


Premium Property Report

31 Eucumbene Drive, Ravenhall Vic 3023

Created On: December 5th, 2021

DETAILS

LOT/PLAN NUMBER OR CROWN DESCRIPTION Lot. 33 PS649261			SPI (STANDARD PARCEL IDENTIFIER) 33\PS649261		
LOCAL GOVERNMENT (COUNCIL) Melton			COUNCIL PROPERTY NUMBER 617118		
LAND SIZE (APPROX) 280.52m ²	FLOOR AREA Unavailable	FRONTAGE (APPROX) Unavailable	ORIENTATION Unavailable	ROOF MATERIAL Unavailable	WALL MATERIAL Unavailable
LAND 			YEAR BUILT Unavailable		
ZONES IN3Z - Industrial 3 Zone			OVERLAYS N/A		

STATE ELECTORATES

LEGISLATIVE COUNCIL Western Metropolitan Region	LEGISLATIVE ASSEMBLY Koroit District
--	---

SCHOOLS

CLOSEST PRIVATE SCHOOLS Christ the Priest Catholic Primary School (1479m)	CLOSEST PRIVATE SCHOOLS Australian International Academy of Education - Caroline Springs Campus (1527m)
CLOSEST PRIMARY SCHOOL Brookside P-9 College (1620m)	CLOSEST SECONDARY SCHOOL Brookside P-9 College (1620m)

BURGLARY STATISTICS Powered By 

POSTCODE AVERAGE 1 in 87 Homes	COUNCIL AVERAGE 1 in 65 Homes	STATE AVERAGE 1 in 76 Homes
-----------------------------------	----------------------------------	--------------------------------

COUNCIL INFORMATION - MELTON

PHONE 03 9747 7200 (Melton)	
WEBSITE http://www.melton.vic.gov.au/	EMAIL csu@melton.vic.gov.au

31 Eucumbene Drive, Ravenhall Vic 3023

Created On: December 5th, 2021

RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

[VC214](#) This amendment will amend the public land exemptions in clause 52.18 (State of emergency and recovery exemptions) to apply to a broad range of uses.

APPROVED 19/11/2021

[VC211](#) Amendment VC211 updates the notice requirements at clause 67.02 of the Victoria Planning Provisions and all planning schemes. The amendment also updates clauses 66.05 and 67, and consolidates the provisions in clauses 67.02, 67.03 and 67.04.

APPROVED 18/11/2021

[VC171](#) Amendment VC171 changes the Victoria Planning Provisions to strengthen coastal hazard planning, implements the Marine and Coastal Policy 2020 and makes minor administrative updates.

APPROVED 27/10/2021

[VC173](#) Amendment VC173 updates the land affected by the Melbourne Airport Environs Overlay in the Brimbank, Hume, Melton, Moreland, Moonee Valley and Whittlesea municipalities consistent with the Melbourne Airport Master Plan 2018, which was approved by the...

APPROVED 26/10/2021

[VC196](#) Amendment VC196 reforms the Victorian planning system by introducing new zone and overlay controls to provide stronger recognition and protection to existing extractive industries, and to designate land with State-significant earth resources, where e...

APPROVED 13/10/2021

[VC212](#) The amendment makes changes to Clause 35.07 (Farming Zone) and to Clause 66.05 (Notice of permit applications under State standard provisions) to support the ongoing operation of wind energy facilities and amenity protections for nearby accommodation...

APPROVED 13/10/2021

[GC190](#) Apply the Public Acquisition Overlay to four sites located in Melton, Packenham, Point Cook and Torquay for the purposes of developing a new public hospital (Melton) and three new community hospitals (Packenham, Point Cook and Torquay).

APPROVED 13/10/2021

[VC202](#) VC202 introduces a definition for 'Rural worker accommodation' in clauses 73.03 (Land Use Terms) and 73.04 (Nesting Diagrams), and permit requirements to facilitate this type of accommodation in the Farming Zone (FZ).

APPROVED 12/10/2021

[C218melt](#) The amendment replaces the incorporated document that applies to the land at 1665A Mount Cottrell Road Mount Cottrell, with a new incorporated document to allow change the use of the site from holding Class A water to holding potable (drinking) water...

APPROVED WITH CHANGES 06/10/2021

[VC208](#) Amends Clause 52.10 to apply the use, notice and review exemptions to other types of emergencies.

APPROVED 05/10/2021

[C170melt](#) The Amendment deletes the Development Plan Overlay and associated Schedules from certain areas within the Municipality which are now largely developed and where the requirement for this planning control is now considered redundant.

APPROVED 30/09/2021

[VC203](#) This amendment implements the new environment protection framework in the Victoria Planning Provisions and all planning schemes.

APPROVED 16/09/2021

[C210melt](#) The amendment maps and transfers existing incorporated documents specified in the schedule to 'Specific Sites and Exclusions' (Clause 51.01) into the new Specific Controls Overlay (Clause 45.12).

APPROVED 16/09/2021

[VC206](#) The amendment implements requirements of the Environment Protection Act 2017 for the regulation of wind turbine noise from a wind energy facility.

APPROVED 16/09/2021

31 Eucumbene Drive, Ravenhall Vic 3023

Created On: December 5th, 2021

[C225melt](#) The amendment applies the Specific Controls Overlay to 77-347 Holden Rd and 67 & 77 Victoria Rd, Plumpton, and introduces 'Melton Renewable Energy Hub (MREH) - 77-347 Holden Road and 67 & 77 Victoria Road, Plumpton - Incorporated Document - April 202...

APPROVED 16/09/2021

PROPOSED PLANNING SCHEME AMENDMENTS

[C173](#) Implements the findings of the Significant Landscape Features Strategy 2016

PANEL REPORT TO PLANNING AUTHORITY 30/04/2018

[C188](#) The Amendment implements the recommendations of the City of Melton Advertising Signage Design Guidelines, September 2017 by amending the Municipal Strategic Statement and Local Planning Policy Framework. The Amendment inserts a new planning objective related to ensuring advertising signage supports business and contributes to an attractive image for the municipality in Clause 21.03-2 of Council's Municipal Strategic Statement. The Amendment will insert a new Clause 22.17 Advertising Signage Policy to give effect to the City of Melton Advertising Signage Design Guidelines, September 2017.

EXHIBITION 29/03/2018

[C191](#) The amendment will facilitate the use and development of the land at 21A Tame Street for the purposes of Utility by Wester Water

EXHIBITION 12/04/2018

[C200](#) The amendment proposes to implement the findings of the Municipal Strategic Statement Rewrite Background Report June 2017.

EXHIBITION 17/05/2018

[C182](#) Implements the recommendations of the City of Melton Electronic Gaming Planning Policy Project Reference Document 2017

EXHIBITION 28/06/2018

[C201](#)

EXHIBITION 15/08/2018

[C195](#) The amendment introduces Clause 45.11 Infrastructure Contributions Overlay (ICO1) into the Melton Planning Scheme to implement the Plumpton & Kororoit Infrastructure Contributions Plan, April 2018.

PANEL REPORT TO PLANNING AUTHORITY 13/09/2018

[C209melt](#) The amendment proposes to rectify a misalignment between the zoning and property title boundary at part of 2088-2128 Diggers Rest - Coimadai Road, 78-132 Hoggs Road, and Crown Allotment 81D, Parish of Yangardook, Toolern Vale.

SUBMISSIONS UNDER ASSESSMENT 15/09/2019

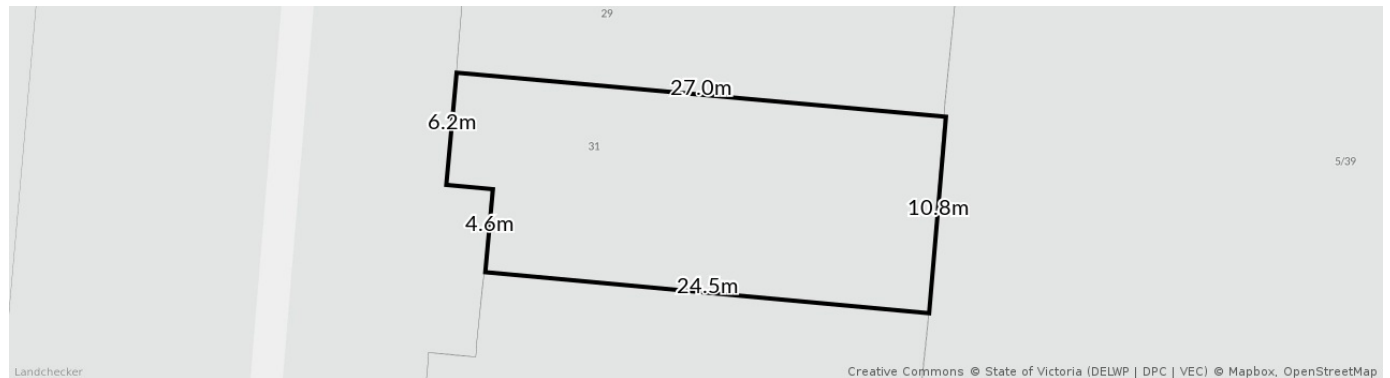
[C182melt](#) Implements the recommendations of the City of Melton Electronic Gaming Machine Planning Policy Project 2017 by implementing a new local planning policy at Clause 22.13 and updating the Schedule to Clause 52.28 (Gaming).

APPROVAL UNDER CONSIDERATION 12/04/2019

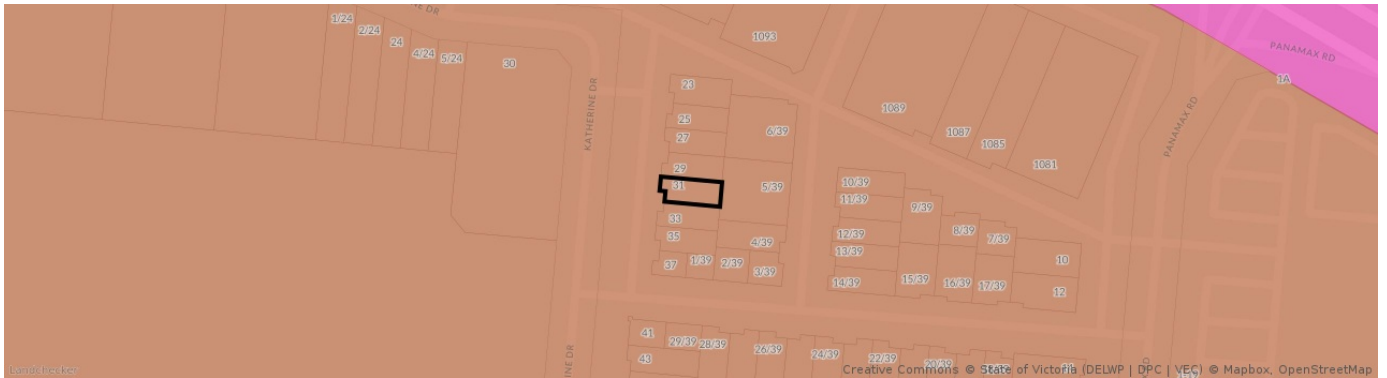
31 Eucumbene Drive, Ravenhall Vic 3023

Created On: December 5th, 2021

SITE DIMENSIONS



PLANNING ZONE



IN3Z - Industrial 3 Zone

To provide for industries and associated uses in specific areas where special consideration of the nature and impacts of industrial uses is required or to avoid inter-industry conflict. To provide a buffer between the Industrial 1 Zone or Industrial 2 Zone and local communities, which allows for industries and associated uses compatible with the nearby community. To allow limited retail opportunities including convenience shops, small scale supermarkets and associated shops in appropriate locations. To ensure that uses do not affect the safety and amenity of adjacent, more sensitive land uses.

[Industrial 3 Zone](#)

[Schedule to Industrial 3 Zone](#)

For confirmation and detailed advice about this planning zone, please contact MELTON council on 03 9747 7200.

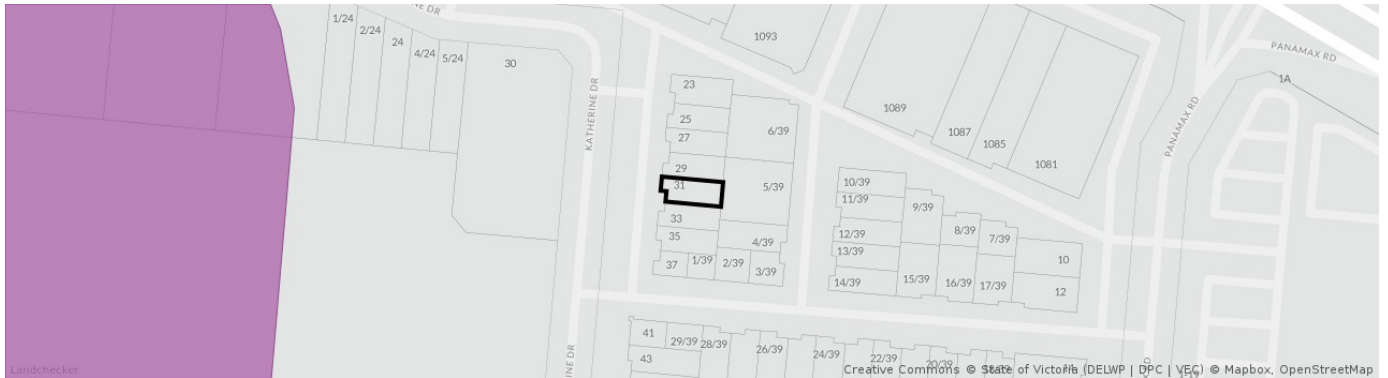
OTHER PLANNING ZONES IN THE VICINITY:

■ RDZ1 - Road Zone

31 Eucumbene Drive, Ravenhall Vic 3023

Created On: December 5th, 2021

OTHER OVERLAYS IN THE VICINITY



■ DDO - Design And Development Overlay

For confirmation and detailed advice about these planning overlays, please contact MELTON council on 03 9747 7200.

Premium Property Report

31 Eucumbene Drive, Ravenhall Vic 3023

Created On: December 5th, 2021

RECENT SALES IN THE VICINITY

No nearby recent sales data available for this property.

31 Eucumbene Drive, Ravenhall Vic 3023

Created On: December 5th, 2021

PLANNING PERMIT HISTORY



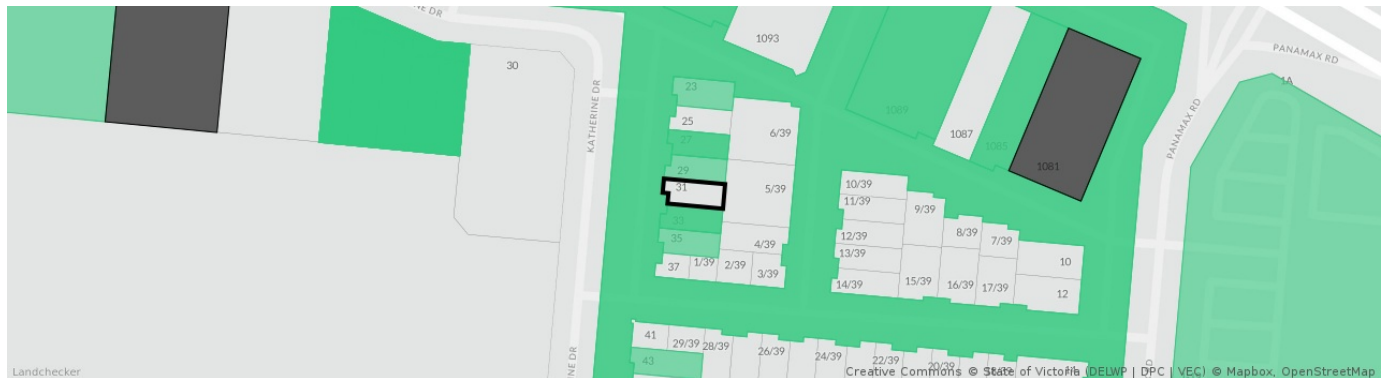
■ **APPROVED** 4855/2015 16th November 2015
31 Eucumbene Drive, Ravenhall
 Change of use of an existing warehouse building to an indoor recreation facility (Swim School)

For confirmation and detailed advice about these planning permits, please contact the responsible council:

MELTON

03 9747 7200

Permit information last updated on 05/12/2021

NEARBY PLANNING PERMITS


<p>APPROVED 7380/2021 29th June 2021</p> <p><u>27 Eucumbene Drive, Ravenhall</u>, <u>62 Legrange Crescent, Fraser Rise</u></p> <p>Use of an existing industrial building for the purpose of a Minor Sports & Recreation Facility (Boxing Academy) with associated buildings and works to construct internal facilities.</p>	<p>APPROVED 7002/2020 4th June 2020</p> <p><u>1089 Western Highway, Ravenhall</u>, <u>Unit 6 89 Eucumbene Drive, Ravenhall</u></p> <p>Buildings and works to an existing Warehouse comprising the construction of a first floor/mezzanine level.</p>
<p>APPROVED 6956/2020 9th April 2020</p> <p><u>1089 Western Highway, Ravenhall</u></p> <p>Building and Works to an existing Restricted Retail premises to split the existing building into two tenancies and alterations/additions to the front facade of each building.</p>	<p>APPROVED 6538/2019 30th May 2019</p> <p><u>33 Eucumbene Drive, Ravenhall</u></p> <p>Use of an existing building for the purpose of motor vehicle repairs and refinishing.</p>
<p>APPROVED 6087/2018 26th April 2018</p> <p><u>23 Eucumbene Drive, Ravenhall</u></p> <p>Buildings and works associated with a existing warehouse by constructing an office within the building.</p>	<p>APPROVED 5538/2017 4th April 2017</p> <p><u>Unit 2 24 Eucumbene Drive, Ravenhall</u></p> <p>Use of an existing warehouse building (Warehouse 2) for the purpose of a restricted recreation facility (Personal Training Studio) and the erection and display of business identification signage.</p>
<p>APPROVED 5433/2016 17th January 2017</p> <p><u>24 Eucumbene Drive, Ravenhall</u></p> <p>Use of an existing building for the purpose of motorcycle repairs</p>	<p>APPROVED 5435/2016 10th January 2017</p> <p><u>24 Eucumbene Drive, Ravenhall</u></p> <p>Use of an existing building for the purpose of a restricted recreation facility (Personal Training Studio)</p>
<p>APPROVED 5431/2016 29th December 2016</p> <p><u>24 Eucumbene Drive, Ravenhall</u></p> <p>Five lot subdivision</p>	<p>APPROVED 5311/2016 24th October 2016</p> <p><u>24 Eucumbene Drive, Ravenhall</u></p> <p>Use of an existing warehouse building for the purpose of a restricted recreation facility (Personal Training Facility) and erection and display of business identification signs</p>
<p>WITHDRAWN 5353/2016 19th October 2016</p> <p><u>16-18 Eucumbene Drive, Ravenhall</u></p> <p>Use and Development of the land for the purposes of eight warehouses, associated offices, a food and drink premises (Cafe) and associated car parking and landscaping.</p>	<p>APPROVED 4937/2015 19th November 2015</p> <p><u>1099 Western Highway, Ravenhall</u></p> <p>Use of an existing building for the purpose of an indoor play centre with associated business identification signs</p>

Premium Property Report

31 Eucumbene Drive, Ravenhall Vic 3023

Created On: December 5th, 2021

<p>■ APPROVED 4883/2015 29th October 2015</p> <p><u>24 Eucumbene Drive, Ravenhall</u></p> <p>Use and development of the land for the purpose of five warehouses with associated offices, car parking and landscaping</p>	<p>■ APPROVED 4926/2015 24th September 2015</p> <p><u>1099 Western Highway, Ravenhall</u></p> <p>Building and works associated with an existing factory by constructing a canopy extension</p>
<p>■ OTHER 4822/2015 11th August 2015</p> <p><u>1081 Western Highway, Ravenhall</u></p> <p>Erection and display of an animated sign</p>	<p>■ APPROVED 4624/2014 9th January 2015</p> <p><u>35 Eucumbene Drive, Ravenhall</u></p> <p>Buildings and works associated with an existing warehouse by constructing a mezzanine level and new offices</p>
<p>■ APPROVED 4618/2014 17th December 2014</p> <p><u>25 Eucumbene Drive, Ravenhall</u></p> <p>Building and works associated with an existing warehouse by constructing a mezzanine level</p>	<p>■ APPROVED 4573/2014 27th October 2014</p> <p><u>27 Eucumbene Drive, Ravenhall</u></p> <p>Buildings and works associated with an existing warehouse by altering and extending the mezzanine level</p>
<p>■ APPROVED 4495/2014 29th September 2014</p> <p><u>43 Eucumbene Drive, Ravenhall</u></p> <p>Use of an existing warehouse for the purpose of boat repairs</p>	<p>■ APPROVED 4316/2014 27th May 2014</p> <p><u>29 Eucumbene Drive, Ravenhall</u></p> <p>Use of land for the purpose of motor vehicle repairs and refinishing</p>
<p>■ APPROVED 4184/2013 29th January 2014</p> <p><u>25 Eucumbene Drive, Ravenhall</u></p> <p>Use of an existing building for the purpose of a panel beating and motor vehicle repairs establishment</p>	<p>■ APPROVED 4202/2013 27th December 2013</p> <p><u>1085 Western Highway, Ravenhall</u></p> <p>Erection and display of business identification signs and a floodlit sign</p>
<p>■ APPROVED 4196/2013 11th December 2013</p> <p><u>1085 Western Highway, Ravenhall</u></p> <p>Two lot subdivision</p>	<p>■ APPROVED 4122/2013 18th October 2013</p> <p><u>33 Eucumbene Drive, Ravenhall</u></p> <p>Use of an existing building for the purpose of an Indoor Recreation Facility</p>
<p>■ APPROVED 3894/2013 20th June 2013</p> <p><u>1-19 Panamax Road, Ravenhall</u></p> <p>Erection and display of an externally illuminated sky sign</p>	<p>■ APPROVED 3667/2012 5th November 2012</p> <p><u>12-14 Eucumbene Drive, Ravenhall</u></p> <p>Use and development of the land for the purpose of a warehouse with associated office, car parking and landscaping</p>

For confirmation and detailed advice about these planning permits, please contact the responsible council:

MELTON

03 9747 7200

Permit information last updated on 05/12/2021

31 Eucumbene Drive, Ravenhall Vic 3023

Created On: December 5th, 2021

ELEVATION CONTOURS



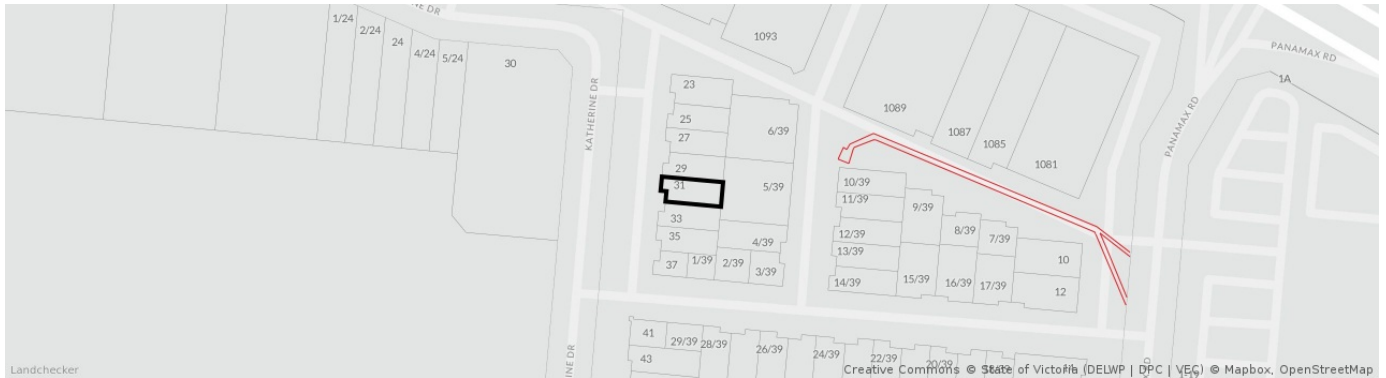
■ 1 - 5m Contours

For confirmation and detailed advice about the elevation of the property, please contact MELTON council on 03 9747 7200.

31 Eucumbene Drive, Ravenhall Vic 3023

Created On: December 5th, 2021

EASEMENTS



The easement displayed is indicative only and may represent a subset of the total easements.

For confirmation and detailed advice about the easement on or nearby this property, please contact MELTON council on 03 9747 7200.

Terms and Conditions

LANDCHECKER PTY LTD ACN 607 394 696 (Landchecker)

1. Property Report

This Property Report:

- a. is issued subject to the terms and conditions in respect of which Property Reports are issued by Landchecker; and
- b. contains data owned or licensed by our service providers that Landchecker Pty Ltd licences under the terms and conditions in the following links:
 - i. <https://creativecommons.org/licenses/by/4.0/> in respect of data supplied by the State of Victoria;
 - ii. <https://creativecommons.org/licenses/by/4.0/> in respect of census data supplied by the Commonwealth of Australia;
 - iii. <https://www.mapbox.com/tos>, in respect of data supplied by Mapbox Inc.; and
 - iv. <https://www.openstreetmap.org/copyright>, in respect of data supplied by Open Street Maps;
 - v. <https://www.corelogic.com.au/resources/pdf/misc/rpdata-terms-conditions-integrators.pdf>, in respect of data supplied by RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic); and
 - vi. <https://creativecommons.org/licenses/by/4.0/> in respect of data supplied by the Australian Curriculum, Assessment and Reporting Authority (ACARA).

2. Use of Property Report

This Property Report is made available for information purposes only. Recipients of this Property Report acknowledge and agree that they may not rely upon the content of this Property Report for any other purposes other than the express purpose for which it is issued and that recipients:

- a. must not use in any manner which is unlawful, offensive, threatening, defamatory, fraudulent, misleading, deceptive or otherwise inappropriate;
- b. must seek their own independent professional advice and seek their own professional advice in respect of the subject matter of this Property Report before acting on or referring to any of the information contained in this Property Report;
- c. acknowledge that this Property Report is provided entirely at recipients' own risk and neither Landchecker nor its service providers take any responsibility or liability for any loss or damage suffered by recipients in reliance on this Property Report; and
- d. acknowledge that this Property Report will be accurate, complete or reliable.
- e. acknowledge that the CoreLogic Data (as defined below) provided in this Property Report is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While CoreLogic uses commercially reasonable efforts to ensure the CoreLogic Data is current, CoreLogic does not warrant the accuracy, currency or completeness of the CoreLogic Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the CoreLogic Data.

3. Attributions

State Government Copyright Notice and Disclaimer

The State of Victoria owns the copyright in the property data contained in the Property Report (**Property Data**) and reproduction of that data in any way without the consent of the State of Victoria may constitute a breach of the *Copyright Act 1968* (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Data and any person using or relying on such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Neither Landchecker nor this Property Report are affiliated with, endorsed or authorised by the State of Victoria.

The data in this Property Report may contain property data in respect of an adjacent State. The attribution in respect of the Property Data is only in respect of the property for which the Property Report was obtained. Additional attribution statements for adjoining properties are available in Landchecker's terms of use.

RP Data Pty Ltd trading as CoreLogic Asia Pacific

This Property Report reproduces materials and content owned or licenced by CoreLogic and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (**CoreLogic Data**). © copyright 2018. CoreLogic and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) in the CoreLogic Data contained in this publication. All rights reserved.

Australian Curriculum Assessment and Reporting Authority

This Property Report contains data that was downloaded from the ACARA website (www.acara.edu.au) (accessed 1 April 2019) and was not modified that is © copyright 2009 to present. ACARA does not:

- a. endorse any product, such as this Property Report, that uses ACARA material; or
- b. make any representations as to the quality of such products.

Any product that uses material published in this Property Report should not be taken to be affiliated with ACARA or have the sponsorship or approval of ACARA. A recipient of this Property Report should make their own assessment of the material in this Property Report.