PLANNING PROPERTY REPORT

From: www.planning.vic.gov.au on 08 August 2018 09:33 AM

PROPERTY DETAILS
Address: 1600 MURRAY RIVER ROAD TALGARNO 3691
Lot and Plan Number: Lot 12 PS724596
Standard Parcel Identifier (SPI): 121PS724596
Local Government Area (Council): TOWONG
Council Property Number: 320390
Planning Scheme: Towong
Directory Reference: VicRoads 36 E2

UTILITIES
Rural Water Corporation: Goulburn-Murray Water
Urban Water Corporation: North East Water
Melbourne Water: outside drainage boundary
Power Distributor: AUSNET

STATE ELECTORATES
Legislative Council: NORTHERN VICTORIA
Legislative Assembly: BENAMBRA

Planning Zones
RURAL ACTIVITY ZONE (RAZ)

SCHEDULE TO THE RURAL ACTIVITY ZONE (RAZ)

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-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 32(2)(e)(c) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 1600 MURRAY RIVER ROAD TALGARNO 3691

Page 1 of 5
PLANNING PROPERTY REPORT

SIGNIFICANT LANDSCAPE OVERLAY (SLO)
SIGNIFICANT LANDSCAPE OVERLAY – SCHEDULE 1 (SLO1)

OTHER OVERLAYS
Other overlays in the vicinity not directly affecting this land

FLOODWAY OVERLAY (FO)

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.
Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2007, 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 2007, '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.


Further Planning Information

Planning scheme data last updated on 1 August 2018.

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, local, particular and general 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 & 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 http://mapshare.maps.vic.gov.au/vicplan

For other information about planning in Victoria visit https://www.planning.vic.gov.au
Designated Bushfire Prone Area

This property is in a designated bushfire prone area. Special bushfire construction requirements apply. Planning provisions may apply.

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011, as amended by gazette notices on 25 October 2012, 8 August 2013, 30 December 2013, 3 June 2014, 22 October 2014, 29 August 2015, 21 April 2016, 18 October 2016, 2 June 2017, 8 November 2017 and 16 May 2018.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at http://mapshare.maps.vic.gov.au/vicplan or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website: www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit https://www.planning.vic.gov.au