

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 29 April 2025 12:56 PM

PROPERTY DETAILS

Address: **146 BRIDPORT STREET ALBERT PARK 3206**
Lot and Plan Number: **Lot 3 LP125810**
Standard Parcel Identifier (SPI): **3\LP125810**
Local Government Area (Council): **PORT PHILLIP**
Council Property Number: **186987**
Planning Scheme: **Port Phillip**
Directory Reference: **Melway 2K A6**

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

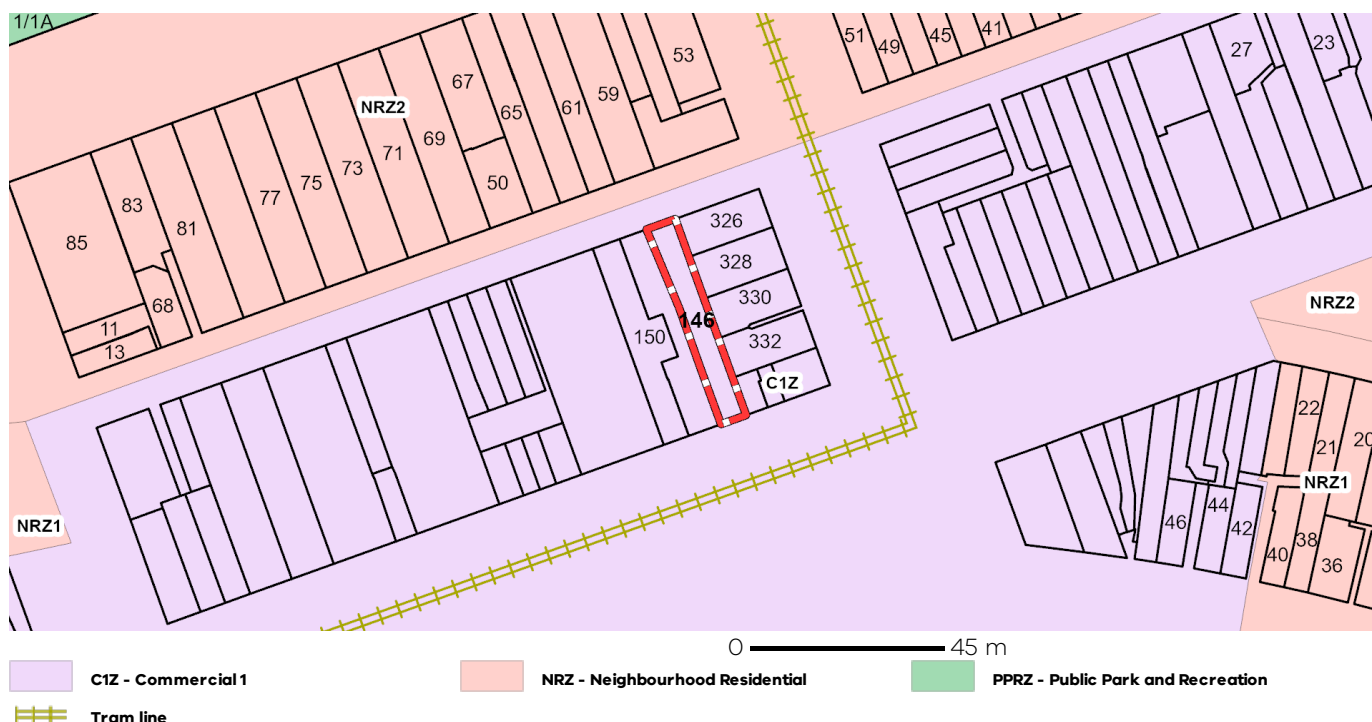
Registered Aboriginal Party: **Bunurong Land Council
Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

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

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



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

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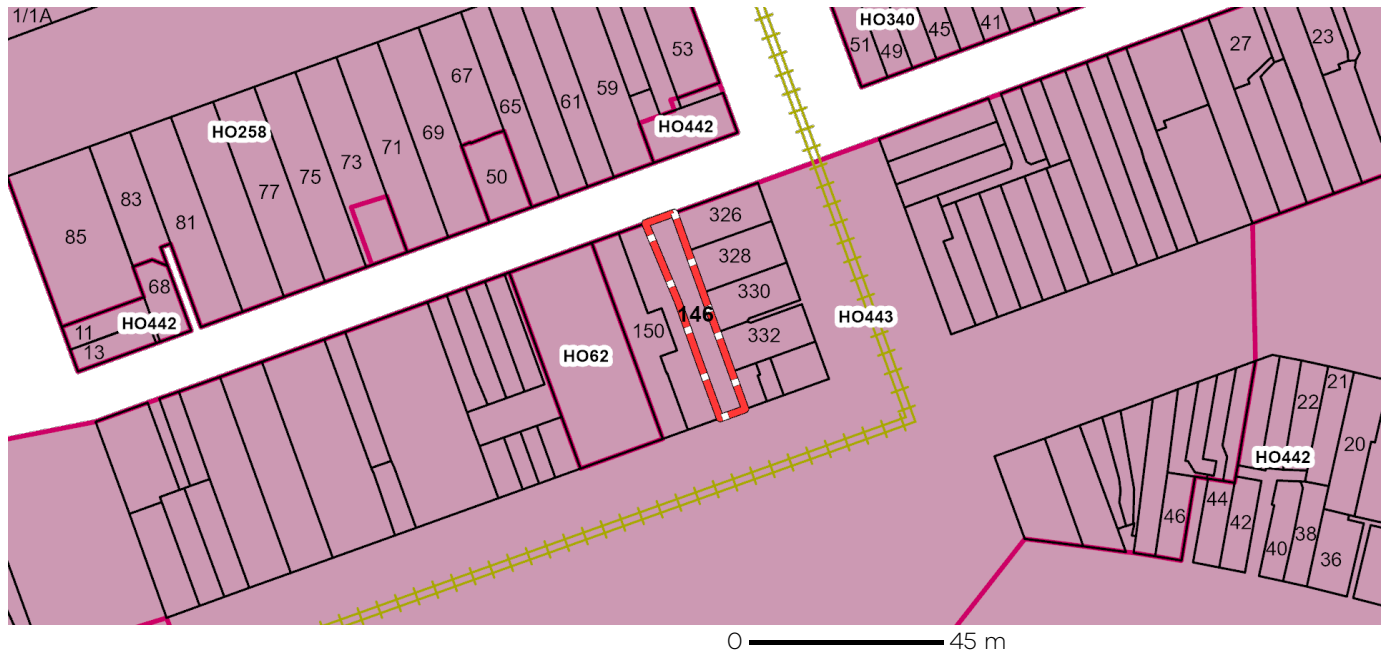
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlays

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

[HERITAGE OVERLAY - SCHEDULE \(HO443\)](#)



HO - Heritage Overlay

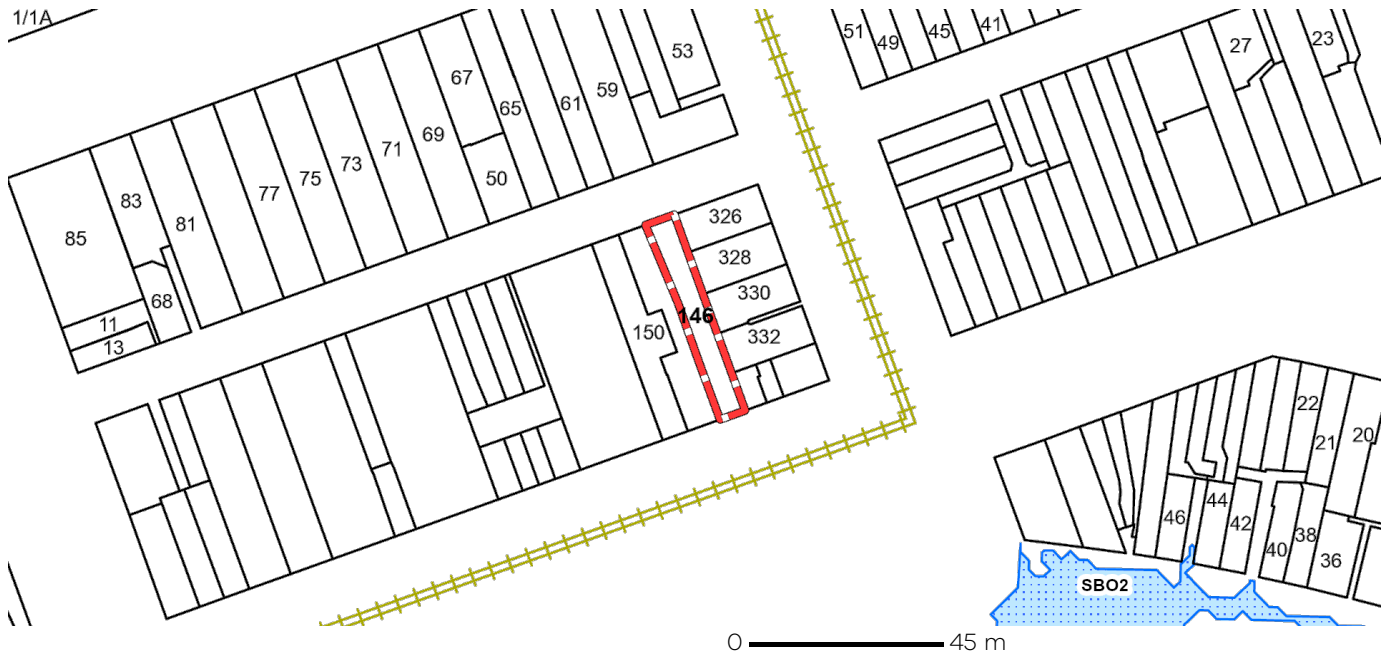
Tram line

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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[SPECIAL BUILDING OVERLAY \(SBO\)](#)



SBO - Special Building Overlay

Tram line

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Further Planning Information

Planning scheme data last updated on 24 April 2025.

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>

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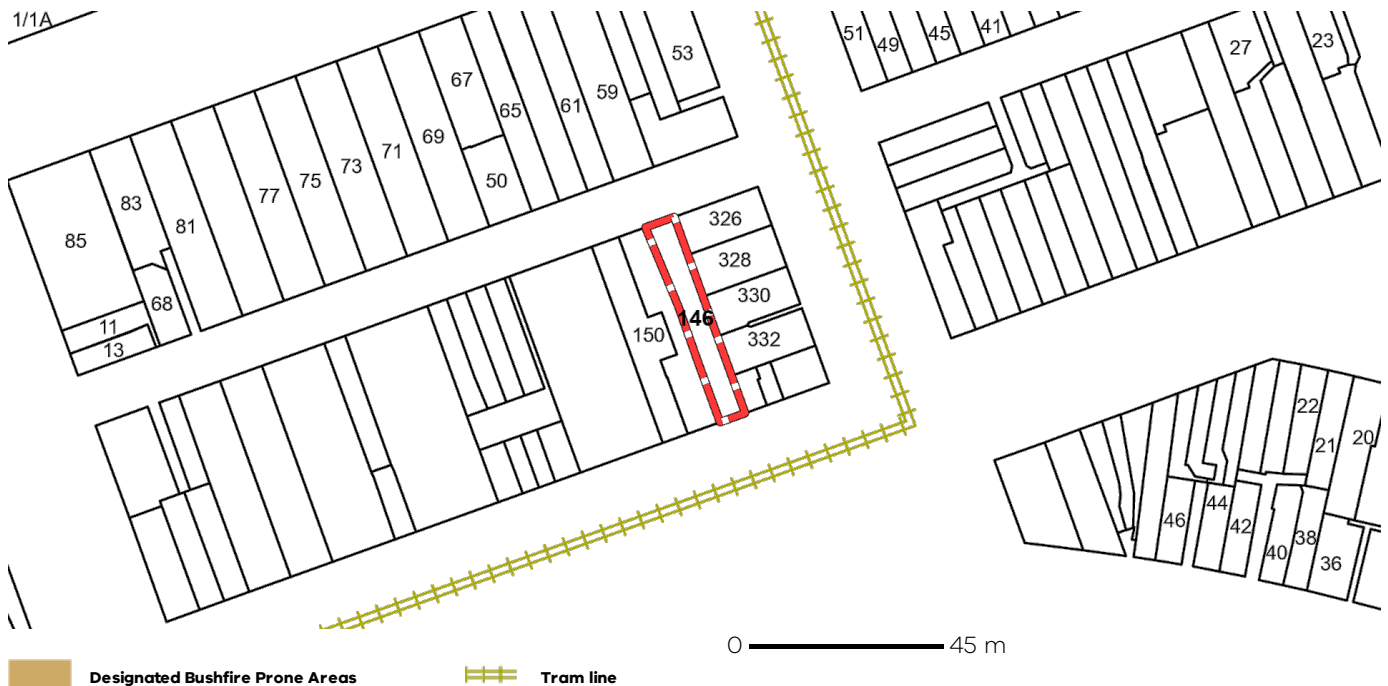
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

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

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

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

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

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](#)

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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 29 April 2025 02:59 PM

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Lot and Plan Number: **Lot 2 LP125810**
Standard Parcel Identifier (SPI): **2\LP125810**
Local Government Area (Council): **PORT PHILLIP**
Council Property Number: **199222**
Planning Scheme: **Port Phillip**
Directory Reference: **Melway 2K A6**

www.portphillip.vic.gov.au

[Planning Scheme - Port Phillip](#)

UTILITIES

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

STATE ELECTORATES

Legislative Council: **SOUTHERN METROPOLITAN**
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OTHER

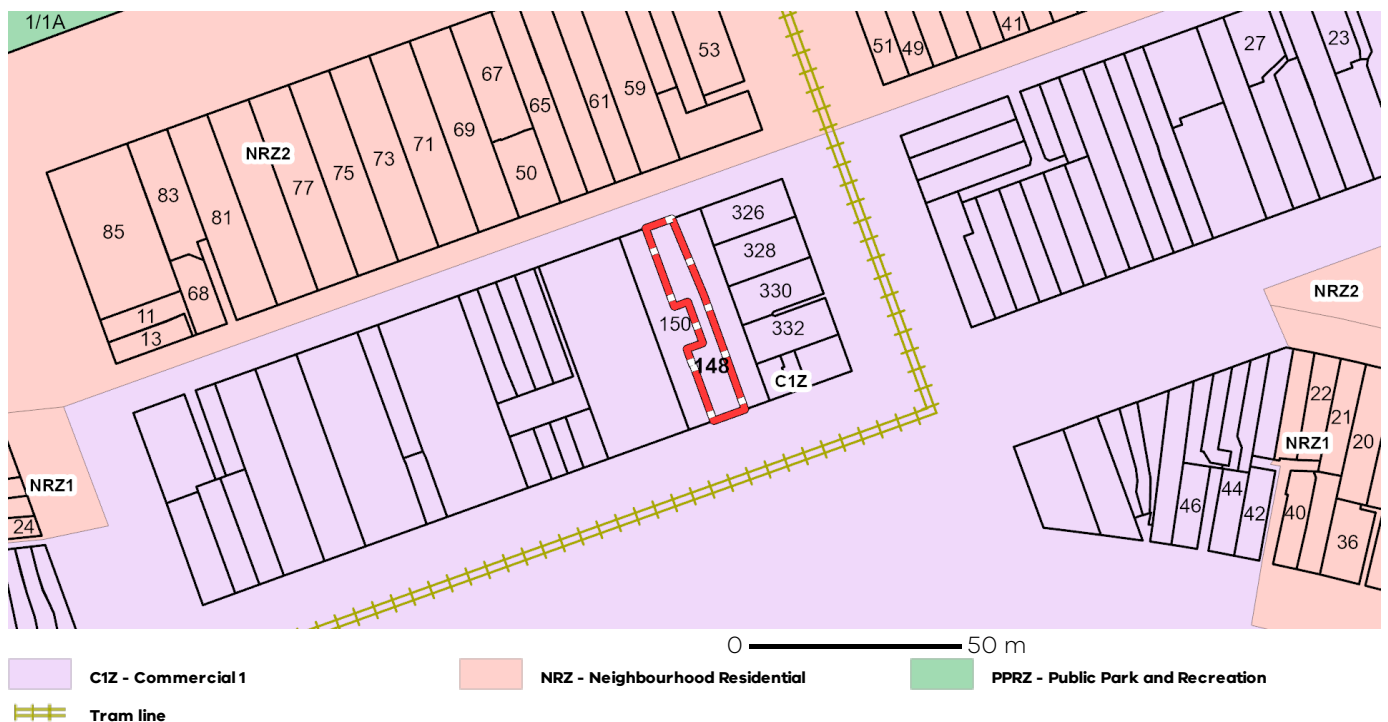
Registered Aboriginal Party: **Bunurong Land Council
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[View location in VicPlan](#)

Planning Zones

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

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



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

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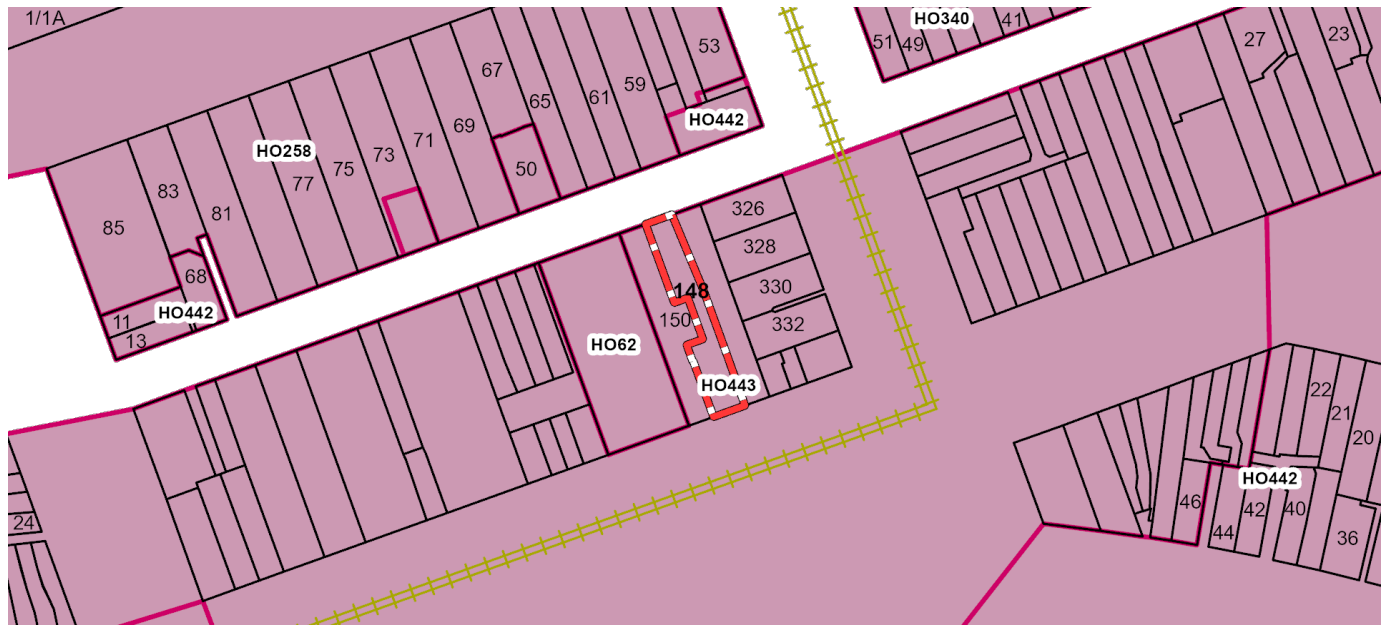
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Planning Overlays

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

[HERITAGE OVERLAY - SCHEDULE \(HO443\)](#)



HO - Heritage Overlay

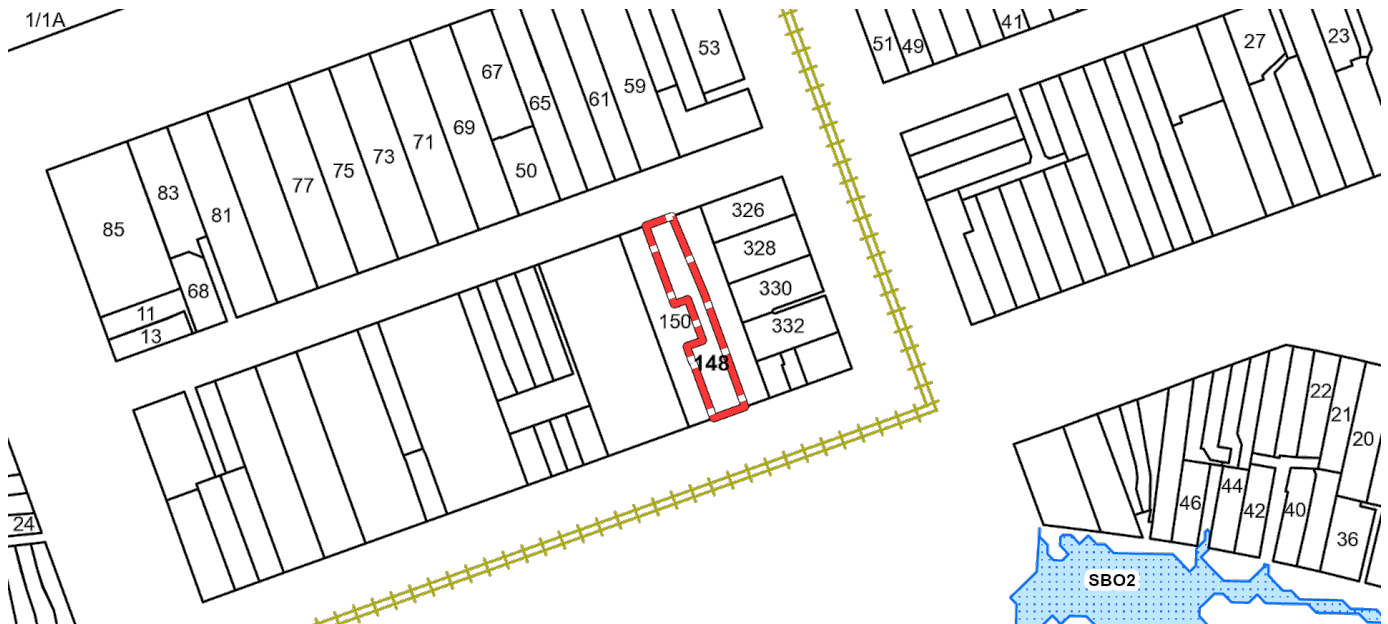
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OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

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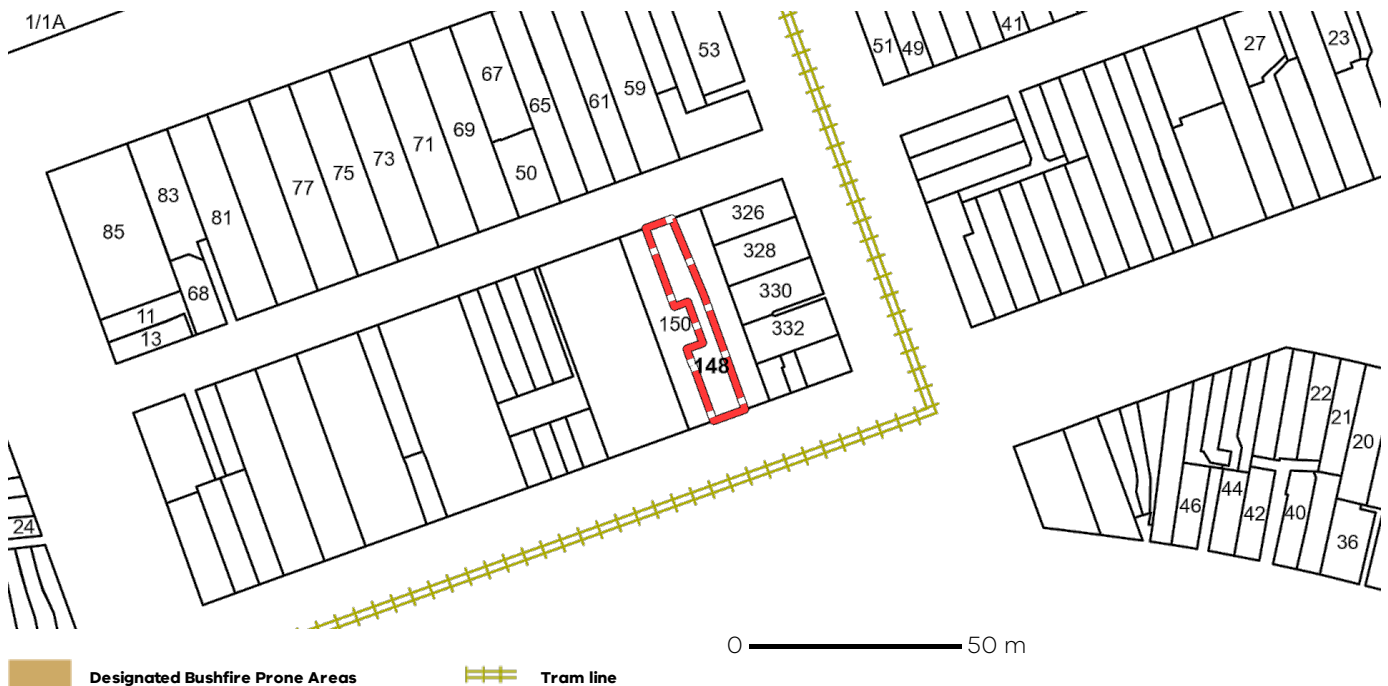
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From www.planning.vic.gov.au at 29 April 2025 01:01 PM

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Lot and Plan Number: **Lot 1 LP125810**
Standard Parcel Identifier (SPI): **1\LP125810**
Local Government Area (Council): **PORT PHILLIP**
Council Property Number: **199221**
Planning Scheme: **Port Phillip**
Directory Reference: **Melway 2K A6**

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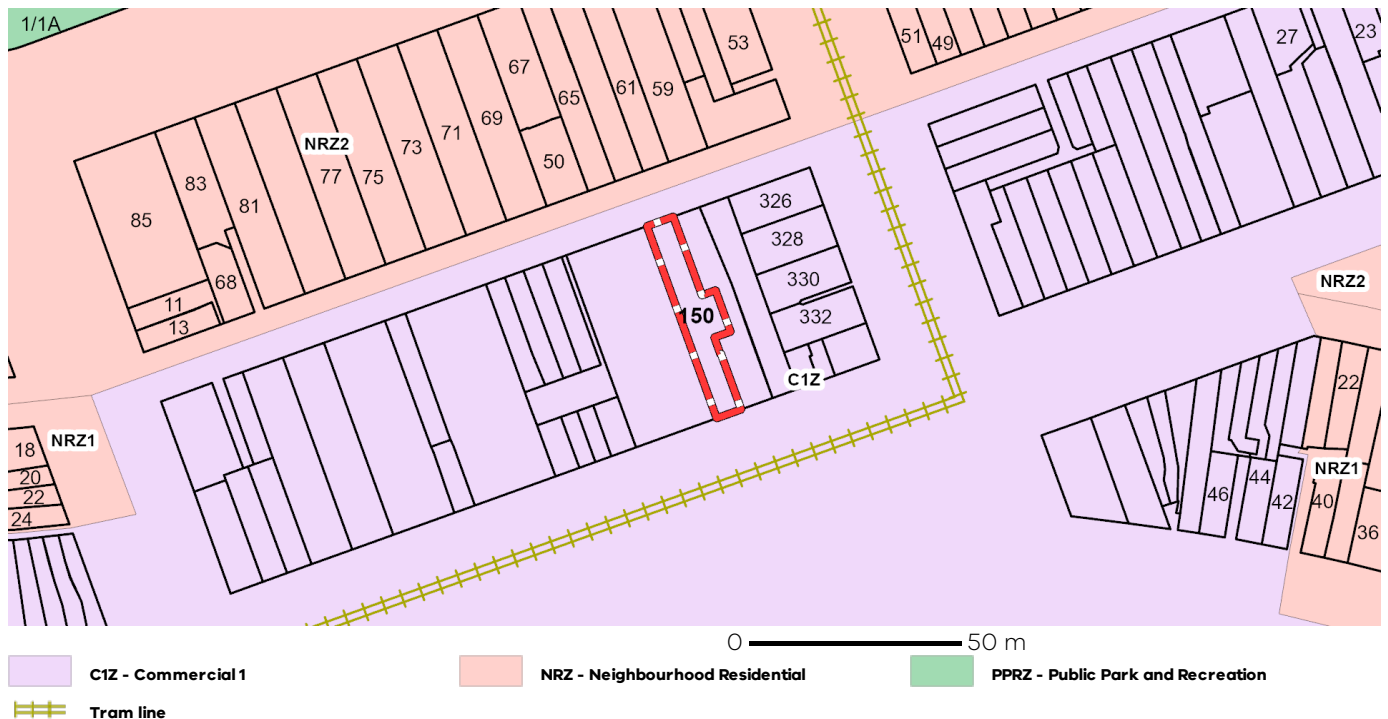
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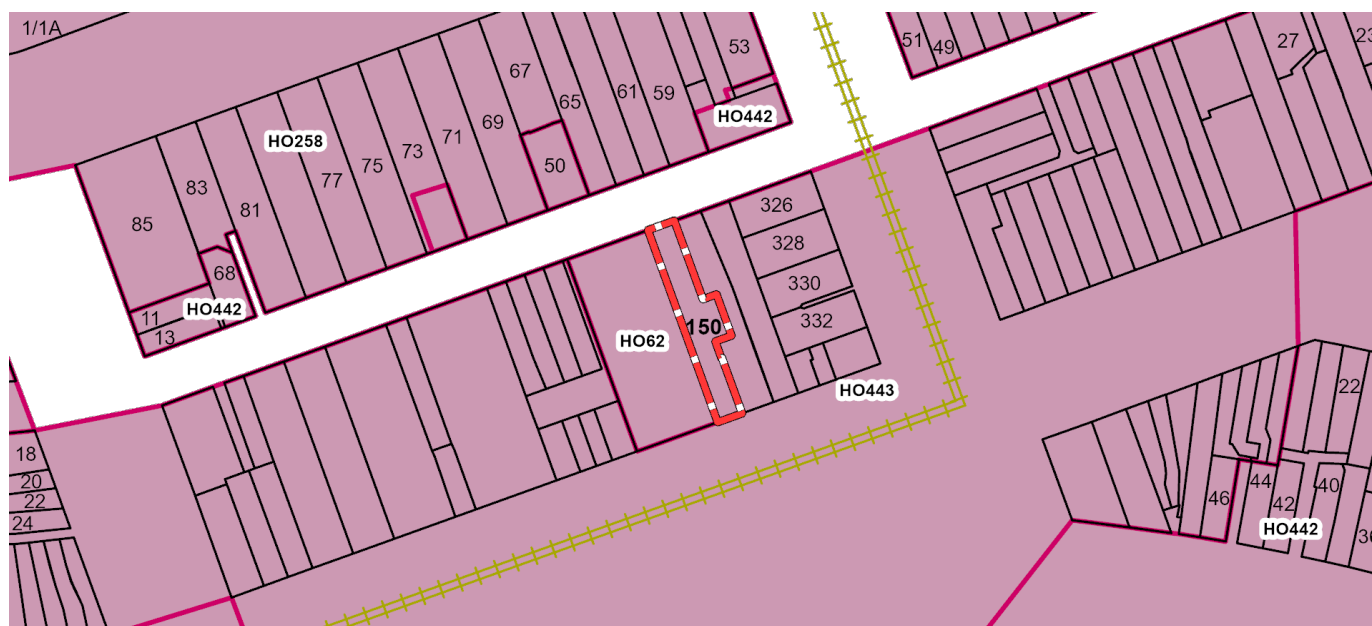
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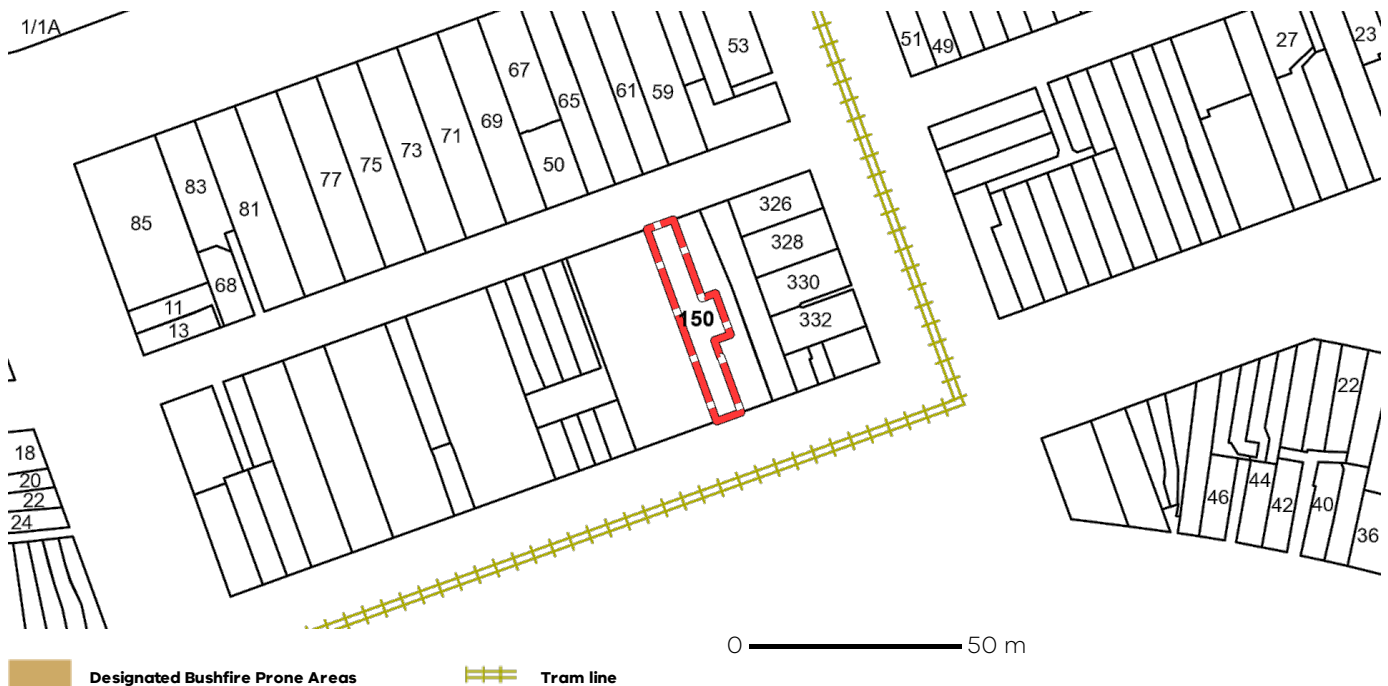
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