The requirement to obtain a permit does not apply to:

<b>Emergency works</b>	<p>Vegetation that is to be removed, destroyed or lopped:</p> <ul style="list-style-type: none"> <li>▪ 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</li> <li>▪ 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.</li> </ul>
<b>Extractive industry</b>	<p>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 <i>Mineral Resources (Sustainable Development) Act 1990</i> and authorised by a work authority granted under that Act.</p>

The requirement to obtain a permit does not apply to:

<b>Fire protection</b>	<p>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:</p> <ul style="list-style-type: none"> <li>■ fire fighting;</li> <li>■ planned burning;</li> <li>■ making or maintaining of a fuelbreak or fire fighting access track (or any combination thereof) that does not exceed a combined width of 6 metres;</li> <li>■ making of 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 <i>Conservation, Forests and Lands Act 1987</i>);</li> <li>■ is ground fuel within 30 metres of a building and is vegetation other than native vegetation;</li> <li>■ in accordance with a fire prevention notice issued under either: <ul style="list-style-type: none"> <li>— section 87 of the <i>Fire Rescue Victoria Act 1958</i>;</li> <li>— section 65 of the <i>Forests Act 1958</i>; or</li> <li>— section 41 of the <i>Country Fire Authority Act 1958</i>.</li> </ul> </li> <li>■ 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 <i>Electricity Safety Act 1998</i>;</li> <li>■ minimising the risk to life and property from bushfire of 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 <i>Conservation, Forests and Lands Act 1987</i>). In this exemption, roadside, public road and responsible road authority have the same meanings as in section 3 of the <i>Road Management Act 2004</i>.</li> </ul> <p><i>Note: Additional permit exemptions for bushfire protection are provided at Clause 52.12.</i></p>
<b>Geothermal energy exploration and extraction</b>	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with operation plan approved under the <i>Geothermal Energy Resources Act 2005</i> .
<b>Greenhouse gas sequestration and exploration</b>	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the <i>Greenhouse Gas Geological Sequestration Act 2008</i> .
<b>Land management or directions notice</b>	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 <i>Catchment and Land Protection Act 1994</i> .
<b>Land use conditions</b>	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land use condition served under the <i>Catchment and Land Protection Act 1994</i> .
<b>Mineral exploration and extraction</b>	<p>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 <i>Mineral Resources (Sustainable Development) Act 1990</i>:</p> <ul style="list-style-type: none"> <li>■ that is low impact exploration within the meaning of Schedule 4A of the <i>Mineral Resources (Sustainable Development) Act 1990</i>; or</li> </ul>

ALPINE PLANNING SCHEME

The requirement to obtain a permit does not apply to:

	<ul style="list-style-type: none"> <li>▪ in accordance with a work plan approved under Part 3 of the <i>Mineral Resources (Sustainable Development) Act 1990</i> .</li> </ul> <p><i>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.</i></p>
<b>Noxious weeds</b>	Vegetation that is a noxious weed subject of a declaration under section 58 or section 58A of the <i>Catchment and Land Protection Act 1994</i> . This exemption does not apply to Australian Dodder ( <i>Cuscuta australis</i> ).
<b>Pest animal burrows</b>	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 <i>Flora and Fauna Guarantee Act 1988</i> is required before the vegetation can be removed, destroyed or lopped.
<b>Planted vegetation</b>	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.
<b>Railways</b>	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 <i>Conservation, Forests and Lands Act 1987</i> ).
<b>Regrowth</b>	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 <ul style="list-style-type: none"> <li>▪ bracken ( <i>Pteridium esculentum</i> ); or</li> <li>▪ 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.</li> </ul> <p>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.</p>
<b>Road safety</b>	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by and on behalf of a public authority or municipal council to maintain the safe and efficient function of an existing public road in accordance with written agreement of the Secretary of the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i> ).
<b>Stone exploration</b>	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: <ul style="list-style-type: none"> <li>▪ 1 hectare of vegetation which does not include a tree.</li> <li>▪ 15 trees with a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level.</li> <li>▪ 5 trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.</li> </ul> <p>This exemption does not apply to costeanning and bulk sampling activities.</p>

**The requirement to obtain a permit does not apply to:**

<b>Surveying</b>	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 <i>Surveying Act 2004</i> ) using hand-held tools to establish a sightline for the measurement of land.
<b>Traditional owners</b>	Vegetation that is to be removed, destroyed or lopped by a person acting under, and in accordance with: <ul style="list-style-type: none"> <li>▪ a natural resources agreement under Part 6 of the <i>Traditional Owners Settlement Act 2010</i>; or</li> <li>▪ an authorisation order made under sections 82 or 84 of the <i>Traditional Owner Settlement Act 2010</i> as those sections were in force immediately before the commencement of section 24 of the <i>Traditional owners Settlement Amendment Act</i> in 2016 (1 May 2017).</li> </ul>
<b>Tram stops</b>	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by or on behalf of the Head, Transport for Victoria to construct a tram stop, including a tram stop shelter.
<b>Transport land</b>	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by or on behalf of the Head, Transport for Victoria on land in a Transport Zone, or in a Public Acquisition Overlay if the Head, Transport for Victoria is the acquiring authority, to construct or maintain transport system infrastructure.

**42.03-4**  
31/07/2018  
VC148**Application requirements**

An application must be accompanied by any information specified in a schedule to this overlay.

**42.03-5**  
31/07/2018  
VC148**Decision guidelines**

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.
- The statement of the nature and key elements of the landscape and the landscape character objective contained in a schedule to this overlay.
- The conservation and enhancement of the landscape values of the area.
- The need to remove, destroy or lop vegetation to create a defendable space to reduce the risk of bushfire to life and property.
- The impact of the proposed buildings and works on the landscape due to height, bulk, colour, general appearance or the need to remove vegetation.
- The extent to which the buildings and works are designed to enhance or promote the landscape character objectives of the area.
- The impact of buildings and works on significant views.
- Any other matters specified in a schedule to this overlay.

14/01/2021  
C55alpi

## SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO1** .

### UPPER KIEWA VALLEY SIGNIFICANT LANDSCAPE AREA

1.0  
14/01/2021  
C55alpi

#### Statement of nature and key elements of landscape

The landscape of the Upper Kiewa Valley has a distinct character with significant contrasts between the cleared flat to undulating valley floor and the steep treed mountains. The valley narrows in the upper reaches and the contrast is emphasised. The visual boundaries are definite in this landscape not only between natural features but also the townships which are generally well contained with little urban sprawl. A key element of this landscape is the majestic views across the cleared valley floor to Mount Bogong.

2.0  
14/01/2021  
C55alpi

#### Landscape character objectives to be achieved

Contain urban development, specifically housing, to existing townships with definite visual boundaries.

Encourage appropriately sited development to reduce ribbon development along the Kiewa Valley Highway.

Encourage rural development of a "human" scale and form.

Maintain existing vegetation on the steeper slopes of the valley to maintain its integrity.

Maintain the contrasts in landform and land use between the valley floor and the steep vegetated valley walls.

Maintain the existing rural landscape.

3.0  
14/01/2021  
C55alpi

#### Permit requirement

No permit is required for:

- Alterations or extensions to existing buildings, unless the total floor area including the existing building is more than 100 square metres.
- Construction of out-buildings and works associated with an existing dwelling.
- Construction of buildings associated with the rural use of the land, subject to
  - the land being located on the west side of the Kiewa Valley Highway;
  - the building being less than 100 square metres in area; and
  - the external walls and roof being colourbond.

4.0  
14/01/2021  
C55alpi

#### Application requirements

None specified.

5.0  
14/01/2021  
C55alpi

#### Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The impact of the proposed buildings and works on the landscape due to siting.
- The extent to which the site of the buildings and works will be landscaped and the type of vegetation used.
- The document Landscape Planning & Conservation in North-East Victoria, National trust of Australia (Victoria), 1977.

**44.06**  
31/07/2018  
VC148

## BUSHFIRE MANAGEMENT OVERLAY

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

### Purpose

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

To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.

To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.

To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

**44.06-1**  
19/09/2017  
VC132

### Bushfire management objectives and application of schedules

A schedule to this overlay must contain a statement of the bushfire management objectives to be achieved for the area affected by the schedule and when the requirements within it apply.

**44.06-2**  
14/12/2023  
VC253

### Permit requirement

#### Subdivision

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

#### Buildings and works

A permit is required to construct a building or construct or carry out works associated with the following uses:

- Accommodation (including a moveable unit as defined under the *Housing Act 1983* )
- Education centre
- Hospital
- Industry
- Leisure and recreation
- Office
- Place of assembly
- Retail premises
- Service station
- Timber production
- Warehouse

This does not apply to any of the following:

- If a schedule to this overlay specifically states that a permit is not required.
- A building or works consistent with an agreement under Section 173 of the Act prepared in accordance with a condition of permit issued under the requirements of Clause 44.06-5.
- An alteration or extension to an existing building used for a dwelling or a small second dwelling that is less than 50 percent of the gross floor area of the existing building.
- An alteration or extension to an existing building (excluding a dwelling and a small second dwelling) that is less than 10 percent of the gross floor area of the existing building.

- A building or works with a floor area of less than 100 square metres not used for accommodation and ancillary to a dwelling.
- A building or works associated with Timber production provided the buildings or works are not within 150 metres of Accommodation or land zoned for residential or rural residential purposes.

**44.06-3**  
20/03/2023  
VC229

### Application requirements

Unless a schedule to this overlay specifies different requirements, an application must be accompanied by:

- A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Sections 2.2.3 to 2.2.5 of AS3959:2018 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of section 2.2.3.2. Photographs or other techniques may be used to assist in describing the bushfire hazard.
- A **bushfire hazard landscape assessment** including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site. Photographs or other techniques may be used to assist in describing the bushfire hazard. This requirement does not apply to a dwelling that includes all of the approved measures specified in Clause 53.02-3.
- A **bushfire management statement** describing how the proposed development responds to the requirements in this clause and Clause 53.02. If the application proposes an alternative measure, the bushfire management statement must explain how the alternative measure meets the relevant objective.

If in the opinion of the responsible authority any part of these requirements is not relevant to the assessment of an application, the responsible authority may waive, vary or reduce the requirement.

**44.06-4**  
31/07/2018  
VC148

### Requirements of Clause 53.02

An application must meet the requirements of Clause 53.02 unless the application meets all of the requirements specified in a schedule to this overlay.

A schedule to this overlay may specify substitute approved measures, additional alternative measures and additional or substitute decision guidelines for the purposes of Clause 53.02.

**44.06-5**  
31/07/2018  
VC148

### Mandatory condition

#### Subdivision

A permit which creates a lot for a single dwelling on land zoned for residential or rural residential purposes must include the following condition:

*"Before the statement of compliance is issued under the Subdivision Act 1988 the owner must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987. The agreement must:*

- *State that it has been prepared for the purpose of an exemption from a planning permit under Clause 44.06-2 of the [\*insert name of applicable planning scheme] Planning Scheme.*
- *Incorporate the plan prepared in accordance with Clause 53.02-4.4 of this planning scheme and approved under this permit.*
- *State that if a dwelling is constructed on the land without a planning permit that the bushfire protection measures set out in the plan incorporated into the agreement must be implemented and maintained to the satisfaction of the responsible authority on a continuing basis.*

*The land owner must pay the reasonable costs of the preparation, execution and registration of the Section 173 Agreement."*

This does not apply:

## ALPINE PLANNING SCHEME

- If a schedule to this overlay specifies that a Section 173 Agreement is not required.
- Where the relevant fire authority states in writing the preparation of an agreement under Section 173 of the Act is not required for the subdivision.
- For the subdivision of the land into lots each containing an existing dwelling or car parking space.

A permit to subdivide land must include any condition specified in a schedule to this overlay.

### Buildings and works

A permit to construct a building or construct or carry out works must include the following condition:

*"The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed."*

A permit allowing a dwelling to be constructed to the next lower bushfire attack level in accordance with AM1.2 in Clause 53.02-3 must include the following condition:

*"Before the development starts, the owner must enter into an agreement with the responsible authority under section 173 of the Planning and Environment Act 1987 to provide for the following:*

- *A dwelling constructed in accordance with planning permit [\*insert planning permit reference] must not be occupied until a private bushfire shelter (a Class10c building within the meaning of the Building Regulations 2006) is:*
  - *Constructed on the same land as the dwelling.*
  - *Available for use by the occupants of the dwelling at all times.*
  - *Maintained in accordance with the requirements of the building permit issued for that private bushfire shelter.*

*The land owner must pay the reasonable costs of the preparation, execution and registration of the Section 173 Agreement."*

A permit to construct a building or construct or carry out works must include any condition specified in a schedule to this overlay.

### 44.06-6

19/09/2017

VC132

### Referral of applications

An application must be referred under Section 55 of the Act to the person or body specified as the referral authority in Clause 66.03, unless a schedule to this overlay specifies otherwise.

### 44.06-7

31/07/2018

VC148

### Notice and review

An application is exempt from the notice requirements of section 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, unless a schedule to this overlay specifies otherwise.

A schedule to this overlay may specify that notice be given to any person or body in accordance with section 52(1)(c) of the Act.

### 44.06-8

31/07/2018

VC148

### Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 53.02 and Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.

- Any other matters specified in a schedule to this overlay.

**44.06-9**  
19/09/2017  
VC132

#### **Transitional arrangements**

The requirements of Clause 44.06 Bushfire Management Overlay do not apply to a single dwelling, or a dependent person's unit, when a permit under the *Building Act 1993* was issued before the commencement of Amendment GC13, if:

- vegetation is managed to accord with the bushfire attack level assessment undertaken at the time the building permit was issued; and
- a static water supply of:
  - 2500 litres on lots of 500 square metres or less
  - 5000 litres on lots of more than 500 square metres,  
is provided to the satisfaction of the responsible authority.
- no permit was required for such development under Clause 44.06 before the commencement of Amendment GC13.



# Department of Environment, Land, Water & Planning

C/O LANDATA® Online Services  
Telephone: (03) 9102 0402

Your Ref:391656  
Our Ref:77922198-024-7

29 Aug 2025

Nevin Lenne & Gross C/- InfoTrack  
135 King Street  
SYDNEY 2000

Dear Sir / Madam

## **RE: PROPERTY ENQUIRY - 285 BAY CREEK LANE, MONGANS BRIDGE 3691**

I refer to your property enquiry dated 28 Aug 2025, and advise that there are no licences associated with this property.

Should you have any queries regarding this matter please contact  
[transactioncentre@delwp.vic.gov.au](mailto:transactioncentre@delwp.vic.gov.au)

## **LANDATA® Property Certificates Service**

### **Privacy Statement**

*Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 3002*



# Property Clearance Certificate

## Land Tax



INFOTRACK / NEVIN LENNE & GROSS

Your Reference: 73766  
Certificate No: 92970879  
Issue Date: 28 AUG 2025  
Enquiries: ESYSPROD

Land Address: 285 BAY CREEK LANE MONGANS BRIDGE VIC 3691

Land Id	Lot	Plan	Volume	Folio	Tax Payable
9943883	2	147137	9580	731	\$0.00

Vendor: ANGELO CECCANTI

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MR ANGELO CECCANTI	2025	\$660,000	\$0.00	\$0.00

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

Current Vacant Residential Land Tax	Year Taxable Value (CIV)	Tax Liability	Penalty/Interest	Total
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Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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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 IMPROVED VALUE (CIV):	\$1,440,000
SITE VALUE (SV):	\$660,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$0.00

# Notes to Certificate - Land Tax

**Certificate No:** 92970879

## Power to Issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must 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. Pursuant to section 96 of the *Land Tax Act 2005*, if a purchaser of the land described in the Certificate has applied for and obtained a certificate, the amount recoverable from the purchaser by the Commissioner cannot exceed the amount set out in the certificate, described as the "Current Land Tax Charge and Vacant Residential Land Tax Charge" overleaf. 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.

## Apportioning or passing on land tax to a purchaser

6. A vendor is prohibited from apportioning or passing on land tax including vacant residential land tax, interest and penalty tax to a purchaser under a contract of sale of land entered into on or after 1 January 2024, where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

## General information

7. 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.
8. 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 = \$2,610.00

Taxable Value = \$660,000

Calculated as \$2,250 plus ( \$660,000 - \$600,000) multiplied by 0.600 cents.

## VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$14,400.00

Taxable Value = \$1,440,000

Calculated as \$1,440,000 multiplied by 1.000%.

## Land Tax - Payment Options

<b>BPAY</b>  Biller Code: 5249 Ref: 92970879
<b>Telephone &amp; Internet Banking - BPAY®</b> Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. <a href="http://www.bpay.com.au">www.bpay.com.au</a>

<b>CARD</b>  Ref: 92970879
<b>Visa or Mastercard</b> Pay via our website or phone 13 21 61. A card payment fee applies.
<a href="http://sro.vic.gov.au/paylandtax">sro.vic.gov.au/paylandtax</a>

# Property Clearance Certificate

## Commercial and Industrial Property Tax



INFOTRACK / NEVIN LENNE & GROSS

Your Reference: 73766

Certificate No: 92970879

Issue Date: 28 AUG 2025

Enquires: ESYSPROD

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**Land Address:** 285 BAY CREEK LANE MONGANS BRIDGE VIC 3691

Land Id	Lot	Plan	Volume	Folio	Tax Payable
9943883	2	147137	9580	731	\$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
530	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.

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This certificate is subject to the notes found on the reverse of this page. The applicant should read these notes carefully.

Paul Broderick  
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	\$1,440,000
SITE VALUE:	\$660,000
CURRENT CIPT CHARGE:	\$0.00

# Notes to Certificate - Commercial and Industrial Property Tax

**Certificate No:** 92970879

## Power to issue Certificate

- Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

## Amount shown on Certificate

- The Certificate shows any commercial and industrial property tax (including interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue.

## Australian Valuation Property Classification Code (AVPCC)

- The Certificate may show one or more AVPCC in respect of land described in the Certificate. The AVPCC shown on the Certificate is the AVPCC allocated to the land in the most recent of the following valuation(s) of the land under the *Valuation of Land Act 1960*:

- a general valuation of the land;
- a supplementary valuation of the land returned after the general valuation.

- The AVPCC(s) shown in respect of land described on the Certificate can be relevant to determine if the land has a qualifying use, within the meaning given by section 4 of the *Commercial and Industrial Property Tax Reform Act 2024* (CIPT Act). Section 4 of the CIPT Act Land provides that land will have a qualifying use if:
  - the land has been allocated one, or more than one, AVPCC in the latest valuation, all of which are in the range 200-499 and/or 600-699 in the Valuation Best Practice Specifications Guidelines (the requisite range);
  - the land has been allocated more than one AVPCC in the latest valuation, one or more of which are inside the requisite range and one or more of which are outside the requisite range, and the land is used solely or primarily for a use described in an AVPCC in the requisite range; or
  - the land is used solely or primarily as eligible student accommodation, within the meaning of section 3 of the CIPT Act.

## Commercial and industrial property tax information

- If the Commissioner has identified that land described in the Certificate is tax reform scheme land within the meaning given by section 3 of the CIPT Act, the Certificate may show in respect of the land:
  - the date on which the land became tax reform scheme land;
  - whether the entry interest (within the meaning given by section 3 of the Duties Act 2000) in relation to the tax reform scheme land was a 100% interest (a whole interest) or an interest of less than 100% (a partial interest); and
  - the date on which the land will become subject to the commercial and industrial property tax.
- A Certificate that does not show any of the above information in respect of land described in the Certificate does not mean that the land is not tax reform scheme land. It means that the Commissioner has not identified that the land is tax reform scheme land at the date of issue of the Certificate. The Commissioner may identify that the land is tax reform scheme land after the date of issue of the Certificate.

## Change of use of tax reform scheme land

- Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification

must be given to the Commissioner within 30 days of the change of use.

## Commercial and industrial property tax is a first charge on land

- Commercial and industrial property tax (including any interest and penalty tax) is a first charge on the land to which the commercial and industrial property tax is payable. 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 unpaid commercial and industrial property tax.

## Information for the purchaser

- Pursuant to section 27 of the CIPT Act, if a bona fide purchaser for value of the land described in the Certificate applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the Certificate. A purchaser cannot rely on a Certificate obtained by the vendor.

## Information for the vendor

- Despite the issue of a Certificate, the Commissioner may recover a commercial and industrial property tax liability from a vendor, including any amount identified on this Certificate.

## Passing on commercial and industrial property tax to a purchaser

- A vendor is prohibited from apportioning or passing on commercial and industrial property tax to a purchaser under a contract of sale of land entered into on or after 1 July 2024 where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

## General information

- Land enters the tax reform scheme if there is an entry transaction, entry consolidation or entry subdivision in respect of the land (within the meaning given to those terms in the CIPT Act). Land generally enters the reform on the date on which an entry transaction occurs in respect of the land (or the first date on which land from which the subject land was derived (by consolidation or subdivision) entered the reform).

- The Duties Act includes exemptions from duty, in certain circumstances, for an eligible transaction (such as a transfer) of tax reform scheme land that has a qualifying use on the date of the transaction. The exemptions apply differently based on whether the entry interest in relation to the land was a whole interest or a partial interest. For more information, please refer to [www.sro.vic.gov.au/CIPT](http://www.sro.vic.gov.au/CIPT).

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

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

# Property Clearance Certificate

## Windfall Gains Tax



INFOTRACK / NEVIN LENNE & GROSS

Your Reference: 73766

Certificate No: 92970879

Issue Date: 28 AUG 2025

Land Address: 285 BAY CREEK LANE MONGANS BRIDGE VIC 3691

Lot	Plan	Volume	Folio
2	147137	9580	731

Vendor: ANGELO CECCANTI

Purchaser: FOR INFORMATION PURPOSES

WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
		\$0.00	\$0.00	\$0.00	\$0.00

Comments: No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:

\$0.00

# Notes to Certificate - Windfall Gains Tax

**Certificate No:** 92970879

## Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must 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 in respect of the land described in the Certificate:
  - Windfall gains tax that is due and unpaid, including any penalty tax and interest
  - Windfall gains tax that is deferred, including any accrued deferral interest
  - Windfall gains tax that has been assessed but is not yet due
  - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
  - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

## Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, 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 unpaid windfall gains tax.

## Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser by the Commissioner is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.

## Information for the vendor

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

## Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

## General Information

9. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
10. 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.
11. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

## Windfall Gains Tax - Payment Options



Biller Code: 416073  
Ref: 92970870

### 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](http://www.bpay.com.au)



Ref: 92970870

### Visa or Mastercard

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

[sro.vic.gov.au/payment-options](http://sro.vic.gov.au/payment-options)

### Important payment information

Windfall gains tax payments must be made using only these specific payment references.

Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.



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

## ROADS PROPERTY CERTIFICATE

The search results are as follows:

Nevin Lenne & Gross C/- InfoTrack  
135 King Street  
SYDNEY 2000  
AUSTRALIA

Client Reference: 391656

NO PROPOSALS. As at the 28th August 2025, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

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

285 BAY CREEK LANE, MONGANS BRIDGE 3691  
ALPINE SHIRE

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

Date of issue: 28th August 2025

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 77922198 - 77922198145804 '391656'