

PROPERTY DETAILS

Lot and Plan Number:	Lot D PS728916	
Address:	40S FLANAGAN CRESCENT CRANBOURNE SOUTH 3977	
Standard Parcel Identifier (SPI):	D\PS728916	
Local Government Area (Council):	CASEY	www.casey.vic.gov.au
Council Property Number:	162776	
Planning Scheme:	Casey	Planning Scheme - Casey
Directory Reference:	Melway 132 H10	

UTILITIES

Rural Water Corporation:	Southern Rural Water
Melbourne Water Retailer:	South East Water
Melbourne Water:	Inside drainage boundary
Power Distributor:	AUSNET

STATE ELECTORATES

Legislative Council:	SOUTH-EASTERN METROPOLITAN
Legislative Assembly:	CRANBOURNE

OTHER

Registered Aboriginal Party:	Bunurong Land Council Aboriginal Corporation
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[View location in VicPlan](#)

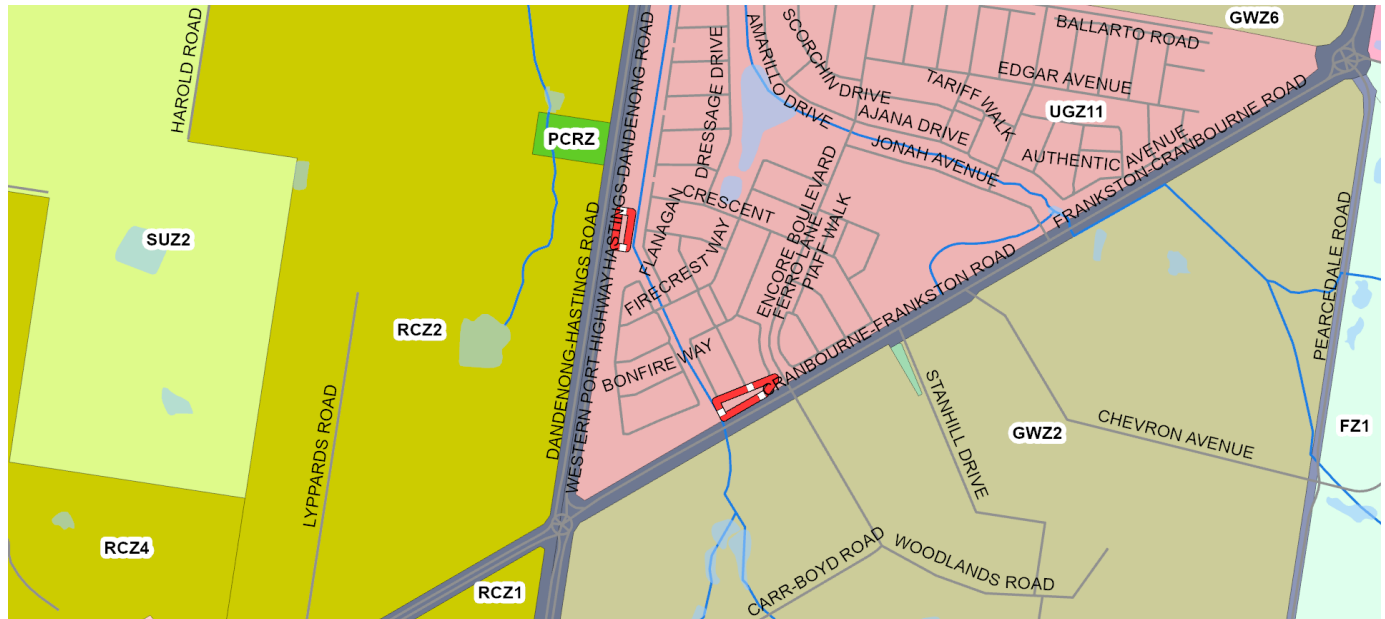
Note

This land is in an area added to the Urban Growth Boundary after 2005. It may be subject to the Growth Area Infrastructure Contribution.
For more information about this project go to [Victorian Planning Authority](#)

Planning Zones

[URBAN GROWTH ZONE \(UGZ\) \(CASEY\)](#)

[URBAN GROWTH ZONE - SCHEDULE 11 \(UGZ11\) \(CASEY\)](#)

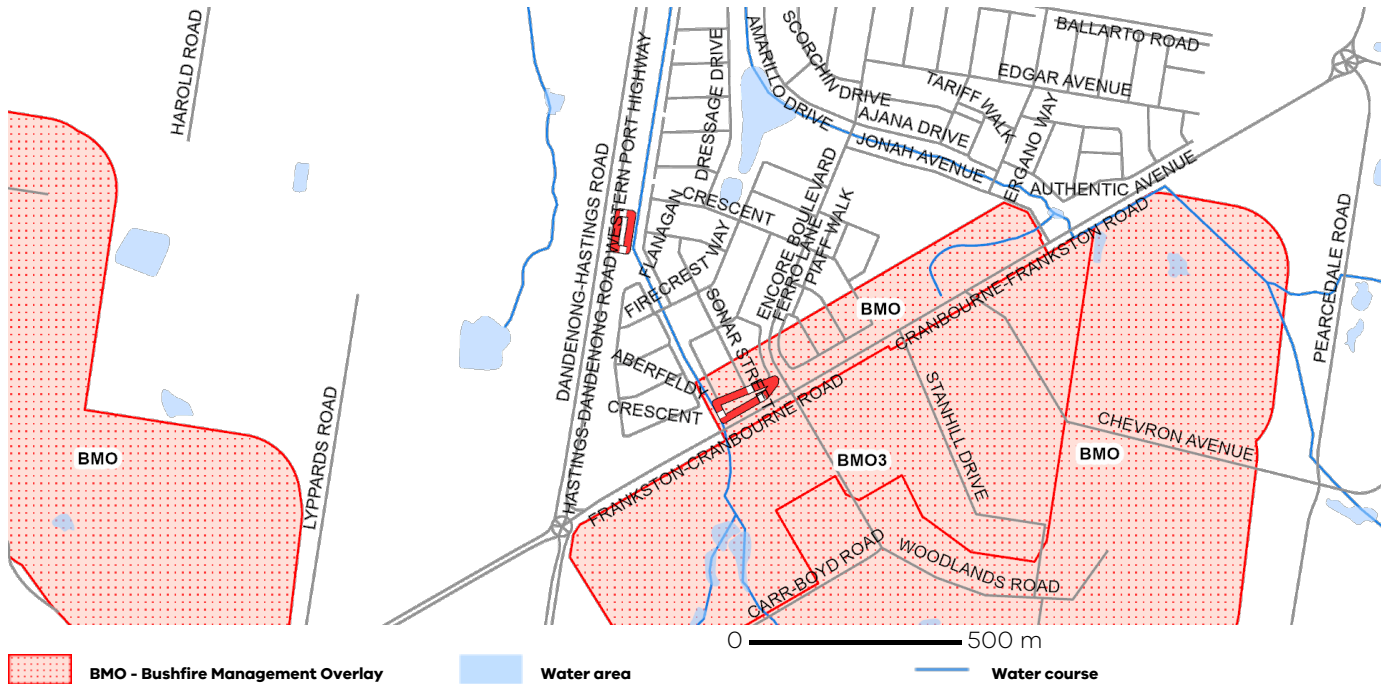


FZ - Farming	GRZ - General Residential	GWZ - Green Wedge
PCRZ - Public Conservation and Resource	PPRZ - Public Park and Recreation	R1Z - Residential 1
RCZ - Rural Conservation	SUZ - Special Use	TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road	UGZ - Urban Growth	Water area
Water course		

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

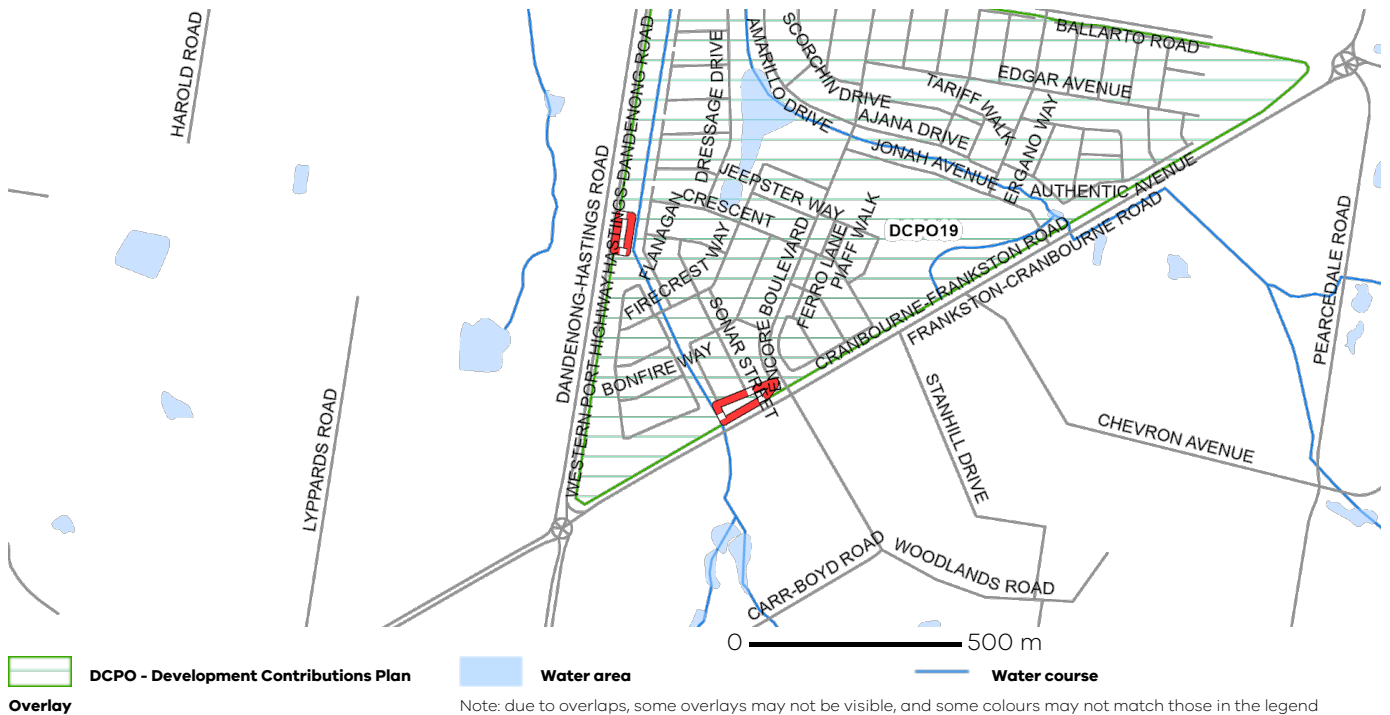
Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO) (CASEY)



DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO) (CASEY)

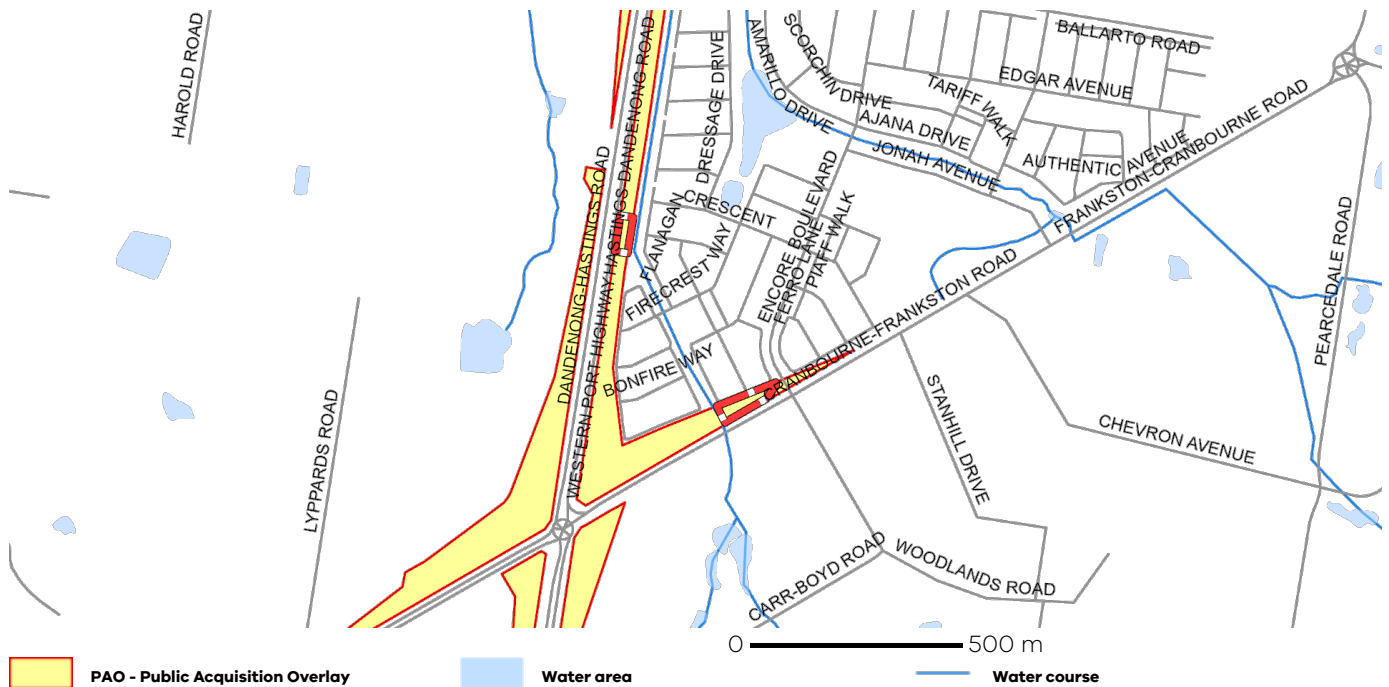
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 19 (DCPO19) (CASEY)



Planning Overlays

PUBLIC ACQUISITION OVERLAY (PAO) (CASEY)

PUBLIC ACQUISITION OVERLAY - PS MAP REF PAO1 SCHEDULE (PAO1) (CASEY)



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

PLANNING PROPERTY REPORT

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[DEVELOPMENT PLAN OVERLAY \(DPO\) \(CASEY\)](#)

[DEVELOPMENT PLAN OVERLAY \(DPO\) \(FRANKSTON\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\) \(CASEY\)](#)

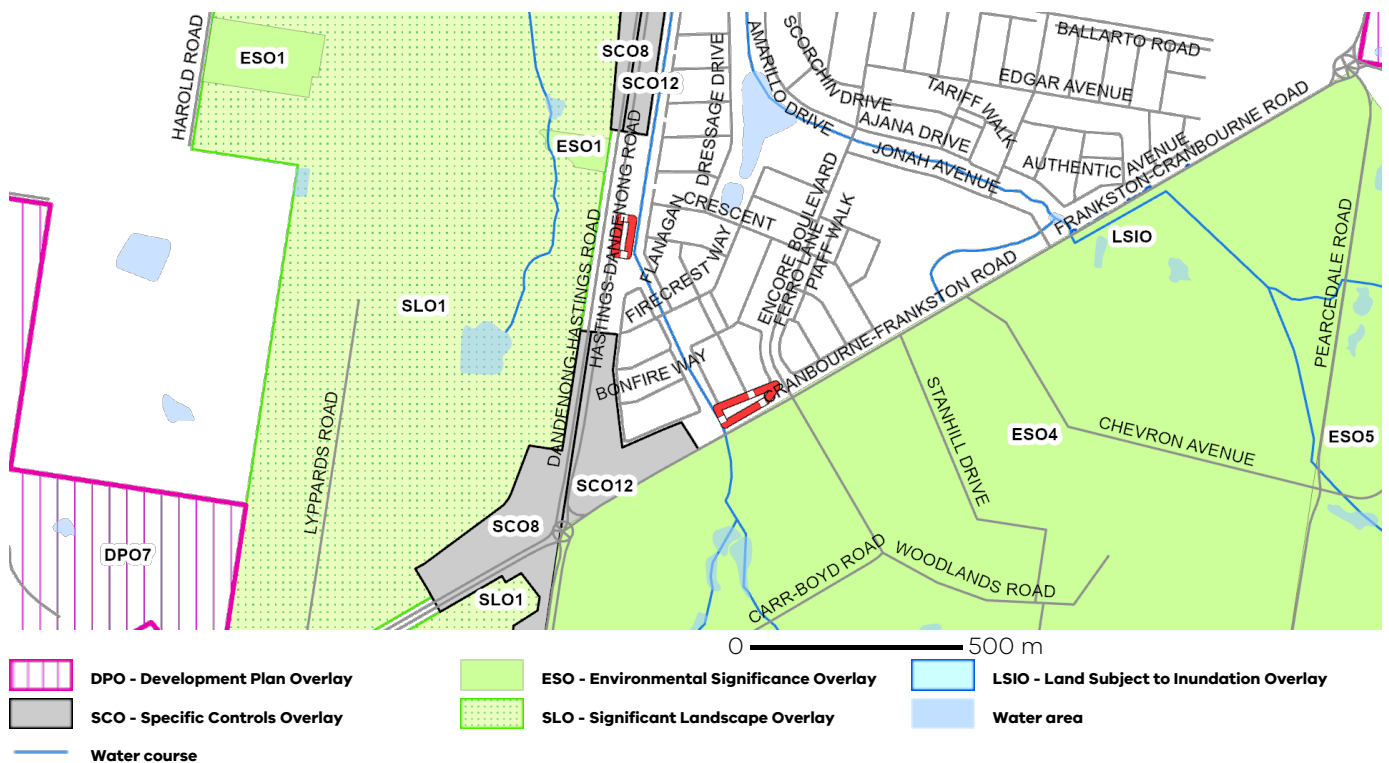
[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\) \(FRANKSTON\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\) \(CASEY\)](#)

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

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

[SIGNIFICANT LANDSCAPE OVERLAY \(SLO\) \(FRANKSTON\)](#)



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

Growth Area Infrastructure Contribution

This parcel is in an area added to the Urban Growth Boundary after 2005.

It may be subject to the Growth Area Infrastructure Contribution.

For more information about this contribution go to [Victorian Planning Authority](https://www.victorianplanningauthority.vic.gov.au/)



Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this parcel 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.

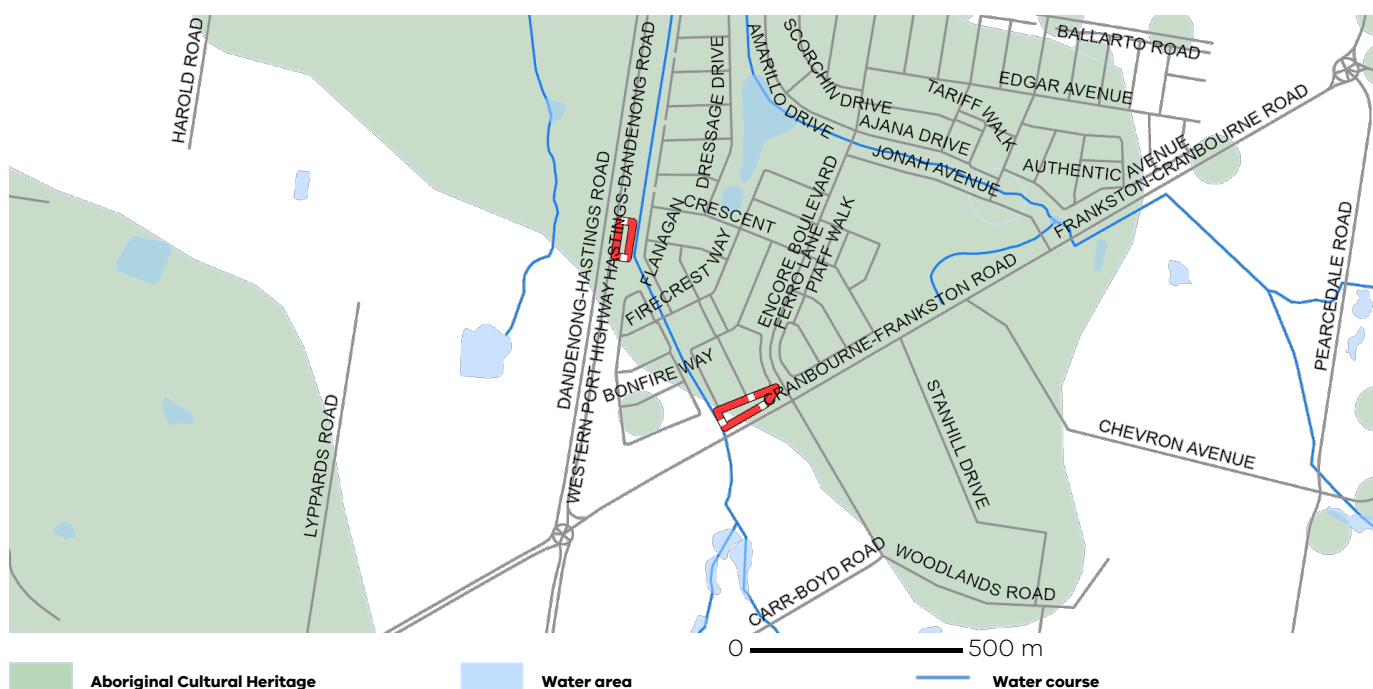
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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 <http://www.aav.nrms.net.au/aavQuestion1.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.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

Planning scheme data last updated on 7 December 2023.

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 affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

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

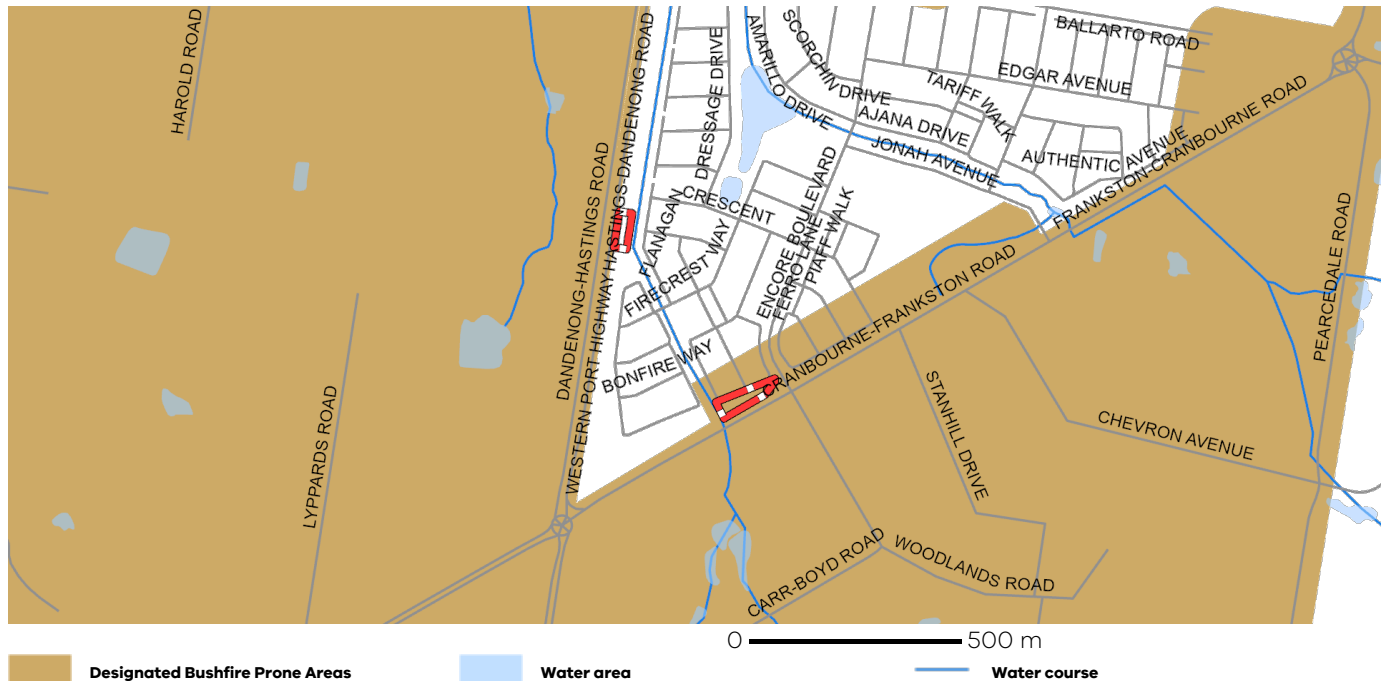
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This parcel 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 definition 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 \(environment.vic.gov.au\)](#)