



Premium Planning Certificate



PROPERTY DETAILS

Property Address: 14 ERICA AVENUE GLEN IRIS VIC 3146
Title Particulars: Vol #### Fol ###
Vendor:

Certificate No: SAMPLE
Date: 30/03/2022
Matter Ref:
Client:



MUNICIPALITY

STONNINGTON



PLANNING SCHEME

STONNINGTON PLANNING SCHEME



RESPONSIBLE AUTHORITY FOR ADMINISTERING AND ENFORCING THE SCHEME

STONNINGTON CITY COUNCIL



ZONES

GENERAL RESIDENTIAL ZONE - SCHEDULE 10



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

NOT APPLICABLE



APPLICABLE OVERLAYS

NOT APPLICABLE

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 | 53.16 PIG FARM |
| 12.01 BIODIVERSITY | 53.17 RESIDENTIAL AGED CARE FACILITY |
| 12.02 MARINE AND COASTAL ENVIRONMENT | 53.18 STORMWATER MANAGEMENT IN URBAN DEVELOPMENT |
| 12.03 WATER BODIES AND WETLANDS | 53.20 HOUSING BY OR ON BEHALF OF THE DIRECTOR OF HOUSING |
| 12.04 ALPINE AREAS | 54.01 NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE |
| 12.05 SIGNIFICANT ENVIRONMENTS AND LANDSCAPES | 54.02 NEIGHBOURHOOD CHARACTER |
| 13.01 CLIMATE CHANGE IMPACTS | 54.03 SITE LAYOUT AND BUILDING MASSING |
| 13.02 BUSHFIRE | 54.05 ON-SITE AMENITY AND FACILITIES |
| 13.03 FLOODPLAINS | 54.06 DETAILED DESIGN |
| 13.04 SOIL DEGRADATION | 55.01 NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE |
| 13.05 NOISE | 55.02 NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE |
| 13.06 AIR QUALITY | 55.03 SITE LAYOUT AND BUILDING MASSING |
| 14.01 AGRICULTURE | 55.05 ON-SITE AMENITY AND FACILITIES |
| 14.02 WATER | 55.06 DETAILED DESIGN |
| 14.03 EARTH AND ENERGY RESOURCES | 55.07 APARTMENT DEVELOPMENTS |
| 15.01 BUILT ENVIRONMENT | 56.01 SUBDIVISION SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE |
| 15.02 SUSTAINABLE DEVELOPMENT | 56.03 LIVEABLE AND SUSTAINABLE COMMUNITIES |
| 15.03 HERITAGE | 56.04 LOT DESIGN |
| 16.01 RESIDENTIAL DEVELOPMENT | 56.05 URBAN LANDSCAPE |
| 17.02 COMMERCIAL | 56.06 ACCESS AND MOBILITY MANAGEMENT |
| 17.03 INDUSTRY | 56.07 INTEGRATED WATER MANAGEMENT |
| 17.04 TOURISM | 56.08 SITE MANAGEMENT |
| 18.01 LAND USE AND TRANSPORT | 56.09 UTILITIES |
| 19.01 ENERGY | 58.01 URBAN CONTEXT REPORT AND DESIGN RESPONSE |
| 19.02 COMMUNITY INFRASTRUCTURE | 58.02 URBAN CONTEXT |
| 19.03 DEVELOPMENT INFRASTRUCTURE | 58.03 SITE LAYOUT |
| 21.04 ECONOMIC DEVELOPMENT | 58.05 ON-SITE AMENITY AND FACILITIES |
| 21.05 HOUSING | 58.06 DETAILED DESIGN |
| 21.07 OPEN SPACE AND ENVIRONMENT | 59.01 REALIGN THE COMMON BOUNDARY BETWEEN TWO LOTS |
| 21.08 INFRASTRUCTURE | 59.02 SUBDIVISION OF BUILDINGS AND CAR PARKING SPACES |
| 22.03 ADVERTISING POLICY | 59.03 FRONT FENCE IN A RESIDENTIAL ZONE |
| 22.04 HERITAGE POLICY | 59.04 BUILDINGS AND WORKS IN A ZONE (EXCEPT A RURAL ZONE) |
| 22.05 ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT | 59.05 BUILDINGS AND WORKS IN AN OVERLAY |
| 22.08 STUDENT HOUSING POLICY | 59.06 REMOVE, DESTROY OR LOP A TREE |
| 22.10 LICENSED PREMISES POLICY | 59.07 APPLICATIONS UNDER A HERITAGE OVERLAY |
| 22.11 CHADSTONE COMMERCIAL CENTRE POLICY | 59.08 APPLICATIONS UNDER A SPECIAL BUILDING OVERLAY |
| 22.16 INSTITUTIONAL USES POLICY | 59.09 SIGNS |
| 22.18 STORMWATER MANAGEMENT (WATER SENSITIVE URBAN DESIGN) | 59.10 CAR PARKING |
| 22.21 AWNINGS POLICY | |
| 22.23 NEIGHBOURHOOD CHARACTER POLICY | |
| 51.01 SPECIFIC SITES AND EXCLUSIONS | |
| 52.01 COMBUSTIBLE CLADDING RECTIFICATION EXEMPTIONS | |
| 52.02 EASEMENTS, RESTRICTIONS AND RESERVES | |

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.

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

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.

**PROPOSED PLANNING SCHEME AMENDMENTS**

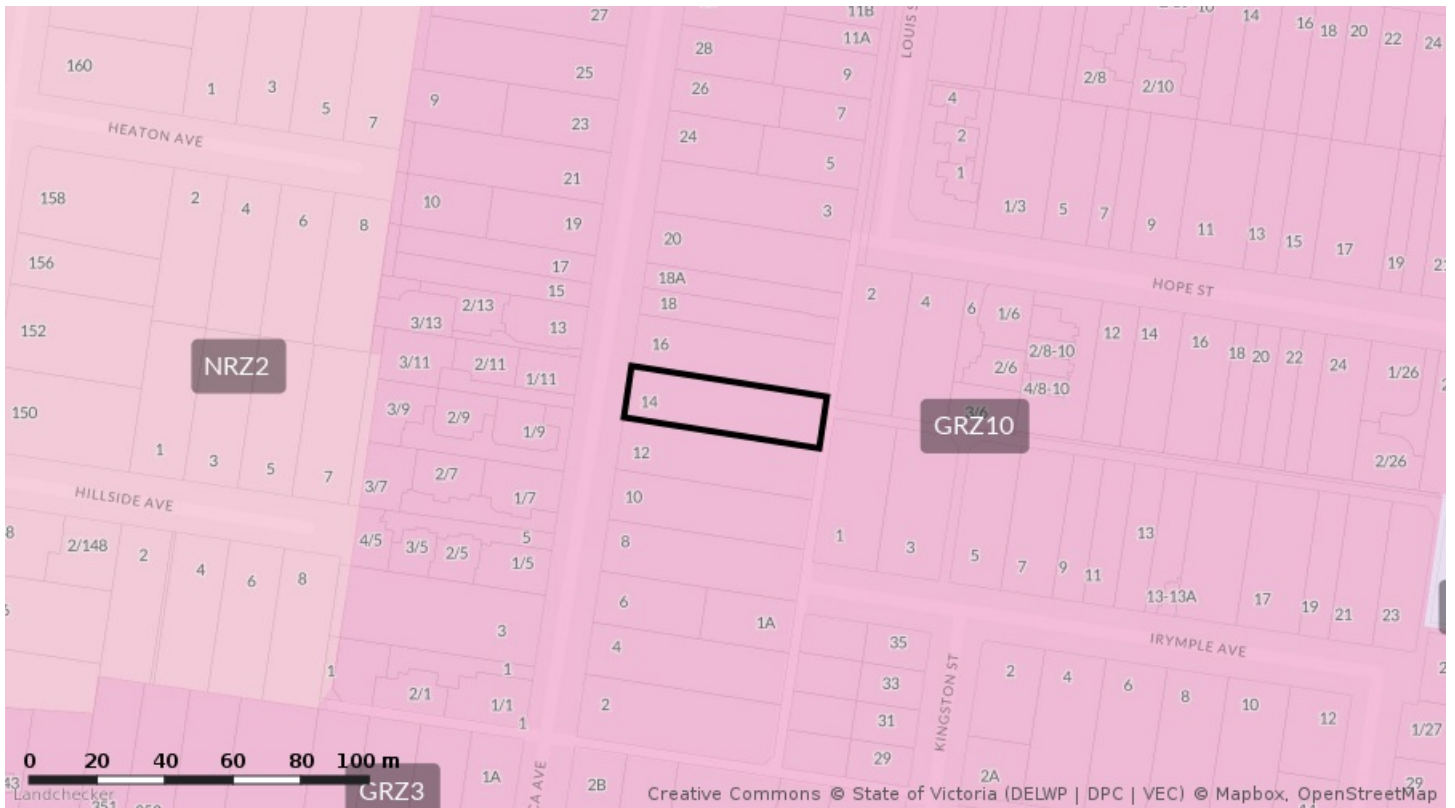
STONNINGTON C296ston The amendment implements the municipal-wide Stonnington Development Contributions Plan 2019 by applying the Development Contributions Plan Overlay (DCPO) to all land within the municipality. The DCPO will impose a development infrastructure levy and community infrastructure levy on new development to fund a range of social and physical infrastructure throughout the municipality. The infrastructure is required to cater for the growing population of the municipality and the associated increased demand on services and facilities.

- [Stonnington C296ston Explanatory Report Exhibition Gazetted.pdf](#)

**ADDITIONAL INFORMATION**

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

 **PLANNING ZONES MAP**



ZONING

- C1Z - COMMERCIAL 1 ZONE
- GRZ10 - GENERAL RESIDENTIAL ZONE - SCHEDULE 10
- GRZ3 - GENERAL RESIDENTIAL ZONE - SCHEDULE 3
- NRZ2 - NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 2

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.