

# PLANNING PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 27 March 2021 12:37 PM

City of Port Phillip  
Advertised Document  
No. of Pages: 12

## PROPERTY DETAILS

Address: **1/200-204 WELLS STREET SOUTH MELBOURNE 3205**  
Crown Description: **More than one parcel - see link below**  
Standard Parcel Identifier (SPI): **More than one parcel - see link below**  
Local Government Area (Council): **PORT PHILLIP**  
Council Property Number: **188923**  
Planning Scheme: **Port Phillip**  
Directory Reference: **Melway 2K H2**

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

[Planning Scheme - Port Phillip](#)

This property has 3 parcels. For full parcel details get the free Property report at [Property Reports](#)

## UTILITIES

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

[View location in VicPlan](#)

## STATE ELECTORATES

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

## Planning Zones

[MIXED USE ZONE \(MUZ\)](#)

[SCHEDULE TO THE MIXED USE ZONE \(MUZ\)](#)



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

PORT PHILLIP PLANNING DEPARTMENT  
Date Received: 13/5/2021

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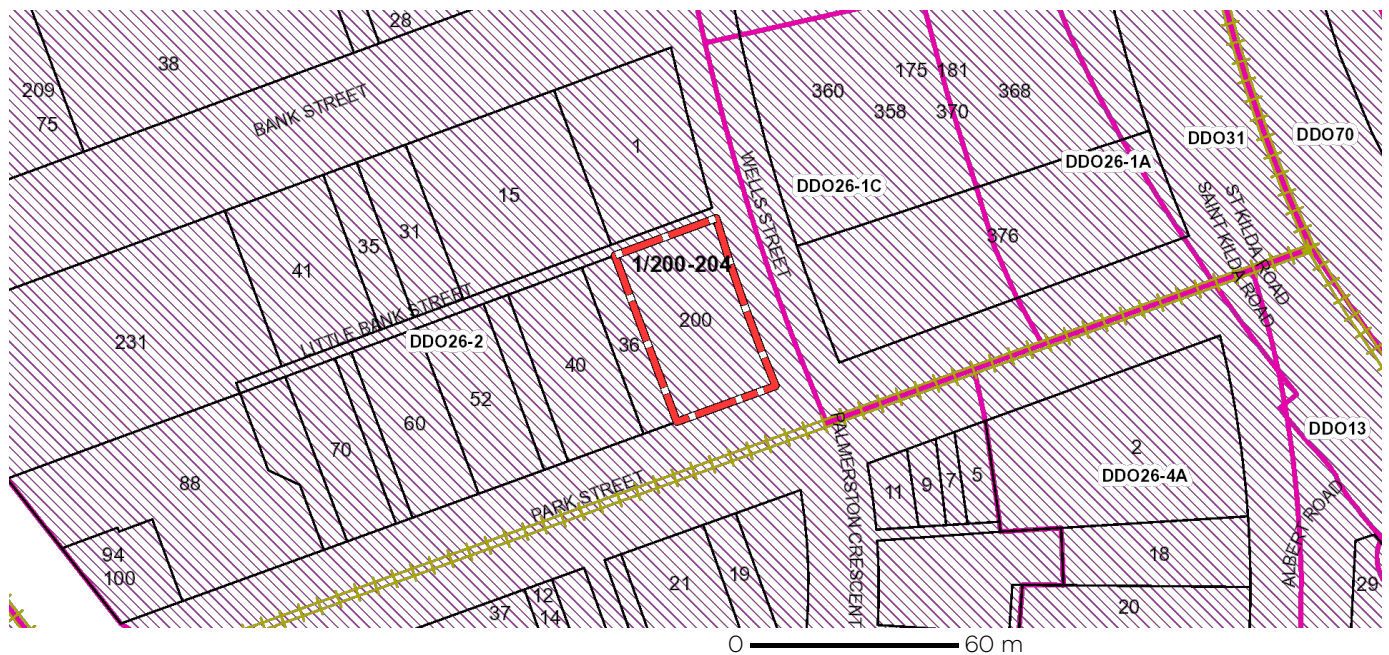
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Read the full disclaimer at <https://www2.delwp.vic.gov.au/disclaimer>

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)

#### DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 26-2 (DDO26-2)



### SPECIAL BUILDING OVERLAY (SBO)

#### SPECIAL BUILDING OVERLAY - SCHEDULE 2 (SBO2)



## Planning Overlays

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[ENVIRONMENTAL AUDIT OVERLAY \(EAO\)](#)

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



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

## Further Planning Information

Planning scheme data last updated on 26 March 2021.

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>

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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.**



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.

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# PLANNING PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 29 March 2021 09:08 AM

## PROPERTY DETAILS

Address: **2/200-204 WELLS STREET SOUTH MELBOURNE 3205**

Crown Description: **More than one parcel - see link below**

Standard Parcel Identifier (SPI): **More than one parcel - see link below**

Local Government Area (Council): **PORT PHILLIP**

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

Council Property Number: **188924**

Planning Scheme: **Port Phillip**

[Planning Scheme - Port Phillip](#)

Directory Reference: **Melway 2K H2**

This property has 3 parcels. For full parcel details get the free Property report at [Property Reports](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **South East Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **CITIPOWER**

[View location in VicPlan](#)

## STATE ELECTORATES

Legislative Council: **SOUTHERN METROPOLITAN**

Legislative Assembly: **ALBERT PARK**

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PLANNING PROPERTY REPORT: 2/200-204 WELLS STREET SOUTH MELBOURNE 3205

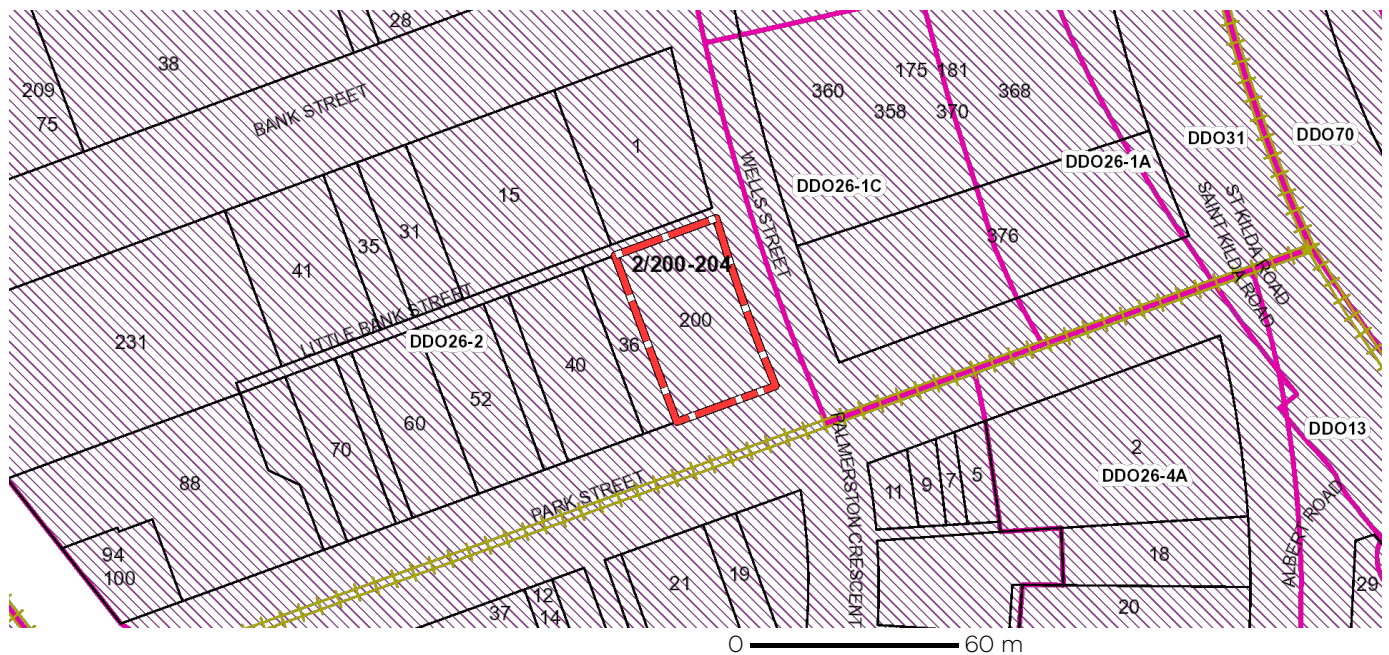
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## Planning Overlays

### DESIGN AND DEVELOPMENT OVERLAY (DDO)

#### DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 26-2 (DDO26-2)



### SPECIAL BUILDING OVERLAY (SBO)

#### SPECIAL BUILDING OVERLAY - SCHEDULE 2 (SBO2)



## Planning Overlays

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

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# PLANNING PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 29 March 2021 09:09 AM

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Crown Description: **More than one parcel - see link below**

Standard Parcel Identifier (SPI): **More than one parcel - see link below**

Local Government Area (Council): **PORT PHILLIP**

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

Council Property Number: **188925**

Planning Scheme: **Port Phillip**

[Planning Scheme - Port Phillip](#)

Directory Reference: **Melway 2K H2**

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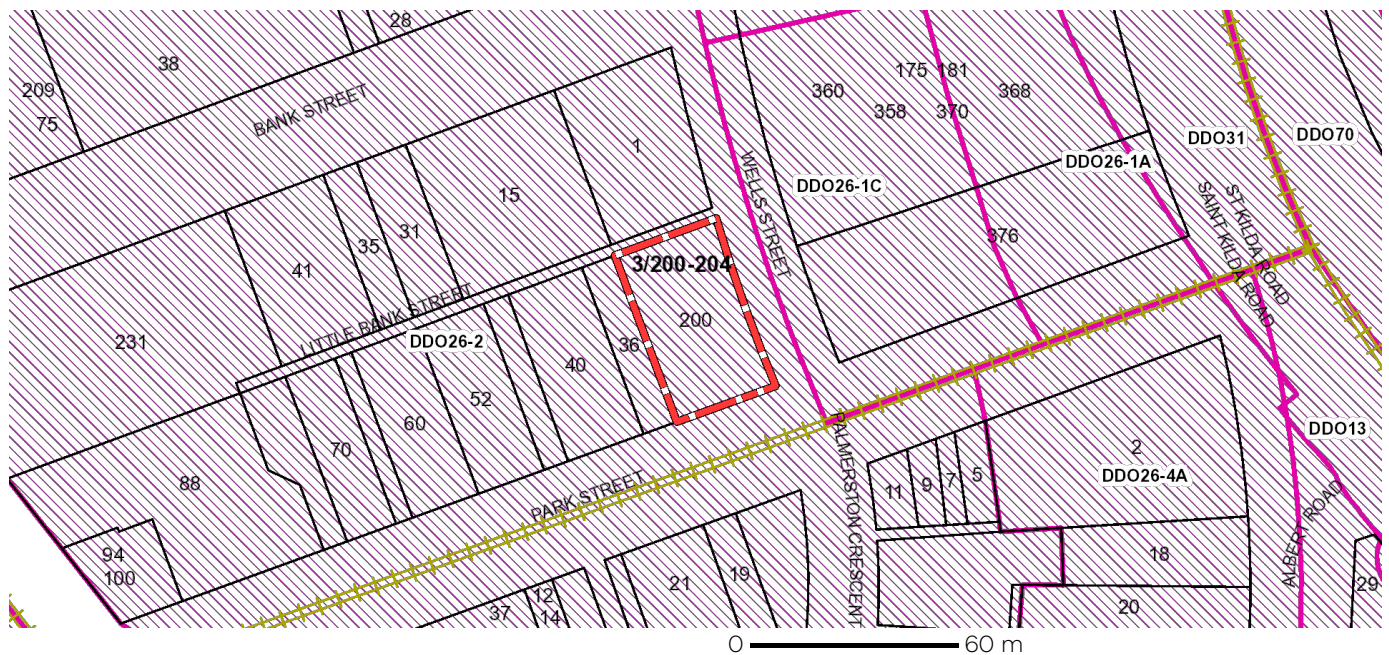


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## Planning Overlays

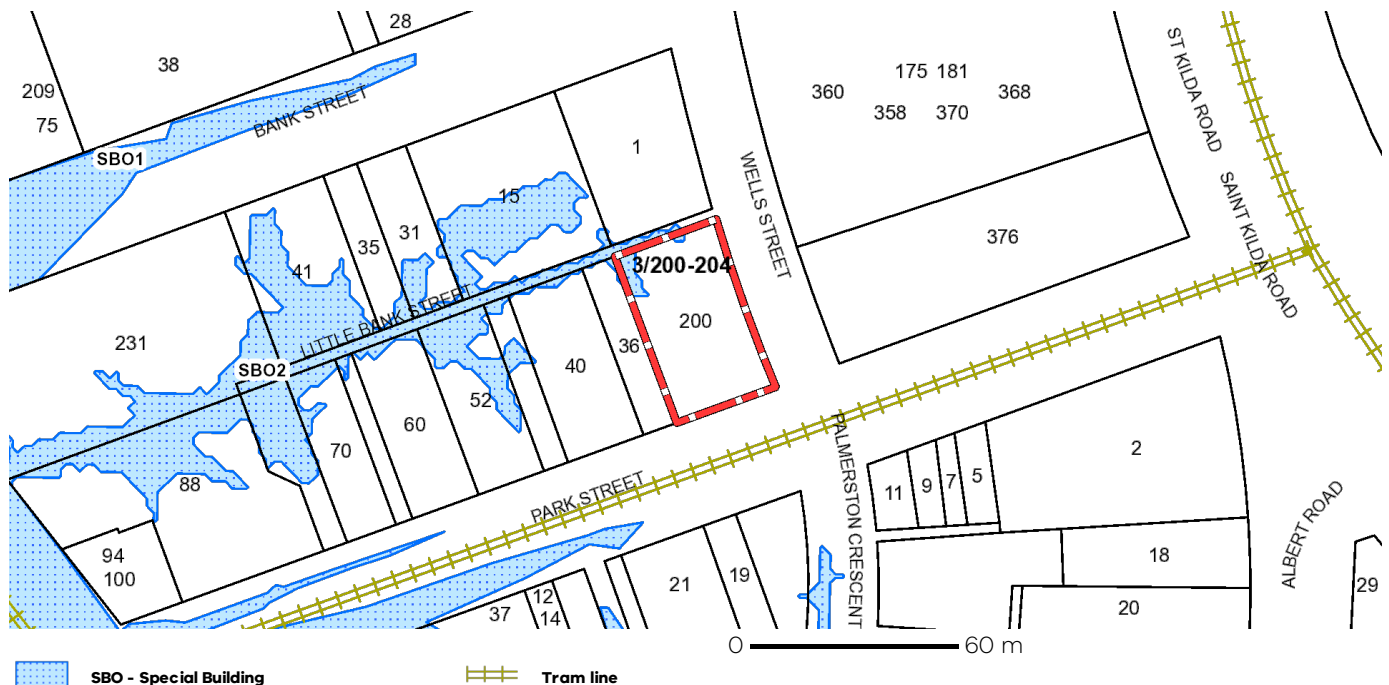
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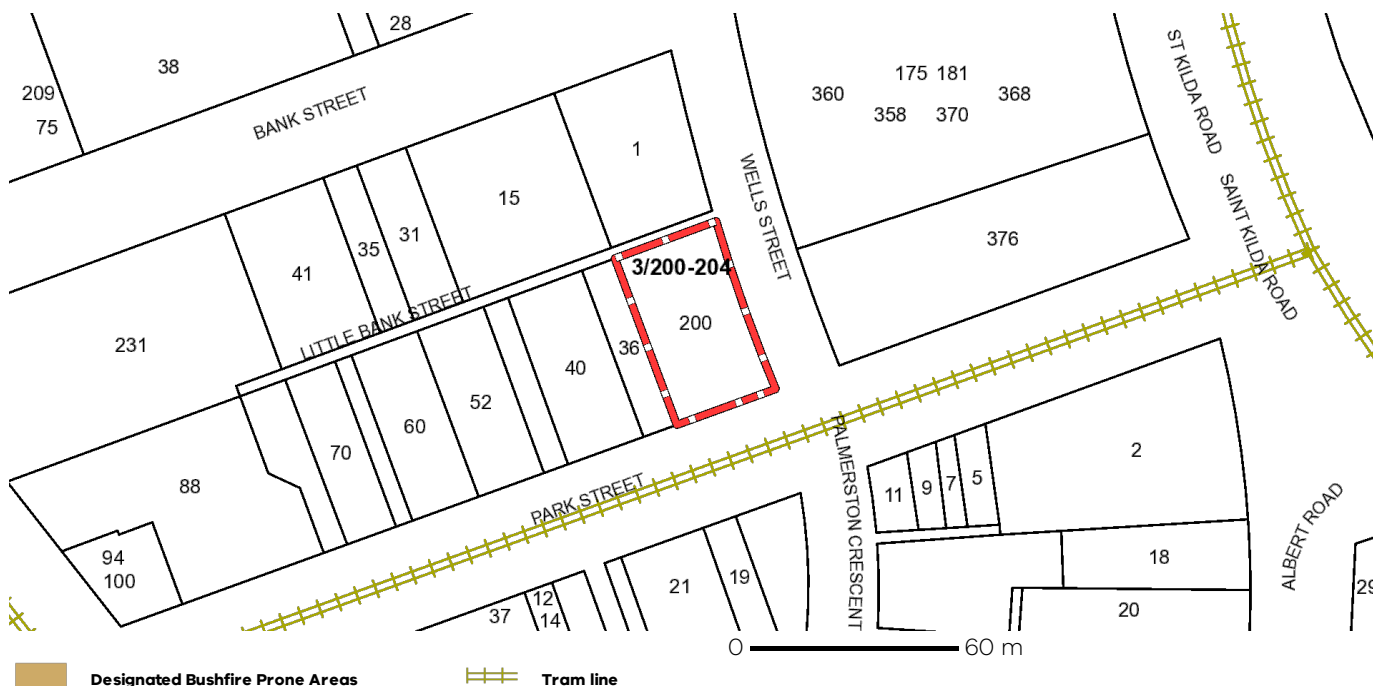
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