

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 24 April 2024 10:16 AM

PROPERTY DETAILS

Address: **132 DIAMOND CREEK ROAD ST HELENA 3088**

Lot and Plan Number: **More than one parcel - see link below**

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

Local Government Area (Council): **BANYULE**

www.banyule.vic.gov.au

Council Property Number: **673210**

Planning Scheme: **Banyule**

[Planning Scheme - Banyule](#)

Directory Reference: **Melway 11 B10**

This property has 52 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **Yarra Valley Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **NORTH-EASTERN METROPOLITAN**

Legislative Assembly: **ELTHAM**

OTHER

Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural**

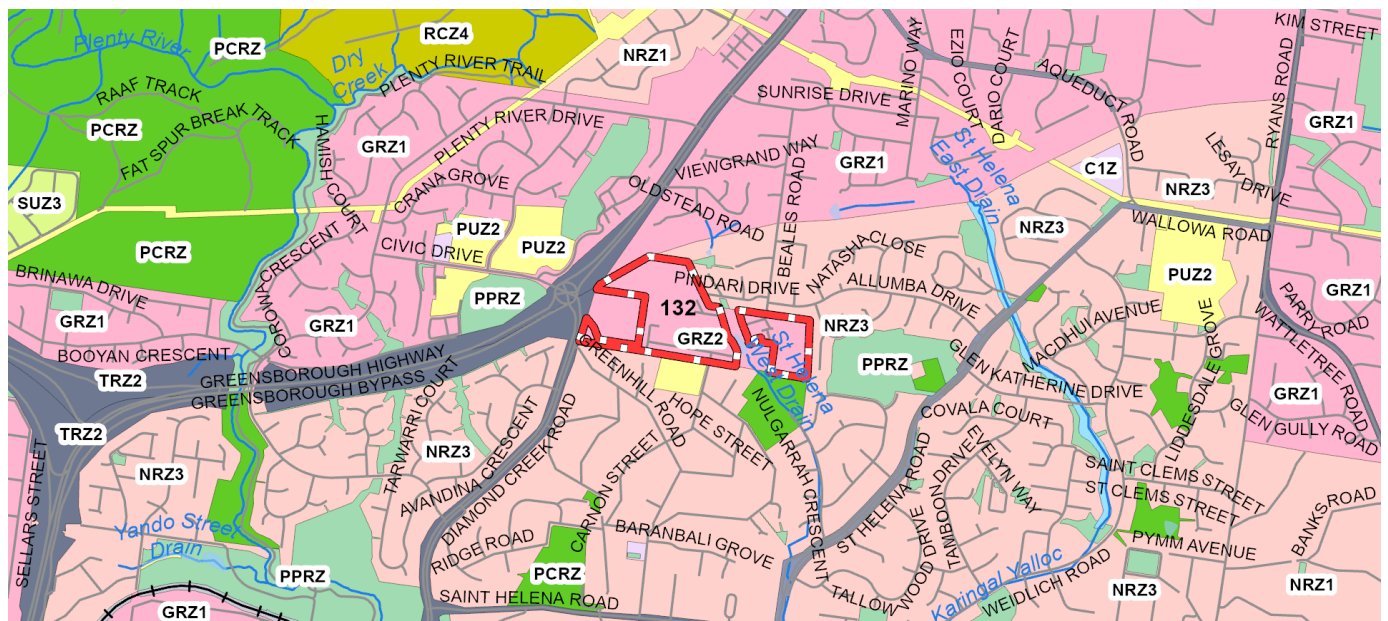
Heritage Aboriginal Corporation

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\) \(BANYULE\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 2 \(GRZ2\) \(BANYULE\)](#)



C1Z - Commercial 1	GRZ - General Residential	NRZ - Neighbourhood Residential
PCRZ - Public Conservation and Resource	PPRZ - Public Park and Recreation	PUZ1 - Public Use-Service and Utility
PUZ2 - Public Use-Education	PUZ6 - Public Use-Local Government	RCZ - Rural Conservation
SUZ - Special Use	TRZ1 - State Transport Infrastructure	TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road	UFZ - Urban Floodway	Railway line
Water area	Water course	

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

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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).

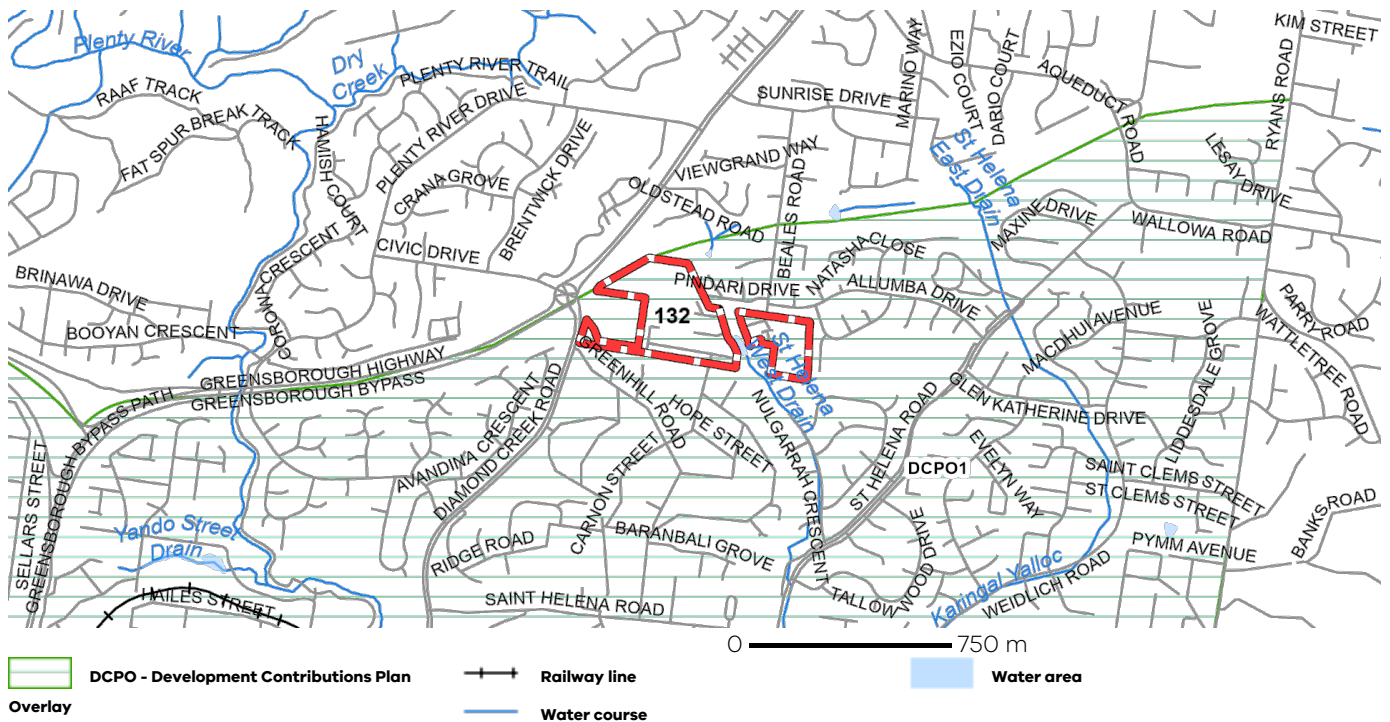
PLANNING PROPERTY REPORT: 132 DIAMOND CREEK ROAD ST HELENA 3088

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Planning Overlays

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\) \(BANYULE\)](#)

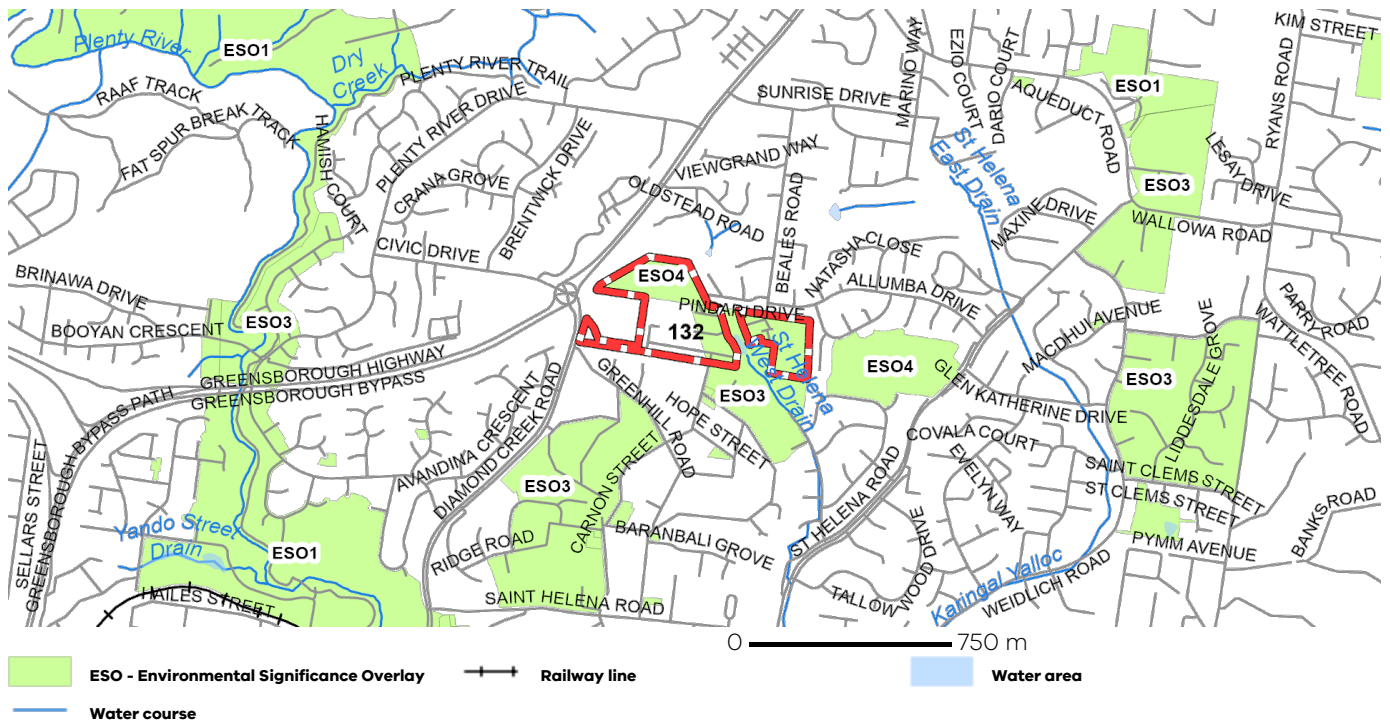
[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 \(DCPO1\) \(BANYULE\)](#)



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

[ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 3 \(ESO3\) \(BANYULE\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 4 \(ESO4\) \(BANYULE\)](#)



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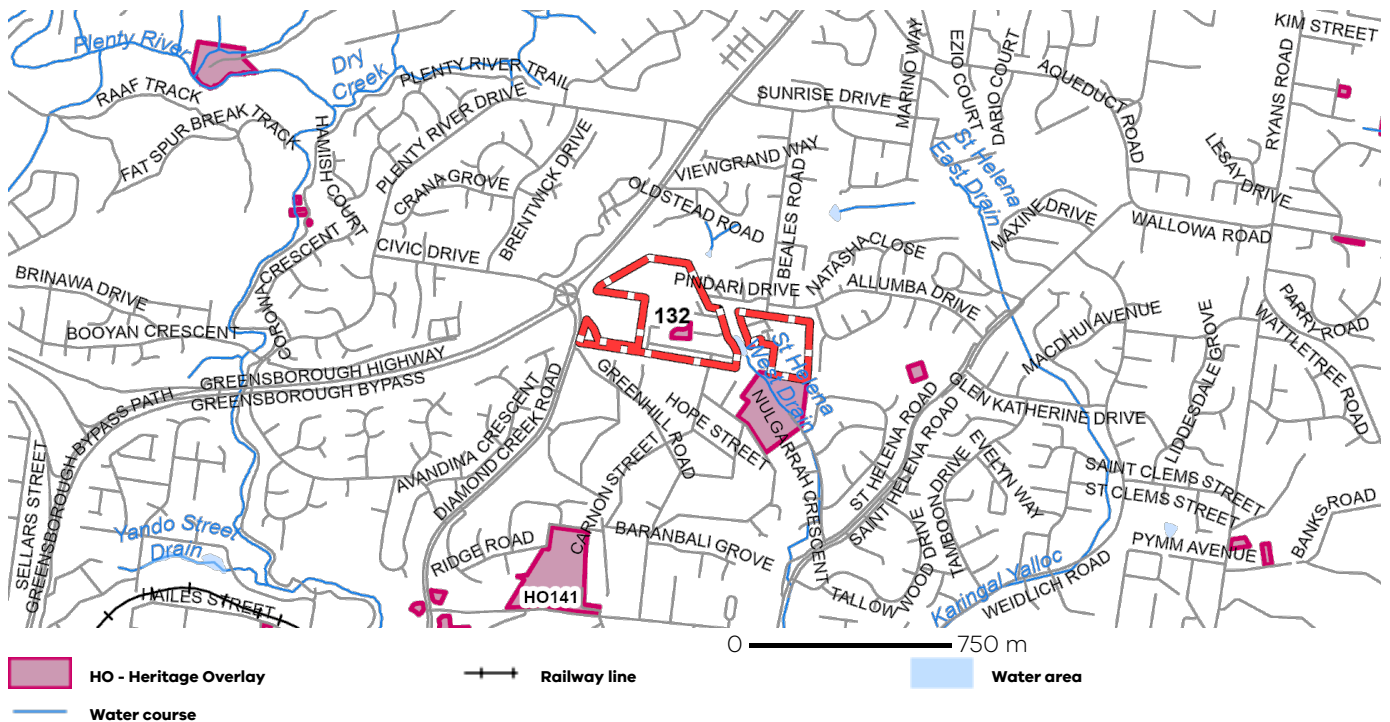
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Planning Overlays

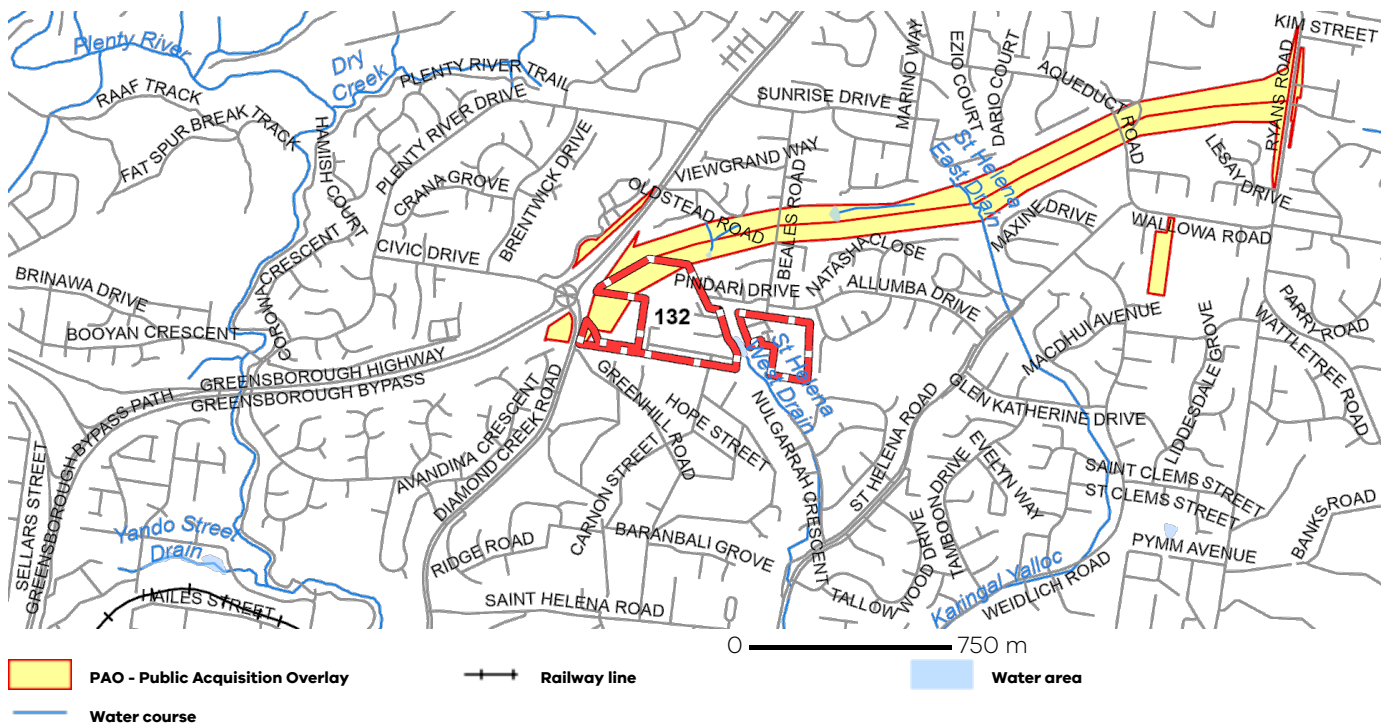
HERITAGE OVERLAY (HO) (BANYULE)

HERITAGE OVERLAY - SCHEDULE (HO197) (BANYULE)



PUBLIC ACQUISITION OVERLAY (PAO) (BANYULE)

PUBLIC ACQUISITION OVERLAY - PS MAP REF PAO1 SCHEDULE (PAO1) (BANYULE)



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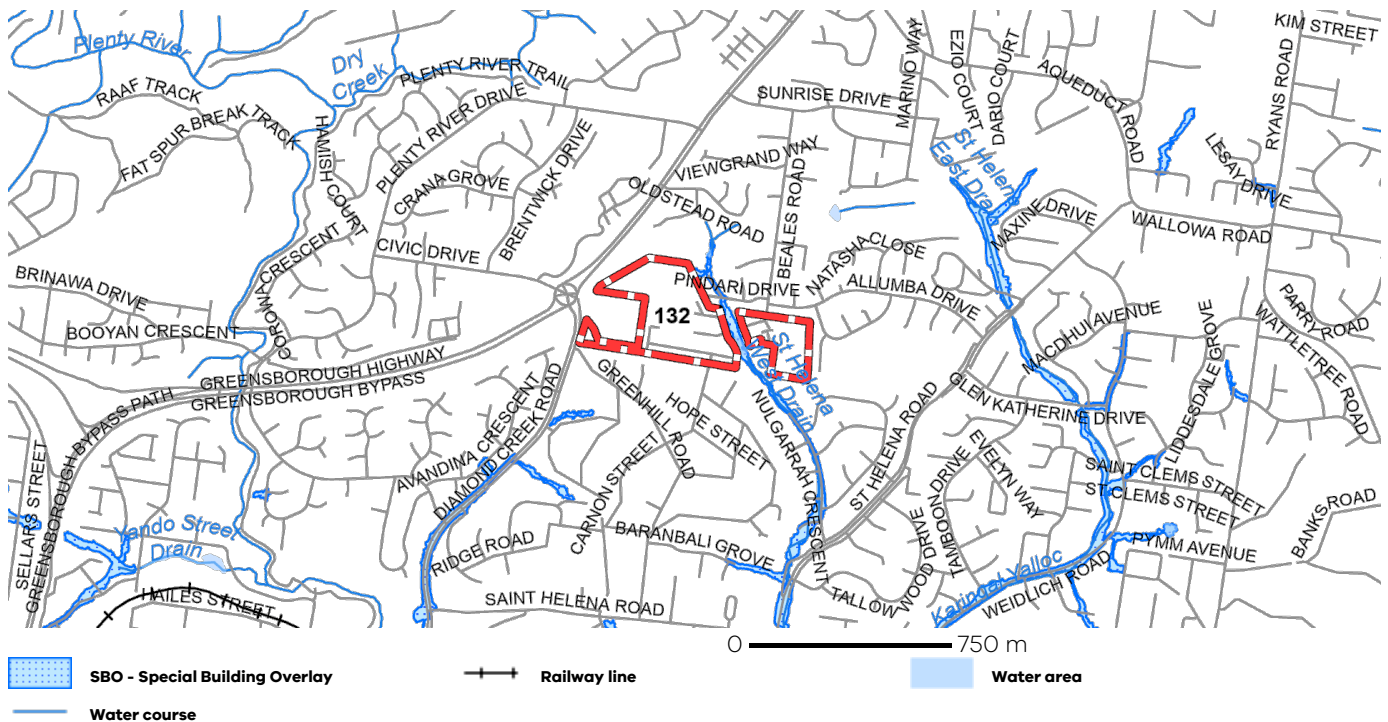
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Planning Overlays

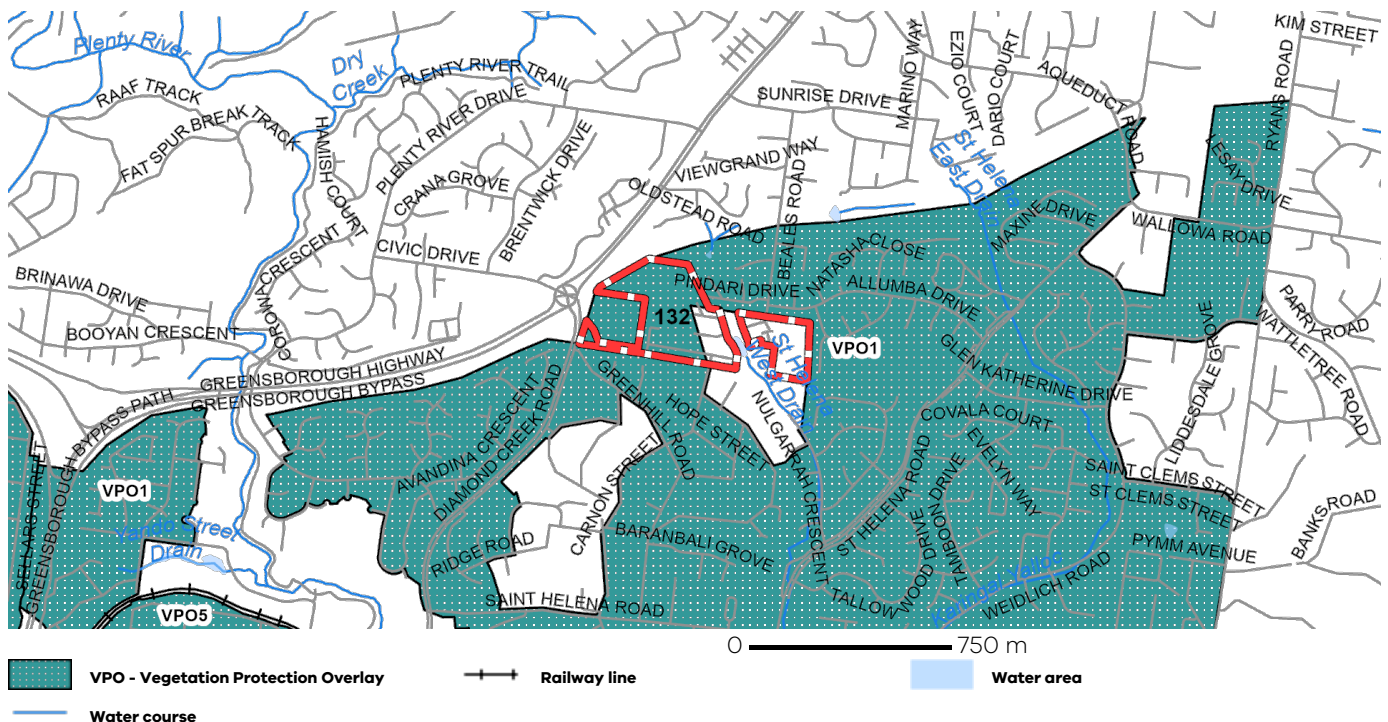
SPECIAL BUILDING OVERLAY (SBO) (BANYULE)

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



VEGETATION PROTECTION OVERLAY (VPO) (BANYULE)

VEGETATION PROTECTION OVERLAY - SCHEDULE 1 (VPO1) (BANYULE)



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Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\) \(NILLUMBIK\)](#)

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\) \(WHITTLESEA\)](#)

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\) \(BANYULE\)](#)

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\) \(NILLUMBIK\)](#)

[DEVELOPMENT PLAN OVERLAY \(DPO\) \(WHITTLESEA\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\) \(NILLUMBIK\)](#)

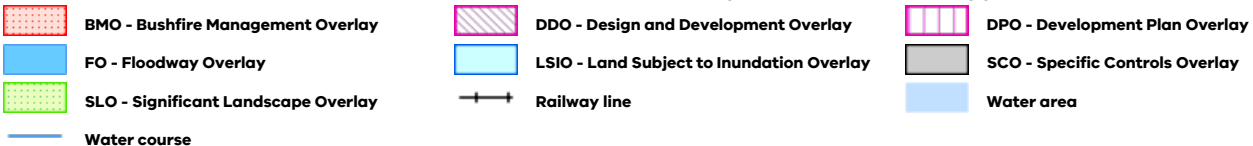
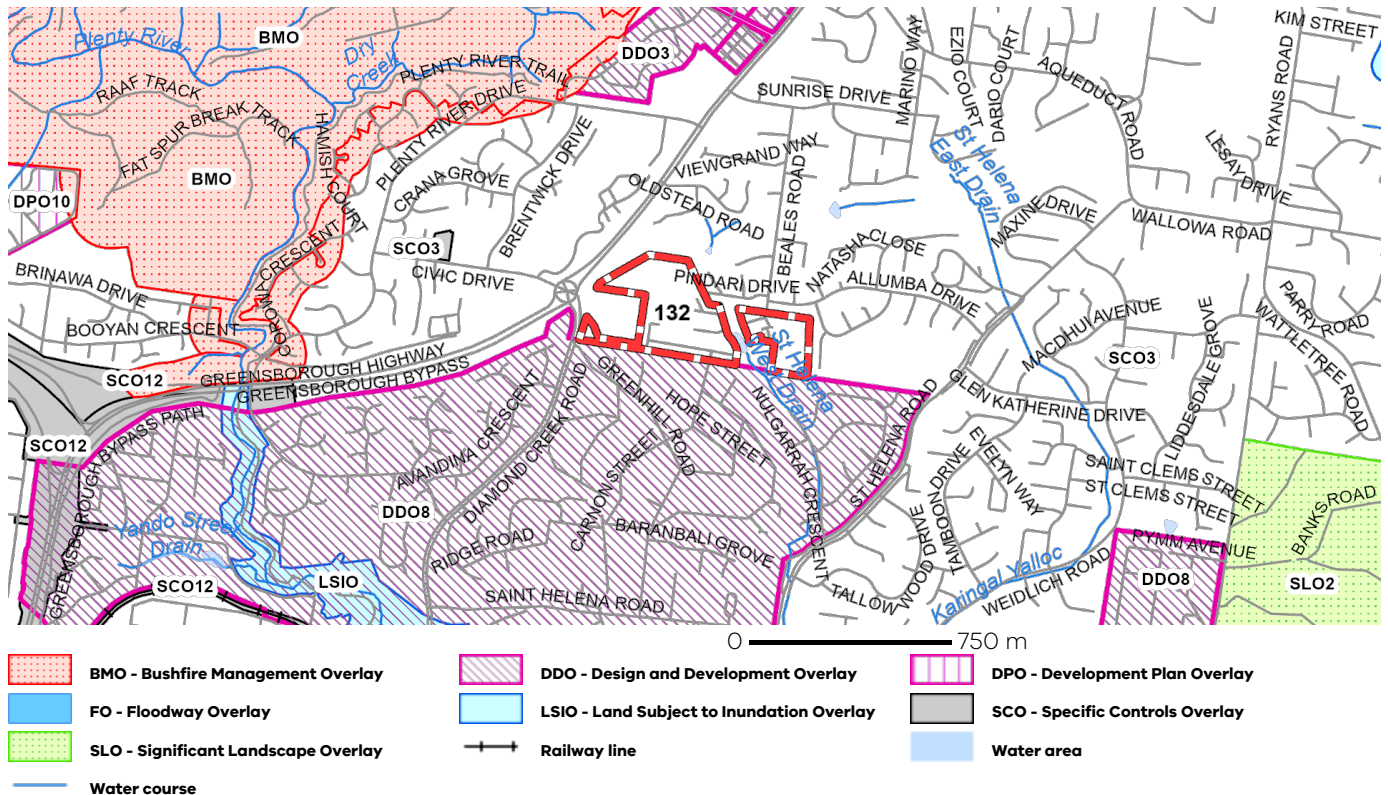
[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\) \(BANYULE\)](#)

[RURAL FLOODWAY OVERLAY \(RFO\) \(WHITTLESEA\)](#)

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

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

[SIGNIFICANT LANDSCAPE OVERLAY \(SLO\) \(NILLUMBIK\)](#)



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

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

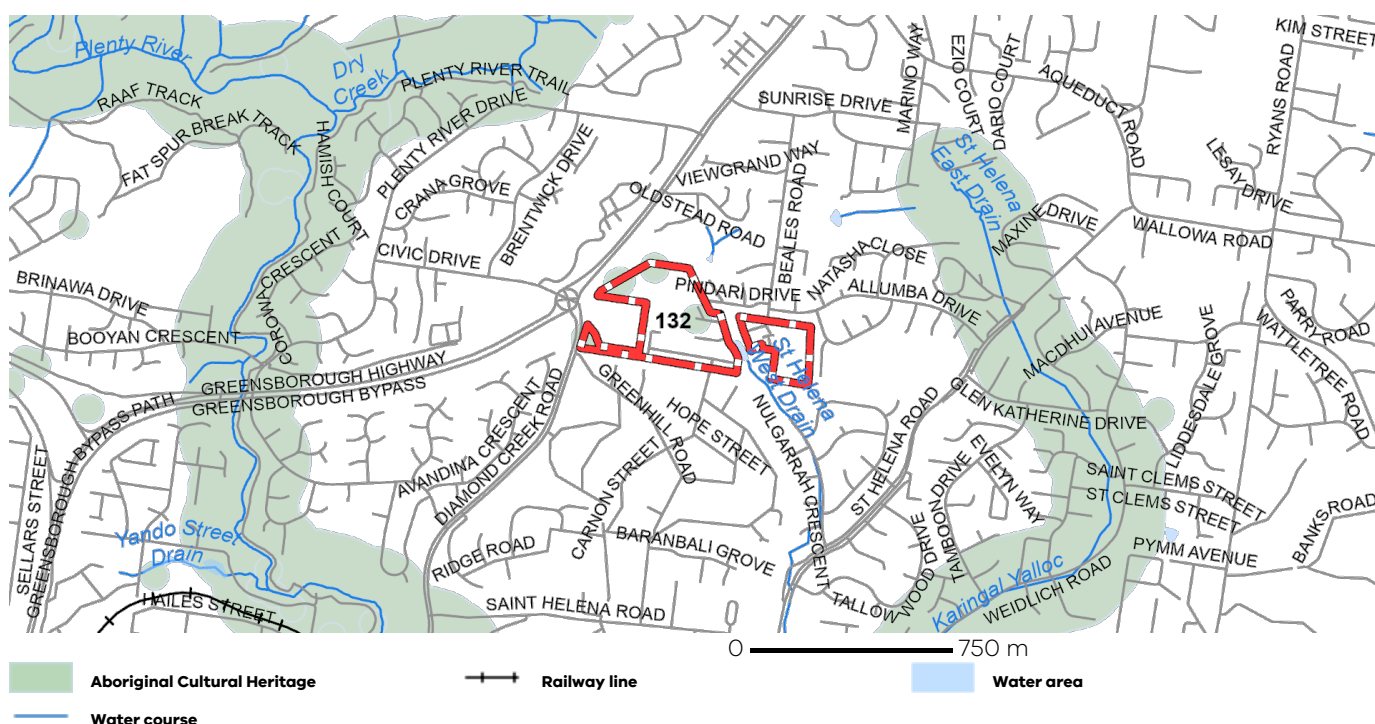
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



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 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.

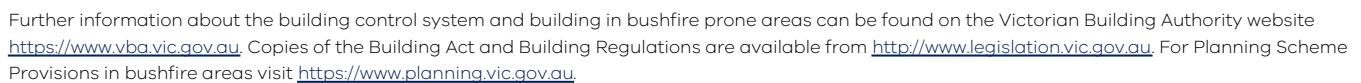
To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

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

Environment,
Land, Water
and Planning

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

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



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