

SECTION 32 **STATEMENT**

PURSUANT TO DIVISION 2 OF PART II
SECTION 32 OF THE SALE OF LAND ACT 1962 (VIC)

Vendor:	Gary Alan Booth and Sharon Judith Booth
Property:	955 Toomuc Valley Road, Pakenham Upper VIC 3810



VENDORS REPRESENTATIVE

Victorian Statewide Conveyancing Pty Ltd
PO Box 32, Narre Warren VIC 3805
Tel: 87905488
Fax: 87949072

Email: info@victorianstatewide.com.au

Ref: AW:20251112

32A FINANCIAL MATTERS

Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is contained in the attached certificates and as follows-

Provider

Cardinia Shire Council
South East Water

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:-

None to the vendors knowledge

Their total does not exceed \$4,000.00 per annum

At settlement the rates will be adjusted between the parties, so that they each bear the proportion of rates applicable to their respective periods of occupancy in the property.

32A(b) The 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 are as follows:-

Not Applicable

Commercial and Industrial Property Tax

1. The land is tax reform scheme land within the meaning of the Commercial and Industrial Property Tax Reform Act 2024.

Yes ☐ No ☒

2. The AVPCC number is;
3. The Entry Date of the land was;

32B INSURANCE

- (a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: -

Not Applicable

- (b) Where there is a residence on the land which was constructed within the preceding six years, and section 137B of the *Building Act 1993* applies, particulars of the required insurance are as follows:-

Not Applicable

32C LAND USE

- (a) RESTRICTIONS

Information concerning any easement, covenant or similar restriction affecting the land (whether registered or unregistered) is as follows:-

- Easements affecting the land are as set out in the attached copies of title.
- Covenants affecting the land are as set out in the attached copies of title.

- Other restrictions affecting the land are as attached.
- Particulars of any existing failure to comply with the terms of such easement, covenant and/or restriction are as follows:-

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction affecting the land. The Purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements and which are not registered or required to be registered against the Certificate of Title.

(b) BUSHFIRE

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

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme: Cardinia Shire Council Planning Scheme

Responsible Authority: Cardinia Shire Council

Zoning: Rural Conservation Zone – Schedule 2

Planning Overlay/s: Bushfire Management Overlay; Environmental Significance Overlay – Schedule 1

32D NOTICES

- (a) 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 of which the Vendor might reasonably be expected to have knowledge are:- none to the Vendors knowledge however the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor
- (b) The Vendor is not aware of any 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.
- (c) Particulars of any Notice of intention to acquire served under Section 6 of the *Land Acquisition and Compensation Act, 1986* are: Not Applicable.

32E BUILDING PERMITS

Particulars of any Building Permit issued under the *Building Act 1993* during the past seven years (where there is a residence on the land):-

No such Building Permit has been granted to the Vendors knowledge.

32F OWNERS CORPORATION

The Land is NOT affected by an Owners Corporation within the meaning of the *Owners Corporation Act 2006*.

32G GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

(1) The land, in accordance with a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987* is NOT –

- land that is to be transferred under the agreement.
- land on which works are to be carried out under the agreement (other than Crown land).
- land in respect of which a GAIC is imposed

32H SERVICES

Service	Status
Electricity supply	Connected
Gas supply	Connected
Water supply	Not Connected
Sewerage	Not Connected
Telephone services	Connected

Connected indicates that the service is provided by an authority and operating on the day of sale. The Purchaser should be aware that the Vendor may terminate their account with the service provider before settlement, and the purchaser will have to have the service reconnected.

32I TITLE

Attached are the following documents concerning Title:

1. Register Search Statement Volume 9503 Folio 373
2. Plan of Subdivision 117858
3. Certificate of Pool Barrier Compliance.

DATE OF THIS STATEMENT

	/		/20	
--	---	--	-----	--

Name of the Vendor

Gary Alan Booth and Sharon Judith Booth

Signature/s of the Vendor

x

The Purchaser acknowledges being given a duplicate of this statement signed by the Vendor before the Purchaser signed any contract.

DATE OF THIS ACKNOWLEDGMENT

	/		/20	
--	---	--	-----	--

Name of the Purchaser

--

Signature/s of the Purchaser

x

IMPORTANT NOTICE - ADDITIONAL DISCLOSURE REQUIREMENTS

Undischarged mortgages – S32A(a)

Where the land is to be sold subject to a mortgage (registered or unregistered) which is not to be discharged before the purchaser becomes entitled to possession or receipt of rents and profits, then the vendor must provide an additional statement including the particulars specified in Schedule 1 of the *Sale of Land Act 1962*.

Terms contracts – S32A(d)

Where the land is to be sold pursuant to a terms contract which obliges the purchaser to make two or more payments to the vendor after execution of the contract and before the vendor is entitled to a conveyance or transfer, then the vendor must provide an additional statement containing the information specified in Schedule 2 of the *Sale of Land Act 1962*.

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

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

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

VOLUME 09503 FOLIO 373

Security no : 124125058954H
Produced 04/06/2025 03:07 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 117858.
PARENT TITLE Volume 09137 Folio 404
Created by instrument K192537 10/12/1982

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
GARY ALAN BOOTH
SHARON JUDITH BOOTH both of 955 TOOMUC VALLEY ROAD PAKENHAM UPPER VIC 3810
AV456705L 23/03/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV456706J 23/03/2022
COMMONWEALTH BANK OF AUSTRALIA

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 LP117858 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: 955 TOOMUC VALLEY ROAD PAKENHAM UPPER VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 23/03/2022

DOCUMENT END

Delivered from the LANDATA® System by Landchecker Pty Ltd

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	LP117858
Number of Pages (excluding this cover sheet)	2
Document Assembled	04/06/2025 15:07

Copyright and disclaimer notice:

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

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

FOR APPROPRIATIONS, ETC,
SEE BACK HEREOF

SUBDIVISIONAL
CERTIFICATE OF TITLE V. 8360 F. 101

LP 117858
BACK OF SHEET 1

FOR TITLE REFERENCES TO LOTS
SEE PARCELS INDEX

LODGED BY R. F. EGAN AND Co.

DEALING No. DATE 11TH / FEB / 1976

DECLARED BY THOMAS O'BRIEN SLATTERY

ON 18TH / AUG / 1975

COUNCIL SHIRE OF PAKENHAM

DATE OF CONSENT 13TH / OCT / 1975

PLAN MAY BE LODGED / /

PLAN APPROVED. DATE 27TH / FEB / 1976 TIME 10:45^{a.m.} ~~p.m.~~

THE LAND COLOURED BLUE AND GREEN.
IS APPROPRIATED
OR SET APART FOR
EASEMENTS OF WAY AND DRAINAGE

THE LAND COLOURED PURPLE AND GREEN.
IS APPROPRIATED
OR SET APART FOR
EASEMENTS OF SUPPLY OF ELECTRICITY

NOTATIONS.

LOT 2 MISCLOSES AND IS NOT SUBJECT
TO THIS SURVEY.

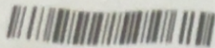
ROADWIDTHS ARE NOT DRAWN TO SCALE.

Fourth Instalment Notice

Valuation, rates and charges for 2024/25



Booth, G A & S J
955 Toomuc Valley Rd
PAKENHAM UPPER VIC 3810



032
1008458
DLX1_11675

Rateable property details:

955 Toomuc Valley Rd
Pakenham Upper 3810
L1 LP117858 V9503 F373 1.215 ha

Instalment 4	
Amount due:	\$786.93
Date due:	31/05/2025
Property number:	1859552100
Issue date:	08/05/2025

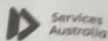
The amount due does not take into account payments received after 5th May 2025.

Payment options

FlexiPay

Set up regular direct debit payments
at cardinia.vic.gov.au/flexipay
Verification code: DBX1

Bill code: 858944
Ref: 18595521008



Set up regular Centrepay deductions from your Centrelink payments at
servicesaustralia.gov.au/centrepay CRN: 555 012 959V



Pay in person at our Customer Service Centre
20 Siding Avenue, Officer.
(Open Monday to Friday, 9.00am - 4.30pm).



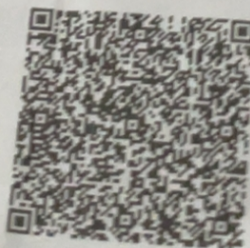
Pay by cheque or money order (please attach this slip) and
PO BOX 7, Pakenham VIC 3810

Post Billpay

Billpay Code: 0860
Ref: 1859 5521 0000 008

31 816, go to postbillpay.com.au or visit an Australia Post store

To verify your property in MyCardinia use
verification code: DBX1
www.cardinia.vic.gov.au/mycardinia



Scan here to pay



To have your notices emailed
Register at cardinia.enotices.com.au
Reference No: F5A7217957

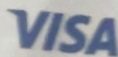
Instalment 4

Property number: 1859552100

Property address:
955 Toomuc Valley Rd

Date paid:

Receipt number:



Bank
Account



VIDEO

PHOTO

SQUARE

Victorian Statewide Conveyancing Pty
Ltd
E-mail:
annette@victorianstatewide.com.au

Statement for property:
LOT 1 955 TOOMUC VALLEY ROAD
PAKENHAM 3810
1 LP 117858

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
62D//19548/5	20251112 AW	04 JUNE 2025	49487064

1. Statement of Fees Imposed

The property is classified as a serviced property with respect to charges which as listed below in the Statement of Fees.

(a) By Other Authorities

Melbourne Water Corporation Total Service Charges	01/04/2025 to 30/06/2025	\$16.75
--	--------------------------	---------

(b) By South East Water

Subtotal Service Charges	\$16.75
---------------------------------	----------------

TOTAL UNPAID BALANCE	\$16.75
-----------------------------	----------------

- Financial Updates (free service) are only available online please go to (type / copy the complete address shown below): <https://secureapp.southeastwater.com.au/PropertyConnect/#/order/info/update>

* Please Note: if usage charges appear above, the amount shown includes one or more of the following:

Water Usage, Recycled Water Usage, Sewage Disposal, Fire Service Usage and Trade Waste Volumetric Fees.

Interest may accrue on the South East Water charges listed in this statement if they are not paid by the due date as set out in the bill.

- The total annual service fees and volumetric fees for water usage and sewerage disposal for each class of property are set out at www.southeastwater.com.au.
- Updates of rates and other charges will only be provided for up to six months from the date of this statement.
- If this property has recently been subdivided from a "parent" title, there may be service or other charges owing on the "parent" which will be charged to this property, once sold, that do not appear on this statement. You must contact us to see if there are any such charges as they may be charged to this property on sale and should therefore be adjusted with the owner of the parent title beforehand.

AUTHORISED OFFICER:



LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198

- If the property is sold, the vendor is liable to pay all fees incurred in relation to the property until the vendor gives South East Water a Notice of Disposition of Land required by the Water (General) Regulations 2021, please include the Reference Number set out above in that Notice.
- Fees relating to the property may change from year-to-year in accordance with the Essential Service Commission's Price Determination for South East Water.
- Every fee referred to above is a charge against the property and will be recovered from a purchaser of the property if it is not paid by the vendor.
- Information about when and how outstanding fees may be paid, collected and recovered is set out in the Essential Services Commission's Customer Service Code, Urban Water Businesses.
- If this Statement only sets out rates and fees levied by Parks Victoria and Melbourne Water, the property may not be connected to South East Water's works. To find out whether the property is, or could be connected upon payment of the relevant charges, or whether it is separately metered, telephone 131 694.
- For a new connection to our water or sewer services, fees / charges will be levied.

2. Encumbrance Summary

Where available, the location of sewers is shown on the attached plan. Please ensure where manholes appear, that they remain accessible at all times "DO NOT COVER". Where driveways/paving is proposed to be constructed over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset, the owner will be responsible for all costs associated with any demolition and or re-instatement works, necessary to allow maintenance and or repair of the asset effected. Where changes to the surface levels requires maintenance shafts/holes to be altered, all works must be carried out by South East Water approved contractors only. For information call 131694. For all other works, prior consent is required from south East Water for any construction over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset.

Portion of the land could be subject to inundation at times of high storm flow. Therefore, any proposed development on the property is to be referred to Melbourne Water, Land Development Team on 9679-7517 or through the Postal Address: GPO Box 4342, Melbourne 3001.

ENCUMBRANCE ENQUIRY EMAIL infostatements@sew.com.au

If no plan is attached to this Statement, South East Water is not aware of any works belonging to South East Water being present on the property.

If a plan is attached to this Statement, it indicates the nature of works belonging to South East Water, their approximate location, and the approximate location of any easement relating to those works.

Important Warnings

The map base for any attached plan is not created by South East Water which cannot and does not guarantee the accuracy, adequacy or completeness of any information in the plan, especially the exact location of any of South East Water's works, which may have changes since the attached plan was prepared. Their location should therefore be proven by hand before any works are commenced on the land.

Unless South East Water's prior written approval is obtained, it is an offence to cause any structure to be built or any filling to be placed on a South East Water easement or within 1 metre laterally of any of its works or to permit any structure to be built above or below any such area.

AUTHORISED OFFICER:

A handwritten signature in black ink, appearing to read "Lara Salembier".

LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198

Any work that requires any South East Water manhole or maintenance shaft to be altered may only be done by a contractor approved by South East Water at the property owner's cost.

If the owner builds or places filling in contravention of that requirement, the owner will be required to pay the cost of any demolition or re-instatement of work that South East Water considers necessary, in order to maintain, repair or replace its asset.

This Statement does not include any information about current or outstanding consent issued for plumbing works on at the property.

3. Disclaimer

This Statement does not contain all the information about the property that a prospective purchaser may wish to know. Accordingly, appropriate enquiries should be made of other sources and information.

South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian Consumer Law.

AUTHORISED OFFICER:

A handwritten signature in black ink, appearing to read 'Lara Salembier'.

LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

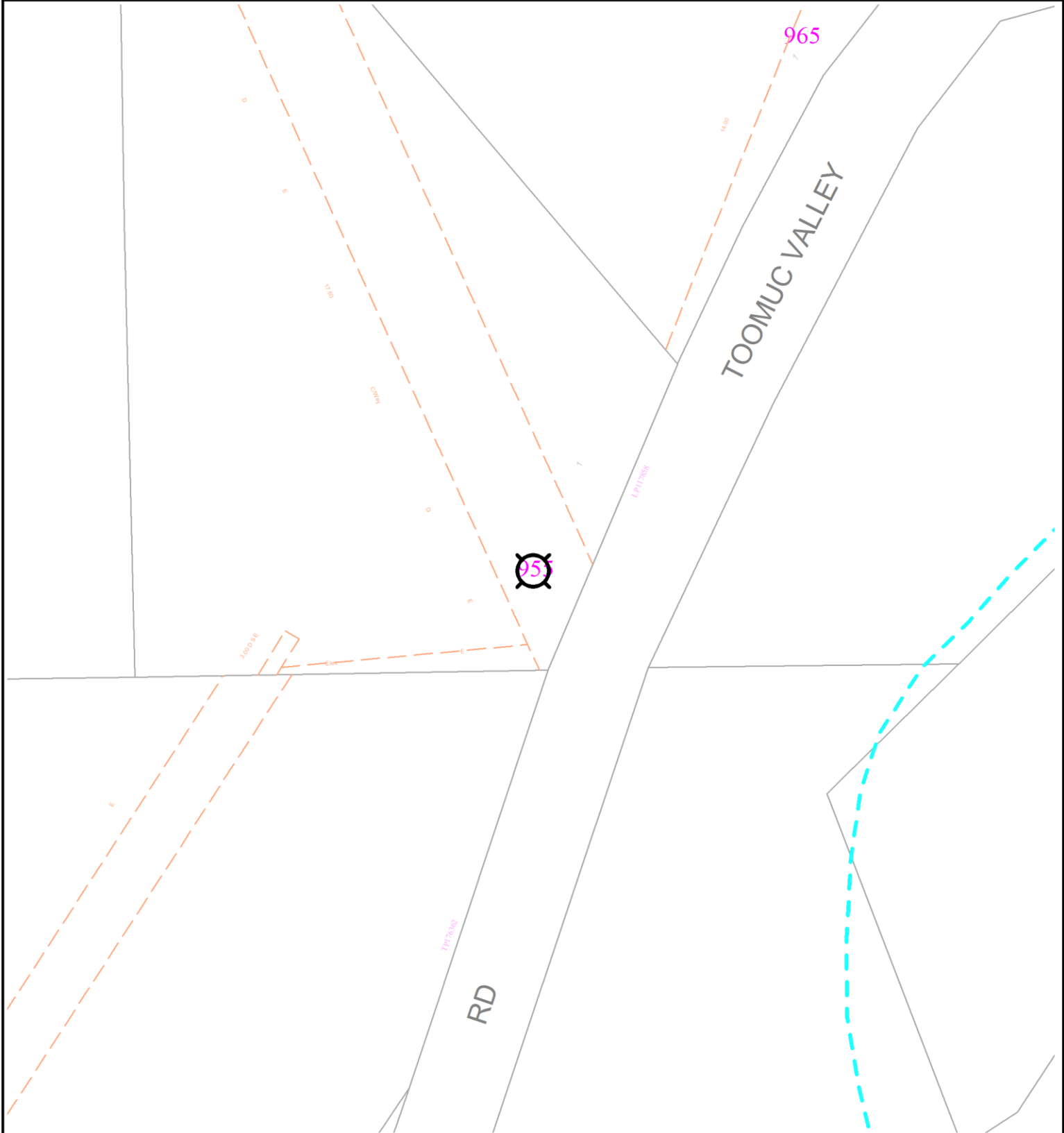
South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198



Case Number: 49487064



Date: 04JUNE2025



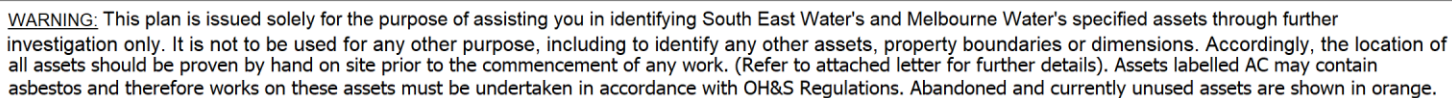
WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

	Title/Road Boundary		Subject Property		Maintenance Hole
	Proposed Title/Road		Sewer Main & Property Connections		Inspection Shaft
	Easement		Direction of Flow		Offset from Boundary
Melbourne Water Assets					
	Sewer Main		Underground Drain		Natural Waterway
	Maintenance Hole		Channel Drain		Underground Drain M.H.

20 0 20 4

Scale in Metres

Date: 04JUNE2025



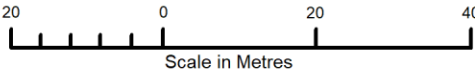
Water Main & Services



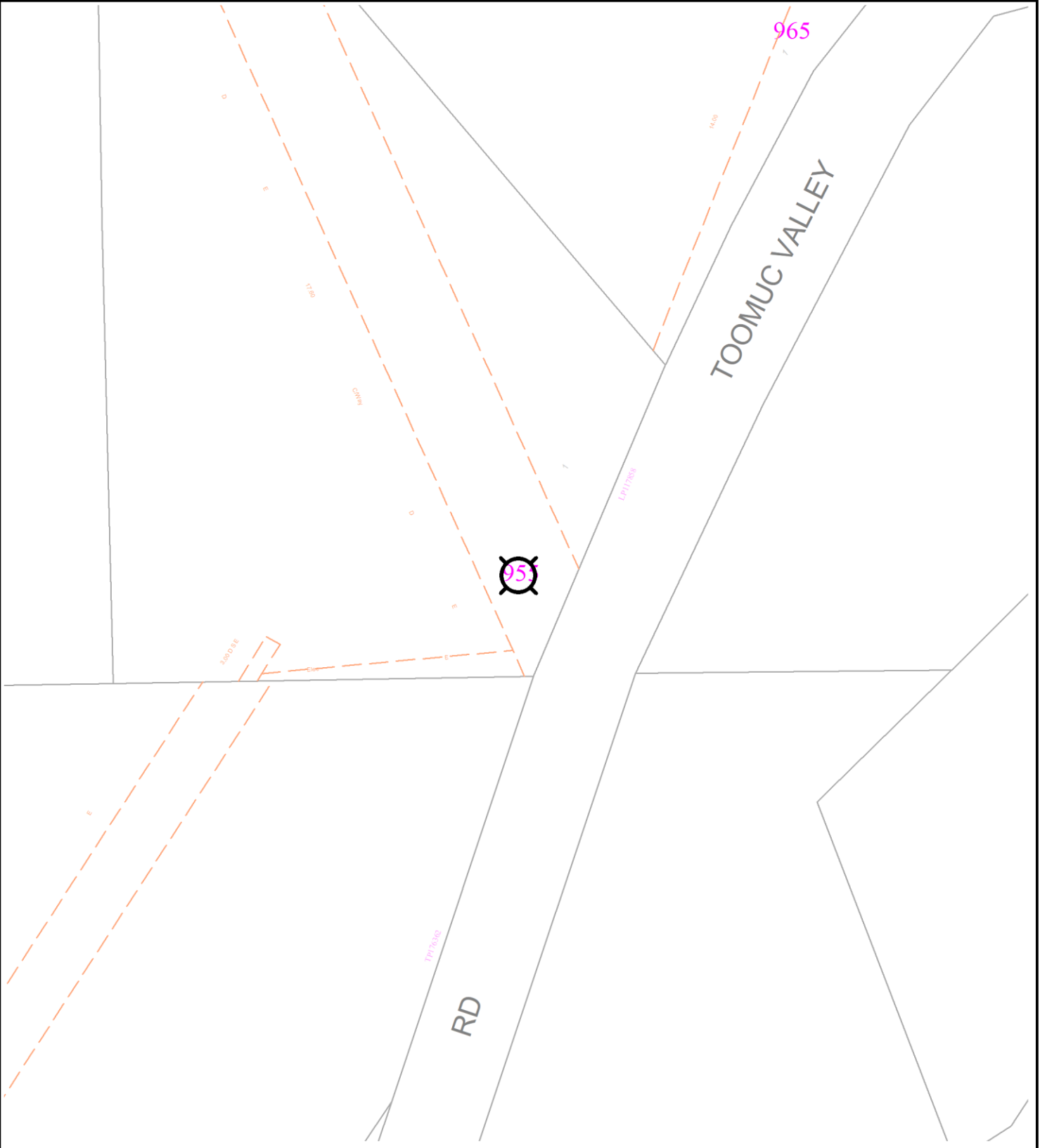
Offset from Boundary



Case Number: 49487064

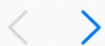


Date: 04JUNE2025



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

LEGEND			
	Title/Road Boundary		Subject Property
	Proposed Title/Road		Recycled Water Main Valve
	Easement		Recycled Water Main & Services
			Hydrant
			Fireplug/Washout
			Offset from Boundary



BRIT



Queen of



All Sale - Ke...



Best Selling...



Drafts (1) - s...



Swimming P...



- sharo... f...

Gmail

Search mail

FORM 23

Regulations 147Y(4), 147ZB(2)

Building Act 1993

Building Regulations 2018

CERTIFICATE OF POOL AND SPA BARRIER COMPLIANCE

Issued to:

1. Name of owner of the land (the *property*) on which the swimming pool or spa is located: **Gary & Sharon Booth**
2. Postal address: **955 TOOMUC VALLEY ROAD PAKENHAM UPPER VIC 3810**
3. Telephone number: **0439443334**
4. Email address: **sharonjjbooth@gmail.com**

Property details:

Number: **955** Street/road **TOOMUC VALLEY ROAD**City/suburb/town **PAKENHAM** Postcode **3810**

Lot/s 1	LP 117858	Volume	Folio
Crown allotment	Section	Parish	County

Municipal district: **PAKENHAM** Council: **CARDINIA**

Type of swimming pool or spa: [please tick]

Permanent swimming pool ☒Permanent spa ☐Relocatable swimming pool ☐Relocatable spa ☐5. Date of construction of the swimming pool or spa: **Not mentioned**6. Applicable barrier standard: **AS.1926.1-2012**

7. The applicable barrier standard applies under: [please tick]

- Division 2 of Part 9A of the Building Regulations 2018 ☐
- relevant deemed to satisfy provisions of the BCA ☒
- a performance solution in accordance with the BCA ☐

8. Date(s) of inspection(s) of the swimming pool or spa barrier:

Date of inspection: **09/06/2024**

Certification of compliance

Following inspection of the swimming pool barrier/spa barrier on the date(s) referred to in item 8 of this certificate, I certify that the barrier complies with the applicable barrier standard.

Signature of swimming pool and spa inspector

Date: **11/06/2024**

Building Amendment (Swimming Pool and Spa) Regulations 2019
S.R. No. 116/2019

S.R. No. 116/2019

9. I confirm that I did not carry out building work on the barrier to address identified non-compliance of the barrier prior to certifying the barrier's compliance with the applicable barrier standard.

PROPERTY REPORT

955 Toomuc Valley Road, Pakenham Upper Vic 3810

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 1 LP117858

LOCAL GOVERNMENT (COUNCIL)

Cardinia

LEGAL DESCRIPTION

1\LP117858

COUNCIL PROPERTY NUMBER

1859552100

LAND SIZE

12,184m² Approx

ORIENTATION

North

FRONTAGE

64.31m Approx

ZONES

RCZ - Rural Conservation Zone - Schedule 2

OVERLAYS

BMO - Bushfire Management Overlay

ESO - Environmental Significance Overlay - Schedule 1

State Electorates

LEGISLATIVE COUNCIL

Eastern Victoria Region

LEGISLATIVE ASSEMBLY

Pakenham District

Schools

CLOSEST PRIVATE SCHOOLS

Beaconhills College (7690 m)

Lakeside College (8199 m)

St Patrick's School (8461 m)

CLOSEST PRIMARY SCHOOLS

Cockatoo Primary School (5997 m)

CLOSEST SECONDARY SCHOOLS

Emerald Secondary College (7658 m)

Burglary Statistics

POSTCODE AVERAGE

1 in 86 Homes

STATE AVERAGE

1 in 76 Homes

COUNCIL AVERAGE

1 in 85 Homes

Council Information - Cardinia

PHONE

1300787624 (Cardinia)

EMAIL

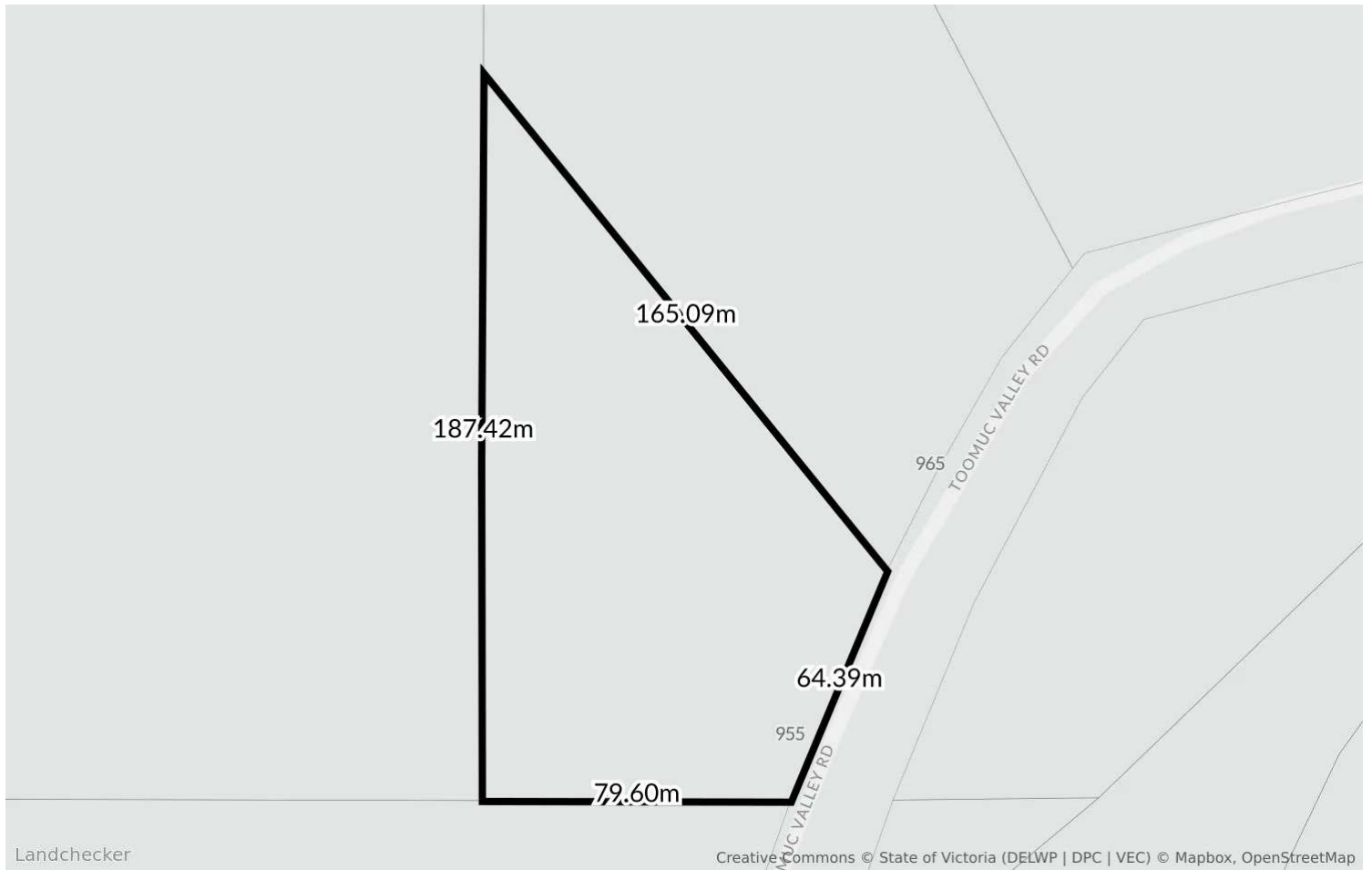
mail@cardinia.vic.gov.au

WEBSITE

<http://www.cardinia.vic.gov.au/>

SITE DIMENSIONS

955 Toomuc Valley Road, Pakenham Upper Vic 3810



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

955 Toomuc Valley Road, Pakenham Upper Vic 3810

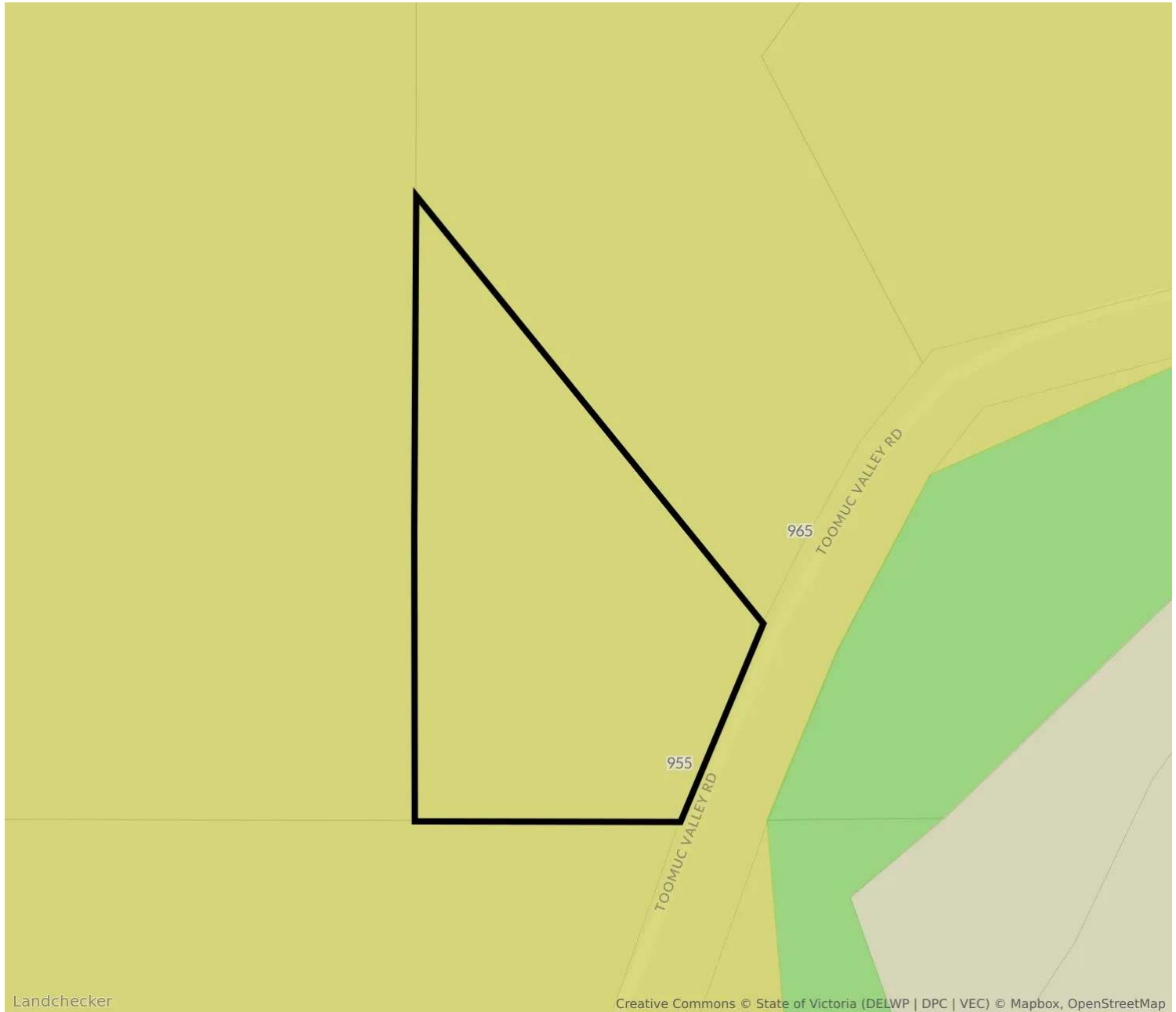
Status	Code	Date	Description
APPROVED	VC274	28/05/2025	Amendment VC274 introduces the Precinct Zone (PRZ) at Clause 37.10 to support housing and economic growth in priority precincts across Victoria in line with Victorias Housing Statement, The Decade Ahead 2024-2034 and the Victorian Governments vision for priority precincts, including Suburban Rail Loop precincts.
APPROVED	VC266	28/05/2025	The amendment extends the timeframe for the temporary planning provisions that allow for the use and development of land for a Dependent persons unit (DPU) by one year to 28 March 2026. The amendment also updates the permit requirements for DPU proposals affected by particular overlays.
APPROVED	C274card	28/05/2025	The amendment introduces the Officer South (Employment) Precinct Structure Plan (PSP) and Infrastructure Contributions Plan into the Cardinia Planning Scheme and makes other changes to the planning scheme to implement the directions of the PSP.
APPROVED	VC257	28/05/2025	Amendment VC257 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to introduce Clause 32.10 Housing Choice and Transport Zone (HCTZ) and Clause 43.06 Built Form Overlay (BFO) to support housing growth in and around activity centres and other well-serviced locations in line with Victorias Housing Statement, The Decade Ahead 2024-2034
APPROVED	VC281	13/04/2025	Amendment VC281 makes changes to the Victoria Planning Provisions and 34 planning schemes by amending clause 12.03-1R (Yarra River protection) to implement stage one of Burndap Birrarung burndap umarkoo, the Yarra Strategic Plan 2022-2032, February 2022. The amendment also introduces clause 51.06 to ensure responsible public entities have regard to the principles specified in the Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017.
APPROVED	VC280	06/04/2025	Amendment VC280 introduces the Great Design Fast Track into the Victoria Planning Provisions and all planning schemes in Victoria. The Great Design Fast Track implements a new planning assessment pathway to facilitate the delivery of high-quality townhouse and apartment developments.
APPROVED	VC269	02/04/2025	The amendment makes changes to the VPP and all planning schemes to improve the operation of clause 53.24 Future Homes.
APPROVED	VC237	02/04/2025	The Amendment changes the VPP and all planning schemes in Victoria by introducing a permit exemption for a remote sellers packaged liquor licence under Clause 52.27, replacing references to EPAs Recommended Separation Distances for Industrial Residual Air Emissions document with the new Separation Distance Guideline and Landfill Buffer Guideline,

Status	Code	Date	Description
			replacing existing references to superseded state and regional waste and resource recovery plans with the new Victorian Recycling Infrastructure Plan, correcting typographical errors, updating formatting and ensuring language and references are accurate and up to date.
APPROVED	VC273	02/04/2025	Amendment VC273 makes changes to clause 52.20 to apply to housing development that are wholly or partly funded by the Victorian or Commonwealth governments.
APPROVED	GC206	02/04/2025	The amendment makes changes to all Schedules to Clause 37.07 (Urban Growth Zone) and the Schedule to Clause 72.04 (Incorporated Documents) of the Cardinia, Casey, Hume, Melton, Mitchell, Whittlesea and Wyndham Planning Schemes to insert the Small Lot Housing Code (Victorian Planning Authority, November 2024)
APPROVED	VC276	01/04/2025	Amendment VC276 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to amend all residential zone schedules and Neighbourhood Character Overlay schedules to implement the new residential development planning assessment provisions and correct technical errors resulting from Amendment VC267.
APPROVED	VC263	19/03/2025	The Amendment makes changes to state policy relating to special water supply catchments and water quality, as well as improving references to the Catchment and Land Protection Act 1994 and updating references to policy documents

PROPOSED PLANNING SCHEME AMENDMENTS

955 Toomuc Valley Road, Pakenham Upper Vic 3810

Status	Code	Date	Description
PROPOSED	C278card	09/01/2025	The amendment introduces a new Environmentally Sustainable Development (ESD) local policy (Clause 22.11) and makes associated changes to the Municipal Strategic Statement (MSS).



RCZ2 – Rural Conservation Zone – Schedule 2

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

To conserve the values specified in a schedule to this zone.

To protect and enhance the natural environment and natural processes for their historic, archaeological and scientific interest, landscape, faunal habitat and cultural values.

To protect and enhance natural resources and the biodiversity of the area.

To encourage development and use of land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality.

To provide for agricultural use consistent with the conservation of environmental and landscape values of the area.

To conserve and enhance the cultural significance and character of open rural and scenic non urban landscapes.

VPP 35.06 Rural Conservation Zone

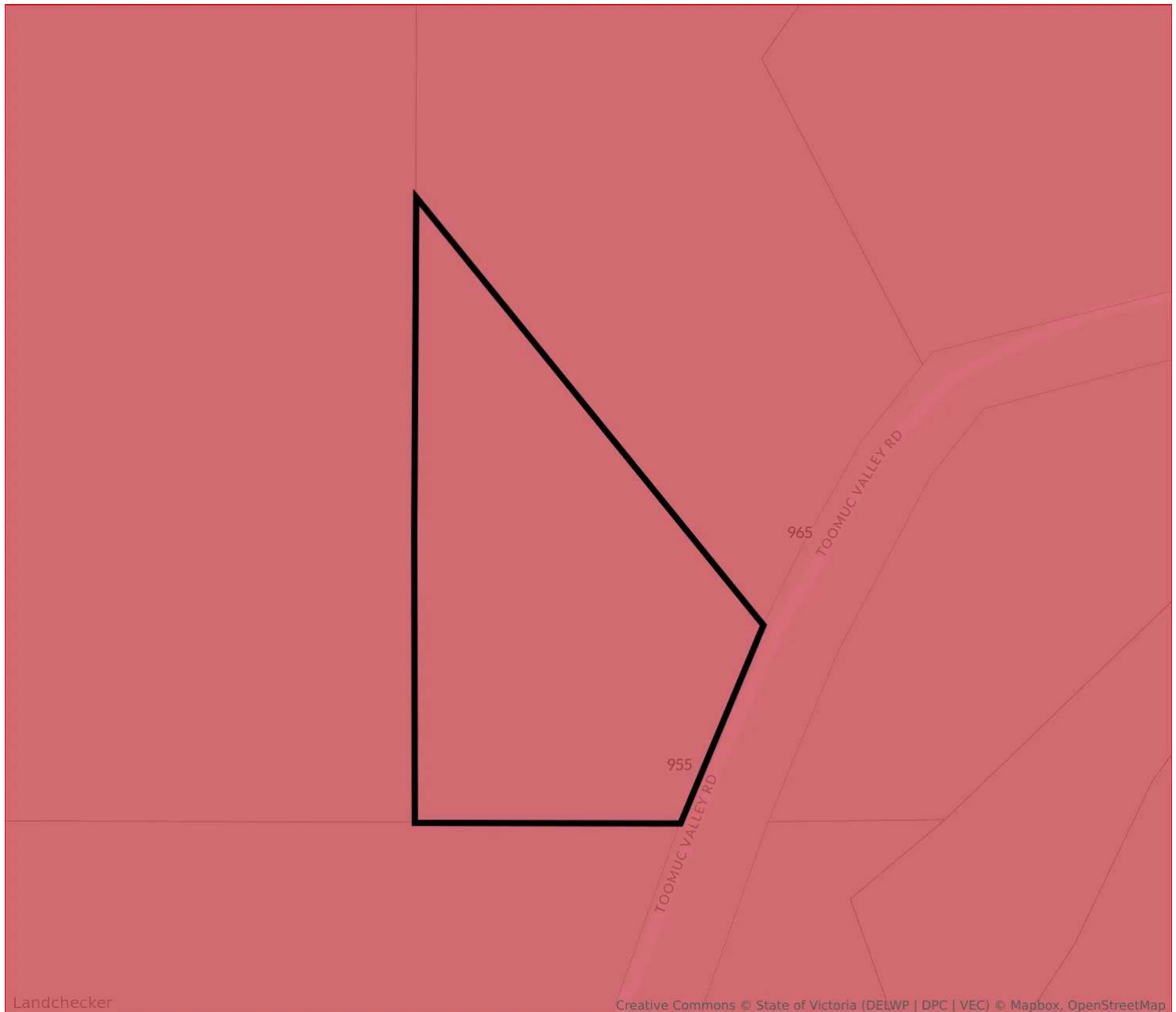
LPP 35.06 Schedule 2 To Clause 35.06 Rural Conservation Zone

For confirmation and detailed advice about this planning zone, please contact CARDINIA council on 1300787624.

Other nearby planning zones

GWZ – Green Wedge Zone

PCRZ – Public Conservation And Resource Zone



BMO - Bushfire Management Overlay

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

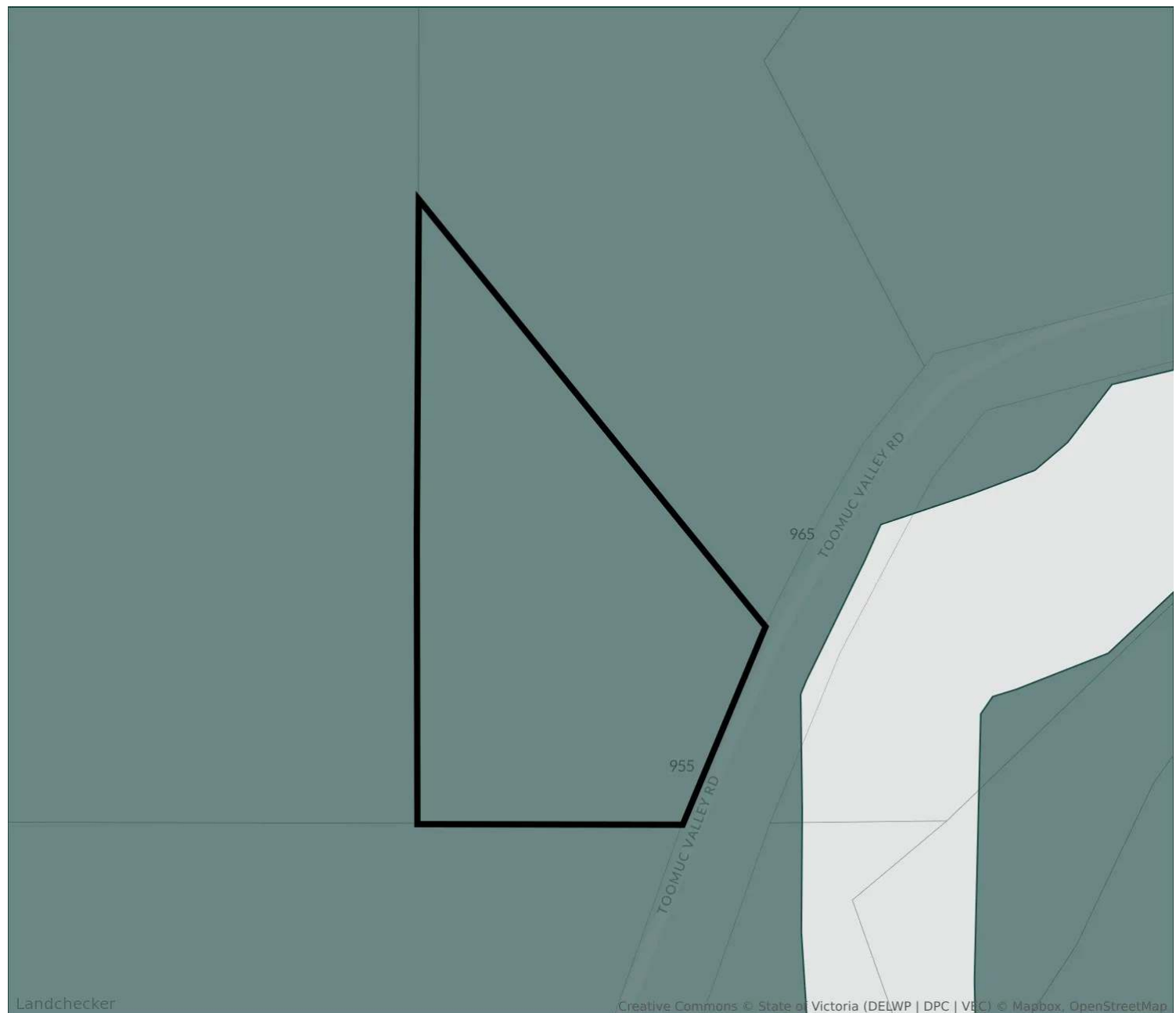
To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.

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.

[VPP 44.06 Bushfire Management Overlay](#)

For confirmation and detailed advice about this planning overlay, please contact CARDINIA council on 1300787624.



ES01 - Environmental Significance Overlay - Schedule 1

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

To identify areas where the development of land may be affected by environmental constraints.

To ensure that development is compatible with identified environmental values.

VPP 42.01 Environmental Significance Overlay

The hills to the northern part of the municipality (generally to the north of the Princes Highway) is an area with significant landscape and environmental values. The area is characterised by a geology of Devonian Granitic and Sulrian Sediment origin, moderate to steep slopes, and areas of remnant vegetation. These characteristics contribute to environmental values including landscape quality, water quality, and habitat of botanical and zoological significance. These characteristics are also a significant factor in terms of environmental hazards including erosion and fire risk. The vegetation supports the ecological processes and biodiversity of this area by forming core habitat areas within a complex network of biolink wildlife corridors. Sites containing threatened flora and fauna are defined as being of botanical and zoological significance. Development within and around these sites need to be appropriately managed to ensure the long term protection, enhancement

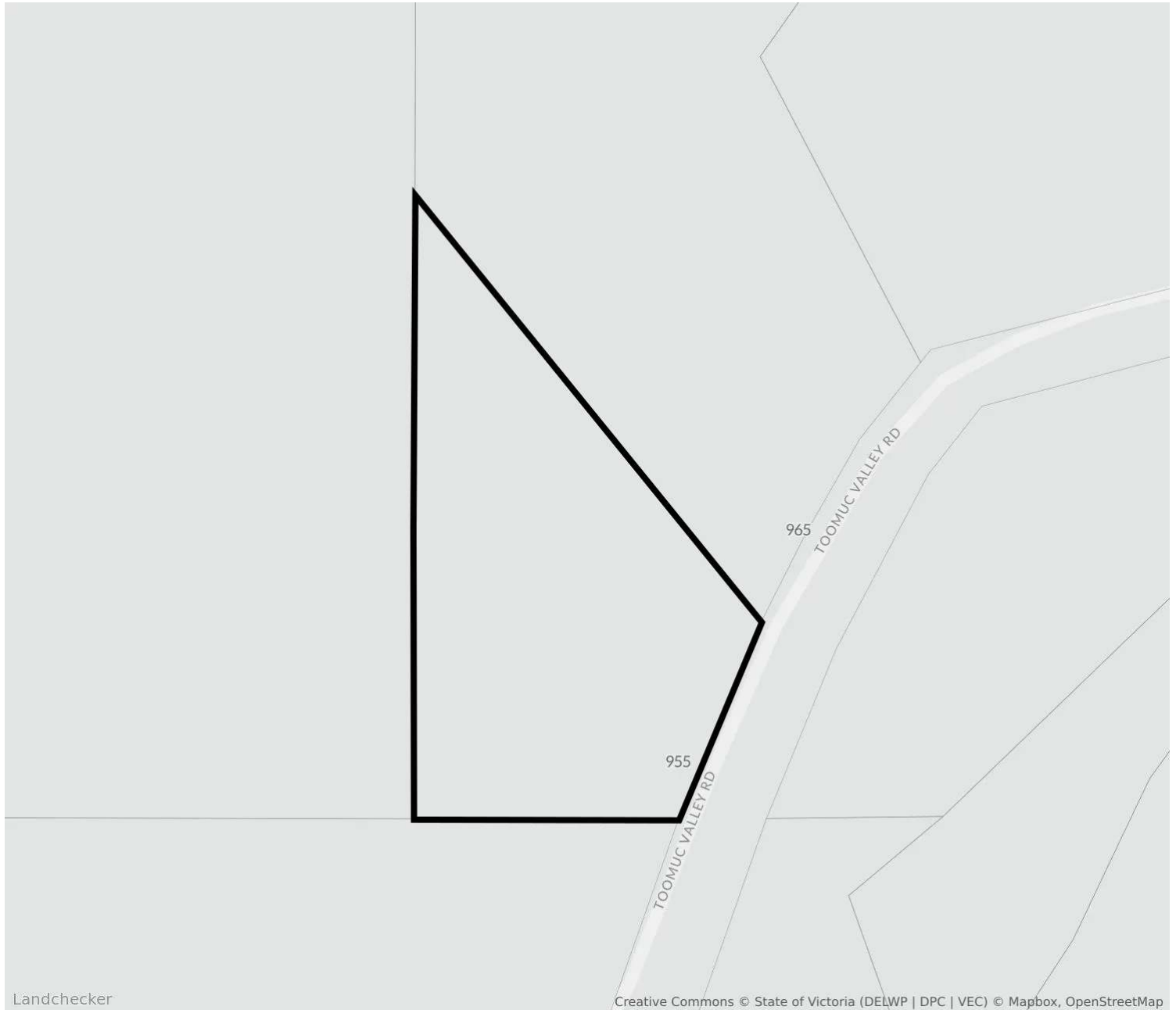
and sustainability of these ecological processes and the maintenance of biodiversity.

[LPP 42.01 Schedule 1 To Clause 42.01 Environmental Significance Overlay](#)

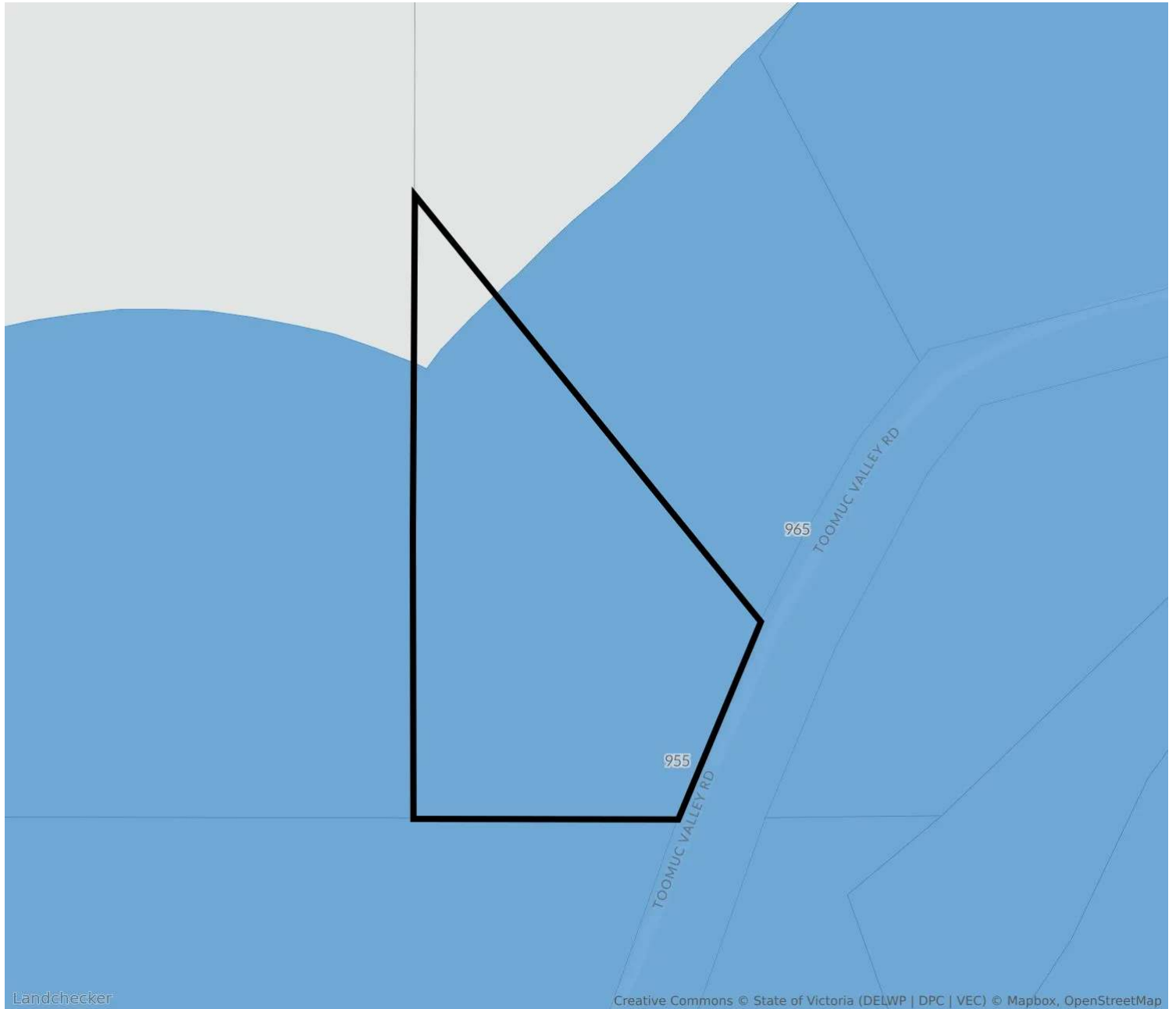
For confirmation and detailed advice about this planning overlay, please contact CARDINIA council on 1300787624.

NEARBY OVERLAYS

955 Toomuc Valley Road, Pakenham Upper Vic 3810



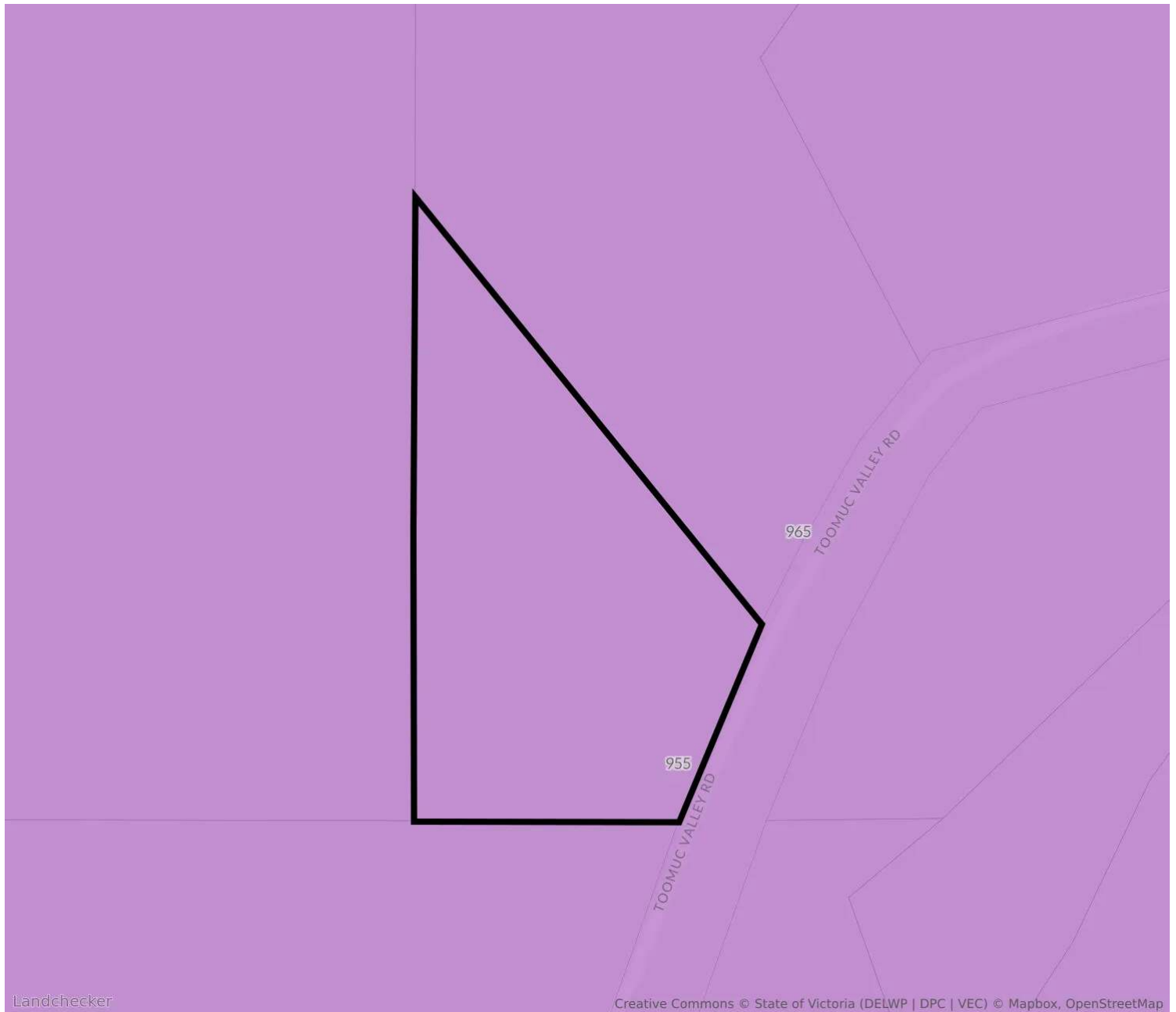
There are no overlays in the vicinity



Aboriginal Cultural Heritage Sensitivity

This property is within, or in the vicinity of, one or more areas of cultural heritage sensitivity.

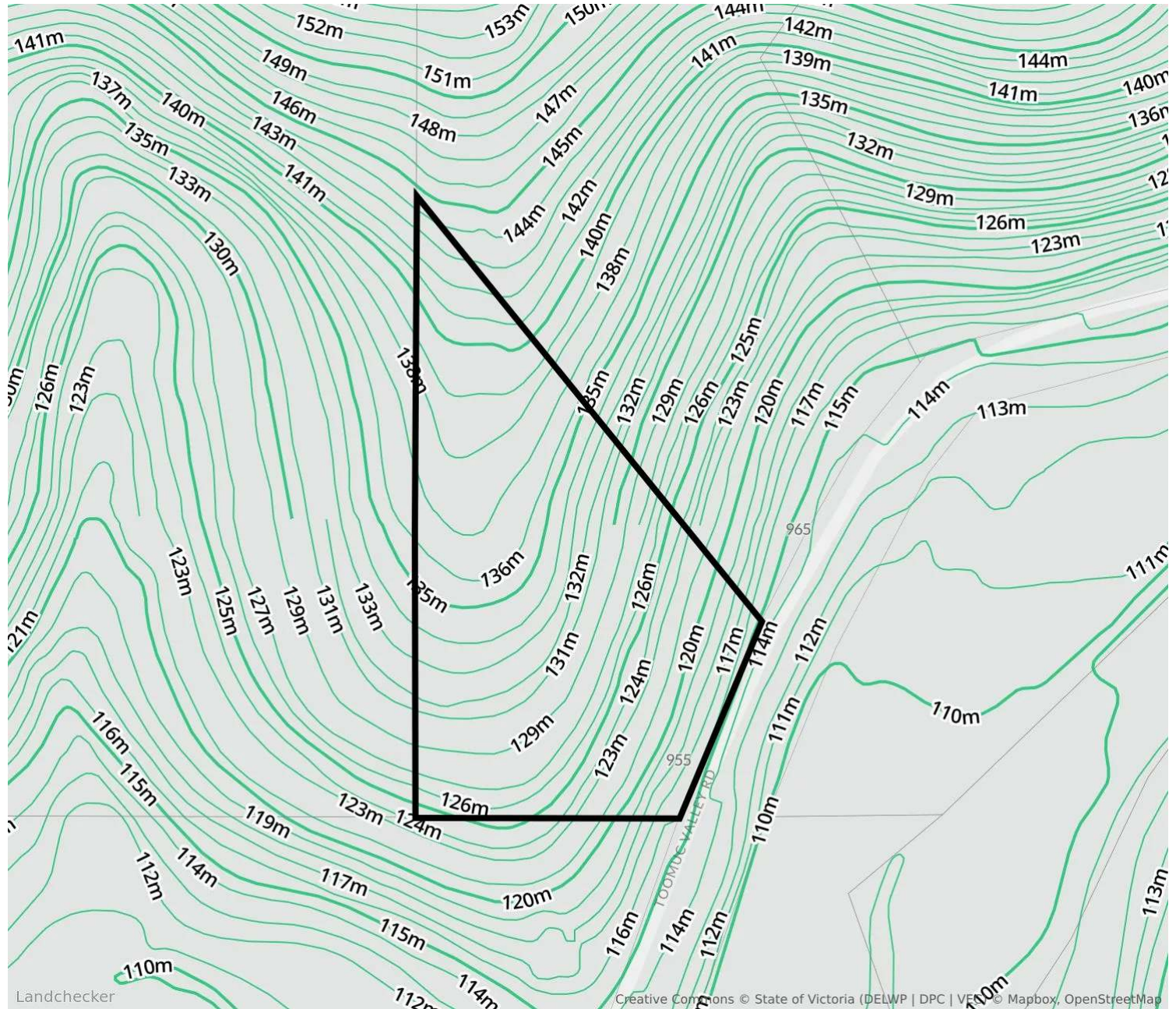
For confirmation and detailed advice about the cultural sensitivity of this property, please contact CARDINIA council on 1300787624.



Bushfire Prone Area

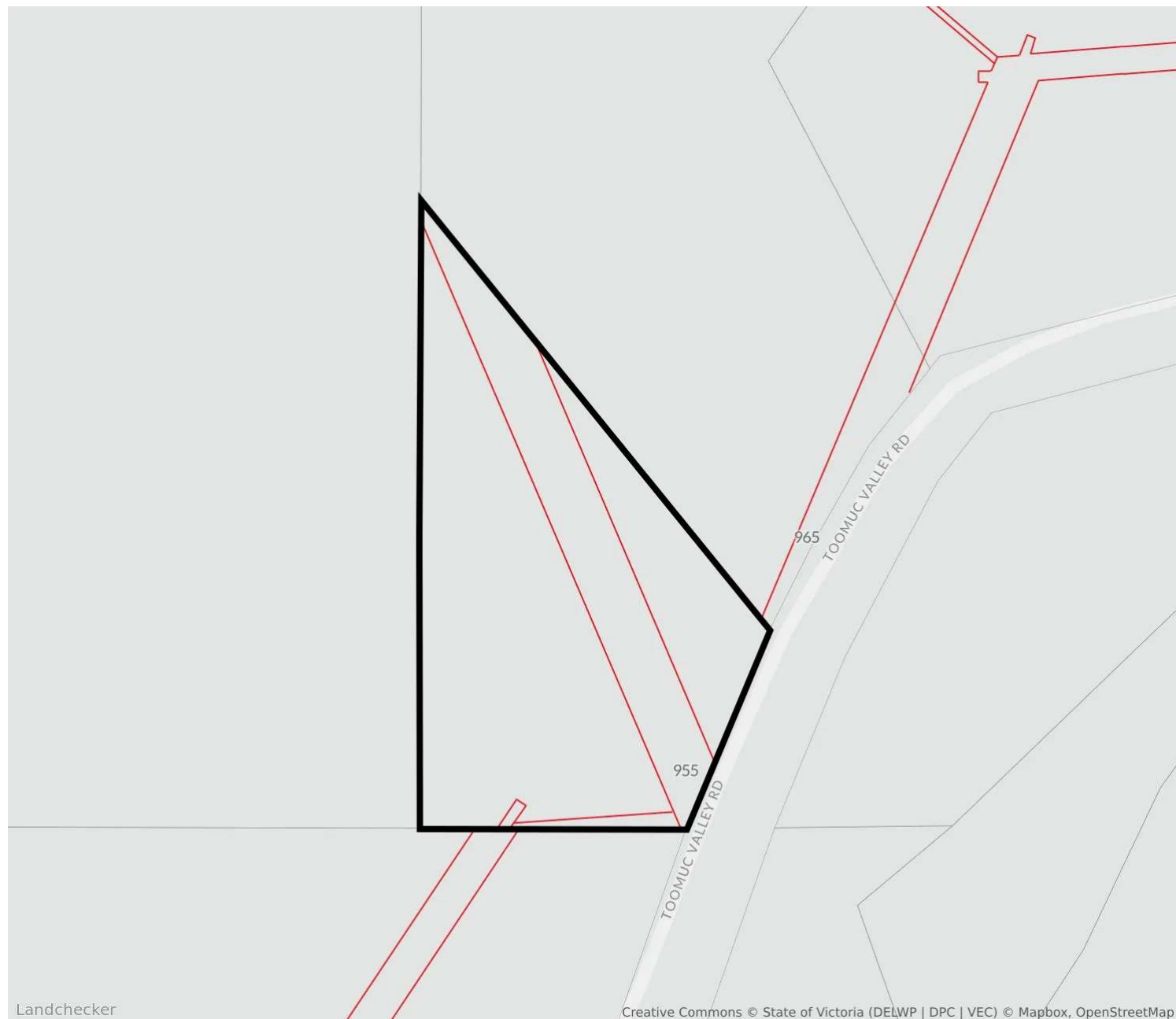
This property is within a zone classified as a bushfire prone area.

For confirmation and detailed advice about the bushfire prone area of this property, please contact CARDINIA council on 1300787624.



1 - 5m Contours

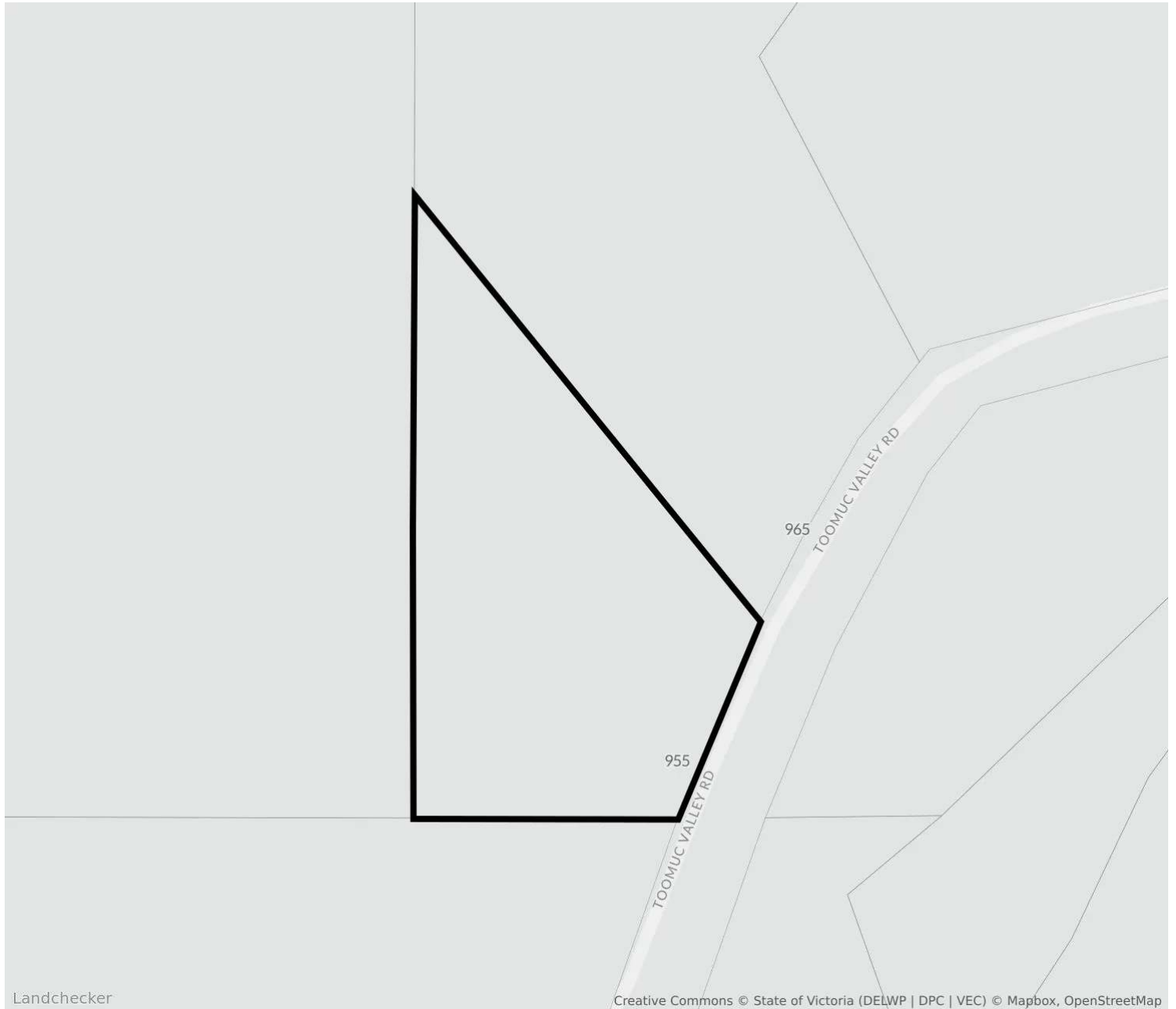
For confirmation and detailed advice about the elevation of the property, please contact CARDINIA council on 1300787624.



Easements

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

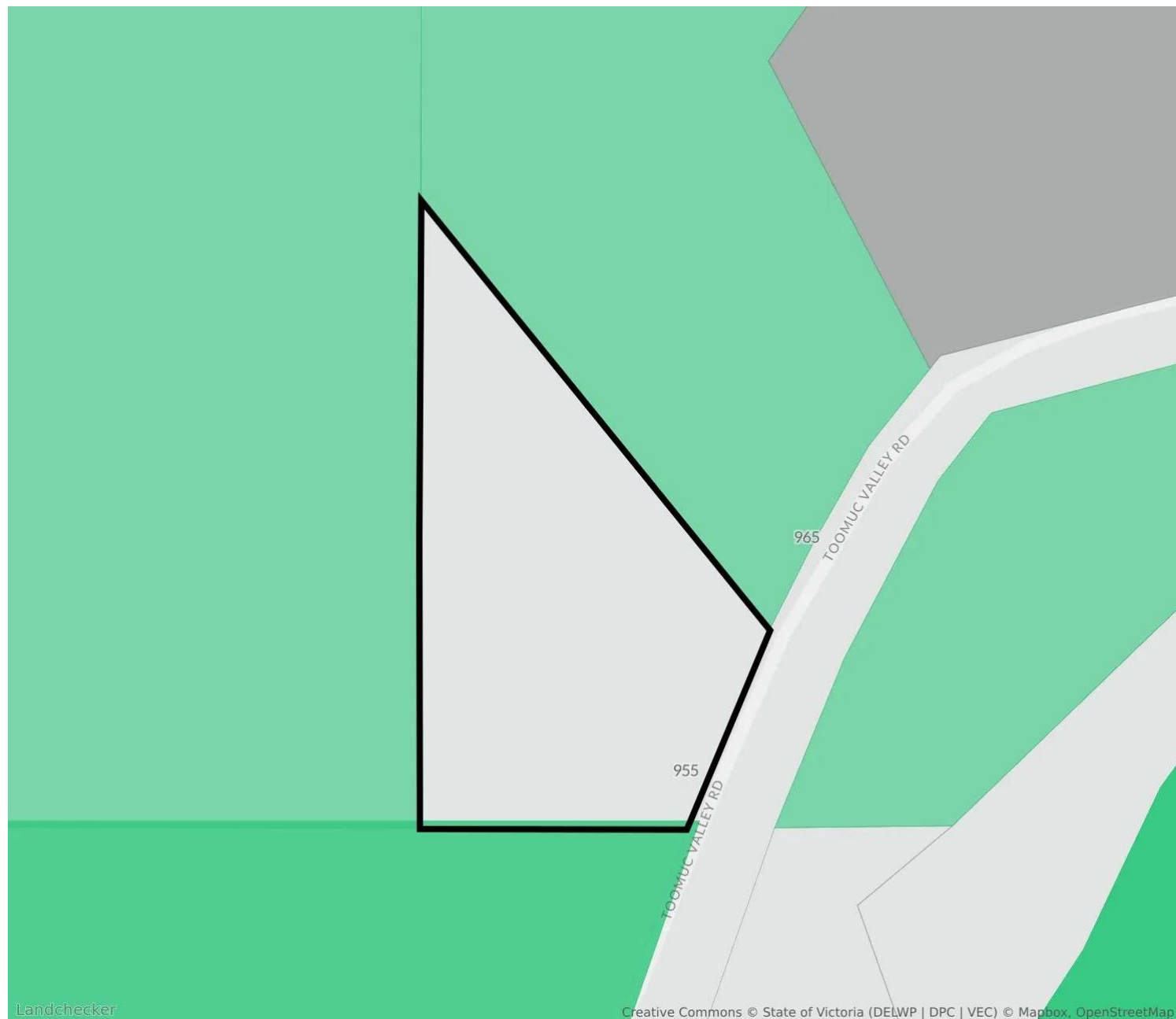
For confirmation and detailed advice about the easement on or nearby this property, please contact CARDINIA council on 1300787624.



No planning permit data available for this property.

NEARBY PLANNING PERMITS

955 Toomuc Valley Road, Pakenham Upper Vic 3810



Status	Code	Date	Address	Description
OTHER	T240142	25/11/2024	979 Toomuc Valley Road, Pakenham Upper	Development of land for replacement dwelling and associated works.
APPROVED	T220263	21/11/2022	965 Toomuc Valley Road, Pakenham Upper	Use and development of land for a dependent person's unit and removal of vegetation.
APPROVED	T220181 - PC1	13/07/2022	120 Shelton Road, Pakenham Upper	T220181 pc1 (con. O1 c1p) - plans to comply application.
APPROVED	T220181	08/07/2022	120 Shelton Road, Pakenham Upper	Buildings and works (construction of a shed).
APPROVED	T210599	17/09/2021	120 Shelton Road, Pakenham Upper	Construction of an outbuilding and associated works.
APPROVED	T200763	25/05/2021	980 Toomuc Valley Road, Pakenham Upper	Buildings and works associated with a dwelling extension.
APPROVED	T190515	17/10/2019	Bourkes Creek Road, Pakenham Upper Bourkes Creek Road, Pakenham Upper	Development of the land for a building associated with agriculture (open-side horse arena).

Status	Code	Date	Address	Description
APPROVED	T180660	28/11/2018	120 Shelton Road, Pakenham Upper	Construction of a shed.
APPROVED	T180214	15/06/2018	36 Shelton Road, Pakenham Upper	Development of the land for a dwelling extension.
APPROVED	T170339	19/12/2017	945 Toomuc Valley Road, Pakenham Upper	Development of the land for a replacement dwelling and associated earthworks, conversion of the existing dwelling to a non habitable outbuilding and removal of vegetation.
APPROVED	T160865	29/05/2017	945 Toomuc Valley Road, Pakenham Upper	The development of the land for an outbuilding & associated earthworks within 100 metres of a dwelling not in the same ownership.
APPROVED	T160704	29/11/2016	104 Downey Road, Dewhurst	Buildings and works associated with the construction of an outbuilding (carport).
APPROVED	T150112	30/04/2015	Bourkes Creek Road, Pakenham Upper Bourkes Creek Road, Pakenham Upper	The removal of reserve status under section 24a of the subdivision act 1988 of reserve no. 1 from ps341381g.
APPROVED	T110763	21/08/2012	979 Toomuc Valley Road, Pakenham Upper	Development of the land for the purpose of an outbuilding with a reduced setback and associated earthworks, generally in accordance with the approved plans.
APPROVED	T090460	04/08/2010	104 Downey Road, Dewhurst	The subdivision of the land into two (2) lots.
APPROVED	T080427	25/11/2008	Downey Rd, Dewhurst	The use and development of the land for the purpose of a dwelling and outbuilding, generally in accordance with the approved plans.
REJECTED	T040987	28/06/2005	Bourkes Creek Rd, Pakenham Upper Bourkes Creek Rd, Pakenham Upper	Vegetation removal for fence.
APPROVED	T040984	06/05/2005	945 Toomuc Valley Road, Pakenham Upper	Two (2) lot boundary re-alignment.
APPROVED	T040338	13/07/2004	80 Shelton Rd, Pakenham Upper	Construction of two garages/sheds.

For confirmation and detailed advice about this planning permits, please contact CARDINIA council on 1300787624.

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/legalcode> 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. The information is supplied by Landchecker (ABN 31 607 394 696) on behalf of PropTrack Pty Ltd (ABN 43 127 386 298) Copyright and Legal Disclaimers about Property Data (PropTrack); and
- vi. <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 it 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 not be accurate, complete or reliable.

3. Attributions

State Government Copyright Notice and Disclaimer

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State and Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon 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) (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.

Due Diligence Checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.

- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?
- Can you build new dwellings?
- Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

Can you change how the property is used, or

the buildings on it?

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

There are laws and regulations about how buildings and retaining walls are constructed,

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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