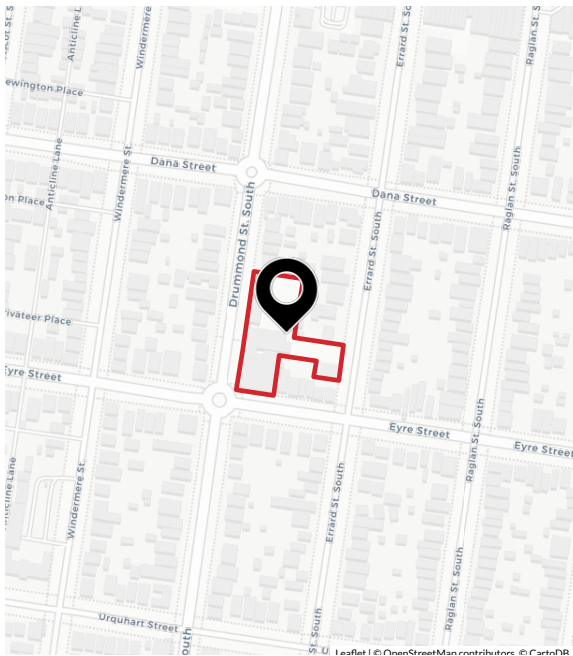


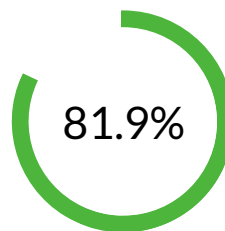
MYERS PLANNING GROUP

SITE REPORT
ST PATRICKS PRIMARY SCHOOL
119 DRUMMOND STREET S
BALLARAT CENTRAL VIC 3350
CREATED ON 29-07-2021

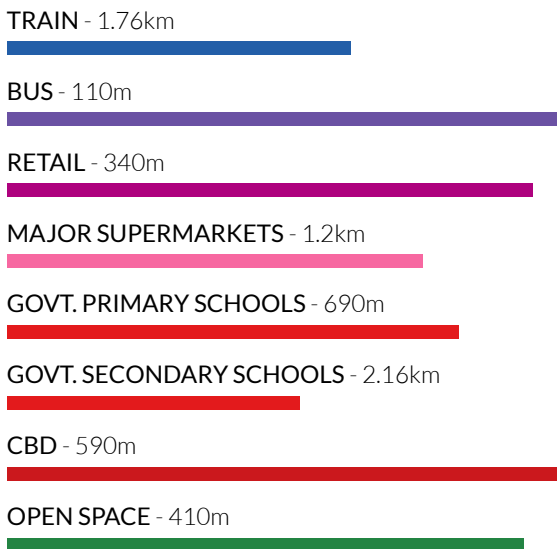
POWERED BY  ONEMAP



ONEMAP RATING



ACCESS



ADDITIONAL INFORMATION

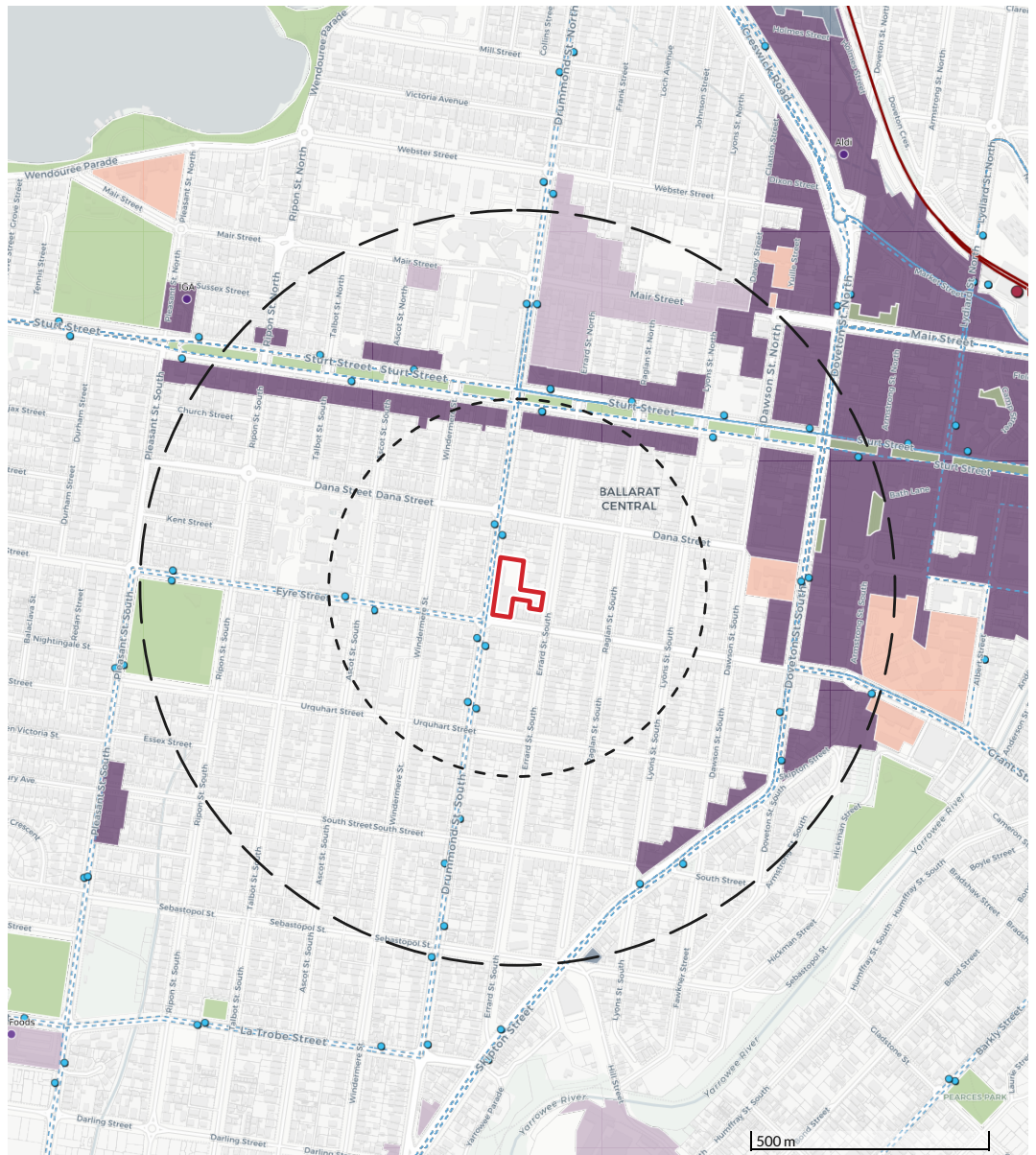
CLOSEST GOVERNMENT PRIMARY SCHOOL
Ballarat Primary School (Dana Street) (690m)

CLOSEST GOVERNMENT SECONDARY SCHOOL
Ballarat Secondary College (2.16km)

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

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SITE PLAN

AREA: 7,067.53M²

NO. OF PARCELS: 9

MUNICIPALITY:

BALLARAT

SUBURB:

BALLARAT CENTRAL

GOVT. REPORTS:

PLANNING PROPERTY

BASIC PROPERTY

PARCEL SPI:

16\25\PP5030, 1\TP696162,
 1\TP123914, \10\25\PP5030,
 1\TP696952, \17\25\PP5030,
 1\TP910596, \15\25\PP5030,
 \14\25\PP5030

MEDIAN HOUSE PRICE

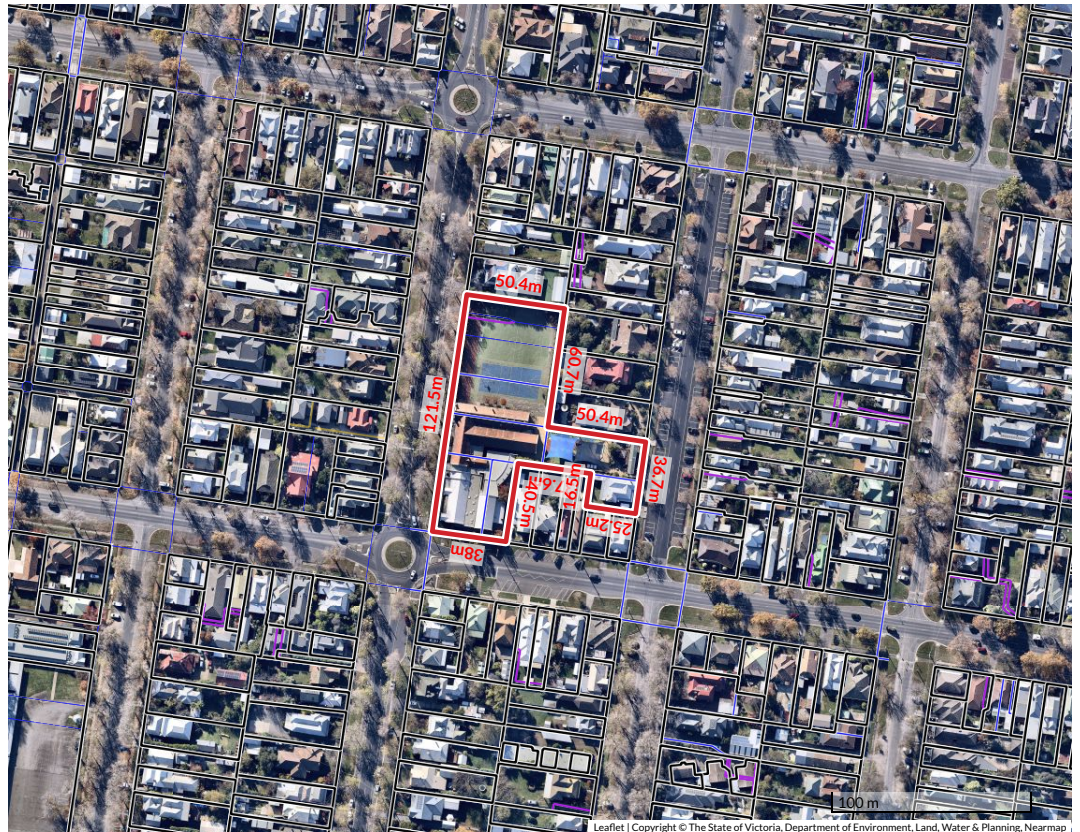
(SUBURB):

\$510K

MEDIAN UNIT PRICE

(SUBURB):

\$310K



LEGEND

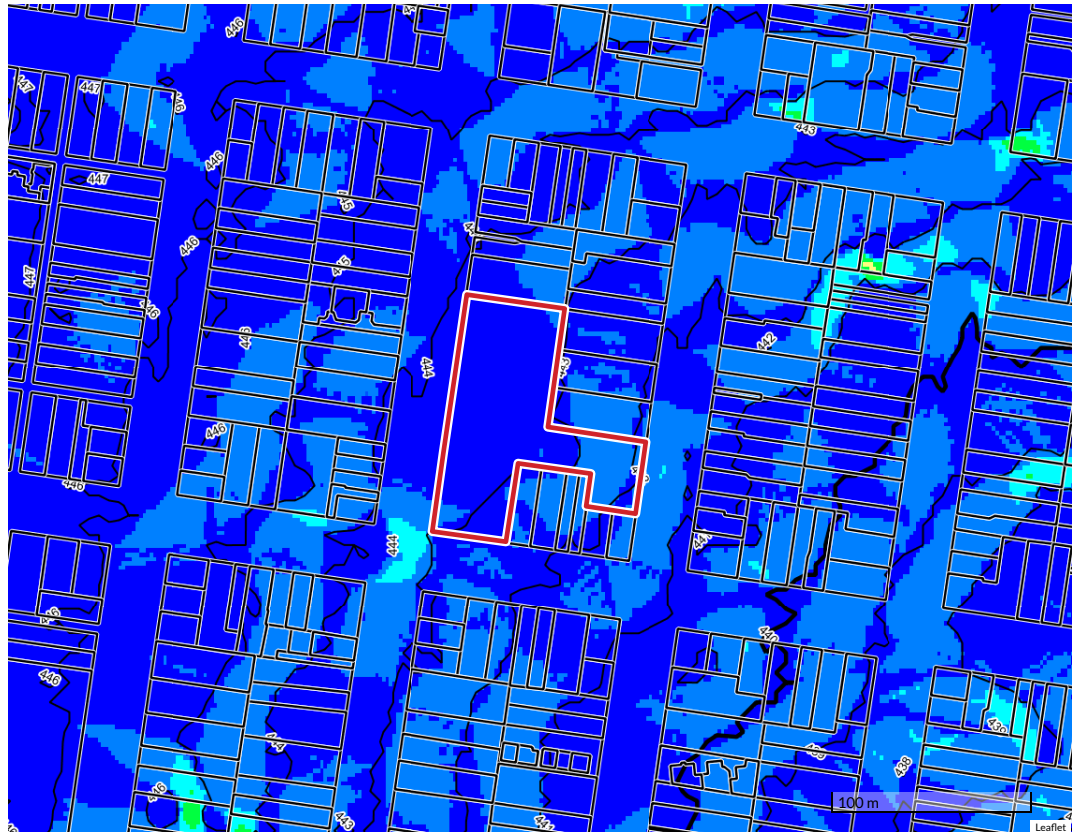
- SITE BOUNDARY
- CONTOURS
- EASEMENTS (ACTUAL)
- EASEMENTS (PROPOSED)
- PARCELS
- PROPERTIES

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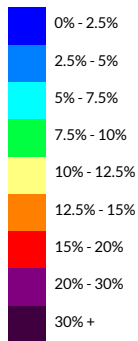
ADVERTISED PLAN

SLOPE MAP

AVERAGE SLOPE: 1.95%



LEGEND

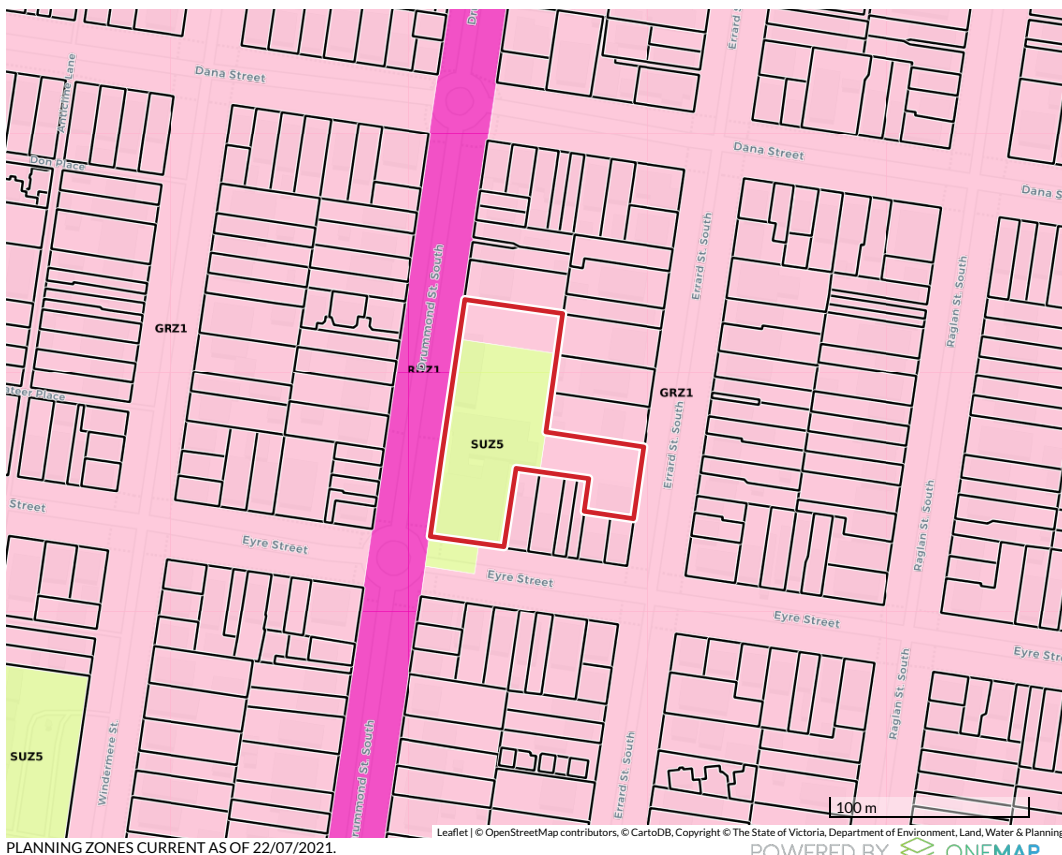


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PLANNING ZONES

- GRZ1**
GENERAL RESIDENTIAL ZONE
BALLARAT - GENERAL RESIDENTIAL ZONE - SCHEDULE 1
- SUZ5**
SPECIAL USE ZONE
BALLARAT - SPECIAL USE ZONE - SCHEDULE 5



LEGEND

RESIDENTIAL ZONES

- RGZ - RESIDENTIAL GROWTH
- R2Z - RESIDENTIAL 2
- NRZ - NEIGHBOURHOOD RESIDENTIAL
- GRZ - GENERAL RESIDENTIAL / R1Z - RESIDENTIAL
- 1
- R3Z - RESIDENTIAL 3
- LDRZ - LOW DENSITY RESIDENTIAL
- MUZ - MIXED USE
- TZ - TOWNSHIP

COMMERCIAL / BUSINESS ZONES

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

SPECIAL DEVELOPMENT ZONES

- ACZ - ACTIVITY CENTRE
- CCZ - CAPITAL CITY
- DZ - DOCKLANDS
- CDZ - COMPREHENSIVE DEVELOPMENT
- PDZ - PRIORITY DEVELOPMENT
- UGZ - URBAN GROWTH

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
- ERZ - ENVIRONMENTAL RURAL
- RCZ - RURAL CONSERVATION

OTHER ZONES

- SUZ - SPECIAL USE
- CA - COMMONWEALTH LAND
- PZ - PORT
- RDZ1 - ROAD - CATEGORY 1
- RDZ2 - ROAD - CATEGORY 2
- UFZ - URBAN FLOODWAY
- PPRZ - PUBLIC PARK AND RECREATION
- PCRZ - PUBLIC CONSERVATION AND RESOURCE
- PUZ4 - PUBLIC USE - TRANSPORT
- PUBLIC USE - PUZ1 - SERVICE & UTILITY / PUZ2 - EDUCATION / PUZ3 - HEALTH COMMUNITY / PUZ5 - CEMETARY / CREMATORIUM / PUZ6 - LOCAL GOVERNMENT / PUZ7 - OTHER PUBLIC USE
- MUNICIPALITY BOUNDARIES
- URBAN GROWTH BOUNDARY

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HERITAGE AND BUILT FORM OVERLAYS

- DDO20**
DESIGN AND DEVELOPMENT OVERLAY
BALLARAT - DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 20
- HO168**
HERITAGE OVERLAY
BALLARAT - HERITAGE OVERLAY (HO168)



PLANNING OVERLAYS CURRENT AS OF 22/07/2021.

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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



LEGEND

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

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LAND MANAGEMENT
 OVERLAYS
 NONE



PLANNING OVERLAYS CURRENT AS OF 22/07/2021.

LEGEND

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

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OTHER OVERLAYS

NONE



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)
- Other Overlays (OTHERS)

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AREAS OF CULTURAL
HERITAGE
SENSITIVITY
NONE



LEGEND

AREAS OF CULTURAL HERITAGE SENSITIVITY

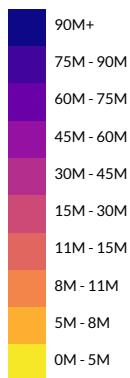
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GEOSCAPE BUILDINGS



LEGEND



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GEOSCAPE SURFACE COVER



LEGEND

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

Data Capture Dates: 26-Feb-2017

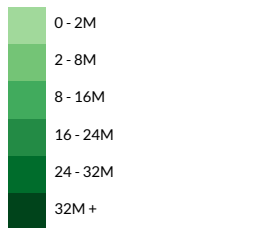
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GEOSCAPE TREE & OTHER VEGETATION



LEGEND



UNSPECIFIED VEGETATION (Dark brownish-green swatch)
TREES (UNKNOWN HEIGHT) (Lightest green swatch)

Data Capture Dates: 26-Feb-2017

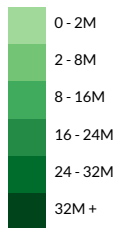
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GEOSCAPE TREE COVER (KNOWN HEIGHTS)



LEGEND



Data Capture Dates: 26-Feb-2017

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Supa IGA Stores	Dervied From IGA Data		licence 07/11/2016
Thomas Dux Stores	Dervied From Thomas Dux Data		07/11/2016
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About Life Stores	Dervied From About Life Data		07/11/2016
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