



SITE COMPARISON REPORT  
SITE SEARCH  
CREATED ON 14-10-2016

## SITE LIST

- A 2-6 WAVERLEY AVENUE IVANHOE 3079
- B 58-64 UPPER HEIDELBERG ROAD IVANHOE 3079
- C 33 UPPER HEIDELBERG ROAD IVANHOE 3079
- D 79 UPPER HEIDELBERG ROAD IVANHOE 3079
- E 8 SEDDON STREET IVANHOE 3079
- F 59-61 UPPER HEIDELBERG ROAD IVANHOE 3079



## SITE COMPARISON TABLE

Property	Area	Onemap Rating	Train	Tram	Bus	Smartbus	Retail	Activity Centres	Major Supermarkets	Govt. Primary Schools	Govt. Secondary Schools	CBD	Open Space	Foreshore	Planning Zones	Planning Overlays
A	3,041m <sup>2</sup>	79.1%	510m	4.03km	250m	2.38km	70m	70m	180m	610m	2.01km	8.49km	310m	11.57km	C1Z, GRZ1	DDO11-5, VPO3
B	2,788m <sup>2</sup>	80%	500m	4.05km	250m	2.29km	<50m	<50m	80m	510m	2.04km	8.49km	380m	11.65km	C1Z	DDO11-5, VPO3
C	3,143m <sup>2</sup>	79.7%	460m	4.05km	200m	2.38km	<50m	<50m	170m	600m	2.04km	8.44km	330m	11.55km	C1Z, GRZ1	DDO11-5, VPO3
D	1,756m <sup>2</sup>	81.5%	400m	3.98km	260m	2.19km	<50m	<50m	<50m	410m	1.96km	8.59km	280m	11.73km	C1Z, GRZ1	DDO11-5, VPO3
E	905m <sup>2</sup>	83%	150m	3.99km	<50m	2.05km	<50m	<50m	220m	280m	1.97km	8.84km	290m	11.96km	C1Z	DDO11-4, VPO3
F	890m <sup>2</sup>	80.1%	490m	4.01km	300m	2.28km	<50m	<50m	70m	500m	1.99km	8.54km	360m	11.64km	C1Z	DDO11-5, VPO3

## SITE SUMMARIES

### A 2-6 WAVERLEY AVENUE IVANHOE 3079

AREA: 3,041M<sup>2</sup>  
MAX-WIDTH: 47M  
MAX-LENGTH: 72M  
NO. OF PARCELS: 8

#### PLANNING ZONES:

GRZ1 - GENERAL RESIDENTIAL ZONE - SCHEDULE 1  
C1Z - COMMERCIAL 1 ZONE

#### PLANNING OVERLAYS:

VPO3 - VEGETATION PROTECTION OVERLAY - SCHEDULE 3  
DDO11-5 - DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 11 -  
PRECINCT 5

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### B 58-64 UPPER HEIDELBERG ROAD IVANHOE 3079

AREA: 2,788M<sup>2</sup>  
MAX-WIDTH: 42M  
MAX-LENGTH: 80M  
NO. OF PARCELS: 2

#### PLANNING ZONES:

C1Z - COMMERCIAL 1 ZONE

#### PLANNING OVERLAYS:

VPO3 - VEGETATION PROTECTION OVERLAY - SCHEDULE 3  
DDO11-5 - DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 11 -  
PRECINCT 5

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### C 33 UPPER HEIDELBERG ROAD IVANHOE 3079

AREA: 3,143M<sup>2</sup>  
MAX-WIDTH: 60M  
MAX-LENGTH: 71M  
NO. OF PARCELS: 3

#### PLANNING ZONES:

GRZ1 - GENERAL RESIDENTIAL ZONE - SCHEDULE 1  
C1Z - COMMERCIAL 1 ZONE

#### PLANNING OVERLAYS:

VPO3 - VEGETATION PROTECTION OVERLAY - SCHEDULE 3  
DDO11-5 - DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 11 -  
PRECINCT 5

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### D 79 UPPER HEIDELBERG ROAD IVANHOE 3079

AREA: 1,756M<sup>2</sup>  
MAX-WIDTH: 40M  
MAX-LENGTH: 65M  
NO. OF PARCELS: 2

#### PLANNING ZONES:

GRZ1 - GENERAL RESIDENTIAL ZONE - SCHEDULE 1  
C1Z - COMMERCIAL 1 ZONE

#### PLANNING OVERLAYS:

VPO3 - VEGETATION PROTECTION OVERLAY - SCHEDULE 3  
DDO11-5 - DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 11 -  
PRECINCT 5

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### E 8 SEDDON STREET IVANHOE 3079

AREA: 905M<sup>2</sup>  
MAX-WIDTH: 32M  
MAX-LENGTH: 41M  
NO. OF PARCELS: 3

#### PLANNING ZONES:

C1Z - COMMERCIAL 1 ZONE

#### PLANNING OVERLAYS:

VPO3 - VEGETATION PROTECTION OVERLAY - SCHEDULE 3  
DDO11-4 - DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 11 -  
PRECINCT 4

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### F 59-61 UPPER HEIDELBERG ROAD IVANHOE 3079

AREA: 890M<sup>2</sup>  
MAX-WIDTH: 26M  
MAX-LENGTH: 38M  
NO. OF PARCELS: 2

#### PLANNING ZONES:

C1Z - COMMERCIAL 1 ZONE

#### PLANNING OVERLAYS:

VPO3 - VEGETATION PROTECTION OVERLAY - SCHEDULE 3  
DDO11-5 - DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 11 -  
PRECINCT 5

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