

**Premium Property Report**

180 Bald Hills Road, Tarwin Lower Vic 3956

Created On: December 29th, 2020

**DETAILS**LOT/PLAN NUMBER OR CROWN DESCRIPTION  
Lot. 1 LP118416SPI (STANDARD PARCEL IDENTIFIER)  
1\LP118416AREA  
204658.04 m<sup>2</sup> ApproxCOUNCIL PROPERTY NUMBER  
181710LOCAL GOVERNMENT (COUNCIL)  
South GippslandPROPERTY TYPE & ATTRIBUTES  
Land 🏠 5 🏡 2 🚗 0**STATE ELECTORATES**LEGISLATIVE COUNCIL  
Eastern Victoria RegionLEGISLATIVE ASSEMBLY  
Gippsland South District**SCHOOLS**CLOSEST PRIVATE SCHOOLS  
Koonwarra Village School (20447m)CLOSEST PRIVATE SCHOOLS  
St Laurence O'Toole School (28201m)CLOSEST PRIMARY SCHOOL  
Tarwin Lower Primary School (5163m)CLOSEST SECONDARY SCHOOL  
Leongatha Secondary College (28304m)**BURGLARY STATISTICS** Powered By POSTCODE AVERAGE  
1 in 181 HomesCOUNCIL AVERAGE  
1 in 248 HomesSTATE AVERAGE  
1 in 76 Homes**COUNCIL INFORMATION - SOUTH GIPPSLAND**PHONE  
03 5662 9200 (South Gippsland)WEBSITE  
<http://www.southgippsland.vic.gov.au/>EMAIL  
council@southgippsland.vic.gov.au

180 Bald Hills Road, Tarwin Lower Vic 3956

Created On: December 29th, 2020

## RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

[VC188](#) Removes Clause 52.13 2009 Bushfire: Recovery Exemptions and references to it from all planning schemes following its expiry.

APPROVED 14/12/2020

[VC180](#) Facilitates the development of new, and the upgrade and expansion of existing, non-government primary and secondary schools.

APPROVED 04/12/2020

[VC190](#) Introduces a new particular provision, Victoria's Big Housing Build at clause 52.20 of the Victoria Planning Provisions and all planning schemes. Clause 52.20 removes the need for a planning permit to develop a housing project if funded under Victori...

APPROVED 01/12/2020

[VC187](#) Introduces a new particular provision, Housing by or on behalf of the Director of Housing at clause 53.20 of the Victoria Planning Provisions and all planning schemes to streamline the planning permit process to construct or extend a dwelling, or to ...

APPROVED 01/12/2020

[VC192](#) amend the Victoria Planning Provisions (clause 72.01-1) to make the Minister the responsible authority for all large energy generation facilities and utility installations..

APPROVED 16/11/2020

[VC176](#) Amends Clause 52.12 (Bushfire Protection: Exemptions) to align the 10/30 and fence line vegetation exemptions with the Bushfire Prone Area map across all Victorian councils, make administrative updates and further clarify the exemptions for dwellings...

APPROVED 12/11/2020

[VC191](#) VC191 amends the Combustible cladding rectification exemptions at 52.01

APPROVED 05/11/2020

[VC030](#) Introduces the Melbourne Airport Environs Overlay. Amends Clause 18 to update reference to the Australian Noise Exposure Forecast (ANEF) and relevant reference documents. Removes the referral requirements under the Schedule to Clause 45.02 and provid...

APPROVED 28/10/2020

[VC193](#) The amendment amends clause 52.18 (State of emergency exemption) to support Victoria's social and economic recovery from the coronavirus (COVID-19) pandemic through temporary planning scheme and permit condition exemptions that enable outdoor dining ...

APPROVED 21/10/2020

[VC169](#) Amendment VC169 changes the Planning Policy Framework to help direct balanced outcomes for housing growth and built form, while also clarifying and consolidating housing policy.

APPROVED 09/10/2020

[VC068](#) Amends the Casey, Hume, Melton, Mitchell, Whittlesea and Wyndham planning schemes to expand Melbournes Urban Growth Boundary (UGB). Changes the definition of Metropolitan Melbourne (Clause 72) to include part of the Mitchell planning scheme. Introduc...

APPROVED 06/10/2020

## PROPOSED PLANNING SCHEME AMENDMENTS

[C090](#) The amendment proposes to implement the recommendations of the South Gippsland Housing and Settlement Strategy 2013 by introducing changes to the Municipal Strategic Statement and the Local Planning Policies at Clause 22.05, Clause 22.06 and Clause 22.07; applying the Restructure Overlay to old and inappropriate subdivisions across the municipality; making zone and overlay changes to land in Jumbunna and Venus Bay, and updating the schedule to Clause 81.01 by introducing the 'Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017' and deleting a redundant incorporated document.

EXHIBITION 16/11/2017

[C117](#) Proposes to rezone land from Public Use Zone (PUZ) 6 (local government) and 7 (other public uses) to Commercial 1 Zone and deletes the Public Acquisition Overlay (PAO) that affects the proposed supermarket site.

EXHIBITION 23/08/2018

**Premium Property Report**

180 Bald Hills Road, Tarwin Lower Vic 3956

Created On: December 29th, 2020

[C124sgip](#) • Rezone 6A Warralong Court, Leongatha (RES1 LP145738) from Public Park and Recreation Zone to General Residential Zone (schedule 1) and planning permit application for removal of the reserve status from the title RES1 LP145738. • Rezone 15 Old Warat...

UNDER EXHIBITION 03/12/2020

[VC189](#) The amendment changes the Victoria Planning Provisions by implementing the Alpine Resorts Strategic Plan 2020-2025 at Clause 12.04-1S Sustainable development in alpine areas. The amendment also translates the Alpine Resorts Planning Scheme into the n...

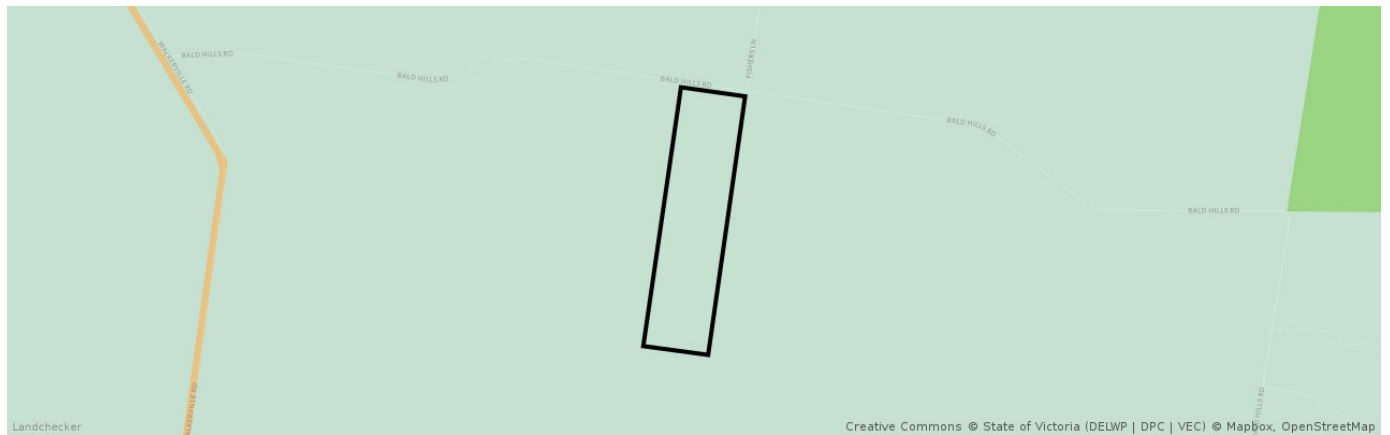
APPROVAL UNDER CONSIDERATION 28/08/2020

180 Bald Hills Road, Tarwin Lower Vic 3956

Created On: December 29th, 2020

SITE DIMENSIONS






**PLANNING ZONE**

**FZ - Farming Zone**

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.

**[Farming Zone](#)**

For confirmation and detailed advice about this planning zone, please contact SOUTH GIPPSLAND council on **03 5662 9200**.

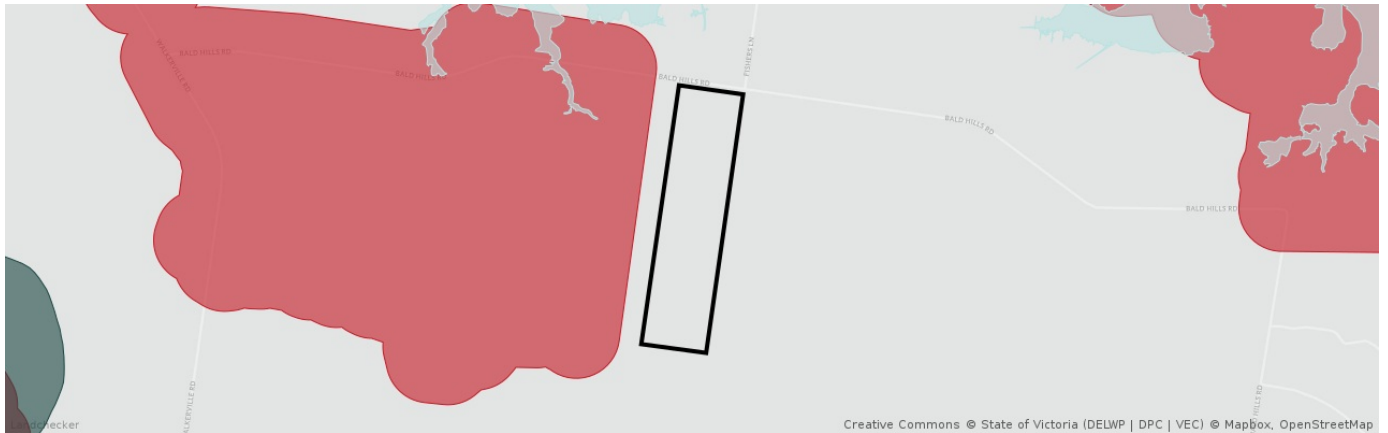
## OTHER PLANNING ZONES IN THE VICINITY:

-  PCRZ - Public Conservation And Resource Zone
-  FZ - Farming Zone
-  RDZ2 - Road Zone

180 Bald Hills Road, Tarwin Lower Vic 3956


Created On: December 29th, 2020

OTHER OVERLAYS IN THE VICINITY



 BMO - Bushfire Management Overlay

 LSIO - Land Subject To Inundation Overlay

 ESO - Environmental Significance Overlay

For confirmation and detailed advice about these planning overlays, please contact SOUTH GIPPSLAND council on 03 5662 9200.

**Premium Property Report**

180 Bald Hills Road, Tarwin Lower Vic 3956

Created On: December 29th, 2020

**PLANNING PERMIT HISTORY**

No planning permit data available for this property.


**NEARBY PLANNING PERMITS**

No planning permit data available.

180 Bald Hills Road, Tarwin Lower Vic 3956

Created On: December 29th, 2020

## ABORIGINAL CULTURAL HERITAGE SENSITIVITY

 Aboriginal Cultural Heritage Sensitivity

This property is within, or in the vicinity of, one or more areas of cultural heritage sensitivity. This data is provided to assist with the decisions in relation to proposed activities on the property.

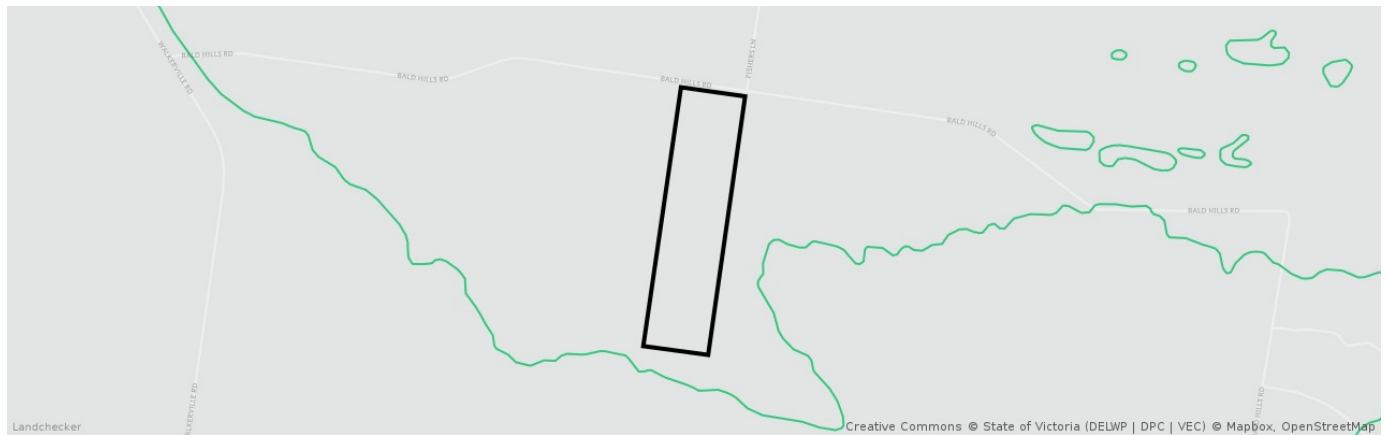
For confirmation and detailed advice about the cultural sensitivity of the property, please visit the [Victorian Aboriginal Heritage Register](#).



180 Bald Hills Road, Tarwin Lower Vic 3956

Created On: December 29th, 2020

ELEVATION CONTOURS



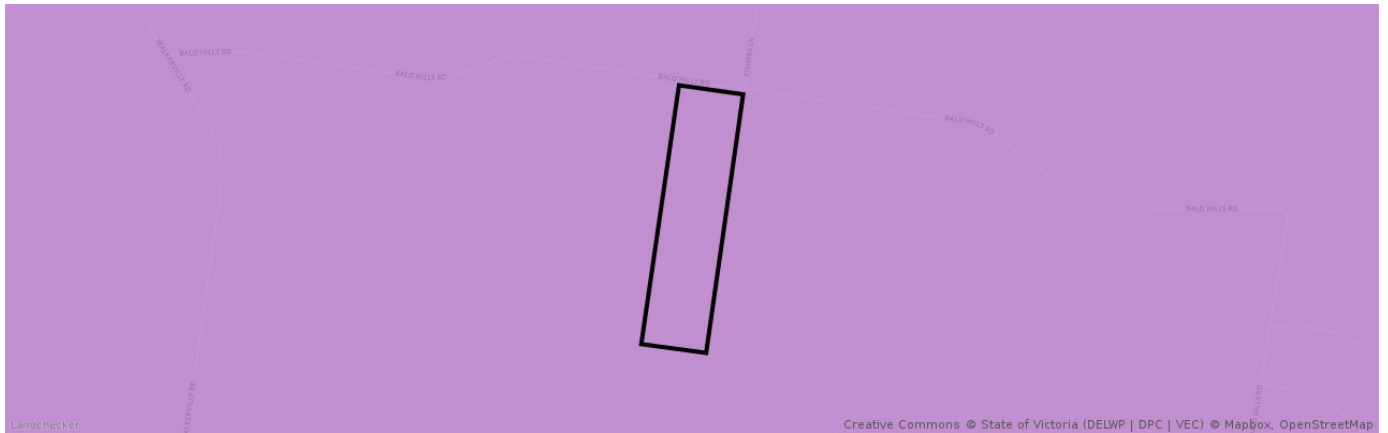
■ 10m-20m Contours


For confirmation and detailed advice about the elevation of the property, please contact SOUTH GIPPSLAND council on 03 5662 9200.

180 Bald Hills Road, Tarwin Lower Vic 3956

Created On: December 29th, 2020

**BUSHFIRE PRONE AREA**



 Bushfire Prone Area

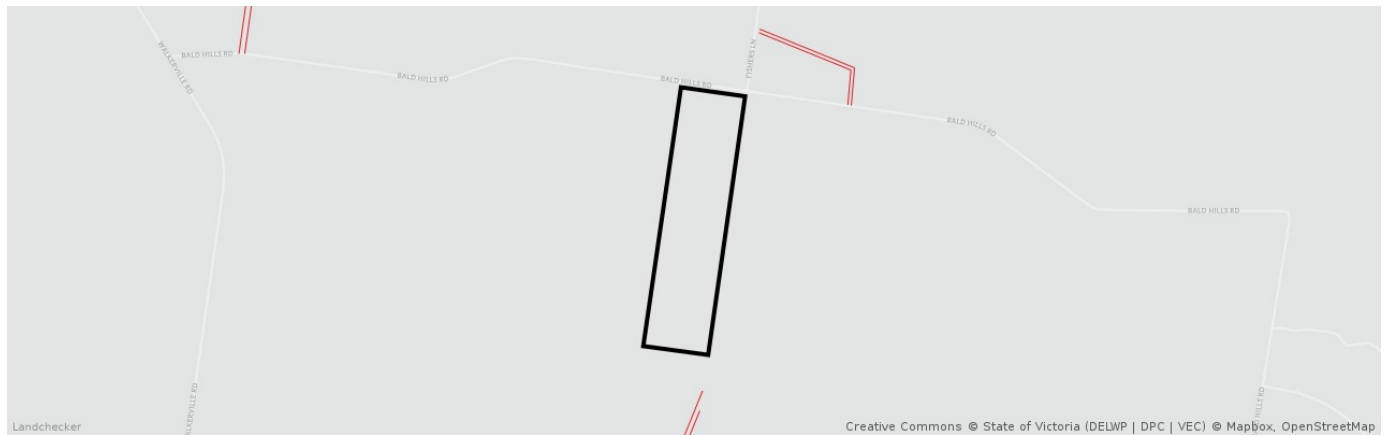
This property is within a zone classified as a Bushfire Prone Area.

For confirmation and detailed advice about the bushfire-prone status of the property, please contact SOUTH GIPPSLAND council on 03 5662 9200.

180 Bald Hills Road, Tarwin Lower Vic 3956

Created On: December 29th, 2020

EASEMENTS



The easement displayed is indicative only and may represent a subset of the total easements.

For confirmation and detailed advice about the easement on or nearby this property, please contact SOUTH GIPPSLAND council on 03 5662 9200.

## Terms and Conditions

LANDCHECKER PTY LTD ACN 607 394 696 (Landchecker)

### 1. Property Report

This Property Report:

- a. is issued subject to the terms and conditions in respect of which Property Reports are issued by Landchecker; and
- b. contains data owned or licensed by our service providers that Landchecker Pty Ltd licences under the terms and conditions in the following links:
  - i. <https://creativecommons.org/licenses/by/4.0/> in respect of data supplied by the State of Victoria;
  - ii. <https://creativecommons.org/licenses/by/4.0/> in respect of census data supplied by the Commonwealth of Australia;
  - iii. <https://www.mapbox.com/tos>, in respect of data supplied by Mapbox Inc.; and
  - iv. <https://www.openstreetmap.org/copyright>, in respect of data supplied by Open Street Maps;
  - v. <https://creativecommons.org/licenses/by/4.0/> in respect of data supplied by the Australian Curriculum, Assessment and Reporting Authority (ACARA).

### 2. Use of Property Report

This Property Report is made available for information purposes only. Recipients of this Property Report acknowledge and agree that they may not rely upon the content of this Property Report for any other purposes other than the express purpose for which it is issued and that recipients:

- a. must not use in any manner which is unlawful, offensive, threatening, defamatory, fraudulent, misleading, deceptive or otherwise inappropriate;
- b. must seek their own independent professional advice and seek their own professional advice in respect of the subject matter of this Property Report before acting on or referring to any of the information contained in this Property Report;
- c. acknowledge that this Property Report is provided entirely at recipients' own risk and neither Landchecker nor its service providers take any responsibility or liability for any loss or damage suffered by recipients in reliance on this Property Report; and
- d. acknowledge that this Property Report will be accurate, complete or reliable.

### 3. Attributions

#### *State Government Copyright Notice and Disclaimer*

The State of Victoria owns the copyright in the property data contained in the Property Report (**Property Data**) and reproduction of that data in any way without the consent of the State of Victoria may constitute a breach of the *Copyright Act 1968* (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Data and any person using or relying on such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Neither Landchecker nor this Property Report are affiliated with, endorsed or authorised by the State of Victoria.

The data in this Property Report may contain property data in respect of an adjacent State. The attribution in respect of the Property Data is only in respect of the property for which the Property Report was obtained. Additional attribution statements for adjoining properties are available in Landchecker's terms of use.

#### *Australian Curriculum Assessment and Reporting Authority*

This Property Report contains data that was downloaded from the ACARA website ([www.acara.edu.au](http://www.acara.edu.au)) (accessed 1 April 2019) and was not modified that is © copyright 2009 to present. ACARA does not:

- a. endorse any product, such as this Property Report, that uses ACARA material; or
- b. make any representations as to the quality of such products.

Any product that uses material published in this Property Report should not be taken to be affiliated with ACARA or have the sponsorship or approval of ACARA. A recipient of this Property Report should make their own assessment of the material in this Property Report.