

MYERS

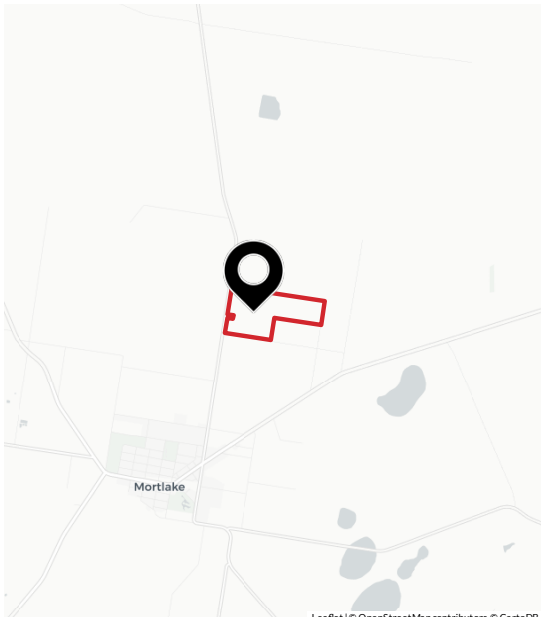
PLANNING GROUP

SITE REPORT

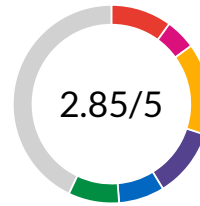
258 MORTLAKE-ARARAT ROAD
MORTLAKE VIC 3272

CREATED ON 14-03-2023

POWERED BY  ONEMAP



ONEMAP AMENITY SCORE



EDUCATION	    
HEALTH	   
COMMUNITY	    
RETAIL	    
TRANSPORT	   
RECREATION	    

ACCESS

TRAIN - 25.65km

BUS - 3.24km

MAJOR SUPERMARKETS - 3.23km

GOVT. PRIMARY SCHOOLS - 3.6km

GOVT. SECONDARY SCHOOLS - 3.55km

ADDITIONAL INFORMATION

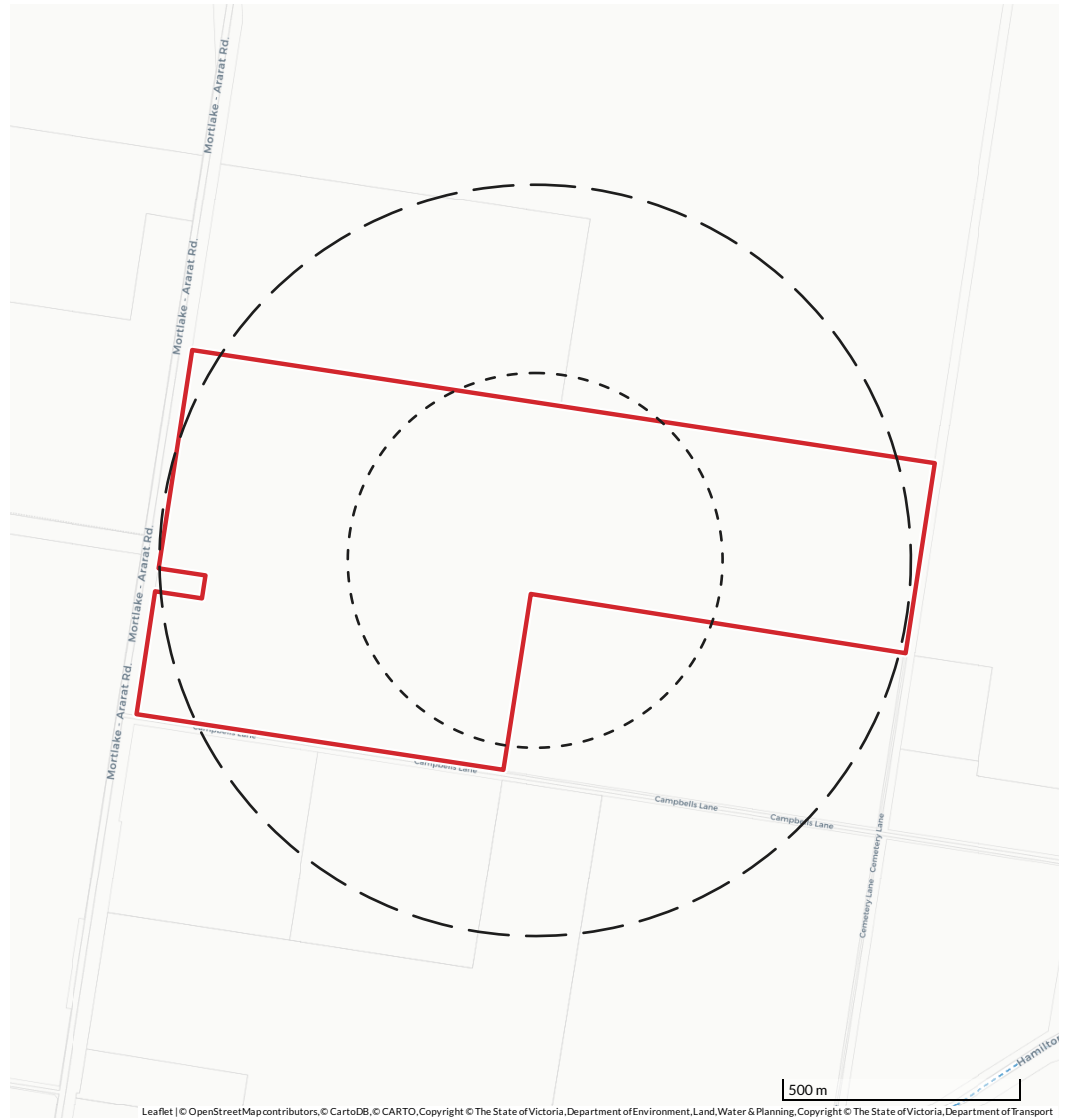
CLOSEST GOVERNMENT PRIMARY SCHOOL

Mortlake P-12 College (3.6km)

CLOSEST GOVERNMENT SECONDARY SCHOOL

Mortlake P-12 College (3.55km)

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

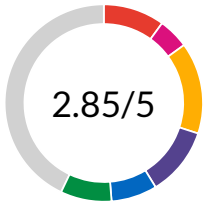
◆ FUTURE TRAM STOPS

— FUTURE TRAIN LINES

— FUTURE TRAM ROUTES

POWERED BY ONEMAP

AMENITY DETAILS MAP



EDUCATION



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

HEALTH



HOSPITAL >= 50KM
CLINIC >= 50KM

COMMUNITY



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

RETAIL



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

TRANSPORT

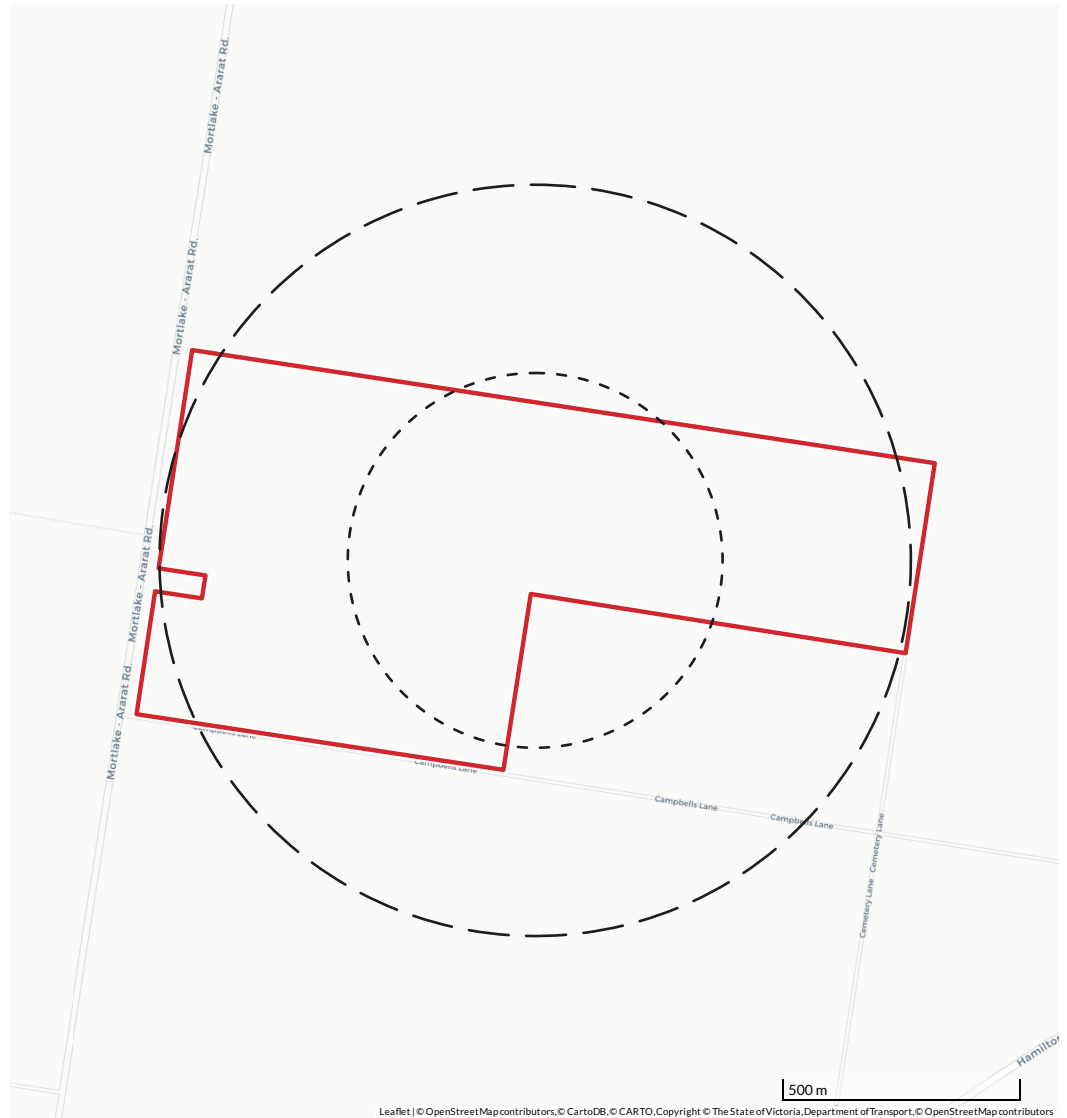


BUS >= 10KM
RAIL >= 30KM
AIRPORT >= 50KM

RECREATION



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



LEGEND

— SITE BOUNDARY

- - - 400M RADIUS

— 800M RADIUS

AMENITY

EDUCATION

TRANSPORT

COMMUNITY

RETAIL

HEALTH

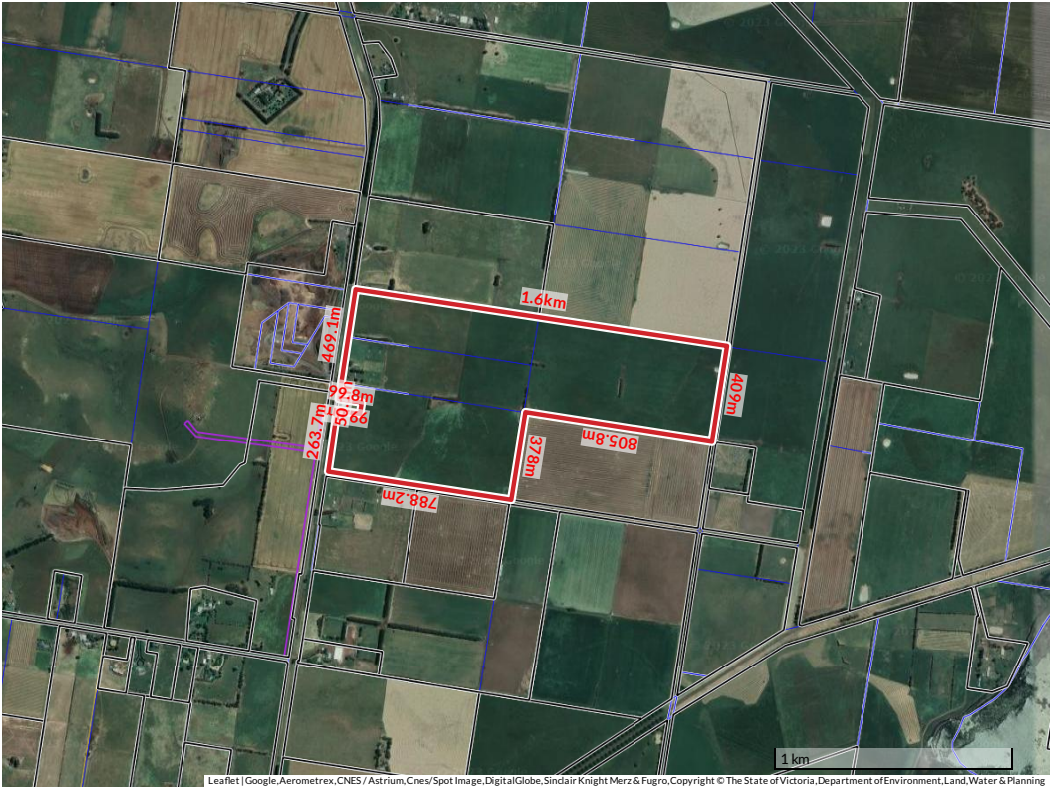
RECREATION

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SITE PLAN

AREA: 94.18HA
NO. OF PARCELS: 4
MUNICIPALITY:
MOYNE
SUBURB:
MORTLAKE
GOVT. REPORTS:
PLANNING PROPERTY
BASIC PROPERTY
PARCEL SPI:
6\10\PP3196, 1\TP575877, 1\TP918835,
2\TP918835
MEDIAN HOUSE PRICE
(SUBURB):
\$163K



LEGEND

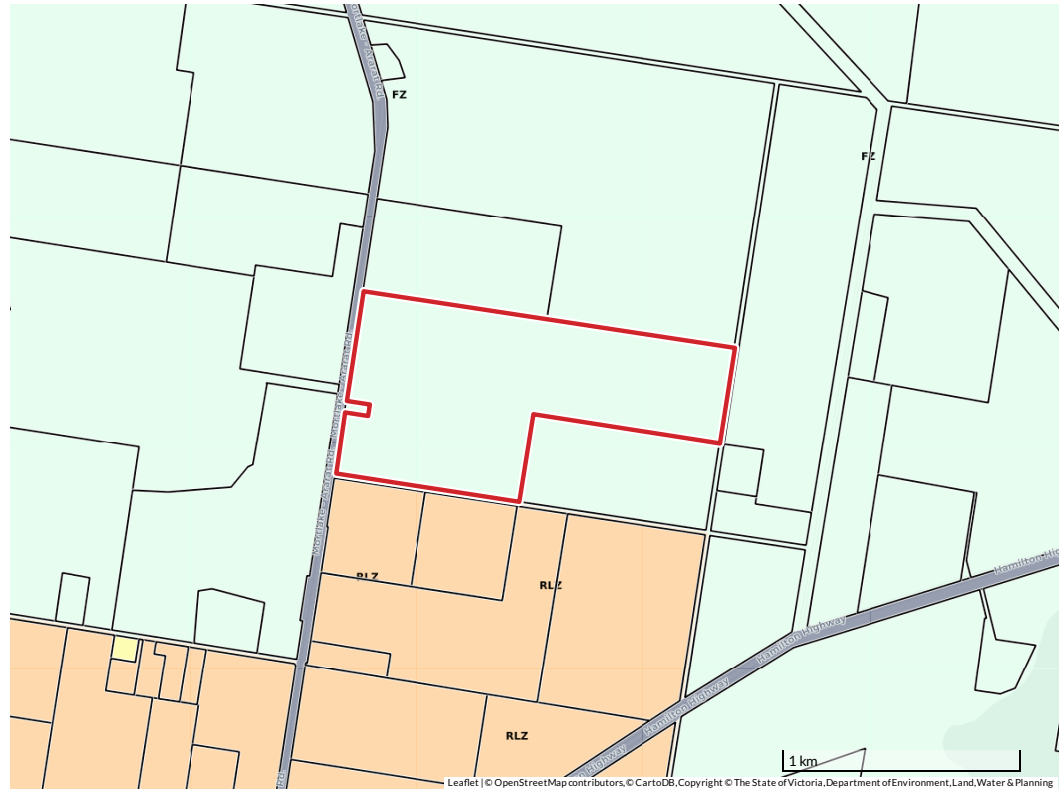
- SITE BOUNDARY
- CONTOURS
- EASEMENTS (ACTUAL)
- EASEMENTS (PROPOSED)
- PARCELS
- PROPERTIES

PLANNING ZONES

FZ

FARMING ZONE

MOYNE - FARMING ZONE SCHEDULE



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

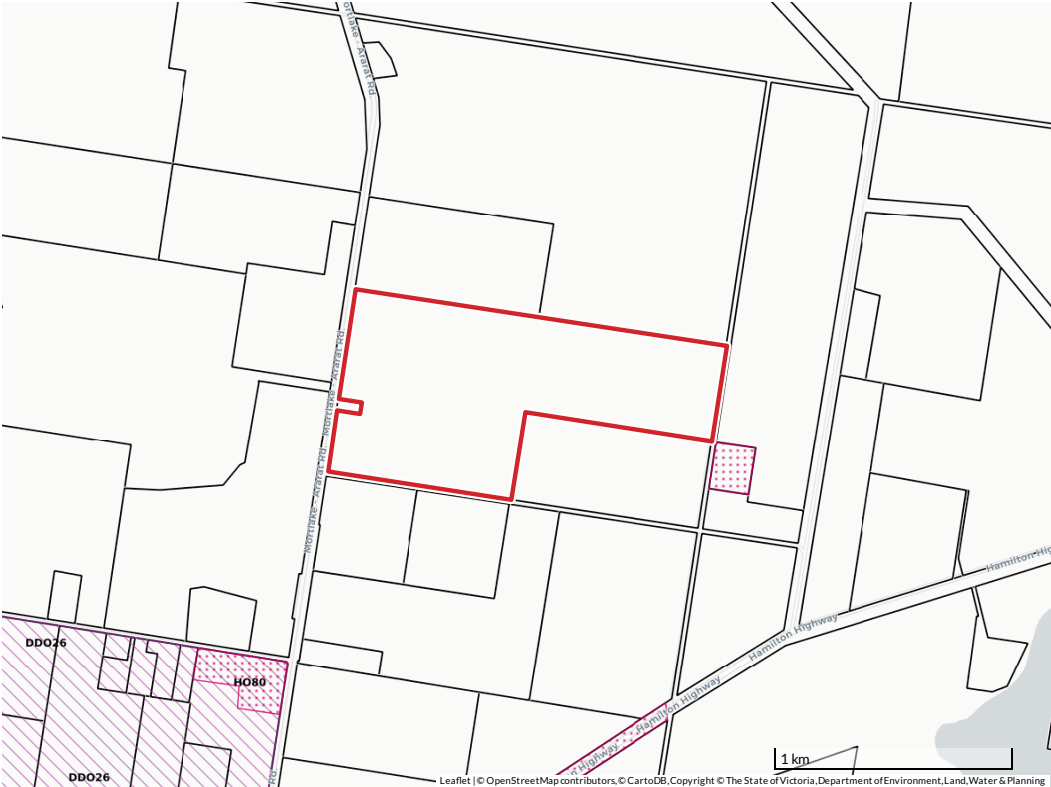
PUBLIC LAND ZONES

- 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

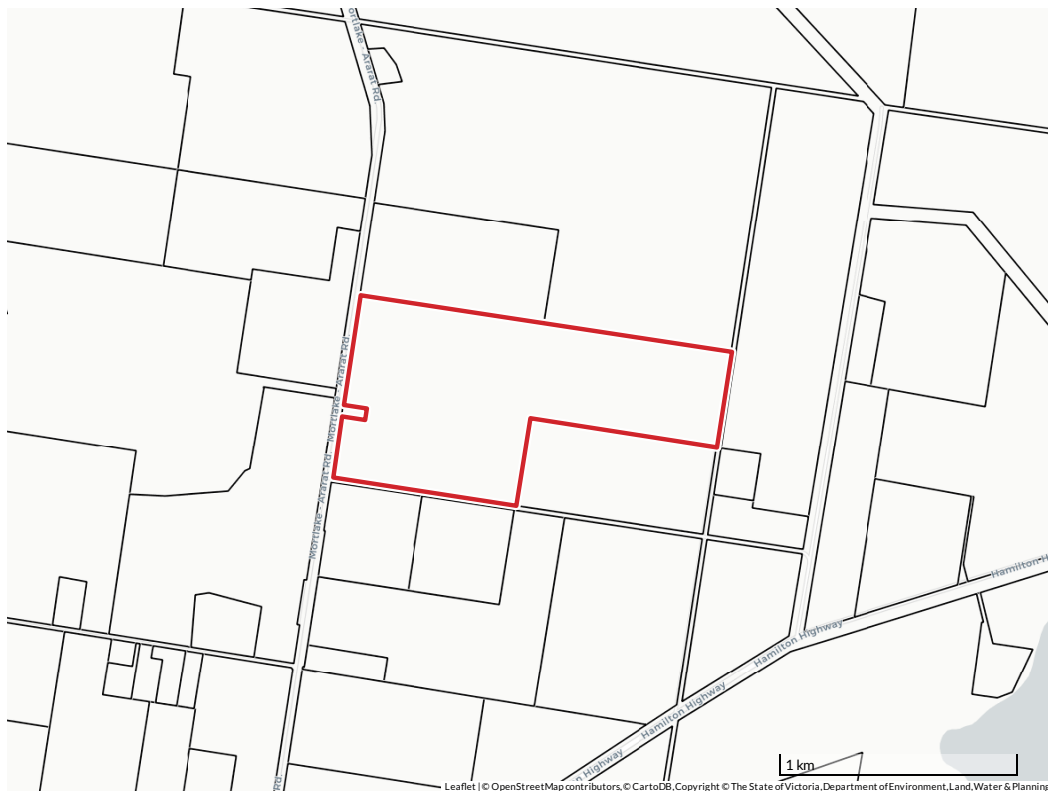


PLANNING OVERLAYS CURRENT AS OF 02/03/2023.

LEGEND

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

ENVIRONMENTAL AND
LANDSCAPE OVERLAYS
NONE



PLANNING OVERLAYS CURRENT AS OF 02/03/2023.

LEGEND

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

LAND MANAGEMENT
OVERLAYS
NONE



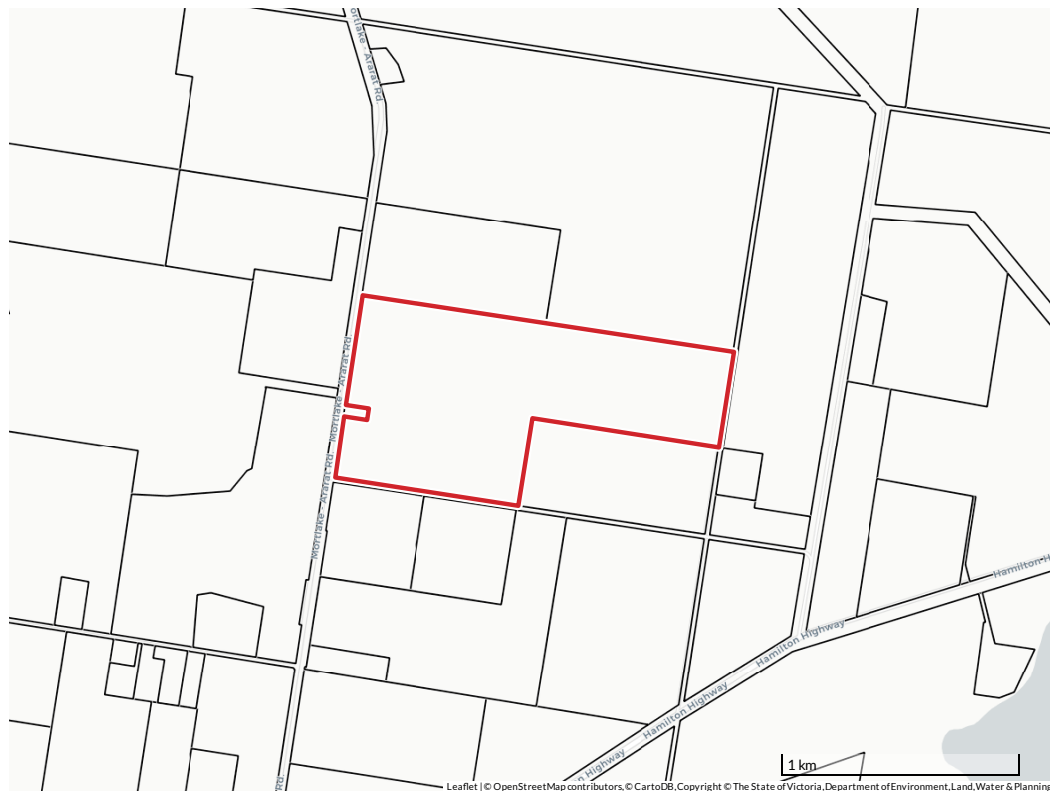
PLANNING OVERLAYS CURRENT AS OF 02/03/2023.

LEGEND

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

OTHER OVERLAYS

NONE



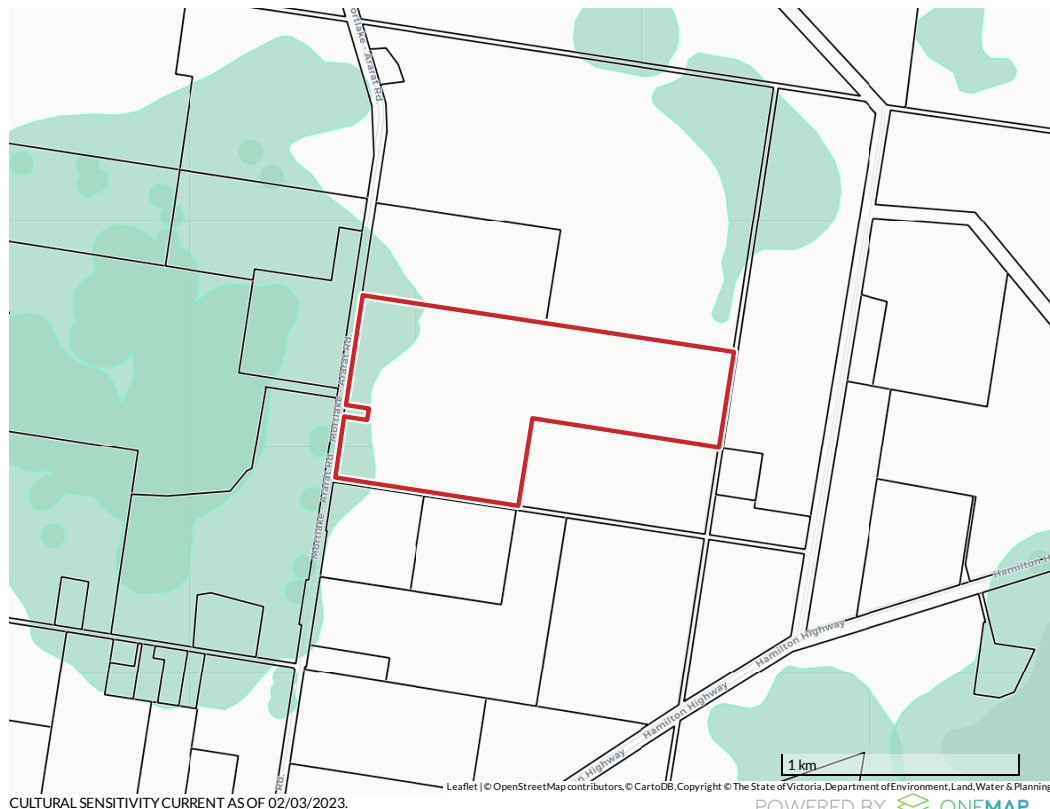
PLANNING OVERLAYS CURRENT AS OF 02/03/2023.

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

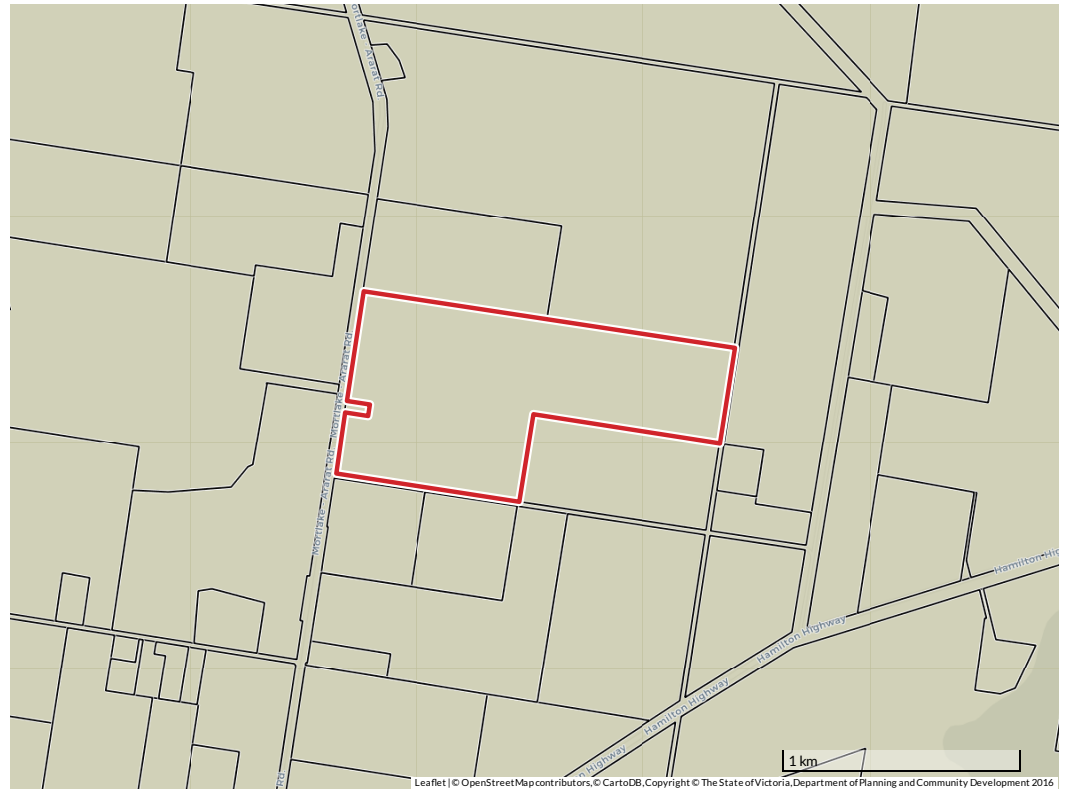
This property is within, or is affected by, one or more 'areas of cultural heritage sensitivity' as described in the Aboriginal Heritage Regulations 2018.



LEGEND

AREAS OF CULTURAL HERITAGE SENSITIVITY

This property is in a designated bushfire prone area.



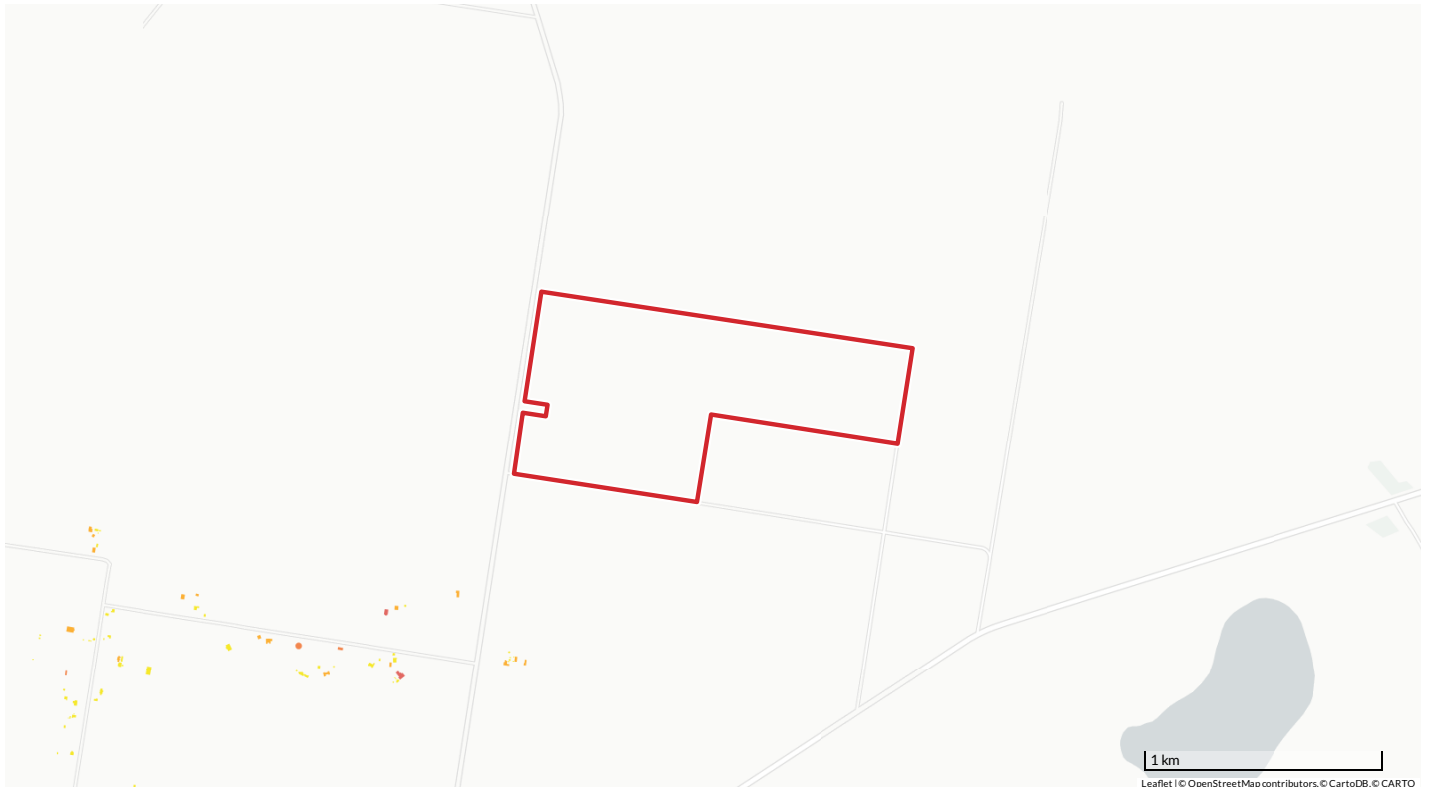
BUSHFIRE PRONE CURRENT AS OF 02/03/2023.

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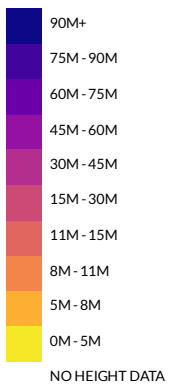
POWERED BY  ONEMAP

BUSHFIRE PRONE AREAS

GEOSCAPE BUILDINGS

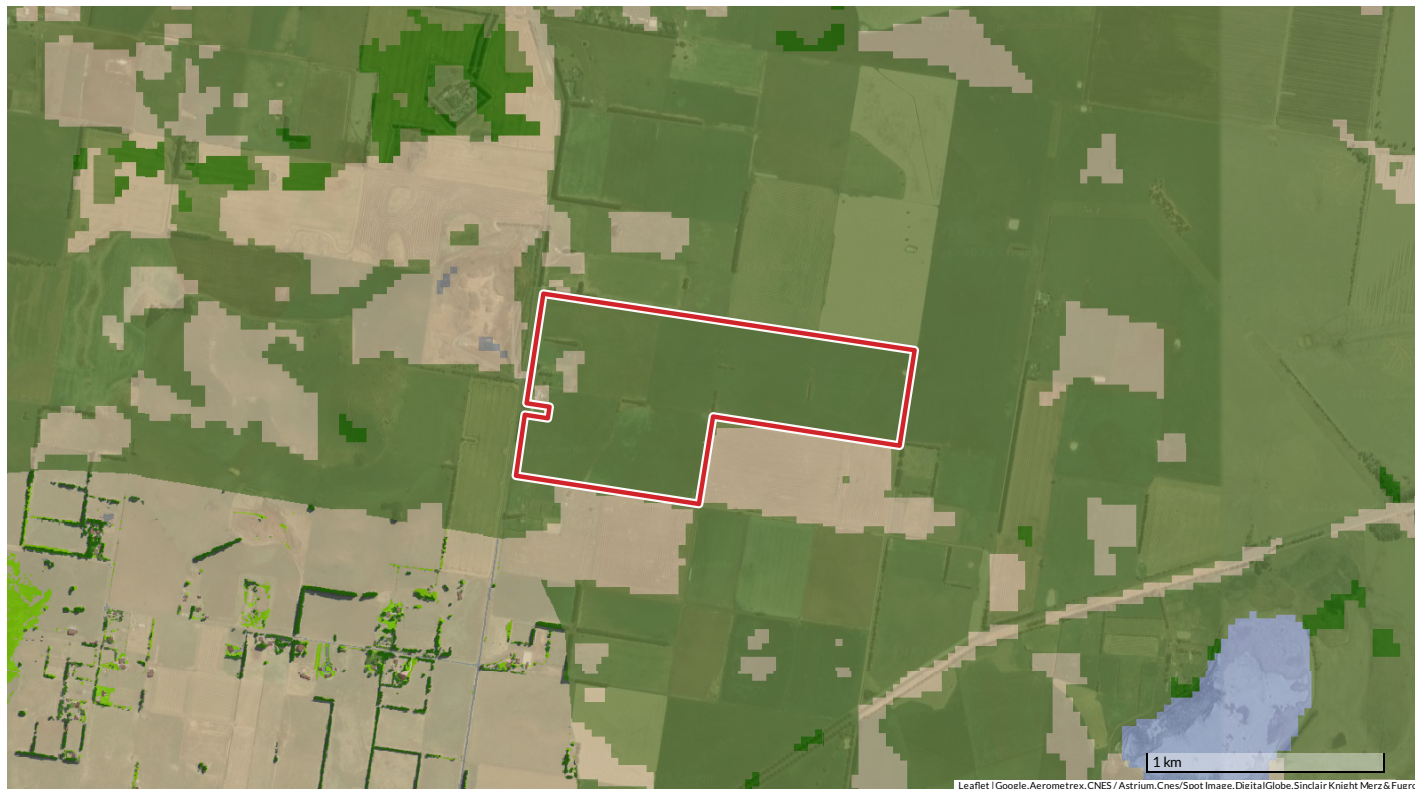


LEGEND



Data Capture Dates: 10-Oct-2010, 14-Sep-2013,
21-Mar-2018

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: 22-Mar-2018

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