PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 24 April 2024 07:10 PM

PROPERTY DETAILS

Lot and Plan Number:	**Lot 3 PS503036**	
Address:	**40-68 KYLE ROAD ALTONA NORTH 3025**	
Standard Parcel Identifier (SPI):	**3\PS503036**	
Local Government Area (Council):	**HOBSONS BAY**	www.hobsonsbay.vic.gov.au
Council Property Number:	**2167000750 (Part)**	
Planning Scheme:	**Hobsons Bay**	Planning Scheme - Hobsons Bay
Directory Reference:	**Melway 41 D12**	

This parcel is one of 2 parcels comprising the property. For full parcel details get the free Property report at Property Reports

UTILITIES

Rural Water Corporation:	**Southern Rural Water**
Melbourne Water Retailer:	**Greater Western Water**
Melbourne Water:	**Inside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**WESTERN METROPOLITAN**
Legislative Assembly:	**WILLIAMSTOWN**

OTHER

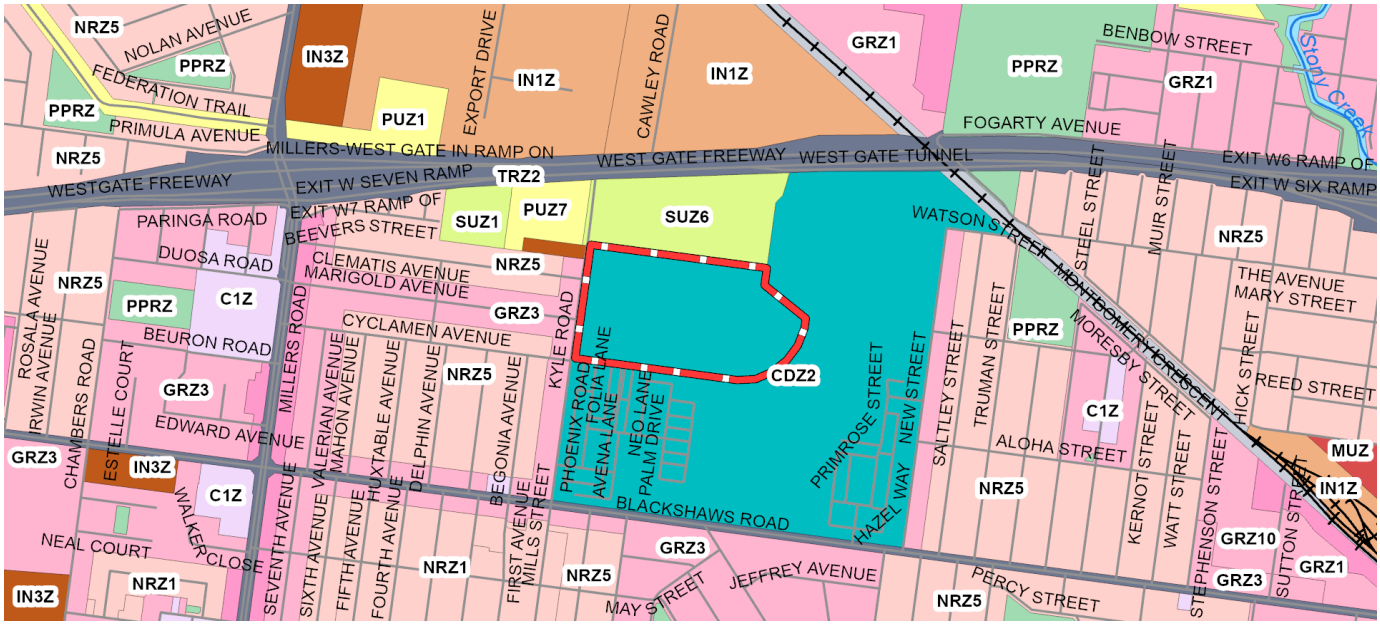
Registered Aboriginal Party:	**Bunurong Land Council Aboriginal Corporation**

View location in VicPlan

Planning Zones

COMPREHENSIVE DEVELOPMENT ZONE (CDZ) (HOBSONS BAY)

COMPREHENSIVE DEVELOPMENT ZONE - SCHEDULE 2 (CDZ2) (HOBSONS BAY)



0 500 m

C1Z - Commercial 1	CDZ - Comprehensive Development	GRZ - General Residential
IN1Z - Industrial 1	IN3Z - Industrial 3	MUZ - Mixed Use
NRZ - Neighbourhood Residential	PPRZ - Public Park and Recreation	PUZ1 - Public Use-Service and Utility
PUZ2 - Public Use-Education	PUZ7 - Public Use-Other Public Use	RGZ - Residential Growth
SUZ - Special Use	TRZ1 - State Transport Infrastructure	TRZ2 - Principal Road Network
UFZ - Urban Floodway	Railway line	Water course

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

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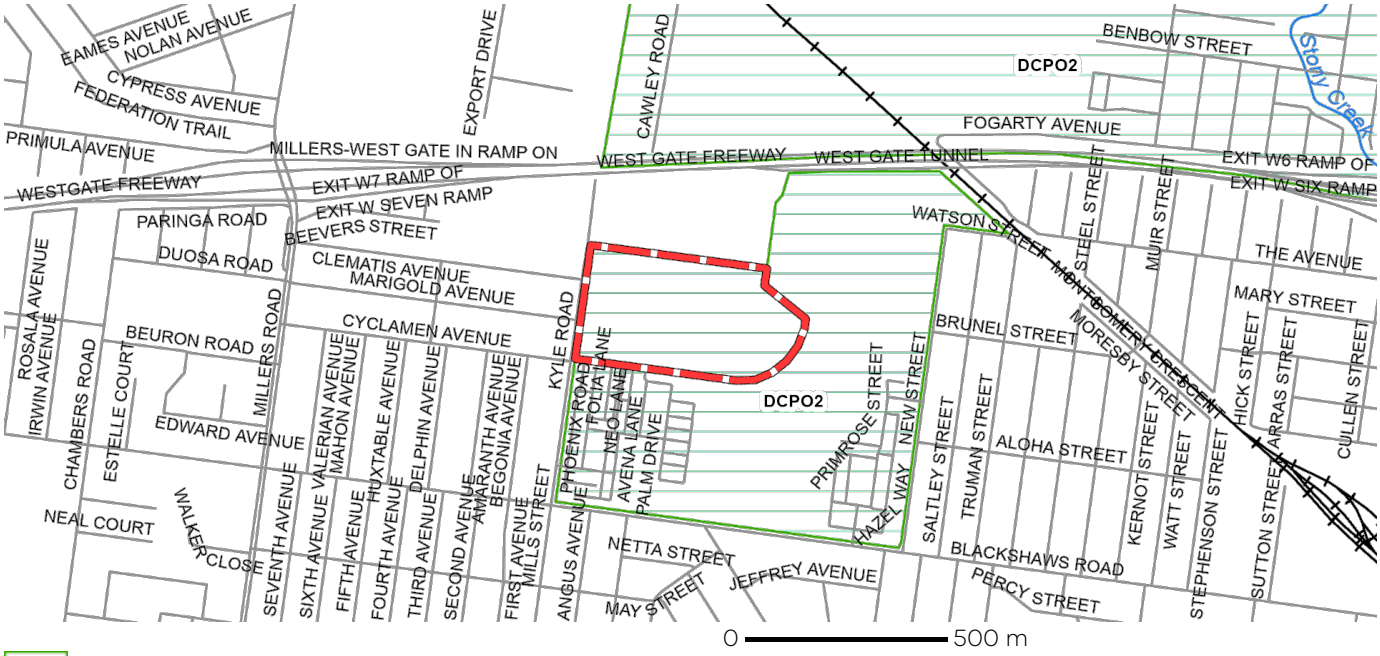
PLANNING PROPERTY REPORT

Planning Overlays

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO) (HOBSONS BAY)

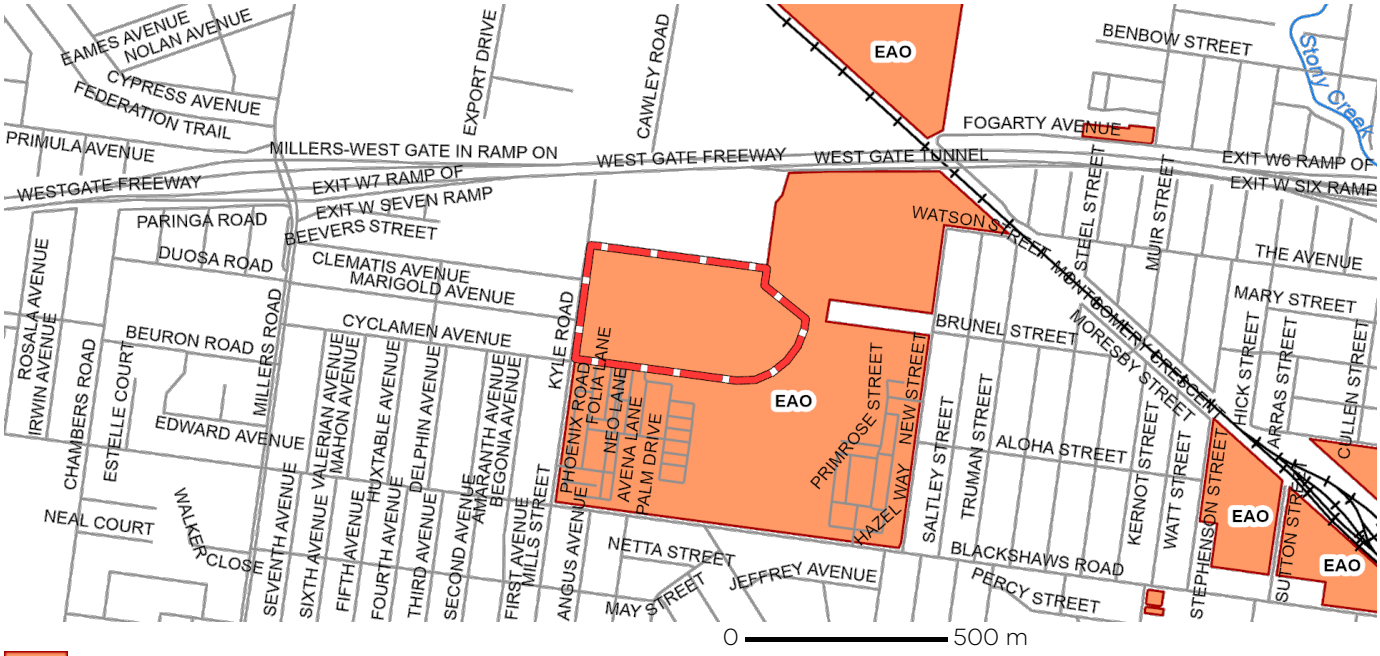
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2) (HOBSONS BAY)



DCPO - Development Contributions Plan Overlay **Railway line** **Water course**

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

ENVIRONMENTAL AUDIT OVERLAY (EAO) (HOBSONS BAY)



EAO - Environmental Audit Overlay **Railway line** **Water course**

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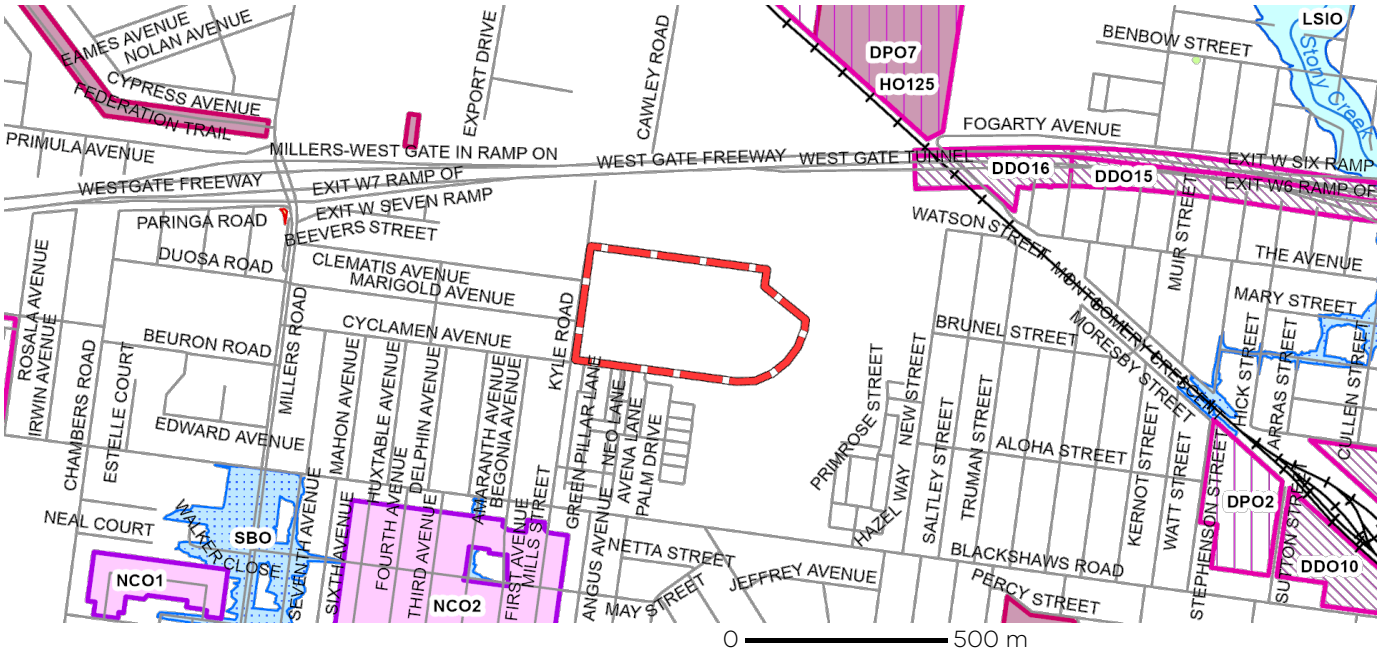
Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO) (HOBSONS BAY)
DESIGN AND DEVELOPMENT OVERLAY (DDO) (MARIBYRNONG)
DEVELOPMENT PLAN OVERLAY (DPO) (MARIBYRNONG)
DEVELOPMENT PLAN OVERLAY (DPO) (HOBSONS BAY)
ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO) (MARIBYRNONG)
HERITAGE OVERLAY (HO) (HOBSONS BAY)
HERITAGE OVERLAY (HO) (MARIBYRNONG)
LAND SUBJECT TO INUNDATION OVERLAY (LSIO) (MARIBYRNONG)
NEIGHBOURHOOD CHARACTER OVERLAY (NCO) (HOBSONS BAY)
PUBLIC ACQUISITION OVERLAY (PAO) (HOBSONS BAY)
SPECIAL BUILDING OVERLAY (SBO) (MARIBYRNONG)
SPECIAL BUILDING OVERLAY (SBO) (HOBSONS BAY)



DDO - Design and Development Overlay	DPO - Development Plan Overlay	ESO - Environmental Significance Overlay
HO - Heritage Overlay	LSIO - Land Subject to Inundation Overlay	NCO - Neighbourhood Character Overlay
PAO - Public Acquisition Overlay	SBO - Special Building Overlay	Railway line
Water course		

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

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Further Planning Information

Planning scheme data last updated on 7 December 2023.

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 abut 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 planning 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

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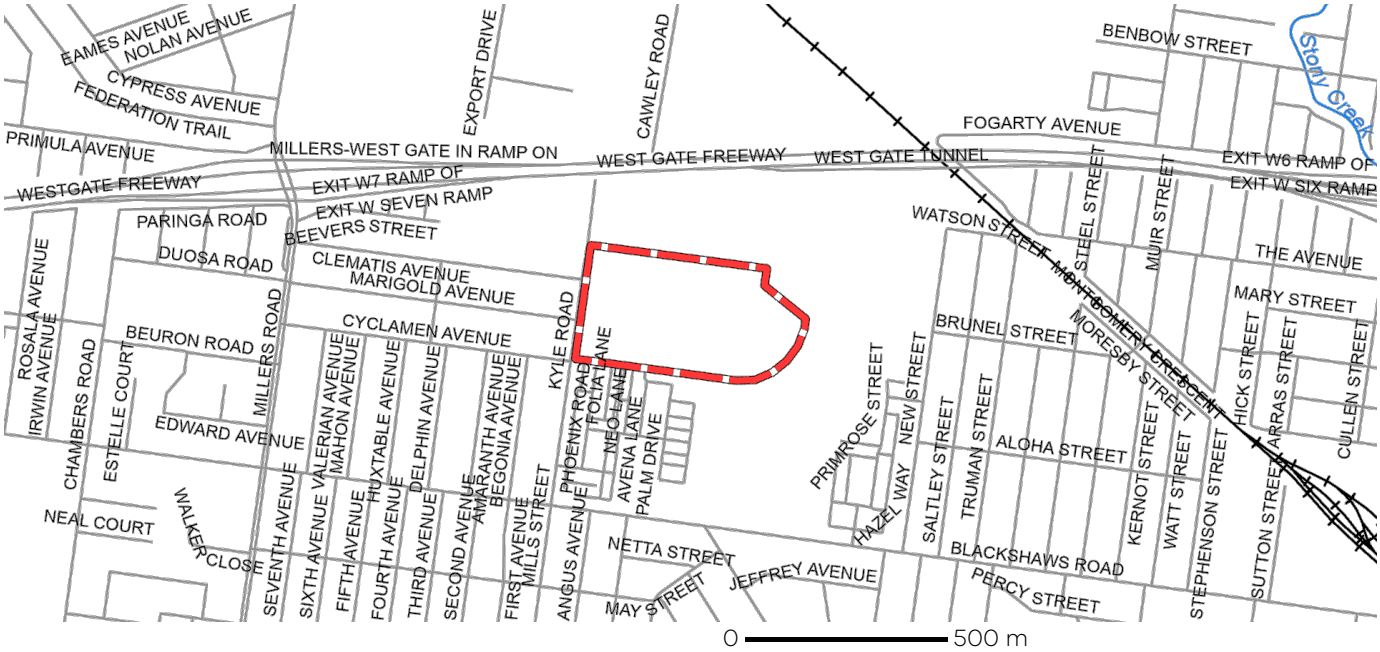
Designated Bushfire Prone Areas

This parcel 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

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) 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)

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