

PROPERTY SCREENING REPORT

EXAMPLE DONVALE PROPERTY

Sample property used for buyer-facing preview

Planning, hazard and selected neighbourhood context before you commit more money.



Desktop screening only — not title, survey, building inspection, or legal advice.

Contents

How to use this report	3	Practical Fit & Neighbourhood continued	35
Property snapshot	4	AREA CONTEXT Dwelling Density (2021)	58
Priority review	5	AREA CONTEXT Neighbourhood Social-Housing Context (2021)	60
Questions generated from this report	6-8		
Property Fundamentals	9	Appendix	62
IDENTIFIED Property Zoning	10	Glossary for first-time Victorian property buyers	63
NEED ATTENTION Easements	13	Data sources and key caveats	64
Planning & Development Controls	15	Licence, attribution, and reuse notes	65
NEED ATTENTION Areas of Aboriginal Cultural Heritage Sensitivity	16	Reference links and compliance notes	66
Flooding & Bushfire	18		
BORDERLINE Flooding	19		
BORDERLINE Land Subject to Inundation Overlay	20		
NEED ATTENTION Bushfire	22		
NEED ATTENTION Bushfire Management Overlay	23		
NEED ATTENTION Designated Bushfire Prone Area	25		
IDENTIFIED Historic Bushfire Context	27		
Environmental & Land Constraints	29		
NOT IDENTIFIED Coastline Context	30		
NEED ATTENTION Environmental Significance Overlay	31		
IDENTIFIED Land contours	33		
Practical Fit & Neighbourhood	35		
NEED ATTENTION Major Road Proximity	36		
IN ZONE Government School Zone Result	38		
IDENTIFIED Cycling Network Context	39		
NOT IDENTIFIED Parks & Reserves Context	41		
IDENTIFIED Local amenities	42		
Checked but not detected in mapped datasets	45		
AREA CONTEXT Area Profile (SA2)	46-57		

READ THIS FIRST

How to use this report

THIS IS A FIRST-PASS DESKTOP SCREENING REPORT.

It is designed to help you spot planning, title-map, hazard, environmental and neighbourhood signals before you spend more money on a property. It is not a title search, survey, building inspection, planning certificate, valuation, acoustic assessment, or legal advice.

START WITH THE PRIORITY REVIEW.

The Priority Review lists the pages most worth reading first. These are not automatic deal-breakers. They are the items most likely to need a follow-up question before you rely on the property for renovation, redevelopment, lending, insurance, or long-term occupation.

TREAT "IDENTIFIED" AS A SIGNAL TO CHECK, NOT A FINAL DECISION.

A mapped control, public record, nearby feature, or other detected item means the dataset checked returned a relevant signal. It does not tell you by itself whether a future proposal will be approved, refused, permit-free, unsafe, or commercially feasible.

TREAT "NOT DETECTED" CAREFULLY.

"Not detected" means we did not identify that item in the mapped datasets checked for this report. It does not prove the issue is legally absent. For title matters, easements, covenants, restrictions, owners corporation issues, building permits, defects, and exact boundaries, ask your conveyancer or relevant professional to verify.

USE CODES AS LOOKUP KEYS.

Planning codes such as GRZ2, DDO19, PO2, HO505, PAO1 or EAO help you find the relevant official rule. The practical answer usually depends on the schedule, the mapped boundary, and your specific plans.

READ MAPPED EXTENT AS AN ESTIMATE.

Extent labels such as "Whole mapped property", "Most of the mapped property", "Part of the mapped property" or "Boundary-edge overlap" describe how the mapped dataset intersected the resolved property footprint. Small boundary-edge results should be verified before being treated as confirmed or absent.

TAKE THE RIGHT QUESTION TO THE RIGHT PERSON.

Use this report to brief your conveyancer, selling agent, council duty planner, town planner, building surveyor, heritage consultant, environmental consultant, acoustic consultant, bushfire consultant, flood or drainage specialist, or another relevant professional. The report is most useful when it turns a vague concern into a specific question.

FOR APARTMENTS AND UNITS.

If this property is a unit, apartment, suite, or lot within a larger building, mapped results may reflect the parent land or building context. Ask your conveyancer to review the individual lot title, plan of subdivision, and owners corporation certificate.

AT A GLANCE

Property snapshot

ADDRESS SCREENED

EXAMPLE PROPERTY PROPERTY

REPORT GENERATED

24 May 2026

Reference: sample-ref

SCREENING SCOPE

This report screens the resolved mapped property footprint available for this address. It is a desktop screen only and does not confirm title boundaries, survey dimensions, ownership, building condition, or legal restrictions.

If this property is a unit, apartment, suite, or lot within a larger building, mapped planning, hazard, environmental, and neighbourhood results may reflect the parent land, building parcel, or resolved property footprint available in public datasets, rather than a legal review of the individual lot.

BASE PLANNING ZONE

SUZ3 - Special Use Zone - Schedule 3

Most of the mapped property (79.0%)

RCZ3 - Rural Conservation Zone - Schedule 3

Part of the mapped property (21.0%)

KEY PROPERTY SIGNALS IDENTIFIED

PROPERTY FUNDAMENTALS

Easements mapping detected

PLANNING AND DEVELOPMENT CONTROLS

Areas of Aboriginal Cultural Heritage Sensitivity detected

FLOODING AND BUSHFIRE

Land Subject to Inundation Overlay: LSIO boundary-edge overlap identified; verify the exact boundary

Bushfire controls: BMO, Designated Bushfire Prone Area (BPA) detected

Historic bushfire context identified

ENVIRONMENTAL AND LAND CONSTRAINTS

Environmental Significance Overlay: ESO3, ESO2 detected

Land contour context identified

PRACTICAL FIT AND NEIGHBOURHOOD

Major-road proximity signal identified

Government school zone result available

IMPORTANT CHECKS NOT PERFORMED BY THIS REPORT

- current title, plan of subdivision, easement instruments, covenants, or restrictions
- Section 32 / Vendor Statement accuracy
- owners corporation matters, where applicable
- building permits, building defects, pest issues, cladding, or structural condition
- valuation, lending, insurance terms, or legal advice
- acoustic, flood, bushfire, environmental, heritage, or engineering assessments

Use the Priority Review and Questions pages to decide what to ask next.

PRIORITY REVIEW

Priority review

EXAMPLE DONNALE PROPERTY PROPERTY

If you only review a few pages first, start here. Each linked section shows the full result, supporting evidence, official sources, and what to check next.

Flagged pages: 10 Review-first: 8 Borderline: 2

PROPERTY FUNDAMENTALS

REVIEW FIRST

P. 13

TITLE / PLAN CHECK

Easements

This property intersects 29 mapped easement segment(s), with an approximate total length of 3788.6 m.

PLANNING & DEVELOPMENT CONTROLS

REVIEW FIRST

P. 16

PLANNING CHECK

Areas of Aboriginal Cultural Heritage Sensitivity

This property overlaps official mapping for areas of Aboriginal cultural heritage sensitivity in the official planning mapping.

FLOODING & BUSHFIRE

BORDERLINE

P. 19

Flooding

A boundary-edge mapped flood-control overlap was identified. Use the chapter pages that follow to see which control was clipped.

BORDERLINE

P. 20

Land Subject to Inundation Overlay

Boundary-edge overlap identified. Land Subject to Inundation Overlay mapping was detected as a boundary-edge overlap. Matched controls: LSIO.

REVIEW FIRST

P. 22

Bushfire

Current bushfire mapping was identified. Use the chapter pages that follow to review BMO, BPA, and historic bushfire context.

REVIEW FIRST

P. 23

Bushfire Management Overlay

Mapped Bushfire Management Overlay intersects this property.

REVIEW FIRST

P. 25

Designated Bushfire Prone Area

Mapped Designated Bushfire Prone Area intersects this property.

REVIEW FIRST

P. 27

CONTEXT CHECK

Historic Bushfire Context

No historic fire scar intersects this boundary. Nearest mapped scar is ~73 m away.

ENVIRONMENTAL & LAND CONSTRAINTS

REVIEW FIRST

P. 31

PLANNING CHECK

Environmental Significance Overlay

2 matched Environmental Significance Overlay controls were identified at this address.

PRACTICAL FIT & NEIGHBOURHOOD

REVIEW FIRST

P. 36

ON-SITE CHECK

Major Road Proximity

The mapped property boundary is 9 m from the nearest mapped major road. Road class: Sub-arterial road.

WHAT TO ASK NEXT

Questions generated from this report

Use these questions to turn the screening results into specific follow-up checks.

These questions are generated from the mapped signals and context in this report. They are not a substitute for legal, planning, building, environmental, heritage, acoustic, flood, bushfire, valuation, or insurance advice. Send the relevant questions to the selling agent, your conveyancer, council duty planner, town planner, or another specialist before relying on the property for your intended use. They are intended for those advisers, authorities, and specialists to answer, not for the report provider to determine. Treat written advice from those professionals, council, and the authoritative legal documents as controlling. This screening is desktop, mapped, point-in-time and assembled from open public datasets; the Section 32, title, plan of subdivision, and live planning certificate remain the legally authoritative documents for the property.

ASK THE SELLING AGENT

- Can you provide the latest Section 32 / Vendor Statement, contract of sale, title, plan and planning certificate?
- Has the vendor received any council, EPA, heritage, road, flood, bushfire, building, planning, or acquisition correspondence about this property?
- Are there any known permits, notices, defects, disputes, contamination, flooding, heritage, or easement issues affecting the property?
- Has the vendor experienced flooding, overland-flow, stormwater, drainage, water-entry, authority, or flood-insurance issues at or near the property?
- Has the vendor received any bushfire, BAL, building, vegetation, access, or insurance advice relating to the property?
- This screening identified historic bushfire context. Has the vendor received any fire, insurance, vegetation, access, or emergency-management advice relating to the property?
- Has the vendor obtained any written authority advice about works over or near the mapped easement area?
- This screening identified a major road within roughly 300 m of the property — a context flag, not a measured noise level. Distance, traffic volume, terrain and barriers all matter. If quiet bedrooms or outdoor amenity matter, can the property be inspected during peak traffic so the actual feel is checked rather than assumed?
- School-zone information in listings, marketing material, or informal advice can be out of date. Can the exact address and enrolment year be verified at the Victorian Department of Education's Find My School tool before the school-zone assumption is relied on?

WHAT TO ASK NEXT**Questions generated from this report****ASK YOUR CONVEYANCER**

- Please review the Section 32, title, plan of subdivision and planning certificate as the legally authoritative documents. Based on the buyer's intended use and the mapped topics flagged in this screening report, which title, disclosure, certificate or settlement items should be verified before signing?
- Are there any registered easements, covenants, restrictions, caveats, notices, agreements, or other encumbrances affecting the land?
- This screening identified mapped easement geometry. Can your conveyancer confirm the easement location, purpose, beneficiary, instrument wording, and any consent, approval, restriction, or works-near-easement pathway on the current title, plan, and easement instrument? If services or buried assets may be involved, should Before You Dig Australia (BYDA) or the relevant service authority also be checked?

WHAT TO ASK NEXT

Questions generated from this report

ASK COUNCIL OR A TOWN PLANNER

- Can you confirm the current zone, overlay codes, and schedules applying to this property?
- Do the mapped controls affect day-to-day lawful use, or do they mainly matter for renovation, demolition, subdivision, change of use, redevelopment, building works, or future land-use assumptions?
- If redevelopment or major works matter, is a pre-application meeting or written planning advice recommended?
- This screening identified split zoning (SUZ3 - Special Use Zone - Schedule 3; RCZ3 - Rural Conservation Zone - Schedule 3). Can council or a town planner confirm the current zone schedules, exact mapped boundary, and whether each zone affects the intended use or development assumptions?
- This screening identified a possible flood or stormwater planning boundary-edge overlap (LSIO). What floor-level, drainage, overland-flow, authority-referral, permit, hydraulic-design, or insurance questions should be checked before the buyer relies on the site design, subdivision, or rebuild assumptions?
- This screening identified a possible Land Subject to Inundation Overlay boundary-edge overlap (LSIO). Can the exact mapped boundary, floor-level, drainage, referral, and permit implications be checked before relying on the site design or insurance assumptions?
- This screening identified both Bushfire Management Overlay (BMO) and Designated Bushfire Prone Area (BPA) mapping. Would the intended works trigger planning-permit bushfire requirements, defensible space, access, water supply, Bushfire Management Statement / bushfire-management documentation, and BAL / AS 3959 construction requirements?
- Does the historic bushfire context change what should be checked with CFA, council, an insurer, or a bushfire consultant before relying on future works or occupation assumptions?
- This screening identified Areas of Aboriginal Cultural Heritage Sensitivity. Under the Aboriginal Heritage Regulations 2018, a Cultural Heritage Management Plan (CHMP) can be required where a proposed activity is a 'high impact activity' in an 'area of cultural heritage sensitivity', subject to the regulation details and any exemptions. Should the Aboriginal Heritage Regulations Planning Tool, the relevant Registered Aboriginal Party / Aboriginal Victoria pathway, or a town planner confirm whether the buyer's intended works, ground disturbance, or subdivision needs CHMP scoping before redevelopment assumptions are relied on?
- This screening identified Environmental Significance Overlay controls (ESO3, ESO2). Can council or a town planner confirm the environmental objective, referral pathway, habitat, waterway, vegetation, biodiversity, application requirements, decision guidelines, or permit triggers that apply to the intended works?
- This screening identified land-contour or slope context. If earthworks, retaining walls, driveway access, drainage, foundations, or a building envelope matter, should a feature survey, geotechnical, drainage, or civil-engineering review be obtained before relying on the site assumptions?

CHAPTER

Property Fundamentals

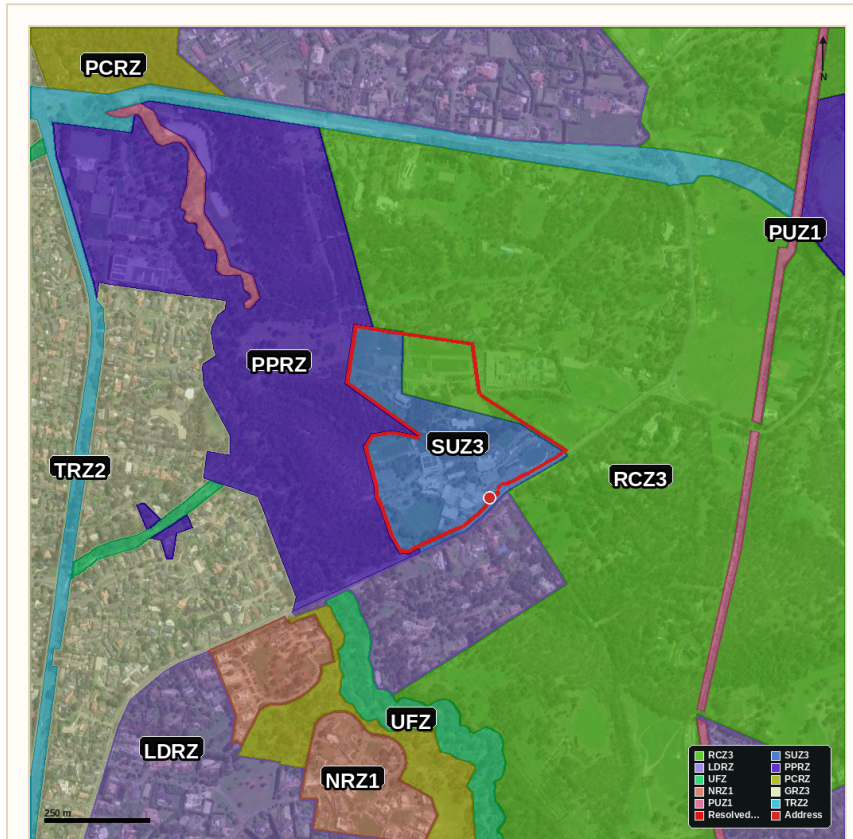
2 SECTIONS

The core property controls first: zoning, easements, heritage, and acquisition overlays that define the site before deeper planning checks.

Property Zoning

What is this land zoned for - and what does that let me build? Every property in Victoria sits inside a planning zone that controls what can be built and what uses are allowed. This page checks the zone, but final planning advice depends on the schedule, overlays, and your specific proposal.

Map evidence



Map setup: mapped property boundary compared against official planning zone mapping

POWERED BY ESRI

PROPERTY ZONING RESULT

This is a special use zone. For this type of land, the schedule often carries much of the practical planning meaning, so the code alone is not enough to judge development potential. More than one reportable zone intersects the mapped property boundary, so the largest mapped zone is used for summary only.

This property is in the SUZ3 zone (Special Use Zone - Schedule 3). Zoning controls what land uses and built form are permitted. Multiple zone polygons intersect the mapped property boundary for this address: SUZ3 (79.02%), RCZ3 (20.98%). For summary only, the largest mapped zone share is SUZ3. Other mapped zone is RCZ3 (20.98%). Official Victorian Planning Provisions reference: 37.01 Special Use Zone.

More than one reportable zone intersects the mapped property boundary for this address. The map should be read as a split-zoning result, not as a single-zone answer for the whole property.

SUZ3 (Special Use Zone - Schedule 3)

79.02% of mapped property area

At this address

CODE

SUZ3

NAME

Special Use Zone - Schedule 3

AT THIS ADDRESS

ZONE CODE

SUZ3

SHARE OF MAPPED PROPERTY AREA

79.02%

WHAT THIS ZONE IS

SUZ3 (Special Use Zone - Schedule 3) is special-purpose land where the schedule defines the real land-use and development outcome more than the base code does.

This property is shown as SUZ3 (Special Use Zone - Schedule 3). The numeric suffix indicates a local schedule applies, so the base zone should be read together with that schedule before relying on planning assumptions.

Most of the mapped property

What this means

SUZ is one of the clearest examples of a schedule-led zone. The official clause exists to recognise or provide for land to be used and developed for a specific purpose identified in the schedule, which means two different SUZ sites can behave very differently even though they share the same base code. For a buyer or developer, the only safe reading is to treat the base label as a heading and then go straight to the local schedule, because that schedule often answers the real questions about use, permit triggers, buildings and works, and whether the site is ordinary development land at all.

Suggested next checks

Open the local schedule first, because the schedule usually identifies the specific land purpose and the real permit pathway.

- Check whether the schedule points to an incorporated document, masterplan, infrastructure use, buffer, or site-specific operating framework behind the zone.
- Do not rely on the base SUZ label alone for a purchase or redevelopment decision; get early planning advice if the site outcome matters commercially.

Official zoning sources

- [Local planning scheme schedule - SCHEDULE 3 TO CLAUSE 37.01 Special Use Zone](#)
- [Victoria Planning Provisions zone clause - 37.01 Special Use Zone](#)

PROPERTY ZONING

RCZ3 (Rural Conservation Zone - Schedule 3)

20.98% of mapped property area

[BACK TO CONTENTS](#)

IDENTIFIED

At this address

CODE
RCZ3NAME
Rural Conservation Zone - Schedule 3

AT THIS ADDRESS

ZONE CODE	RCZ3
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SHARE OF MAPPED PROPERTY AREA	20.98%
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WHAT THIS ZONE IS

RCZ3 (Rural Conservation Zone - Schedule 3) is rural land where conservation values, landscape character, biodiversity, and sustainable land management are central planning concerns.

This property is shown as RCZ3 (Rural Conservation Zone - Schedule 3). The numeric suffix indicates a local schedule applies, so the base zone should be read together with that schedule before relying on planning assumptions.

Part of the mapped property

What this means

RCZ is not a general rural development zone with a light environmental overlay on top. The official clause is built around conserving values identified in the schedule, protecting natural processes and biodiversity, and allowing use or development only where it remains consistent with those conservation priorities. For a buyer or developer, that means dwelling, subdivision, earthworks, vegetation change, or rural business ideas should all be tested through the conservation purpose first, not treated as ordinary rural entitlements.

Suggested next checks

Read the local schedule first to see which conservation, landscape, habitat, or cultural values the zone is specifically trying to protect on this land.

- Do not assume a dwelling, subdivision, or earthworks pathway is routine just because the land is privately owned or already used rurally.
- Read this together with vegetation, bushfire, flooding, wastewater, and landscape constraints before relying on any rural lifestyle or development scenario.

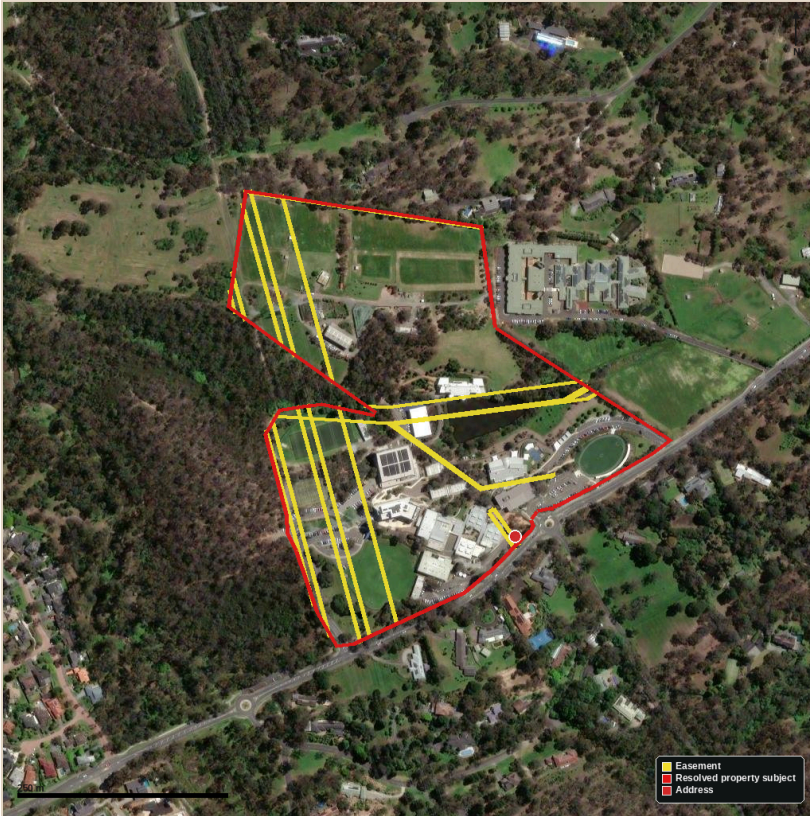
Official zoning sources

- [Local planning scheme schedule - SCHEDULE 3 TO CLAUSE 35.06 Rural Conservation Zone](#)
- [Victoria Planning Provisions zone clause - 35.06 Rural Conservation Zone](#)

Easements

Does anyone else have a legal right to use part of this land? An easement gives a utility or other party the right to use a strip of the land - for example, for a sewer or drainage pipe. You still own the land, but it can limit where you build and may require consent from the easement holder. Confirm easement details on the certificate of title.

Map evidence



The map shows indicative public easement geometry for reference only. Use it for orientation, then confirm title dimensions, easement wording, and authority consent paths separately.

POWERED BY ESRI

EASEMENT GEOMETRY NEEDS REVIEW

The public map check found 29 mapped easement segments crossing the property, with an approximate mapped overlap of 3788.6 m.

A mapped easement signal crosses part of the land. You may still own the affected area, but the purpose, beneficiary, width, and legal effect must be checked on the title, plan of subdivision, and any easement instrument. The right may relate to drainage, sewer, access, utilities, a private right of way, or another recorded interest. Works near the affected area may need beneficiary, council, water authority, private-party, or other consent depending on the easement type, so do not rely on a pool, shed, extension, slab, or driveway layout until those documents and consent pathways are checked.

This property intersects 29 mapped easement segments in the public easement mapping checked for this address, with an approximate mapped overlap of 3788.6 m.

Easement details and verification

What the public map check found, why it can matter, and what to verify before relying on it.

What we found

We identified 29 mapped easement segments crossing the property, with an approximate mapped overlap of 3788.6 m.

What this means for you

A mapped easement signal was detected crossing part of the property. You may still own the affected land, but the purpose, beneficiary, width, and legal effect must be confirmed from the title, plan of subdivision, and any easement instrument. It may relate to drainage, sewer, access, utilities, a private right of way, or another recorded right. Works near the affected area may require beneficiary, council, water authority, or other consent depending on the easement type, so do not rely on a pool, shed, extension, slab, or driveway layout until the title documents and relevant consent pathway have been checked.

Suggested next checks

Confirm the easement purpose, beneficiary, exact extent, and consent pathway on the title, plan, and instrument before relying on buildability assumptions.

- Order a current title search, plan of subdivision, and any easement instrument through your conveyancer to confirm the easement position, purpose, and beneficiary.
- If works are planned near the affected area, identify whether beneficiary, council, water authority, private-party, or other consent is required for that easement type.
- If extension or new structures are planned near the affected strip, have the building designer or engineer check the legal easement documents before committing to a layout.

Keep in mind

Public map review is not a formal title search, plan of subdivision, easement instrument review, or written authority advice.

The mapped property boundary for this address was compared with mapped Vicmap Property easement geometry, then the intersecting feature count and total mapped overlap length were summarised.

A mapped easement is a strong title-review signal, not a final title answer. Confirm the current title, plan of subdivision, easement instrument, beneficiary, exact location, and any consent pathway before relying on buildability assumptions.

Digital easement datasets may not include every older easement or every recent update.

Treat the public map layer as background context; make your own assessment before relying on buildability assumptions.

Evidence

- Mapped intersecting easement segments identified: 29.
- Approximate mapped overlap: 3788.6 m.
- Source used here: Vicmap Property easement mapping published through DataVic and the Vicmap Property web service.
- Source note: newer easements are being captured statewide, but older missing easements may still be absent and the open feed may not reflect the latest changes immediately.
- Source caveat: this public map layer is context, not a final title answer.
- Verification ladder: open-map screening -> title / plan review -> authority written confirmation.

Official sources

- [DataVic: Vicmap Property - Easement Line](#)
- [DataVic: Vicmap Property REST API](#)
- [DataVic: Vicmap Property REST API - Easements and Road Casements resource](#)
- [Landata: official Victorian land title search service](#)
- [Victorian water corporations: official map/directory to identify the relevant water corporation or service authority for this address](#)

CHAPTER

Planning & Development Controls

1 SECTION

Neighbourhood, built-form, airport, precinct, and development controls that shape permit pathway, staging, and development expectations.

SECTION OVERVIEW

[BACK TO CONTENTS](#)**NEED ATTENTION**

Areas of Aboriginal Cultural Heritage Sensitivity

Is this property inside the official mapping for an area of Aboriginal cultural heritage sensitivity?

This page checks the official planning sensitivity layer. A hit does not automatically mean a Cultural Heritage Management Plan (CHMP) is required for buying an existing dwelling, but it can become important if subdivision, redevelopment, major earthworks, or another listed high impact activity is proposed.

Map evidence



The map shows Aboriginal cultural heritage sensitivity context for this address only. It should not be treated as the final word on whether a CHMP is required without checking the proposed activity against the applicable regulations.

POWERED BY ESRI

HERITAGE-SENSITIVITY OVERLAP IDENTIFIED

This property sits inside an area mapped as sensitive for Aboriginal cultural heritage. This does not automatically mean a Cultural Heritage Management Plan (CHMP) is required — it means the property is in one half of the trigger under the Aboriginal Heritage Regulations 2018. Ordinary house buying is usually not the main trigger. A CHMP may be required if you plan subdivision, major earthworks, intensive redevelopment, or another listed high-impact activity — and a CHMP must be completed before planning permits can issue. For high-impact plans, get advice from the relevant Registered Aboriginal Party (RAP) or Aboriginal Victoria before committing to a design or timeline.

WHAT THIS PAGE SHOWS

Areas of Aboriginal Cultural Heritage Sensitivity

This page sets out the heritage-sensitivity evidence, what the overlap does and does not mean, and the next checks worth making.

[BACK TO CONTENTS](#)

NEED ATTENTION

What we found

We identified official Aboriginal cultural heritage sensitivity mapping affecting this property.

Official Aboriginal cultural heritage sensitivity mapping affects the property

Official Aboriginal cultural heritage sensitivity mapping directly overlaps the property boundary.

WHAT THIS MEANS

This is a statutory heritage sensitivity flag, not the final word on whether a CHMP is required. The property sits inside official sensitivity mapping, so subdivision, intensive redevelopment, major earthworks, or another listed high impact activity can need an extra heritage check before ordinary planning assumptions are safe.

SUGGESTED NEXT CHECKS

- Check the official CHMP guidance with the relevant Registered Aboriginal Party (RAP) or Aboriginal Victoria and confirm whether the intended activity is classified as high impact before relying on the result.
- Use the mapped overlap size and property-boundary footprint together before assuming the whole address is affected in exactly the same way.

EVIDENCE

Mapped overlap at this address

PROPERTY OVERLAP	4.01%
OVERLAP AREA	6,158 m ²

OFFICIAL SOURCES

- [Areas of Aboriginal Cultural Heritage Sensitivity](#)

Keep in mind

One or two dwellings, services to a dwelling, alteration of buildings, and some minor works can be exempt from the CHMP trigger. A CHMP outcome still depends on the proposed activity and the Aboriginal Heritage Regulations trigger rules.

Official sources

- [Using VicPlan \(Planning Victoria guide\)](#)
- [Practitioner guide: The VPP and planning schemes](#)
- [Areas of Aboriginal Cultural Heritage Sensitivity](#)

CHAPTER

Flooding & Bushfire

6 SECTIONS

Current flood and bushfire controls first, then the nearby hazard context pages that can change diligence, insurance, design, cost, or feasibility.

Flooding

This overview separates current flood planning controls from October 2022 flood-event context, then points you to the detailed pages that follow.

MINOR MAPPED FLOOD-CONTROL OVERLAP IDENTIFIED

A mapped flood control clips the property boundary only at a very small overlap. That may reflect boundary precision, or it may mark a genuine edge of the official flood-control extent. Do not treat the site edge as clear until the exact title boundary and current mapping are checked together.

Controls and context checked

Each item below isolates one current control or one context layer so the flood chapter stays easy to scan. Not-identified detail items may be summarised later rather than rendered as standalone pages.

CURRENT CONTROL PAGE

Urban Floodway Zone (UFZ)

NOT IDENTIFIED

Shows whether Urban Floodway Zone land intersects this property.

CURRENT CONTROL PAGE

Floodway Overlay (FO)

NOT IDENTIFIED

Shows whether Floodway Overlay currently applies to this property.

CURRENT CONTROL PAGE

Land Subject to Inundation Overlay (LSIO)

BORDERLINE

Boundary-edge mapped overlap identified for LSIO; verify the exact mapped boundary.

CURRENT CONTROL PAGE

Special Building Overlay (SBO)

NOT IDENTIFIED

Shows whether Special Building Overlay currently applies to this property.

PAST-EVENT CHECK

Mapped Flood History: October 2022 Event

NOT IDENTIFIED

No October 2022 mapped flood extent was found for this address in the checked context.

How to read this overview

A mapped flood control clips the property boundary only at a very small overlap. That may reflect boundary precision, or it may mark a genuine edge of the official flood-control extent. Do not treat the site edge as clear until the exact title boundary and current mapping are checked together.

Even tiny mapped overlaps can matter if access, drainage, or the build envelope leans into the affected edge, so this result deserves verification rather than dismissal.

Suggested next checks

Verify the exact title boundary and the official flood-control boundary on the current planning maps before you treat the site edge as unconstrained.

Screening notes

Borderline here does not mean the mapped overlap can be ignored. It means the overlap is very small and still needs verification before the property is treated as outside the mapped control.

Land Subject to Inundation Overlay

Is this property inside the mapped floodplain fringe where flood levels and floor heights start to matter? Land Subject to Inundation Overlay is the planning control councils use where buildings and works may still be possible, but flood levels and permit conditions become part of the design story.

Map evidence



Map setup: mapped property boundary compared against official current flood-control mapping. This map only shows LSIO. Use the other pages in this chapter to see the remaining flood controls and background context.

POWERED BY ESRI

MINOR MAPPED CONTROL OVERLAP IDENTIFIED

A Borderline result on this page means only a sliver of the property is shown inside LSIO control on the official mapping. LSIO is a current planning overlay (Clause 44.04) covering 1% AEP (1-in-100-year) flood-fringe land. A planning permit is required for buildings and works, and council typically sets a minimum floor level above the nominal protection level (commonly 300 mm freeboard) in consultation with Melbourne Water or the catchment management authority. A Borderline result here does not remove the LSIO floor-level requirement. The minimum floor level still applies to whatever portion is mapped inside LSIO, no matter how small.

LAND SUBJECT TO INUNDATION OVERLAY

Land Subject to Inundation Overlay overview

Matched controls, buyer meaning, and next checks for this page.

[BACK TO CONTENTS](#)

BORDERLINE

What we found

Only a very small mapped overlap with LSIO control was identified for this address. The mapped sliver may reflect boundary or mapping precision, or it may be a genuine edge of the official extent.

What this means

A Borderline result on this page means only a sliver of the property is shown inside LSIO control on the official mapping. LSIO is a current planning overlay (Clause 44.04) covering 1% AEP (1-in-100-year) flood-fringe land. A planning permit is required for buildings and works, and council typically sets a minimum floor level above the nominal protection level (commonly 300 mm freeboard) in consultation with Melbourne Water or the catchment management authority. A Borderline result here does not remove the LSIO floor-level requirement. The minimum floor level still applies to whatever portion is mapped inside LSIO, no matter how small.

Matched controls summary

LSIO

Land Subject to Inundation Overlay

MAPPED SHARE

0.01%

OFFICIAL REFERENCE

44.04 Land Subject to Inundation Overlay

COVERAGE NOTE

Boundary-edge overlap; verify official mapping before treating coverage as broad.

Suggested next checks

Verify the exact title boundary against the current official flood mapping, then confirm with council or the relevant floodplain authority whether any planned works or floor-level assumptions touch the affected edge.

- Order a Melbourne Water Property Flood Level Certificate (or catchment management authority equivalent in regional Victoria) to confirm the nominal protection level for this site.
- Confirm with a council duty planner whether the planned use or works trigger an LSIO permit under Clause 44.04.
- Engage a hydraulic or civil engineer for floor-level / drainage advice if extension, rebuild, or new dwelling is contemplated.

Keep in mind

A Borderline LSIO result still falls under the same statutory framework as a full hit. The smaller the mapped sliver, the more important it is to confirm the exact boundary on the official map before relying on a no-issue assumption.

OFFICIAL SOURCES

- [Victoria Planning guide — Choosing and applying provisions](#)
- [VPP Clause 44.03 — Floodway Overlay](#)
- [VPP Clause 44.04 — Land Subject to Inundation Overlay](#)
- [VPP Clause 44.05 — Special Building Overlay](#)
- [Planning Practice Note 12 — Applying the Flood Provisions](#)
- [Planning Practice Note — Managing coastal hazards and climate impacts](#)

SECTION OVERVIEW

[BACK TO CONTENTS](#)[NEED ATTENTION](#)

Bushfire

Could bushfire change what you can build here — or how the home has to be designed? Victoria uses two different bushfire systems: the Bushfire Management Overlay for planning permits, and the Bushfire Prone Area for building standards. This overview tells you whether either current trigger hits the property, then keeps historic fire-scar evidence on a separate context page so the live controls and the background story do not get blurred together.

CURRENT BUSHFIRE CONTROLS WERE IDENTIFIED

Need attention here means both a current Bushfire Management Overlay (BMO) planning-control trigger and a Designated Bushfire Prone Area (BPA) building-system trigger were identified. Read the BMO page for planning-permit, Bushfire Management Statement, defendable-space, access, and water-supply implications, then read the BPA page for BAL / AS 3959 construction implications.

Controls and context checked

Each item below keeps current controls separate from historic bushfire context so the chapter reads cleanly. Not-identified detail items may be summarised later rather than rendered as standalone pages.

CURRENT CONTROL PAGE

Bushfire Management Overlay (BMO)

[NEED ATTENTION](#)

Shows whether Bushfire Management Overlay currently applies to this property.

CURRENT CONTROL PAGE

Designated Bushfire Prone Area (BPA)

[NEED ATTENTION](#)

Shows whether Designated Bushfire Prone Area mapping currently applies to this property.

CONTEXT PAGE

Historic Bushfire Context

[IDENTIFIED](#)

Context only; not the same as a current BMO or BPA trigger.

How to read this overview

Need attention here means both a current Bushfire Management Overlay (BMO) planning-control trigger and a Designated Bushfire Prone Area (BPA) building-system trigger were identified. Read the BMO page for planning-permit, Bushfire Management Statement, defendable-space, access, and water-supply implications, then read the BPA page for BAL / AS 3959 construction implications.

Current BMO/BPA mapping can materially change planning pathway, Bushfire Attack Level assumptions, siting, water-supply expectations, and build cost.

Suggested next checks

Start with the BMO page for the planning pathway, then confirm the BPA / BAL construction pathway with a registered building surveyor or suitably qualified BAL assessor before relying on siting, design, or budget assumptions.

Screening notes

Historic bushfire context may still appear in this chapter, but it is supporting context only and not the same thing as a current BMO or BPA trigger.

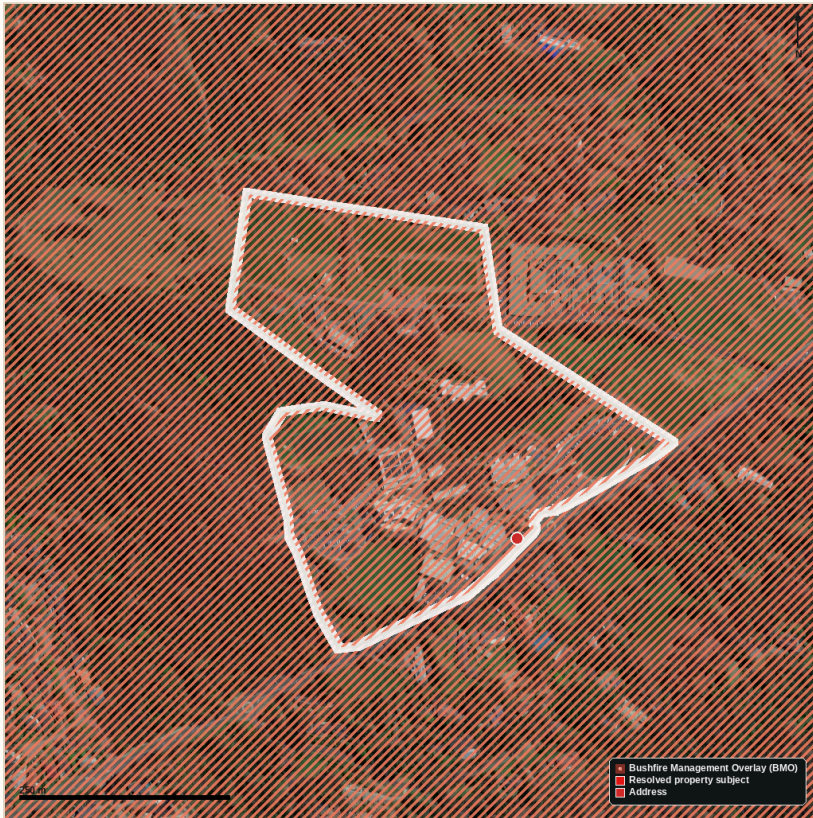
SECTION OVERVIEW

[BACK TO CONTENTS](#)**NEED ATTENTION**

Bushfire Management Overlay

Would bushfire planning controls shape what can be built or rebuilt here? Bushfire Management Overlay is the planning permit control for land exposed to very high or extreme bushfire hazard. If it applies, bushfire design, defensible space, access, and water-supply requirements move into the permit pathway early.

Map evidence



Map setup: mapped property boundary compared against official current bushfire mapping. This map only shows BMO. Use the other pages in this chapter to see the remaining bushfire controls and background context.

POWERED BY ESRI

CURRENT MAPPED CONTROL IDENTIFIED

Mapped BMO control intersects the mapped property boundary for this address. BMO is a current planning overlay (Clause 44.06) for land with very high or extreme bushfire planning considerations. It can trigger a planning permit pathway and Bushfire Management Statement material for relevant use, development, subdivision, buildings, works, or vegetation-sensitive proposals. Land in a BMO is also within a Bushfire Prone Area, so building-stage Bushfire Attack Level / AS 3959 requirements should be checked against the proposed building footprint. What this means for different kinds of buyers: If you're buying to live in the existing dwelling: existing residential use is usually a different question from new works, but vegetation removal, sheds, decks, or extensions can bring the BMO pathway into focus. Ask your insurer about bushfire cover rather than assuming standard pricing. If you're buying with extension or replacement in mind: expect council and bushfire-practitioner advice on the BMO schedule, BMS material, defensible space, water supply, access, and downstream Bushfire Attack Level / AS 3959 cost. If you're buying for subdivision or new build: test the proposed layout against the BMO early. Lot yield, siting, access, vegetation, water-supply, and construction-cost assumptions can change once the bushfire pathway is checked.

Bushfire Management Overlay overview

Matched controls, buyer meaning, and next checks for this page.

What we found

Mapped BMO control intersects the mapped property boundary for this address.

What this means

Mapped BMO control intersects the mapped property boundary for this address. BMO is a current planning overlay (Clause 44.06) for land with very high or extreme bushfire planning considerations. It can trigger a planning permit pathway and Bushfire Management Statement material for relevant use, development, subdivision, buildings, works, or vegetation-sensitive proposals. Land in a BMO is also within a Bushfire Prone Area, so building-stage Bushfire Attack Level / AS 3959 requirements should be checked against the proposed building footprint. What this means for different kinds of buyers: If you're buying to live in the existing dwelling: existing residential use is usually a different question from new works, but vegetation removal, sheds, decks, or extensions can bring the BMO pathway into focus. Ask your insurer about bushfire cover rather than assuming standard pricing. If you're buying with extension or replacement in mind: expect council and bushfire-practitioner advice on the BMO schedule, BMS material, defendable space, water supply, access, and downstream Bushfire Attack Level / AS 3959 cost. If you're buying for subdivision or new build: test the proposed layout against the BMO early. Lot yield, siting, access, vegetation, water-supply, and construction-cost assumptions can change once the bushfire pathway is checked.

Matched controls summary

BMO

Bushfire Management Overlay

MAPPED SHARE

100.00%

OFFICIAL REFERENCE

Clause 44.06 Bushfire Management Overlay

COVERAGE NOTE

Whole mapped property

Suggested next checks

Confirm the current Clause 44.06 mapping and schedule, then brief council and a suitably qualified bushfire practitioner before you rely on siting, yield, vegetation, or budget assumptions.

- Engage a BPAD-accredited bushfire practitioner (Level 2 or 3) to prepare or review the Bushfire Management Statement before any design or budget is locked in.
- Confirm the current BMO schedule and any local schedule controls with a council duty planner; defendable space, water supply, and access requirements often follow.
- Ask a registered building surveyor or bushfire practitioner whether Bushfire Attack Level / AS 3959 construction requirements apply to the proposed building work.

Keep in mind

This map is intentionally limited to BMO only. Other bushfire controls (BPA) and historic bushfire context are checked separately and only render as standalone pages when identified.

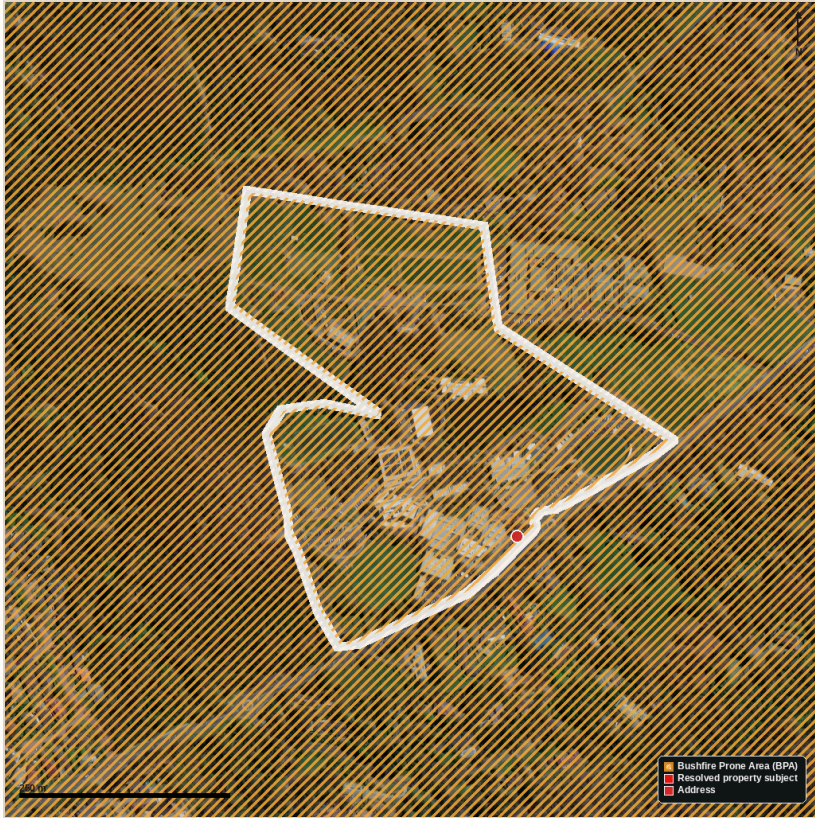
OFFICIAL SOURCES

- [DTP guide: Building in bushfire-prone areas](#)
- [DTP guide: Building in the Bushfire Management Overlay \(BMO\)](#)
- [VPP Clause 44.06 \(Bushfire Management Overlay\) – Planning Schemes Online](#)
- [VPP Clause 44.06-2 \(Permit requirement\) – Planning Schemes Online](#)
- [VPP Clause 53.02-2 \(Bushfire\) – Planning Schemes Online](#)
- [Building Act 1993 \(Vic\) – legislation](#)

Designated Bushfire Prone Area

Would any future build here have to meet bushfire construction standards? Designated Bushfire Prone Area is the building-system trigger for AS 3959 and a Bushfire Attack Level assessment. If the proposed building footprint is affected, new building or significant permitted work can cost more and follow different construction rules.

Map evidence



Map setup: mapped property boundary compared against official current bushfire mapping. This map only shows BPA. Use the other pages in this chapter to see the remaining bushfire controls and background context.

POWERED BY ESRI

CURRENT MAPPED CONTROL IDENTIFIED

Mapped BPA land intersects the mapped property boundary for this address. BPA is a Building Regulations trigger (administered through Department of Transport and Planning mapping), not a planning overlay. For covered building-permit work, bushfire construction requirements depend on whether the proposed building envelope or footprint falls inside the mapped BPA; if part of the building footprint falls inside, the whole building may need to meet the BPA construction standard. What this means for different kinds of buyers: If you're buying to live in the existing dwelling: BPA does not stop existing residential use. If future building-permit work is proposed, check whether that proposed footprint falls inside the mapped BPA. If you're buying with extension or rebuild in mind: a Bushfire Attack Level assessment may be required for the affected footprint, and construction cost can change with the Bushfire Attack Level level, materials, and design. If you're buying for new build or subdivision: test the proposed building envelope against the BPA early so design and budget assumptions are not based on the title boundary alone.

Designated Bushfire Prone Area overview

Matched controls, buyer meaning, and next checks for this page.

What we found

Mapped BPA land intersects the mapped property boundary for this address.

What this means

Mapped BPA land intersects the mapped property boundary for this address. BPA is a Building Regulations trigger (administered through Department of Transport and Planning mapping), not a planning overlay. For covered building-permit work, bushfire construction requirements depend on whether the proposed building envelope or footprint falls inside the mapped BPA; if part of the building footprint falls inside, the whole building may need to meet the BPA construction standard. What this means for different kinds of buyers: If you're buying to live in the existing dwelling: BPA does not stop existing residential use. If future building-permit work is proposed, check whether that proposed footprint falls inside the mapped BPA. If you're buying with extension or rebuild in mind: a Bushfire Attack Level assessment may be required for the affected footprint, and construction cost can change with the Bushfire Attack Level level, materials, and design. If you're buying for new build or subdivision: test the proposed building envelope against the BPA early so design and budget assumptions are not based on the title boundary alone.

Matched controls summary

BPA Bushfire Prone Area

MAPPED SHARE

100.00%

OFFICIAL REFERENCE

Designated Bushfire Prone Area map (Building Act 1993 s.192A)

COVERAGE NOTE

Whole mapped property

Suggested next checks

Confirm the current BPA mapping and the likely building footprint with a registered building surveyor or suitably qualified Bushfire Attack Level assessor before relying on construction-cost or design assumptions.

- Engage a BPAD-accredited bushfire practitioner or registered building surveyor to perform an AS 3959 Bushfire Attack Level site assessment before locking in construction budget or design.
- Confirm the current BPA mapping on VicPlan against the title boundary, particularly if the overlap looks marginal.
- Factor in possible Bushfire Attack Level-driven construction costs after the likely building footprint, design, and Bushfire Attack Level level are known.

Keep in mind

This map is intentionally limited to BPA only. Other bushfire controls (BMO) and historic bushfire context are checked separately and only render as standalone pages when identified.

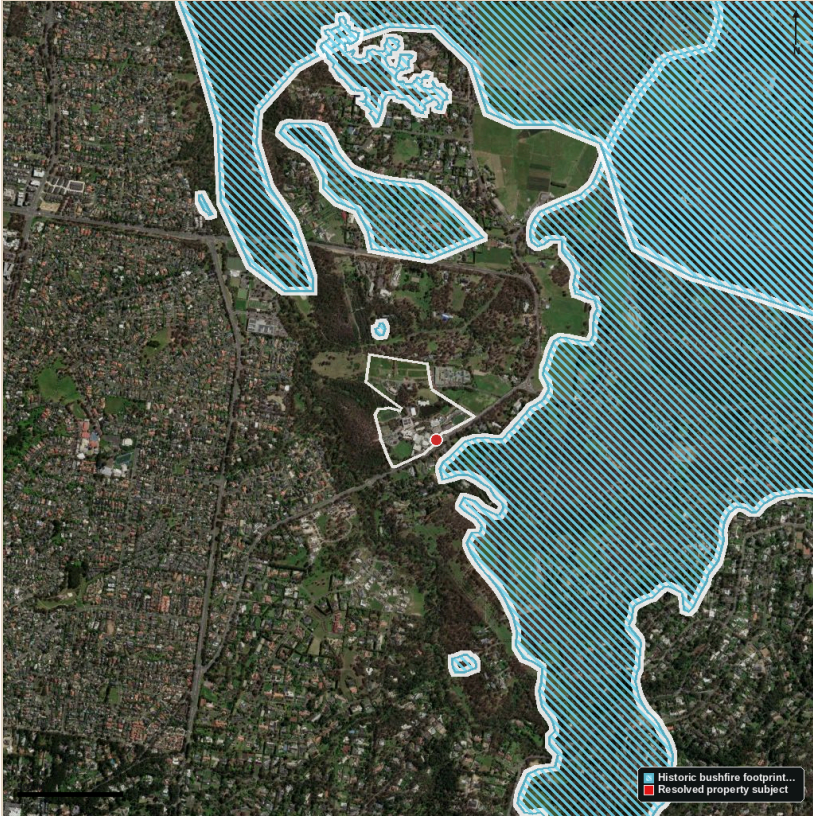
OFFICIAL SOURCES

- [DTP guide: Building in bushfire-prone areas](#)
- [DTP guide: Building in the Bushfire Management Overlay \(BMO\)](#)
- [VPP Clause 44.06 \(Bushfire Management Overlay\) – Planning Schemes Online](#)
- [VPP Clause 44.06-2 \(Permit requirement\) – Planning Schemes Online](#)
- [VPP Clause 53.02-2 \(Bushfire\) – Planning Schemes Online](#)
- [Building Act 1993 \(Vic\) – legislation](#)

Historic Bushfire Context

Even if no current bushfire trigger is mapped on the property, has this surrounding landscape burned before? This page is the supporting-context page for that question. It shows mapped historic fire-scar evidence near the property, but it is not itself a current bushfire control.

Map evidence



Map note: historic fire-scar context is supporting evidence only, not a current BMO or BPA trigger. A nearby historic fire-scar result does not by itself confirm a current BMO or BPA trigger on the property. Read this map together with the live BMO and BPA pages.

POWERED BY ESRI

CONTEXT IDENTIFIED

Mapped historic bushfire-scar context was identified near the property. This is surrounding landscape context, not a measured current-control result. The highlighted scar sits north-east of the property in this map frame. Treat that as background evidence only — useful context, not a current BMO or BPA trigger.

Historic Bushfire Context detail

Supporting context, what it means, and how to read it alongside current controls.

What we found

No historic fire scar intersects this boundary.

How to read this

Mapped historic bushfire-scar context was identified near the property. This is surrounding landscape context, not a measured current-control result. The highlighted scar sits north-east of the property in this map frame. Treat that as background evidence only — useful context, not a current BMO or BPA trigger.

Suggested next checks

Read this together with the live BMO and BPA pages, ask your insurer how historic fire activity affects cover and pricing, and check the CFA Fire Danger Rating for the area.

- Read this page together with the live BMO and BPA pages before relying on the property as bushfire-clear.
- Ask your insurer how historic fire activity in this landscape affects bushfire cover and premium.
- Check the CFA Fire Danger Rating for the relevant fire-weather district before auction day.

Keep in mind

Historic bushfire context is supporting evidence only. It does not replace the current BMO or BPA checks — but a clean BMO/BPA result does not erase historic fire activity. Insurance and lifestyle considerations can still be affected by the historic-fire context shown on this page.

Evidence

- Source basis: state historic bushfire-history dataset, screened against the property boundary and surrounding context.
- Historic fire scars are evidence of past fire activity; they are not a current statutory control.
- Insurer bushfire data and the CFA Fire Danger Rating are independent of this layer and should be consulted separately.

Official sources

- [DTP guide: Building in bushfire-prone areas](#)
- [DTP guide: Building in the Bushfire Management Overlay \(BMO\)](#)
- [VPP Clause 44.06 \(Bushfire Management Overlay\) – Planning Schemes Online](#)
- [VPP Clause 44.06-2 \(Permit requirement\) – Planning Schemes Online](#)
- [VPP Clause 53.02-2 \(Bushfire\) – Planning Schemes Online](#)
- [Building Act 1993 \(Vic\) – legislation](#)

CHAPTER

Environmental & Land Constraints

3 SECTIONS

Contamination, coastal, vegetation, resource, and land-shape constraints that can still widen diligence, cost, or feasibility beyond the core flood and bushfire checks.

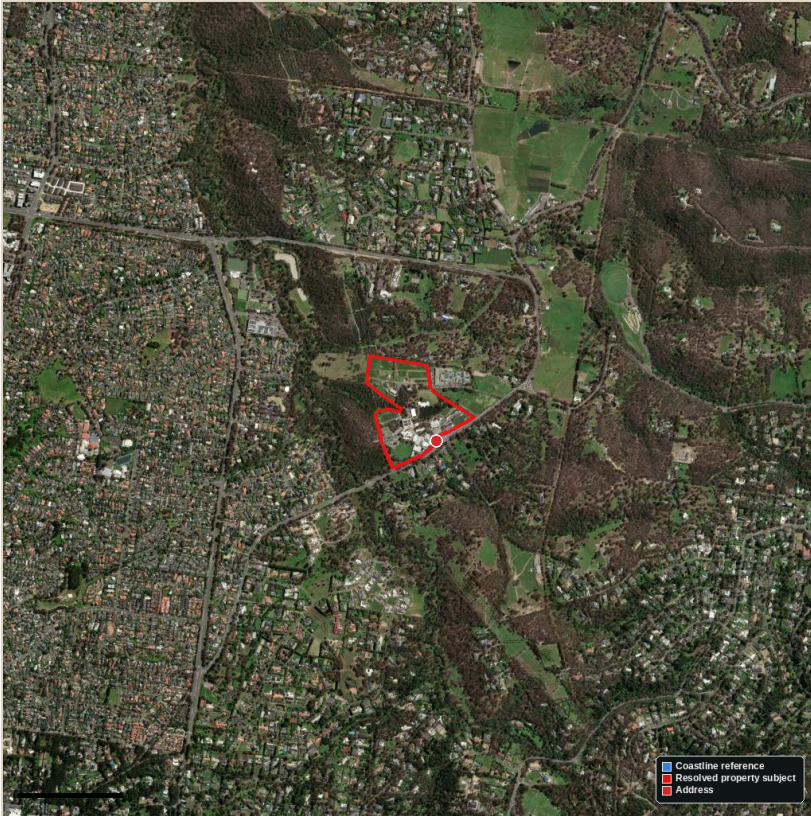
SECTION OVERVIEW

[BACK TO CONTENTS](#)
[NOT IDENTIFIED](#)

Coastline Context

Where does this property sit relative to the Victorian coastline? This page screens for mapped coastline within 5 km of the property and gives a buyer-facing coastline setting read — useful background for long-term planning, adaptation, and valuation conversations. It is coastline context only, not a modeled inundation or erosion study.

Map evidence



The map shows the wider coastline-context search around this address only. A no-hit result here means no mapped coastline was identified for this address; it does not rule out local coastal studies, planning overlays, or broader coastal policy context elsewhere.

POWERED BY ESRI

NO MAPPED COASTLINE CONTEXT IDENTIFIED

No mapped coastline was identified within 5 km of this property. The address sits inland of the wider coastal screening range, so coastline setting is unlikely to be a material part of the purchase story. Local flood overlays, stormwater, and council drainage policies can still apply in coastal-adjacent suburbs; the Flooding chapter covers on-site flood controls separately.

Screening notes

Long-term coastal exposure can still reach properties in unexpected areas. No coastline-context hit here does not rule out local coastal studies, planning overlays, or broader coastal policy context.

Environmental Significance Overlay

Could environmental values or constraints affect building, works, subdivision, vegetation removal, or site layout here? An Environmental Significance Overlay (ESO) identifies areas where development may need to respond to environmental significance, such as habitat, waterways, wetlands, biodiversity, vegetation, catchment sensitivity, or other schedule-specific environmental objectives.

Map evidence



Indicative map for this indicator and the mapped property boundary for this address.

POWERED BY ESRI

2 MATCHED PLANNING CONTROLS WERE IDENTIFIED

The matched ESO schedule points to more than one environmental objective. Do not read this as only a clearing or siting issue. Buildings, works, subdivision, vegetation removal, access, drainage, habitat, waterway, biodiversity, or interface requirements may all need to be checked against the current schedule.

ENVIRONMENTAL SIGNIFICANCE OVERLAY

Environmental Significance Overlay overview

Matched controls, buyer meaning, and next checks for this page.

[BACK TO CONTENTS](#)

NEED ATTENTION

What we found

We identified 2 matched Environmental Significance Overlay controls at this address. The full list is summarised below.

What this means

The matched ESO schedule points to more than one environmental objective. Do not read this as only a clearing or siting issue. Buildings, works, subdivision, vegetation removal, access, drainage, habitat, waterway, biodiversity, or interface requirements may all need to be checked against the current schedule.

Matched controls summary

CODE ES03	Environmental Significance Overlay - Schedule 3
SHARE 94.33%	OFFICIAL REFERENCE Schedule 3 to Clause 42.01 Environmental Significance Overlay
	COVERAGE NOTE Most of the mapped property
CODE ES02	Environmental Significance Overlay - Schedule 2
SHARE 5.67%	OFFICIAL REFERENCE Schedule 2 to Clause 42.01 Environmental Significance Overlay
	COVERAGE NOTE Small part of the mapped property

Suggested next checks

Confirm the current ESO schedule with council or a town planner before relying on any building, works, subdivision, vegetation-removal, access, drainage, or layout assumption.

- Ask which environmental objective is driving the schedule and whether application requirements, decision guidelines, referrals, or specialist ecology, arborist, drainage, or environmental input apply.
- Do not reduce the page to one issue where the schedule points to more than one environmental priority.

Keep in mind

This ESO result is a planning control, not a single-issue label. The schedule is what tells you which environmental values, constraints, permit triggers, application requirements, and decision guidelines matter.

Indicative only; verify with council.

The mapped property boundary for this address was checked against current Environmental Significance Overlay planning mapping. Matched overlay controls (ES03, ES02) were then used to describe the current schedule context shown on this page.

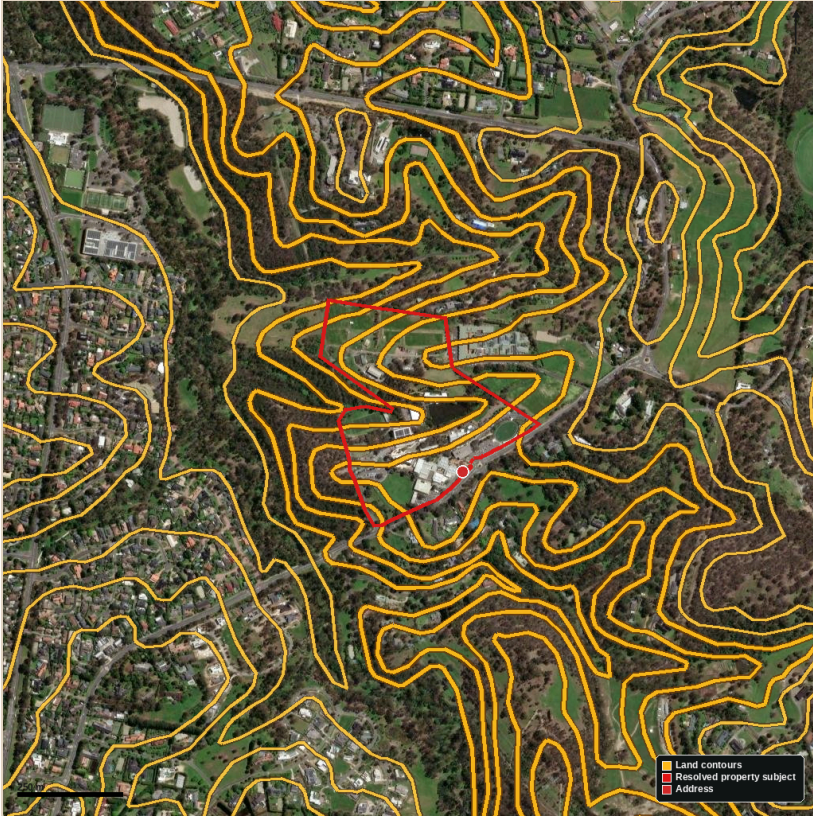
OFFICIAL SOURCES

- [Using VicPlan \(Planning Victoria guide\)](#)
- [Practitioner guide: The VPP and planning schemes](#)
- [ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 3](#)
- [ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2](#)
- [Vicmap Planning](#)
- [SCHEDULE 3 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY](#)
- [SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY](#)

Land contours

How flat or sloped is this block - and could that affect building costs? This page uses desktop contour mapping to give a rough picture of the land's slope. It is not a survey or engineering assessment - slopes may affect driveway grades, drainage, cut-and-fill, and foundation costs.

Map evidence



The map shows contour and elevation context for this address. It is not a feature/level survey, drainage design, or a guarantee of exact site grades.

POWERED BY ESRI

MAPPED CONTOUR CROSSING IDENTIFIED

This property has noticeable slope — contour lines cross the land, so driveway grade, drainage direction, retaining walls, cut/fill, and basement feasibility may all affect early design and build cost. This is desktop mapping, not a feature/level survey. Engage a licensed surveyor for actual levels before locking in design or budget; if the slope is significant or the site looks unstable, a civil or geotechnical engineer can advise on grading, retaining, and stability.

Land contours

This page turns the contour screen into terrain context, slope clues, and follow-up checks.

What we found

We identified 5 mapped contour lines crossing this property, with nearby mapped elevations around 60.0 m to 100.0 m above sea level.

What this means for you

Desktop contour context is a prompt to keep slope, levels, drainage, retaining, and early design-cost assumptions open. It does not tell you the exact grade or whether the site is straightforward to build on.

Suggested next checks

Before relying on extension, rebuild, drainage, or retaining assumptions, obtain a feature/level survey and bring civil or geotechnical advice in early if slope-sensitive works matter to the purchase.

- If the purchase depends on a straightforward building pad, simple driveway grades, or minimal retaining, have a licensed surveyor check survey levels before locking that assumption in.
- If earthworks or drainage changes are likely, keep contour-driven design and cost questions open until survey information is reviewed.

Evidence

- Contour features sampled for this address: 17.
- Contour lines crossing this property: 5.
- Mapped elevation context identified for this address: 60.0 m to 100.0 m above sea level.
- Approximate contour interval identified for this address: 10 m.
- Source used here: Vicmap Elevation contour features. Metro and statewide contour products differ in precision, currency, and capture history.

Official sources

- [Vicmap Elevation](#)
- [Vicmap Topographic Mapping](#)
- [Victorian Resources Online: Digital Elevation Models](#)
- [VBA: Minimising foundation movement and damage to your house](#)
- [Vicmap Elevation Contours \(EL_CONTOUR web map feed\)](#)

CHAPTER

Practical Fit & Neighbourhood

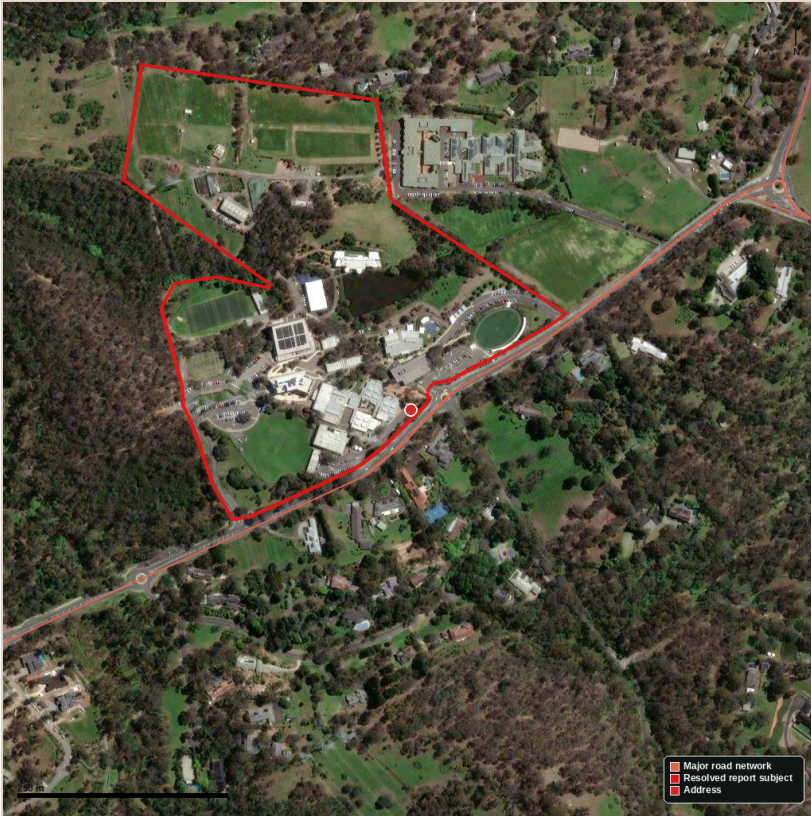
9 SECTIONS

Utilities, transport, local services, and broader area context that help test how the property fits day to day, not just on paper.

Major Road Proximity

Could a nearby major road change the way this property feels day to day? This page checks whether the property sits close enough to a mapped major road that traffic noise, outdoor comfort, and open-window assumptions are worth checking in person. This is a proximity check, not a measured or modelled noise assessment.

Map evidence



The map shows nearby road context for this address. It should not be read as a full acoustic assessment or a guarantee of everyday traffic-noise conditions at the dwelling.

POWERED BY ESRI

MAJOR-ROAD PROXIMITY IDENTIFIED

We identified a major-road proximity signal for this property. At this address, the nearest mapped major road was **NEARBY ROAD** Sub-arterial road, about 9 m away.

Major Road Proximity

This page shows the nearby major-road context, what it could mean day to day, and what to check in person.

What we found

We identified a major-road proximity signal for this property. At this address, the nearest mapped major road was ^{NEARBY ROAD}_{nearby road} Sub-arterial road, about 9 m away.

What this means

This property is close enough to a major road that traffic noise is worth checking in person, even though the road does not run right alongside. Don't assume bedroom, living area, or outdoor comfort until you have stood on site — this home may not feel like a typical quiet street. Distance alone does not measure noise: traffic volume, barriers, topography, and the dwelling itself all matter. If acoustics are critical, an acoustic consultant can give you a formal reading.

Suggested next checks

Inspect the property during busy traffic periods before you rely on a quiet-street, open-window, or low-noise-bedroom assumption. If you need a formal noise assessment, engage an acoustic consultant or check with the council building department.

- If the purchase depends on quiet bedrooms or outdoor entertaining, test those assumptions on site instead of relying on map distance alone.
- Where renovation or redevelopment is planned, check with an acoustic consultant whether a modest acoustic response could change budget or layout decisions.

Keep in mind

This page uses major-road proximity as a lived-experience signal, not an air-quality check. Map distance helps flag the question, but real noise also depends on traffic conditions, barriers, topography, and how the dwelling is built.

This page is based on major-road mapping and the property's distance to those roads.

Evidence

- Nearest mapped major road: ^{NEARBY ROAD}_{nearby road} Sub-arterial road at about 9 m.
- Major-road proximity check used for this property: mapped major-road corridor classes plus signed route mapping.
- Result trigger: the mapped property boundary sits about 9 m from the mapped major-road corridor.
- Effective screening distance for this property: about 9 m (property boundary).

Official sources

- [Planning Practice Note 83: Assessing external noise impacts for apartments](#)
- [VicRoads: Traffic Noise Reduction Policy](#)
- [EPA Victoria: Noise and your health](#)
- [Vicmap Transport](#)

Government School Zone Result

Which Victorian Government school does this address fall into? Each home address has a "designated neighbourhood school" — the local government school you are entitled to enrol at, regardless of capacity. Published Victorian Government school-zone mapping changes over time. This page checks the selected school year (2027) using the property's address point and should be treated as a preliminary school-zone result. Final confirmation is still required in Find my School. Zones are reset each year, and non-government schools (independent / Catholic) are not covered here.

IN ZONE

This address is in zone for Milgate Primary School and Warrandyte High School.

School-zone snapshot

KEY FACTS

SCHOOL YEAR CHECKED	2027
IN-ZONE PRIMARY SCHOOL	Milgate Primary School
IN-ZONE SECONDARY SCHOOL (YEAR 7)	Warrandyte High School
OFFICIAL NEXT STEP	Verify in Find my School

SCHOOLS LISTED IN THIS RESULT

SCHOOL	ZONE TYPE	APPLIES TO
Milgate Primary School	primary	Prep-6 zone
Warrandyte High School	secondary	Year 7 zone

How to use this result

This address sits inside the published Victorian Government school zone for the checked school year (2027). Eligible children at this address have the right to enrol at the zoned school(s), regardless of capacity. Two practical caveats: zones are redrawn each year (so verify for the actual year of intended enrolment, not just today), and out-of-zone enrolment to other schools is only available if those schools have spare places. Before committing on the school-zone basis, re-check the exact street number on findmyschool.vic.gov.au and ring the school enrolment office. This result is for enrolment context only. The official Victorian Government school-zone dataset says school-zone layers should not be relied on for property purchase decisions. Verify the exact address and enrolment year in Find my School and contact the school before relying on enrolment assumptions.

METHOD AND SCOPE

Checked against Victorian Government school-zone mapping for the selected school year using the property's address point, not a full property-boundary, school-capacity, or non-government school assessment.

This page covers Victorian government school-zone boundaries. Some government schools, including specialist, selective entry and language schools, do not use school zones.

Official verification

Verify the address and selected school year in the official Victorian school-zone tools before relying on this result.

- [Find my School](#)
- [School zones](#)

SECTION OVERVIEW

[BACK TO CONTENTS](#)
IDENTIFIED

Cycling Network Context

Is there a bike path or cycling route near this property? This page shows mapped cycling infrastructure within 500 m, drawn from the Victorian Bicycle Infrastructure Network dataset. It confirms mapped cycling context, not whether the route feels safe, comfortable, or continuous on the ground.

Map evidence



The map shows mapped bicycle-network context for this address. It does not confirm route comfort, safety, crossings, gradients, protection level, or whether the first connection from the dwelling feels practical on the ground.

POWERED BY ESRI

LOCAL CYCLING CONTEXT IDENTIFIED

This address has mapped cycling infrastructure within a short ride — close enough to support everyday trips to work, shops, school, or the station. Mapping confirms the route exists but does not measure how direct, comfortable, or safe it feels on the ground. Before you treat this as a daily cycling asset, ride the first connection from the address — intersections, gaps, and traffic exposure are what determine whether the route actually works for you.

Cycling context snapshot

LABEL	VALUE
Screen radius	500 m local search
Nearest mapped link	7 m from the property boundary

Cycling routes nearby

What the nearby cycling map shows and what to verify before relying on it.

What we found

We identified mapped bicycle-network context within the local 500 m search area around the property boundary for this address.

Suggested next checks

If cycling access matters to the purchase, test the route you would actually use from the address and confirm the first connection feels direct and comfortable enough for everyday trips.

- Check the first intersections, crossings, and transitions from the address to the mapped link instead of assuming proximity alone makes the route practical.
- If school, station, or local-shopping trips matter, ride or walk the real route before treating this as everyday cycling access.

Evidence

- Evaluation basis: property-boundary context only. This page does not test title-level legal or statutory controls.
- Mapped bicycle-network context inside the local 500 m search area for this address: identified.
- Nearest mapped bicycle-network feature for this address: about 7 m away.
- Screen radius: 500 m local search.

Official sources

- [Victoria open data: Bicycle Infrastructure Network](#)
- [Victoria open data: Bicycle Infrastructure Network metadata](#)
- [Bicycle Infrastructure Network](#)

SECTION OVERVIEW

[BACK TO CONTENTS](#)

NOT IDENTIFIED

Parks & Reserves Context

Are there parks, reserves, or open spaces nearby? This page checks Victoria's public reserve and open-space dataset within 2 km. It covers national parks and larger reserves but does not capture every local council playground, sports reserve, or pocket park.

Map evidence



The map shows mapped park and reserve context from Victoria's public reserve and open-space dataset for this address. It does not confirm park quality, facilities, access hours, maintenance, or whether every small local council park, playground, or sports reserve is captured.

POWERED BY ESRI

NO MAPPED PARKS AND RESERVES IDENTIFIED NEARBY

This address has no mapped park or reserve within 2 km in this screen. This dataset covers state-level reserves and larger parks; small local council playgrounds, sports reserves, and pocket parks may still exist nearby but are not captured here. Other datasets may still return named local parks or recreation features. See Local amenities for named local amenity records. Check Google Maps or your council directory if everyday open-space access matters.

Parks & reserves snapshot

LABEL	VALUE
Screen radius	2000 m local search
Mapped parks/reserves nearby	1 km: 0 · 2 km: 0
Nearest mapped reserve	Not identified

Local amenities

What shops, schools, and services are nearby? This page shows named amenities within 1 km - schools, childcare, shops, recreation, and other everyday places. Confirm opening hours, quality, and access directly; this is a snapshot, not a full services directory.

Map evidence



The map shows named amenities within the current 1 km screen around the property boundary using Vicmap Features of Interest data. Important places should still be checked in Google Maps or directly with the venue. It does not confirm opening hours, quality, travel time, or school-zone eligibility.

POWERED BY ESRI

NAMED NEARBY PLACES IDENTIFIED

This property has 24 named amenities within 1 km of the property boundary. The mix is led by Recreation (15) and Education (6). Nearest named place: DONVALE CHRISTIAN COLLEGE (~0 m from the property boundary). This list comes from the Vicmap Features of Interest snapshot, so small shops, new openings, or places without registered names may be missing. Before relying on any of it, check the specific shops, schools, clinics, or parks your household would actually use in Google Maps, or drive the area at the time of day you would use them.

Nearby amenity snapshot

LABEL	VALUE
Search radius	1000 m
Named places found	24
Active categories	4
Nearest named place	DONVALE CHRISTIAN COLLEGE - 0 m

Local amenities

Named places shown on this page and the category mix.

What we found

24 named nearby amenities were shown within 1 km of the property boundary for this address. The mix is led by Recreation (15) and Education (6). This is a filtered snapshot of named places only, not a full services audit.

Nearby places summary

AMENITIES LISTED

24

ACTIVE CATEGORIES

4

CATEGORY SUMMARY

CATEGORY	COUNT
Education	6
Healthcare	2
Community & Culture	1
Recreation	15

Named places

LISTED ON THIS PAGE

10

NAMED PLACES

NAME	CATEGORY	FEATURE	DISTANCE
DONVALE CHRISTIAN COLLEGE	Education	primary/secondary school	0 m
DONVALE CHRISTIAN COLLEGE OSHCLUB	Education	child care	0 m
CAREY DONVALE OSHCLUB	Education	child care	418 m
CAREY BAPTIST GRAMMAR SCHOOL	Education	primary/secondary school	482 m
CAREY BAPTIST GRAMMAR SCHOOL - DONVALE CAMPUS	Education	primary school	482 m
CAREY EARLY LEARNING CENTRE DONVALE	Education	child care	501 m
CCSSCI - ON LUCK CHINESE NURSING HOME	Healthcare	aged care	138 m
WARRANVALE GARDENS	Healthcare	aged care	449 m
FAITHLAND CHRISTIAN CHURCH	Community & Culture	church	295 m
MULLUM MULLUM CREEK LINEAR PARK	Recreation	park	0 m

Local amenities continued

Additional named rows beyond the first 10 shown items, plus any truncation or remaining-row notes.

Additional named amenities within 1 km

AMENITIES LISTED

24

LISTED ON THIS PAGE

10

ADDITIONAL ROWS NOT PRINTED

4

NAMED PLACES

NAME	CATEGORY	FEATURE	DISTANCE
MULLUM MULLUM CREEK LINEAR RESERVE	Recreation	park	146 m
MULLUM MULLUM RESERVE	Recreation	park	335 m
SPRINGWOOD CLOSE RESERVE	Recreation	park	391 m
MULLUM DRIVE RESERVE	Recreation	park	568 m
CLEMATIS COURT RESERVE	Recreation	park	676 m
CURRAWONG BUSH PARK	Recreation	park	704 m
BRENT COURT RESERVE	Recreation	park	777 m
STINTONS RESERVE	Recreation	park	794 m
SANTA ROSA BOULEVARD RESERVE	Recreation	park	836 m
PINE HILL RESERVE	Recreation	park	839 m

Keep in mind

This report prints only the first 20 named rows. Additional named amenities not printed here: 4.

Source: Vicmap Features of Interest. Important places should still be verified in Google Maps or directly with the venue. Only named and readable amenities are shown here. This filtered snapshot does not confirm opening hours, quality, accessibility, travel time, school eligibility, or whether every nearby service has been captured.

This page is a nearby amenity snapshot. This page does not rank quality, confirm opening hours, measure travel time, or prove everyday usability.

This is a filtered named-place snapshot. It does not confirm opening hours, quality, accessibility, travel time, or every usable nearby service.

OFFICIAL SOURCES

- [Vicmap Features of Interest REST API](#)
- [Vicmap Features of Interest dataset family](#)

Checked but not detected in mapped datasets

Specialist checks listed here were run, but did not return a mapped trigger strong enough to render a standalone section in this report. For Development Contributions Plan and Infrastructure Contributions Overlays, both Development Contributions Plan Overlay (DCPO*) and Infrastructure Contributions Overlay (ICO*) mapping were checked against the mapped property boundary, and no DCPO or ICO matched control was identified in this screening.

Suppressed specialist no-hit sections

CATEGORY	SECTION CHECKED	CATEGORY	SECTION CHECKED
Environmental and land constraints	Coastal Acid Sulphate Soils	Planning and development controls	Design and Development Overlay
Environmental and land constraints	Environmental Audit Overlay	Planning and development controls	Development Contributions Plan and Infrastructure Contributions Overlays
Environmental and land constraints	EPA Contamination Records	Planning and development controls	Development Plan Overlay
Environmental and land constraints	Erosion Management Overlay	Planning and development controls	Incorporated Plan Overlay
Environmental and land constraints	Extractive Industry Work Authorities	Planning and development controls	Melbourne Strategic Assessment Area
Environmental and land constraints	Salinity Management Overlay	Planning and development controls	Neighbourhood Character Overlay
Environmental and land constraints	Significant Landscape Overlay	Planning and development controls	Parking Overlay
Environmental and land constraints	State Resource Overlay	Planning and development controls	Precinct Planning Boundaries
Environmental and land constraints	Vegetation Protection Overlay	Planning and development controls	Restructure Overlay
Flooding and bushfire detail	Floodway Overlay	Planning and development controls	Specific Controls Overlay
Flooding and bushfire detail	Special Building Overlay	Practical fit and neighbourhood	Electricity Infrastructure
Flooding and bushfire detail	Urban Floodway Zone	Practical fit and neighbourhood	Surface Heavy Rail Proximity
Planning and development controls	Airport Environs Overlay Controls	Property fundamentals	Heritage
Planning and development controls	Built Form Overlay	Property fundamentals	Public Acquisition Overlay

Area Profile (SA2)

What kind of area is this - who lives here, and how does it compare? This page shows the demographic and socio-economic profile of the broader suburb-sized area (ABS SA2) containing the property, based on the 2021 Census. It is area context, not a score for this property. This is area-level Census context only. It is not a rating of the property, the street, individual residents, safety, school quality, investment quality, or future price growth.

Where this property sits in SA2 context

BROADER AREA SNAPSHOT

Donvale - Park Orchards (SA2 211021261)

LABEL	VALUE	SUPPORTING
ABS area	Donvale - Park Orchards (211021261)	—
Population (2021)	16,275	—
Median age	45	Much Older than Victoria
Median weekly household income	\$2,284/week	Much Higher than Victoria
Main dwelling structure	Detached house (89.9%)	Much more house-led than Greater Melbourne
Main tenure pattern	Owned outright (44.9%)	Much more outright-owner-led than Greater Melbourne

How to use this page

This property sits inside the ABS Statistical Area Level 2 (SA2) of Donvale - Park Orchards (SA2 211021261).

An SA2 is a broad Australian Bureau of Statistics census area used to describe a local community made up of many nearby homes, streets, and blocks. It is usually suburb-sized, but it can cross suburb boundaries or combine more than one small neighbourhood. In this report it tells you which wider community area the property belongs to for broader context only, so it is not the property boundary, not the street itself, and not a score for this specific home. Two homes in the same SA2 can still feel very different once you get down to the street level. This is area-level Census context only. It is not a rating of the property, the street, individual residents, safety, school quality, investment quality, or future price growth.

This section includes

- SEIFA measures, explained
- People snapshot
- Education snapshot
- Homes and households
- Household mix and vehicles
- Work and income
- Occupation and industry
- Method of travel to work
- Mobility and movement
- How this area profile works

Use this page for

- Broader district context around the property.
- Reading the home alongside planning, hazard, transport, and school pages.
- Understanding the larger ABS area backdrop before over-reading listing photos or a single street impression.

Do not use this page for

- Property-specific scoring or property-specific risk.
- Street-level truth or the property's on-the-ground street presentation.
- School quality, crime, or property value judgement.
- Any statement about the people who live nearby.

2021 snapshot

This page uses 2021 Census and 2021 SEIFA data. Census is a point-in-time snapshot, so it should be read as broader neighbourhood context rather than a real-time read of on-the-ground conditions.

SEIFA measures, explained

How this broader area reads on four socio-economic measures.

SEIFA measures, explained

How this broader area reads on four socio-economic measures

SEIFA uses four separate area measures. Read them together to understand the broader SA2, not as a single property score.

SEIFA MEASURE

IRSAD

Overall area position

This SA2 ranks above about 88% of Victorian SA2s on this measure.

D9 P88.0% higher range

WHAT THIS SUGGESTS

On this broad measure, the wider area reads more advantaged overall than most of Victoria.

WHAT IT MEASURES

This is the broadest SEIFA lens. It looks at the broader area's overall mix of relative advantage and disadvantage.

It does not tell you this building, this street, or every household in the SA2 is advantaged.

SEIFA MEASURE

IRSD

Relative disadvantage

This SA2 ranks above about 91% of Victorian SA2s on this measure.

D10 P91.0% very high range

WHAT THIS SUGGESTS

On this measure, disadvantage looks less concentrated than in most of Victoria.

WHAT IT MEASURES

This SEIFA measure looks only at relative disadvantage, not at advantage.

A higher result does not mean everyone in the area is doing well. It only means disadvantage is less concentrated on this measure.

SEIFA MEASURE

IEO

Education and job-skill profile

This SA2 ranks above about 79% of Victorian SA2s on this measure.

D8 P79.0% higher range

WHAT THIS SUGGESTS

On this measure, the wider area reads strongly on qualifications and higher-skill work.

WHAT IT MEASURES

This measure focuses on the broader area's education and job-skill profile.

This is not a household wealth score. An area can read strongly here and still be weaker on economic resources.

SEIFA MEASURE

IER

Household money and resources

This SA2 ranks above about 97% of Victorian SA2s on this measure.

D10 P97.0% very high range

WHAT THIS SUGGESTS

On this measure, households in the wider area look better resourced than in most of Victoria.

WHAT IT MEASURES

This measure focuses on household economic resources across the broader area.

This can differ sharply from education and occupation, especially in dense inner-city areas.

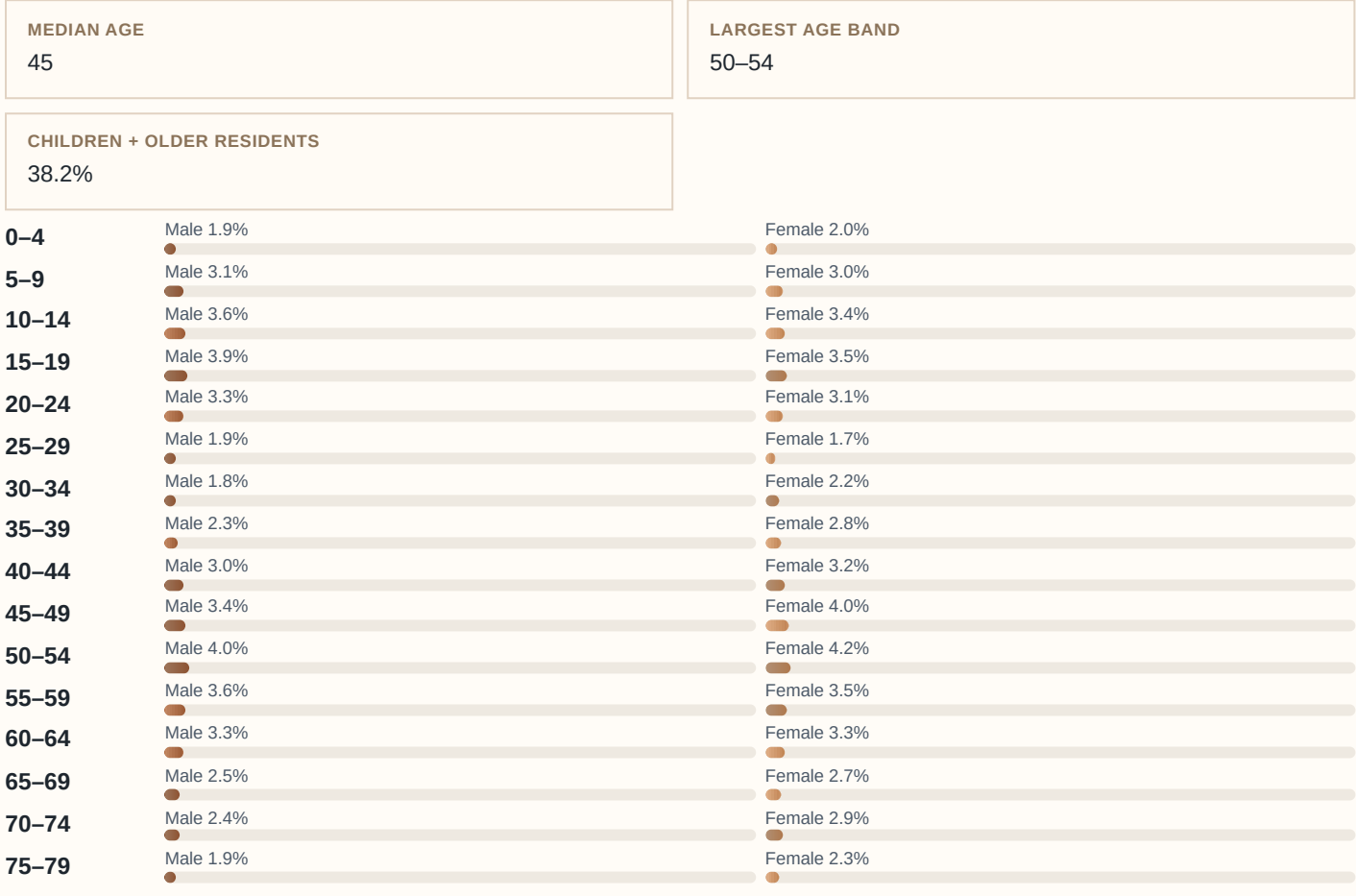
People snapshot

Neutral 2021 Census descriptors for the broader SA2 around the property.

AGE STRUCTURE

Age and sex structure

This chart shows how the resident population is distributed by age and sex, with Victoria shown as a comparison line.



MEDIAN AGE
45

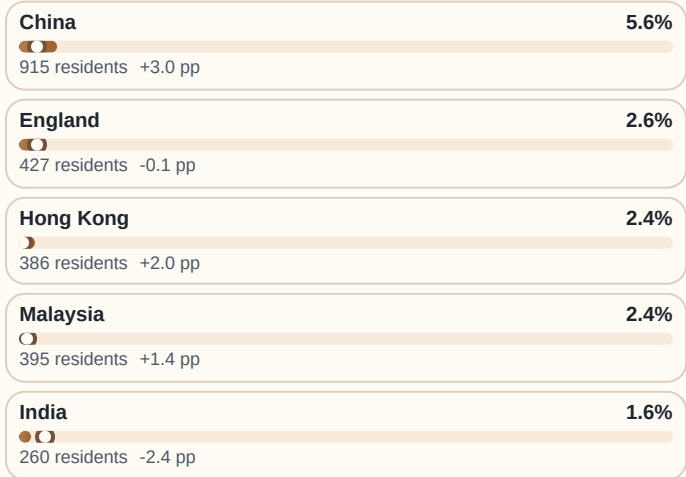
LARGEST AGE BAND
50-54

CHILDREN + OLDER RESIDENTS
38.2%

LARGEST CATEGORIES

Birthplace

This compares Australia-born and overseas-born residents, then shows the largest birth-country groups recorded in the broader SA2.

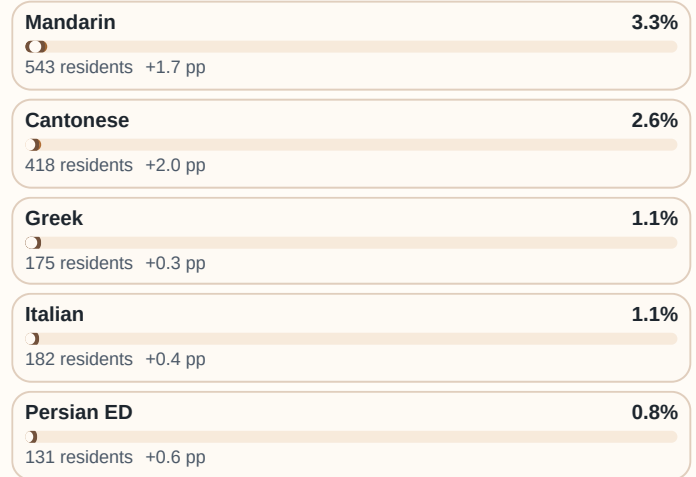


Δ vs Victoria

LARGEST CATEGORIES

Language used at home

This shows language patterns reported in the 2021 Census. It is a neutral broader-area descriptor, not a judgement.



Δ vs Victoria

Education snapshot

School completion and qualifications for the broader SA2.

SHARE COMPARISON

Highest year of school completed

School-completion mix is shown as broader-area context only and should not be over-read as a parcel or street signal.

SA2 100.0%



● Year 12 or equivalent 71.5% ● Year 11 or equivalent 8.9% ● Other / not stated 19.5%

Victoria 100.0%



● Year 12 or equivalent 61.8% ● Year 11 or equivalent 10.2% ● Other / not stated 28.0%

Australia 100.0%



● Year 12 or equivalent 58.8% ● Year 11 or equivalent 7.9% ● Other / not stated 33.3%

LARGEST CATEGORIES

Non-school qualifications

This ranks the largest non-school qualification groups reported in the broader SA2.

Bachelor degree 37.7%



3,370 residents +8.1 pp

Certificate III or IV 15.9%



1,424 residents -6.5 pp

Advanced diploma or diploma 15.4%



1,375 residents 0.0 pp

Postgraduate degree 12.9%



1,150 residents +1.1 pp

Graduate diploma or certificate 5.8%



522 residents +1.3 pp

Δ vs Victoria

Homes and households

Housing structure, tenure, and household mix for the broader SA2.

SHARE COMPARISON

Dwelling structure

This compares the main dwelling types in the SA2 with Greater Melbourne and Australia.

SA2 100.0%



Greater Melbourne 100.0%



Australia 100.0%



SHARE COMPARISON

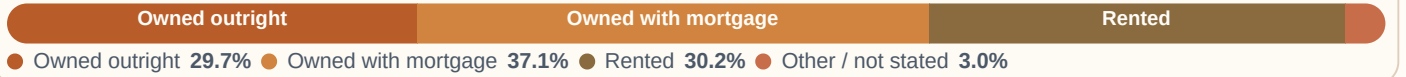
Tenure pattern

This compares owner, mortgage and renter patterns for the broader SA2 against Greater Melbourne and Australia.

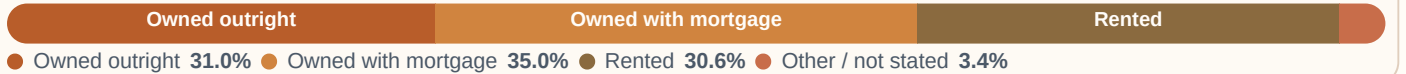
SA2 100.0%



Greater Melbourne 100.0%



Australia 100.0%



MEDIAN SIGNALS

Housing cost signals

These medians are broader-area housing cost signals, not predictions for this property.

MEDIAN WEEKLY RENT

\$451/week

MEDIAN MONTHLY MORTGAGE

\$2,582/month

DISTRIBUTION VIEW

Weekly rent distribution

This shows how reported rent levels are distributed across the broader SA2.

MEDIAN WEEKLY RENT

\$451/week

BAND	SA2	GREATER MELBOURNE	AUSTRALIA
Lower tail	4.4%	8.9%	15.5%
\$225–274	1.9%	4.4%	7.6%
\$275–349	6.1%	17.4%	16.2%
\$350–449	32.9%	35.4%	26.7%
\$450–549	23.1%	15.6%	15.1%
\$550–649	12.2%	6.7%	7.3%
\$650–749	6.5%	3.3%	3.6%
Upper tail	8.5%	4.7%	4.5%

Sparse outer bands collapsed to keep the distribution readable.

DISTRIBUTION VIEW

Monthly mortgage repayment distribution

This shows how reported mortgage repayments are distributed across the broader SA2.

MEDIAN MONTHLY MORTGAGE

\$2,582/month

BAND	SA2	GREATER MELBOURNE	AUSTRALIA
Lower tail	10.9%	9.8%	11.1%
\$800–999	2.7%	3.2%	4.4%
\$1,000–1,399	7.2%	10.6%	13.3%
\$1,400–1,799	7.5%	14.7%	15.8%
\$1,800–2,399	14.0%	23.1%	20.9%
\$2,400–2,999	10.6%	11.7%	10.6%
\$3,000–3,999	16.5%	10.7%	9.6%
\$4,000+	22.7%	9.6%	8.3%

Sparse outer bands collapsed to keep the distribution readable.

Household mix and vehicles

Household size and vehicle ownership patterns for the broader SA2.

SHARE COMPARISON

Household size

This shows the household-size mix reported in the broader SA2.

SA2 100.0%



Greater Melbourne 100.0%



Australia 100.0%



SHARE COMPARISON

Motor vehicles per dwelling

Vehicle ownership helps show whether the broader area reads more inner-city, suburban, or mixed in everyday transport terms.

SA2 100.0%



Greater Melbourne 100.0%



Australia 100.0%



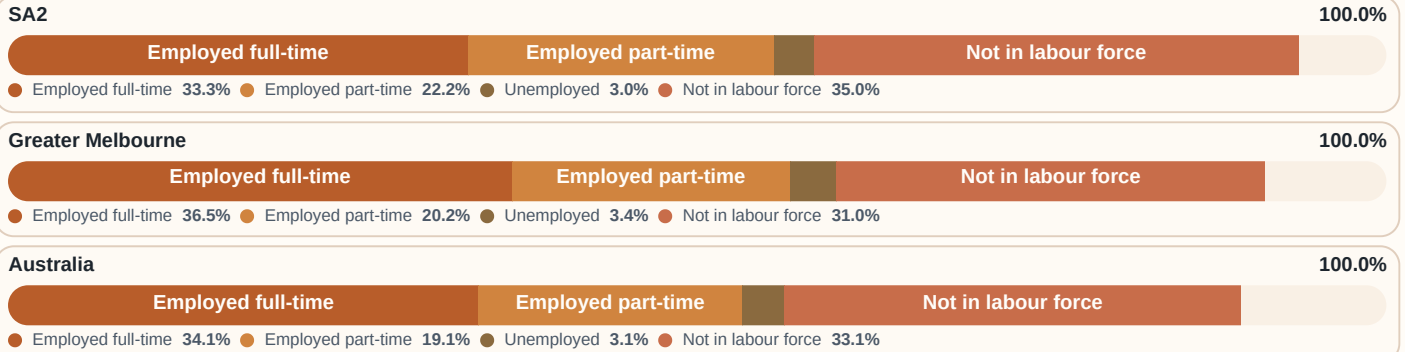
Work and income

Labour force and household-income patterns for the broader SA2.

SHARE COMPARISON

Labour force profile

This compares labour-force composition in the broader SA2 with Greater Melbourne and Australia.



DISTRIBUTION VIEW

Weekly household income

This shows the household-income distribution reported in the broader SA2.

MEDIAN WEEKLY HOUSEHOLD INCOME
\$2,284/week

BAND	SA2	GREATER MELBOURNE	AUSTRALIA
Lower tail	17.1%	18.9%	21.2%
\$800–999	4.3%	5.4%	5.9%
\$1,000–1,249	5.1%	6.5%	6.9%
\$1,250–1,499	5.3%	7.0%	7.1%
\$1,500–1,749	4.5%	5.8%	5.6%
\$1,750–1,999	5.0%	5.6%	5.4%
\$2,000–2,999	15.4%	19.5%	18.4%
\$3,000+	36.4%	25.4%	22.6%

Sparse outer bands collapsed to keep the distribution readable.

Occupation and industry

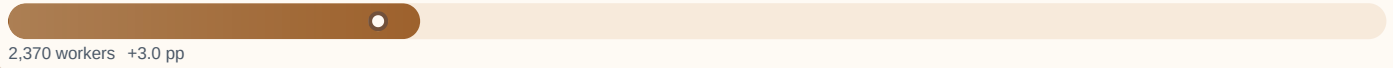
Largest occupation and industry categories for the broader SA2.

LARGEST CATEGORIES

Occupation mix

This ranks the largest resident occupation groups reported in the broader SA2.

Professionals 29.8%



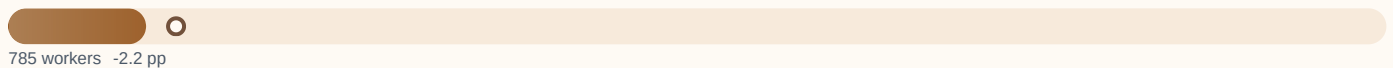
Managers 18.6%



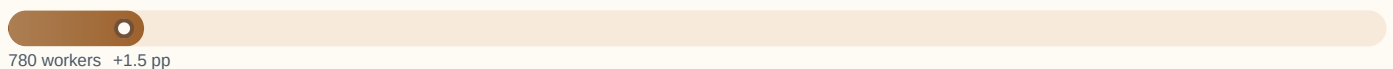
Clerical and administrative 13.7%



Technicians and trades 9.9%



Sales 9.8%



Community and personal service 8.7%



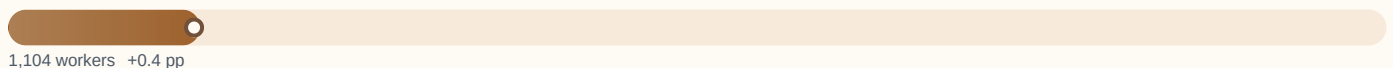
Δ vs Greater Melbourne

LARGEST CATEGORIES

Industry of employment

This ranks the largest resident industry groups reported in the broader SA2.

Health care and social assistance 13.9%



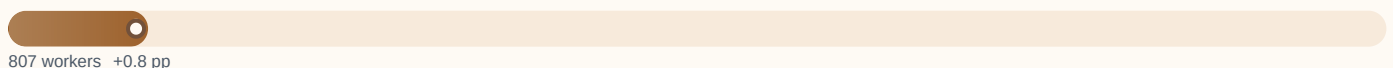
Professional, scientific and technical 11.6%



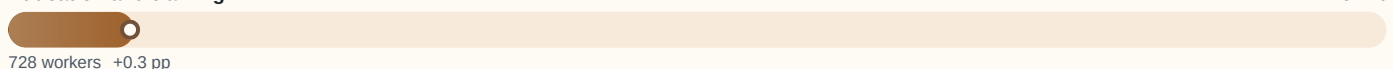
Retail trade 10.8%



Construction 10.1%



Education and training 9.1%



Manufacturing 5.8%



Δ vs Greater Melbourne

Method of travel to work

How people in the broader SA2 reported travelling to work at the time of the Census.

SHARE COMPARISON

Method of travel to work

This shows how people in the broader SA2 reported travelling to work at the time of the Census.

SA2 100.0%



Greater Melbourne 100.0%



Australia 100.0%



Mobility and movement

Recent mobility patterns for the broader SA2 at the time of the Census.

SHARE COMPARISON

Where residents lived one year earlier

This shows whether residents reported living in the same area, elsewhere in Victoria, elsewhere in Australia, or overseas one year before the Census.

SA2 100.0%



Greater Melbourne 100.0%



Australia 100.0%



SHARE COMPARISON

Where residents lived five years earlier

This shows whether residents reported living in the same area, elsewhere in Victoria, elsewhere in Australia, or overseas five years before the Census.

SA2 100.0%



Greater Melbourne 100.0%



Australia 100.0%



How this area profile works

How the broader ABS area was chosen, how to read the SEIFA comparisons, and where this page stops.

How this area was chosen

The property's address point was matched to the ABS Statistical Area Level 2 (SA2) that contains it. This page then uses the broader area profile for Donvale - Park Orchards (SA2 211021261).

SA2 is a broad ABS geography built from smaller SA1 areas. It is designed for community-level statistics, not for property boundaries or street-level conditions.

2021 timing

This page uses 2021 Census and 2021 SEIFA data. Census is a point-in-time snapshot, so it should be read as broader neighbourhood context rather than a real-time read of on-the-ground conditions.

Comparison scope

These SEIFA deciles and percentiles compare this area with other Victorian areas only. They should not be read as Australia-wide rankings.

Reading SEIFA over time

SEIFA is designed for area comparison at a point in time. It should not be treated as a direct time-series measure for trend charts.

Variation within the area

Conditions can vary significantly within the same SA2. A broader area profile does not tell you that every pocket or every street reads the same way.

Small confidentiality adjustments

ABS applies small random adjustments in Census tables to protect confidentiality, so some rows and columns may not sum exactly to totals.

Official sources

Official ABS geography, SEIFA, and Census references behind this broader area profile.

- [ABS: SEIFA latest release](#)
- [ABS: SEIFA 2021 methodology](#)
- [ABS: Understanding Census geography](#)
- [ABS: Census DataPacks](#)
- [ABS Census 2021 General Community Profile \(SA2 DataPack\)](#)
- [ABS SEIFA by 2021 SA2 \(XLSX\)](#)
- [ABS Census 2021 General Community Profile \(SA2 DataPack\)](#)
- [ABS ASGS Edition 3 SA2 boundaries 2021](#)

What this page cannot tell you

- It cannot score this property.
- It cannot tell you school quality, crime, or property value.
- It cannot describe the people on this street.
- It should not replace inspection, planning review, or property-level checks.

How the ABS built these figures

- [ABS Census 2021 General Community Profile \(SA2, Australia, and where relevant Greater Melbourne / Victoria comparators\)](#).
- [ABS SEIFA 2021 by SA2, read within Victoria only](#).
- [ABS ASGS Edition 3 SA2 digital boundary for the containing area](#).

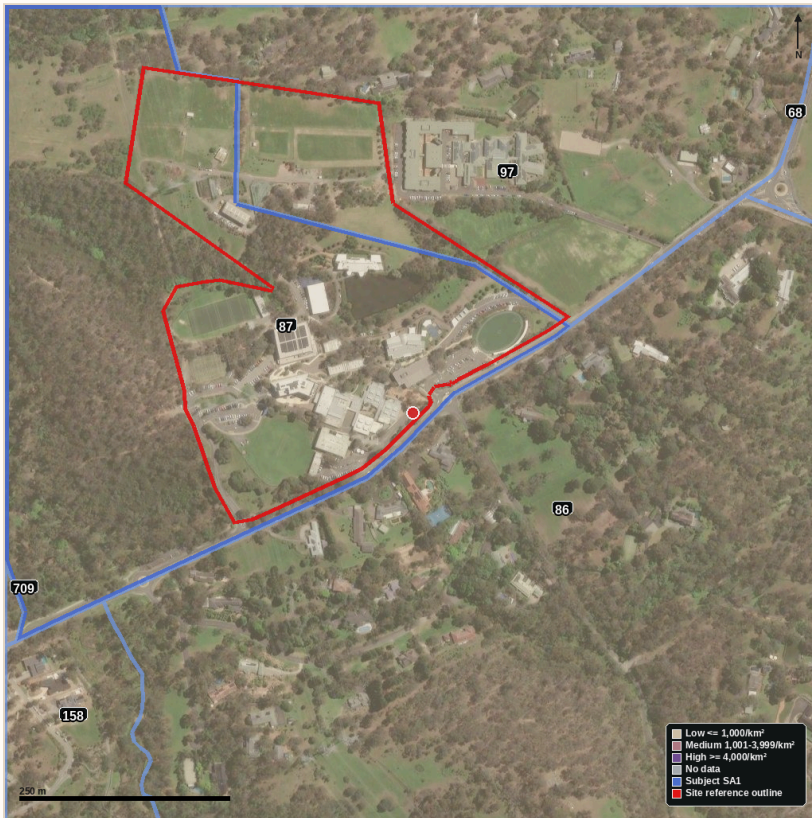
SECTION OVERVIEW

[BACK TO CONTENTS](#)[AREA CONTEXT](#)

Dwelling Density (2021)

How built-up is the neighbourhood around this property? This page uses ABS Census 2021 dwelling density for the local Census area (SA1) containing the address when available, and uses a local estimate if that official density result is missing for this address. It helps answer whether the surrounding streets feel mostly low-density housing, medium infill, or more urban in form.

Map evidence



Indicative neighbourhood-context map for this address, with the site reference outline shown for orientation.

POWERED BY ESRI

OFFICIAL NEIGHBOURHOOD DENSITY CONTEXT IDENTIFIED

This address sits in a local Census area (SA1) with the dwelling-density shown above. SA1 is an ABS-defined small Census statistical area containing the address, so this is a neighbourhood read rather than a verdict on the exact street or lot. Read the density number separately from the area label: under ~500 dwellings/km² usually reads as detached suburban housing; 500 to 2,000 usually reads as more infill or townhouses; above 2,000 usually reads as denser apartment-style urban form. The single SA1 number can still hide variation within it, so open Google Maps Street View for the street itself and look at ABS Census QuickStats for the suburb to cross-check the feel of the area. This is area-level Census context only. It is not a rating of the property, the street, individual residents, safety, school quality, investment quality, or future price growth.

Neighbourhood density snapshot

LABEL	VALUE
ABS small-area code	SA1 21102126122
Density	87/km ²
Dwellings / area	66 over 0.758 km ²
VIC percentile	P14

Dwelling Density (2021)

This page shows how the neighbourhood-density result was assembled and how much weight to give it.

What we found

The report matched the address to SA1 21102126122 and attached an official density of 87 dwellings per km².

What this means for you

Neighbourhood density helps interpret how built-up the local area already feels, whether the streets around the home are mostly lower-density housing or denser infill, and what sort of urban fabric the property already sits within. Because it comes from the official Census area containing the address, this is the clearer official picture of that surrounding pattern.

Evidence

- This page uses the official ABS small-area density result for this address.
- ABS small-area code: SA1 21102126122.
- Official density: 87/km².
- Dwellings / area: 66 over 0.758 km².
- Victorian percentile: P14.

Official sources

- [ABS: Census DataPacks](#)
- [ABS: Understanding Census geography](#)
- [ABS Dwelling Density Lookup \(SA1, Census 2021 DataPacks G34 + ASGS area\)](#)

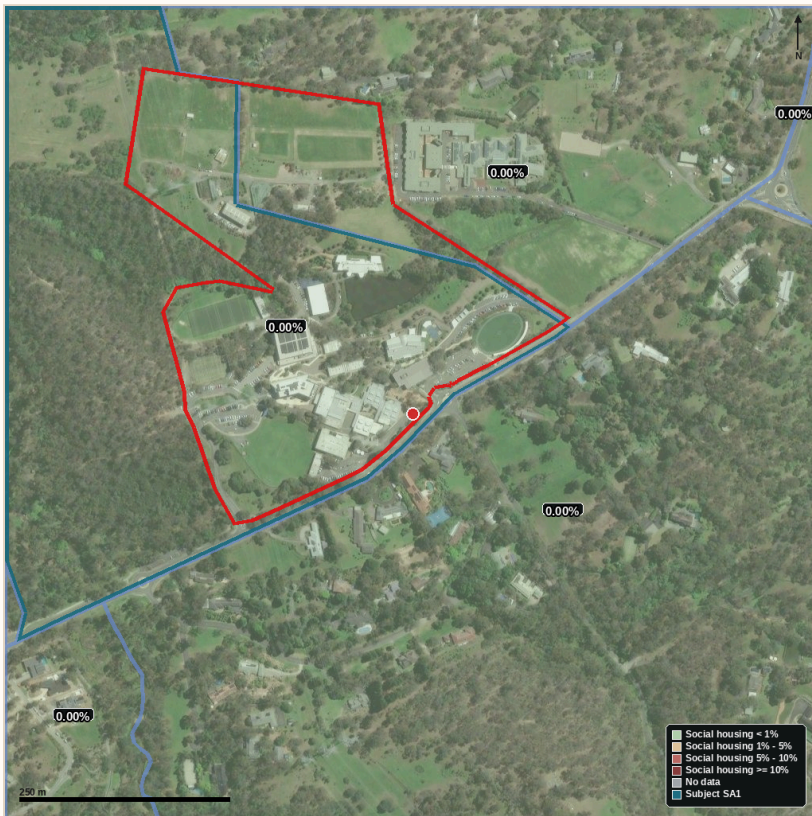
SECTION OVERVIEW

[BACK TO CONTENTS](#)
[AREA CONTEXT](#)

Neighbourhood Social-Housing Context (2021)

What share of homes in the ABS local area are public or community housing? This page shows ABS Census 2021 data on dwellings rented from a state housing authority or community housing provider in the ABS-defined SA1 area containing the address and, where available, the wider suburb/locality. The SA1 is an ABS-defined small Census statistical area containing the address; it is not a live radius around the property or a sample of the closest residents. It is neutral area context - not a label for this property or the people nearby.

Map evidence



Indicative neighbourhood-context map for this address, with the site reference outline shown for orientation.

POWERED BY ESRI

AREA-LEVEL SOCIAL-HOUSING CONTEXT IDENTIFIED

In the ABS-defined SA1 area containing this address, the share of dwellings rented from a state housing authority or community housing provider reads lower than the wider suburb figure. The SA1 is an ABS-defined small Census statistical area containing the address; it is not a live radius around the property or a sample of the closest residents. This is neutral demographic context about housing tenure in the area, not a judgment about the street or the people who live there. Use this only as one neutral housing-tenure context measure, alongside inspection of the property, transport, amenities, planning controls, and your own household needs. The suburb-wide figure is the broader average; the SA1 figure is the smaller ABS local area. Both are normal parts of the local housing mix. This is area-level Census context only. It is not a rating of the property, the street, individual residents, safety, school quality, investment quality, or future price growth.

Neighbourhood social-housing snapshot

LABEL	VALUE
ABS small-area code	SA1 21102126122
Local share	0.0%
Suburb share	0.5%
Victorian percentile for this SA1 area	P36

WHAT THIS PAGE SHOWS

Neighbourhood Social-Housing Context (2021)

This page shows the area-level social-housing context, the comparison figures behind it, and the source footing for the result.

[BACK TO CONTENTS](#)

[AREA CONTEXT](#)

What we found

We attached social-housing context for the ABS-defined SA1 area containing this address (21102126122: 0.0%) and wider suburb context (Donvale: 0.5%) for this address.

What this means for you

This page helps show whether the ABS-defined SA1 area containing the address reads differently from the wider suburb on this specific Census measure. Use it as neutral area context alongside inspection and local planning context, not as a shortcut for property quality, safety, or desirability.

Evidence

- ABS-defined SA1 area 21102126122: social housing 0.0% (VIC percentile 35.7).
- Wider suburb Donvale: social housing 0.5% (VIC percentile 79.7).
- Source: ABS Census 2021 Tenure and Landlord Type (TENLLD).

Official sources

- [ABS Census Dictionary: Tenure and Landlord Type \(TENLLD\)](#)
- [ABS: Census DataPacks](#)
- [AIHW: Housing assistance in Australia](#)
- [ABS social-housing lookup \(SA1/SAL, Census 2021 Tenure and Landlord Type\)](#)

REFERENCE MATERIAL

Appendix

Glossary, source notes, licence and attribution material. These pages support the report; they are not additional property findings, planning controls, or lifestyle checks for this address.

Glossary for first-time Victorian property buyers

Plain-English definitions of the planning, title, and property-report terms used throughout this report.

Use this appendix as a quick reference when a planning, title, or property-report term in the main report needs a plain-English translation.

Key terms

— PLANNING ZONE

The base rule for what a piece of land can be used for and what can be built on it. Like a "what's allowed here" rulebook attached to every parcel of land in Victoria.

— PLANNING OVERLAY

An extra rule layered on top of a zone — usually because something about the land needs special handling (heritage, flood, bushfire, vegetation, airport noise, etc.). Like a sticker added to the rulebook for a specific reason.

— PLANNING PERMIT (VS BUILDING PERMIT)

Planning permit = council says "yes, you can do this kind of thing here" under the planning scheme. Building permit = a building surveyor says "yes, this construction itself is structurally safe and code-compliant". Most new builds and extensions need both.

— SCHEDULE

A council-specific addition to a zone or overlay that fine-tunes what applies to your suburb. Always check the schedule, not just the zone or overlay name — same overlay code can mean different things in different councils.

— SECTION 32 (VENDOR STATEMENT)

A legal document the seller **MUST** give the buyer before the contract, listing zones, overlays, easements, outgoings, and other facts about the property. Your conveyancer reads it for you and flags anything that needs verification.

— CONVEYANCER

A property lawyer or licensed conveyancer specialist who handles the legal paperwork of buying. Hire one early — before you make an offer — not at contract time. Find one through the Law Institute of Victoria or the Australian Institute of Conveyancers Victoria.

— BUILDING SURVEYOR

A building professional licensed by the Victorian Building Authority (VBA) who reviews construction plans against the Building Code, issues building permits, and inspects construction. Required for new builds, extensions, decks, pools, and most major works.

— TOWN PLANNER

A specialist who interprets planning rules for a specific site or proposal. Your first port of call is the council's free duty-planner service. Private town planners (find them through the Planning Institute of Australia Victoria Division) handle complex cases.

— EASEMENT

A strip of your land that someone else (usually a utility) has the right to use — typically for a sewer, drain, or water pipe. Like a path your neighbour has the right to walk through your garden: the garden is still yours, but you can't build a permanent wall across that strip.

— SUBDIVISION

Splitting a single property title into two or more separate titles. Different from just renovating or building an extra dwelling on the same title — subdivision creates new lots that can be sold separately.

— REDEVELOPMENT

Replacing or significantly changing existing buildings on the land — for example, knocking down and rebuilding, or adding a second dwelling. Usually triggers more planning steps than a simple renovation.

— TITLE BOUNDARY

The legal edge of the property as shown on title. Small mapped overlaps near that edge can be real or just mapping precision, so boundary-edge results often need checking.

Data sources and key caveats

Buyer-facing source families, representative datasets, provider attribution, licence family, and the caveat that matters.

This appendix summarises the main source families behind this report, the representative datasets and services behind them, and the buyer-facing caveat that matters most.

Source summary

SOURCE FAMILY	USED FOR	REPRESENTATIVE DATASETS / SERVICES	PROVIDER / ATTRIBUTION	LICENCE	KEY CAVEAT
Planning and property-boundary mapping	Zoning, overlays, heritage, easements, property-boundary screening	Vicmap Planning; Vicmap Property - Property Map Polygon; Vicmap Property Easements and Road Casements; Planning Schemes online service	Vicmap Planning, Vicmap Property, and related Victorian planning materials (State of Victoria / DataVic / Department of Transport and Planning)	CC BY 4.0, except Vicmap Property - Property Map Polygon (Cc by 3.0 Au); some Victorian Government website/publication terms may also apply	Early planning and property-boundary screening only. This is not final legal, title, or planning advice.
Environmental and hazard mapping	Flooding, bushfire, coastline context, Coastal Acid Sulphate Soils, contours, environmental overlays	Victorian Flood History October 2022 Event Public; Fire History Records - Fire Scar; Coastal Acid Sulphate Soils; Vicmap Elevation Contours	State of Victoria / DataVic / relevant Victorian agencies	Cc by 4.0	These pages are screening and context material, not site investigation, modelling, survey, or authority clearance.
EPA public records	EPA contamination records and Environmental Audit Overlay planning-control context	EPA Priority Sites Register; Preliminary Risk Screen Assessments; Environmental Audit records	EPA Victoria / DataVic	Cc by 4.0	This is an early contamination check. Public records can narrow or widen due-diligence scope, but they do not replace audit, investigation, or legal review.
Transport and amenity context	Major road proximity, surface heavy rail proximity, nearby places, parks, school zones	Vicmap Transport; Victorian Government School Zones; Vicmap Features of Interest; Parks and Reserves	State of Victoria / relevant Victorian agencies	CC BY 4.0 and related Victorian Government open-data terms	These pages provide context only. They do not confirm comfort, safety, quality, opening hours, or how a place feels in person.
ABS broader-area context	Dwelling density, social-housing context, Area Profile (SA2)	ABS Census 2021 DataPacks; ABS SEIFA 2021 by SA2; ABS ASGS Edition 3 geographies	Based on Australian Bureau of Statistics data	Cc by 4.0	Derived, area-level outputs only. These pages are broader-area context, not property-specific scores, street scores, or live market reads.
Cycling network	Cycling Network Context	Bicycle Infrastructure Network (GeoJSON)	Bicycle Infrastructure Network (Department of Transport and Planning Victoria)	ODbL 1.0	This page shows mapped cycling context for this address. If you plan to republish the underlying dataset, check the ODbL licence terms directly.

Licence, attribution, and reuse notes

Attribution, map-platform, and licence-family notices that travel with the data and map services behind this report.

Unless otherwise noted, datasets behind this report were filtered, combined, and analysed for reporting purposes.

Attribution and licence notices

Open-data sources

Most state open-data datasets used for the report are supplied under Creative Commons Attribution terms. Source families are listed below, the relevant licence family is stated, and changes made for reporting outputs are disclosed below.

Australian Bureau of Statistics data

This report includes outputs based on Australian Bureau of Statistics data, including Census 2021, SEIFA 2021, and ASGS geographies. These report outputs are derived and reformatted for buyer-screening purposes. Changes were made. No ABS endorsement is implied.

Maps and imagery

Maps in the report use ArcGIS / Esri mapping services and imagery. Map-platform and provider attribution is shown on or near each map and must remain visible if map pages or extracts are shared externally.

Open Database License notice

This report includes Bicycle Infrastructure Network data under ODbL 1.0. Produced works should retain an ODbL notice. Public use of a derivative database may trigger separate share-alike and machine-readable-access obligations.

Victorian Government website and publication material

Some official guides, practice notes, and policy materials are cited or paraphrased in the report. Unless otherwise stated, attribute qualifying Victorian Government website/publication material to: © Copyright State Government of Victoria. Logos, branding, photographs, images, and third-party material may be excluded from reuse rights.

Appendix note

Appendix A summarises representative datasets and services used in this PDF. More detailed registry records are retained for audit if needed.

Reference links and compliance notes

Supporting licence links and reuse/compliance notes for the data and map providers referenced throughout this report.

Reference links and reuse notes that support the attribution and licence position for the report.

Licence compliance notes

- Esri World Imagery usage in the report is subject to the ArcGIS Location Platform Agreement and Esri Web Site and Service Terms. Commercial usage requires active paid transaction billing; keep "Powered by Esri" plus provider attribution visible; and do not bulk-download, cache, or redistribute tiles outside those terms.
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- This report includes outputs based on Australian Bureau of Statistics data (ABS social-housing lookup (SA1/SAL, Census 2021 Tenure and Landlord Type), ABS Dwelling Density Lookup (SA1, Census 2021 DataPacks G34 + ASGS area), ABS SEIFA 2021 by SA2 and 2 more). External sharing should describe those rows as based on or derived from ABS data, state that changes were made, and avoid implying ABS endorsement.
- This report includes Victorian Government website/publication material (Planning Schemes online service (Victoria Victorian Planning Provisions ordinances), Using VicPlan (Planning Victoria guide), Practitioner guide: The Victorian Planning Provisions and planning schemes and 17 more). Review the Victorian Government copyright terms before reuse; logos, emblems, photographs, images, and third-party material may be excluded from reuse rights.

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