

Premium Planning & Heritage Certificate

PROPERTY DETAILS

Property Address: UNIT 108, 628 Flinders Street DOCKLANDS VIC 3008

Title Particulars: Vol 12213 Fol ###

Vendor: LEND PTY LTD

Purchaser: N/A

Certificate No: 69300990

Date: 20/07/2021

Matter Ref: DM: 82387638 - Lot
1108

Client: Herbert

MUNICIPALITY

MELBOURNE

PLANNING SCHEME

MELBOURNE PLANNING SCHEME

RESPONSIBLE AUTHORITY FOR ADMINISTERING AND ENFORCING THE SCHEME

CITY OF MELBOURNE / MINISTER FOR PLANNING

ZONE

DOCKLANDS ZONE - SCHEDULE 3

ABUTTAL TO A ROAD ZONE / PUBLIC ACQUISITION OVERLAY FOR A PROPOSED ROAD OR ROAD WIDENING

NOT APPLICABLE

OVERLAY

DESIGN AND DEVELOPMENT OVERLAY: DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 12

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY: NOT APPLICABLE

DEVELOPMENT PLAN OVERLAY: DEVELOPMENT PLAN OVERLAY - SCHEDULE 4

ENVIRONMENTAL AUDIT OVERLAY: NOT APPLICABLE

ENVIRONMENTAL SIGNIFICANCE OVERLAY: NOT APPLICABLE

HERITAGE OVERLAY: PART HERITAGE OVERLAY (HO651)

PUBLIC ACQUISITION OVERLAY: NOT APPLICABLE

SIGNIFICANT LANDSCAPE OVERLAY: NOT APPLICABLE

SPECIAL BUILDING OVERLAY: NOT APPLICABLE

VEGETATION PROTECTION OVERLAY: NOT APPLICABLE

OTHER OVERLAYS: PARKING OVERLAY - PRECINCT 7

SPECIFIC SITE PROVISIONS

'WEST GATE TUNNEL PROJECT' - SPECIFIC SITES AND EXCLUSIONS - SCHEDULE TO PLANNING SCHEME CLAUSE 51.01

SPECIFIC AREA PROVISIONS

URBAN DESIGN WITHIN THE DOCKLANDS ZONE - PLANNING SCHEME CLAUSE 22.18;
STORMWATER MANAGEMENT (WATER SENSITIVE URBAN DESIGN) - PLANNING SCHEME CLAUSE 22.23;
ENERGY, WATER AND WASTE EFFICIENCY - PLANNING SCHEME CLAUSE 22.19;
PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION - SCHEDULE TO PLANNING SCHEME CLAUSE 53.01;
STUDENT HOUSING POLICY - PLANNING SCHEME CLAUSE 22.24;
ADVERTISING SIGNS - PLANNING SCHEME CLAUSE 22.07;
PUBLIC OPEN SPACE CONTRIBUTIONS - PLANNING SCHEME CLAUSE 22.26;
COMBUSTIBLE CLADDING RECTIFICATION EXEMPTIONS - PLANNING SCHEME CLAUSE 52.01;
GAMING PREMISES - PLANNING SCHEME CLAUSE 22.12;
POLICY FOR LICENSED PREMISES THAT REQUIRE A PLANNING PERMIT - PLANNING SCHEME CLAUSE 22.22;
LICENSED PREMISES - SCHEDULE TO PLANNING SCHEME CLAUSE 52.27 ;

PROPOSED PLANNING SCHEME AMENDMENTS

MELBOURNE C394 PROPOSES TO AMEND CLAUSE 22.04 (HERITAGE PLACES IN THE CAPITAL CITY ZONE) TO APPLY TO PLACES IN HERITAGE OVERLAY WITHIN THE DOCKLAND ZONE (DZ);
MELBOURNE C396 PROPOSES TO AMEND THE LOCAL HERITAGE POLICIES, CLAUSE 22.04 (HERITAGE PLACES IN THE CAPITAL CITY ZONE) AND CLAUSE 22.05 (HERITAGE PLACES OUTSIDE THE CAPITAL CITY ZONE), TO DELETE THE PART B SECTIONS, TO REMOVE REFERENCES TO THE PART A SECTIONS AND TO ADD THE FOLLOWING REFERENCE DOCUMENT "AMENDMENT C396 HERITAGE CATEGORY CONVERSION REVIEW" BY LOVELL CHEN AND ANITA BRADY HERITAGE, MARCH 2021. THE PART B SECTIONS PREVIOUSLY APPLIED TO PROPERTIES WHICH HAD RETAINED AN A AND D LETTER GRADING;

VICTORIAN HERITAGE REGISTER

THE SUBJECT PROPERTY (RETAINING WALL) IS INCLUDED ON THE VICTORIAN HERITAGE REGISTER - HERITAGE PLACE NO. H932

REGISTER OF THE NATIONAL TRUST OF AUSTRALIA (VICTORIA)

THE SUBJECT PROPERTY (RETAINING WALL) IS INCLUDED ON THE REGISTER OF THE NATIONAL TRUST - FILE NO.6442

NATIONAL HERITAGE LIST

NOT APPLICABLE

COMMONWEALTH HERITAGE LIST

NOT APPLICABLE

ADDITIONAL INFORMATION

THE SUBJECT PROPERTY ABUTS WEST GATE TUNNEL PROJECT; STATE-WIDE PROVISIONS IF AN APARTMENT DEVELOPMENT - SEE PLANNING SCHEME CLAUSE 55.07 AND CLAUSE 58

MELBOURNE PLANNING SCHEME

RESPONSIBLE AUTHORITY FOR ADMINISTERING AND ENFORCING THE SCHEME

The Council of the City of Melbourne is the responsible authority for administering and enforcing the scheme for applications for subdivision or consolidation of land including buildings or airspace and other applications made under the Subdivision Act 1988 within the municipal district of the City of Melbourne, except matters specified in the schedule to Clause 72.01 and the following:

Development of land as part of a single project or multiple related projects, if it involves:

Construction of a new building or buildings containing a total gross floor area of more than 25,000 square metres;

Construction or the carrying out of works (including extensions, alterations or additions to a building or buildings) which will directly create an additional floor area of more than 25,000 square metres of a building or buildings; or

Demolition or removal of a building or buildings or part of a building or buildings, if that demolition or removal is to be carried out to enable development within the meaning of one of the sub-paragraphs above;

Any provision of the planning scheme which requires a permit to be obtained for a matter, if that matter forms part of an application that includes development within the meaning of one of the sub-paragraphs above.

Development and use of land for or on behalf of a Minister of the Crown.

The Minister for Planning is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and matters required by a permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority, in relation to the use and development of land for a:

Energy generation facility with an installed capacity of 1 megawatt or greater.

Utility installation used to:

- Transmit or distribute electricity.
- Store electricity if the installed capacity is 1 megawatt or greater.

Primary school or secondary school, secondary school, or education centre that is ancillary to, carried out in conjunction with, and on the same land or contiguous land in the same ownership as, a primary school or secondary school, if any of the following apply:

- There is no existing primary school or secondary school on the land.
- The estimated cost of development is \$3 million or greater.

Primary school or secondary school for which an application was made to the Minister for Planning prior to the approval date of Amendment VC180.

with the exception of the following:

in relation to permits for the use and development of land for a wind energy facility issued prior to 2 April 2015 under Division 1 of Part 4 of the Act, the Council is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and for matters required by the permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority.

in relation to permits for the use and development of land for a wind energy facility issued prior to 2 April 2015 under Division 6 of Part 4 of the Act, the Council is the responsible authority for matters required by the permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority, subject to the operation of section 97H of the Act.

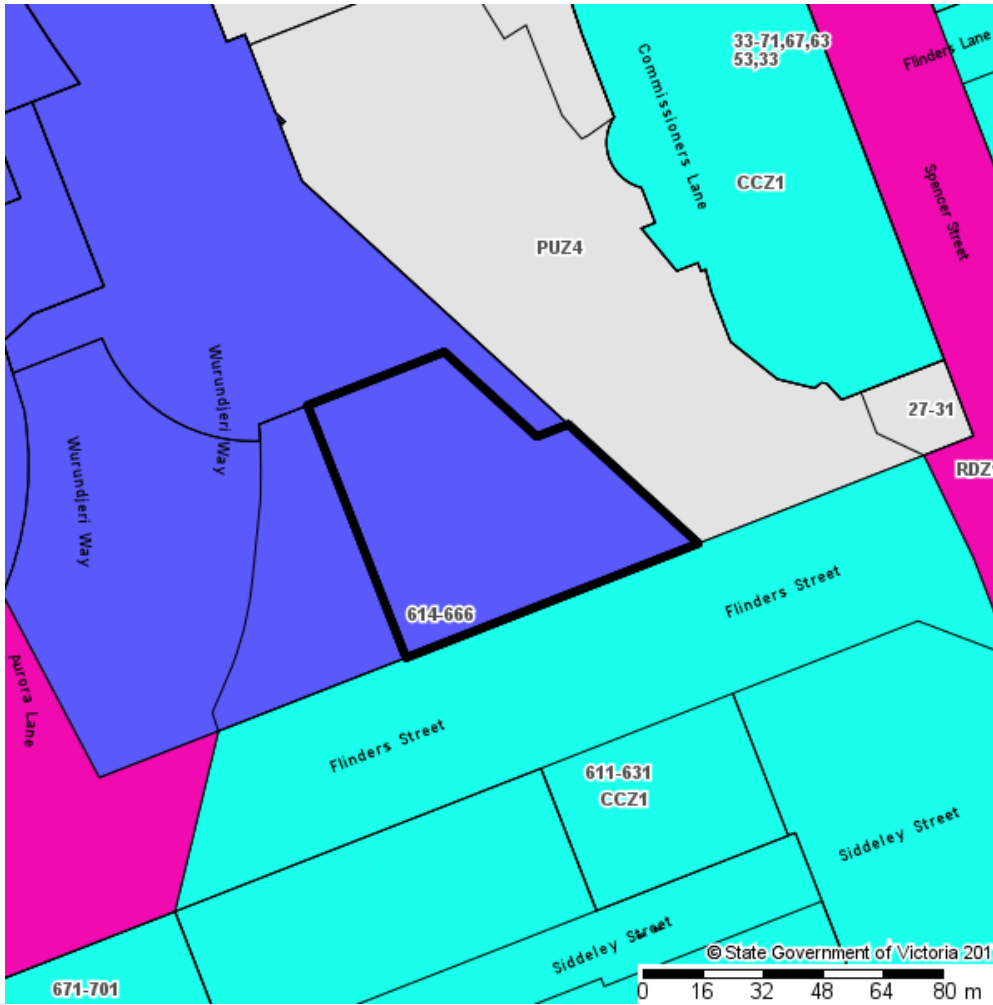
in relation to applications lodged, or permits issued, for the use and development of land for a renewable energy facility (other than a wind energy facility) under Division 1 of Part 4 of the Act prior to the approval date of Amendment VC161, the Council is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and for matters required by the permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority.

in relation to applications lodged, or permits issued, for the use and development of land for a utility installation used to store, transmit or distribute electricity generated by a renewable energy facility, under Division 1 of Part 4 of the Act prior to the approval date of Amendment VC161, the Council is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and for matters required by the permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority.

in relation to an application made, or permit issued, for the use and development of land for a primary school, secondary school, or education centre that is ancillary to, carried out in conjunction with, and on the same land or contiguous land in the same ownership as, a primary school or secondary school or secondary school under Division 1 of Part 4 of the Act:

- Prior to the approval date of Amendment VC180; and
- Where Clause 53.19 immediately in force before the approval date of Amendment VC180 did not apply; the Council is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and for matters required by the permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority.

 **PLANNING ZONE MAP**



- ZONING**
- CAPITAL CITY ZONE - SCHEDULE 1
 - DOCKLANDS ZONE - SCHEDULE 3
 - PUBLIC USE ZONE - TRANSPORT
 - ROAD ZONE - CATEGORY 1

This map extract is sourced from data maintained by the State of Victoria and is provided for information purposes only. No representation is made as to the accuracy of the content, and Dye & Durham Property Pty Ltd does not accept any liability to any person for the information provided.

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Disclaimer: The information source for each entry on this certificate has been checked and if shown as NOT APPLICABLE does not apply to the subject property. In addition to Planning Scheme Zone and Overlay Provisions, Victorian Planning Schemes comprise the State Planning Policy Framework, the Local Planning Policy Framework, Particular Provisions and General Provisions. Strategies, policies and provisions detailed in these sections of the Planning Scheme may affect the use and development of land. Heritage Register information included in this service provides information regarding buildings currently registered on the Heritage Registers listed. Information regarding a site's archaeological significance and listing on the Archaeological Sites Heritage Inventory may be obtained from Heritage Victoria.