



Premium Planning & Heritage Certificate



PROPERTY DETAILS

Property Address: 1 HIGHLANDER LANE MELBOURNE VIC
3000 Title Particulars: Vol #### Fol ###
Vendor:
Purchaser:

Certificate No: SAMPLE

Date: 30/03/2022

Matter Ref:

Client:



MUNICIPALITY

MELBOURNE



PLANNING SCHEME

MELBOURNE PLANNING SCHEME



RESPONSIBLE AUTHORITY FOR ADMINISTERING AND ENFORCING THE SCHEME

REFER TO RESPONSIBLE AUTHORITY INFORMATION PAGE



ZONES

CAPITAL CITY ZONE - SCHEDULE 1



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

NOT APPLICABLE



APPLICABLE OVERLAYS

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10

PARKING OVERLAY - PRECINCT 1

Dye & Durham Property Pty Ltd ACN 089 586 872. All rights reserved. Dye & Durham and the Dye & Durham logo are the property of Dye & Durham Limited.

Disclaimer: Information within this certificate has been obtained via the Landchecker Platform. Strategies, policies and provisions detailed in these sections of the Planning Scheme may affect the development and use of the land. Due diligence checks should be undertaken to understand other factors that may impact the use of the property.

 **SPECIFIC SITE PROVISIONS**

NOT APPLICABLE

 **SPECIFIC AREA PROVISIONS**

11.02 MANAGING GROWTH	53.13 RENEWABLE ENERGY FACILITY (OTHER THAN WIND ENERGY FACILITY)
12.01 BIODIVERSITY	53.14 RESOURCE RECOVERY
12.02 MARINE AND COASTAL ENVIRONMENT	53.15 STATEMENT OF UNDERLYING PROVISIONS
12.03 WATER BODIES AND WETLANDS	53.16 PIG FARM
12.04 ALPINE AREAS	53.17 RESIDENTIAL AGED CARE FACILITY
12.05 SIGNIFICANT ENVIRONMENTS AND LANDSCAPES	53.18 STORMWATER MANAGEMENT IN URBAN DEVELOPMENT
13.01 CLIMATE CHANGE IMPACTS	53.20 HOUSING BY OR ON BEHALF OF THE DIRECTOR OF HOUSING
13.02 BUSHFIRE	54.01 NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE
13.03 FLOODPLAINS	54.02 NEIGHBOURHOOD CHARACTER
13.04 SOIL DEGRADATION	54.03 SITE LAYOUT AND BUILDING MASSING
13.05 NOISE	54.05 ON-SITE AMENITY AND FACILITIES
13.06 AIR QUALITY	54.06 DETAILED DESIGN
14.01 AGRICULTURE	55.01 NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE
14.02 WATER	55.02 NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE
14.03 EARTH AND ENERGY RESOURCES	55.03 SITE LAYOUT AND BUILDING MASSING
15.01 BUILT ENVIRONMENT	55.05 ON-SITE AMENITY AND FACILITIES
15.02 SUSTAINABLE DEVELOPMENT	55.06 DETAILED DESIGN
15.03 HERITAGE	55.07 APARTMENT DEVELOPMENTS
16.01 RESIDENTIAL DEVELOPMENT	56.01 SUBDIVISION SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE
17.02 COMMERCIAL	56.03 LIVEABLE AND SUSTAINABLE COMMUNITIES
17.03 INDUSTRY	56.04 LOT DESIGN
17.04 TOURISM	56.05 URBAN LANDSCAPE
18.01 LAND USE AND TRANSPORT	56.06 ACCESS AND MOBILITY MANAGEMENT
19.01 ENERGY	56.07 INTEGRATED WATER MANAGEMENT
19.02 COMMUNITY INFRASTRUCTURE	56.08 SITE MANAGEMENT
19.03 DEVELOPMENT INFRASTRUCTURE	56.09 UTILITIES
21.07 HOUSING	58.01 URBAN CONTEXT REPORT AND DESIGN RESPONSE
21.08 ECONOMIC DEVELOPMENT	58.02 URBAN CONTEXT
21.10 INFRASTRUCTURE	58.03 SITE LAYOUT
21.12 HODDLE GRID	58.05 ON-SITE AMENITY AND FACILITIES
22.02 SUNLIGHT TO PUBLIC SPACES	58.06 DETAILED DESIGN
22.03 FLOOR AREA UPLIFT AND DELIVERY OF PUBLIC BENEFITS	59.01 REALIGN THE COMMON BOUNDARY BETWEEN TWO LOTS
22.04 HERITAGE PLACES IN THE CAPITAL CITY ZONE	59.02 SUBDIVISION OF BUILDINGS AND CAR PARKING SPACES
22.05 HERITAGE PLACES OUTSIDE THE CAPITAL CITY ZONE	59.03 FRONT FENCE IN A RESIDENTIAL ZONE
22.07 ADVERTISING SIGNS	59.04 BUILDINGS AND WORKS IN A ZONE (EXCEPT A RURAL ZONE)
22.11 SEXUALLY EXPLICIT ADULT ESTABLISHMENTS	59.05 BUILDINGS AND WORKS IN AN OVERLAY
22.12 GAMING PREMISES	59.06 REMOVE, DESTROY OR LOP A TREE
22.14 DISCRETIONARY USES IN THE NEIGHBOURHOOD AND GENERAL RESIDENTIAL ZONES	59.07 APPLICATIONS UNDER A HERITAGE OVERLAY
22.18 URBAN DESIGN WITHIN THE DOCKLANDS ZONE	
22.19 ENERGY, WATER AND WASTE EFFICIENCY	
22.20 CBD LANES	
22.21 HERITAGE PLACES WITHIN THE WORLD HERITAGE ENVIRONS AREA	

Dye & Durham Property Pty Ltd ACN 089 586 872. All rights reserved. Dye & Durham and the Dye & Durham logo are the property of Dye & Durham Limited.

Disclaimer: Information within this certificate has been obtained via the Landchecker Platform. Strategies, policies and provisions detailed in these sections of the Planning Scheme may affect the development and use of the land. Due diligence checks should be undertaken to understand other factors that may impact the use of the property.

22.22 POLICY FOR LICENSED PREMISES THAT REQUIRE A PLANNING PERMIT	59.08 APPLICATIONS UNDER A SPECIAL BUILDING OVERLAY
22.23 STORMWATER MANAGEMENT (WATER SENSITIVE URBAN DESIGN)	59.09 SIGNS
22.24 STUDENT HOUSING POLICY	59.10 CAR PARKING
22.26 PUBLIC OPEN SPACE CONTRIBUTIONS	59.12 TWO LOT SUBDIVISION IN A RURAL ZONE
22.27 FISHERMANS BEND URBAN RENEWAL AREA POLICY	59.13 BUILDINGS AND WORKS IN A RURAL ZONE
51.01 SPECIFIC SITES AND EXCLUSIONS	59.14 EXTENSION TO ONE DWELLING ON A LOT IN A RESIDENTIAL ZONE
52.01 COMBUSTIBLE CLADDING RECTIFICATION EXEMPTIONS	59.15 LOCAL VICSMART APPLICATIONS
52.02 EASEMENTS, RESTRICTIONS AND RESERVES	59.16 INFORMATION REQUIREMENTS AND DECISION GUIDELINES FOR LOCAL VICSMART APPLICATIONS
52.03 LEVEL CROSSING REMOVAL PROJECT	62.02 BUILDINGS AND WORKS
52.04 SATELLITE DISH	62.04 SUBDIVISIONS NOT REQUIRING A PERMIT
52.05 SIGNS	62.05 DEMOLITION
52.06 CAR PARKING	63.01 EXTENT OF EXISTING USE RIGHTS
52.07 BUSHFIRE RECOVERY	63.02 CHARACTERISATION OF USE
52.08 EARTH AND ENERGY RESOURCES INDUSTRY	63.03 EFFECT OF DEFINITIONS ON EXISTING USE RIGHTS
52.10 RECONSTRUCTION AFTER AN EMERGENCY	63.06 EXPIRATION OF EXISTING USE RIGHTS
52.11 HOME BASED BUSINESS	63.07 COMPLIANCE WITH CODES OF PRACTICE
52.12 BUSHFIRE PROTECTION EXEMPTIONS	63.08 ALTERNATIVE USE
52.14 2009 BUSHFIRE - REPLACEMENT BUILDINGS	63.11 PROOF OF CONTINUOUS USE
52.16 NATIVE VEGETATION PRECINCT PLAN	64.01 LAND USED FOR MORE THAN ONE USE
52.17 NATIVE VEGETATION	64.02 LAND USED IN CONJUNCTION WITH ANOTHER USE
52.19 TELECOMMUNICATIONS FACILITY	64.03 SUBDIVISION OF LAND IN MORE THAN ONE ZONE
52.20 VICTORIA'S BIG HOUSING BUILD	65.01 APPROVAL OF AN APPLICATION OR PLAN
52.27 LICENSED PREMISES	65.02 APPROVAL OF AN APPLICATION TO SUBDIVIDE LAND
52.28 GAMING	66.01 SUBDIVISION REFERRALS
52.30 STATE PROJECTS	66.02 USE AND DEVELOPMENT REFERRALS
52.31 LOCAL GOVERNMENT PROJECTS	66.03 REFERRAL OF PERMIT APPLICATIONS UNDER OTHER STATE STANDARD PROVISIONS
52.32 WIND ENERGY FACILITY	66.04 REFERRAL OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS
52.33 POST BOXES AND DRY STONE WALLS	66.05 NOTICE OF PERMIT APPLICATIONS UNDER STATE STANDARD PROVISIONS
52.35 MAJOR ROAD PROJECTS	66.06 NOTICE OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS
52.36 RAIL PROJECTS	67.02 NOTICE REQUIREMENTS AND EXEMPTION
53.01 PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION	71.01 OPERATION OF THE MUNICIPAL PLANNING STRATEGY
53.02 BUSHFIRE PLANNING	71.02 OPERATION OF THE PLANNING POLICY FRAMEWORK
53.03 BROTHELS	71.03 OPERATION OF ZONES
53.04 CONVENIENCE RESTAURANT AND TAKE-AWAY FOOD PREMISES	71.04 OPERATION OF OVERLAYS
53.05 FREEWAY SERVICE CENTRE	71.05 OPERATION OF PARTICULAR PROVISIONS
53.06 LIVE MUSIC ENTERTAINMENT VENUES	71.06 OPERATION OF VICSMART APPLICATIONS AND PROCESS
53.07 SHIPPING CONTAINER STORAGE	72.01 RESPONSIBLE AUTHORITY FOR THIS PLANNING SCHEME
53.10 USES AND ACTIVITIES WITH POTENTIAL ADVERSE IMPACTS	72.06 EFFECT OF THIS PLANNING SCHEME
53.11 TIMBER PRODUCTION	72.07 DETERMINATION OF BOUNDARIES
	73.03 LAND USE TERMS
	74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS
	74.02 FURTHER STRATEGIC WORK

 **PROPOSED PLANNING SCHEME AMENDMENTS**

MELBOURNE C384melb Proposes to implement updated flood modelling undertaken for local catchments within the City of Melbourne by introducing and applying new schedules to the Land Subject to Inundation Overlay (LSIO) and Special Building Overlay (SBO) and making other consequential changes to the Melbourne Planning Scheme.

- [Melbourne C384melb Explanatory Report Exhibition Gazetted.pdf](#)

 **VICTORIAN HERITAGE REGISTER**

NOT APPLICABLE

 **VICTORIAN HERITAGE INVENTORY**

THE SUBJECT PROPERTY IS INCLUDED ON THE VICTORIAN HERITAGE INVENTORY - HERITAGE INVENTORY NO VHI-H7822-1862 488 FLINDERS STREET

 **REGISTER OF THE NATIONAL TRUST OF AUSTRALIA (VICTORIA)**

NOT APPLICABLE

 **NATIONAL HERITAGE LIST**

NOT APPLICABLE

 **COMMONWEALTH HERITAGE LIST**

NOT APPLICABLE

 **ADDITIONAL INFORMATION**

STATE-WIDE PROVISIONS IF AN APARTMENT DEVELOPMENT - SEE PLANNING SCHEME CLAUSE 55.07 AND CLAUSE 58

Dye & Durham Property Pty Ltd ACN 089 586 872. All rights reserved. Dye & Durham and the Dye & Durham logo are the property of Dye & Durham Limited.

Disclaimer: Information within this certificate has been obtained via the Landchecker Platform. Strategies, policies and provisions detailed in these sections of the Planning Scheme may affect the development and use of the land. Due diligence checks should be undertaken to understand other factors that may impact the use of the property.

MELBOURNE PLANNING SCHEME

RESPONSIBLE AUTHORITY FOR ADMINISTERING AND ENFORCING THE SCHEME

The Minister for Planning is the responsible authority for matters under Divisions 1, 1A, 2, and 3 of Part 4 and Part 4AA 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:

- 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, 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.
- A use or development, other than the subdivision of land, carried out by or on behalf of the Head, Transport for

Dye & Durham Property Pty Ltd ACN 089 586 872. All rights reserved. Dye & Durham and the Dye & Durham logo are the property of Dye & Durham Limited.

Disclaimer: Information within this certificate has been obtained via the Landchecker Platform. Strategies, policies and provisions detailed in these sections of the Planning Scheme may affect the development and use of the land. Due diligence checks should be undertaken to understand other factors that may impact the use of the property.

Victoria or the Secretary to the Department of Transport.

with the exception of the following:

- in relation to applications lodged, or permits issued, for the use and development of land for an energy generation facility (other than a renewable energy facility) or a utility installation (other than a utility installation used to store, transmit or distribute electricity generated by a renewable energy facility with an installed capacity of 1 megawatt or greater), under Division 1 of Part 4 of the Act prior to the approval date of Amendment VC192, 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 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 or development of land by the Head, Transport for Victoria or the Secretary to the Department of Transport, under Division 1 of Part 4 of the Act prior to the approval date of Amendment VC200, 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 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.

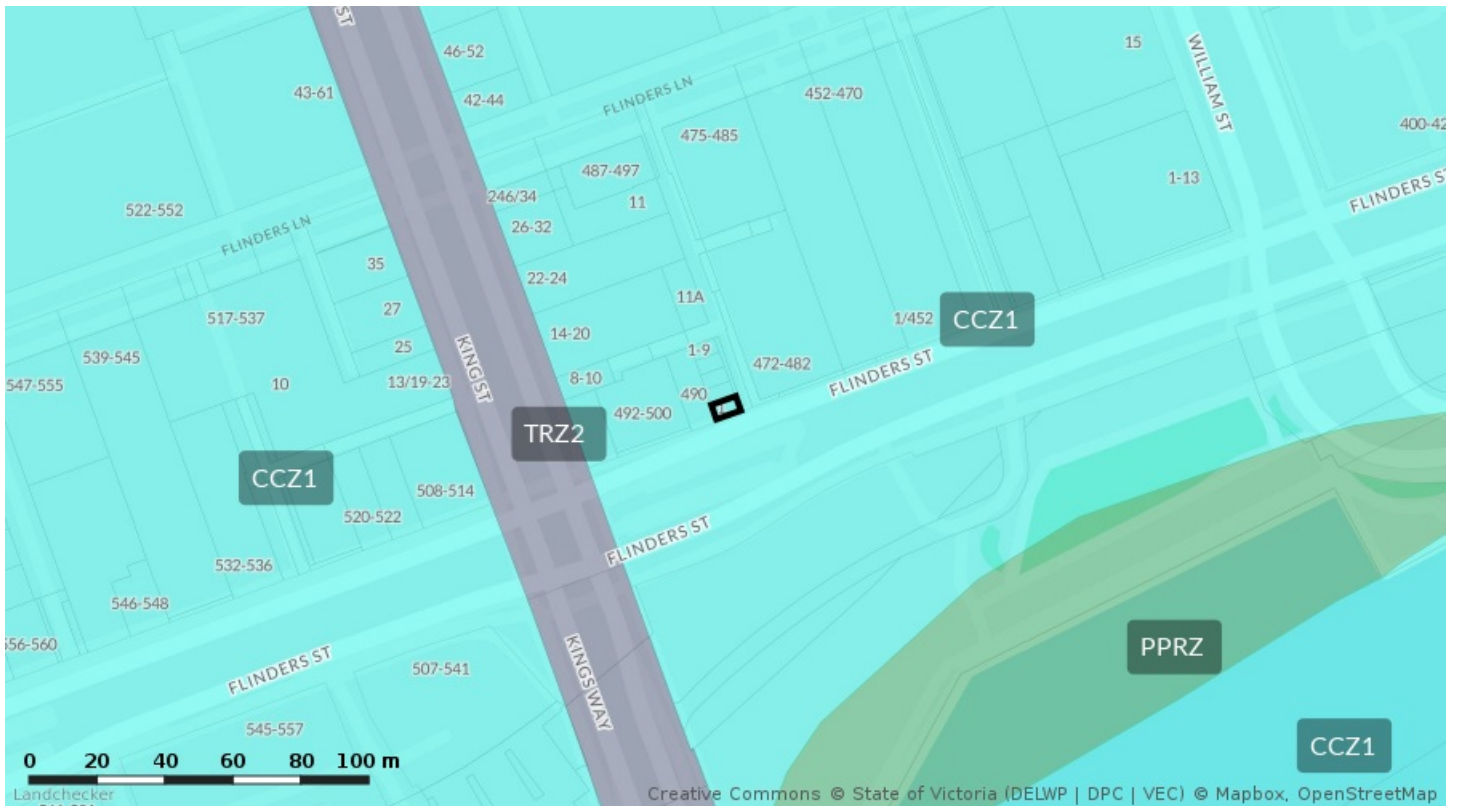
The Minister for Energy, Environment and Climate Change is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and matters required by a permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority, in relation to the use and development of land for which clause 52.20

applies.

The Minister for Energy, Environment and Climate Change 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:

- The development of 10 or more dwellings to which clause 53.20 applies.
 - The construction or extension of an apartment development to which clause 53.20 applies.
 - The construction or extension of a dwelling in or forming part of an apartment development to which clause 53.20 applies.
-

 **PLANNING ZONES MAP**



ZONING

- CCZ1 - CAPITAL CITY ZONE - SCHEDULE 1
- PPRZ - PUBLIC PARK AND RECREATION ZONE
- TRZ2 - TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK

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.

Dye & Durham Property Pty Ltd ACN 089 586 872. All rights reserved. Dye & Durham and the Dye & Durham logo are the property of Dye & Durham Limited.

Disclaimer: Information within this certificate has been obtained via the Landchecker Platform. Strategies, policies and provisions detailed in these sections of the Planning Scheme may affect the development and use of the land. Due diligence checks should be undertaken to understand other factors that may impact the use of the property.