

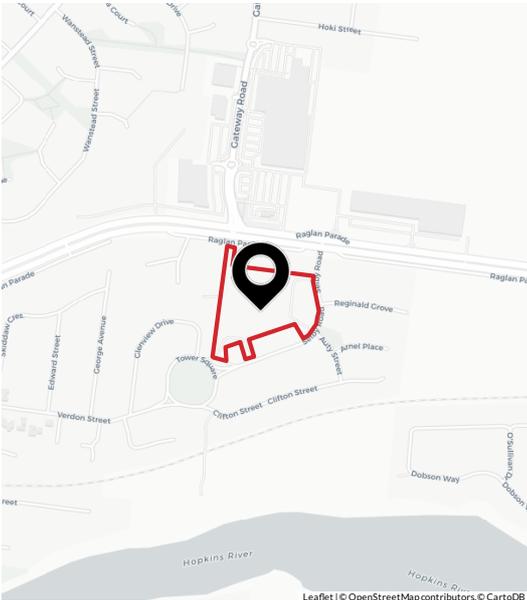
MYERS PLANNING GROUP

SITE REPORT

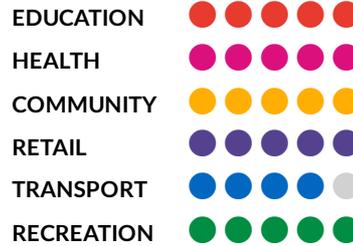
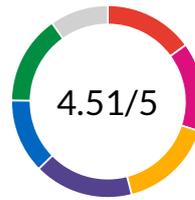
4 SELBY ROAD WARRNAMBOOL
VIC 3280

CREATED ON 18-03-2024

POWERED BY  ONEMAP



ONEMAP AMENITY SCORE



ACCESS

TRAIN - 1.85km

BUS - 67.1m

MAJOR SUPERMARKETS - 363.9m

GOVT. PRIMARY SCHOOLS - 2.36km

GOVT. SECONDARY SCHOOLS - 2.29km

ADDITIONAL INFORMATION

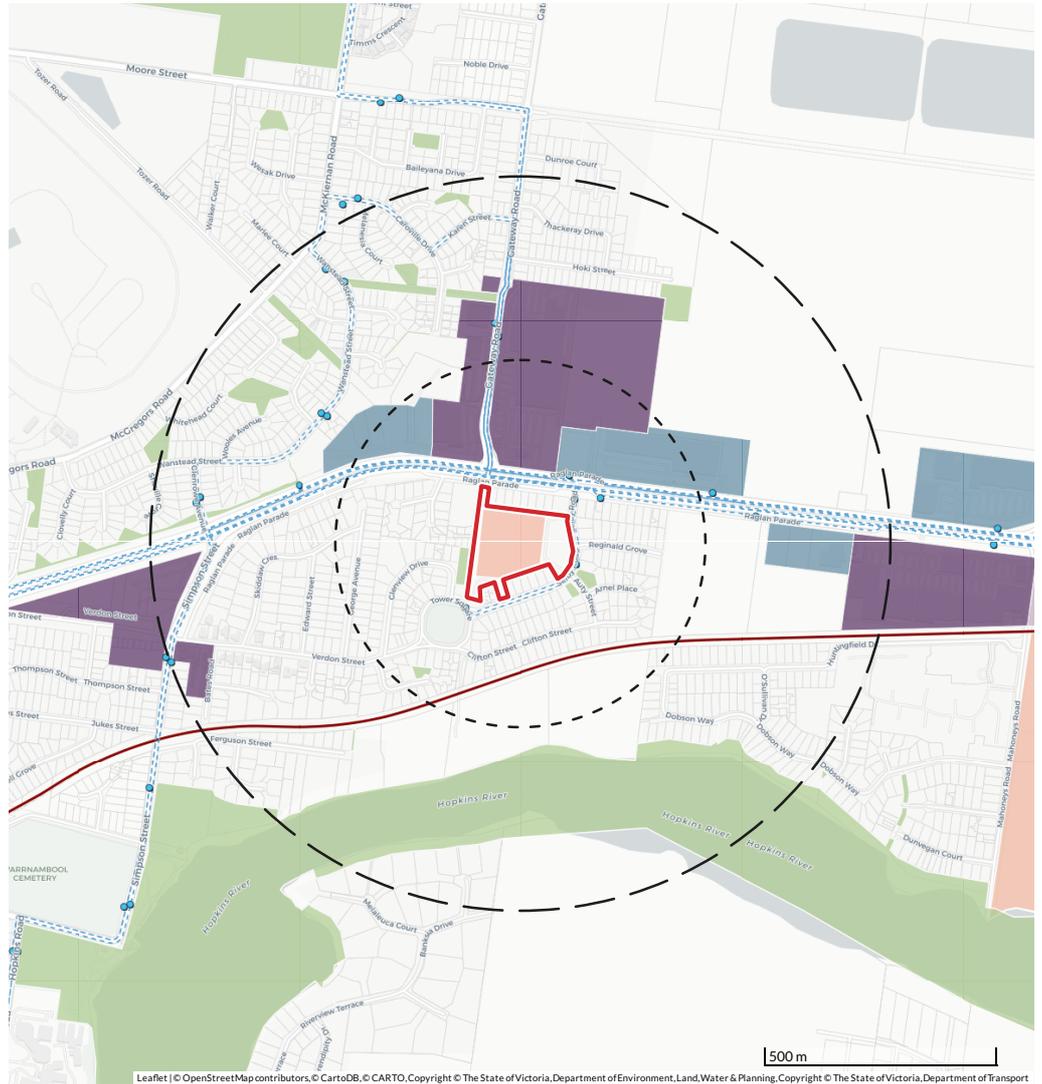
CLOSEST GOVERNMENT PRIMARY SCHOOL
Warrnambool East Primary School (2.36km)

CLOSEST GOVERNMENT SECONDARY SCHOOL
Warrnambool College (2.29km)

ADVERTISED PLAN

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SITE CONTEXT MAP



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LEGEND

- SITE BOUNDARY
- 400M RADIUS
- 800M RADIUS

LAND USE

- RETAIL
- MIXED USE
- OFFICE / COMMERCIAL
- INDUSTRIAL
- EDUCATION
- OPEN SPACE

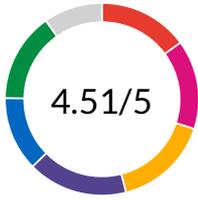
TRANSPORT

- TRAIN STATIONS
- ◆ TRAM STOPS
- SMARTBUS STOPS
- BUS STOPS
- TRAIN LINES
- TRAM ROUTES
- SMARTBUS ROUTES
- - - BUS ROUTES
- FUTURE TRAIN STATIONS
- ◆ FUTURE TRAM STOPS
- - - FUTURE TRAIN LINES
- - - FUTURE TRAM ROUTES

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AMENITY DETAILS MAP



EDUCATION

- ● ● ● ● ● ● ●
- SECONDARY SCHOOL >= 10KM
- PRIMARY SCHOOL >= 10KM
- TAFE >= 10KM
- UNIVERSITY >= 10KM

HEALTH

- ● ● ● ● ● ● ●
- HOSPITAL >= 10KM
- CLINIC >= 10KM

COMMUNITY

- ● ● ● ● ● ● ●
- CHILD CARE >= 10KM
- AGED CARE >= 1KM
- HALL >= 10KM
- LIBRARY >= 10KM
- CIVIC >= 10KM

RETAIL

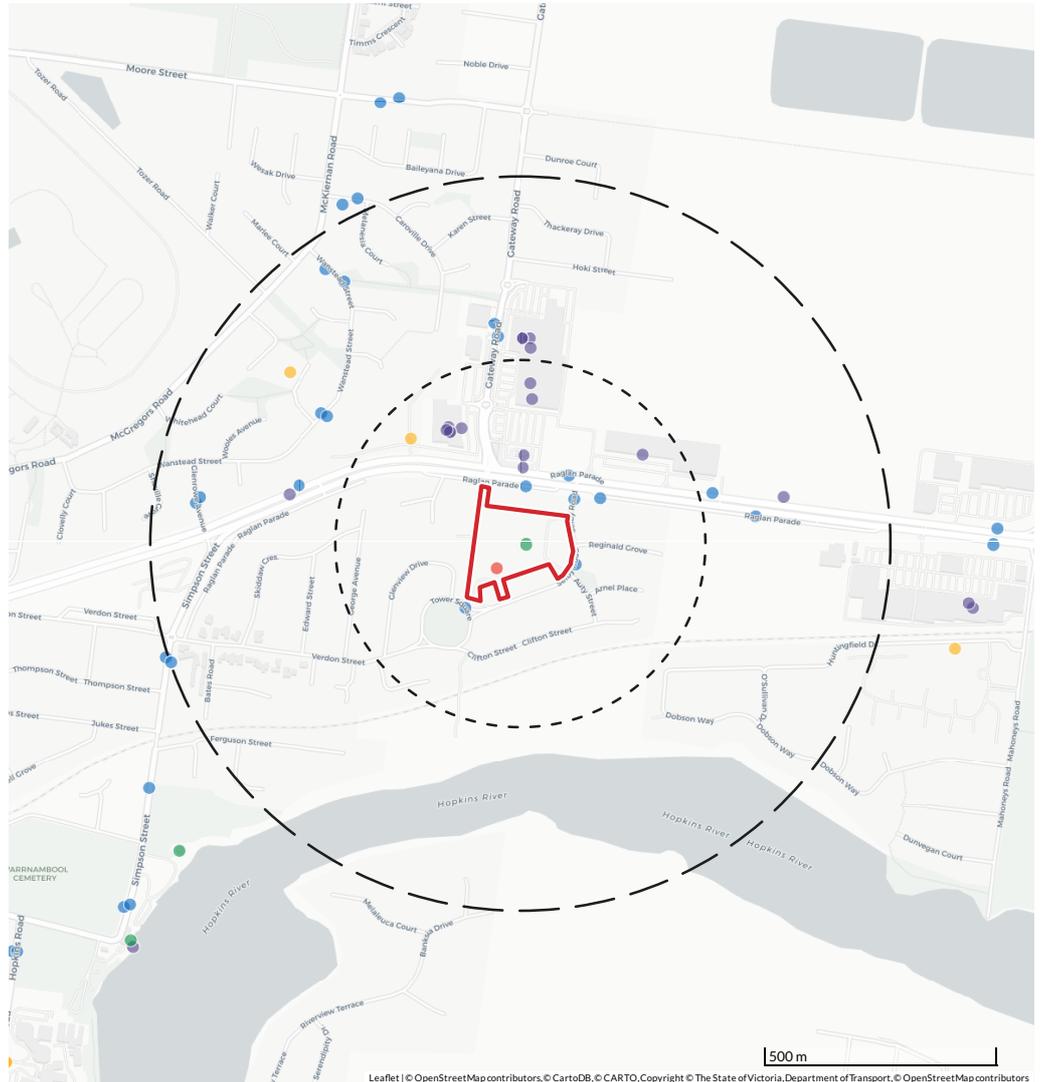
- ● ● ● ● ● ● ●
- FOOD >= 1KM
- SUPERMARKET >= 1KM
- BIGBOX STORE >= 1KM
- PETROLSTATION >= 10KM

TRANSPORT

- ● ● ● ● ● ● ●
- BUS >= 1KM
- RAIL >= 10KM
- AIRPORT >= 25KM

RECREATION

- ● ● ● ● ● ● ●
- PARK >= 1KM
- ENTERTAINMENT >= 10KM
- NATURAL OPEN SPACE/PARK >= 25KM



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500 m

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LEGEND

- SITE BOUNDARY
- - - 400M RADIUS
- 800M RADIUS

AMENITY

- EDUCATION
- TRANSPORT
- COMMUNITY
- RETAIL
- HEALTH
- RECREATION

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SITE PLAN

AREA: 3.2HA

NO. OF PARCELS: 6

MUNICIPALITY:

WARRNAMBOOL

SUBURB:

WARRNAMBOOL

GOVT. REPORTS:

PLANNING PROPERTY

BASIC PROPERTY

PARCEL SPI:

1\LP29755, 1\LP53987, 2\LP53987,
3\LP53987, 39\LP96297, 42\LP96297

MEDIAN HOUSE PRICE

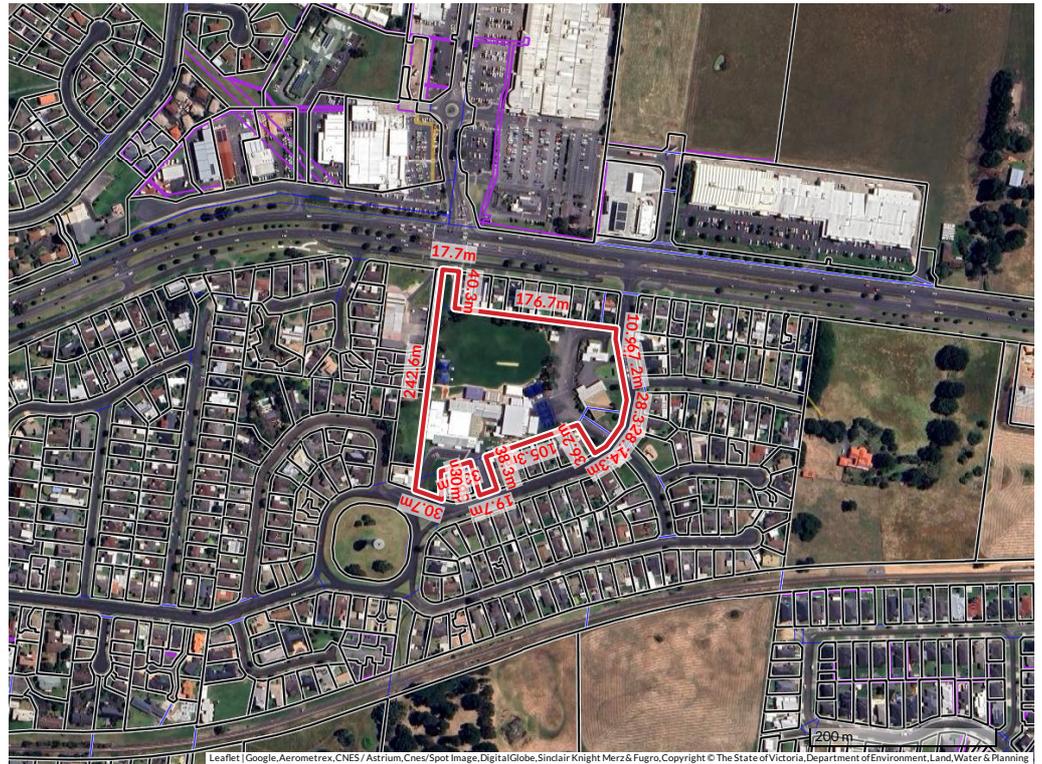
(SUBURB):

\$600K

MEDIAN UNIT PRICE

(SUBURB):

\$403K



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LEGEND

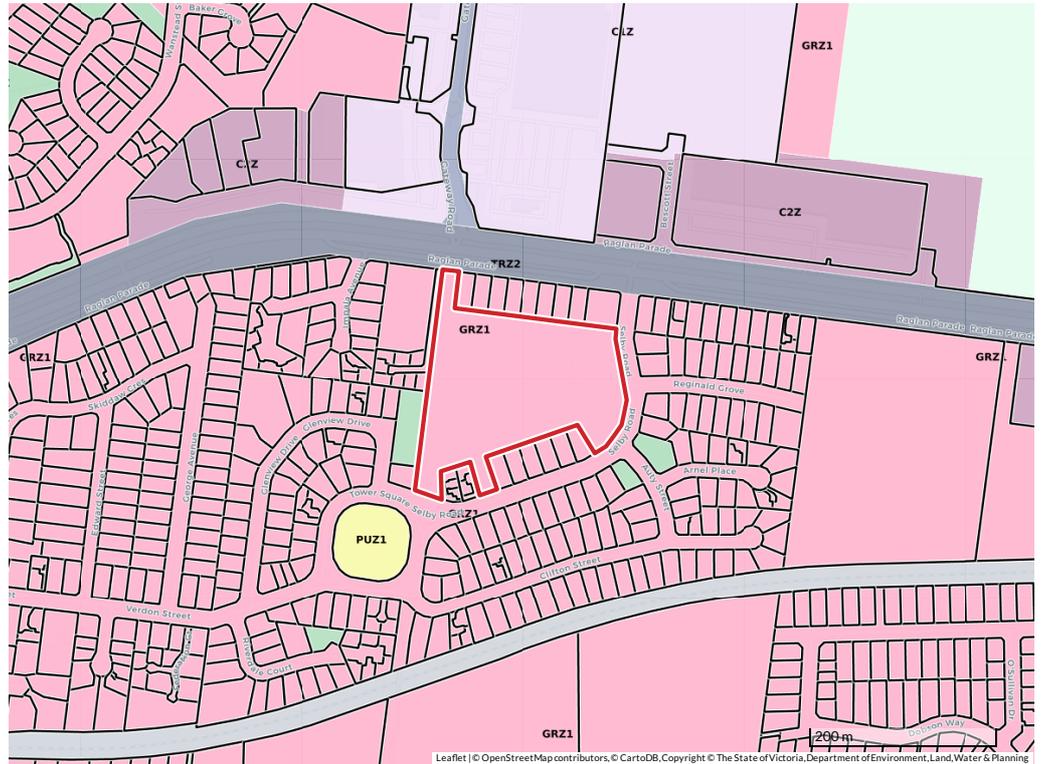
- SITE BOUNDARY
- CONTOURS
- EASEMENTS (ACTUAL)
- EASEMENTS (PROPOSED)
- PARCELS
- PROPERTIES

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PLANNING ZONES

GRZ1
GENERAL RESIDENTIAL ZONE
WARRNAMBOOL - GENERAL
RESIDENTIAL ZONE - SCHEDULE 1



PLANNING ZONES CURRENT AS OF 07/03/2024.

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LEGEND

RESIDENTIAL ZONES

- RGZ - RESIDENTIAL GROWTH
- GRZ - GENERAL RESIDENTIAL
- NRZ - NEIGHBOURHOOD RESIDENTIAL
- LDRZ - LOW DENSITY RESIDENTIAL
- MUZ - MIXED USE
- TZ - TOWNSHIP
- R1Z - RESIDENTIAL 1 ZONE

COMMERCIAL / BUSINESS ZONES

- C1Z - COMMERCIAL 1 / BUSINESS 1
- B1Z - BUSINESS 1 ZONE
- B2Z - BUSINESS 2
- C2Z - COMMERCIAL 2
- B3Z - BUSINESS 3
- B4Z - BUSINESS 4
- B5Z - BUSINESS 5

INDUSTRIAL ZONES

- IN1Z - INDUSTRIAL 1
- IN2Z - INDUSTRIAL 2
- IN3Z - INDUSTRIAL 3

RURAL ZONES

- RLZ - RURAL LIVING
- RAZ - RURAL ACTIVITY
- FZ - FARMING / RUZ - RURAL
- GWAZ - GREEN WEDGE A
- GWZ - GREEN WEDGE
- RCZ - RURAL CONSERVATION

PUBLIC LAND ZONES

- PUBLIC USE - PUZ1 - SERVICE & UTILITY / PUZ2 - EDUCATION / PUZ3 - HEALTH COMMUNITY / PUZ5 - CEMETARY / CREMATORIUM / PUZ6 - LOCAL GOVERNMENT / PUZ7 - OTHER PUBLIC USE
- PPRZ - PUBLIC PARK AND RECREATION
- PCRZ - PUBLIC CONSERVATION AND RESOURCE
- TRZ1 - STATE TRANSPORT INFRASTRUCTURE
- TRZ2 - PRINCIPAL ROAD NETWORK
- TRZ3 - SIGNIFICANT MUNICIPAL ROAD
- TRZ4 - OTHER TRANSPORT USE

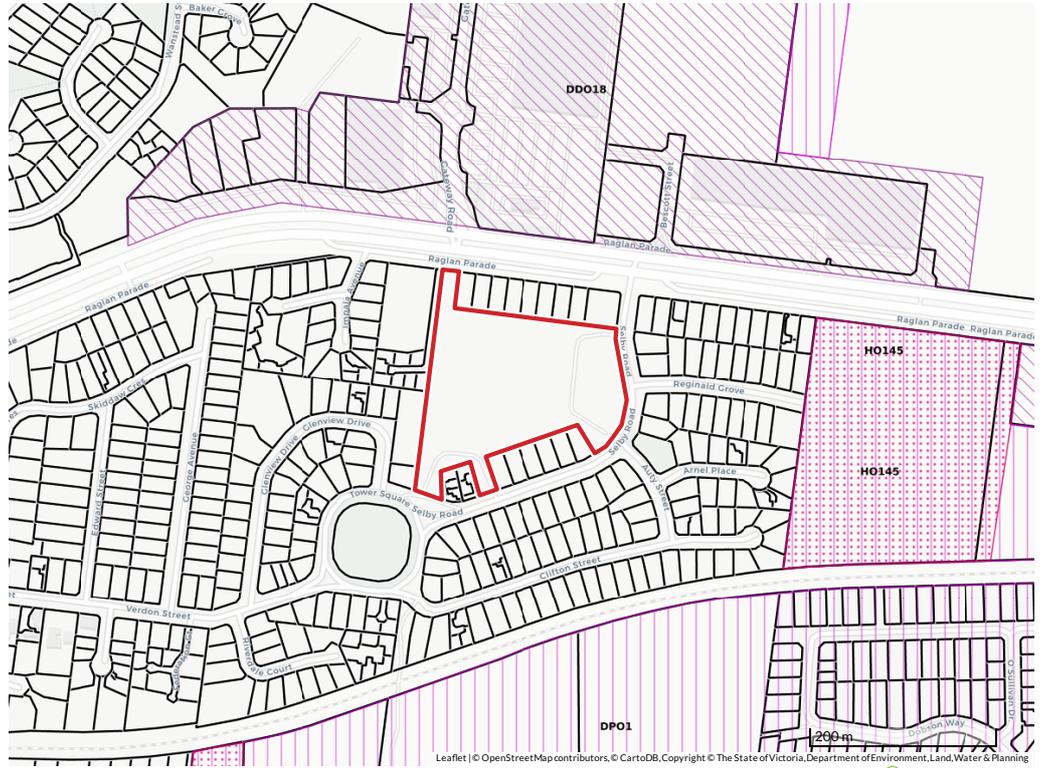
SPECIAL PURPOSE/OTHER ZONES

- SUZ - SPECIAL USE
- CDZ - COMPREHENSIVE DEVELOPMENT
- UFZ - URBAN FLOODWAY
- CCZ - CAPITAL CITY
- DZ - DOCKLANDS
- PDZ - PRIORITY DEVELOPMENT
- UGZ - URBAN GROWTH
- ACZ - ACTIVITY CENTRE
- PZ - PORT
- CA - COMMONWEALTH LAND
- MUNICIPALITY BOUNDARIES
- URBAN GROWTH BOUNDARY

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HERITAGE AND BUILT
FORM OVERLAYS
NONE



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LEGEND

-  Heritage (HO)
-  Design & Development (DDO)
-  Neighbourhood Character (NCO)
-  Incorporated Plan (IPO)
-  Development Plan (DPO)

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ENVIRONMENTAL AND
LANDSCAPE OVERLAYS
NONE



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LEGEND

-  Environmental Significance (ESO)
-  Vegetation Protection (VPO)
-  Significant Landscape (SLO)

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OTHER OVERLAYS
NONE



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LEGEND

-  Specific Controls Overlay (SCO)
-  Airport Environs Overlay (AEO)
-  City Link Project Overlay (CLPO)
-  Development Contributions Plan Overlay (DCPO)
-  Environmental Audit Overlay (EAO)
-  Infrastructure Contributions Overlay (ICO)
-  Melbourne Airport Environs (MAEO)
-  Public Acquisition (PAO)
-  Parking (PO)
-  Restructure Overlay (RO)
-  Road Closure Overlay (RXO)
-  Protected Settlement Boundary (PSB)
-  Other Overlays (OTHERS)

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CULTURAL SENSITIVITY CURRENT AS OF 07/03/2024.

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LEGEND

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BUSHFIRE PRONE
AREAS
NONE



LEGEND

 BUSHFIRE PRONE AREAS

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VICTORIA UNEARTHED / HEAVY VEHICLE ACCESS - B DOUBLE



VICTORIA'S GAZETTED B-DOUBLE NETWORK CURRENT AS OF [LIVE WEB SERVICE] VICTORIA UNEARTHED EPA DATA CURRENT AS OF [LIVE WEB SERVICE].

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LEGEND

- EPA PRIORITY SITES REGISTER (POINTS)
- EPA PRIORITY SITES REGISTER (AREAS)
- CLOSED VICTORIAN LANDFILL REGISTER POINT
- OPERATING VICTORIAN LANDFILL REGISTER POINT
- CLOSED VICTORIAN LANDFILL REGISTER AREAS
- OPERATING VICTORIAN LANDFILL REGISTER AREAS
- GROUNDWATER RESTRICTED USE POINT
- GROUNDWATER RESTRICTED USE AREA
- EPA AUDIT POINTS
- EPA AUDIT AREAS
- EPA LICENSED SITES POINTS
- EPA LICENSED AREAS

HEAVY VEHICLE ACCESS - B DOUBLE

- APPROVED ROADS
- CONDITIONALLY APPROVED ROADS
- RESTRICTED ROADS

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NATIONAL OIL GAS INFRASTRUCTURE / WATER SUPPLY MAIN PIPELINES



WATER SUPPLY MAIN PIPELINES CURRENT AS OF 29/11/2022. NATIONAL OIL AND GAS INFRASTRUCTURE CURRENT AS OF [LIVE WEB SERVICE].

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LEGEND

- NATIONAL ONSHORE GAS PIPELINES
- NATIONAL ONSHORE OIL PIPELINES
- ▲ NATIONAL OIL GAS PLATFORMS

WATER SUPPLY MAIN PIPELINES

- MAIN LINE TYPE
- AQUADUCT
 - PIPELINE
 - TUNNEL
 - SIPHON
 - OTHER

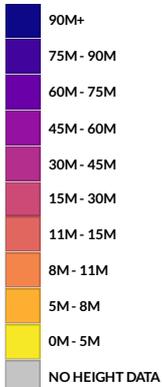
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GEOSCAPE BUILDINGS



LEGEND



Data Capture Dates: 22-Dec-2015, 11-Oct-2020

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GEOSCAPE SURFACE COVER



LEGEND

SURFACE COVER

-  BARE EARTH
-  ROAD AND PATH
-  GRASS
-  TREES
-  UNSPECIFIED VEGETATION
-  WATER
-  BUILT-UP AREAS
-  BUILDINGS
-  SWIMMING POOL
-  CLOUD
-  SHADOW

Data Capture Dates: 23-Dec-2015

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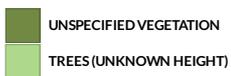
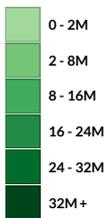
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GEOSCAPE TREE & OTHER VEGETATION



LEGEND

TREE COVER



Data Capture Dates: 23-Dec-2015

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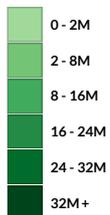
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GEOSCAPE TREE COVER (KNOWN HEIGHTS)



LEGEND

TREE COVER



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Amenity Community	OpenStreetMap	© OpenStreetMap contributors	licence 05/02/2020
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