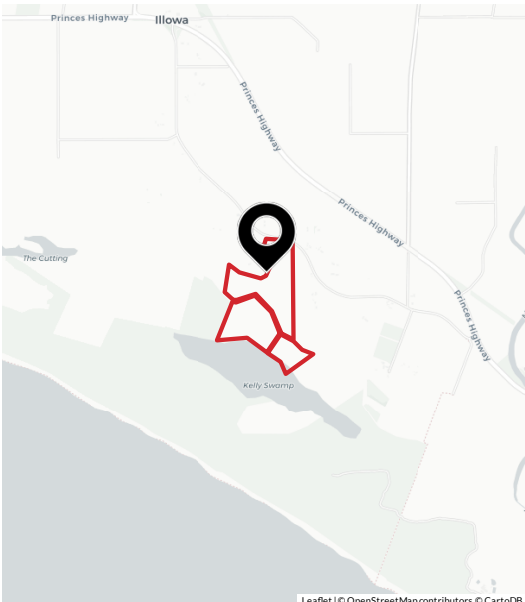


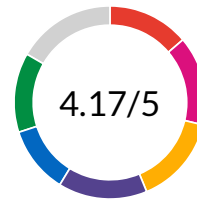
MYERS PLANNING GROUP

MULTI-SITE REPORT
227 ILLOWA ROAD, ILLOWA
CREATED ON 08-10-2024

POWERED BY  ONEMAP



ONEMAP AMENITY SCORE



ACCESS

TRAIN - 8.11km

BUS - 2.7km

MAJOR SUPERMARKETS - 3.49km

GOVT. PRIMARY SCHOOLS - 5.55km

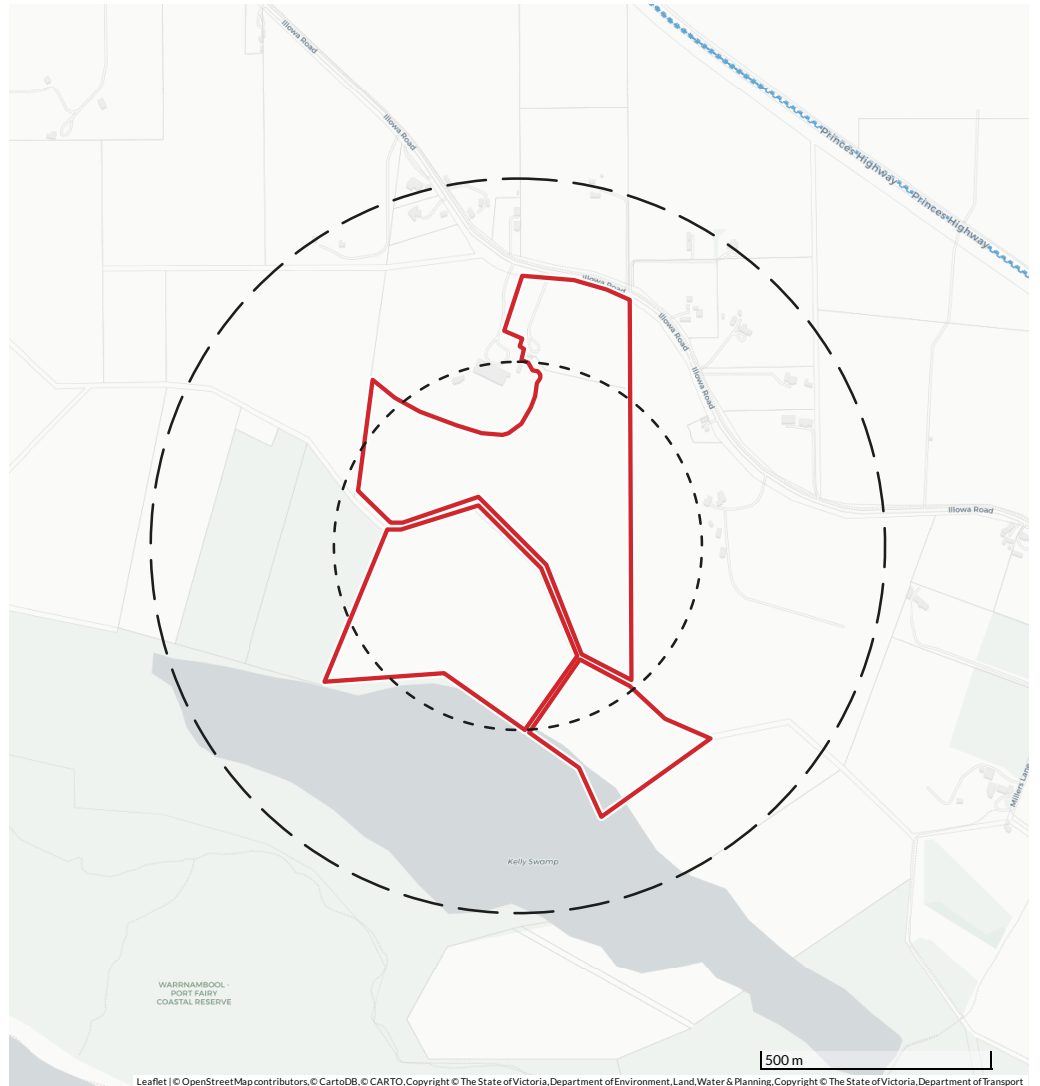
GOVT. SECONDARY SCHOOLS - 5.3km

ADDITIONAL INFORMATION

CLOSEST GOVERNMENT PRIMARY SCHOOL
Warrnambool West Primary School (5.55km)

CLOSEST GOVERNMENT SECONDARY SCHOOL
Brauer Secondary College (5.3km)

SITE CONTEXT MAP



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POWERED BY ONEMAP

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

SITE PLAN

AREA: 46.6HA

NO. OF PARCELS: 2

MUNICIPALITY:

MOYNE

SUBURB:

ILLOWA

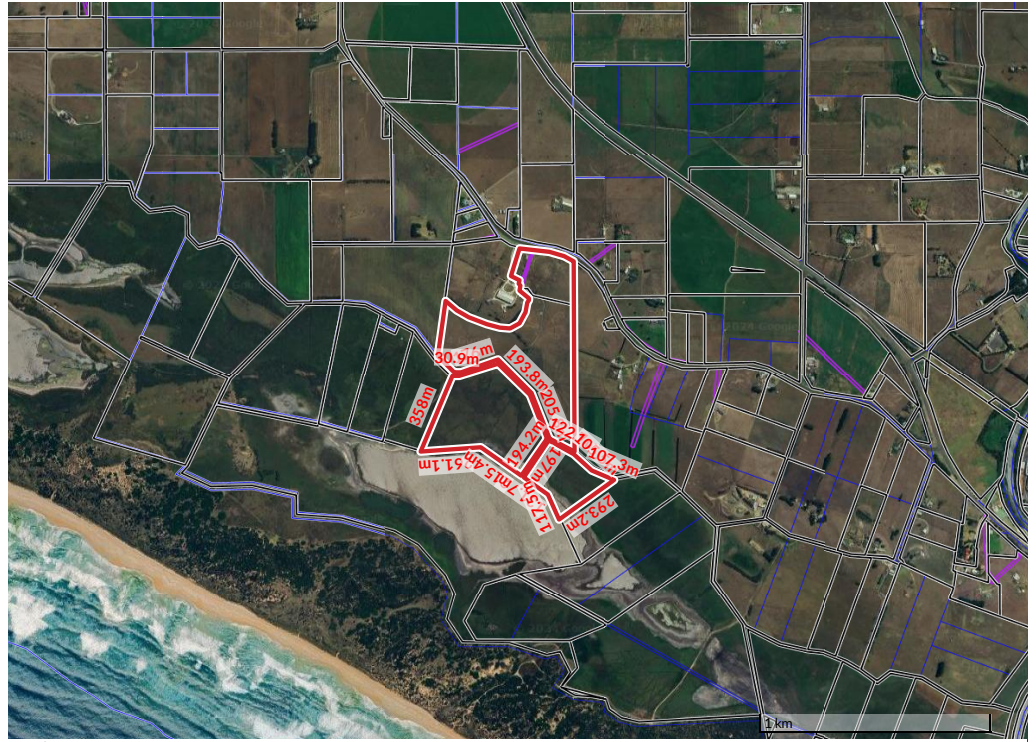
SITE ADDRESSES

227 ILLOWA ROAD ILLOWA VIC
3282

229 ILLOWA ROAD ILLOWA VIC
3282

PARCEL SPI:

3\PS614172, 2\PS614172



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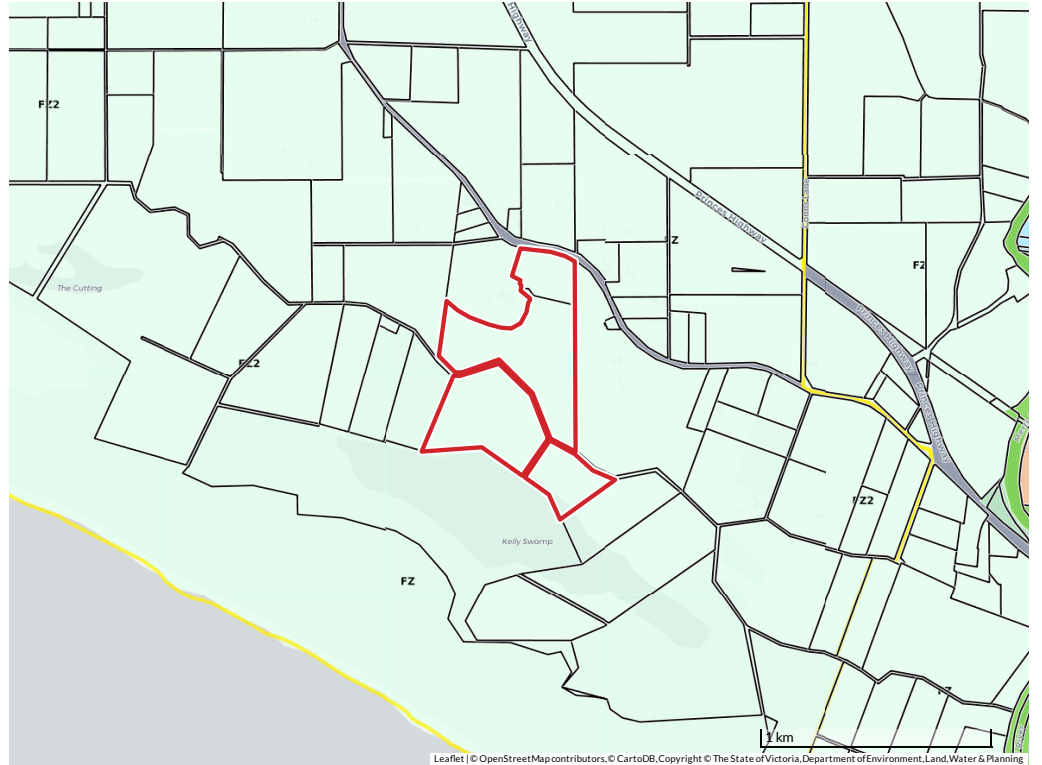
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LEGEND

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

PLANNING ZONES

FZ2
FARMING ZONE
MOYNE - FARMING ZONE -
SCHEDULE 2



PLANNING ZONES CURRENT AS OF 26/09/2024.

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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

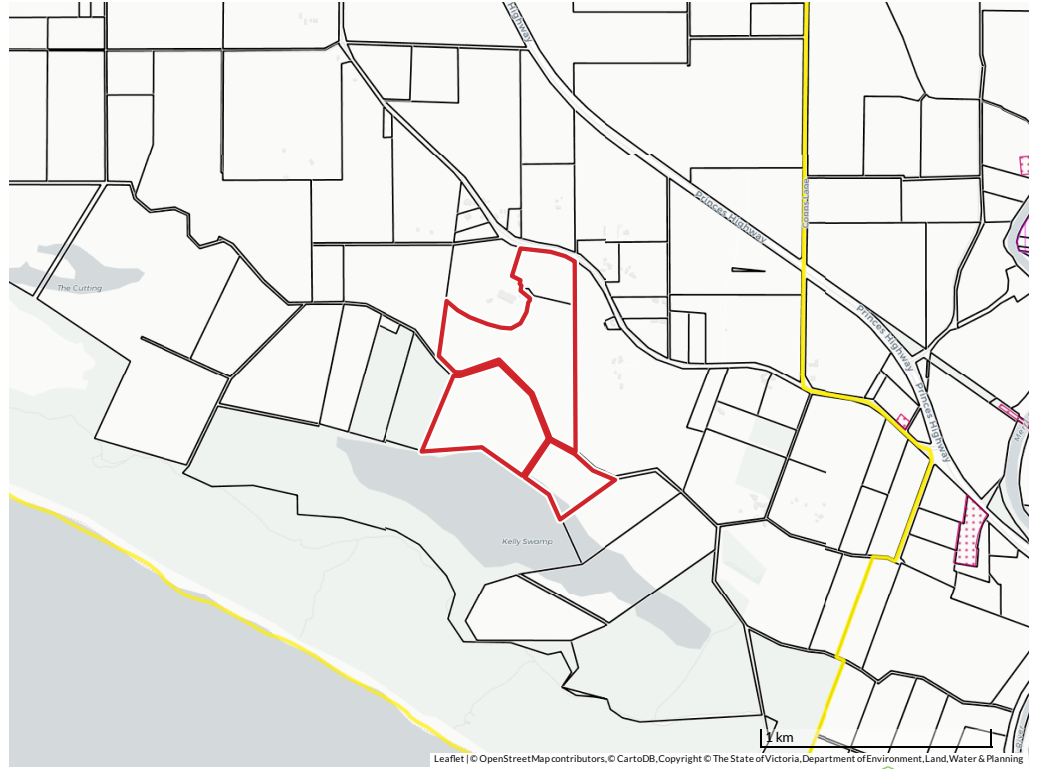
PUBLIC LAND ZONES

- 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

HERITAGE AND BUILT
FORM OVERLAYS
NONE



PLANNING OVERLAYS CURRENT AS OF 26/09/2024.

POWERED BY 

LEGEND

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

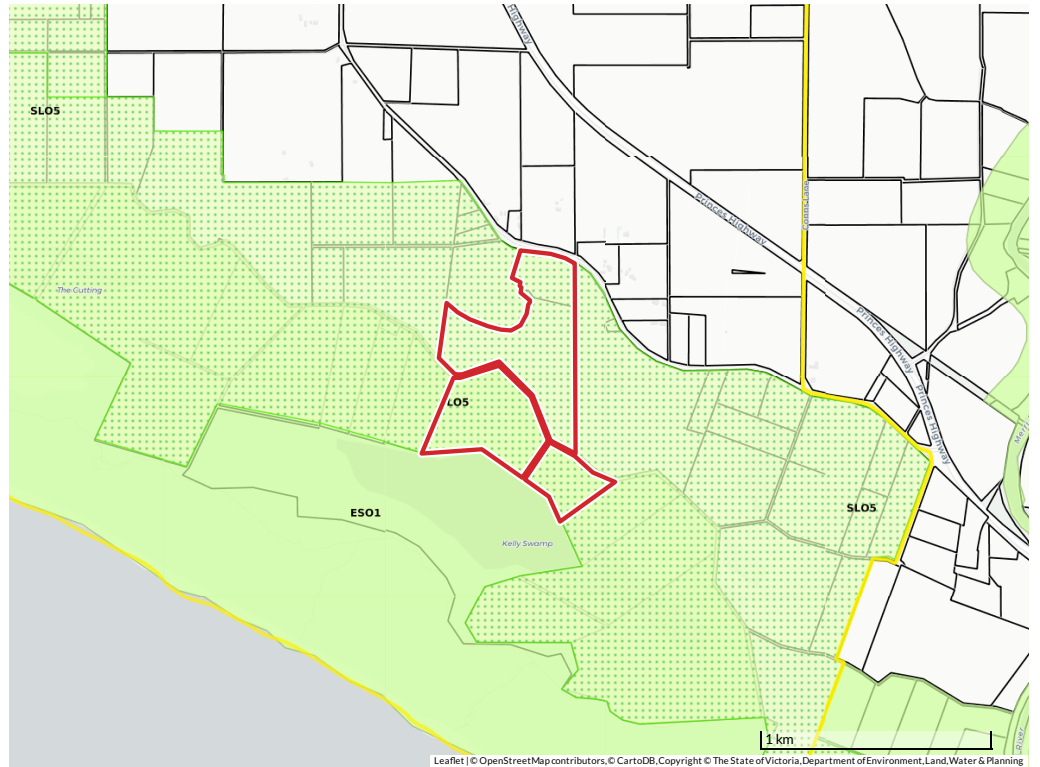
ENVIRONMENTAL AND LANDSCAPE OVERLAYS

ESO1

ENVIRONMENTAL SIGNIFICANCE OVERLAY
MOYNE - ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1

SLO5

SIGNIFICANT LANDSCAPE OVERLAY
MOYNE - SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 5



PLANNING OVERLAYS CURRENT AS OF 26/09/2024.

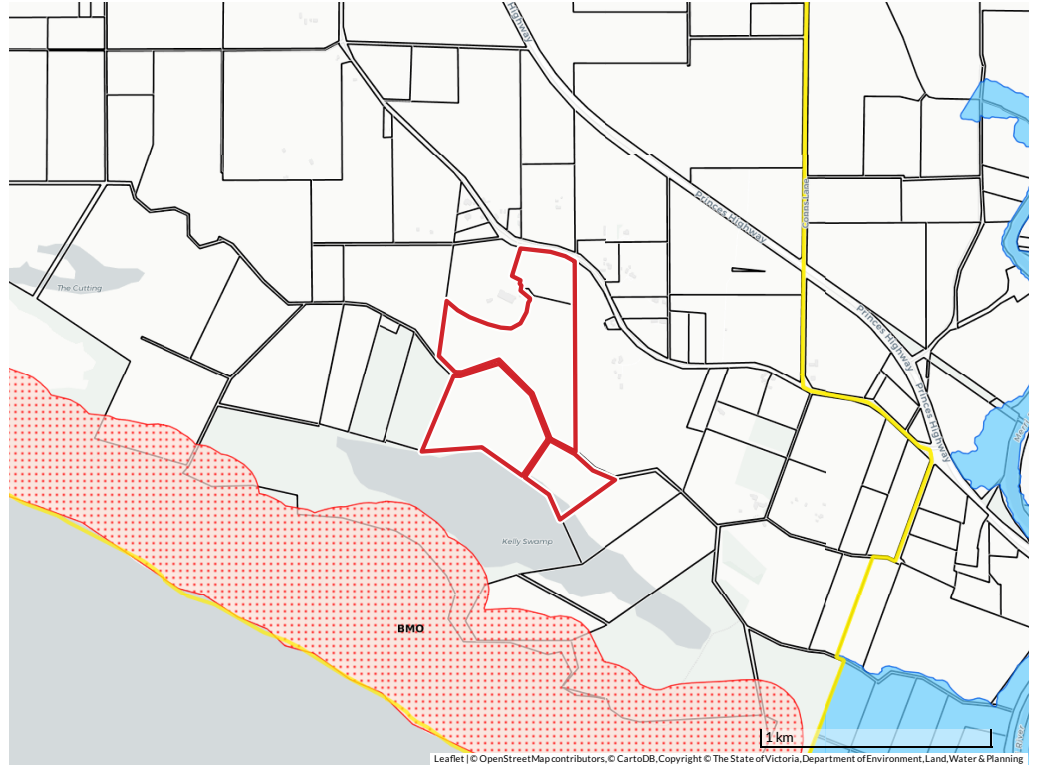
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POWERED BY ONEMAP

LEGEND

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

LAND MANAGEMENT
OVERLAYS
NONE











PLANNING OVERLAYS CURRENT AS OF 26/09/2024.

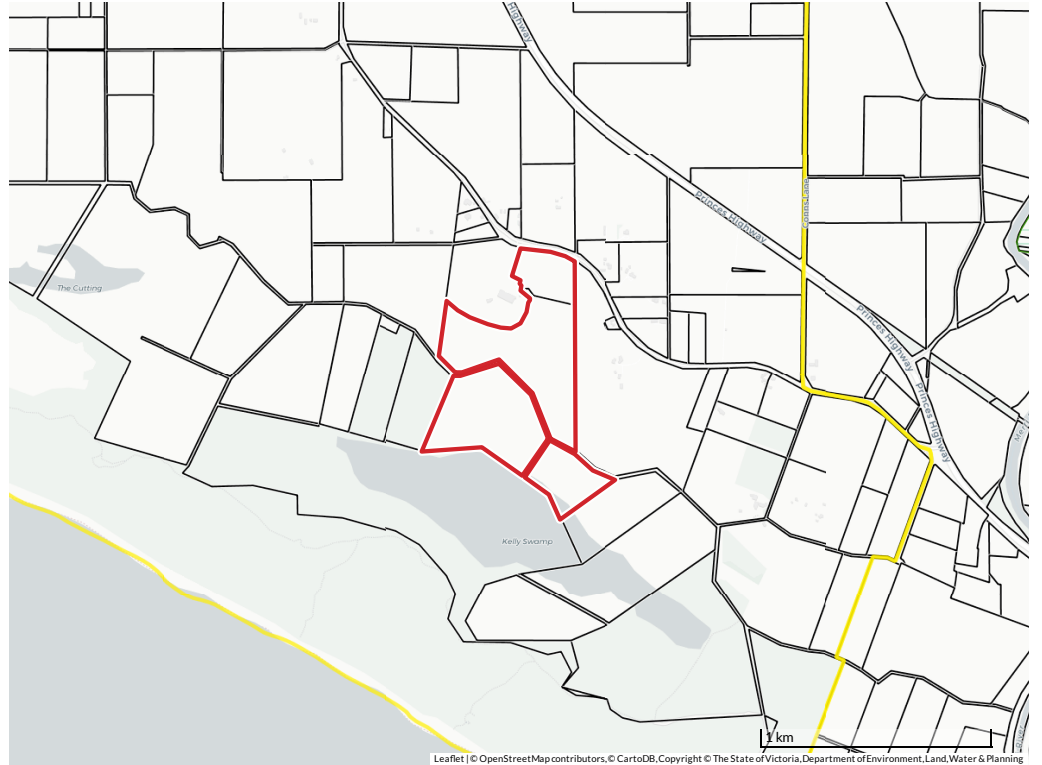
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LEGEND

-  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)

OTHER OVERLAYS
NONE
















PLANNING OVERLAYS CURRENT AS OF 26/09/2024.

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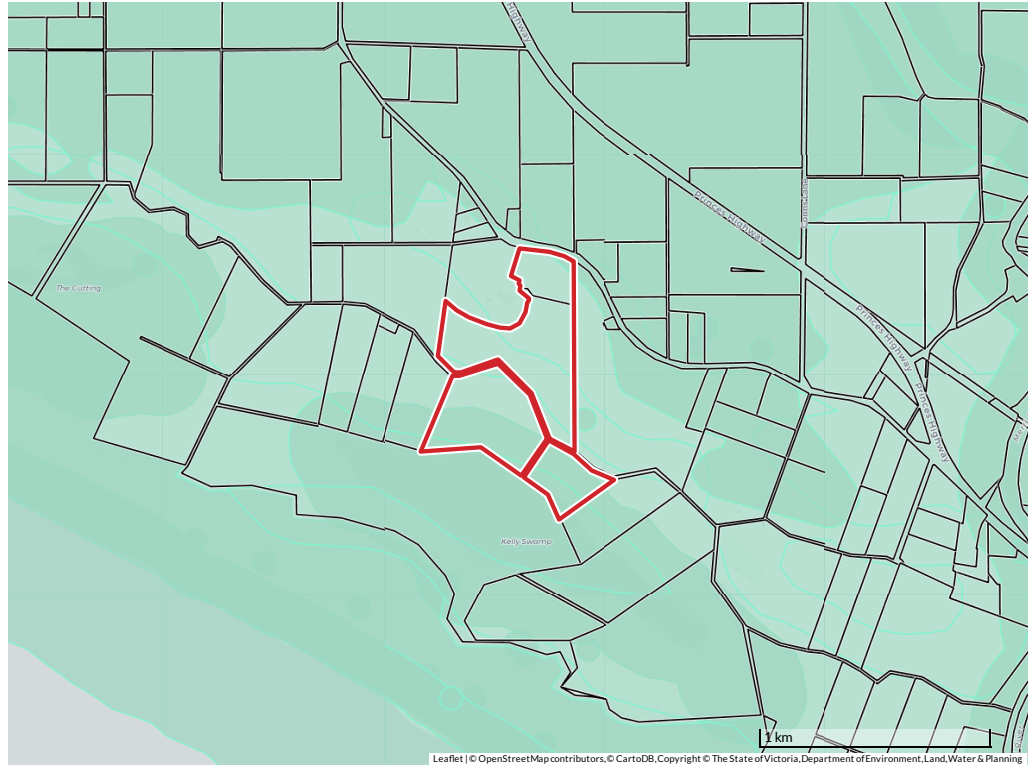
POWERED BY ONEMAP

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)

AREAS OF CULTURAL HERITAGE SENSITIVITY

This property is within, or is affected by, one or more 'areas of cultural heritage sensitivity' as described in the Aboriginal Heritage Regulations 2018.



CULTURAL SENSITIVITY CURRENT AS OF 26/09/2024.

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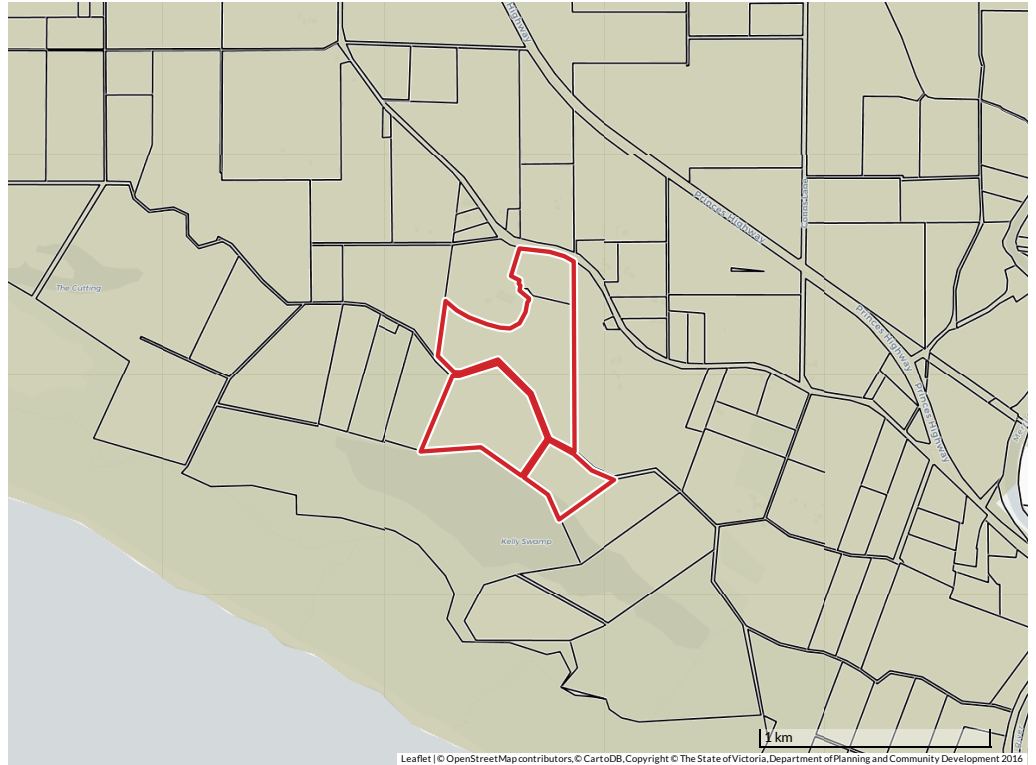
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LEGEND

 AREAS OF CULTURAL HERITAGE SENSITIVITY

BUSHFIRE PRONE AREAS

This property is in a designated bushfire prone area.



BUSHFIRE PRONE CURRENT AS OF 26/09/2024.

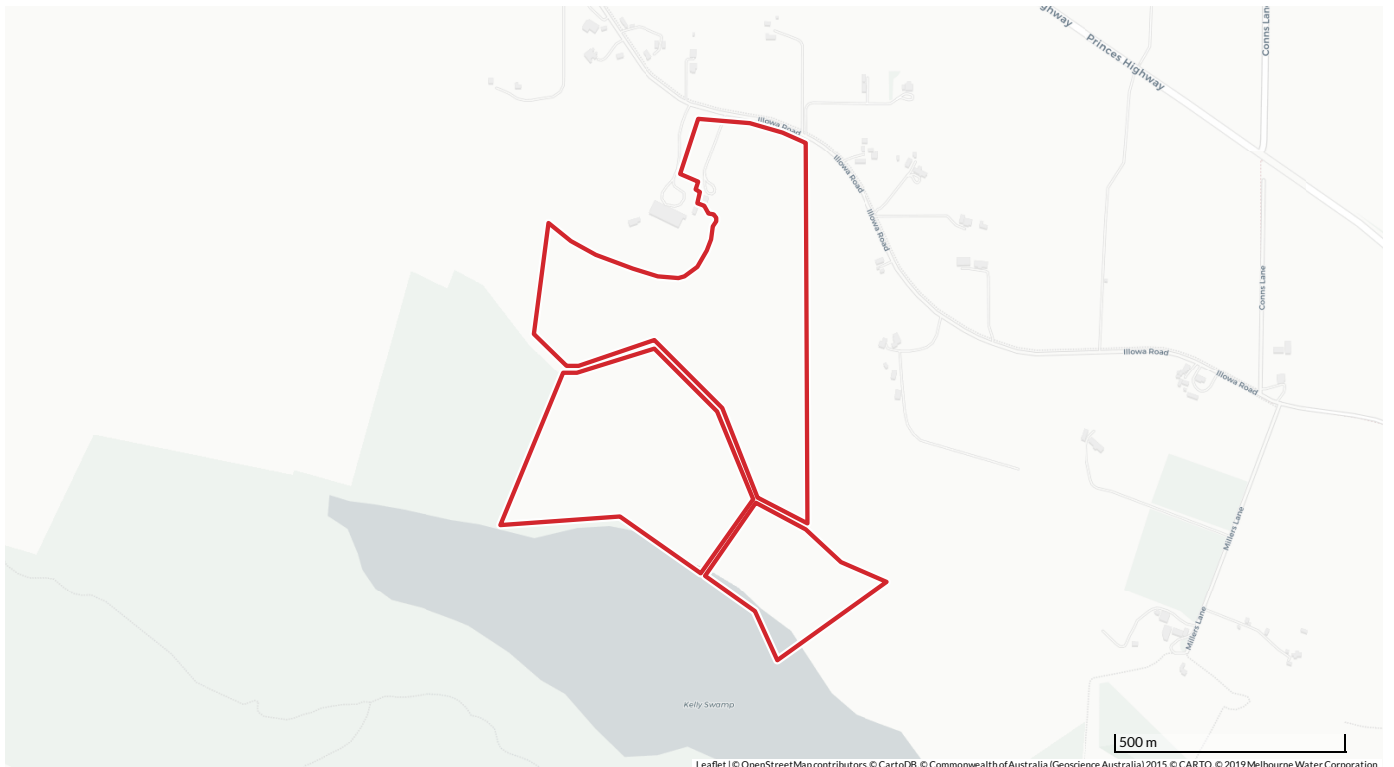
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LEGEND

 BUSHFIRE PRONE AREAS

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].

POWERED BY ONEMAP

LEGEND

NATIONAL OIL GAS INFRASTRUCTURE

OIL PIPELINES

- OIL PIPELINE
- PROPOSED OIL PIPELINE

GAS PIPELINES

- GAS PIPELINE
- PROPOSED GAS PIPELINE

WATER SUPPLY MAIN PIPELINES

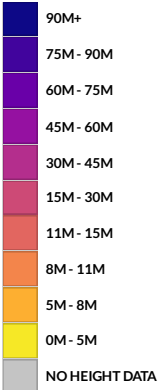
MAIN LINE TYPE

- AQUADUCT
- PIPELINE
- TUNNEL
- SIPHON
- OTHER

GEOSCAPE BUILDINGS

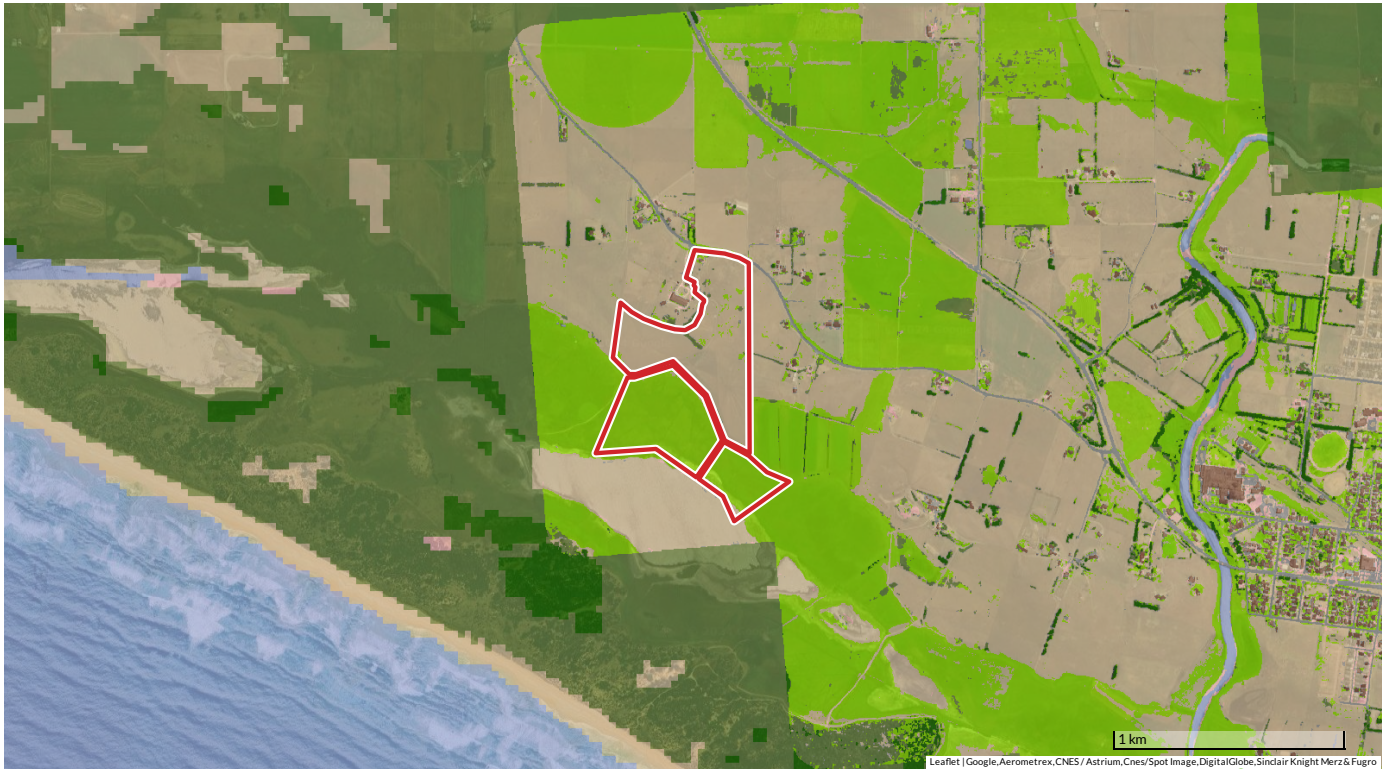


LEGEND



Data Capture Dates: 17-Feb-2013, 22-Dec-2015,
04-Mar-2020, 11-Oct-2020

GEOSCAPE SURFACE COVER



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LEGEND

SURFACE COVER

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

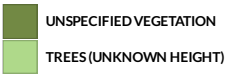
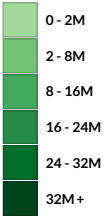
Data Capture Dates: 23-Dec-2015

GEOSCAPE TREE & OTHER VEGETATION



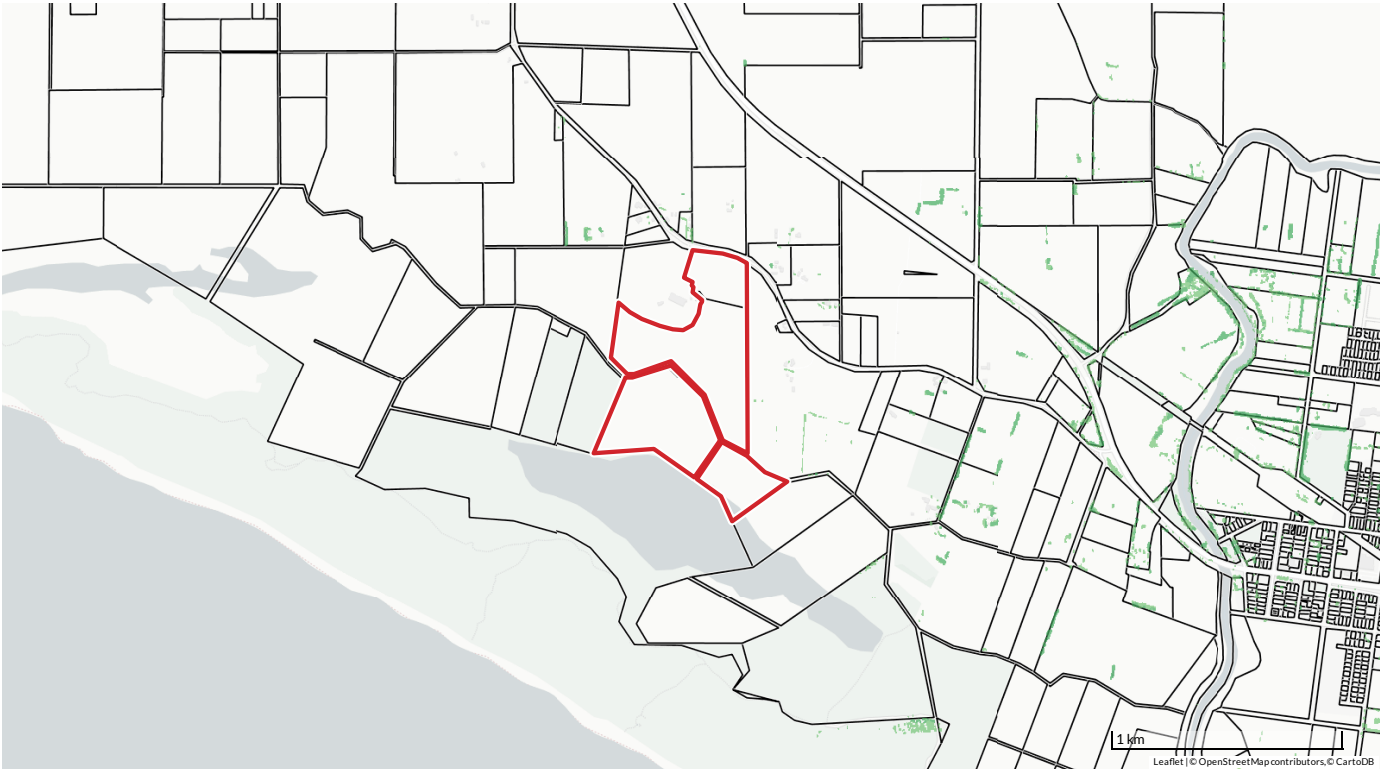
LEGEND

TREE COVER



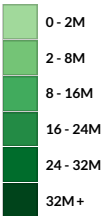
Data Capture Dates: 23-Dec-2015

GEOSCAPE TREE COVER (KNOWN HEIGHTS)



LEGEND

TREE COVER



Data Capture Dates: 23-Dec-2015

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Confidence is displayed as a colour coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.

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