

Department of
Environment, Land,
Water and Planning

Planning Property Report

From www.delwp.vic.gov.au/planning on 10 September 2015 01:18 PM

Address: 126 BUCHANANS ROAD BENA 3946

Lot / Plan: Lot 1 TP122542

This property has a total of 2 parcels.

For full parcel details go to [Property Reports](#) and get a free Basic Property Report

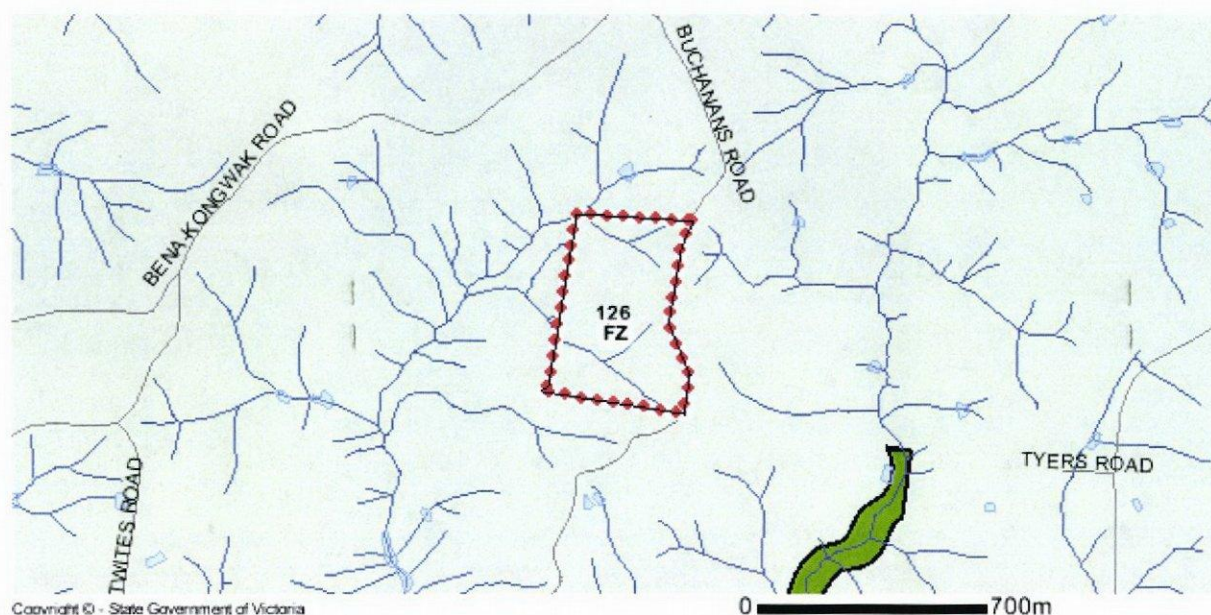
Local Government (Council): SOUTH GIPPSLAND **Council Property Number:** 198439

Directory Reference: VicRoads 96 D9

Planning Zone

















































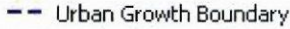
FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE



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

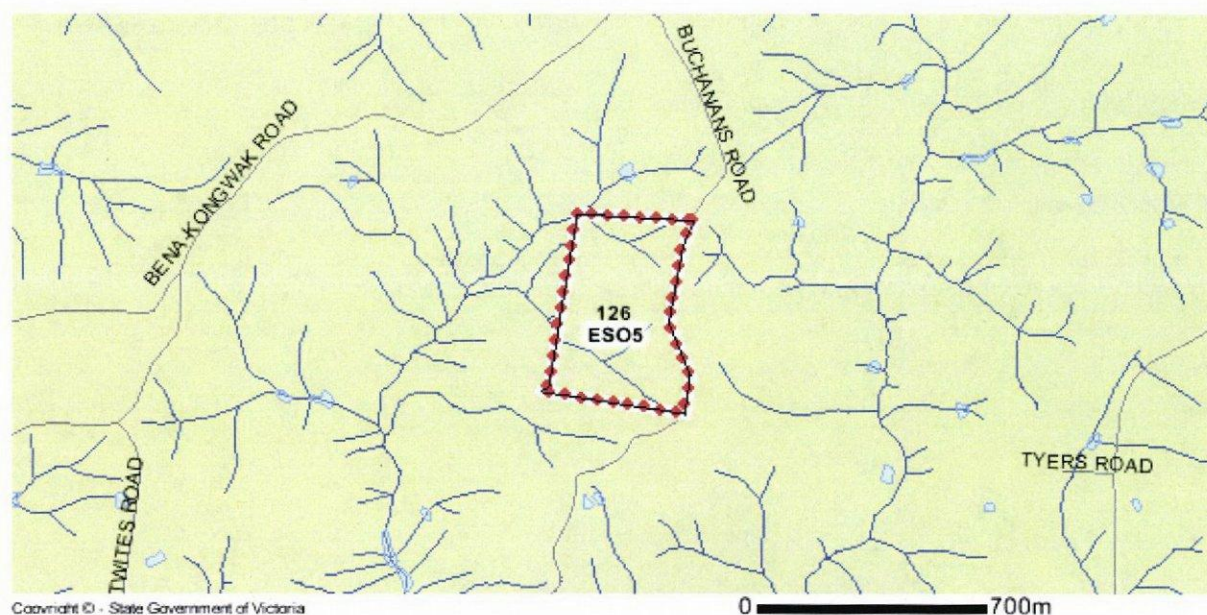
Zones Legend

| | | | | | |
|---|---------------------------------|---|--|---|---------------------------|
|  | ACZ - Activity Centre |  | IN1Z - Industrial 1 |  | R1Z - General Residential |
|  | B1Z - Commercial 1 |  | IN2Z - Industrial 2 |  | R2Z - General Residential |
|  | B2Z - Commercial 1 |  | IN3Z - Industrial 3 |  | R3Z - General Residential |
|  | B3Z - Commercial 2 |  | LDRZ - Low Density Residential |  | RAZ - Rural Activity |
|  | B4Z - Commercial 2 |  | MUZ - Mixed Use |  | RCZ - Rural Conservation |
|  | B5Z - Commercial 1 |  | NRZ - Neighbourhood Residential |  | RDZ1 - Road - Category 1 |
|  | C1Z - Commercial 1 |  | PCRZ - Public Conservation & Resource |  | RDZ2 - Road - Category 2 |
|  | C2Z - Commercial 2 |  | PDZ - Priority Development |  | RGZ - Residential Growth |
|  | CA - Commonwealth Land |  | PPRZ - Public Park & Recreation |  | RLZ - Rural Living |
|  | CCZ - Capital City |  | PUZ1 - Public Use - Service & Utility |  | RUZ - Rural |
|  | CDZ - Comprehensive Development |  | PUZ2 - Public Use - Education |  | SUZ - Special Use |
|  | DZ - Dockland |  | PUZ3 - Public Use - Health Community |  | TZ - Township |
|  | ERZ - Environmental Rural |  | PUZ4 - Public Use - Transport |  | UFZ - Urban Floodway |
|  | FZ - Farming |  | PUZ5 - Public Use - Cemetery/Crematorium |  | UGZ - Urban Growth |
|  | GRZ - General Residential |  | PUZ6 - Public Use - Local Government | | |
|  | GWAZ - Green Wedge A |  | PUZ7 - Public Use - Other Public Use | | |
|  | GWZ - Green Wedge |  | PZ - Port |  | Urban Growth Boundary |

Planning Overlay

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 5 (ESO5)



Overlays Legend

| | |
|---------------------------------------|--------------------------------------|
| AEO - Airport Environs | LSIO - Land Subject to Inundation |
| BMO - Bushfire Management (also WMO) | MAEO1 - Melbourne Airport Environs 1 |
| CLPO - City Link Project | MAEO2 - Melbourne Airport Environs 2 |
| DCPO - Development Contributions Plan | NCO - Neighbourhood Character |
| DDO - Design & Development | PO - Parking |
| DDOPT - Design & Development Part | PAO - Public Acquisition |
| DPD - Development Plan | RO - Restructure |
| EAO - Environmental Audit | RCO - Road Closure |
| EMO - Erosion Management | SBO - Special Building |
| ESO - Environmental Significance | SLO - Significant Landscape |
| FD - Floodway | SMD - Salinity Management |
| HO - Heritage | SRO - State Resource |
| IPO - Incorporated Plan | VPO - Vegetation Protection |

Note: due to overlaps some colours may not match those in the legend.

Further Planning Information

Planning scheme data last updated on 10 September 2015.

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 the land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

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](#)

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 [Planning Maps Online](#)

For other information about planning in Victoria visit www.delwp.vic.gov.au/planning

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