

Department of
Environment, Land,
Water and Planning

Planning Property Report

From www.delwp.vic.gov.au/planning on 27 October 2015 09:08 AM

Address: 15 FISHERMANS ROAD VENUS BAY 3956

Lot / Plan: Lot 1023 LP56450

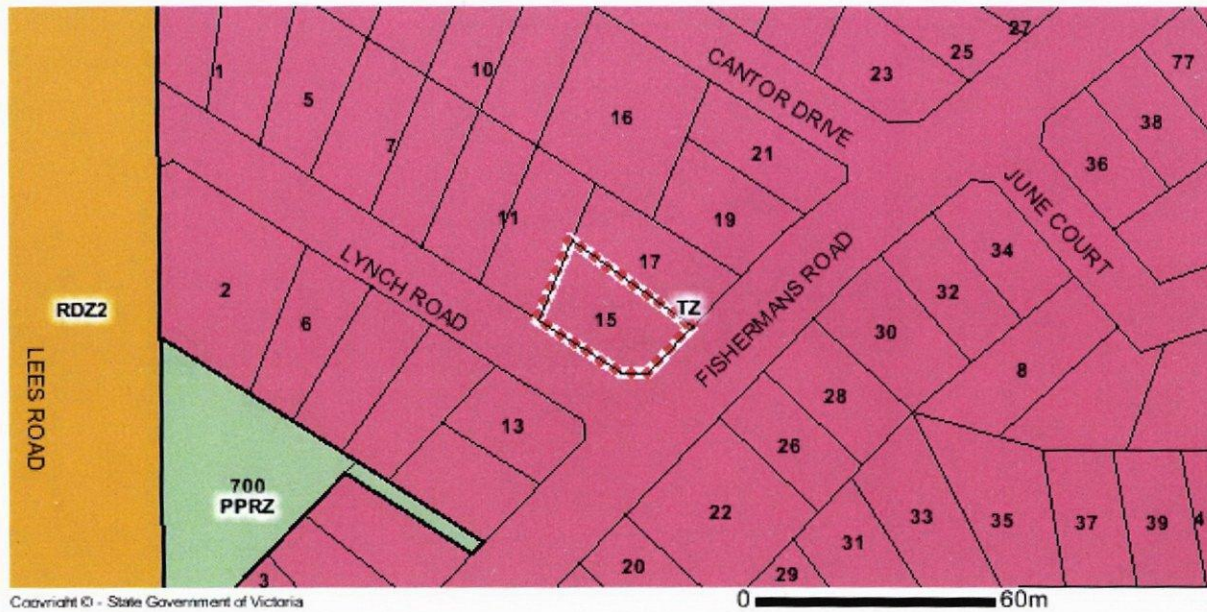
Local Government (Council): SOUTH GIPPSLAND **Council Property Number:** 179895

Directory Reference: VicRoads 711 N2

Planning Zone























TOWNSHIP ZONE (TZ)

SCHEDULE TO THE TOWNSHIP ZONE



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

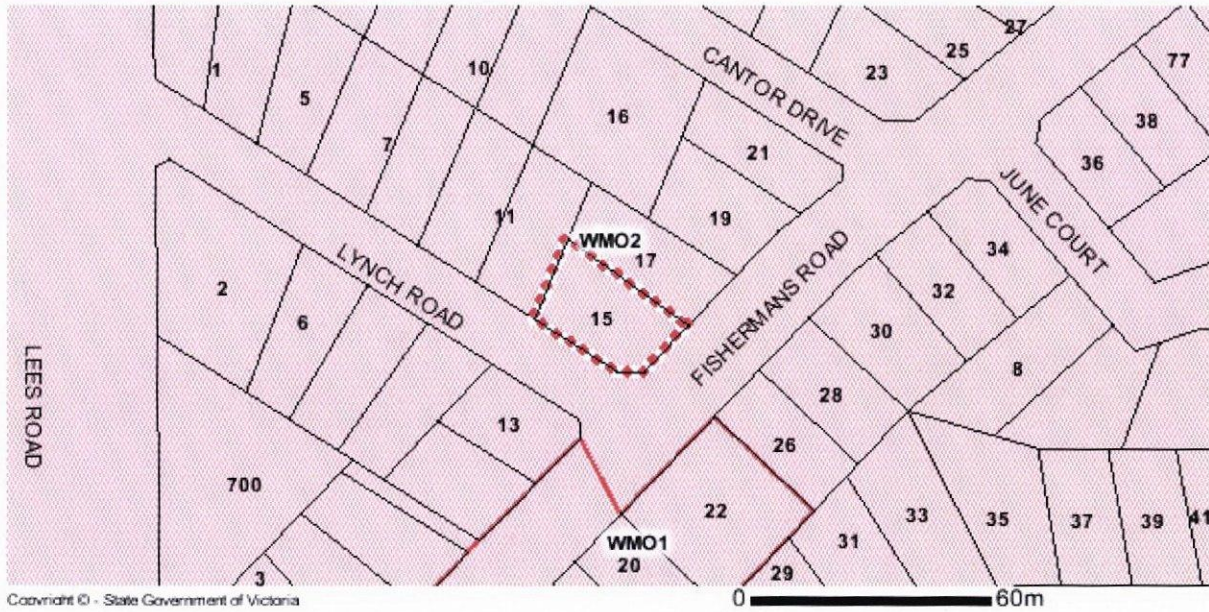
Zones Legend

 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 Overlays

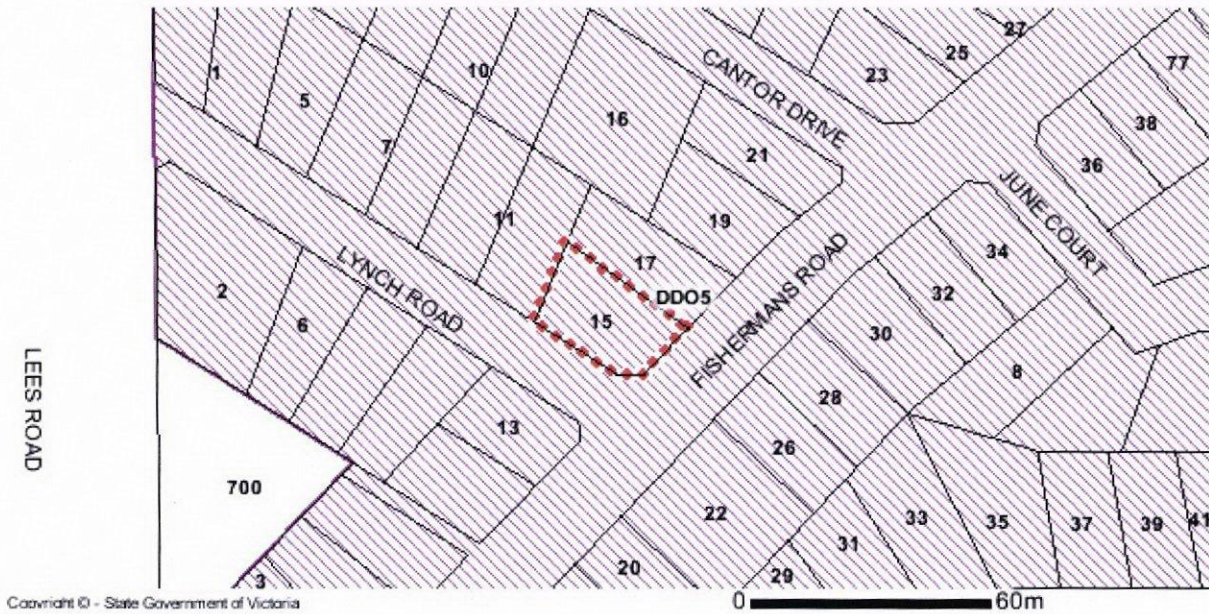
BUSHFIRE MANAGEMENT OVERLAY (BMO OR WMO)

BUSHFIRE MANAGEMENT OVERLAY (WMO2) - SCHEDULE 2



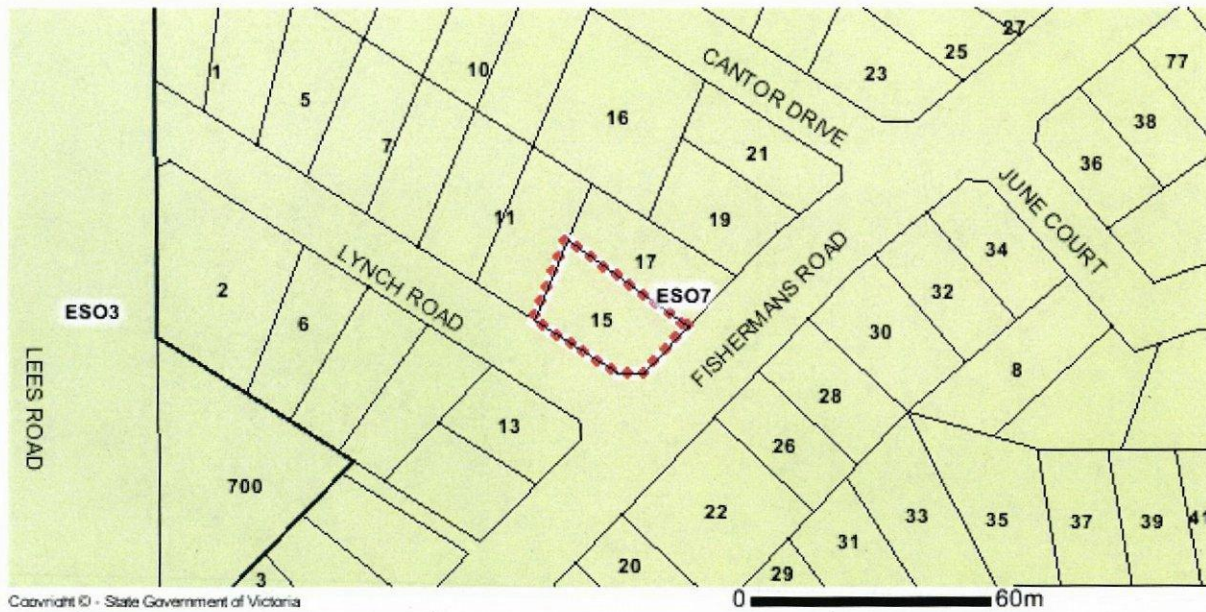
DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 5 (DDO5)



ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 7 (ESO7)



Overlays Legend

- | | |
|---------------------------------------|--------------------------------------|
| AED - Airport Environs | LSIO - Land Subject to Inundation |
| BMO - Bushfire Management (also WMO) | MAED1 - Melbourne Airport Environs 1 |
| CLPO - City Link Project | MAED2 - Melbourne Airport Environs 2 |
| DCPO - Development Contributions Plan | NCO - Neighbourhood Character |
| DDO - Design & Development | PD - Parking |
| DDOPT - Design & Development Part | PAD - Public Acquisition |
| DPO - Development Plan | RO - Restructure |
| EAO - Environmental Audit | RCD - Road Closure |
| EMO - Erosion Management | SBO - Special Building |
| ESO - Environmental Significance | SLO - Significant Landscape |
| FO - Floodway | SMO - Salinity Management |
| HO - Heritage | SRD - 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 22 October 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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