

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot 23 PS631569

ORIENTATION

West

LOCAL GOVERNMENT (COUNCIL)

Bass Coast

FRONTAGE

19m Approx

LEGAL DESCRIPTION

23\PS631569

ZONES

GRZ - General Residential Zone - Schedule 1

COUNCIL PROPERTY NUMBER

33009

OVERLAYS

BMO - Bushfire Management Overlay - Schedule 1

DDO - Design And Development Overlay - Schedule 8

LAND SIZE

750m² Approx

PropTrack Property Data

HOUSE

 3  2  2

Property Sales Data

SALE HISTORY

\$755,000

\$385,000

\$148,000

\$147,000

CONTRACT DATE

01/04/2024

13/01/2014

02/12/2011

19/11/2010

SETTLEMENT DATE

30/05/2024

21/02/2014

29/02/2012

19/11/2010

State Electorates

LEGISLATIVE COUNCIL

Eastern Victoria Region

LEGISLATIVE ASSEMBLY

Bass District

Schools

CLOSEST PRIVATE SCHOOLS

St Joseph's School (2634 m)

Newhaven College (30112 m)

CLOSEST PRIMARY SCHOOLS

Wonthaggi Primary School (1197 m)

CLOSEST SECONDARY SCHOOLS

Wonthaggi Secondary College (1452 m)

Burglary Statistics

POSTCODE AVERAGE

1 in 149 Homes

STATE AVERAGE

1 in 76 Homes

COUNCIL AVERAGE

1 in 159 Homes

Council Information - Bass Coast

PHONE

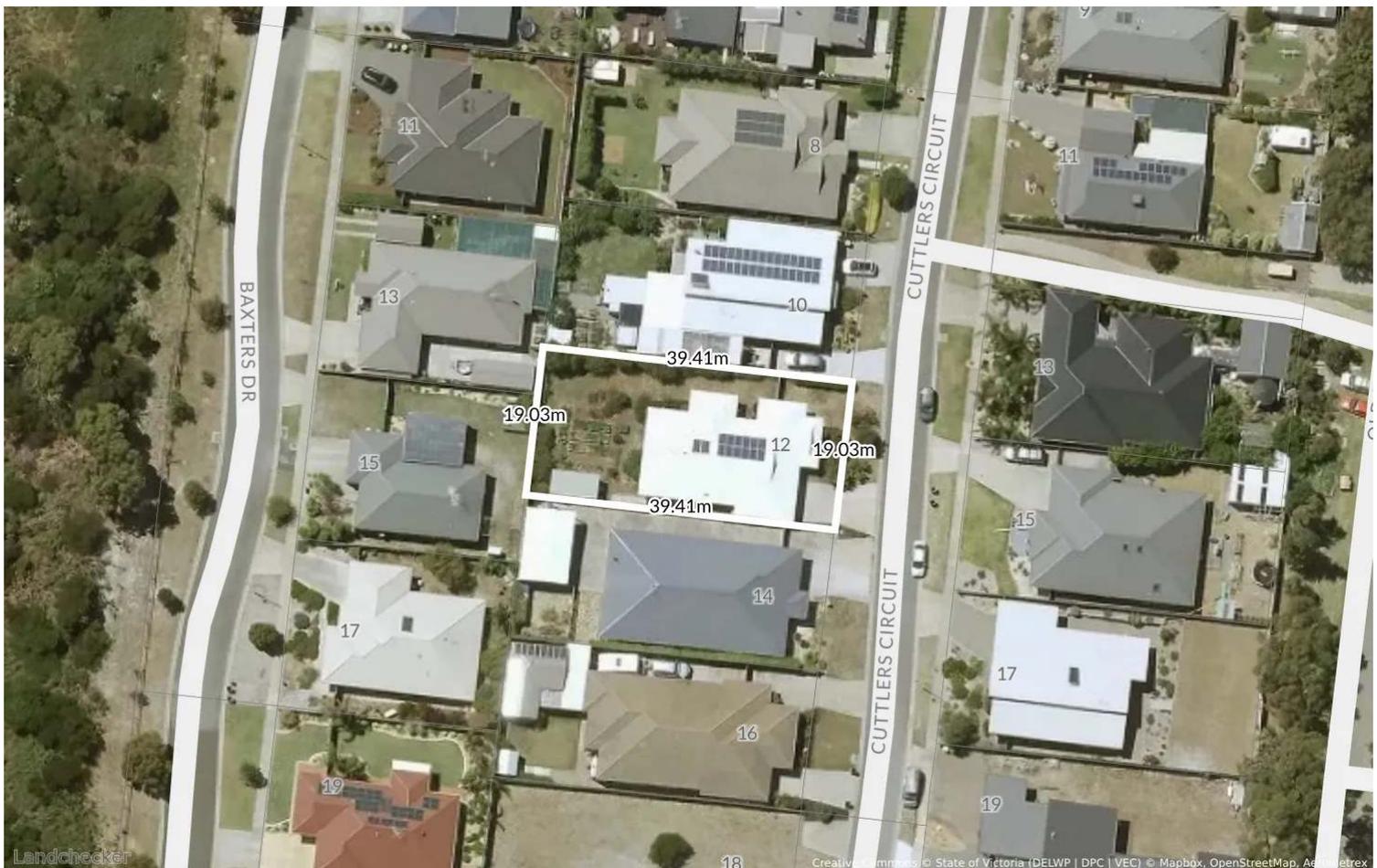
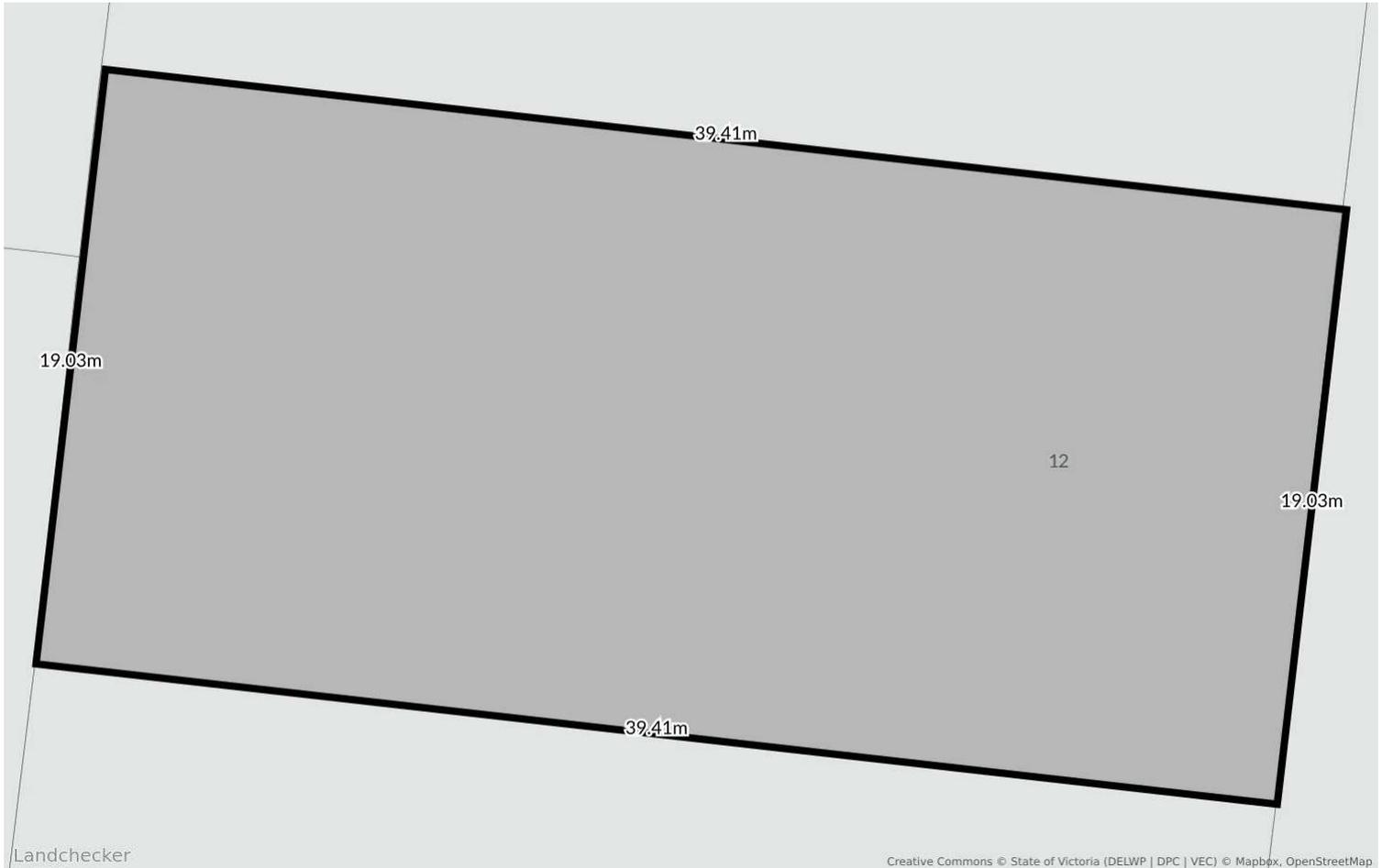
1300226278 (Bass Coast)

EMAIL

basscoast@basscoast.vic.gov.au

WEBSITE

<http://www.basscoast.vic.gov.au/>



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

12 Cuttlers Circuit, Wonthaggi Vic 3995

Status	Code	Date	Description
APPROVED	GC269	23/02/2026	GC269 corrects obvious or technical errors and makes consequential changes to local schedules to align with VC286.
APPROVED	VC291	18/02/2026	Amendment VC291 updates the Victoria Planning Provisions and all planning schemes to replace the Guidelines for the removal, destruction or lopping of native vegetation, 2017 with the version published in 2025 and amend clause 66.01 (Subdivision Referrals) to enable the direct referral of planning applications to Fire Rescue Victoria for the existing fire hydrant referral matter.
APPROVED	VC245	12/02/2026	Amendment VC245 makes changes to give effect to the Surf Coast Statement of Planning Policy (SPP) and Bellarine Peninsula SPP. The amendment improves the clarity of the VPP and Macedon Ranges Planning Scheme by removing the particular provision at Clause 51.07 (Macedon Ranges SPP). The amendment also makes administrative changes to the Greater Geelong Planning Scheme.
APPROVED	VC271	05/02/2026	The amendment supports the provision of energy-related infrastructure by facilitating the creation of new smaller lots for utility installations that transmit, distribute or store electricity in the Farming Zone and Rural Activity Zone.
APPROVED	VC294	04/02/2026	Amendment VC294 reforms sign provisions to exempt specified signs from planning permit requirements and remove mandatory permit expiration dates for most signs.
APPROVED	VC296	04/02/2026	Amendment VC296 reinstates the operation of the existing coronavirus (COVID-19) pandemic and recovery exemption planning provisions until 30 June 2027.
APPROVED	VC265	03/02/2026	Amendment VC265 makes corrections and updates to the Victoria Planning Provisions and all planning schemes to ensure they are current and accurate.
APPROVED	VC278	22/12/2025	Amendment VC278 applies Significant Landscape Overlays (SLOs) to 17 waterways within the Yarra (Birrarrung) and Waterways of the West catchments. The controls preserve the unique landscape character, cultural values, amenity and ecological health of each waterway. The amendment also strengthens state policy for waterways and includes updates to existing SLOs within the Waterways of the West and Rivers of the Barwon catchments.
APPROVED	VC283	21/12/2025	The Amendment changes the Victoria Planning Provisions and all planning schemes in Victoria to implement Plan for Victoria (Department of Transport and Planning, 2025), update and introduce policy, remove reference to Plan Melbourne 2017-2050: Metropolitan Planning Strategy and make general drafting improvements and clarifications.

Status	Code	Date	Description
APPROVED	VC292	21/12/2025	Amendment VC292 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to include reference to the Neighbourhood Character Overlay (NCO) in the 'Application' section of clause 54 that was inadvertently omitted by Amendment VC282.
APPROVED	VC289	21/12/2025	Amendment VC289 introduces a planning permit requirement to remove, destroy or lop a canopy tree in residential areas at clause 52.37 (Canopy trees) into the Victoria Planning Provisions (VPP) and all planning schemes. Minimum canopy tree replacement requirements will apply to an application to remove a canopy tree. The amendment is required to implement Action 12 of Plan for Victoria to protect and enhance canopy trees.
APPROVED	VC288	21/12/2025	The amendment extends the streamlined VicSmart assessment process to include planning permit applications for the construction of two dwellings on a lot and the subdivision of land into two lots.
APPROVED	VC282	21/12/2025	The amendment changes the Victoria Planning Provisions and all planning schemes in Victoria by introducing a new clause 54 (One dwelling on a lot or a small second dwelling on a lot), making consequential changes to give effect to the new residential development planning assessment provision and correcting technical errors made by Amendment VC267.
APPROVED	VC277	17/12/2025	Amendment VC277 amends car parking requirements to align car parking rates with demand and reduce the number of car parks required in locations well-served by public transport.

PROPOSED PLANNING SCHEME AMENDMENTS

12 Cuttlers Circuit, Wonthaggi Vic 3995

No proposed planning scheme amendments for this property



GRZ1 - General Residential Zone - Schedule 1

To implement the Municipal Planning Strategy and the Planning Policy Framework.
 To encourage development that is responsive to the neighbourhood character of the area.
 To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
 To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

VPP 32.08 General Residential Zone

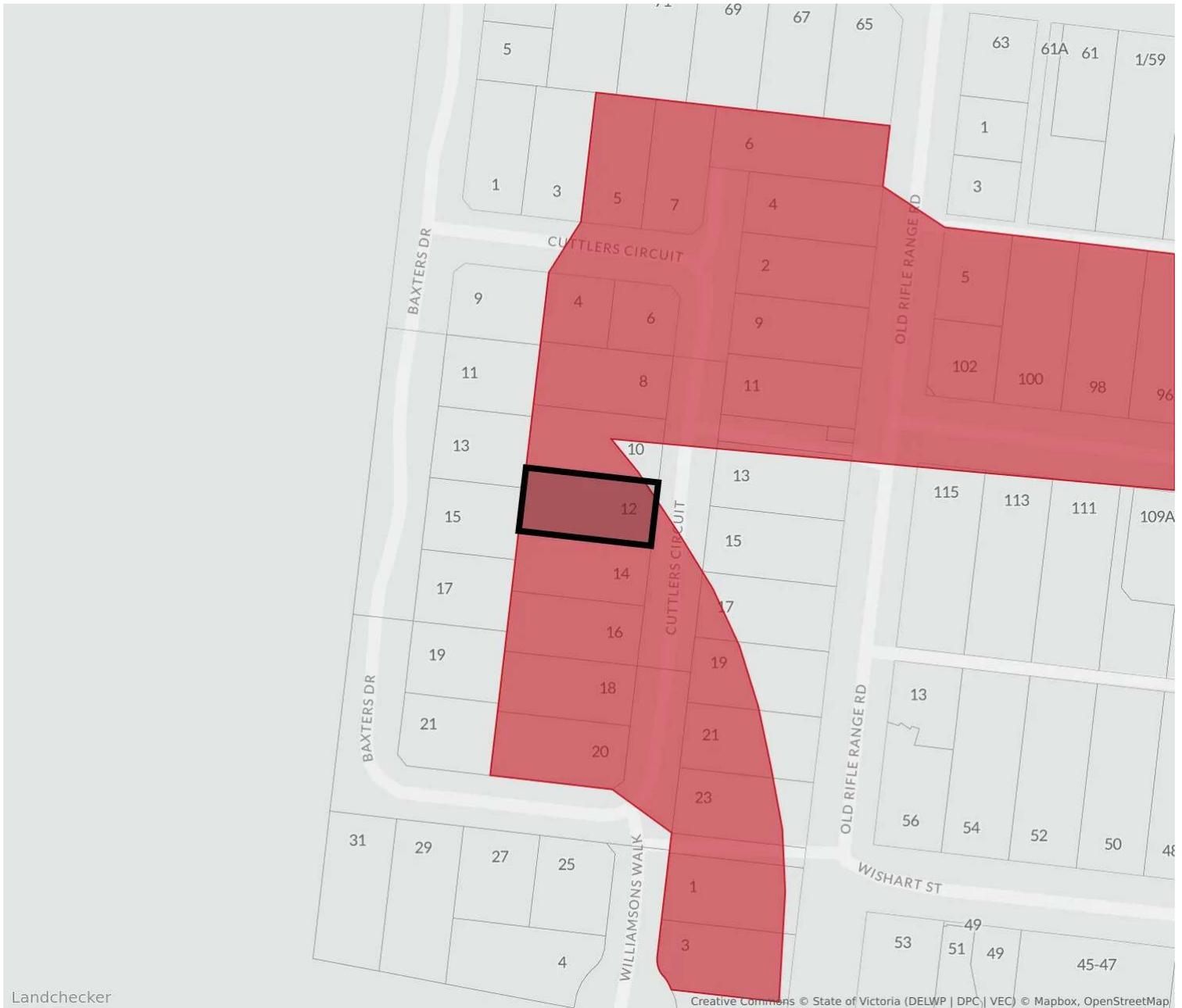
None specified.

LPP 32.08 Schedule 1 To Clause 32.08 General Residential Zone

For confirmation and detailed advice about this planning zone, please contact BASS COAST council on 1300226278.

Other nearby planning zones

LDRZ - Low Density Residential Zone





DDO8 - Design And Development Overlay - Schedule 8

To implement the Municipal Planning Strategy and the Planning Policy Framework.
 To identify areas which are affected by specific requirements relating to the design and built form of new development.

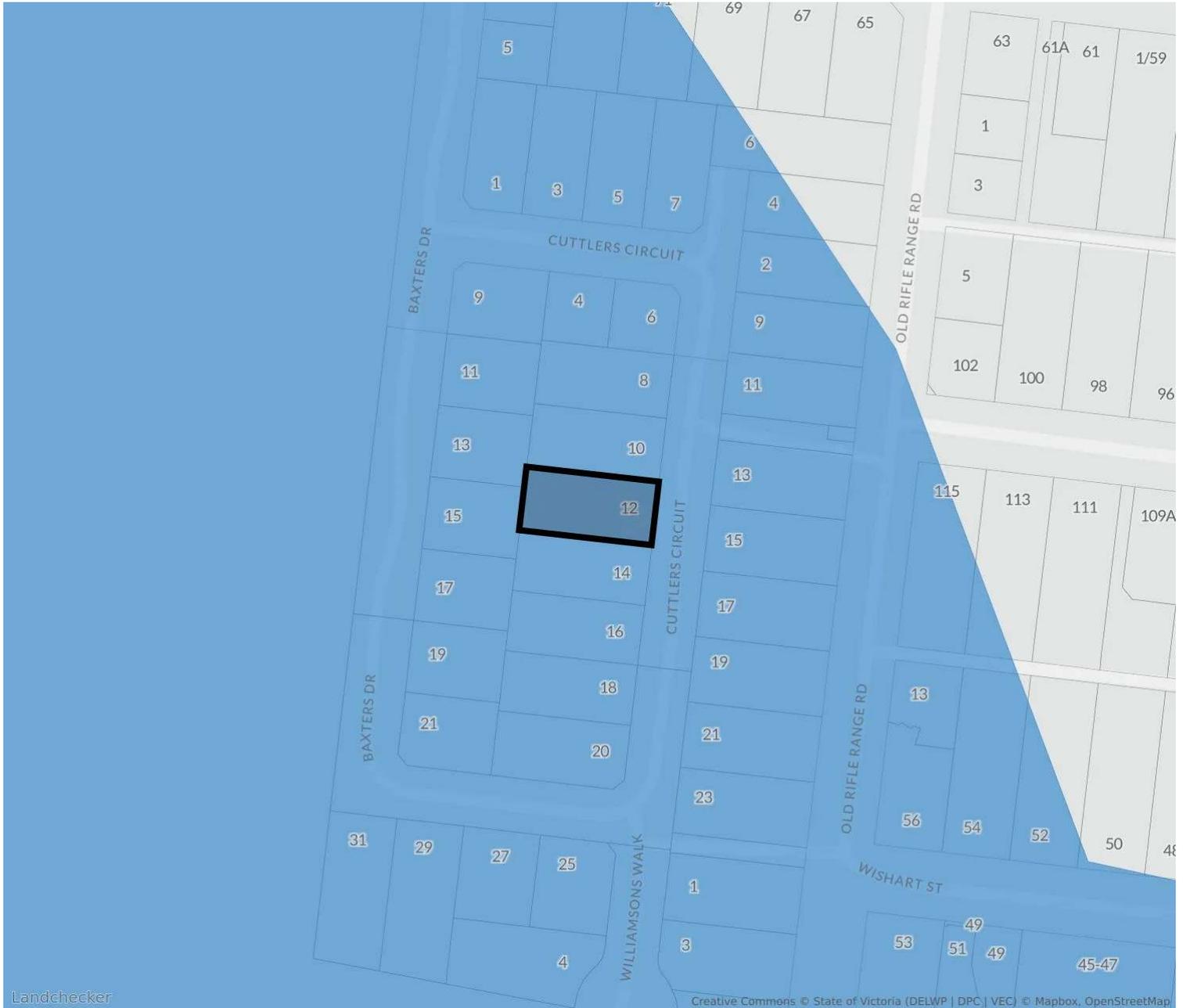
VPP 43.02 Design And Development Overlay

To ensure that the height of new development does not encroach on the flight path areas associated with the Wonthaggi Hospital helicopter landing site. To ensure that the height of new development avoids creating a hazard to aircraft using the Wonthaggi Hospital helicopter landing site and to facilitate safe emergency medical service helicopter operations.

LPP 43.02 Schedule 8 To Clause 43.02 Design And Development Overlay

For confirmation and detailed advice about this planning overlay, please contact BASS COAST council on 1300226278.





Aboriginal Cultural Heritage Sensitivity

This property is within, or in the vicinity of, one or more areas of cultural heritage sensitivity.

For confirmation and detailed advice about the cultural sensitivity of this property, please contact BASS COAST council on 1300226278.



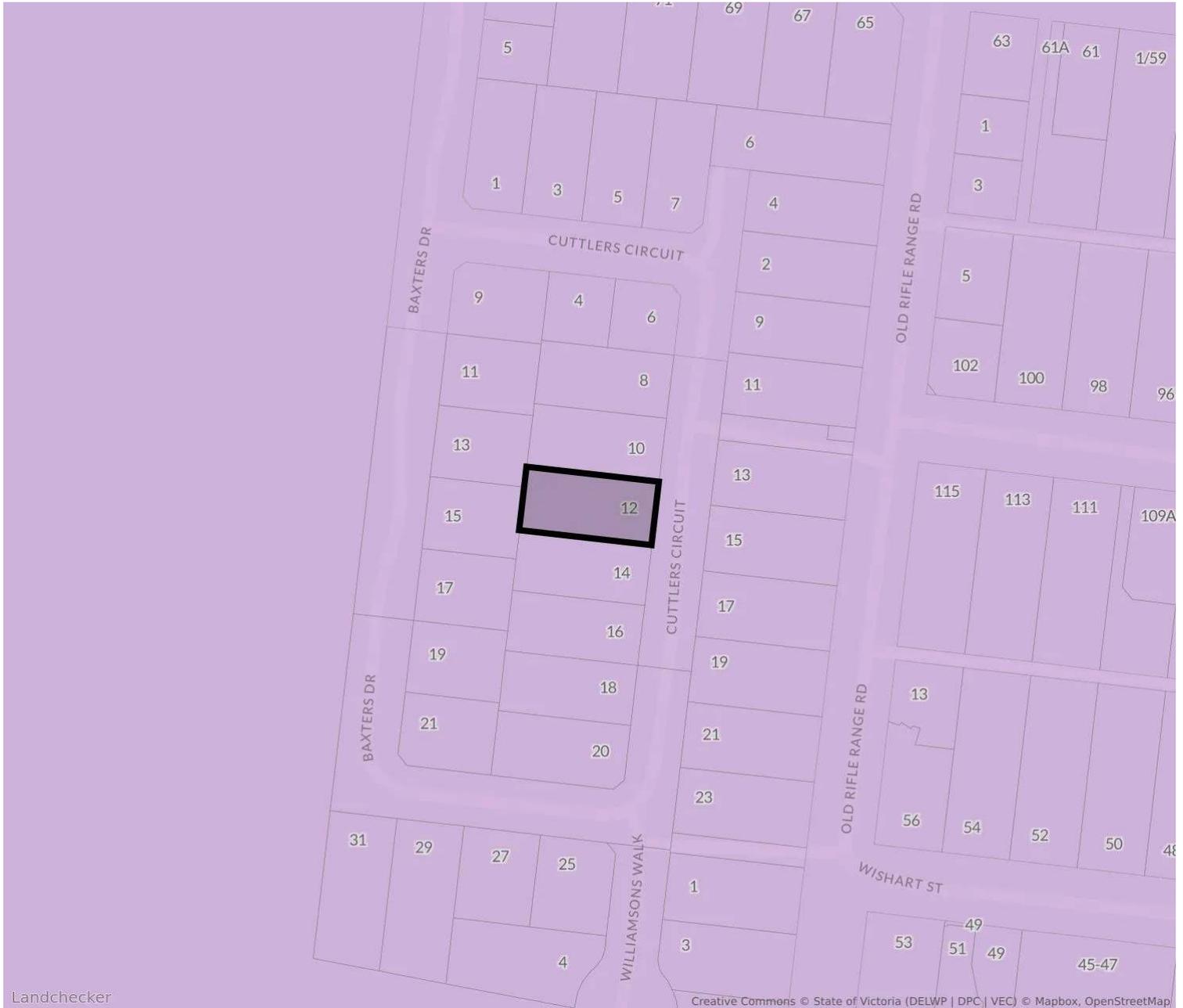
Flood

This property has not been specified as being affected by flooding according to [Landchecker flood sources](#).

For confirmation and detailed advice about this flood area, please contact the relevant source authority.

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning FO	Unaffected	State	16/02/2026
Department of Environment, Land, Water and Planning FO1	Unaffected	State	16/02/2026
Department of Environment, Land, Water and Planning FO2	Unaffected	State	16/02/2026
Department of Environment, Land, Water and Planning FO3	Unaffected	State	16/02/2026

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning LSIO	Unaffected	State	16/02/2026
Department of Environment, Land, Water and Planning LSIO1	Unaffected	State	16/02/2026
Department of Environment, Land, Water and Planning LSIO2	Unaffected	State	16/02/2026
Department of Environment, Land, Water and Planning LSIO3	Unaffected	State	16/02/2026
Department of Environment, Land, Water and Planning LSIO4	Unaffected	State	16/02/2026
Department of Environment, Land, Water and Planning RFO	Unaffected	State	16/02/2026
Department of Environment, Land, Water and Planning SBO	Unaffected	State	16/02/2026
Department of Environment, Land, Water and Planning SBO1	Unaffected	State	16/02/2026
Department of Environment, Land, Water and Planning SBO2	Unaffected	State	16/02/2026
Department of Environment, Land, Water and Planning SBO3	Unaffected	State	16/02/2026
Department of Environment, Land, Water and Planning UFZ	Unaffected	State	16/02/2026



Bushfire Prone Area

This property is within a zone classified as a bushfire prone area.

For confirmation and detailed advice about this bushfire prone area, please contact the relevant source authority.

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning BMO1	Affected	State	16/02/2026
Department of Environment, Land, Water and Planning BPA	Affected	State	16/02/2026
Department of Environment, Land, Water and Planning BMO	Unaffected	State	16/02/2026
Department of Environment, Land, Water and Planning BMO2	Unaffected	State	16/02/2026
Department of Environment, Land, Water and Planning	Unaffected	State	16/02/2026

Source Authority

Status

Type

Last Updated

BMO3



Landchecker

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Landslide Prone Area

This property is not within a zone classified as a landslide prone area.

For confirmation and detailed advice about this landslide prone area, please contact the relevant source authority.

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning EMO	Unaffected	State	09/02/2026
Department of Environment, Land, Water and Planning EMO1	Unaffected	State	09/02/2026
Department of Environment, Land, Water and Planning EMO2	Unaffected	State	09/02/2026
Department of Environment, Land, Water and Planning EMO3	Unaffected	State	09/02/2026
Department of Environment, Land, Water and Planning	Unaffected	State	09/02/2026

Source Authority	Status	Type	Last Updated
EMO4			
Department of Environment, Land, Water and Planning EMO5	Unaffected	State	09/02/2026
Department of Environment, Land, Water and Planning EMO6	Unaffected	State	09/02/2026
Department of Environment, Land, Water and Planning EMO7	Unaffected	State	09/02/2026

PROPTACK COMPARABLE SALES

12 Cuttlers Circuit, Wonthaggi Vic 3995



54 WISHART ST WONTHAGGI VIC 3995

🛏 2 🏠 2 🚗 4

LAND AREA 1,091m²
TYPE House
LAST SALE \$540,000 (10/12/2025)
ZONE GRZ



23 WISHART ST WONTHAGGI VIC 3995

🛏 3 🏠 1 🚗 1

LAND AREA 1,017m²
TYPE House
LAST SALE \$455,000 (21/12/2025)
ZONE GRZ



68 HAGELTHORN ST WONTHAGGI VIC 3995

🛏 3 🏠 1 🚗 1

LAND AREA 1,015m²
TYPE House
LAST SALE \$475,000 (10/02/2026)
ZONE GRZ



110 BROOME CRES WONTHAGGI VIC 3995

🛏 1 🏠 1 🚗 1

LAND AREA 525m²
TYPE House
LAST SALE \$330,000 (23/10/2025)
ZONE GRZ



131 BROOME CRES WONTHAGGI VIC 3995

🛏️ 2 🏠 1 🚗 -

LAND AREA 2,036m²
TYPE House
LAST SALE \$465,000 (14/10/2025)
ZONE LDRZ



98A BROOME CRES WONTHAGGI VIC 3995

🛏️ 3 🏠 1 🚗 2

LAND AREA 250m²
TYPE House
LAST SALE \$345,000 (17/11/2025)
ZONE GRZ



147A REED CRES WONTHAGGI VIC 3995

🛏️ 4 🏠 2 🚗 4

LAND AREA 2,016m²
TYPE House
LAST SALE \$800,000 (18/02/2026)
ZONE LDRZ



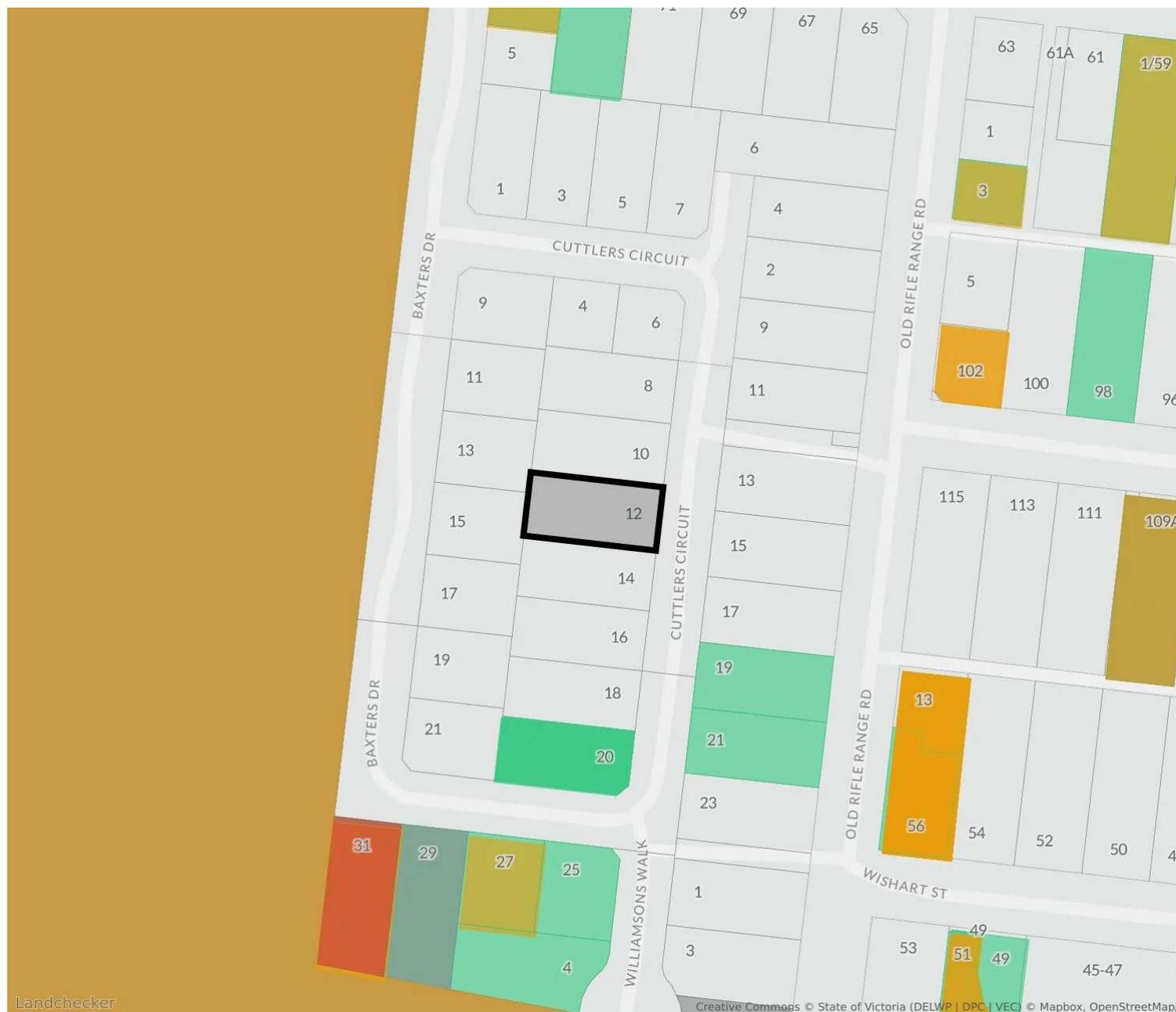
144 REED CRES WONTHAGGI VIC 3995

🛏️ 3 🏠 2 🚗 8

LAND AREA 4,159m²
TYPE House
LAST SALE \$852,000 (06/10/2025)
ZONE LDRZ



No planning permit data available for this property.

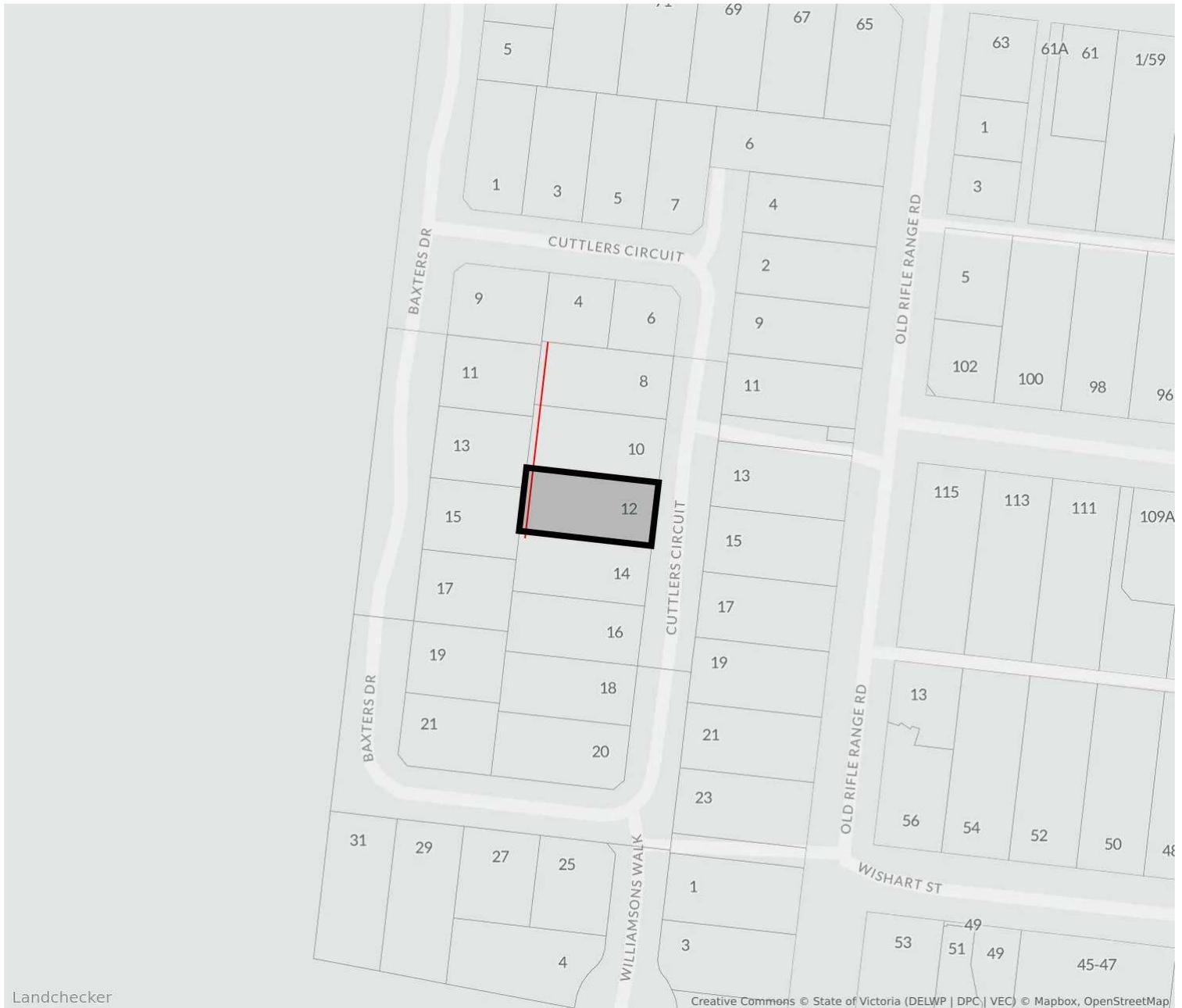


Status	Code	Date	Address	Description
PENDING	200007 - EOT - 1	Received 23/06/2022	<u>56 Wishart Street, Wonthaggi</u>	Subdivision of land into two lots with existing buildings in GRZ and DDO9 - Extension of Time to Original Planning Permit 200007
PENDING	210056 - PC1	Received 31/05/2022	<u>109 Hagelthorn Street, Wonthaggi</u>	Subdivision of land into 2 lots in the GRZ - Plans to Comply - Civil Plans - Condition 10
PENDING	200218 - PC2	Received 16/03/2022	<u>51 Wishart Street, Wonthaggi</u>	Subdivision of land into two lots in GRZ1 - Plans to Comply - Section 173 Agreement - Condition 10
PENDING	220006	Received 12/01/2022	<u>Baxters Drive, 4 Williamson Walk & 16 Grasree Court, Wonthaggi</u> <u>Baxters Dr, Wonthaggi</u>	3 lot subdivision and removal of vegetation.
PENDING	200218 - PC1	Received 01/09/2021	<u>51 Wishart Street, Wonthaggi</u>	Subdivision of land into two lots in GRZ1 - Plans to Comply Condition 8 Drainage Plans
PENDING	200195 - PC1	Received 05/08/2021	<u>27 Cuttlers Circuit, Wonthaggi</u>	Development of land for Dwelling in BMO - Plans to Comply Condition 1 - BMP

Status	Code	Date	Address	Description
PENDING	190322 -1	Received 10/02/2021	<u>31 Cuttlers Circuit, Wonthaggi</u>	Development of land for dwelling in BMO -Amendment - Applicants are seeking an amendment for the Private Bushfire Shelter to be taken off as a requirement of our planning permit
PENDING	200007 -PC1	Received 15/09/2020	<u>56 Wishart Street, Wonthaggi</u> <u>56 Wishart Street, Wonthaggi</u> <u>56 Wishart Street, Wonthaggi</u>	Subdivision of land into two lots with existing buildings in GRZ and DDO9 - Plans to Comply- Civil - Condition 9
PENDING	200007 - PC1	Received 15/09/2020	<u>56 Wishart Street, Wonthaggi</u>	Subdivision of land into two lots with existing buildings in GRZ and DDO9 - Plans to Comply - Civil - Condition 9
PENDING	180420 -PC1	Received 18/11/2019	<u>59 Campbell Street, Wonthaggi</u>	Development of the land for three dwellings -Plans to Comply - Amended Dwelling DesignPlans
PENDING	180200 -PC1	Received 18/10/2018	<u>75 Campbell Street, Wonthaggi</u>	Development of the land for a dwelling, under a bushfire management overlay and an environmental significance overlay - Plans to Comply - Condition 1 Plans
PENDING	160349 -PC1	Received 07/02/2017	<u>3 Old Rifle Rangeroad, Wonthaggi</u>	Construct a single dwelling in the BMO - Plan to Comply - Condition 1 - BMP plan
PENDING	150231 -PC2	Received 18/04/2016	<u>102 Hagelthorn Street, Wonthaggi</u>	2 lot subdivision - Plans to Comply - Condition 1 - Subdivision plan
PENDING	150231 -PC1	Received 05/04/2016	<u>102 Hagelthorn Street, Wonthaggi</u>	2 lot subdivision - Civil Plans Condition 8
APPROVED	PDPLANPER-2024/002231	07/11/2024	<u>25 Cuttlers Cct, Wonthaggi</u>	Construct a dwelling in a bushfire management overlay (bmo).
APPROVED	PDPLANPER-2024/001393	18/03/2024	<u>98 Hagelthorn St, Wonthaggi</u>	Extend an existing dwelling in a bushfire management overlay (bmo1).
APPROVED	PDPLANPER-2023/000680	12/09/2023	<u>29 Cuttlers Cct, Wonthaggi</u>	Construct a dwelling in a bushfire management overlay (bmo).
OTHER	210056 - PC2	09/08/2022	<u>109 Hagelthorn Street, Wonthaggi</u>	Subdivision of land into 2 lots in the GRZ - Plans to Comply - Section 173 Agreement - Condition 13(b)
OTHER	210495	08/04/2022	<u>29 Cuttlers Cct, Wonthaggi</u>	Variation of a covenant.
OTHER	190410	14/01/2022	<u>Baxters Dr, Wonthaggi</u> <u>Baxters Drive & 16 Grasstree Ct, Wonthaggi</u>	Re-subdivision of land into 3 lots, creation of carriage way easement and removal of vegetation.
APPROVED	210056	09/11/2021	<u>109 Hagelthorn Street, Wonthaggi</u>	Subdivision of land into 2 lots in the grz.
APPROVED	200218	09/06/2021	<u>51 Wishart St, Wonthaggi</u> <u>51 Wishart Street, Wonthaggi</u>	Subdivision of land into two lots in grz1.
REJECTED	190322 - 1	12/05/2021	<u>31 Cuttlers Cct, Wonthaggi</u>	Development of land for dwelling in bmo - amendment - applicants are seeking an amendment for the private bushfire shelter to be taken off as a requirement of our planning permit.
APPROVED	200195	16/10/2020	<u>27 Cuttlers Cct, Wonthaggi</u>	Development of land for dwelling in bmo.
APPROVED	200269	27/09/2020	<u>19 Cuttlers Cct, Wonthaggi</u>	Development of land for a dwelling in the bmo1.
APPROVED	200007	07/05/2020	<u>56 Wishart Street, Wonthaggi</u> <u>56 Wishart Street, Wonthaggi</u> <u>56 Wishart St, Wonthaggi</u>	Subdivision of land into two lots with existing buildings in grz and ddo9.
APPROVED	190322	22/01/2020	<u>31 Cuttlers Cct, Wonthaggi</u>	Development of land for dwelling in bmo.
OTHER	130081	14/11/2019	<u>Baxters Dr, Wonthaggi</u>	Subdivide the land into thirteen lots.
APPROVED	180420	28/08/2019	<u>59 Campbell St, Wonthaggi</u>	Development of the land for three dwellings.
APPROVED	170355 -1	11/12/2018	<u>20 Cuttlers Circuit, Wonthaggi</u>	Construction of a dwelling within a Bushfire Management Overlay in accordance with the endorsed plans.

Status	Code	Date	Address	Description
APPROVED	170355 - 1	11/12/2018	<u>20 Cuttlers Cct, Wonthaggi</u>	Construction of a dwelling within a bushfire management overlay in accordance with the endorsed plans.
APPROVED	180200	05/10/2018	<u>75 Campbell Street, Wonthaggi</u> <u>75 Campbell St, Wonthaggi</u>	Development of the land for a dwelling, under a bushfire management overlay and an environmental significance overlay.
APPROVED	170355	18/12/2017	<u>20 Cuttlers Cct, Wonthaggi</u>	Construction of a dwelling within a bushfire management overlay.
APPROVED	170340	11/12/2017	<u>21 Cuttlers Cct, Wonthaggi</u>	Buildings and works (dwelling) in a bushfire management overlay schedule 1.
APPROVED	160349	29/12/2016	<u>3 Old Rifle Range Rd, Wonthaggi</u>	Construct a single dwelling in the bmo.
OTHER	160039	29/04/2016	<u>5 Williamsons Walk, Wonthaggi</u>	Construct a dwelling and a shed above 41.6m ahd as required by ddo8.
APPROVED	150383	01/04/2016	<u>4 Williamsons Walk, Wonthaggi</u>	Construct a dwelling.
APPROVED	150231	02/12/2015	<u>102 Hagelthorn St, Wonthaggi</u>	2 lot subdivision.
APPROVED	120083	01/10/2012	<u>67 Campbell St, Wonthaggi</u>	2 lot subdivision.
APPROVED	110454	25/05/2012	<u>63 Campbell St, Wonthaggi</u>	3 lot subdivision.
APPROVED	110220	14/05/2012	<u>59 Campbell St, Wonthaggi</u>	Demolish the existing dwelling and develop the land with three dwellings.
APPROVED	080660	04/12/2008	<u>56 Wishart St, Wonthaggi</u>	Use the existing shed to store paintball markers.

For confirmation and detailed advice about this planning permits, please contact BASS COAST council on 1300226278.



Easements

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

For confirmation and detailed advice about the easement(s) on this property, please contact the relevant source authority.



10 - 20m Contours

For confirmation and detailed advice about the elevation of the property, please contact BASS COAST council on 1300226278.

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