



# Punt Road Public Acquisition Overlay

## Factsheet

### Information for residents and landholders

This information is provided to households and landowners along Punt Road to understand what it means to have a Public Acquisition Overlay on their properties, to provide the links to information sources for community to get guidance and more information.

### What is a Public Acquisition Overlay and why does it apply in this area?

A Public Acquisition Overlay (PAO) identifies land that may be acquired by a public authority, in this case the Department of Transport and Planning (DTP). A PAO reserves the land so that it can be used for a public purpose in the future, and to ensure that changes to the use or development of the land does not impede the purpose for which the land is to be acquired.

The PAO over Punt Road has been in place since 1954 and has protected the option to widen Punt Road in response to Melbourne's expected growth and changes in travel patterns and behaviours.

### Where is the Punt Road PAO?

The Punt Road PAO is a 20-metre-wide strip of land stretching for approximately 2.6 kilometres along the eastern side of Punt Road between Alexandra Avenue in South Yarra and Union Street in Windsor. It also extends to 49 and 51 Alexandra Avenue, South Yarra and 101 Punt Road, Windsor

The PAO applies to approximately 140 properties along the corridor, with 22 of these properties having already been acquired by DTP.



## How can I check if my property is affected by the PAO?

To see whether your property falls within the PAO, you can access a map through the Department of Transport and Planning's (DTP's) website via this link: [Punt Road PAO location map - Stonnington](#).

You can also search your property using the Planning Maps Online website: [VicPlan \(mapshare.vic.gov.au\)](http://mapshare.vic.gov.au).

To use this service, type in your exact property address in the search function on the left-hand side of the page and a map will appear on the screen that identifies your property location.

Click on the field "Overlays only" at the top of the screen. We suggest that you use the "map legend" on the left-hand side of the page to assist in determining what/ if any overlays apply to your property.

You also have the option of obtaining a Planning Certificate for your property. These are official statements of the planning controls that apply to a property.


## Will my property be compulsorily acquired?

There are currently no plans to acquire any properties or land as part of the Punt Road PAO.

If required, land and properties can either be acquired compulsorily, or by negotiation, by government departments or agencies for the construction of a funded project or initiative to meet the needs of community.

DTP have no requirement to acquire any property in the short to medium term. The timing of any acquisition along the Punt Road Corridor will be subject to the announcement of any project or works along the corridor which would be subject to government funding priorities.

The acquisition process within Victoria is governed by statutory guidelines set out in the *Land and Compensation Act 1986*.



Before DTP acquire any property, it would contact landowners and people with an interest in the affected properties to discuss the proposal, process of acquisition and any other information required.

DTP is committed to transparency in consultation and engagement on this matter to ensure that community needs are understood.

More information about the land acquisition process can be found via this link: [VicRoads compulsory acquisition of land](#).

## Can my property be acquired prior to the project being funded?

Your property cannot be acquired without a thorough transport assessment, project development and securing of funding to deliver on community priorities.

There is provision under the Land and Compensation Act 1986 for early purchase of land on the grounds of hardship. In circumstances where a landowner is finding it difficult to find a purchaser for the property due to all, or part of the property being required for a public purpose, DTP may consider a request from the landowner to purchase the property.

There are no immediate or short-term requirements for land in the Punt Road PAO, however, requests are considered individually and on its merits. Those landowners in this position should contact DTP to discuss their circumstances and potential options via [statutory.planning@transport.vic.gov.au](mailto:statutory.planning@transport.vic.gov.au).

Can I extend my property if the land is affected by the PAO?

Departments such as DTP are a referral authority for Planning Permit applications for properties subject to a PAO under the provisions of the *Planning and Environment Act 1987*. Each referral is individually assessed on its planning merits against the City of Stonnington Planning Scheme and potential impact on the ability to deliver a future transport project.

The PAO does not preclude any land owner from seeking a planning permit to undertake renovations to their property. DTP will assess these planning applications on their potential impact to the future delivery of works within the Punt Road PAO. In general, DTP will not permit the development of permanent structures within a PAO boundary.

Any impacted landowners seeking to renovate their property should consider discussing their application with DTP, prior to submitting their planning application. This will ensure clarity to the grounds on which DTP will be basing their decisions and assessment.

## What works can I do to my property?

Proposals of a temporary nature, such as installing a garden shed or fence are more than likely to be supported by DTP in any planning applications.

Support of planning proposals will entail a condition that no compensation is payable on works permitted within the PAO, and DTP will require those works are removed, and the land is reinstated at the time of acquisition.

Due to the varying nature of planning proposals, we encourage you to contact DTP at via email at: [statutory.planning@transport.vic.gov.au](mailto:statutory.planning@transport.vic.gov.au), to receive up to date and specific advice on your potential planning application.

## What is the role of Punt Road in the Melbourne Transport Network?

The Hoddle-Punt corridor is the only major north-south arterial route available to commuters that bypass the central business district, encouraging traffic away from local roads and activity centres such as Chapel Street, South Yarra and Church Street, Richmond.

It provides vital transport links across various travel modes including access to trains at South Yarra Station and the future ANZAC Station, tram routes along Commercial Road, Toorak Road and St Kilda Road, bus route 246, and access to nearby bike riding corridors. The corridor also connects to Melbourne's major freeways including the Eastern, Westgate and City Link.

Additionally, the Hoddle-Punt corridor carries immense social and economic importance, connecting Victorians to employment opportunities, health services, entertainment, retail centres and education services.



## Was the Punt Road PAO reviewed?

The Punt Road PAO has been in place since 1954 and has preserved an option to widen Punt Road in response to Melbourne's expected growth, if and as required. In 2015, the Victorian Government committed to reviewing the Punt Road PAO and the then Minister for Planning appointed an *independent advisory committee* to review the future of the Punt Road PAO.

## What was the outcome of the PAO review?

The Terms of Reference of the Punt Road PAO Advisory Committee required VicRoads (now DTP), as the nominated authority for which the land affected by the PAO is reserved, to provide a Background Report (released in August 2015) and an Options Report (released in October 2015). These documents formed part of the information used by the committee to determine their recommendations.

In May 2016 the Advisory Committee released the Punt Road Advisory Committee Report which can be found at by clicking on this link, [Punt Road Public Acquisition Overlay Advisory Committee recommendations](#).

In August 2016, the Minister for Planning requested that further technical advice be undertaken by VicRoads in response to the Advisory Committee's recommendations, specifically to investigate in more the recommended future concept design for Punt Road.

Further endorsed technical advice was provided by DTP and the Minister for Planning determined that the Punt Road PAO will be retained in full.

## Contact us

Phone: (03) 9655 6666

Email: [statutory.planning@transport.vic.gov.au](mailto:statutory.planning@transport.vic.gov.au)

Visit: [www.dtp.vic.gov.au](http://www.dtp.vic.gov.au)

## Need more information?

Find out more at [dtp.vic.gov.au](http://dtp.vic.gov.au)



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of Transport  
and Planning