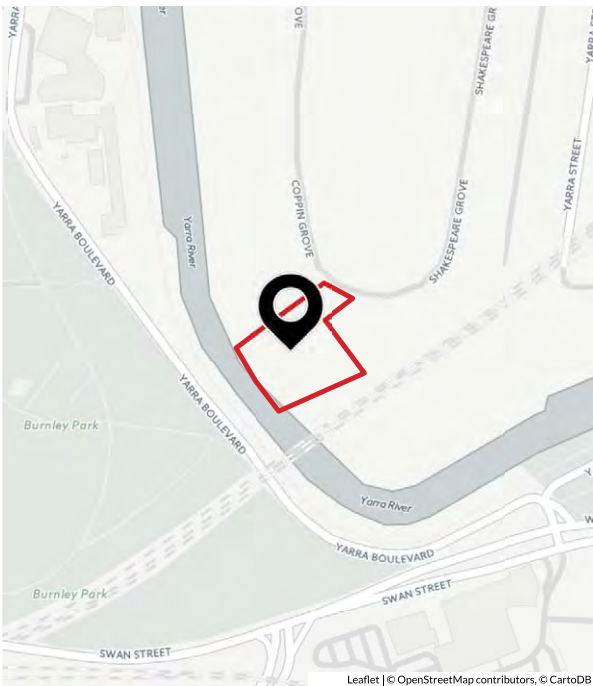
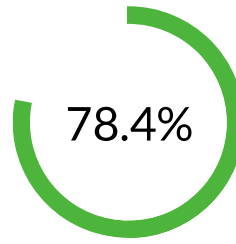




SITE REPORT
32 COPPIN GROVE HAWTHORN
3122
CREATED ON 14-10-2016



ONEMAP RATING



ACCESS

TRAIN - 850m



TRAM - 530m



BUS - 870m



SMARTBUS - 3.93km



RETAIL - 720m



ACTIVITY CENTRES - 860m



MAJOR SUPERMARKETS - 1.88km



GOVT. PRIMARY SCHOOLS - 530m



GOVT. SECONDARY SCHOOLS - 750m



CBD - 4.31km



OPEN SPACE - <50m



FORESHORE - 5.9km



ADDITIONAL INFORMATION

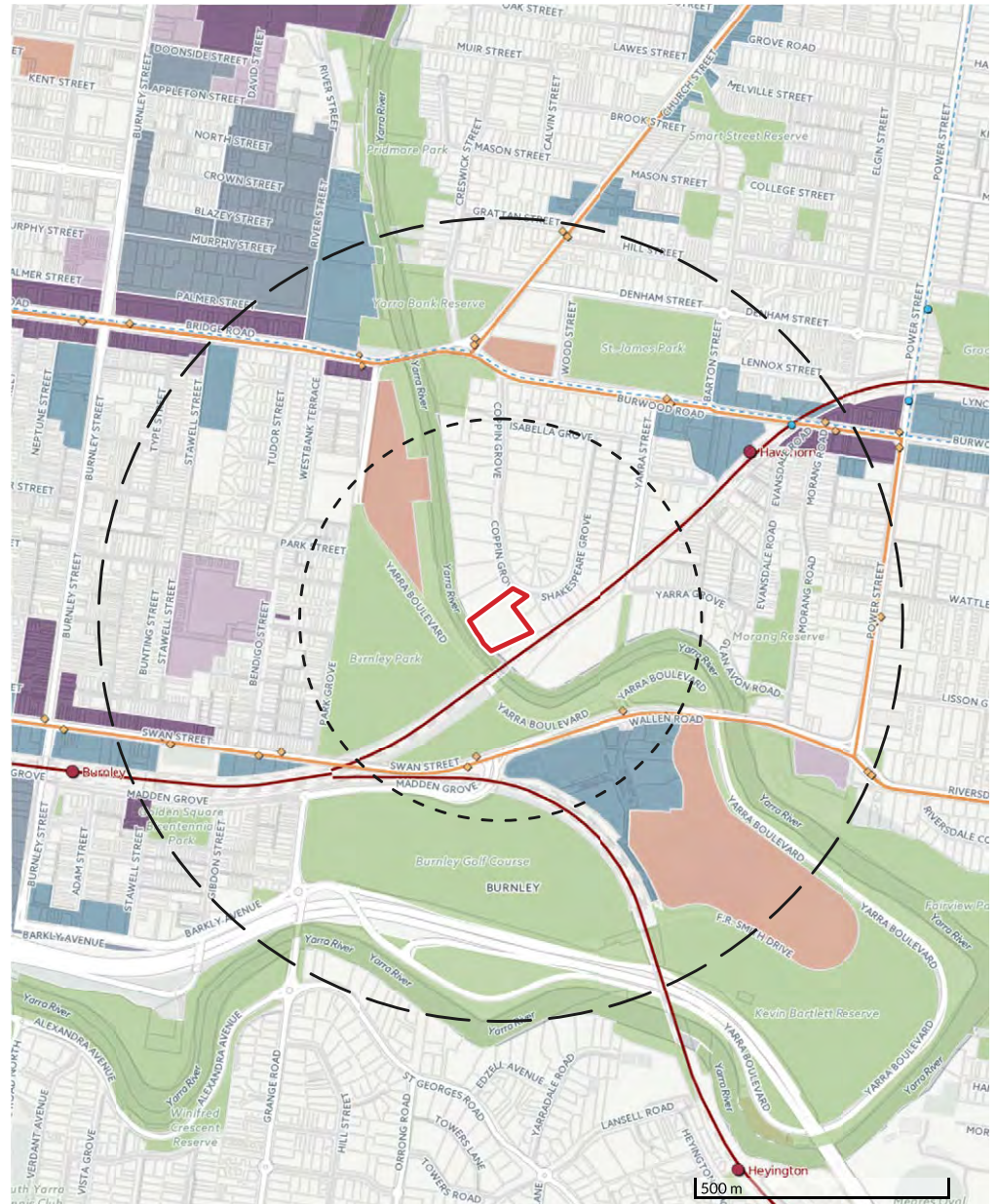
CLOSEST GOVERNMENT PRIMARY SCHOOL

Hawthorn West Primary School (530m)

CLOSEST GOVERNMENT SECONDARY SCHOOL

Melbourne Girls College (750m)

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

SITE PLAN

AREA: 8,180M²

NO. OF PARCELS: 2

MUNICIPALITY:

BOROONDARA




SUBURB:

HAWTHORN



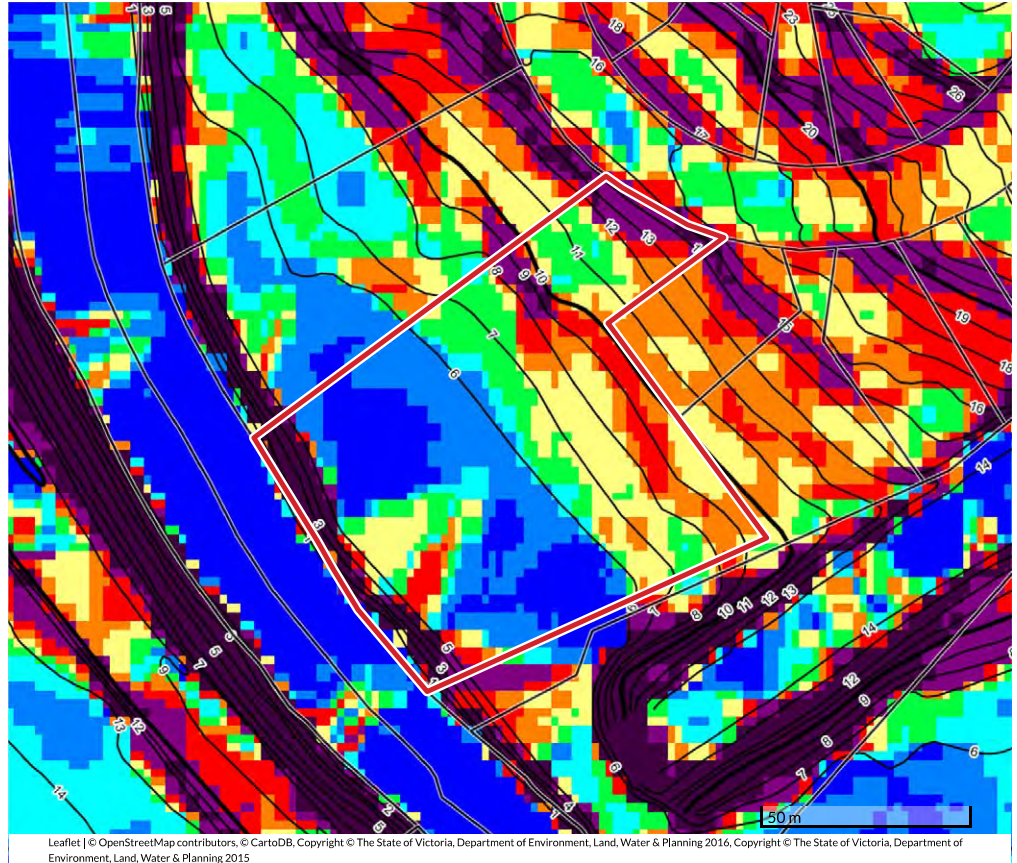
POWERED BY  ONEMAP

LEGEND

-  SITE BOUNDARY
-  CONTOURS
-  PARCELS
-  PROPERTIES

SLOPE MAP

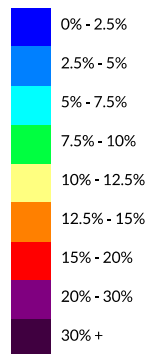
AVERAGE SLOPE: 11.4%



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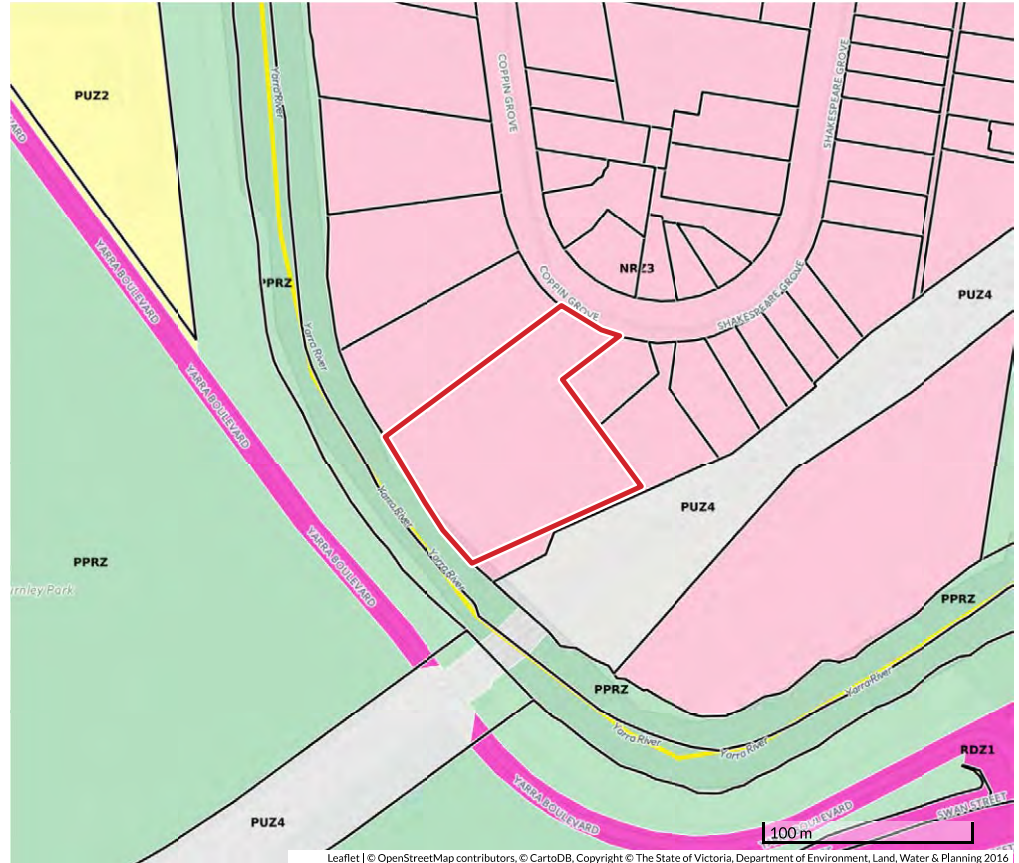
LEGEND

SLOPE



PLANNING ZONES

NRZ3 - NEIGHBOURHOOD
RESIDENTIAL ZONE - SCHEDULE
3



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PLANNING ZONES CURRENT AS OF 07/10/2016. POWERED BY ONEMAP

LEGEND

RESIDENTIAL ZONES

- RGZ - RESIDENTIAL GROWTH
- R2Z - RESIDENTIAL 2
- GRZ - GENERAL RESIDENTIAL / R1Z - RESIDENTIAL 1
- NRZ - NEIGHBOURHOOD RESIDENTIAL
- 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

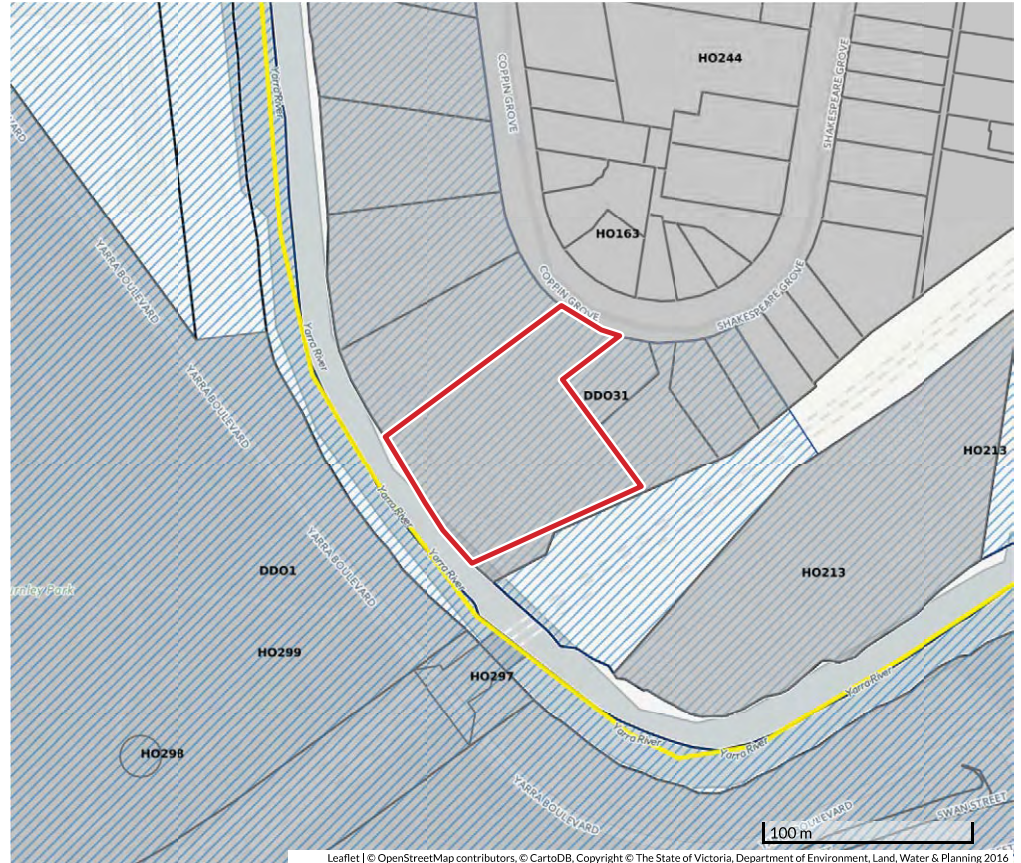
OTHER ZONES

- 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

HERITAGE AND BUILT FORM OVERLAYS

HO163 - HERITAGE OVERLAY (HO163)

DDO31 - DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 31



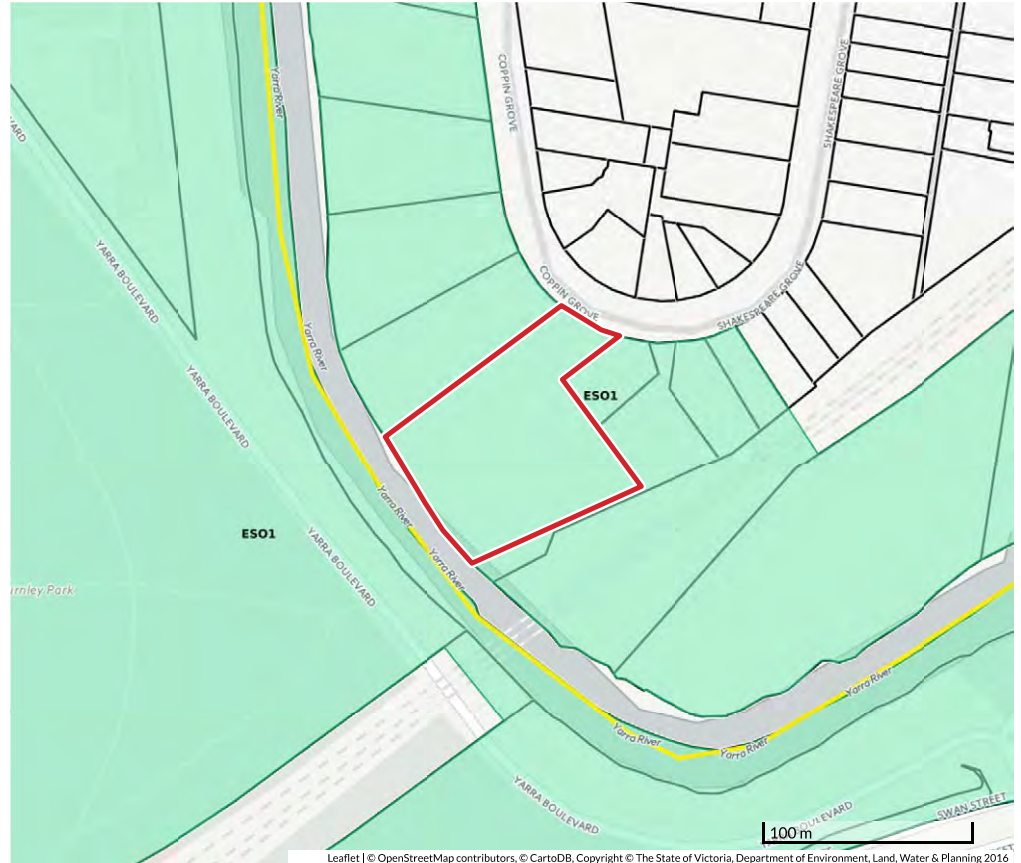
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LEGEND

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

ENVIRONMENTAL AND LANDSCAPE OVERLAYS

ESO1 - ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1



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PLANNING OVERLAYS CURRENT AS OF 07/10/2016.

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LEGEND

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

LAND MANAGEMENT OVERLAYS

LSIO - LAND SUBJECT TO INUNDATION OVERLAY



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PLANNING OVERLAYS CURRENT AS OF 07/10/2016.

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LEGEND

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

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 2007.



CULTURAL SENSITIVITY CURRENT AS OF 29/09/2016.

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LEGEND

CULTURAL

 AREAS OF CULTURAL HERITAGE SENSITIVITY

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