# PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

**From www.planning.vic.gov.au at 15 May 2024 02:21 PM**

## PROPERTY DETAILS

| | | |
|---|---|---|
| Lot and Plan Number: | **Lot 223 PS317067** | |
| Address: | **CLIFTON DRIVE BACCHUS MARSH 3340** | |
| Standard Parcel Identifier (SPI): | **223\PS317067** | |
| Local Government Area (Council): | **MOORABOOL** | www.moorabool.vic.gov.au |
| Council Property Number: | **306730** | |
| Planning Scheme: | **Moorabool** | Planning Scheme - Moorabool |
| Directory Reference: | **Melway 333 J4** | |

## UTILITIES

| | |
|---|---|
| Rural Water Corporation: | **Southern Rural Water** |
| Melbourne Water Retailer: | **Greater Western Water** |
| Melbourne Water: | **Inside drainage boundary** |
| Power Distributor: | **POWERCOR** |

## STATE ELECTORATES

| | |
|---|---|
| Legislative Council: | **WESTERN VICTORIA** |
| Legislative Assembly: | **EUREKA** |

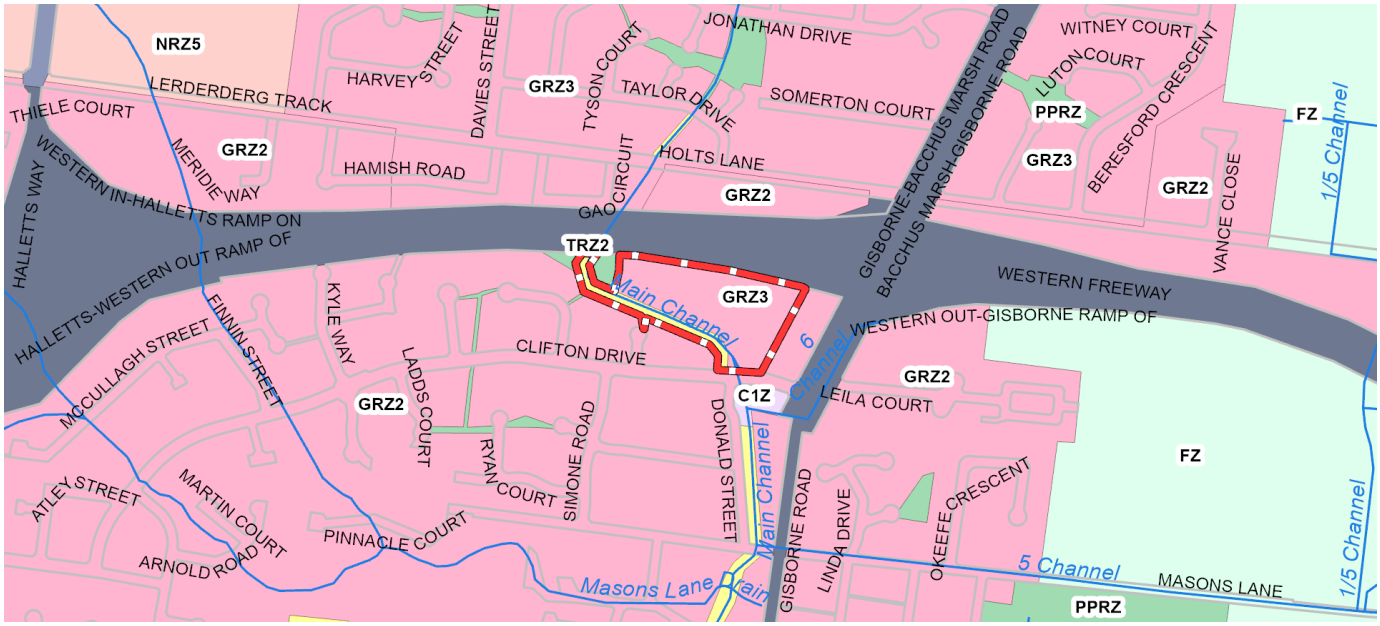
## OTHER

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

View location in VicPlan

## Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 3 (GRZ3)
PUBLIC USE ZONE - SERVICE AND UTILITY (PUZ1)




| | | |
|---|---|---|
| **C1Z - Commercial 1** | **FZ - Farming** | **GRZ - General Residential** |
| **NRZ - Neighbourhood Residential** | **PPRZ - Public Park and Recreation** | **PUZ1 - Public Use-Service and Utility** |
| **TRZ2 - Principal Road Network** | **TRZ3 - Significant Municipal Road** | **Water course** |

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

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# PLANNING PROPERTY REPORT

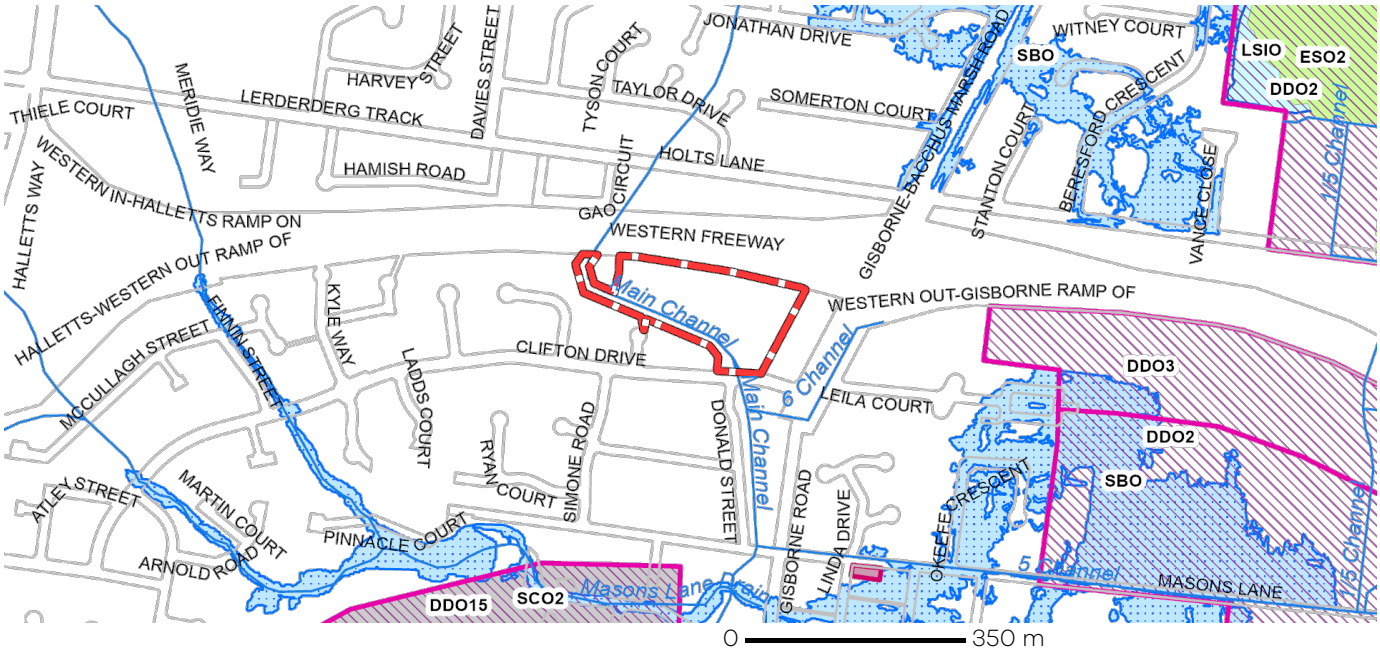
## Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO)
ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
HERITAGE OVERLAY (HO)
LAND SUBJECT TO INUNDATION OVERLAY (LSIO)
SPECIAL BUILDING OVERLAY (SBO)
SPECIFIC CONTROLS OVERLAY (SCO)




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 8 May 2024.

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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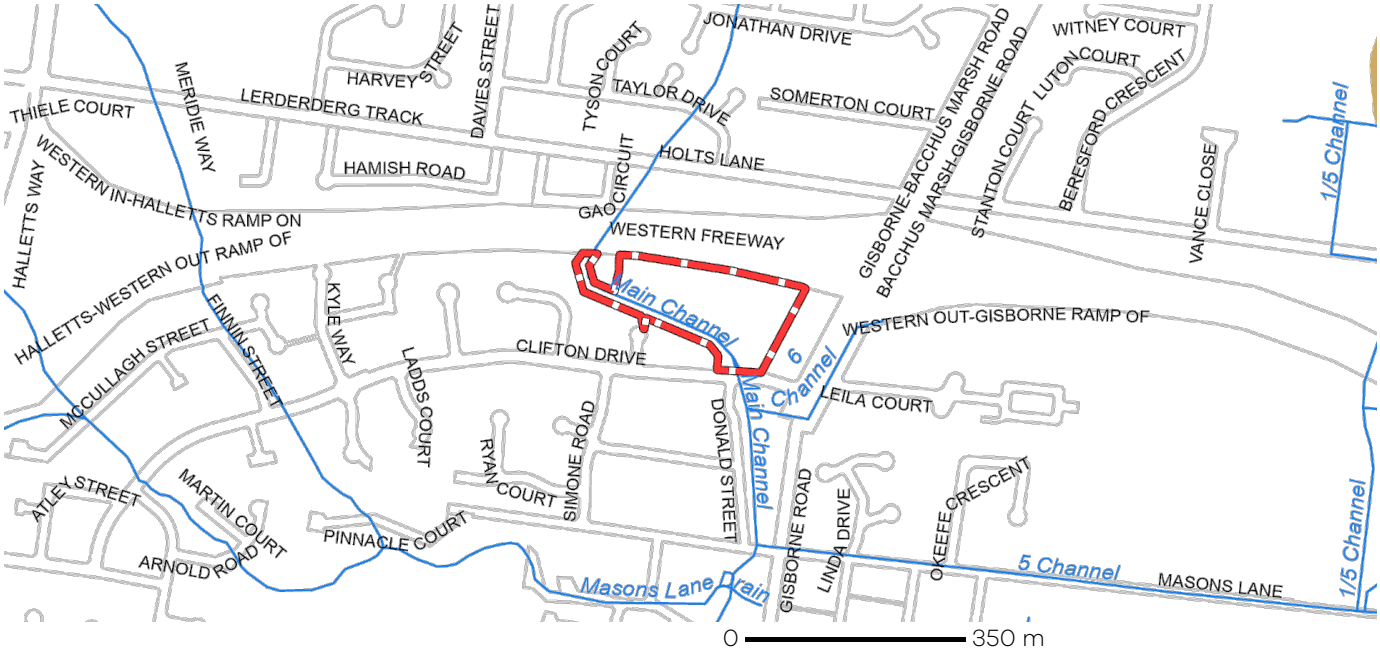
## Designated Bushfire Prone Areas

**This parcel is not in a designated bushfire prone area.**
**No special bushfire construction requirements apply. 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 Bushfire Prone Areas** **Water course**

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)

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