

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 1 TP82246

LOCAL GOVERNMENT (COUNCIL)

Golden Plains


LEGAL DESCRIPTION

1\TP82246

COUNCIL PROPERTY NUMBER

43600370


LAND SIZE

 Premium report only

ORIENTATION

 Premium report only

FRONTAGE

 Premium report only

ZONES

FZ - Farming Zone

OVERLAYS

ESO - Environmental Significance Overlay - Schedule 3

FO - Floodway Overlay

LSIO - Land Subject To Inundation Overlay

LSIO - Land Subject To Inundation Overlay

SLO - Significant Landscape Overlay - Schedule 18

State Electorates

LEGISLATIVE COUNCIL

Western Victoria Region

LEGISLATIVE ASSEMBLY

Lara District

Burglary Statistics

POSTCODE AVERAGE

1 in 130 Homes

STATE AVERAGE

1 in 76 Homes

COUNCIL AVERAGE

1 in 70 Homes

Council Information - Golden Plains

PHONE

03 5220 7111 (Golden Plains)

EMAIL

enquiries@gplains.vic.gov.au

WEBSITE

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

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Planning Permits

Approved and Pending



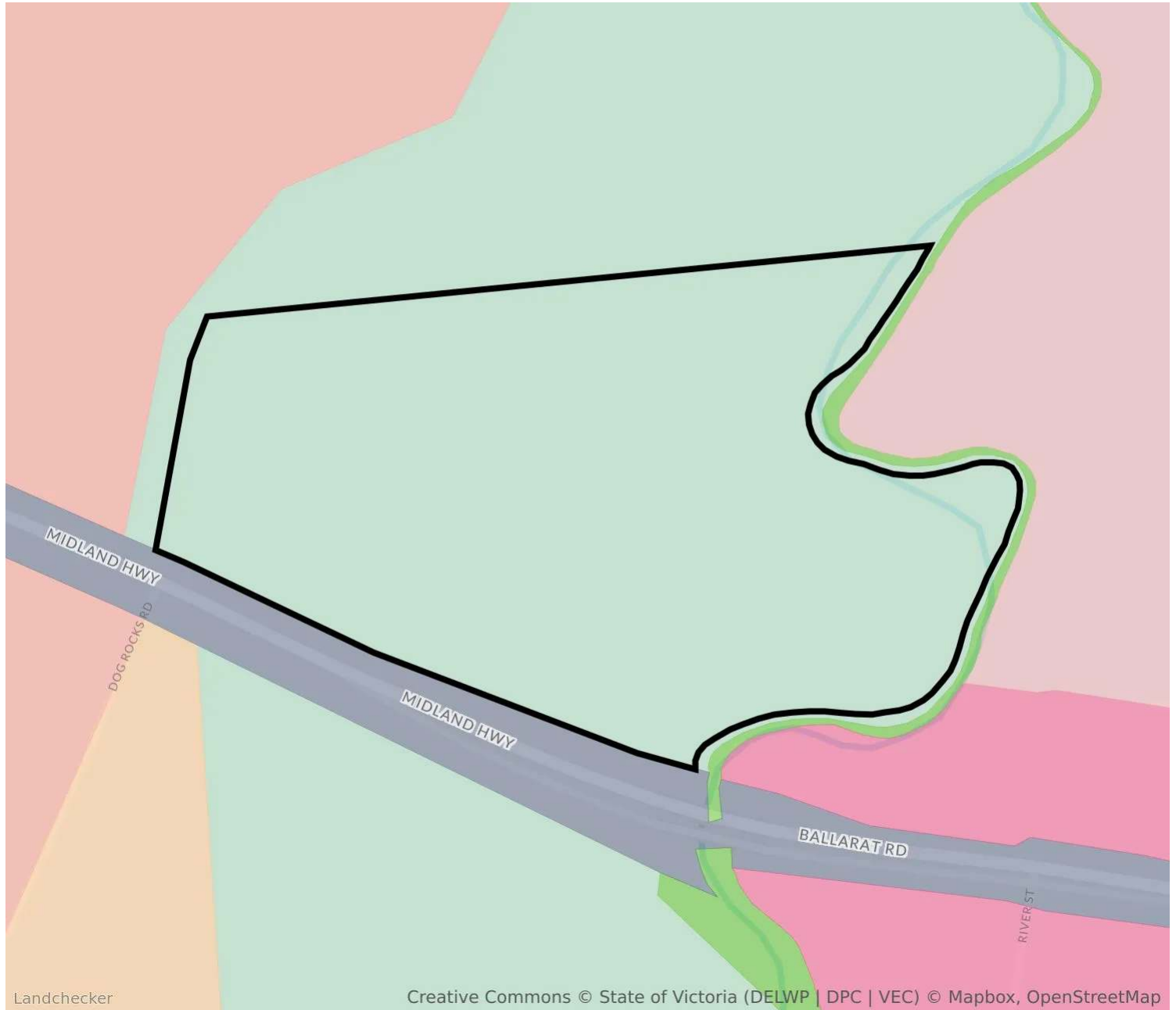
Planning Scheme Amendments

90 days Proposed and Approved



Site Dimensions

Approximate Site Dimensions



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
- PPRZ - Public Park And Recreation Zone





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-  RLZ - Rural Living Zone
-  TRZ2 - Transport Zone
-  TZ - Township Zone
-  UGZ - Urban Growth Zone

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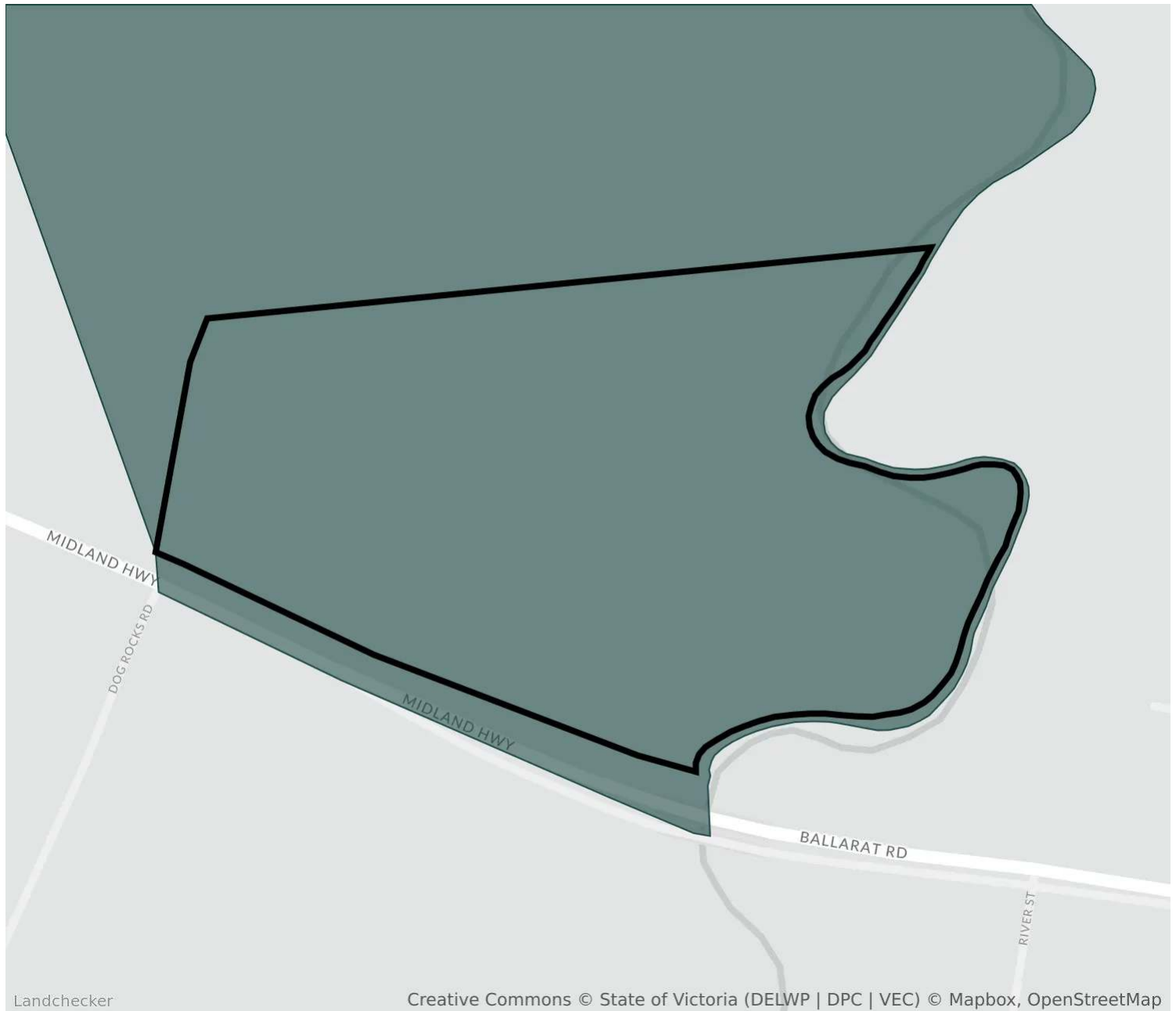
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ES03 - Environmental Significance Overlay - Schedule 3

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.

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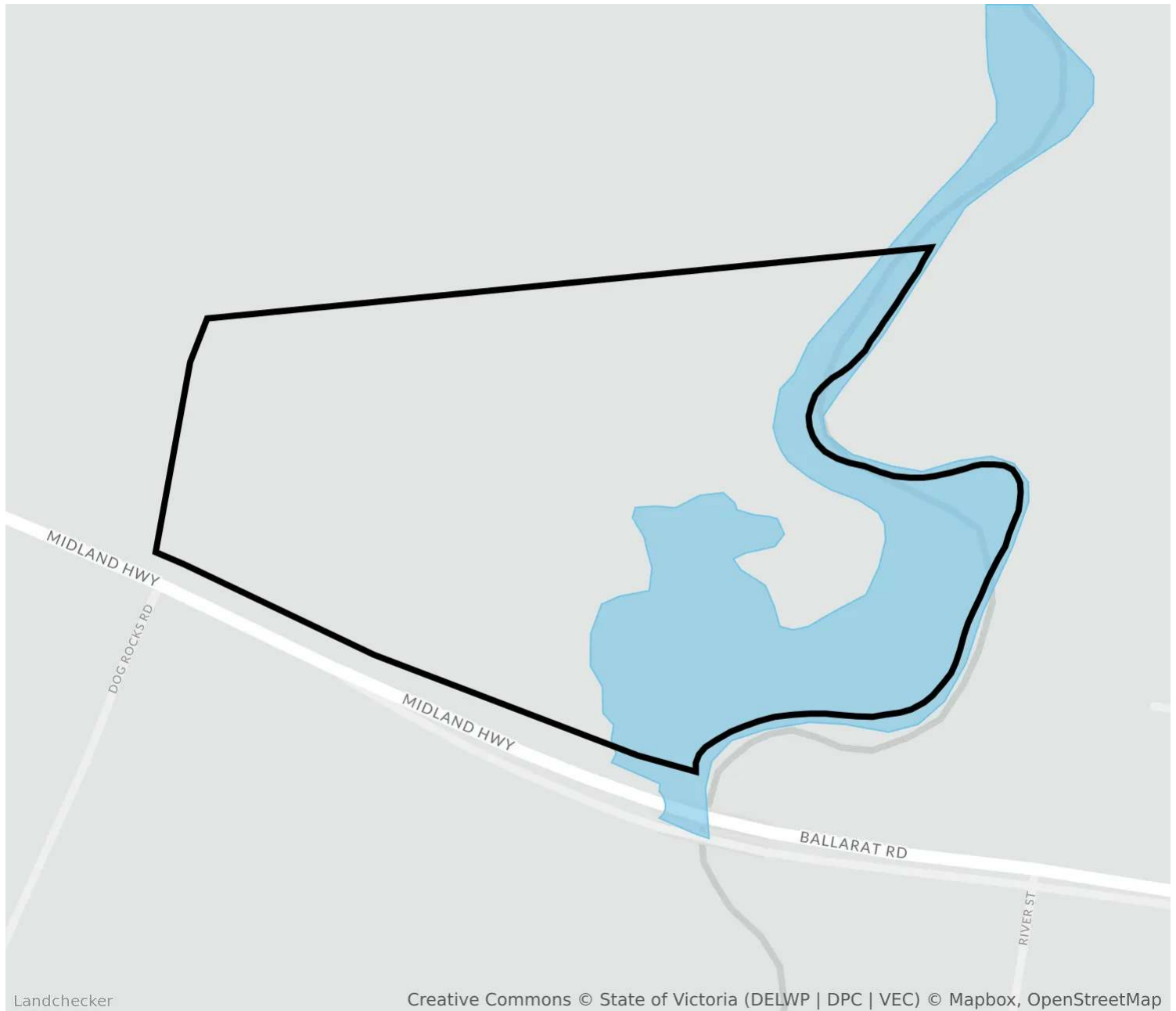
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FO - Floodway Overlay

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

To identify waterways, major floodpaths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding.

To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.

To reflect any declarations under Division 4 of Part 10 of the Water Act, 1989 if a declaration has been made.

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 and wetland health, waterway protection and flood plain health.


[VPP 44.03 Floodway Overlay](#)


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

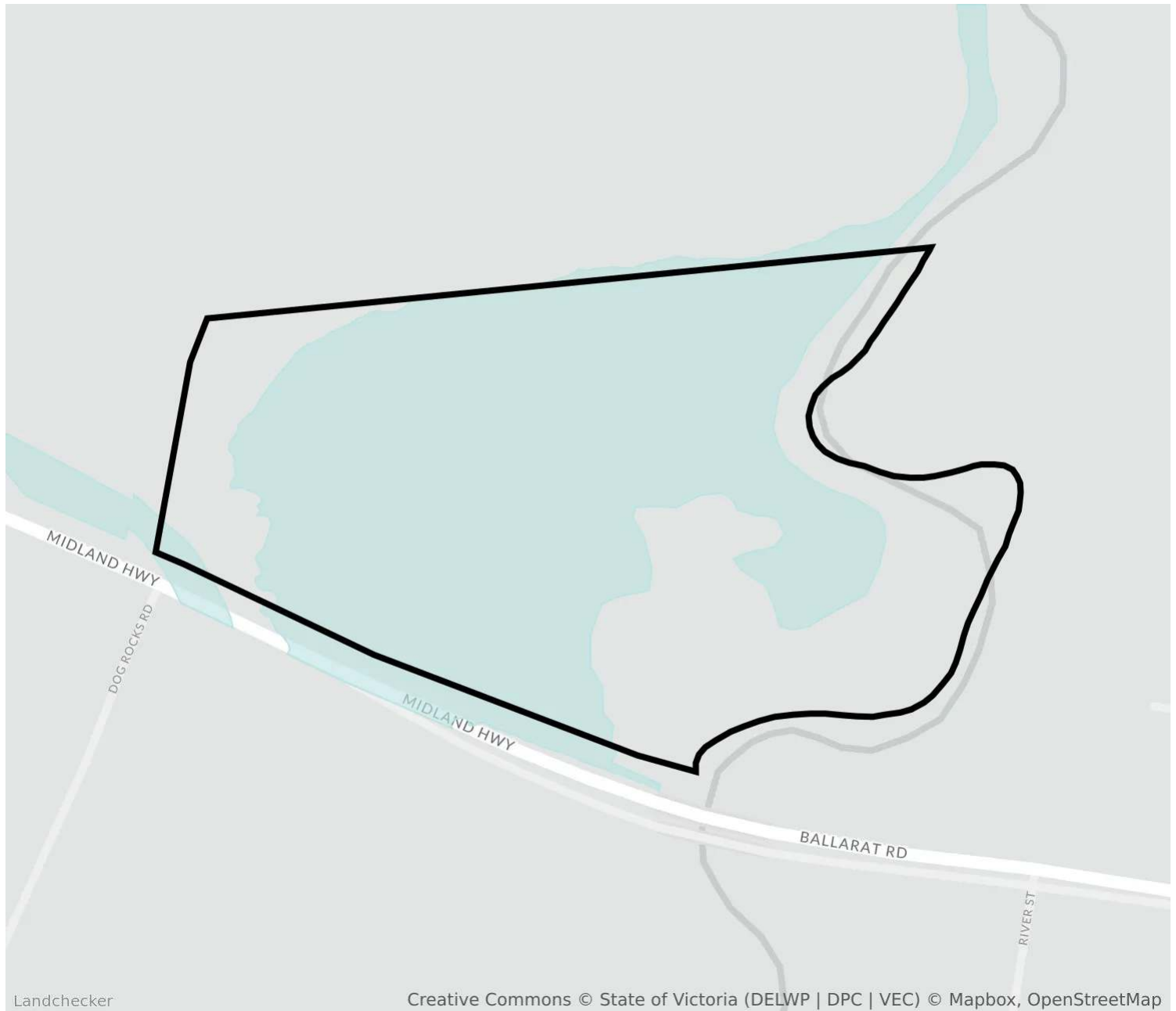
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LSIO - Land Subject To Inundation Overlay

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.

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SLO18 - Significant Landscape Overlay - Schedule 18

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

To identify significant landscapes.

To conserve and enhance the character of significant landscapes.


VPP 42.03 Significant Landscape Overlay


The Moorabool River (Moorroobull) forms part of the connected system of rivers within the Barwon (Barre Warre Yulluk) catchment. The river has intrinsic spiritual connections and living cultural heritage significance to Wadawurrung Traditional Owners and is of high natural and landscape value. Due to the topography and landscape of the river, bushfire is a present risk in some locations along the corridor. The main reach of the Moorabool River commences at the confluence of the river's East and West branches at Morrisons and


flows through Meredith, She Oaks, Maude, Lethbridge and Batesford, before joining the Barwon River (Parwan) at Fyansford. The significant landscape of the Moorabool River is defined by its course which winds through a valley of undulating hills and gorges with steep escarpments. These escarpments protect bands of remnant vegetation, provide important habitat corridors, and reinforce the green spine through the wider landscape. The landscape of the Moorabool River corridor is generally one of a rural and agricultural environment where most native vegetation has been cleared, leaving visually open and sparsely vegetated vistas. Within this setting, the riparian corridor forms a green spine through the landscape providing important habitat for threatened species like the Platypus, (Waddirring), Tussock Skink and Macquarie Perch. Specific locations such as

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Bunjil's Lookout at Maude provide open vistas across the valley, while public reserves such as the Meredith Education Area provide a landscape of Grassy Forest and Shrubland set within the river valley. In the middle reaches of the Moorabool River at Meredith there are examples of Grassy Forest which provide an enclosed and vegetated landscape setting. Dog Rocks Sanctuary at Batesford also provides important Shrubland and Floodplain Riparian Woodland flanking the river corridor. In Batesford the river is channelled in sections as it is diverted around a quarry. While these sections are highly altered, they still provide a green spine and riparian corridor through the rolling and sparsely vegetated hills, and there are opportunities to repair and enhance the river and its interfaces. At Fyansford the river is characterised by the contrast of steep escarpments and floodplains. Sections of the Hamilton Highway on the northern escarpment of the river provide significant views across the river. The confluence of the Moorabool and Barwon rivers at Redgum Island is a culturally significant place to Wadawurrung Traditional Owners.

LPP 42.03 Schedule 18 To Clause 42.03 Significant Landscape Overlay

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

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- DDO - Design And Development Overlay**
- DPO - Development Plan Overlay**
- ESO - Environmental Significance Overlay**
- FO - Floodway Overlay**
- HO - Heritage 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.

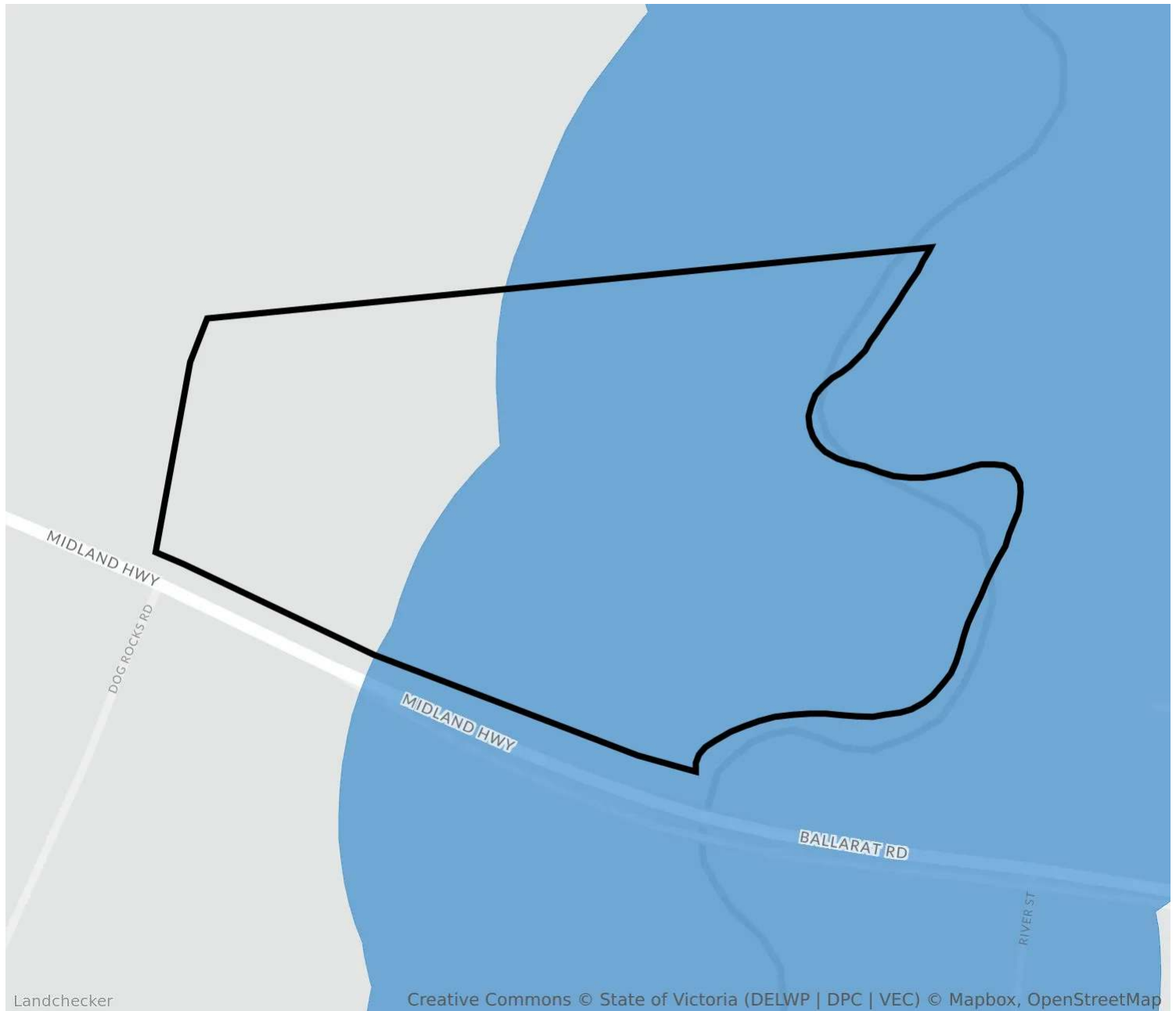
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Aboriginal Cultural Heritage Sensitivity

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.

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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.

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