### PLANNING PROPERTY REPORT



From www.planning.vic.gov.au at 05 March 2025 03:32 PM

#### **PROPERTY DETAILS**

Lot and Plan Number: Lot 9 PS609996

Address: **5 AUSTRAK DRIVE SOMERTON 3062** 

Standard Parcel Identifier (SPI): 9\PS609996

Local Government Area (Council): HUME www.hume.vic.gov.gu

Council Property Number: 758210 (Part)

Planning Scheme - Hume Planning Scheme: Hume

Melway 180 C7 Directory Reference:

This parcel is one of 62 parcels comprising the property. For full parcel details get the free Property report at Property Reports

**UTILITIES** STATE ELECTORATES

Rural Water Corporation: Legislative Council: **NORTHERN METROPOLITAN Southern Rural Water** 

Melbourne Water Retailer: Yarra Valley Water Legislative Assembly: **GREENVALE** 

Melbourne Water: Inside drainage boundary

Power Distributor: **JEMENA OTHER** 

Registered Aboriginal Party: Wurundjeri Woi Wurrung Cultural

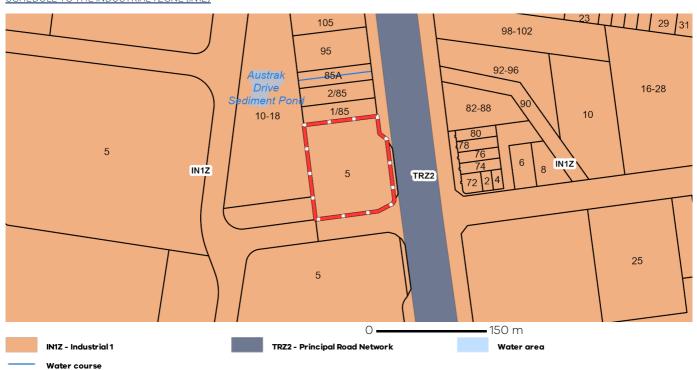
**Heritage Aboriginal Corporation** 

View location in VicPlan

#### **Planning Zones**

INDUSTRIAL 1 ZONE (IN1Z)

SCHEDULE TO THE INDUSTRIAL 1 ZONE (IN1Z)



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

# **Planning Overlays**

No planning overlay found

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### **Further Planning Information**

Planning scheme data last updated on 27 February 2025.

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 <a href="https://www.planning.vic.gov.au">https://www.planning.vic.gov.au</a>

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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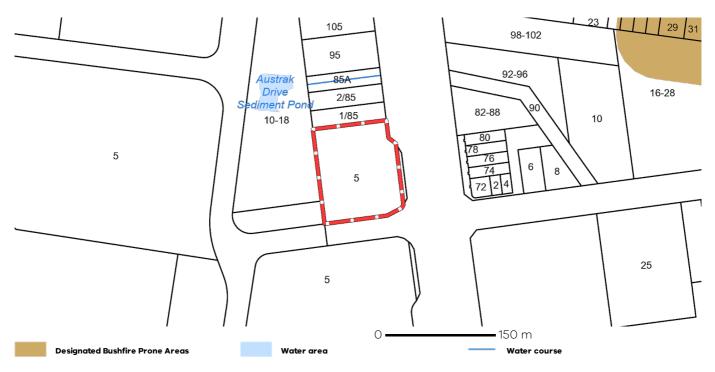


#### **Designated Bushfire Prone Areas**

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.

 $Design ated BPA \ maps \ can \ be \ viewed \ on \ VicPlan \ at \ \underline{https://mapshare.vic.gov.au/vicplan/} \ or \ at \ the \ relevant \ local \ council.$ 

Create a BPA definition plan in VicPlan to measure the BPA.

 $Information for lot owners building in the BPA is available at \underline{https://www.planning.vic.gov.au.}\\$ 

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 <a href="https://nvim.delwp.vic.gov.au/">https://nvim.delwp.vic.gov.au/</a> and <a href="https://nvim.delwp.vic.gov.au/">Native vegetation (environment.vic.gov.au/</a> 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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