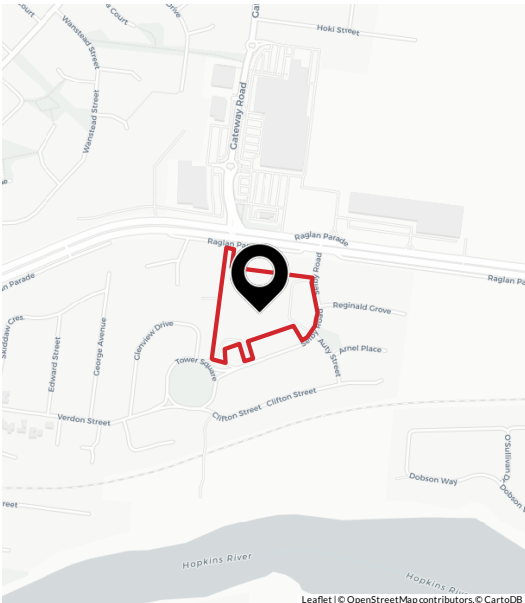


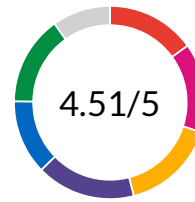
MYERS PLANNING GROUP

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)

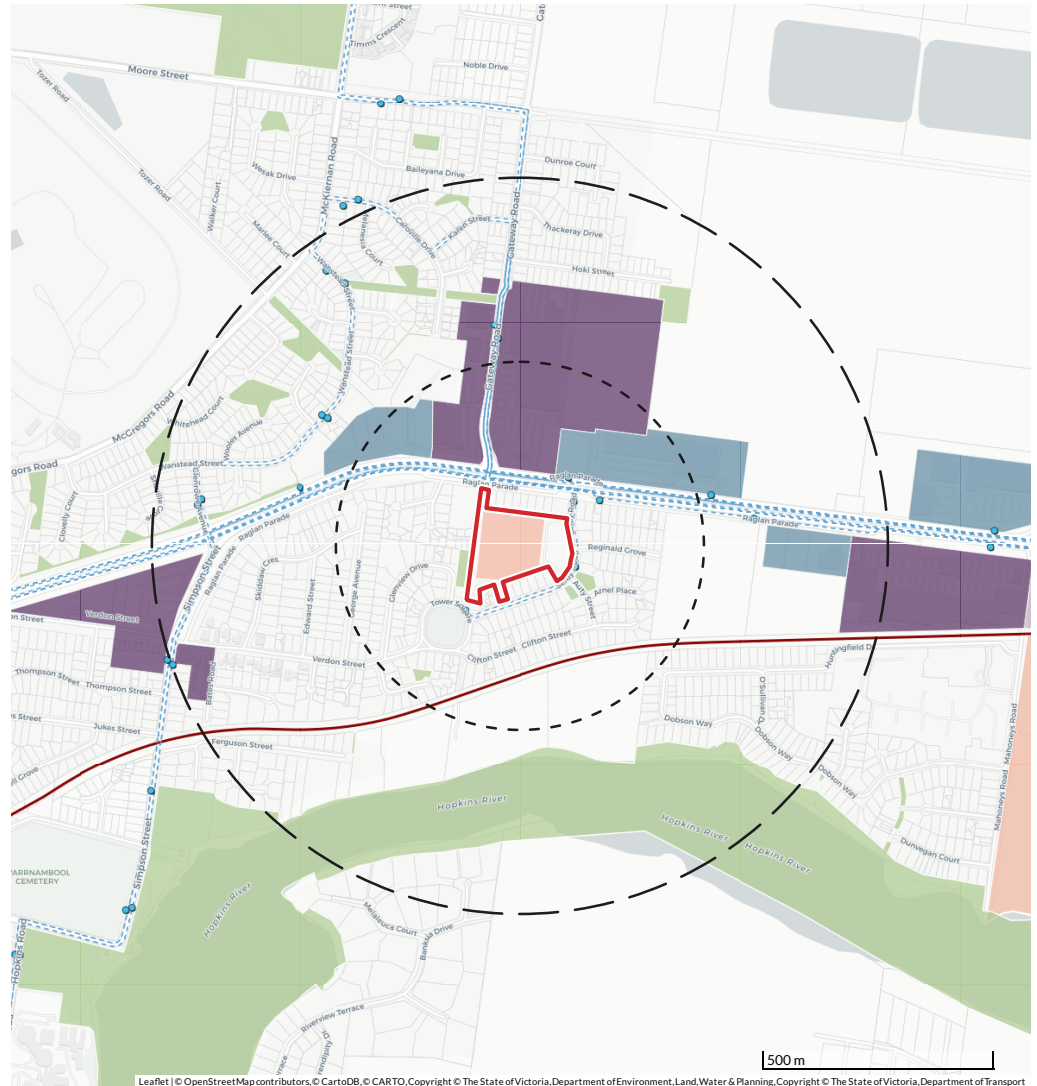
CLOSEST GOVERNMENT SECONDARY SCHOOL

Warrnambool College (2.29km)

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SITE CONTEXT MAP



LEGEND

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

LAND USE

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

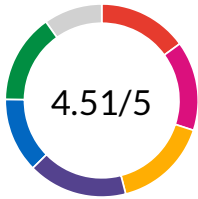
TRANSPORT

- 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
PETROL STATION >= 10KM

TRANSPORT

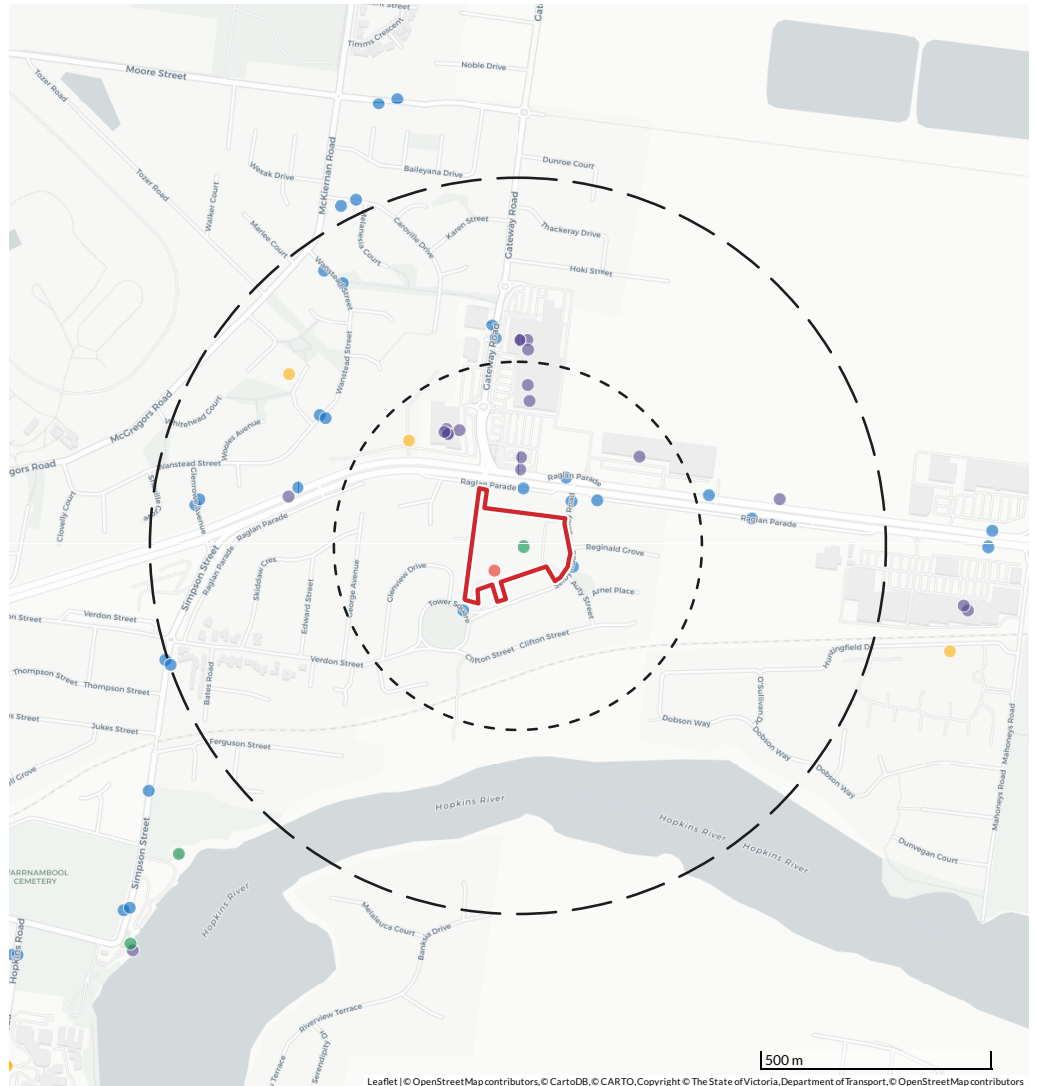


BUS >= 1KM
RAIL >= 10KM
AIRPORT >= 25KM

RECREATION



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



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:

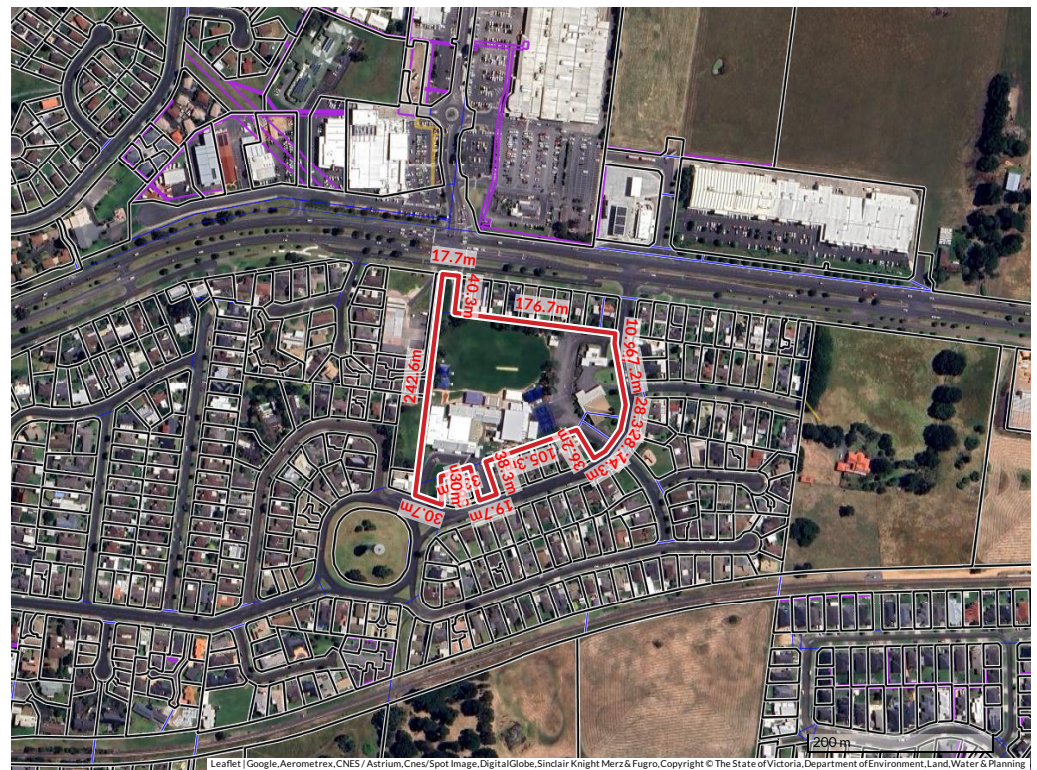
1\LP29755, 1\LP53987, 2\LP53987,
3\LP53987, 39\LP96297, 42\LP96297

MEDIAN HOUSE PRICE
(SUBURB):






\$600K

MEDIAN UNIT PRICE
(SUBURB):

\$403K



LEGEND

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

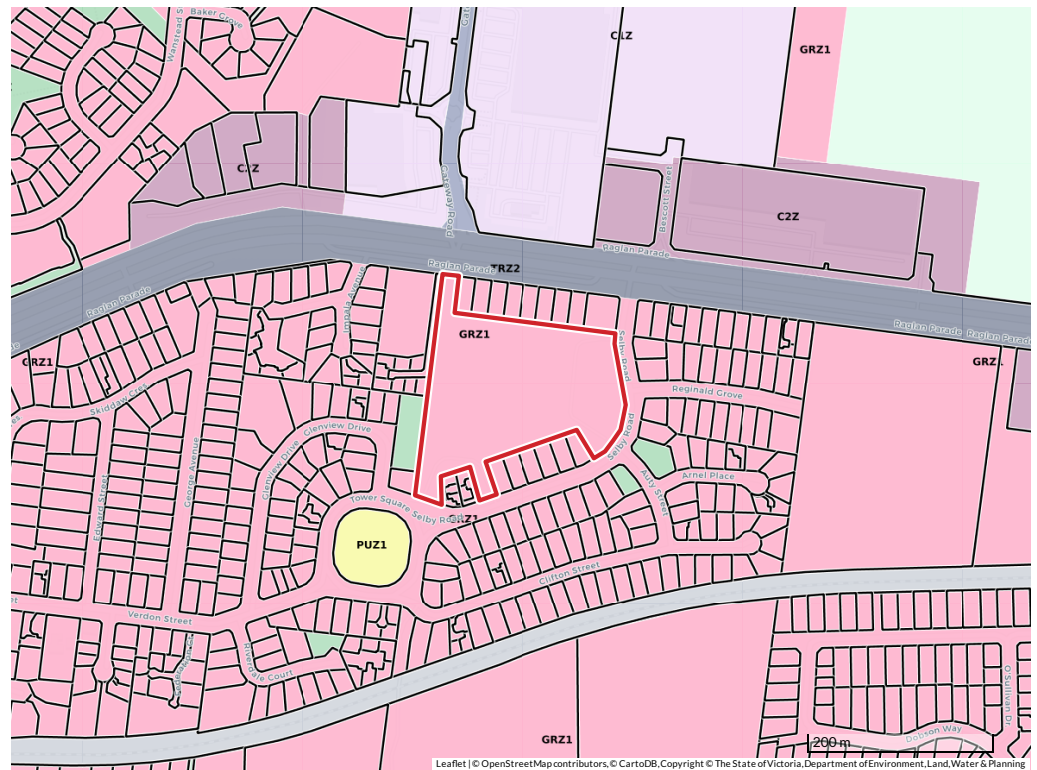
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ADVERTISED PLAN

PLANNING ZONES

GRZ1

GENERAL RESIDENTIAL ZONE
WARRNAMBOOL - GENERAL
RESIDENTIAL ZONE - SCHEDULE 1



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

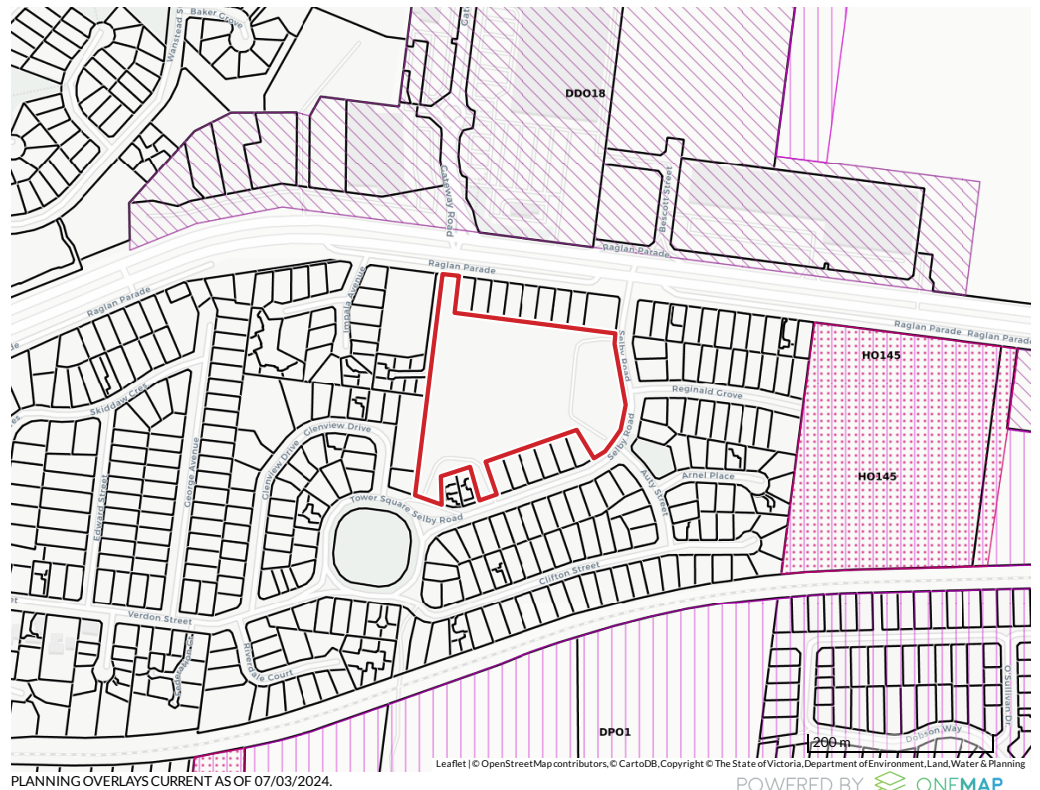
SPECIAL PURPOSE/OTHER ZONES

- 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



LEGEND

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

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ENVIRONMENTAL AND
LANDSCAPE OVERLAYS
NONE



PLANNING OVERLAYS CURRENT AS OF 07/03/2024.

LEGEND

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

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LAND MANAGEMENT
OVERLAYS
NONE



PLANNING OVERLAYS CURRENT AS OF 07/03/2024.

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LEGEND

	Erosion Management (EMO)
	Floodway (FO/RFO)
	Land Subject To Inundation (LSIO)
	Special Building (SBO)
	Salinity Management (SMO)
	State Resource (SRO)
	Bushfire Management (BMO)
	BUFFER AREA OVERLAY (BAO)

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OTHER OVERLAYS
NONE



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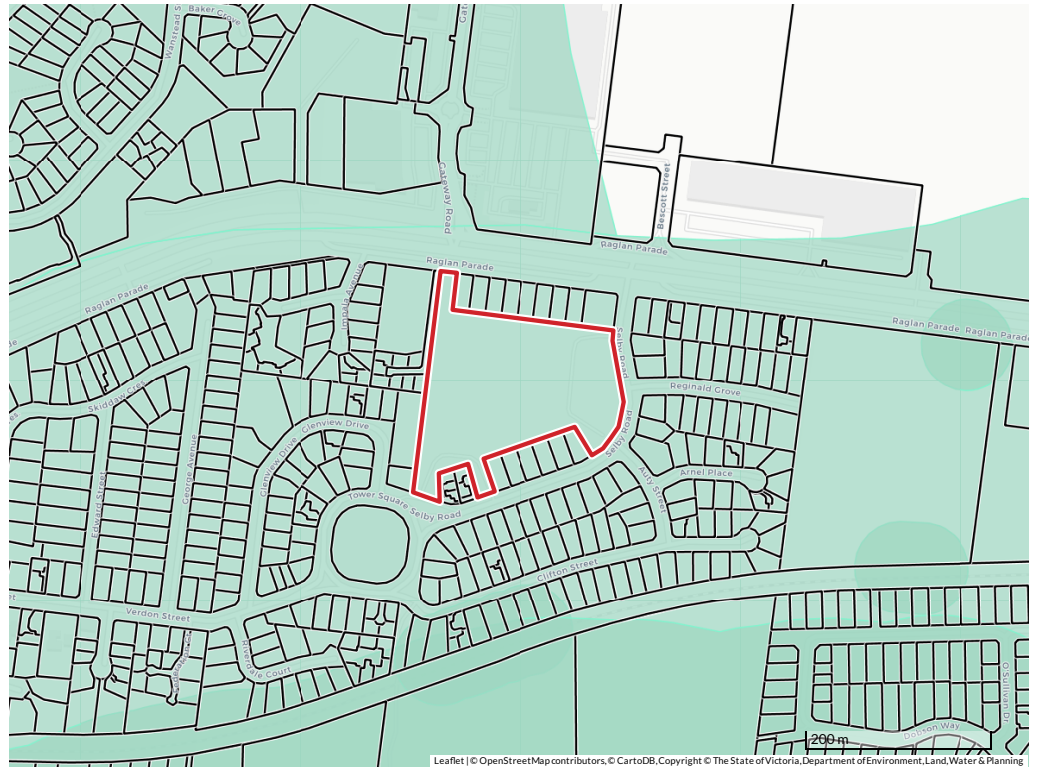
	Specific Controls Overlay (SCO)
	Airport Environs Overlay (AEO)
	City Link Project Overlay (CLPO)
	Development Contributions Plan Overlay (DCPO)
	Environmental Audit Overlay (EAO)
	Infrastructure Contributions Overlay (ICO)
	Melbourne Airport Environs (MAEO)
	Public Acquisition (PAO)
	Parking (PO)
	Restructure 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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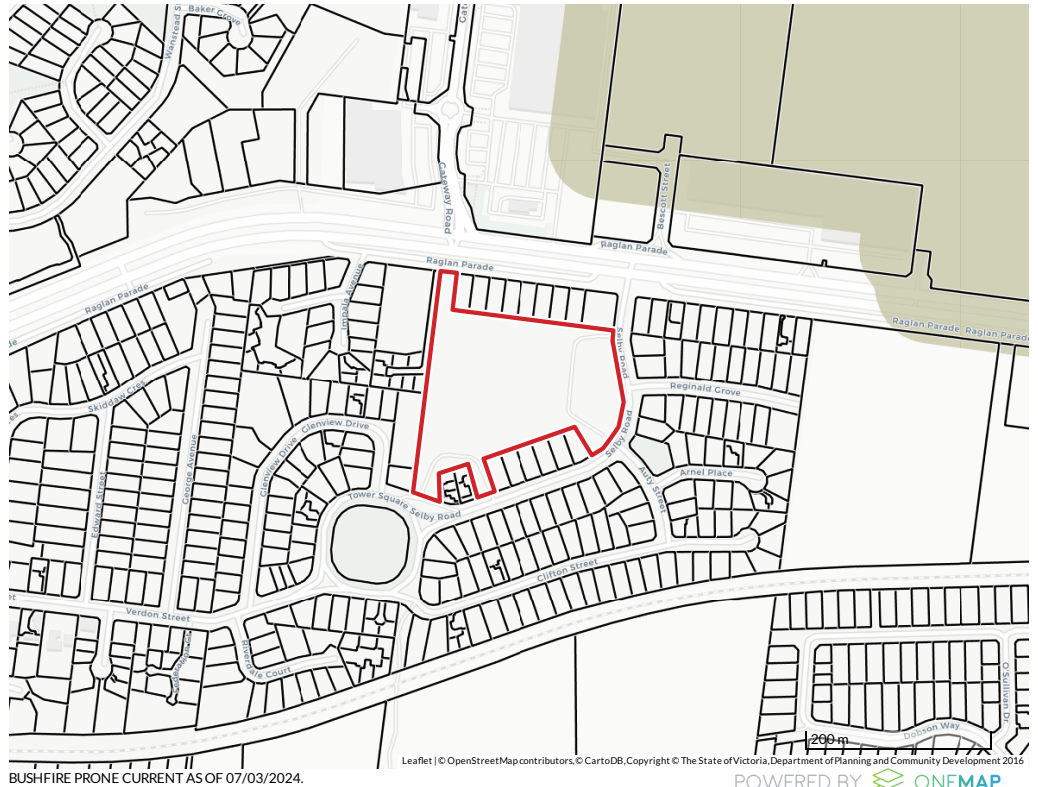
LEGEND

AREAS OF CULTURAL HERITAGE SENSITIVITY

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BUSHFIRE PRONE
AREAS
NONE



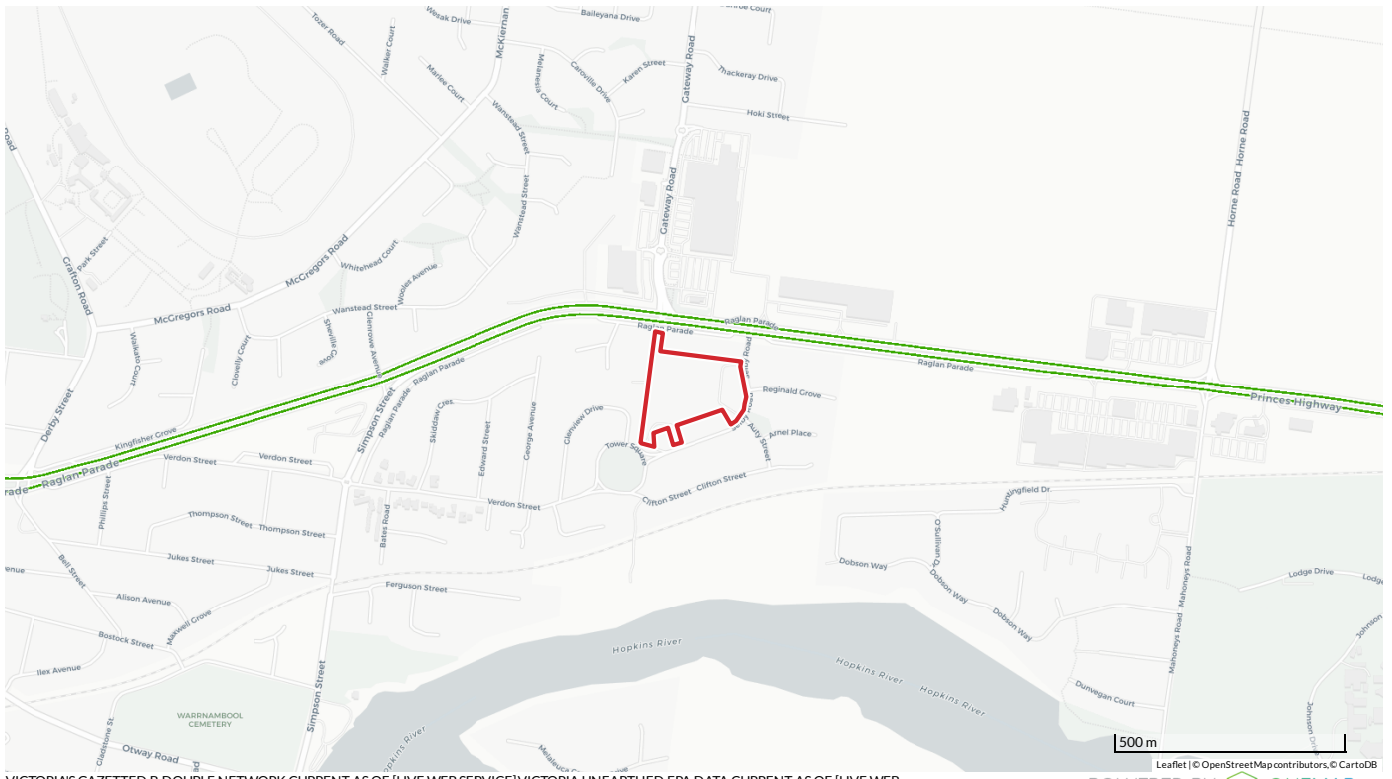
LEGEND

 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

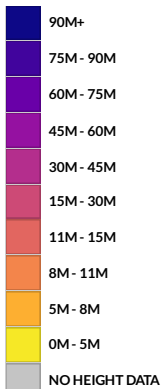
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GEOSCAPE BUILDINGS



LEGEND



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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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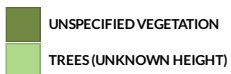
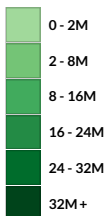
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GEOSCAPE TREE & OTHER VEGETATION



LEGEND

TREE COVER



Data Capture Dates: 23-Dec-2015

ADVERTISED PLAN

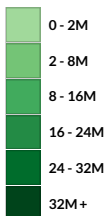
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GEOSCAPE TREE COVER (KNOWN HEIGHTS)



LEGEND

TREE COVER



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