

PLANNING PROPERTY REPORT

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PROPERTY DETAILS

Lot and Plan Number: **Lot F PS426355**
Address: **249 CALDER FREEWAY TAYLORS LAKES 3038**
Standard Parcel Identifier (SPI): **F\PS426355**
Local Government Area (Council): **BRIMBANK**
Council Property Number: **877159**
Planning Scheme: **Brimbank**
Directory Reference: **Melway 3 F8**

www.brimbank.vic.gov.au

[Planning Scheme - Brimbank](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **Greater Western Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **JEMENA**

STATE ELECTORATES

Legislative Council: **WESTERN METROPOLITAN**
Legislative Assembly: **SYDENHAM**

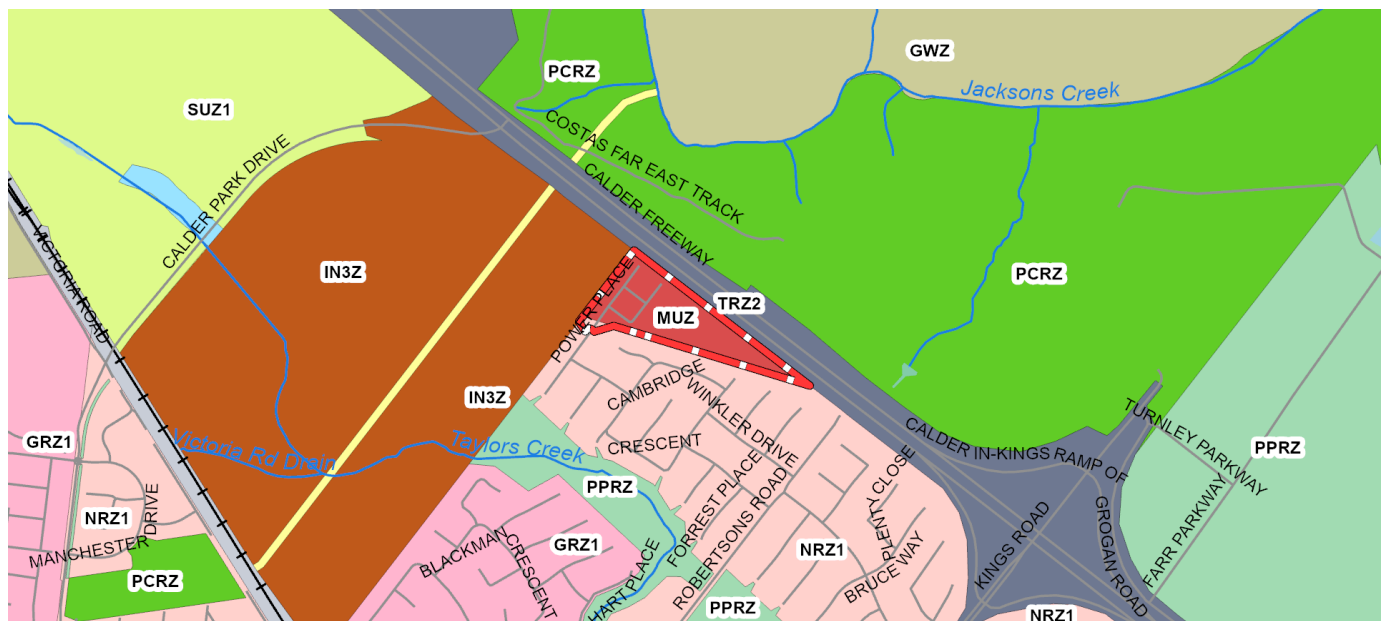
OTHER

Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural
Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[MIXED USE ZONE \(MUZ\) \(BRIMBANK\)](#)
[SCHEDULE TO THE MIXED USE ZONE \(MUZ\) \(BRIMBANK\)](#)
[NEIGHBOURHOOD RESIDENTIAL ZONE \(NRZ\) \(BRIMBANK\)](#)
[NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1 \(NRZ1\) \(BRIMBANK\)](#)



GRZ - General Residential	GWZ - Green Wedge	IN3Z - Industrial 3
MUZ - Mixed Use	NRZ - Neighbourhood Residential	PCRZ - Public Conservation and Resource
PPRZ - Public Park and Recreation	PUZ1 - Public Use-Service and Utility	SUZ - Special Use
TRZ1 - State Transport Infrastructure	TRZ2 - Principal Road Network	UFZ - Urban Floodway
Railway line	Water area	Water course

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

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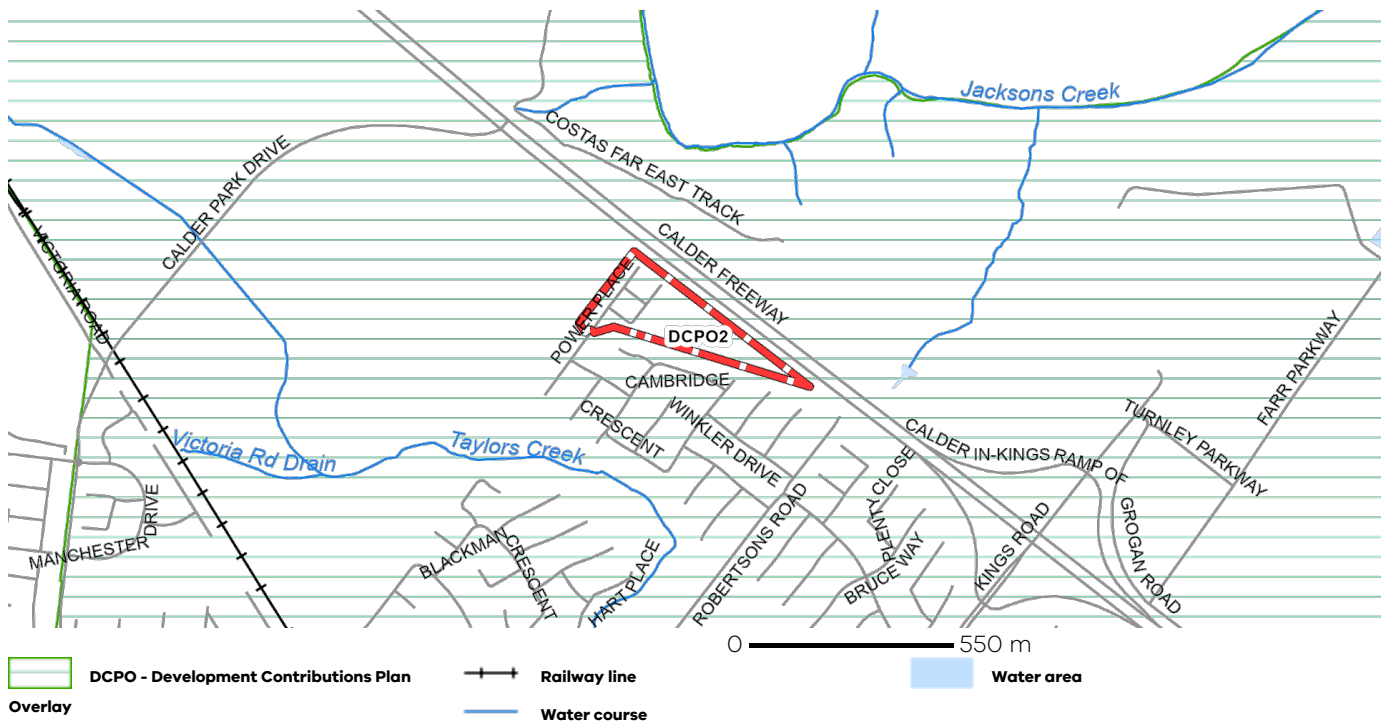
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Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

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

Planning Overlays

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO) (BRIMBANK)

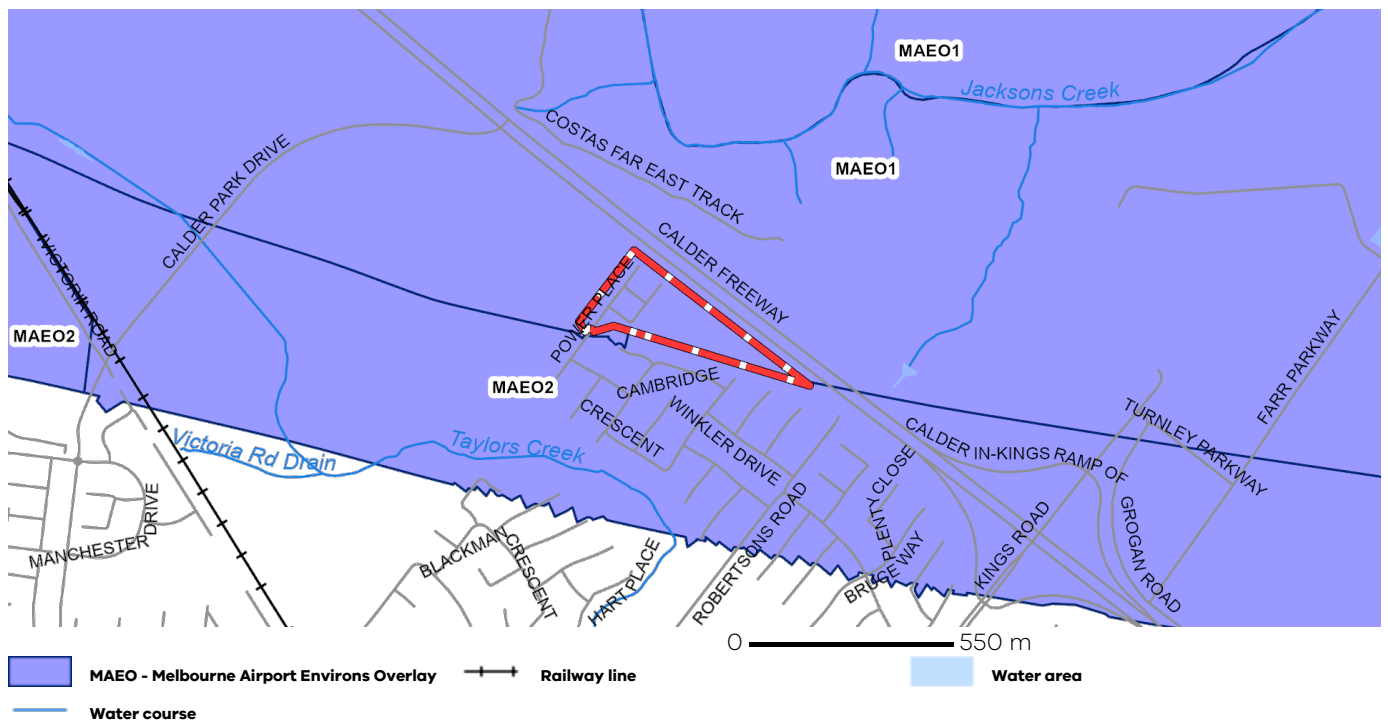
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2) (BRIMBANK)



MELBOURNE AIRPORT ENVIRONS OVERLAY (MAEO) (BRIMBANK)

MELBOURNE AIRPORT ENVIRONS OVERLAY - SCHEDULE 1 (MAEO1) (BRIMBANK)

MELBOURNE AIRPORT ENVIRONS OVERLAY - SCHEDULE 2 (MAEO2) (BRIMBANK)



Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

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

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

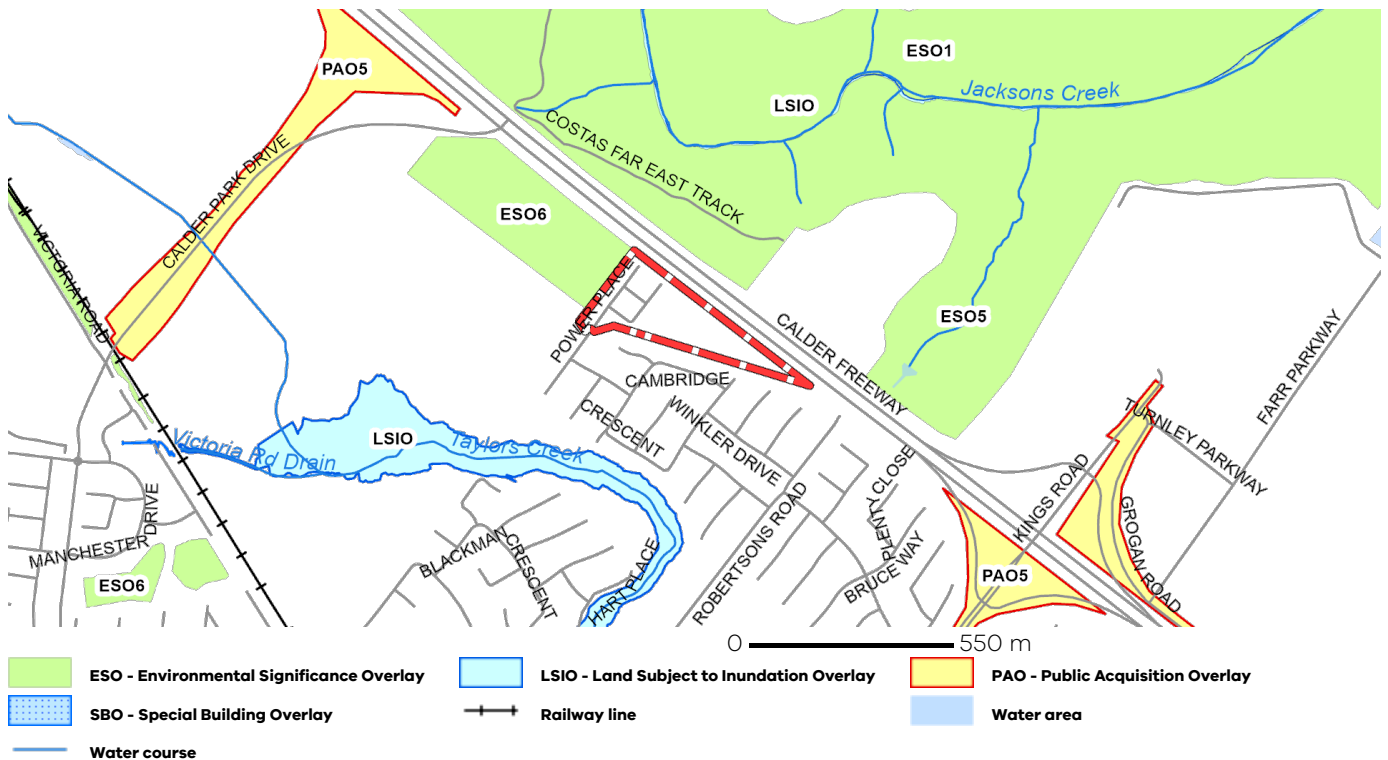
[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\) \(MELTON\)](#)

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

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

[PUBLIC ACQUISITION OVERLAY \(PAO\) \(BRIMBANK\)](#)

[SPECIAL BUILDING OVERLAY \(SBO\) \(BRIMBANK\)](#)



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

Further Planning Information

Planning scheme data last updated on 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>

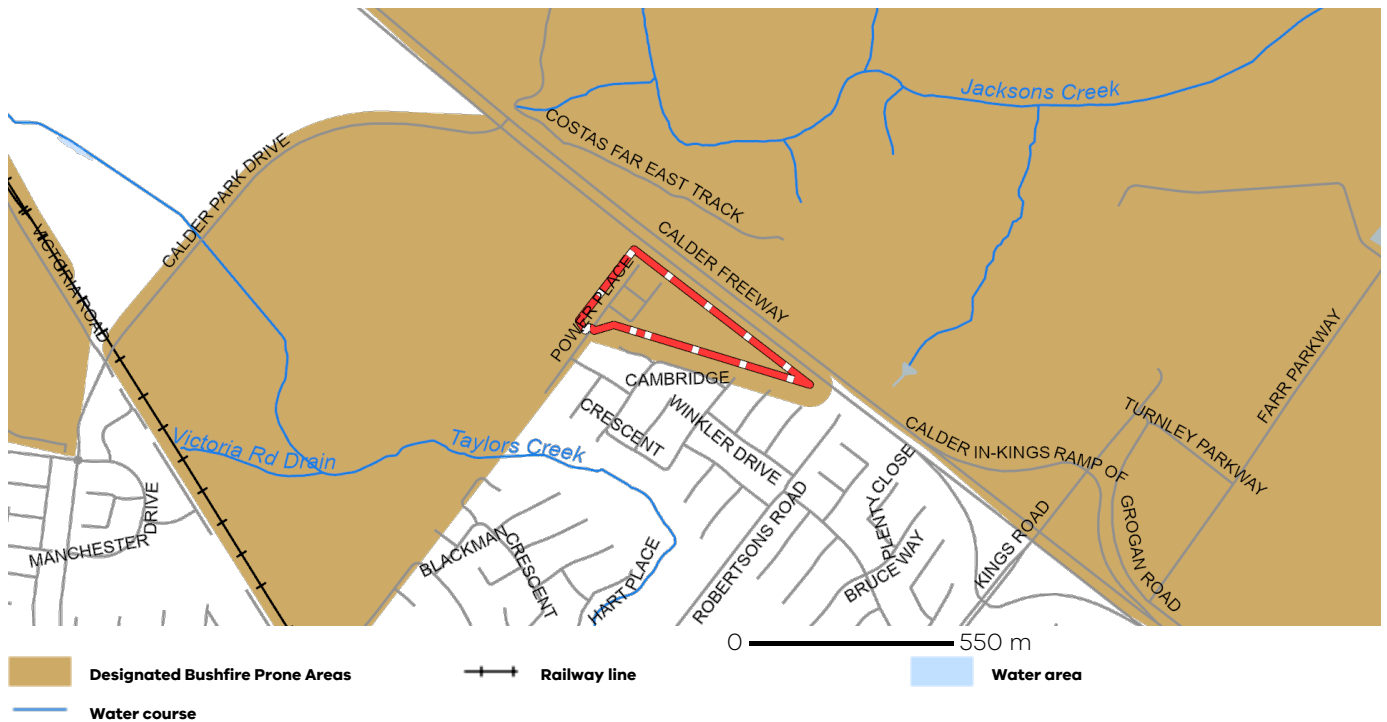
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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 \(environment.vic.gov.au\)](#)