MYERS
PLANNING GROUP

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

POWERED BY ONEMAP

ONEMAP AMENITY SCORE

4.17/5

EDUCATION

HEALTH

COMMUNITY

RETAIL

TRANSPORT

RECREATION
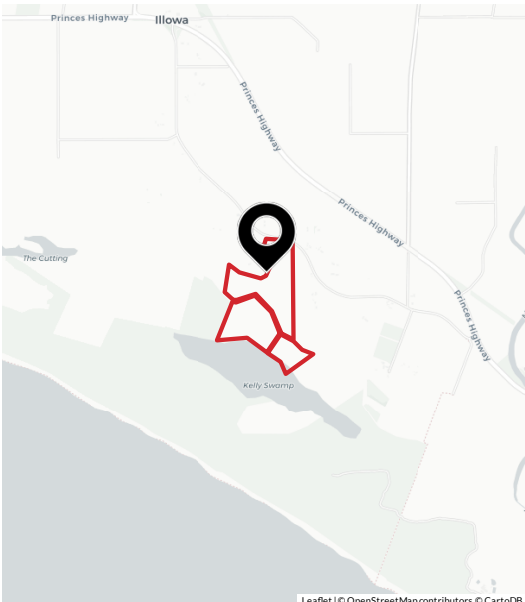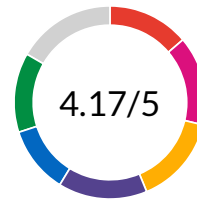
ACCESS

TRAIN - 8.11km

BUS - 2.7km

MAJOR SUPERMARKETS - 3.49km
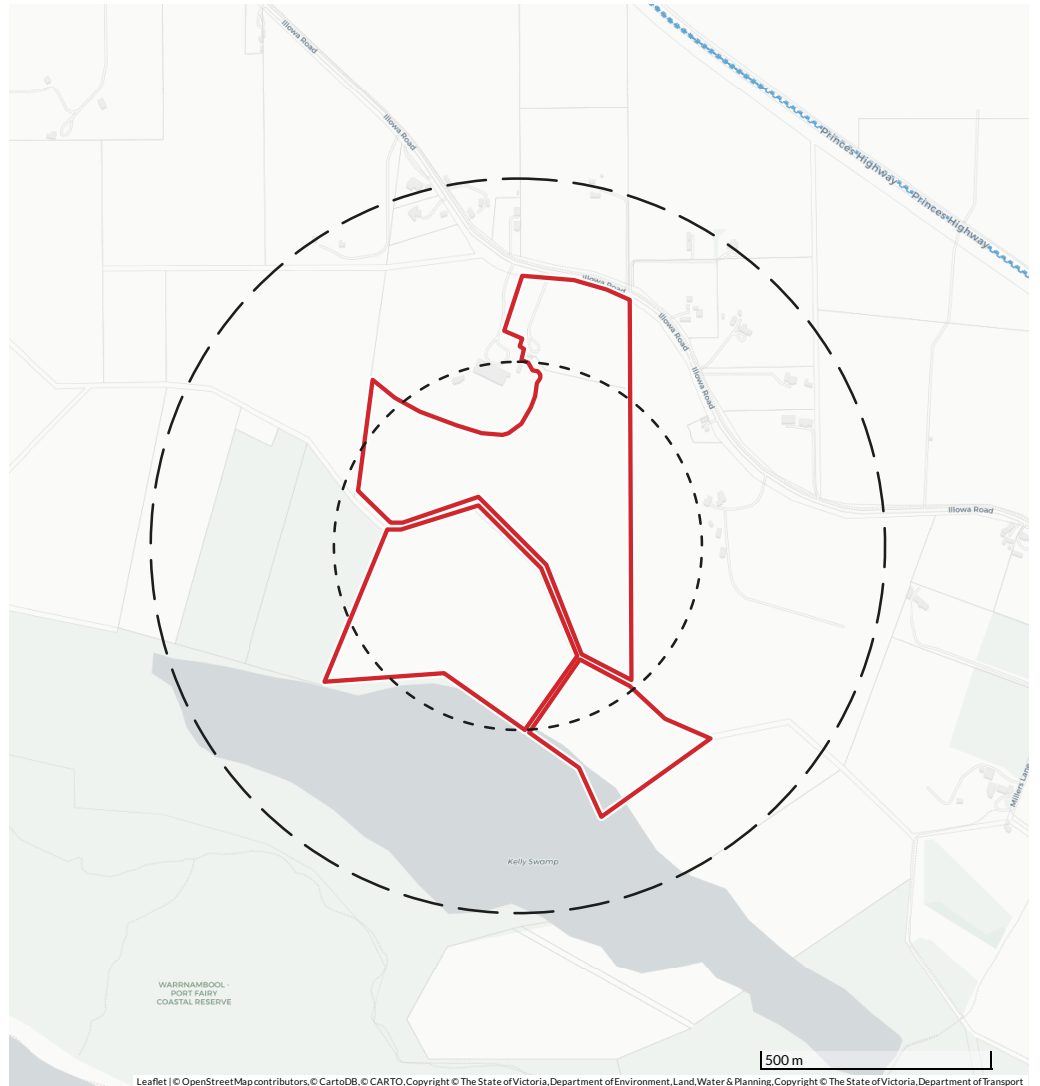
GOVT. PRIMARY SCHOOLS - 5.55km

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)

MYERS
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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

AMENITY DETAILS MAP

4.17/5

EDUCATION

SECONDARY SCHOOL >= 10KM
PRIMARY SCHOOL >= 10KM
TAFE >= 10KM
UNIVERSITY >= 25KM

HEALTH

HOSPITAL >= 10KM
CLINIC >= 10KM

COMMUNITY

CHILD CARE >= 10KM
AGED CARE >= 10KM
HALL >= 10KM
LIBRARY >= 10KM
CIVIC >= 10KM

RETAIL

FOOD >= 10KM
SUPERMARKET >= 10KM
BIGBOX STORE >= 10KM
PETROL STATION >= 10KM

TRANSPORT

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

RECREATION

PARK >= 10KM
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: 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
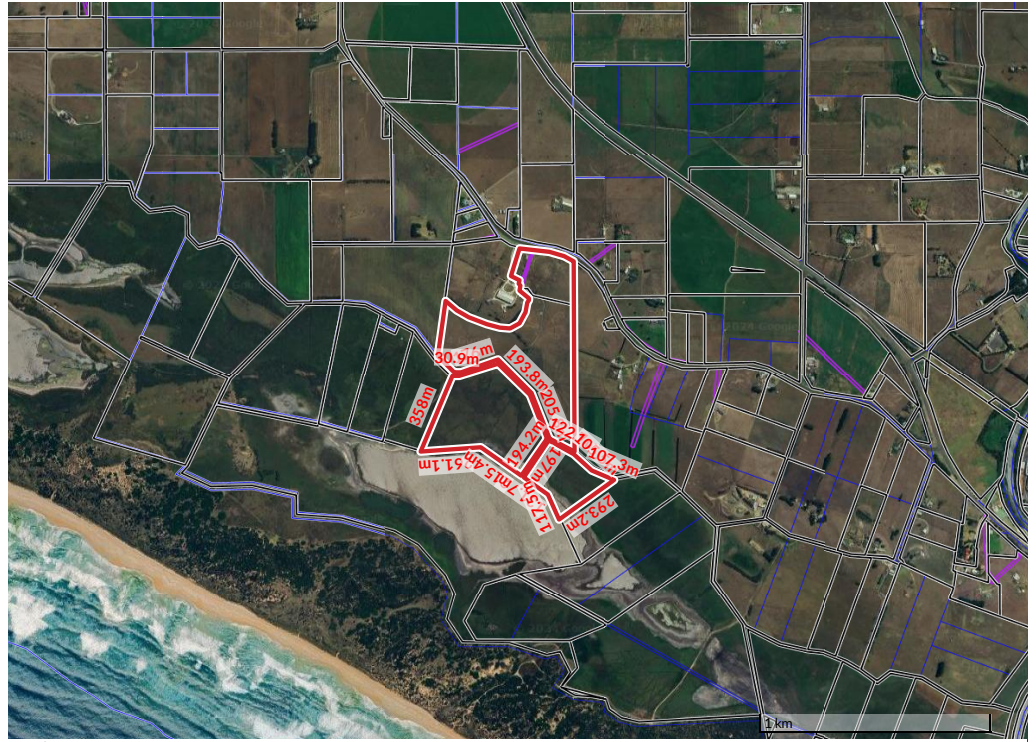
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LEGEND

━━━ SITE BOUNDARY

━━━ CONTOURS

━━━ EASEMENTS (ACTUAL)

━━━ EASEMENTS (PROPOSED)

━━━ PARCELS

━━━ PROPERTIES

PLANNING ZONES

FZ2

FARMING ZONE
MOYNE - FARMING ZONE -
SCHEDULE 2
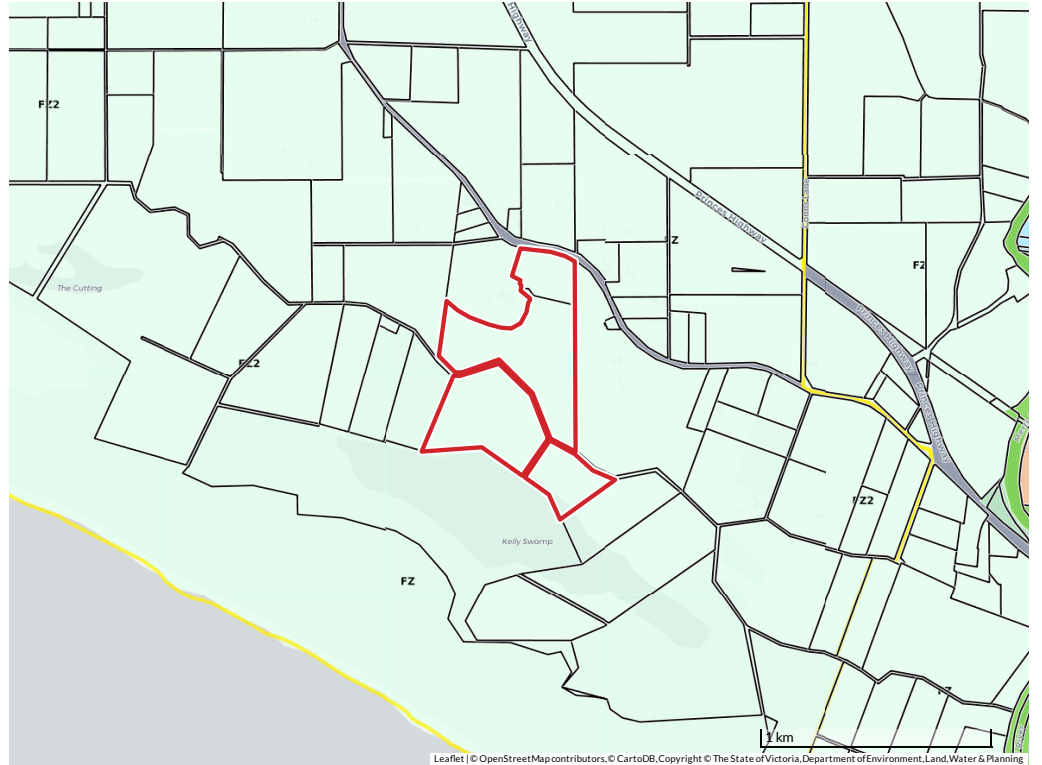
PLANNING ZONES CURRENT AS OF 26/09/2024.

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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 / PUZ 5 - CEMETARY / CREMATORIUM / PUZ 6 - 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
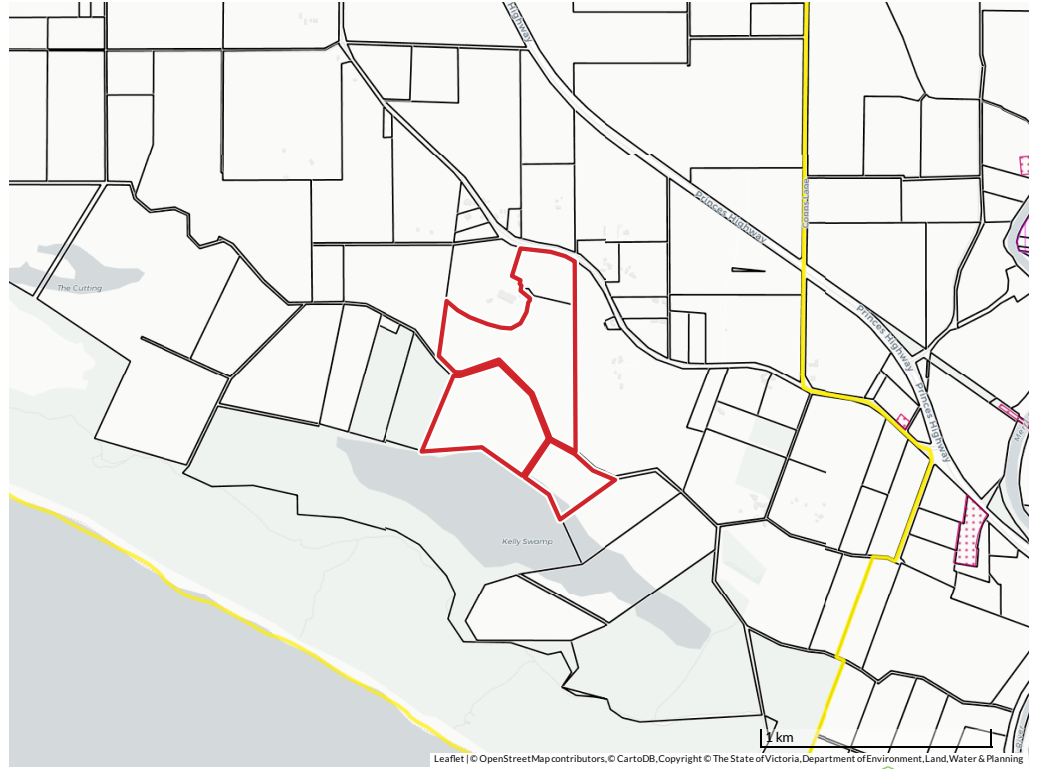
PLANNING OVERLAYS CURRENT AS OF 26/09/2024.

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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
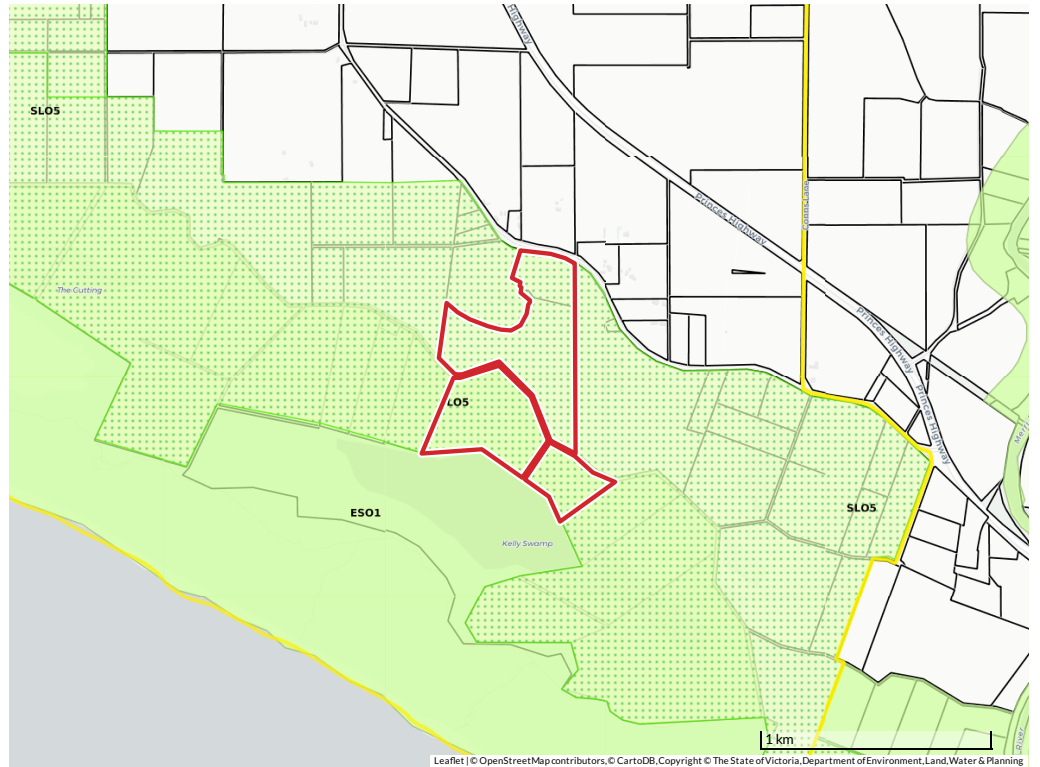
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LEGEND

■ **Environmental Significance** (ESO)

■ **Vegetation Protection** (VPO)

▦ **Significant Landscape** (SLO)

LAND MANAGEMENT OVERLAYS

NONE
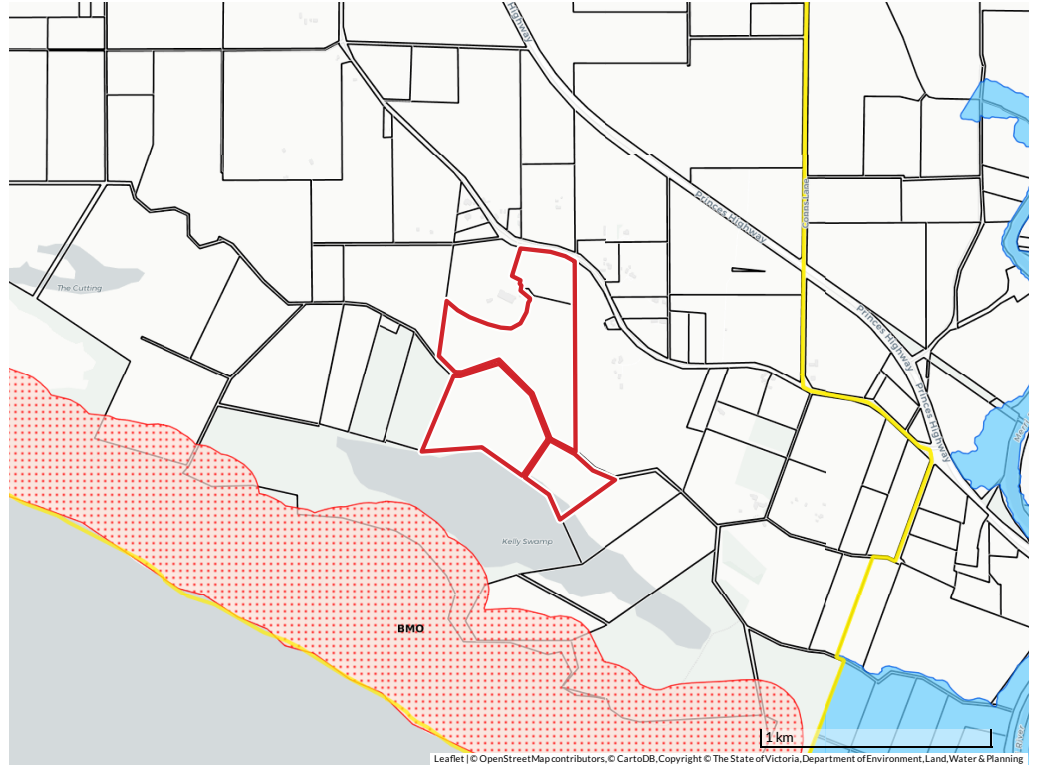
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LEGEND

▦	**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
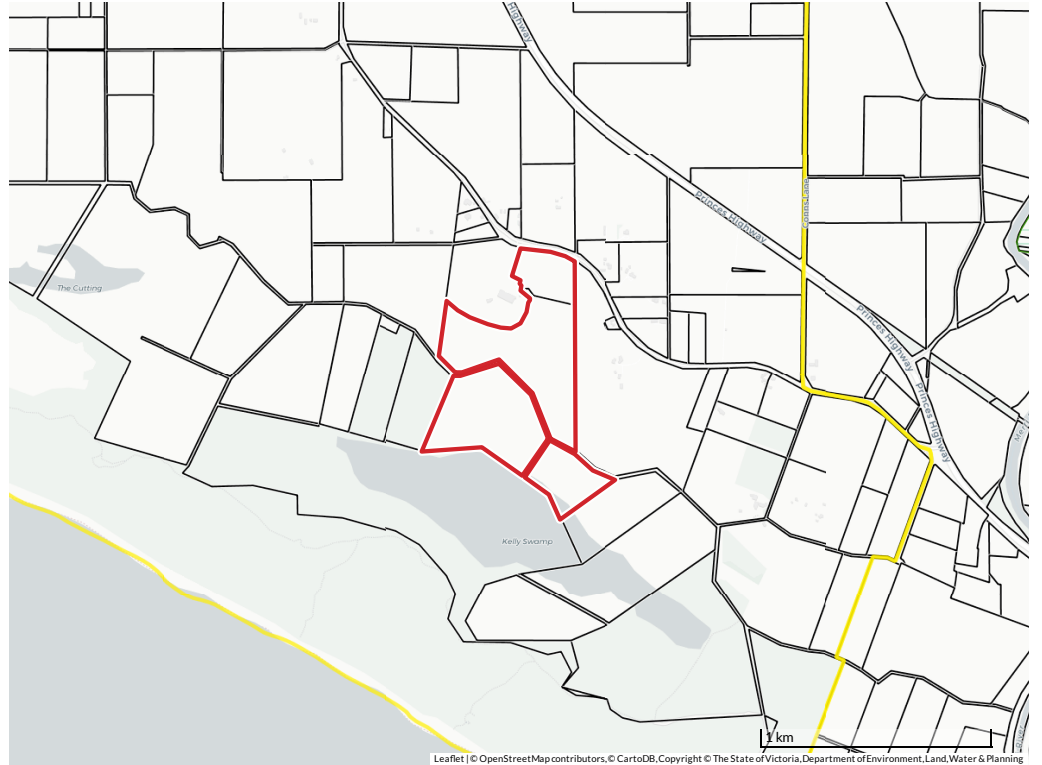
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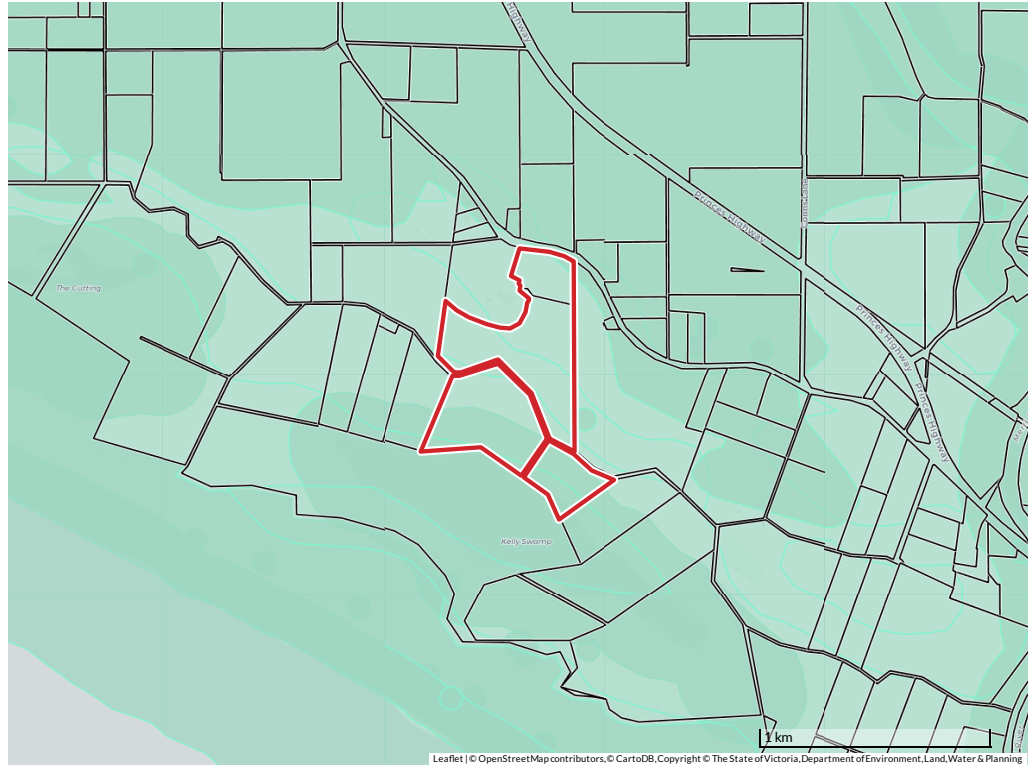
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LEGEND

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)

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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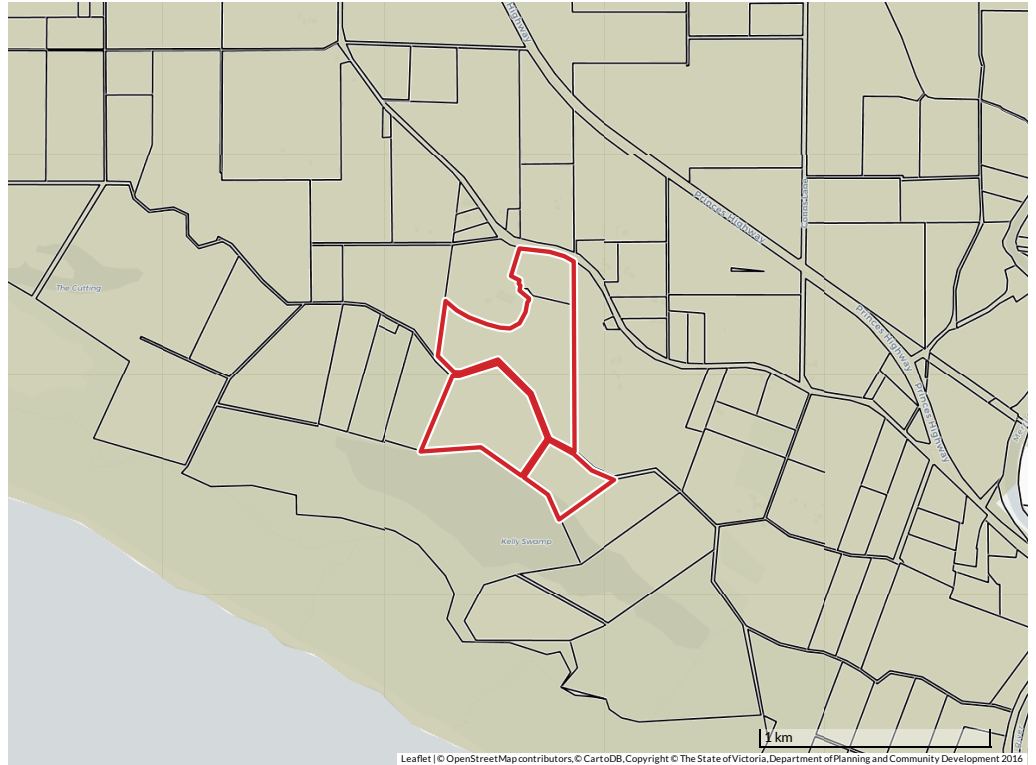
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LEGEND

AREAS OF CULTURAL HERITAGE SENSITIVITY

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BUSHFIRE PRONE AREAS

This property is in a designated bushfire prone area.
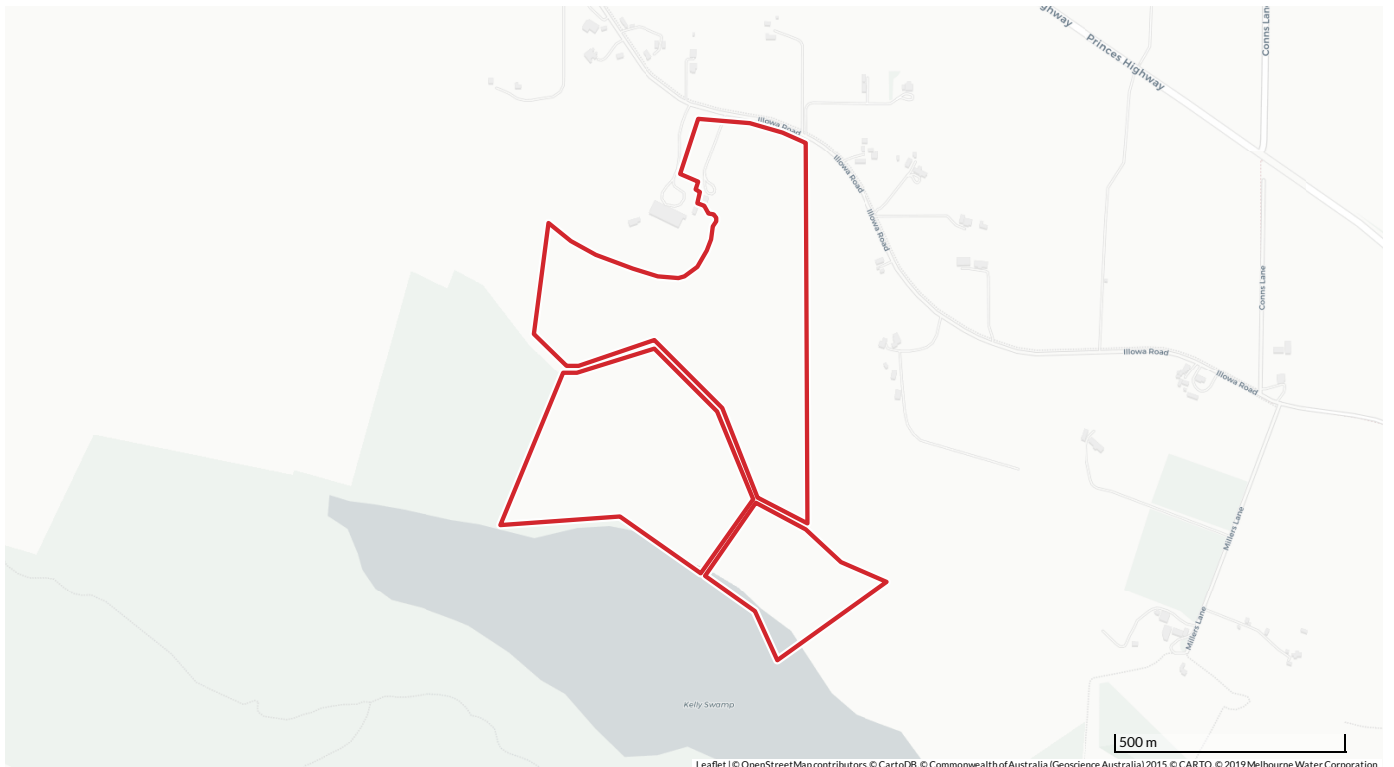

BUSHFIRE PRONE CURRENT AS OF 26/09/2024.

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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
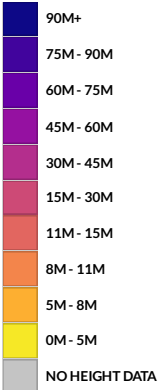
– – PROPOSED GAS PIPELINE

WATER SUPPLY MAIN PIPELINES

MAIN LINE TYPE

—— AQUADUCT

—— PIPELINE

—— TUNNEL
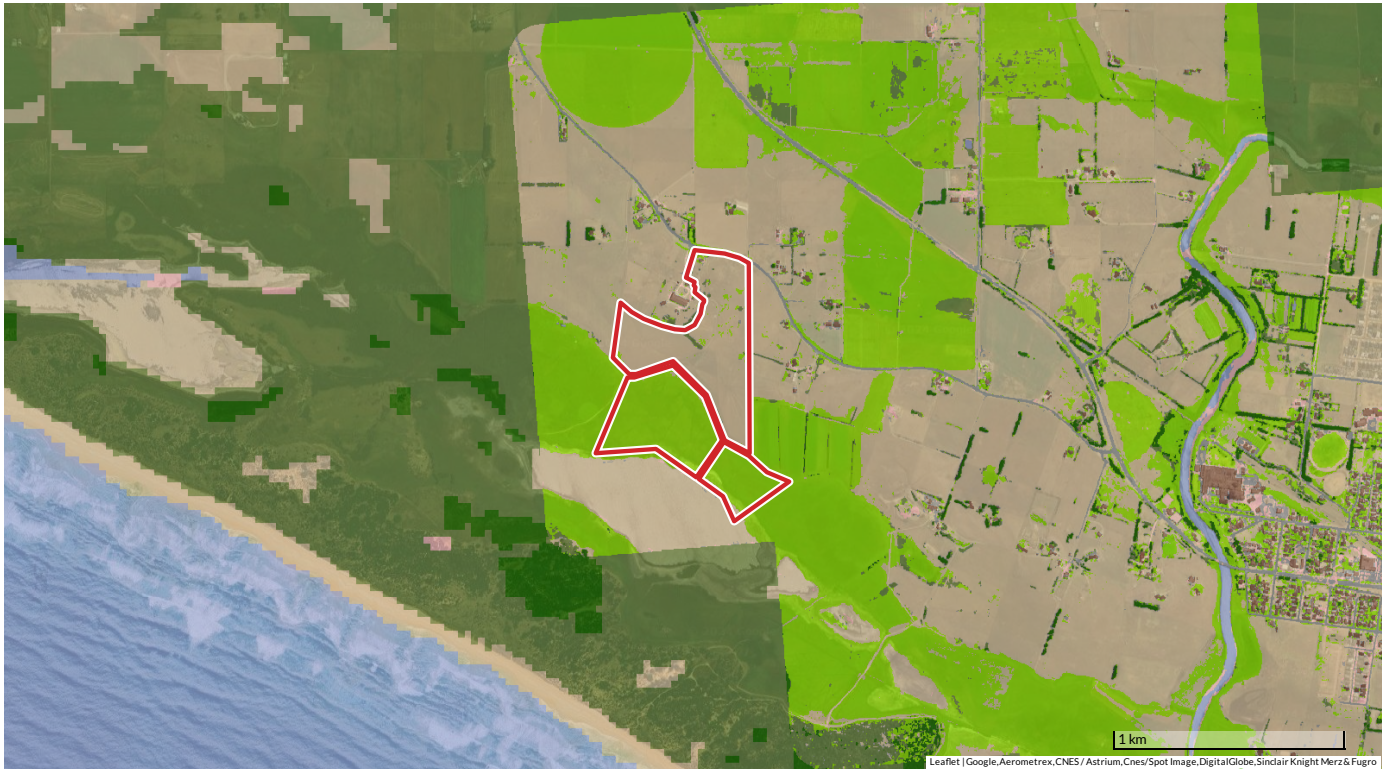
—— SIPHON

—— OTHER

GEOSCAPE BUILDINGS

1 km

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LEGEND

- 90M+
- 75M - 90M
- 60M - 75M
- 45M - 60M
- 30M - 45M
- 15M - 30M
- 11M - 15M
- 8M - 11M
- 5M - 8M
- 0M - 5M
- NO HEIGHT DATA

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

GEOSCAPE SURFACE COVER

LEGEND

SURFACE COVER

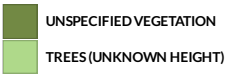|	
	BARE EARTH
	ROAD AND PATH
	GRASS
	TREES
	UNSPECIFIED VEGETATION
	WATER
	BUILT-UP AREAS
	BUILDINGS
	SWIMMING POOL
	CLOUD
	SHADOW

Data Capture Dates: 23-Dec-2015

GEOSCAPE TREE & OTHER VEGETATION

1 km

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LEGEND

TREE COVER

- 0 - 2M
- 2 - 8M
- 8 - 16M
- 16 - 24M
- 24 - 32M
- 32M +

UNSPECIFIED VEGETATION

TREES (UNKNOWN HEIGHT)

Data Capture Dates: 23-Dec-2015

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GEOSCAPE TREE COVER (KNOWN HEIGHTS)

1 km

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LEGEND

TREE COVER

- 0 - 2M
- 2 - 8M
- 8 - 16M
- 16 - 24M
- 24 - 32M
- 32M +

Data Capture Dates: 23-Dec-2015

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CORELOGIC - RP DATA AVM ESTIMATES

CORELOGIC - RP DATA GENERAL DISCLAIMER

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