

PROPERTY REPORT

85 Arbuthnots Road, Tarwin Lower Vic 3956

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 2 PS616939

ORIENTATION

South

LOCAL GOVERNMENT (COUNCIL)

South Gippsland

FRONTAGE

363.57m Approx

LEGAL DESCRIPTION

2\PS616939

ZONES

FZ - Farming Zone

COUNCIL PROPERTY NUMBER

201401

OVERLAYS

BMO - Bushfire Management Overlay
LSIO - Land Subject To Inundation Overlay

LAND SIZE

32,240m² Approx

Property Sales Data

House

 -  -  -

State Electorates

LEGISLATIVE COUNCIL

Eastern Victoria Region

LEGISLATIVE ASSEMBLY

Gippsland South District

Schools

CLOSEST PRIVATE SCHOOLS

Koonwarra Village School (16146 m)
St Laurence O'Toole School (23546 m)
ECG College Leongatha (23992 m)

CLOSEST PRIMARY SCHOOLS

Tarwin Lower Primary School (2709 m)

CLOSEST SECONDARY SCHOOLS

Leongatha Secondary College (23790 m)

Burglary Statistics

POSTCODE AVERAGE

1 in 181 Homes

STATE AVERAGE

1 in 76 Homes

COUNCIL AVERAGE

1 in 248 Homes

Council Information - South Gippsland

PHONE

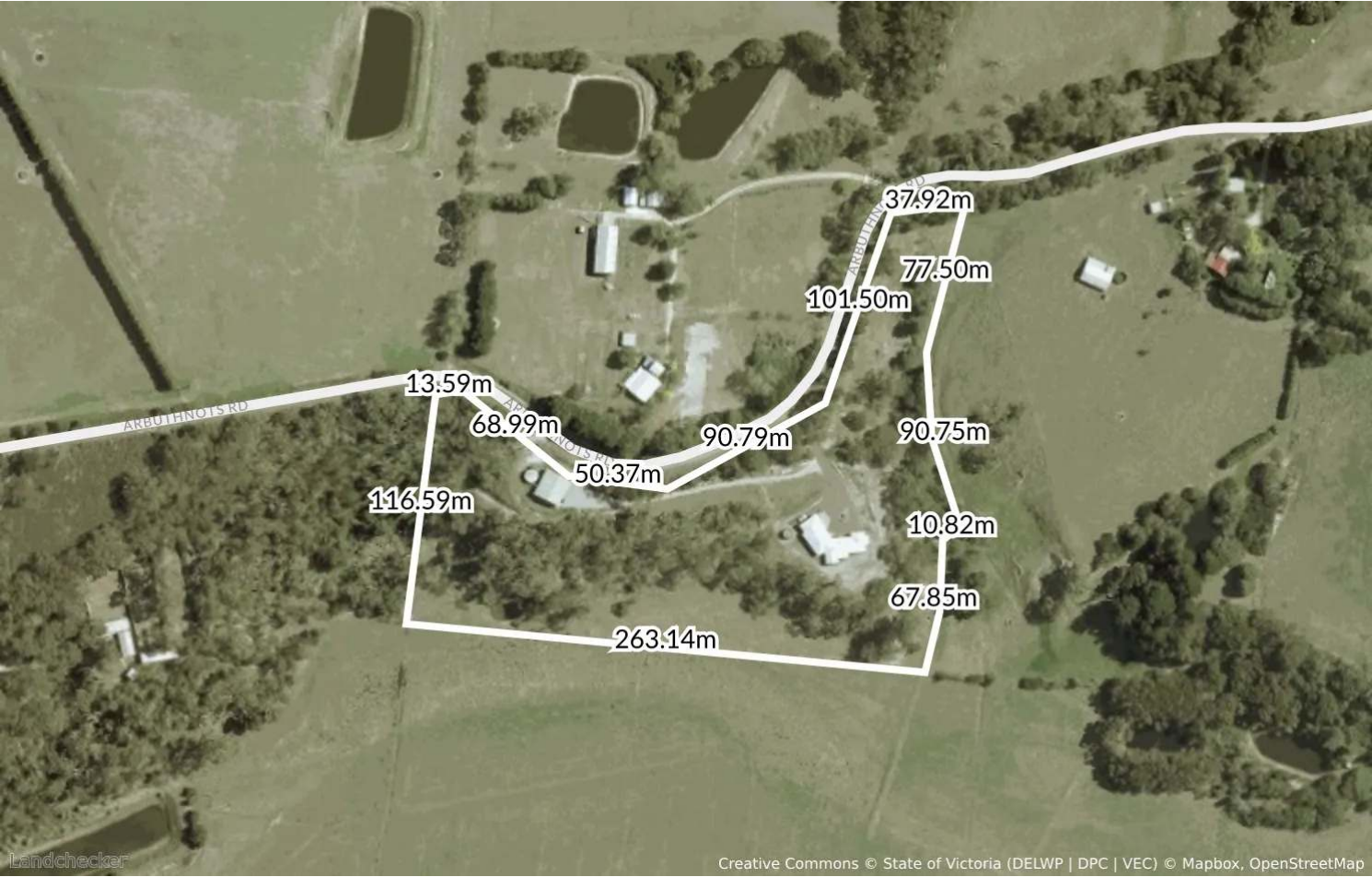
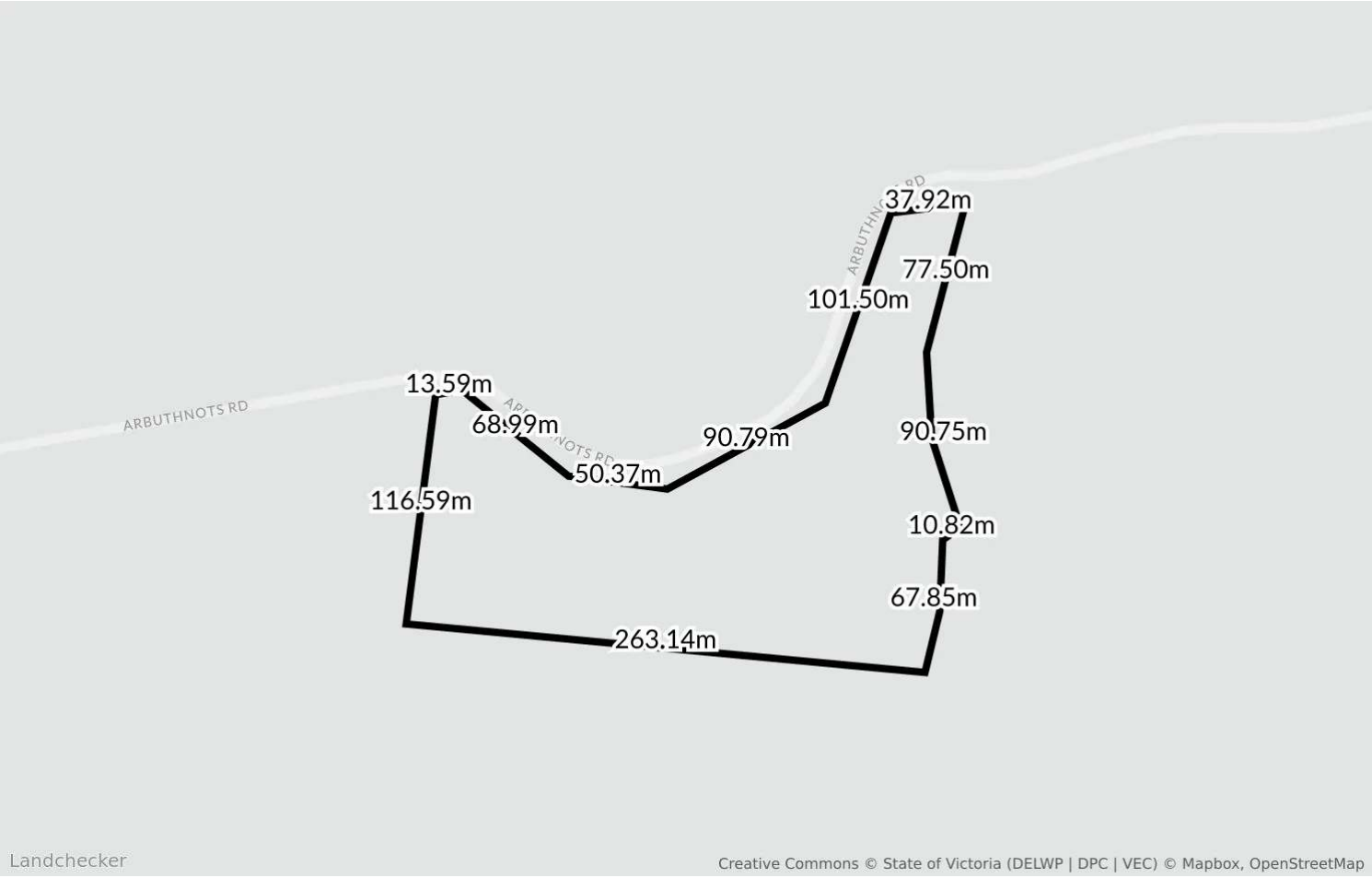
03 5662 9200 (South Gippsland)

EMAIL

council@southgippsland.vic.gov.au

WEBSITE

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



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

85 Arbuthnots Road, Tarwin Lower Vic 3956

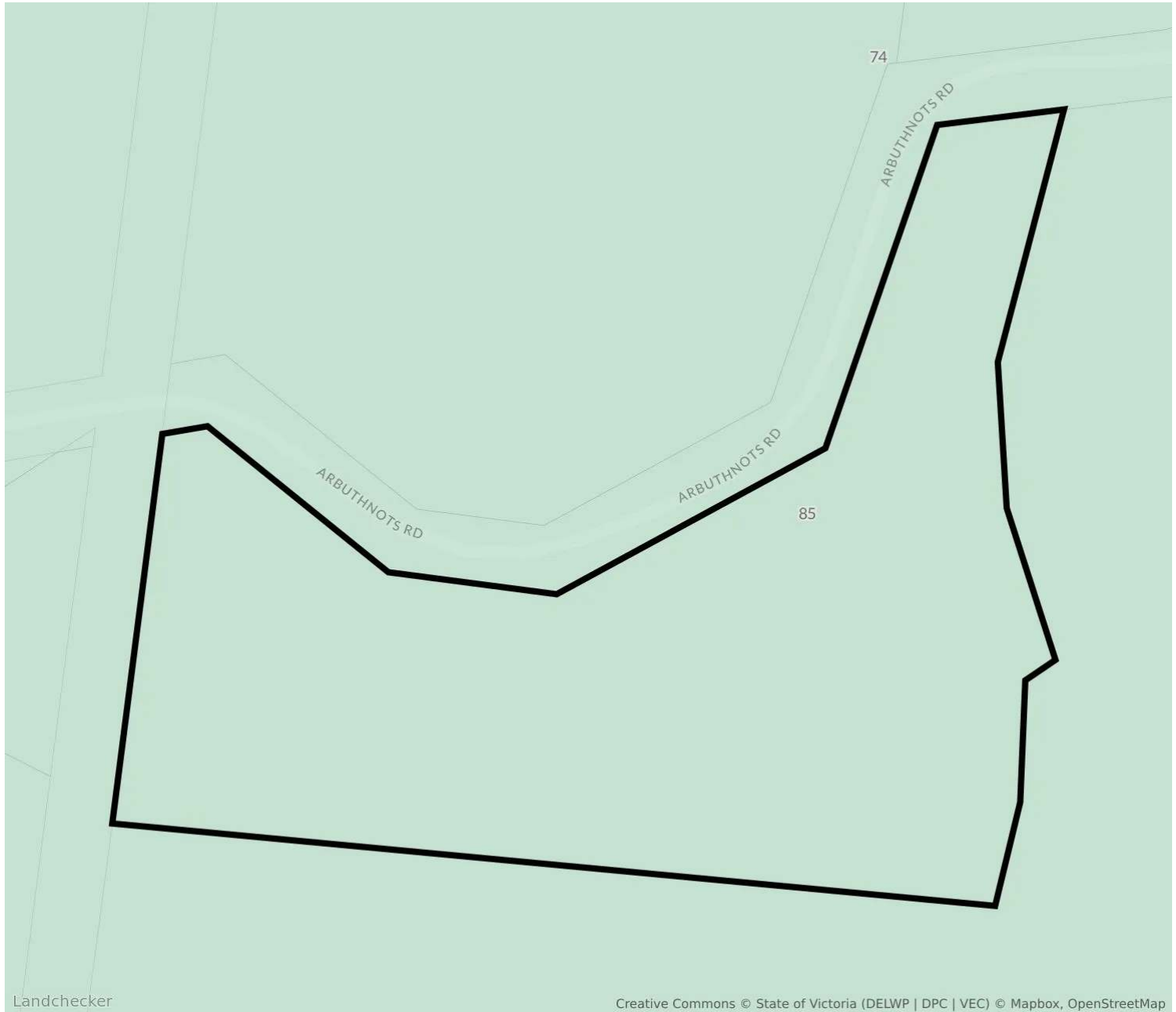
Status	Code	Date	Description
APPROVED	C132sgip	23/04/2025	Updates Map 9 by applying the Bushfire Management Overlay to land in Mirboo North.
APPROVED	VC280	06/04/2025	Amendment VC280 introduces the Great Design Fast Track into the Victoria Planning Provisions and all planning schemes in Victoria. The Great Design Fast Track implements a new planning assessment pathway to facilitate the delivery of high-quality townhouse and apartment developments.
APPROVED	VC269	02/04/2025	The amendment makes changes to the VPP and all planning schemes to improve the operation of clause 53.24 Future Homes.
APPROVED	VC273	02/04/2025	Amendment VC273 makes changes to clause 52.20 to apply to housing development that are wholly or partly funded by the Victorian or Commonwealth governments.
APPROVED	VC237	02/04/2025	The Amendment changes the VPP and all planning schemes in Victoria by introducing a permit exemption for a remote sellers packaged liquor licence under Clause 52.27, replacing references to EPAs Recommended Separation Distances for Industrial Residual Air Emissions document with the new Separation Distance Guideline and Landfill Buffer Guideline, replacing existing references to superseded state and regional waste and resource recovery plans with the new Victorian Recycling Infrastructure Plan, correcting typographical errors, updating formatting and ensuring language and references are accurate and up to date.
APPROVED	VC276	01/04/2025	Amendment VC276 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to amend all residential zone schedules and Neighbourhood Character Overlay schedules to implement the new residential development planning assessment provisions and correct technical errors resulting from Amendment VC267.
APPROVED	VC263	19/03/2025	The Amendment makes changes to state policy relating to special water supply catchments and water quality, as well as improving references to the Catchment and Land Protection Act 1994 and updating references to policy documents
APPROVED	C134sgip	12/03/2025	Implements Section 56 of the Heritage Act 2017 to ensure that places in the Planning Scheme are consistently identified with places in the Victorian Heritage Register.
APPROVED	VC267	05/03/2025	Amendment VC267 implements new residential development planning assessment provisions to boost housing construction to meet the housing needs of Victorians.
APPROVED	VC266	02/03/2025	The amendment extends the timeframe for the temporary planning provisions that allow for the use and development of land for a Dependent persons unit (DPU) by one year to 28 March 2026. The amendment also

Status	Code	Date	Description
			updates the permit requirements for DPU proposals affected by particular overlays.
APPROVED	VC274	27/02/2025	Amendment VC274 introduces the Precinct Zone (PRZ) at Clause 37.10 to support housing and economic growth in priority precincts across Victoria in line with Victorias Housing Statement, The Decade Ahead 2024-2034 and the Victorian Governments vision for priority precincts, including Suburban Rail Loop precincts.
APPROVED	VC257	24/02/2025	Amendment VC257 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to introduce Clause 32.10 Housing Choice and Transport Zone (HCTZ) and Clause 43.06 Built Form Overlay (BFO) to support housing growth in and around activity centres and other well-serviced locations in line with Victorias Housing Statement, The Decade Ahead 2024-2034
APPROVED	C129sgip	19/02/2025	The amendment implements recommendations of the South Gippsland Planning Scheme Review (2023) and the South Gippsland Permit Triggers Review Report (2023). The amendment revises the Municipal Planning Strategy, Planning Policy Framework, zone and overlay schedules, general and operational provisions, and Rural Living Zone Zoning Maps to improve the overall effectiveness of the planning scheme.

PROPOSED PLANNING SCHEME AMENDMENTS

85 Arbuthnots Road, Tarwin Lower Vic 3956

Status	Code	Date	Description
PROPOSED	C131sgip	07/05/2025	The amendment proposes to rezone 108 and 110 Parr Street, Leongatha from Farming Zone to General Residential Zone Schedule 1, delete Environmental Significance Overlay Schedule 2 and the Erosion Management Overlay from the land, amend the Land Subject to Inundation Overlay and approve a planning permit for a staged multi lot subdivision and the creation/removal of easements and restrictions.



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FZ - Farming Zone

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for the use of land for agriculture.

To encourage the retention of productive agricultural land.

To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.

To encourage the retention of employment and population to support rural communities.

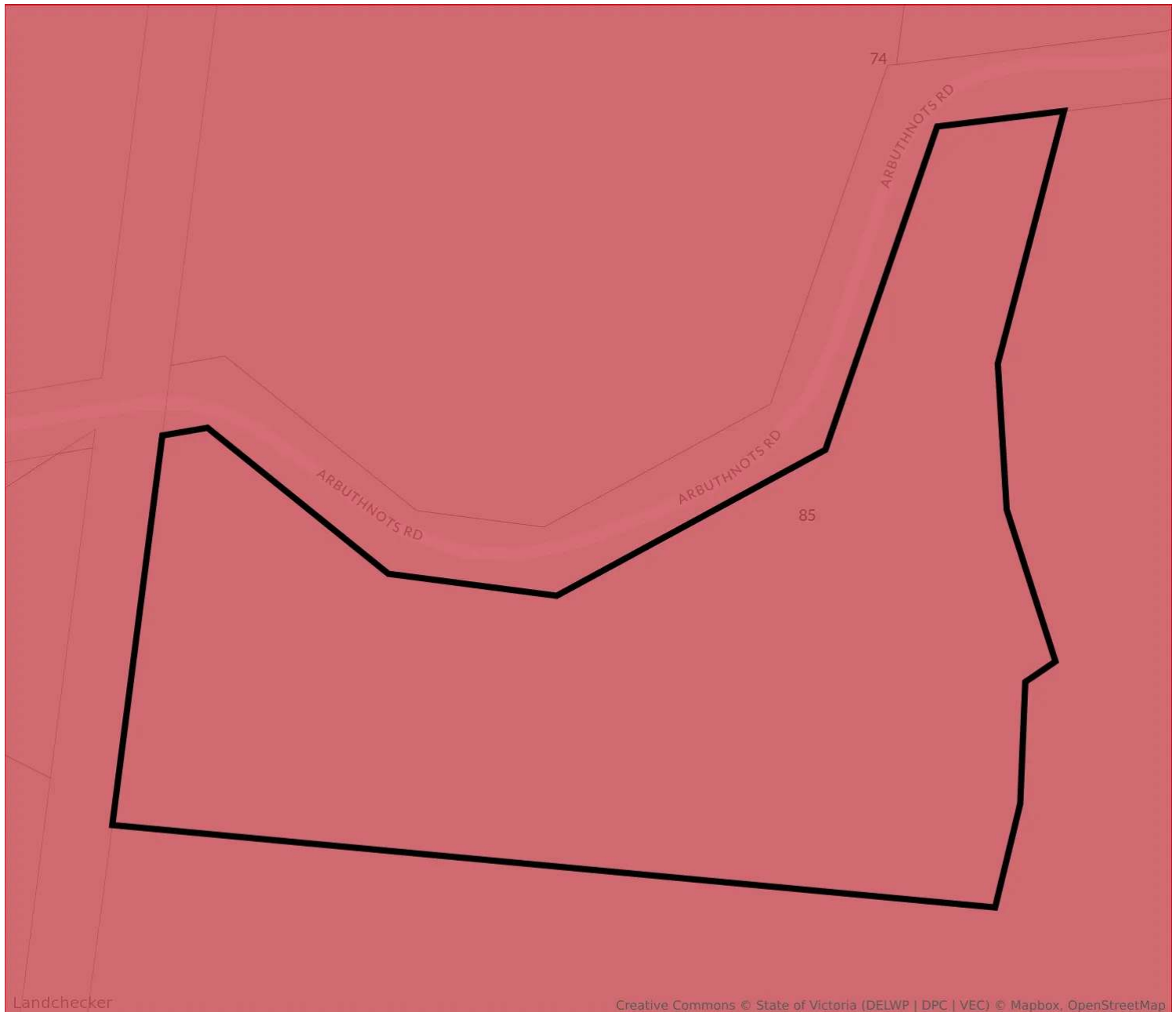
To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

VPP 35.07 Farming Zone

LPP 35.07 Schedule 1 To Clause 35.07 Farming Zone

For confirmation and detailed advice about this planning zone, please contact SOUTH GIPPSLAND council on 03 5662 9200.



■ BMO - Bushfire Management Overlay

To implement the Municipal Planning Strategy and the Planning Policy Framework.

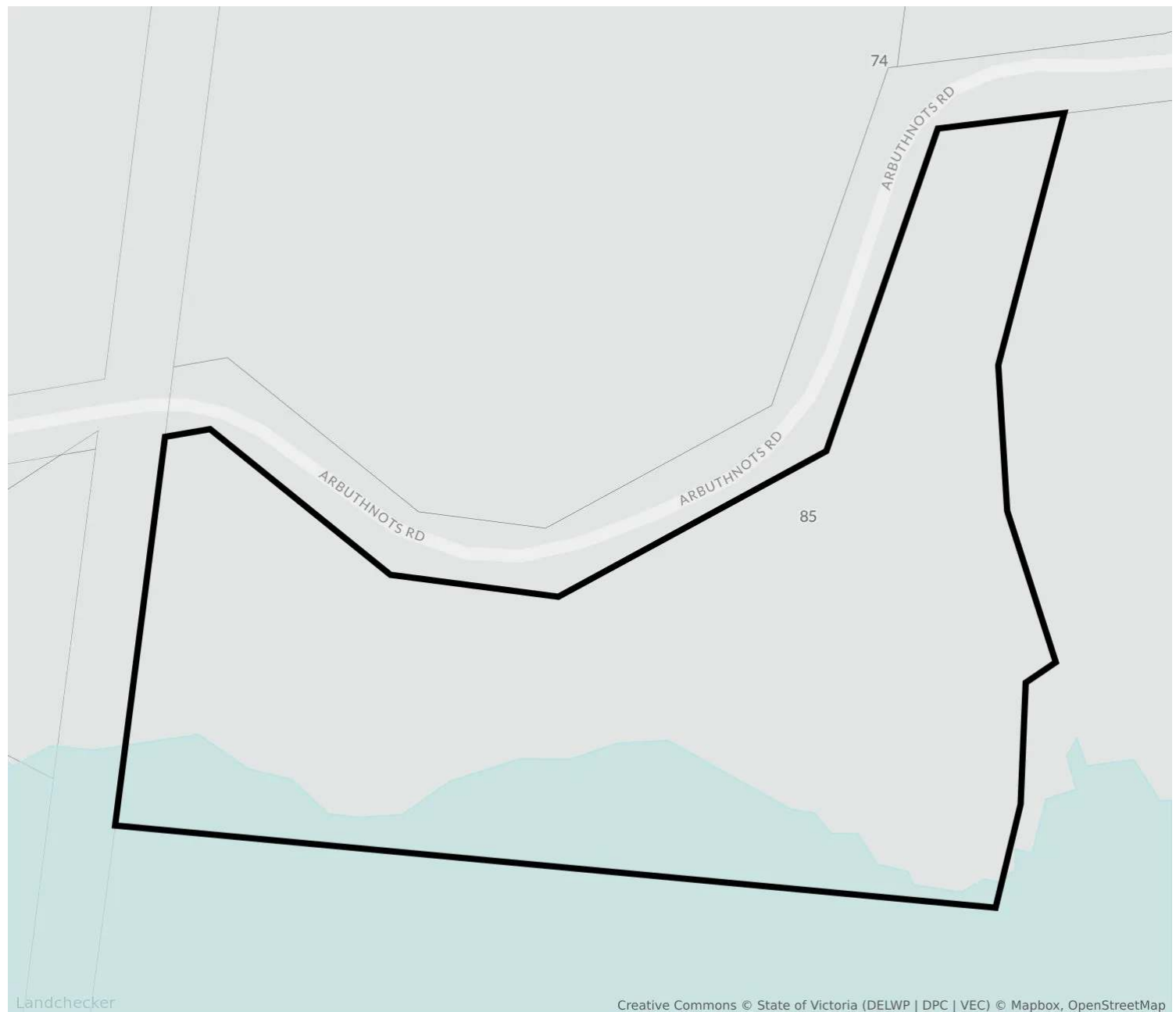
To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.

To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.

To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

[VPP 44.06 Bushfire Management Overlay](#)

For confirmation and detailed advice about this planning overlay, please contact SOUTH GIPPSLAND council on 03 5662 9200.



LSIO - Land Subject To Inundation Overlay

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.

To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.

To minimise the potential flood risk to life, health and safety associated with development.

To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989.

To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.

To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.

[VPP 44.04 Land Subject To Inundation Overlay](#)


None specified.

[LPP 44.04 Schedule 1 To Clause 44.04 Land Subject To Inundation Overlay](#)

For confirmation and detailed advice about this planning overlay, please contact SOUTH GIPPSLAND council on 03 5662 9200.



 ESO - Environmental Significance Overlay

 SLO - Significant Landscape Overlay

For confirmation and detailed advice about this planning overlay, please contact SOUTH GIPPSLAND council on 03 5662 9200.



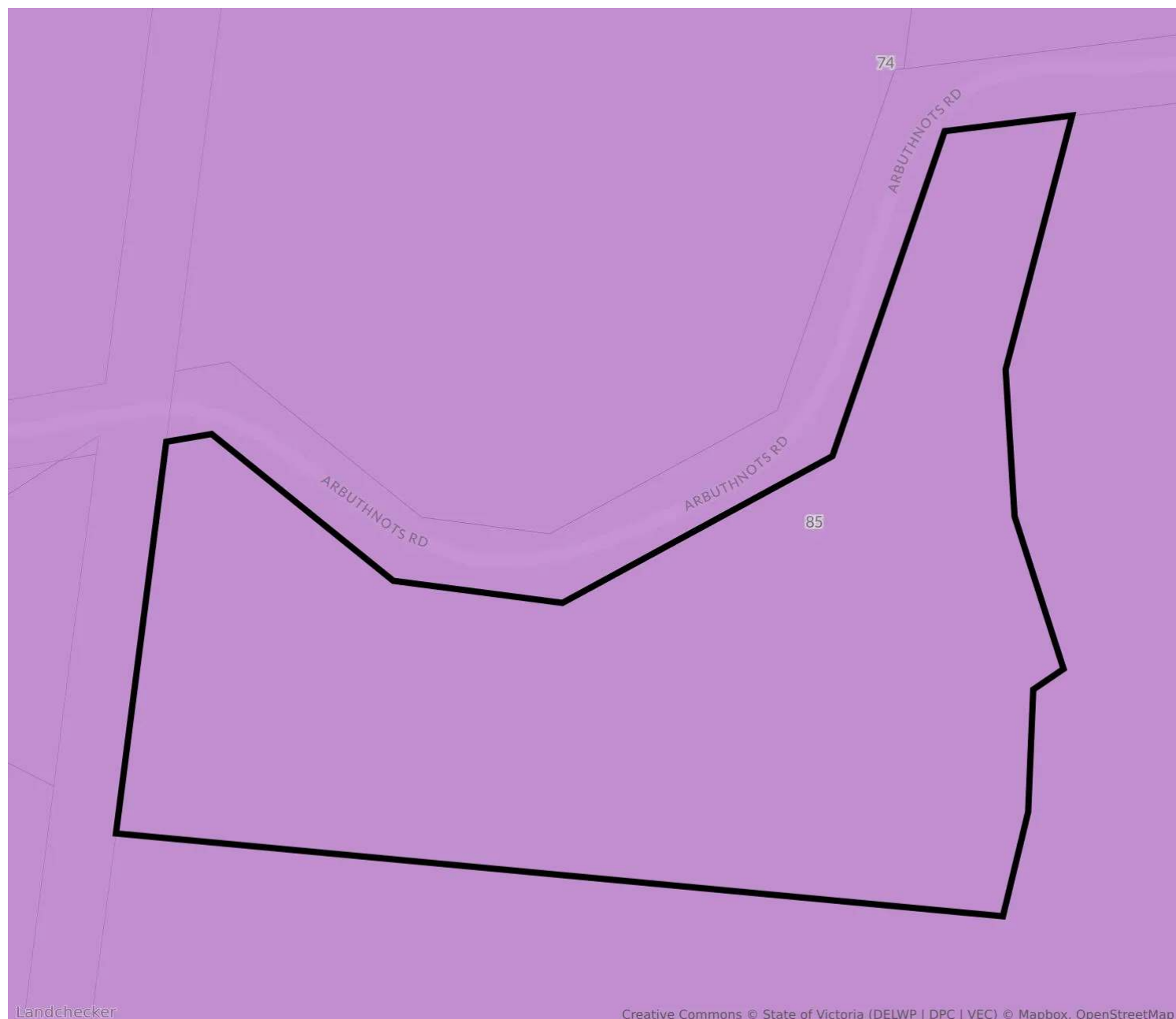
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Aboriginal Cultural Heritage Sensitivity

This property is not within, or in the vicinity of, one or more areas of cultural heritage sensitivity.

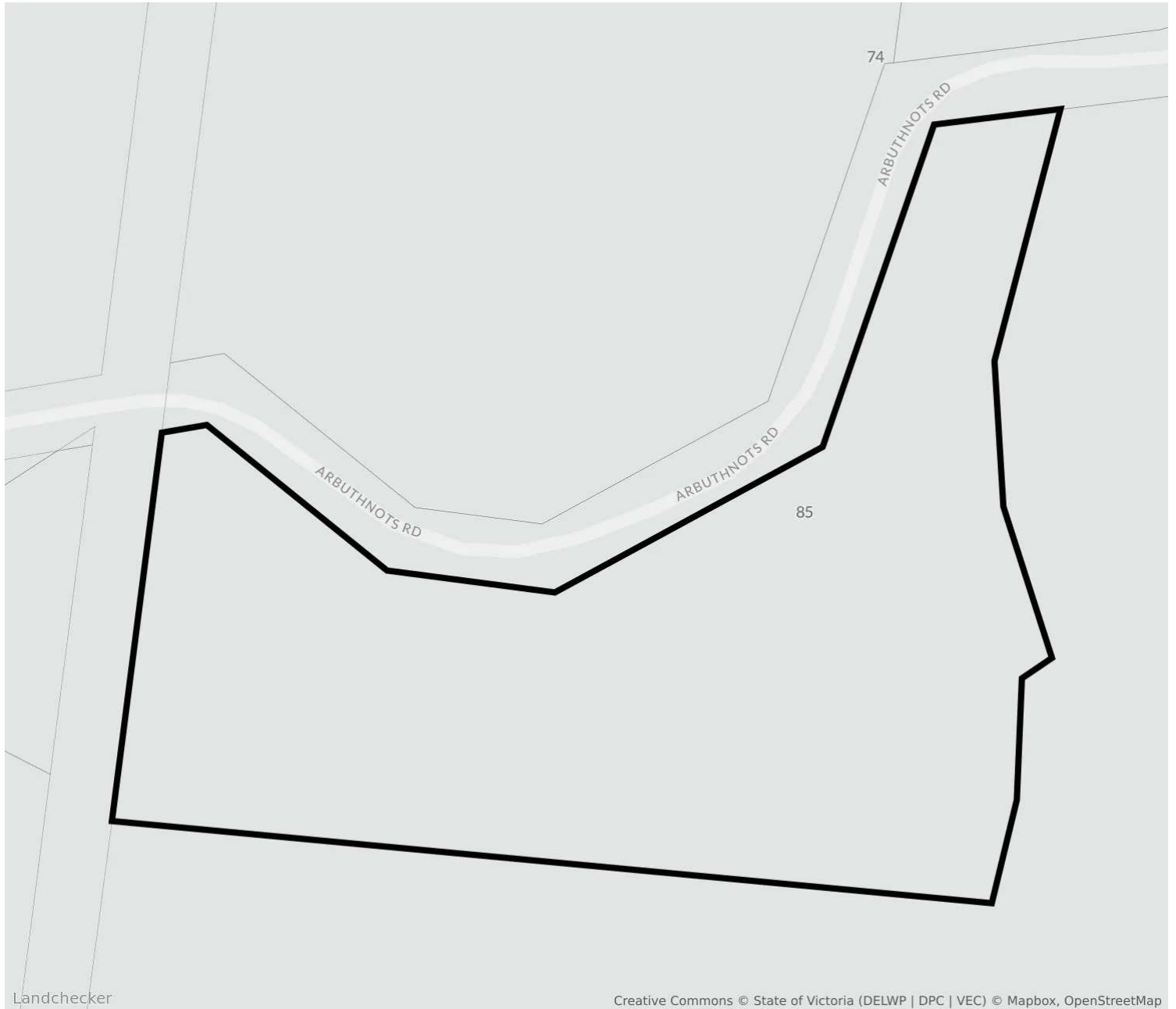
For confirmation and detailed advice about the cultural sensitivity of this property, please contact SOUTH GIPPSLAND council on 03 5662 9200.



Bushfire Prone Area

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

For confirmation and detailed advice about the bushfire prone area of this property, please contact SOUTH GIPPSLAND council on 03 5662 9200.



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10 - 20m Contours

For confirmation and detailed advice about the elevation of the property, please contact SOUTH GIPPSLAND council on 03 5662 9200.



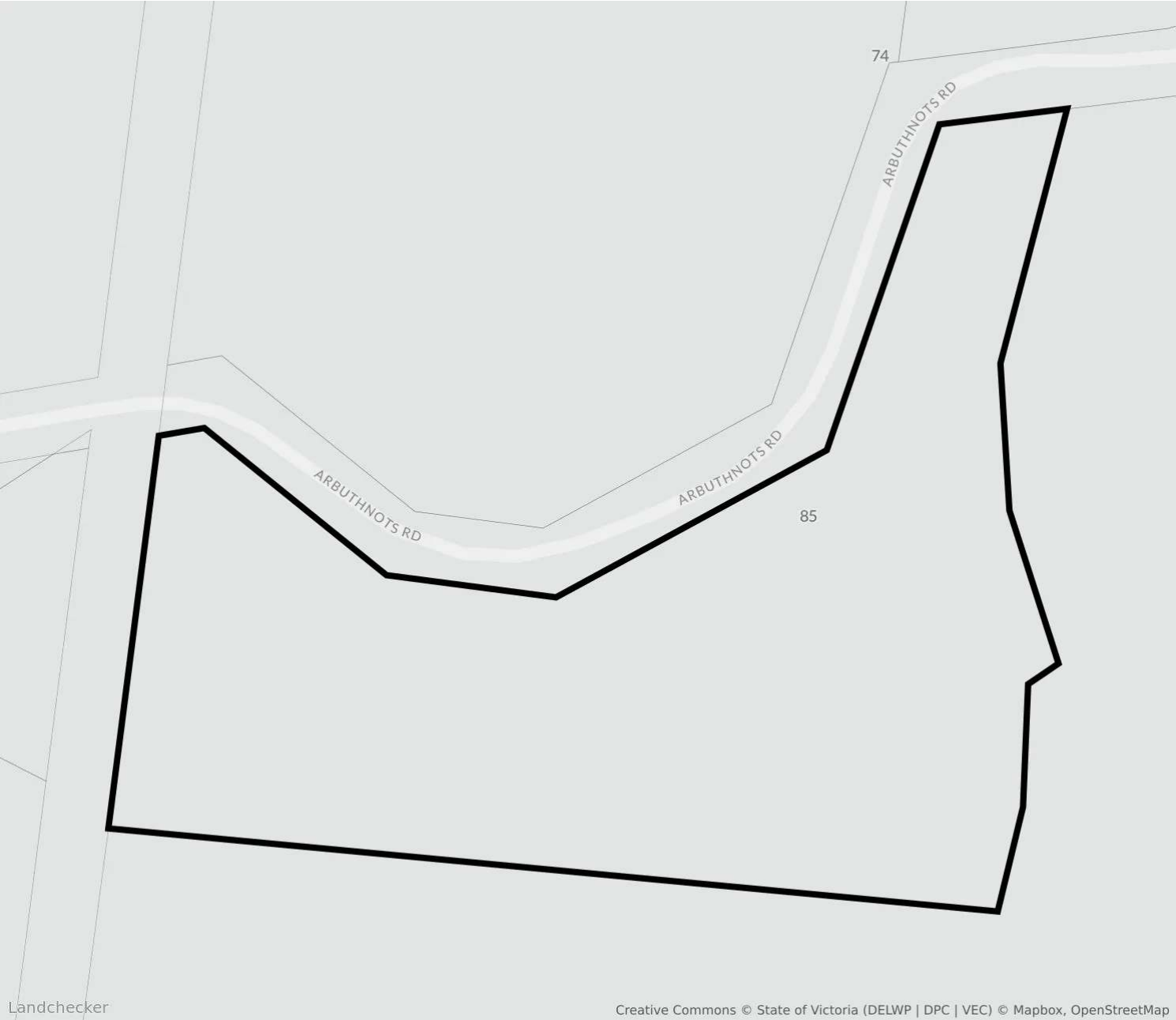
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Easements

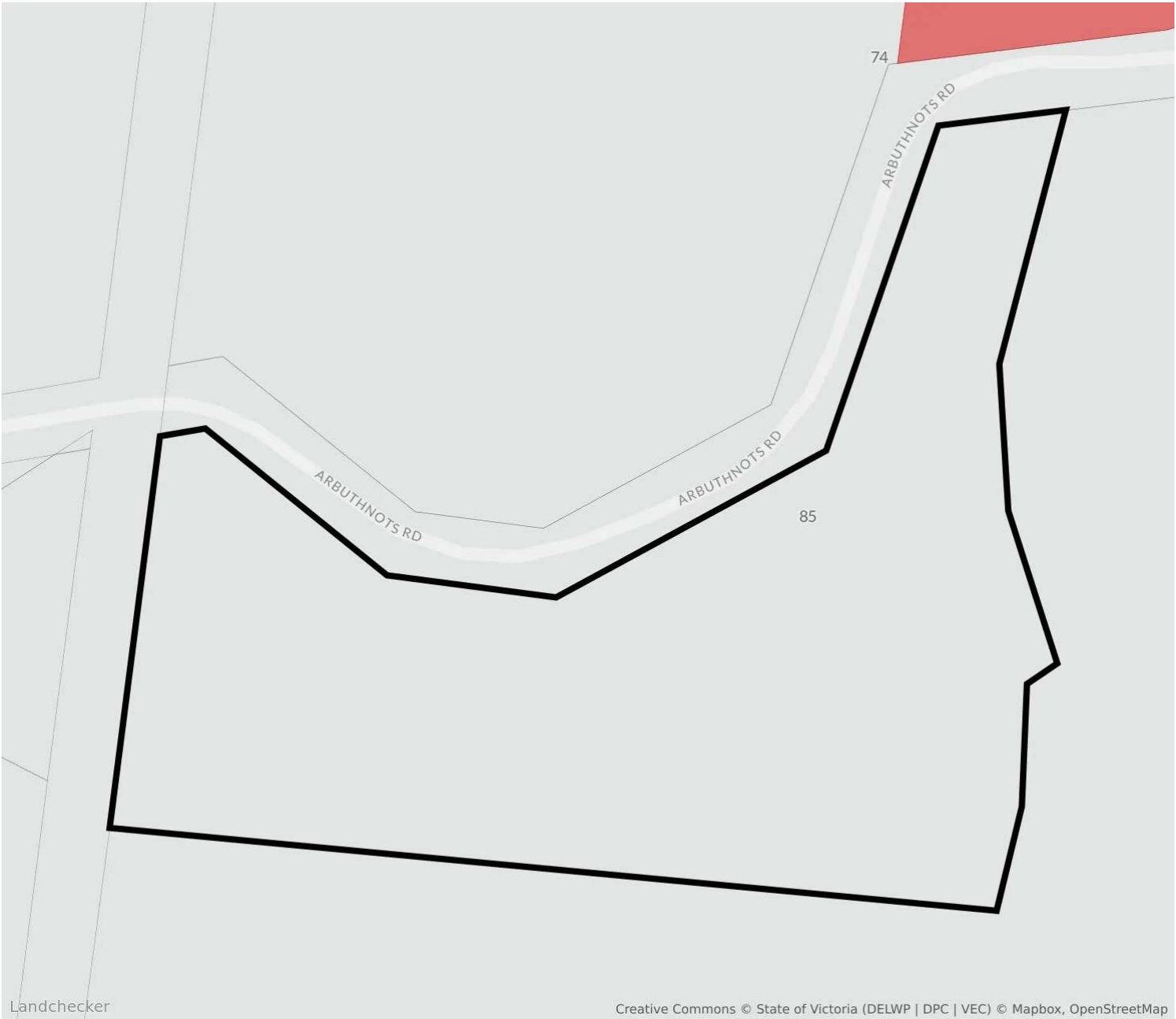
The easement displayed is indicative only and may represent a subset of the total easements.

For confirmation and detailed advice about the easement on or nearby this property, please contact SOUTH GIPPSLAND council on 03 5662 9200.



Status	Code	Date	Description
APPROVED	2010/439		Construction of a dwelling and ancillary outbuilding.
APPROVED	2010/439/A		Construction of a dwelling and ancillary outbuilding - amend design.

For confirmation and detailed advice about this planning permits, please contact SOUTH GIPPSLAND council on 03 5662 9200.



Status	Code	Date	Address	Description
REJECTED	2024/31		40 Arbuthnots Road, Tarwin Lower	Two (2) lot subdivision.
APPROVED	2020/398		45 Arbuthnots Road, Tarwin Lower	Develop land with an extension to an existing dwelling.
APPROVED	2019/91		45 Arbuthnots Road, Tarwin Lower	Develop land with shed.
APPROVED	2010/439/A		211 Arbuthnots Road, Tarwin Lower 85 Arbuthnots Road, Tarwin Lower 210 Arbuthnots Road, Tarwin Lower	Construction of a dwelling and ancillary outbuilding - amend design.
APPROVED	2010/439		211 Arbuthnots Road, Tarwin Lower 85 Arbuthnots Road, Tarwin Lower 210 Arbuthnots Road, Tarwin Lower	Construction of a dwelling and ancillary outbuilding.
APPROVED	2001/430		25 Arbuthnots Road, Tarwin Lower	Second dwelling.
APPROVED	2000/325		20 Arbuthnots Road, Tarwin Lower 25 Arbuthnots Road, Tarwin Lower	Dwelling and ancillary works.

For confirmation and detailed advice about this planning permits, please contact SOUTH GIPPSLAND council on 03 5662 9200.

PROPTRACK COMPARABLE SALES

85 Arbuthnots Road, Tarwin Lower Vic 3956



40 ARBUTHNOTS RD TARWIN LOWER VIC 3956

4 2 3

LAND AREA	53,000m ²
TYPE	House
LAST SALE	\$1,070,000 (05/12/2024)
ZONE	FZ

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