Planning Property Report

Address: 250 OGRADYS RIDGE ROAD FOSTER NORTH 3960
Lot and Plan Number: Lot 1 PS622580
Local Government (Council): SOUTH GIPPSLAND Council Property Number: 198973
Directory Reference: VicRoads 103 C4

Planning Zone

FARMING ZONE (FZ)
SCHEDULE TO THE FARMING ZONE (FZ)

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

Zones Legend

AC2 - Activity Centre
B1Z - Commercial 1
B2Z - Commercial 1
C1Z - Commercial 1
E1Z - Commercial 1
E2Z - Commercial 2
E3Z - Commercial 2
B5Z - Commercial 1
C1Z - Commercial 1
C2Z - Commercial 2
CA - Commonwealth Land
CC2 - Capital City
CDZ - Comprehensive Development
DZ - Doodland
ERZ - Environmental Rural
FZ - Farming
GR2 - General Residential
GWA2 - Green Wedge A
GWZ - Green Wedge
IN1Z - Industrial 1
IN2Z - Industrial 2
IN3Z - Industrial 3
LDRZ - Low Density Residential
MLZ - Mixed Use
NRZ - Neighbourhood Residential
PC12Z - Public Conservation & Resource
PDZ - Priority Development
PFRZ - Public Park & Recreation
PU1Z - Public Use - Service & Utility
PU2Z - Public Use - Education
PU3Z - Public Use - Health Community
PU4Z - Public Use - Transport
PU5Z - Public Use - Cemetery/Crematorium
PU6Z - Public Use - Local Government
PU7Z - Public Use - Other Public Use
FZ - Port
R1Z - General Residential
R2Z - General Residential
R3Z - General Residential
RAZ - Rural Activity
RCZ - Rural Conservation
RD21 - Road - Category 1
RD22 - Road - Category 2
RGZ - Residential Growth
RLZ - Rural Living
RUA - Rural
SUZ - Special Use
TZ - Township
UFZ - Urban Floodway
UGZ - Urban Growth

Urban Growth Boundary

Railway
Tram
River, stream
Lake, waterbody
Planning Overlay

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 5 (ESO5)

Note: due to overlaps some colours on the maps 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 2018, 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 2018, ‘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.

For further information about whether a Cultural Heritage Management Plan is required go to http://www.aav.nrms.net.au/aavQuestion1.aspx

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - https://www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes.html
Further Planning Information


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 and local policy, particular, general and operational 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 Planning Schemes Online.

This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning and 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.planning.vic.gov.au.