

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 15 June 2022 04:15 PM

## PROPERTY DETAILS

Address: **28-32 ALBERT ROAD SOUTH MELBOURNE 3205**  
 Lot and Plan Number: **Lot 1 TP948355**  
 Standard Parcel Identifier (SPI): **1\TP948355**  
 Local Government Area (Council): **PORT PHILLIP**  
 Council Property Number: **175606**  
 Planning Scheme: **Port Phillip**  
 Directory Reference: **Melway 2K J2**

[www.portphillip.vic.gov.au](http://www.portphillip.vic.gov.au)

[Planning Scheme - Port Phillip](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
 Melbourne Water Retailer: **South East Water**  
 Melbourne Water: **Inside drainage boundary**  
 Power Distributor: **CITIPOWER**

## STATE ELECTORATES

Legislative Council: **SOUTHERN METROPOLITAN**  
 Legislative Assembly: **ALBERT PARK**

## OTHER

Registered Aboriginal Party: **Bunurong Land Council  
Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

[COMMERCIAL 1 ZONE \(C1Z\) \(PORT PHILLIP\)](#)

[SCHEDULE TO THE COMMERCIAL 1 ZONE \(C1Z\) \(PORT PHILLIP\)](#)



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

**City of Port Phillip  
Advertised Document  
No. of Pages: 4**

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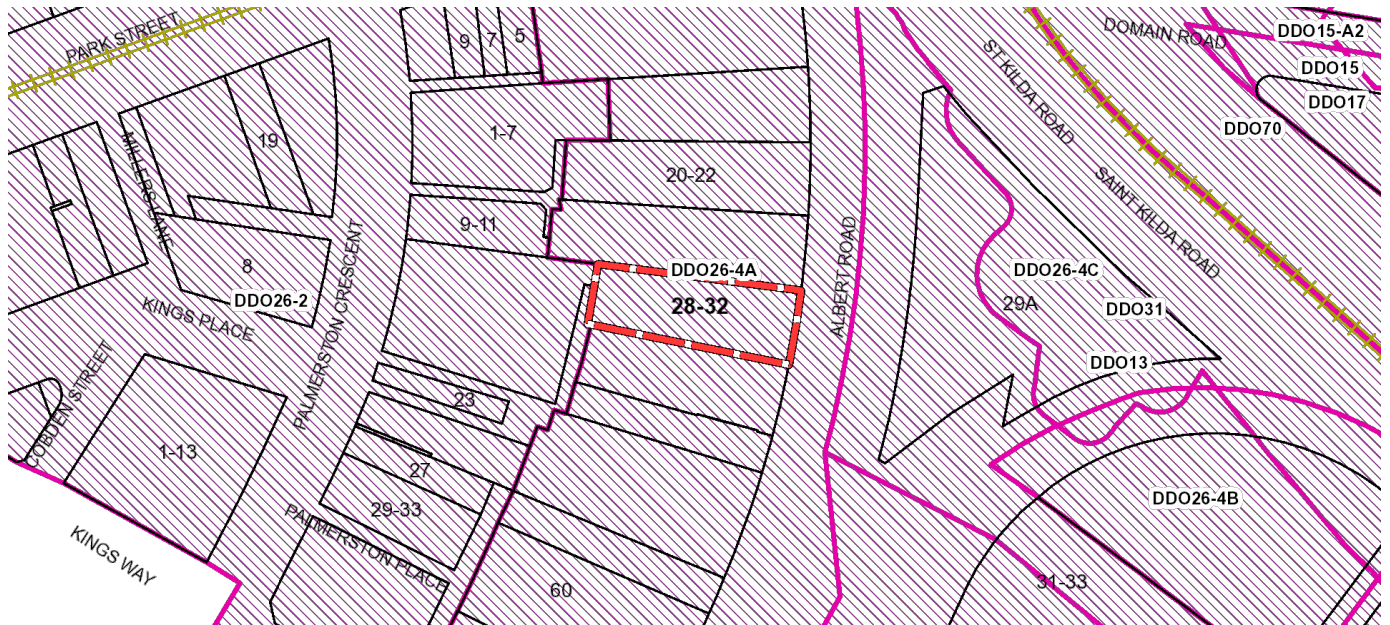
Read the full disclaimer at <https://www2.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

## Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO) (PORT PHILLIP)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 26-4A (DDO26-4A) (PORT PHILLIP)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

SPECIAL BUILDING OVERLAY (SBO) (PORT PHILLIP)

SPECIAL BUILDING OVERLAY - SCHEDULE 2 (SBO2) (PORT PHILLIP)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

## Planning Overlays

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

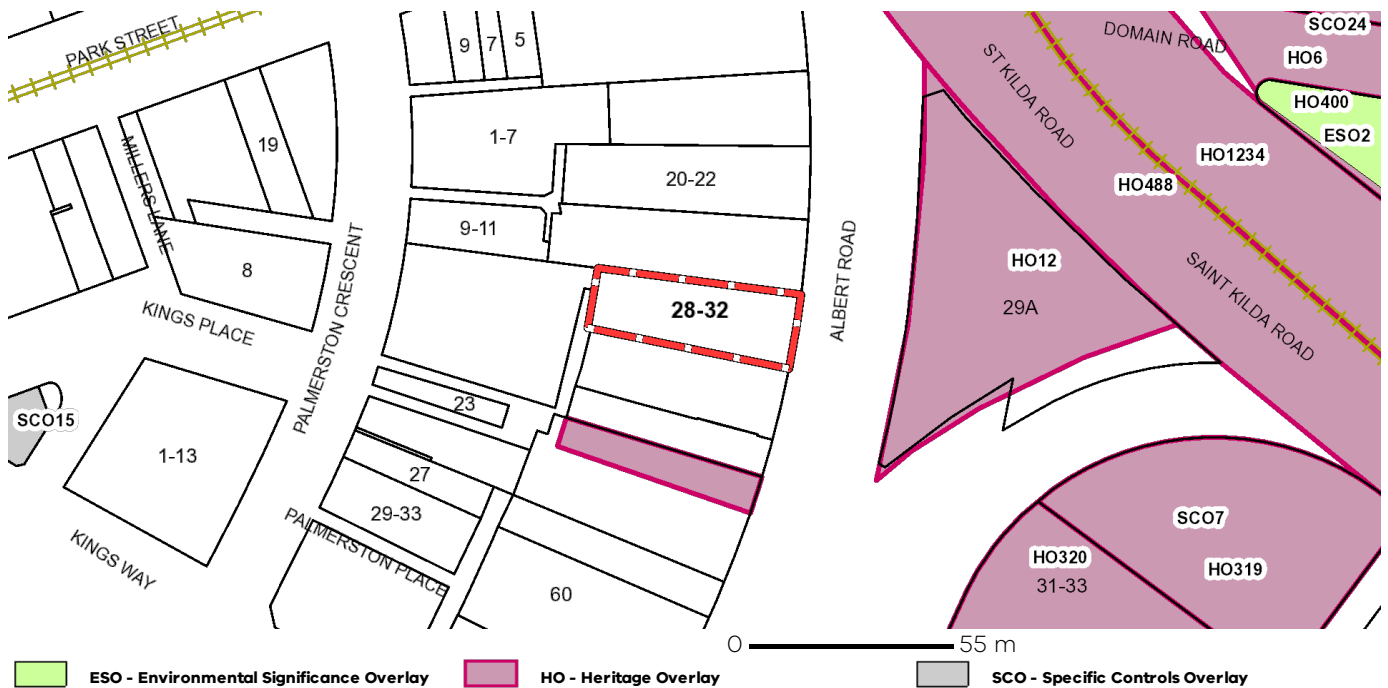
[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\) \(MELBOURNE\)](#)

[HERITAGE OVERLAY \(HO\) \(PORT PHILLIP\)](#)

[HERITAGE OVERLAY \(HO\) \(MELBOURNE\)](#)

[SPECIFIC CONTROLS OVERLAY \(SCO\) \(PORT PHILLIP\)](#)

[SPECIFIC CONTROLS OVERLAY \(SCO\) \(MELBOURNE\)](#)



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## Further Planning Information

Planning scheme data last updated on 8 June 2022.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view mapping zones, overlay and heritage information in an interactive format visit

<https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

## Designated Bushfire Prone Areas

**This property is not in a designated bushfire prone area.**  
**No special bushfire construction requirements apply. Planning provisions may apply.**



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

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

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

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

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

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

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

## Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](https://www.environment.vic.gov.au/) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](https://www.environment.vic.gov.au/)