

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

CP100418
Allot. A Sec. 14

LOCAL GOVERNMENT (COUNCIL)

Golden Plains

LEGAL DESCRIPTION

CP100418
A~14\PP2498

COUNCIL PROPERTY NUMBER

45400570

LAND SIZE

1,651,546m² Approx

ORIENTATION

Unavailable

FRONTAGE

Unavailable

ZONES

FZ - Farming Zone
RAZ - Rural Activity Zone - Schedule 2

OVERLAYS

BMO - Bushfire Management Overlay
ESO - Environmental Significance Overlay - Schedule 3
LSIO - Land Subject To Inundation Overlay

Corelogic Property Data

FARM

 3  -  -

ROOF MATERIAL

Unavailable

FLOOR AREA

Unavailable

YEAR BUILT

Unavailable

WALL MATERIAL

Unavailable

State Electorates

LEGISLATIVE COUNCIL

Western Victoria Region

LEGISLATIVE ASSEMBLY

Geelong District

Schools

CLOSEST PRIVATE SCHOOLS

St Mary MacKillop Catholic Primary School, Bannockburn (7487 m)
Bacchus Marsh Grammar - Staughton Vale Farm Campus (11621 m)
Kardinia International College - Kardinia Grove Campus (11373 m)

CLOSEST PRIMARY SCHOOLS

Lethbridge Primary School (4846 m)
Bannockburn P-12 College (7476 m)

CLOSEST SECONDARY SCHOOLS

Bannockburn P-12 College (7476 m)

Burglary Statistics

POSTCODE AVERAGE

1 in 302 Homes

STATE AVERAGE

1 in 76 Homes

COUNCIL AVERAGE

1 in 137 Homes

Council Information - Golden Plains

PHONE

03 5220 7111 (Golden Plains)

EMAIL

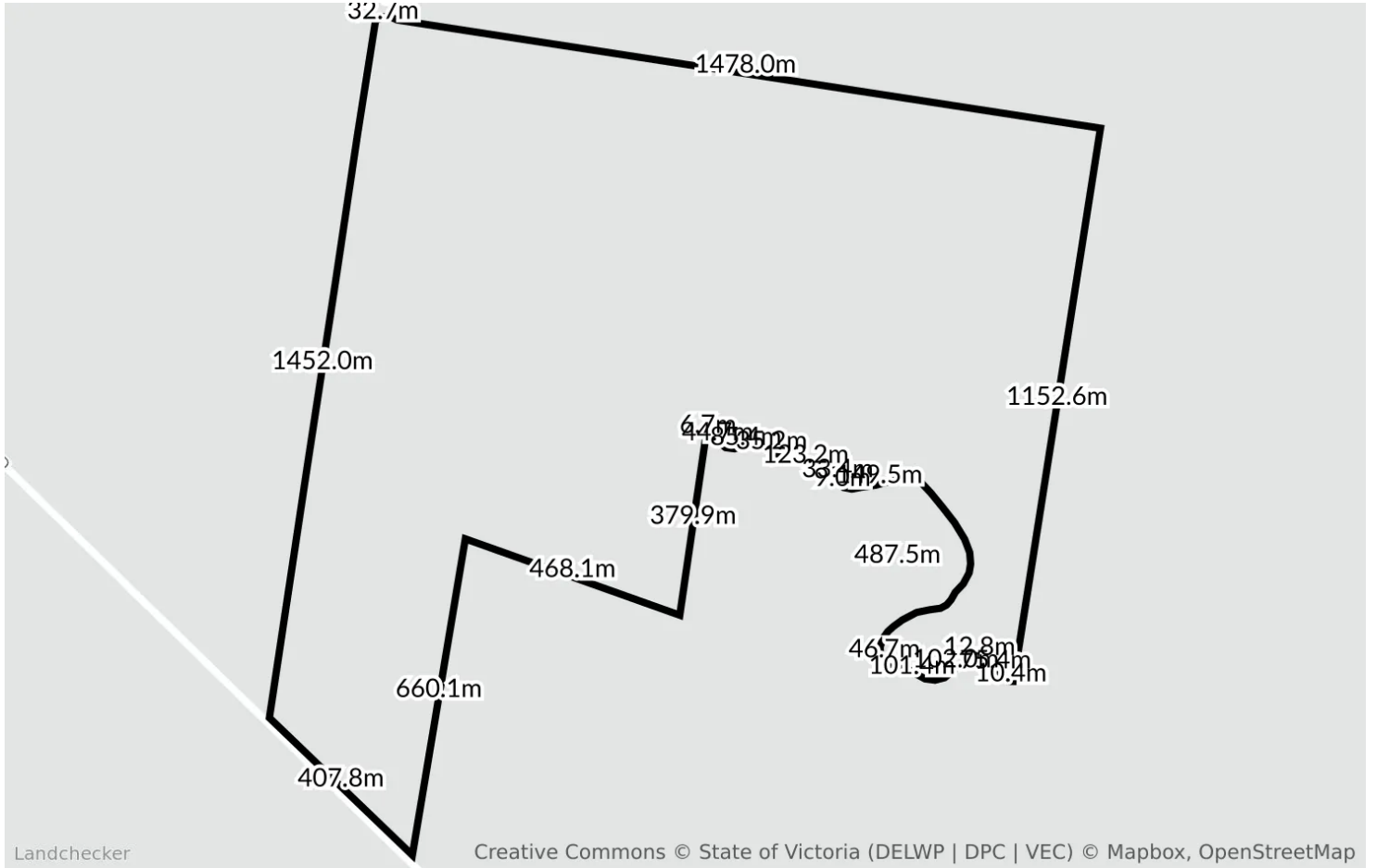
enquiries@gplains.vic.gov.au

WEBSITE

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

SITE DIMENSIONS

1380 Steiglitz Road, Sutherlands Creek Vic 3331



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

1380 Steiglitz Road, Sutherlands Creek Vic 3331

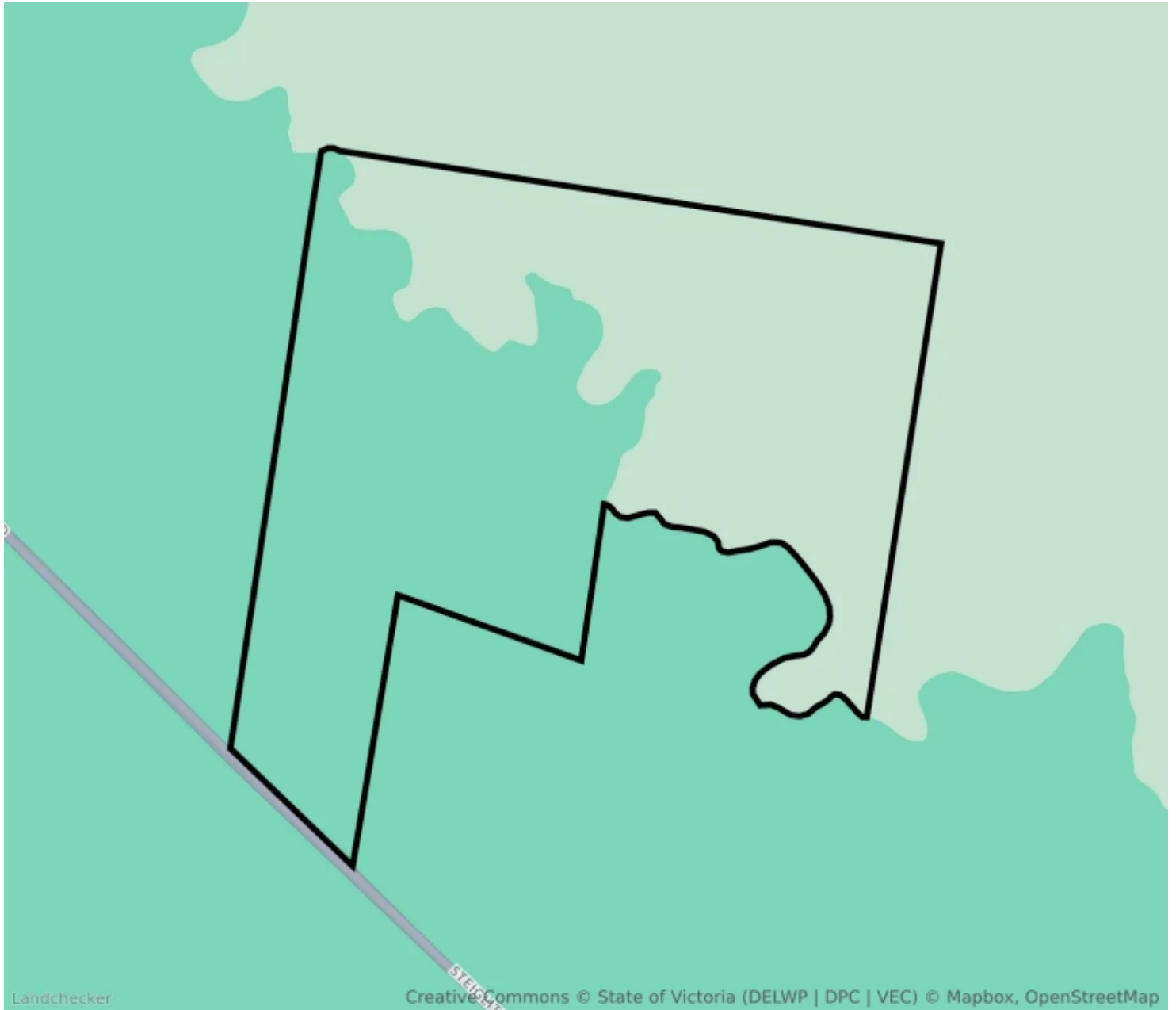
Status	Code	Date	Description
APPROVED	VC234	03/07/2023	The amendment clarifies noise requirements for wind energy facilities and the responsible authority for enforcement matters.
APPROVED	C91gpla	06/06/2023	The Amendment rezones land in the Woodlands and Forest Glades Estate, Enfield from Low Density Residential Zone Schedule 1 to Low Density Residential Zone 2 and removes the Design and Development Overlay Schedule 2, correct a number of zoning and overlay anomalies, remove redundant overlays, rezone land for public authorities, improve the clarity/legibility of maps in the Planning Scheme, extend an expiry date for certain local policies, modify zoning and overlay schedules, remove redundant schedules, and modify the list of background documents listed within the Planning Scheme to correct a redundant listing.
APPROVED	VC227	05/06/2023	Amendment VC227 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to support the facilitation of container deposit scheme (CDS) infrastructure under the Victorian Governments, Recycling Victoria: a new economy policy.
APPROVED	VC171	22/05/2023	Amendment VC171 changes the Victoria Planning Provisions to strengthen coastal hazard planning, implements the Marine and Coastal Policy 2020 and makes minor administrative updates.
APPROVED	VC169	22/05/2023	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	VC042	17/05/2023	Introduces the Sustainable Neighbourhoods Provisions for residential subdivision including changes to Clauses 19 55.03 and 56 to 56.09 introduces new transitional arrangements for subdivision at Clause 56.10 modifies subdivision application requirements in the residential zones applies Clause 56 provisions as subdivision application requirements to the Comprehensive Development Zone Priority Development Zone Incorporated Plan Overlay and Development Plan Overlay amends the coastal areas policies in Clause 15.08 to give effect to the land use and development strategies of the Victorian Coastal Strategy 2002 makes changes to the Victorian Planning Provisions to provide for geothermal energy extraction in Clauses 35.06 35.07 35.08 42.01 42.02 42.03 44.01 44.02 52.08 52.17 62 66 74 and 75 amends Clause 52.29 to introduce a decision guideline for road network safety and efficiency regarding access to adjoining properties to respond to the Road Management Act 2004 introduces a new Particular Provision - Clause 52.36 that includes the Director of Public Transport as a referral authority

Status	Code	Date	Description
			and makes other administrative changes updates and corrections to the Victoria Planning Provisions..
APPROVED	VC147	16/05/2023	enables the online publishing of planning schemes through the Department of Environment, Land, Water and Planning's new Amendment Tracking System (ATS). The Amendment does not change the operation of policy or the effect of provisions in planning schemes?.
APPROVED	VC224	03/05/2023	Amends the Victoria Planning Provisions and all planning schemes that relate to declared irrigation districts and solar energy facilities, delivery exemptions, electorate offices, Future Homes, healthy waterways, land use terms, stormwater management and tree removal under VicSmart.
APPROVED	VC226	03/05/2023	Amendment VC226 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to support emergency recovery, telecommunications, solar energy systems and community care accommodation.
APPROVED	VC132	02/05/2023	Amendment VC132 is a general amendment that makes a number of administrative corrections and other changes to the Victoria Planning Provisions (VPP) and all planning schemes in Victoria.

PROPOSED PLANNING SCHEME AMENDMENTS

1380 Steiglitz Road, Sutherlands Creek Vic 3331

No proposed planning scheme amendments for this property



FZ - Farming Zone

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

[VPP 35.07 Farming Zone](#)

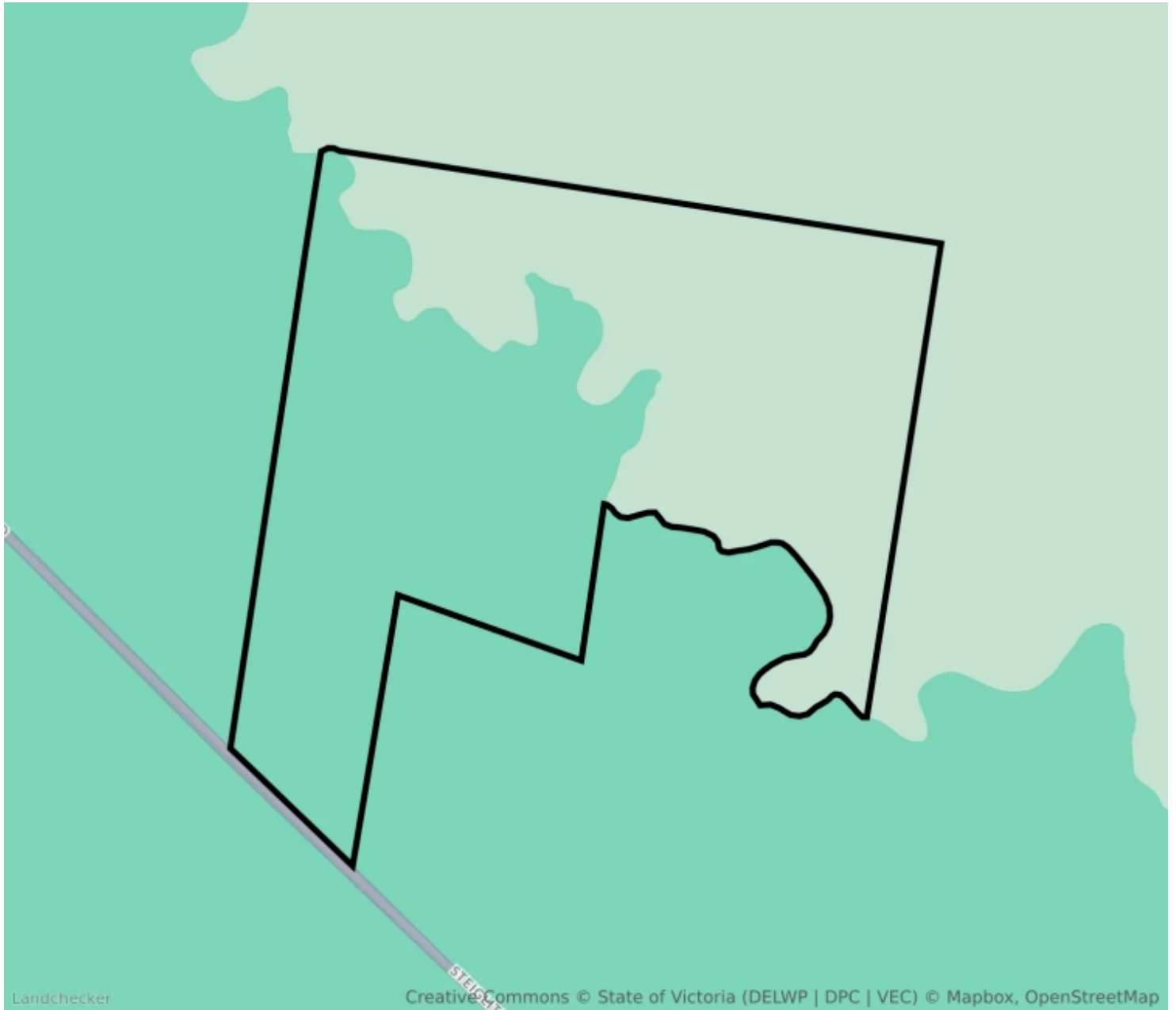
[LPP 35.07 Schedule To Clause 35.07 Farming Zone](#)

For confirmation and detailed advice about this planning zone, please contact GOLDEN PLAINS council on 03 5220 7111.

Other nearby planning zones

- FZ - Farming Zone
- LDRZ - Low Density Residential Zone

- PCRZ - Public Conservation And Resource Zone
- PUZ - Public Use Zone
- RAZ - Rural Activity Zone
- TRZ2 - Transport Zone
- TZ - Township Zone



RAZ2 - Rural Activity Zone - Schedule 2

To implement the Municipal Planning Strategy and the Planning Policy Framework.
 To provide for the use of land for agriculture.
 To provide for other uses and development, in appropriate locations, which are compatible with agriculture and the environmental and landscape characteristics of the area.
 To ensure that use and development does not adversely affect surrounding land uses.
 To provide for the use and development of land for the specific purposes identified in a schedule to this zone.
 To protect and enhance natural resources and the biodiversity of the area.
 To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

VPP 35.08 Rural Activity Zone

To achieve a planned mix of:
 Tourism and recreation facilities.

LPP 35.08 Schedule 2 To Clause 35.08 Rural Activity Zone

For confirmation and detailed advice about this planning zone, please contact GOLDEN PLAINS council on 03 5220 7111.

Other nearby planning zones

- FZ - Farming Zone
- LDRZ - Low Density Residential Zone
- PCRZ - Public Conservation And Resource Zone
- PUZ - Public Use Zone
- RAZ - Rural Activity Zone
- TR22 - Transport Zone
- TZ - Township Zone



BMO - Bushfire Management Overlay

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

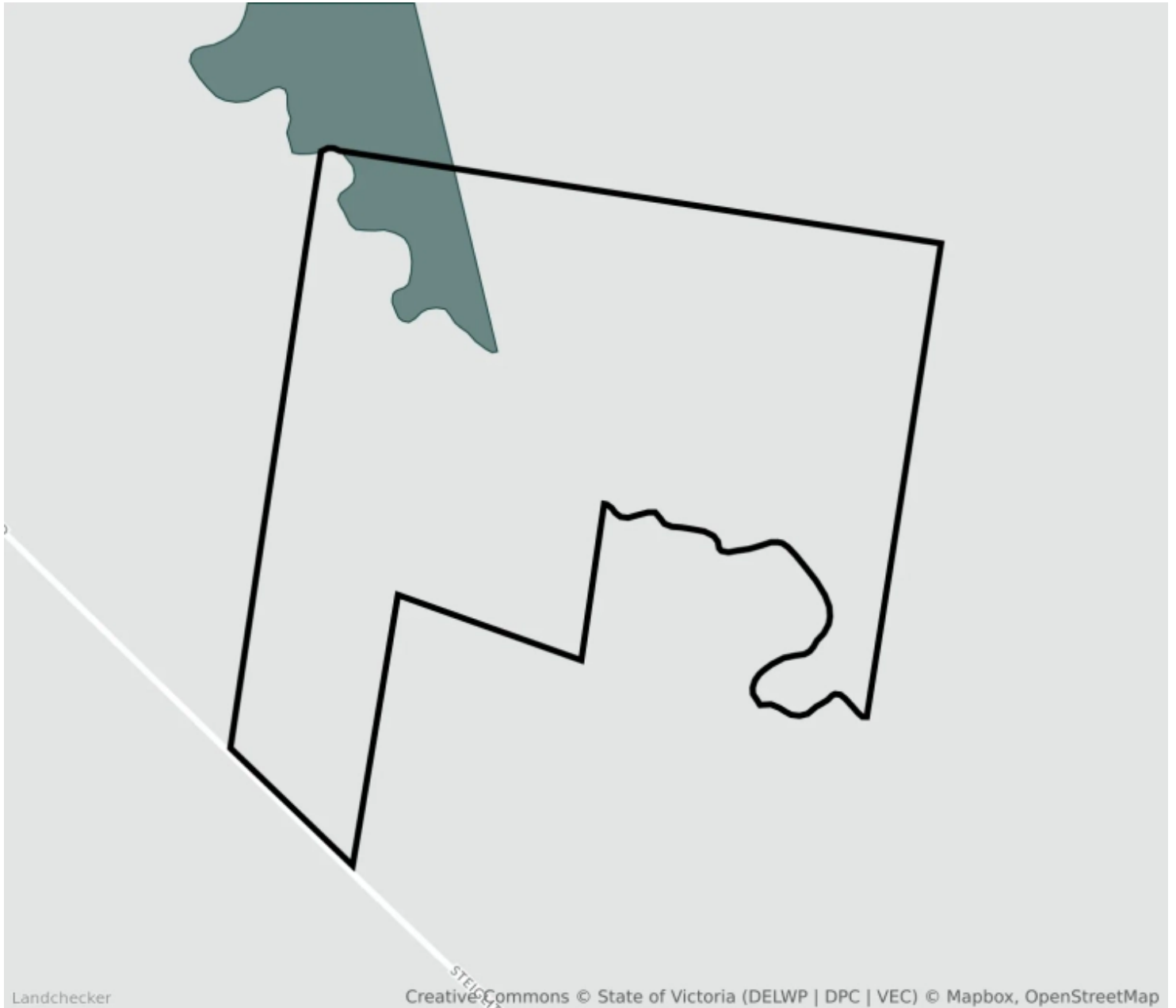
To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.

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 GOLDEN PLAINS council on 03 5220 7111.



■ ESO3 - Environmental Significance Overlay - Schedule 3

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

These areas all contain environmental attributes which vary from remnant vegetation, unspoiled habitats, scientific importance, natural beauty, natural heritage and unique geological formations.

LPP 42.01 Schedule 3 To Clause 42.01 Environmental Significance Overlay

For confirmation and detailed advice about this planning overlay, please contact GOLDEN PLAINS council on 03 5220 7111.



LSIO – Land Subject To Inundation Overlay

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

To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.

To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.

To minimise the potential flood risk to life, health and safety associated with development.

To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989.

To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.

To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.

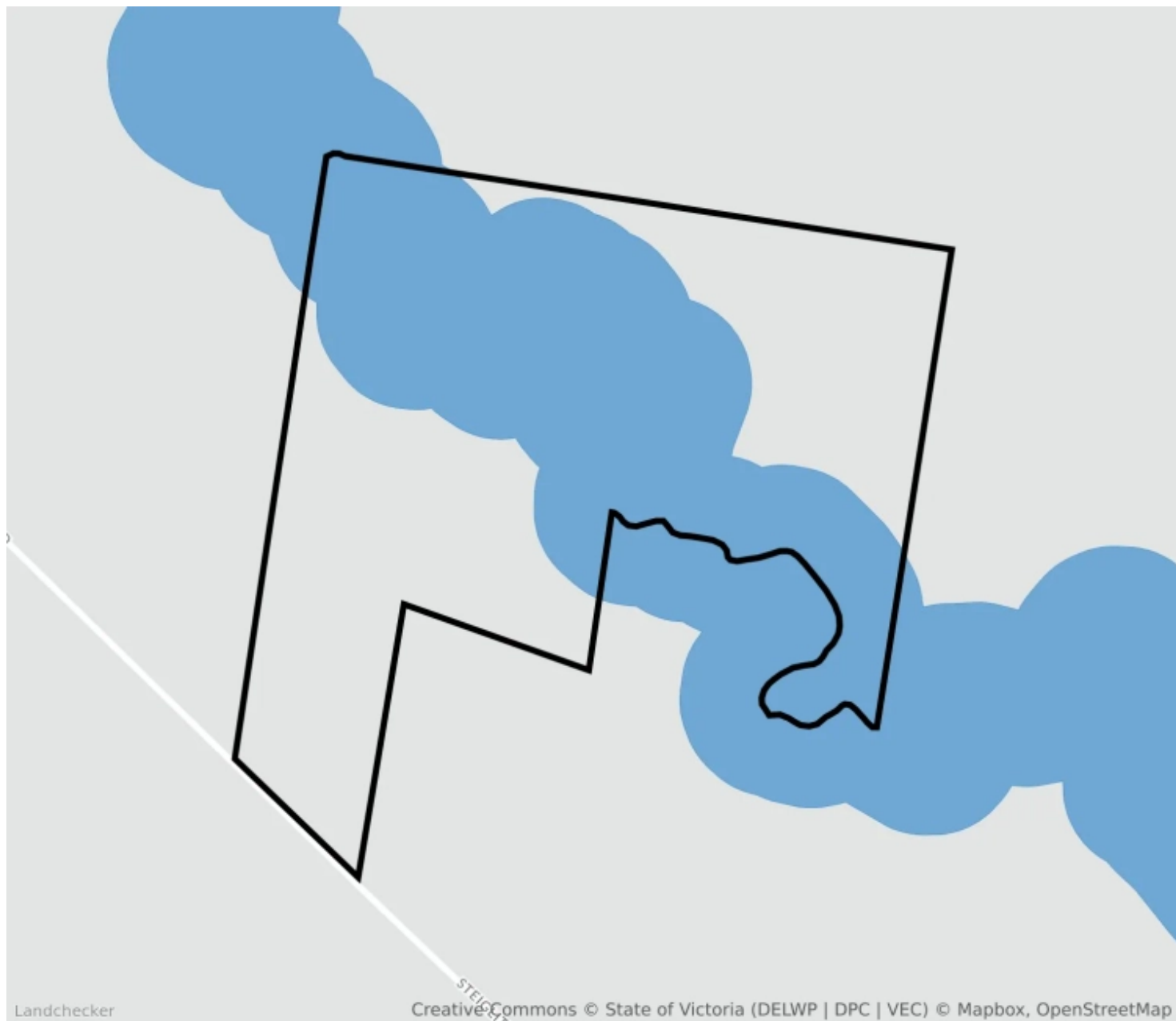
[VPP 44.04 Land Subject To Inundation Overlay](#)

For confirmation and detailed advice about this planning overlay, please contact GOLDEN PLAINS council on 03 5220 7111.



- DDO - Design And Development Overlay**
- DPO - Development Plan Overlay**
- ESO - Environmental Significance Overlay**
- FO - Floodway Overlay**
- LSIO - Land Subject To Inundation Overlay**
- SLO - Significant Landscape Overlay**

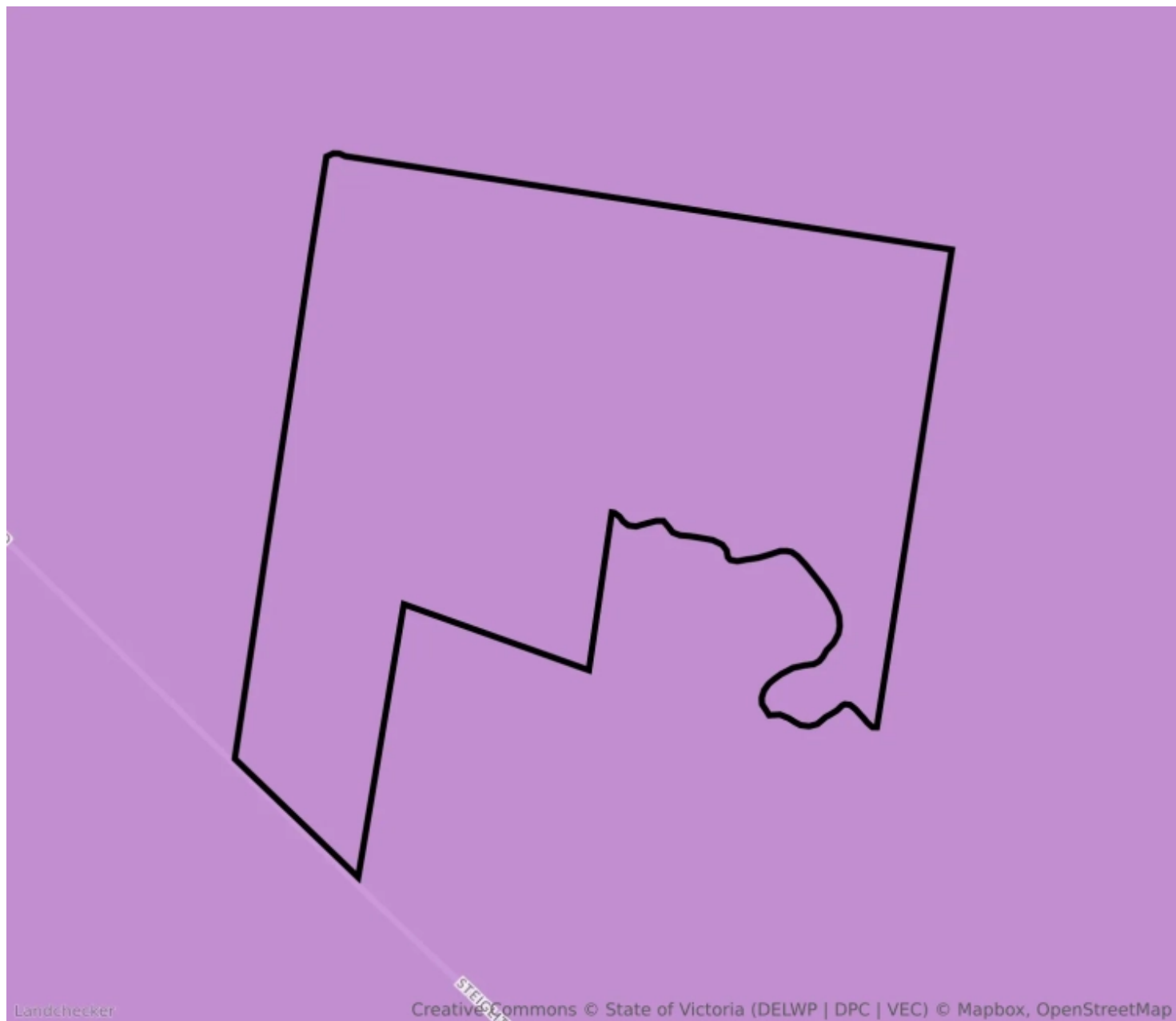
For confirmation and detailed advice about this planning overlay, please contact GOLDEN PLAINS council on 03 5220 7111.



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 GOLDEN PLAINS council on 03 5220 7111.



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 GOLDEN PLAINS council on 03 5220 7111.



10 - 20m Contours

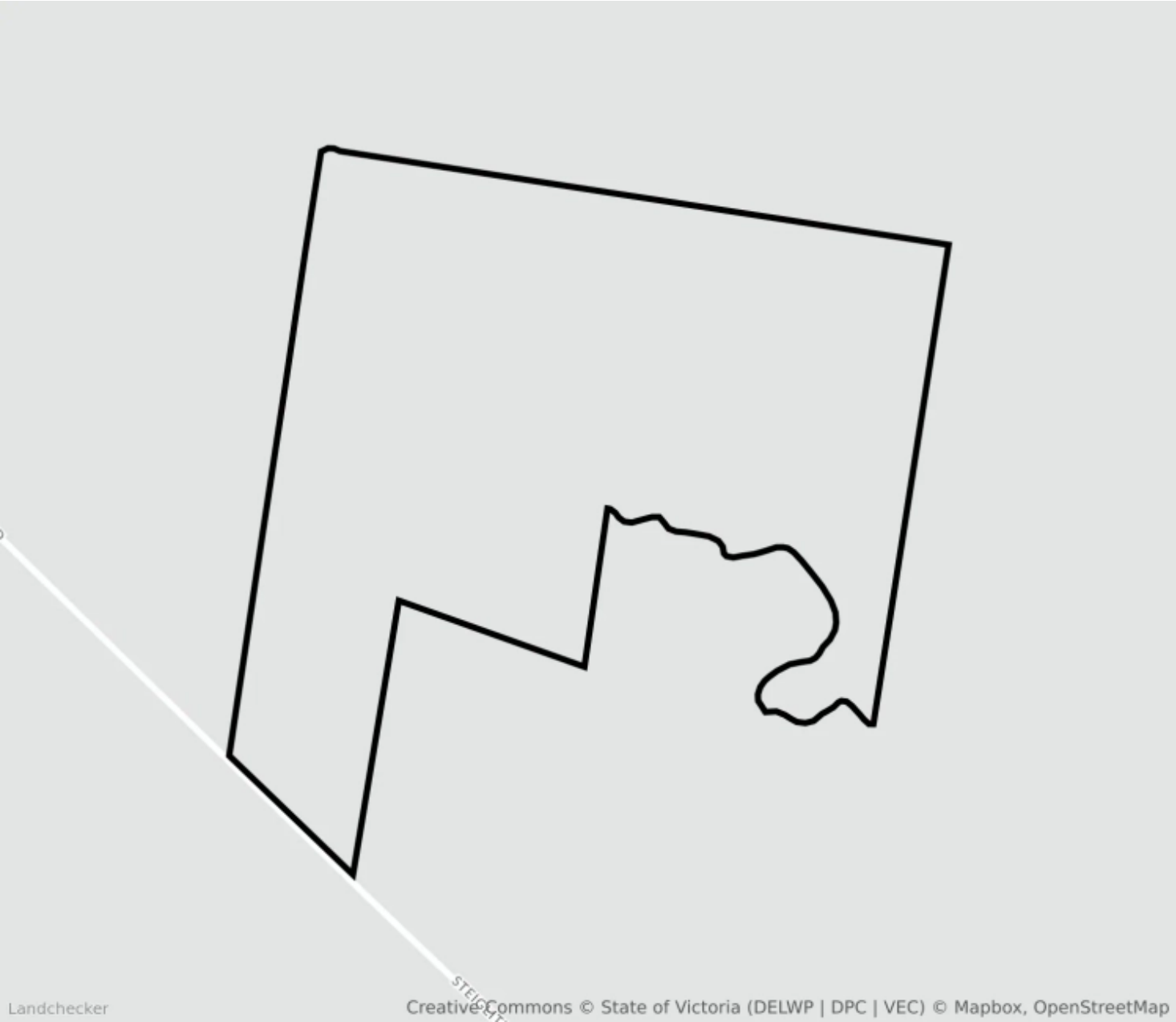
For confirmation and detailed advice about the elevation of the property, please contact GOLDEN PLAINS council on 03 5220 7111.



■ 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 GOLDEN PLAINS council on 03 5220 7111.



No planning permit data available for this property.



Status	Code	Date	Address	Description
PENDING	PP-1157-2022	Received 27/10/2022	<u>655 Sutherlands Creek Road,, Anakie</u>	Construction of a Replacement Dwelling in a Farming Zone
OTHER	P22400		<u>15 Pepper Drive, Lethbridge</u>	Construction of a building (shed) within specified setbacks under clause 43.02-2 (DDO5)
OTHER	P22041A		<u>52 Dillon Road, Lethbridge</u>	Subdivision of the land into two (2) lots under clauses 32.03-3 (LDRZ) and 43.02-3 (DDO)
OTHER	P22157		<u>16 Donaldson Road, Lethbridge</u>	Construction of a building (shed) within a specified setback under clause 43.02-2 (DDO5)
OTHER	P22152		<u>5 Ridge Court, Lethbridge</u>	Construction of a building (shed) with dimensions greater than specified under clause 32.03-4 (LDRZ)
OTHER	P22110		<u>35 Smith Road, Lethbridge</u>	Subdivision of land into three (3) lots under clauses 32.03-3 (LDRZ) and 43.02-3 (DDO5)
OTHER	P22104		<u>50 Smith Road, Lethbridge</u>	Subdivision of the land into two (2) lots under clauses 32.03-3 (LDRZ) and 43.02-3 (DDO5)

Status	Code	Date	Address	Description
OTHER	P22105		<u>38 Smith Road, Lethbridge</u>	Subdivision of the land into two (2) lots under clauses 32.03-3 (LDRZ) and 43.02-3 (DDO5)
OTHER	P22088		<u>10 Steddy Road, Lethbridge</u>	Construction of an outbuilding (shed) with dimensions greater than specified under clause 32.03-4 (LDRZ) and construction of a building and associated works under clause 42.01-2 (ESO3)
OTHER	P22075		<u>20 Pepper Drive, Lethbridge</u>	Construction of a building (shed) with dimensions greater than specified under clause 32.03-4 (LDRZ) and within a specified setback under clause 43.02-2 (DDO5)
OTHER	P21310		<u>95 Smith Road, Lethbridge</u>	Carrying out works (construction of a dam) pursuant to clause 42.01-2 (ESO)
OTHER	P21265		<u>84 Smith Road, Lethbridge</u>	Subdivision of the land into six (6) lots under clauses 32.03-3 (LDRZ) and 43.02-1 (DDO)

For confirmation and detailed advice about this planning permits, please contact GOLDEN PLAINS council on 03 5220 7111.

COMPARABLE SALES (RESIDENTIAL)

1380 Steiglitz Road, Sutherlands Creek Vic 3331

No comparable sales found nearby

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