

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 519 PS613641

LOCAL GOVERNMENT (COUNCIL)

Bass Coast

LEGAL DESCRIPTION

519\PS613641

COUNCIL PROPERTY NUMBER

32585

LAND SIZE

638m² Approx

ORIENTATION

West

FRONTAGE

15.5m Approx

ZONES

GRZ - General Residential Zone - Schedule 1

OVERLAYS

VPO - Vegetation Protection Overlay - Schedule 3

Property Sales Data

House

 3  2  2

SALE HISTORY

\$900,000  
\$589,000  
\$180,000  
\$185,000

CONTRACT DATE

14/02/2022  
01/07/2020  
23/09/2013  
05/05/2010

SETTLEMENT DATE

14/04/2022  
10/08/2020  
15/10/2013  
24/06/2010

State Electorates

LEGISLATIVE COUNCIL

Eastern Victoria Region

LEGISLATIVE ASSEMBLY

Bass District

Schools

CLOSEST PRIVATE SCHOOLS

St Joseph's School (9653 m)  
Koonwarra Village School (22539 m)

CLOSEST PRIMARY SCHOOLS

Inverloch Primary School (1868 m)

CLOSEST SECONDARY SCHOOLS

Wonthaggi Secondary College (10351 m)

Burglary Statistics

POSTCODE AVERAGE

1 in 142 Homes

STATE AVERAGE

1 in 76 Homes

COUNCIL AVERAGE

1 in 159 Homes

Council Information - Bass Coast

PHONE

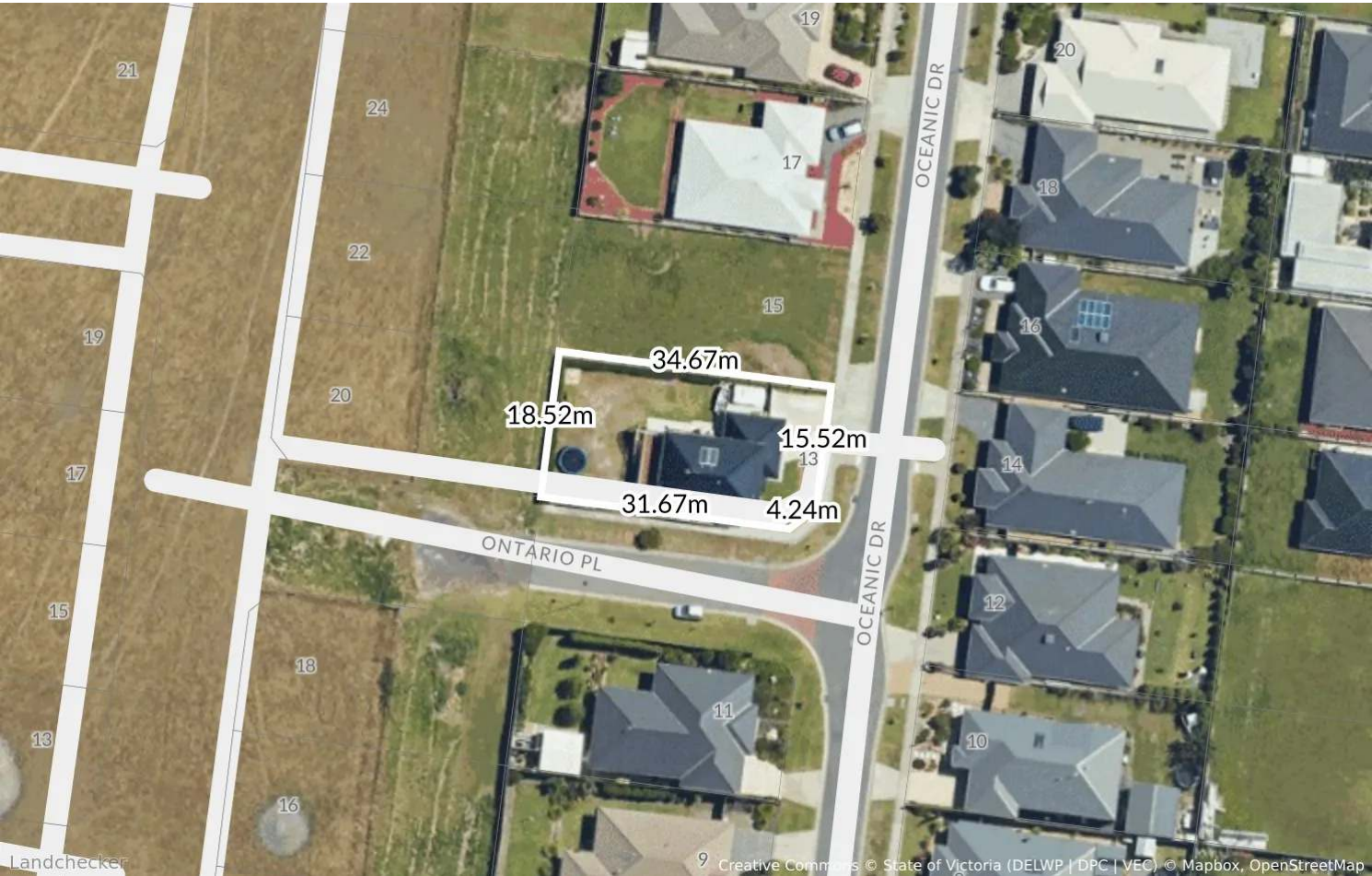
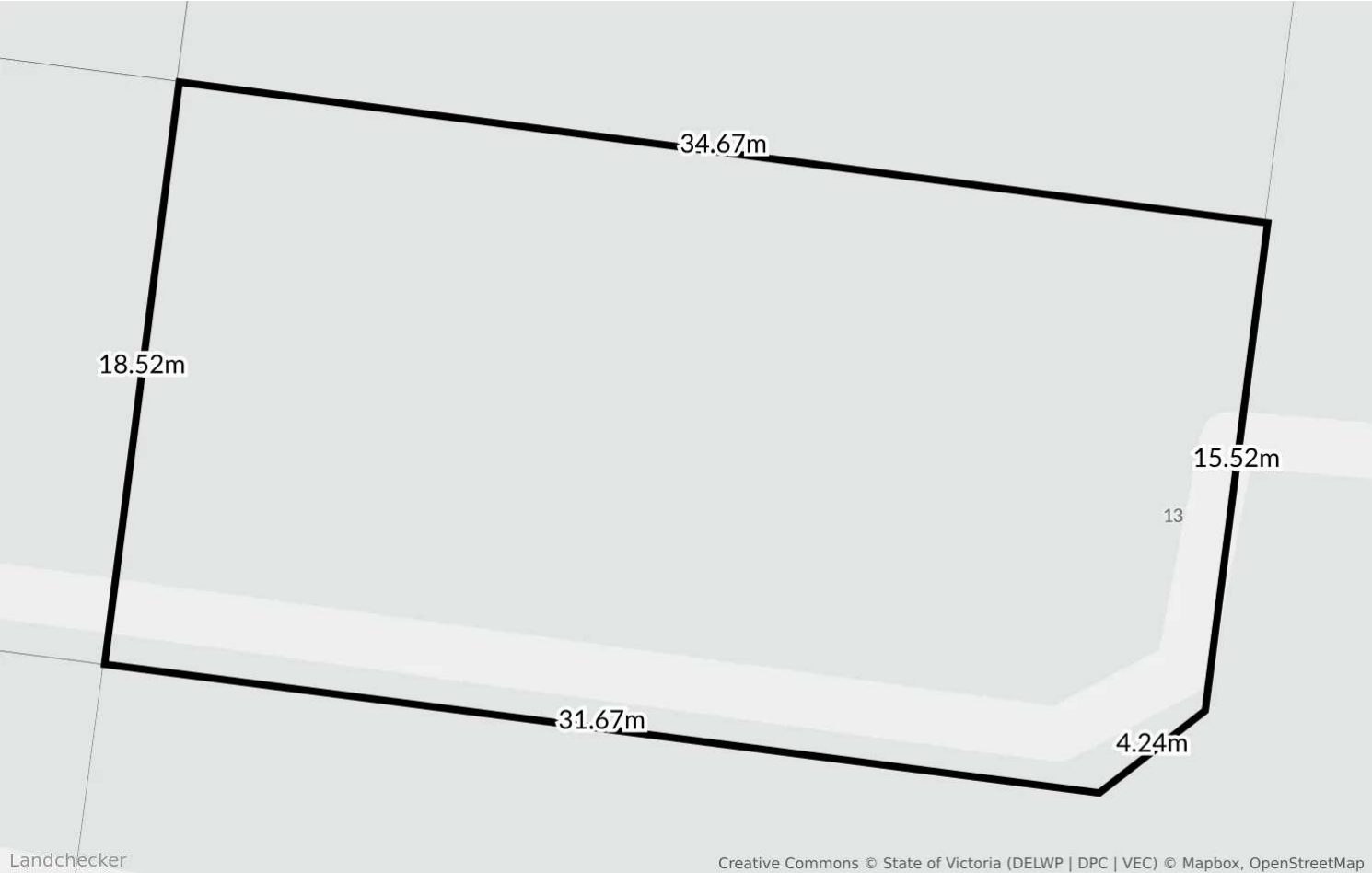
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# RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

13 Oceanic Drive, Inverloch Vic 3996

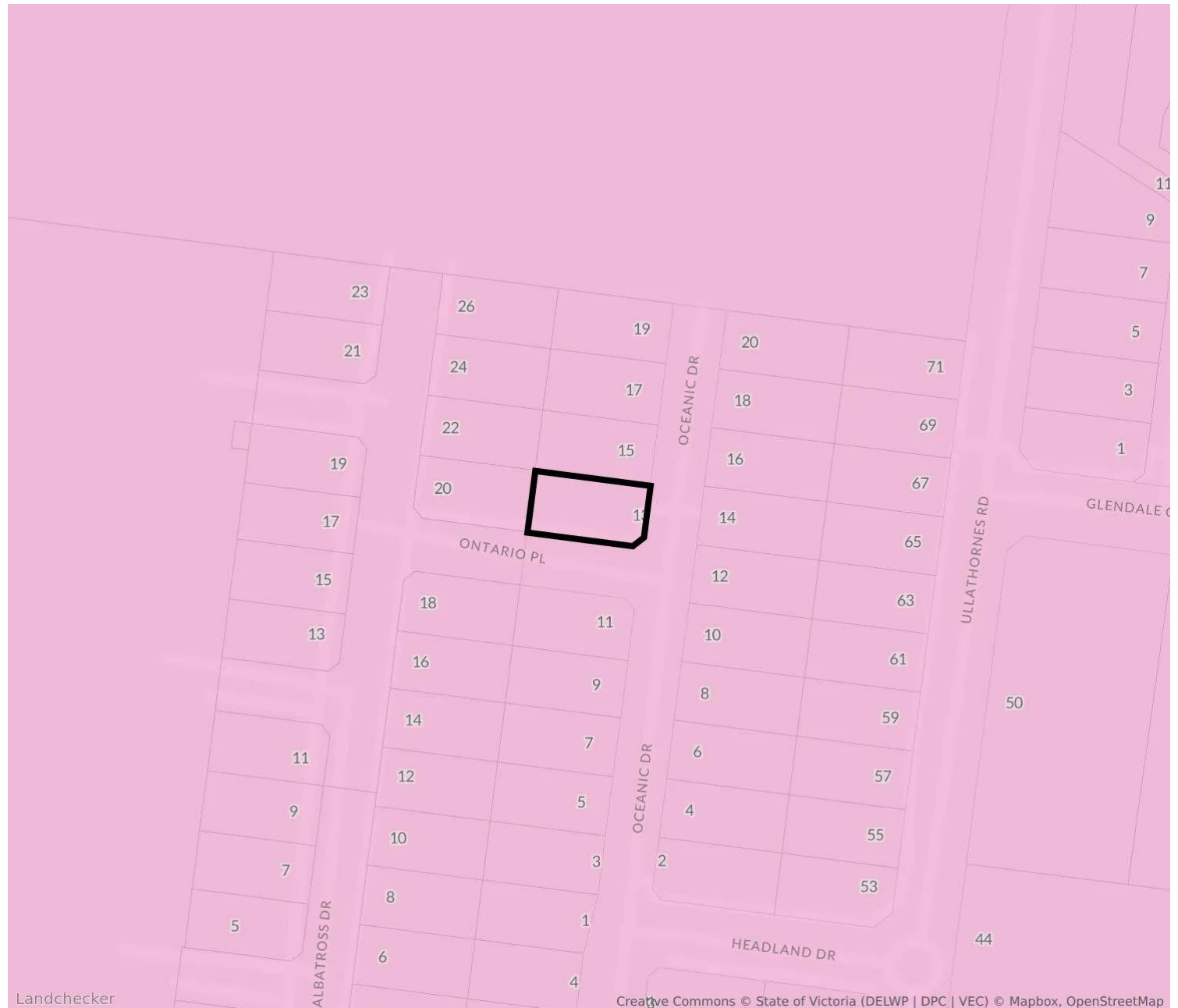
Status	Code	Date	Description
APPROVED	VC274	28/05/2025	Amendment VC274 introduces the Precinct Zone (PRZ) at Clause 37.10 to support housing and economic growth in priority precincts across Victoria in line with Victorias Housing Statement, The Decade Ahead 2024-2034 and the Victorian Governments vision for priority precincts, including Suburban Rail Loop precincts.
APPROVED	VC266	28/05/2025	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 updates the permit requirements for DPU proposals affected by particular overlays.
APPROVED	VC257	28/05/2025	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	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

Status	Code	Date	Description
			residential development planning assessment provisions and correct technical errors resulting from Amendment VC267.
APPROVED	C174basc	19/03/2025	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	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

# PROPOSED PLANNING SCHEME AMENDMENTS

13 Oceanic Drive, Inverloch Vic 3996

No proposed planning scheme amendments for this property



Landchecker

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### 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

FZ – Farming Zone



## VPO3 - Vegetation Protection Overlay - Schedule 3

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

To protect areas of significant vegetation.

To ensure that development minimises loss of vegetation.

To preserve existing trees and other vegetation.

To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.

To maintain and enhance habitat and habitat corridors for indigenous fauna.

To encourage the regeneration of native vegetation.

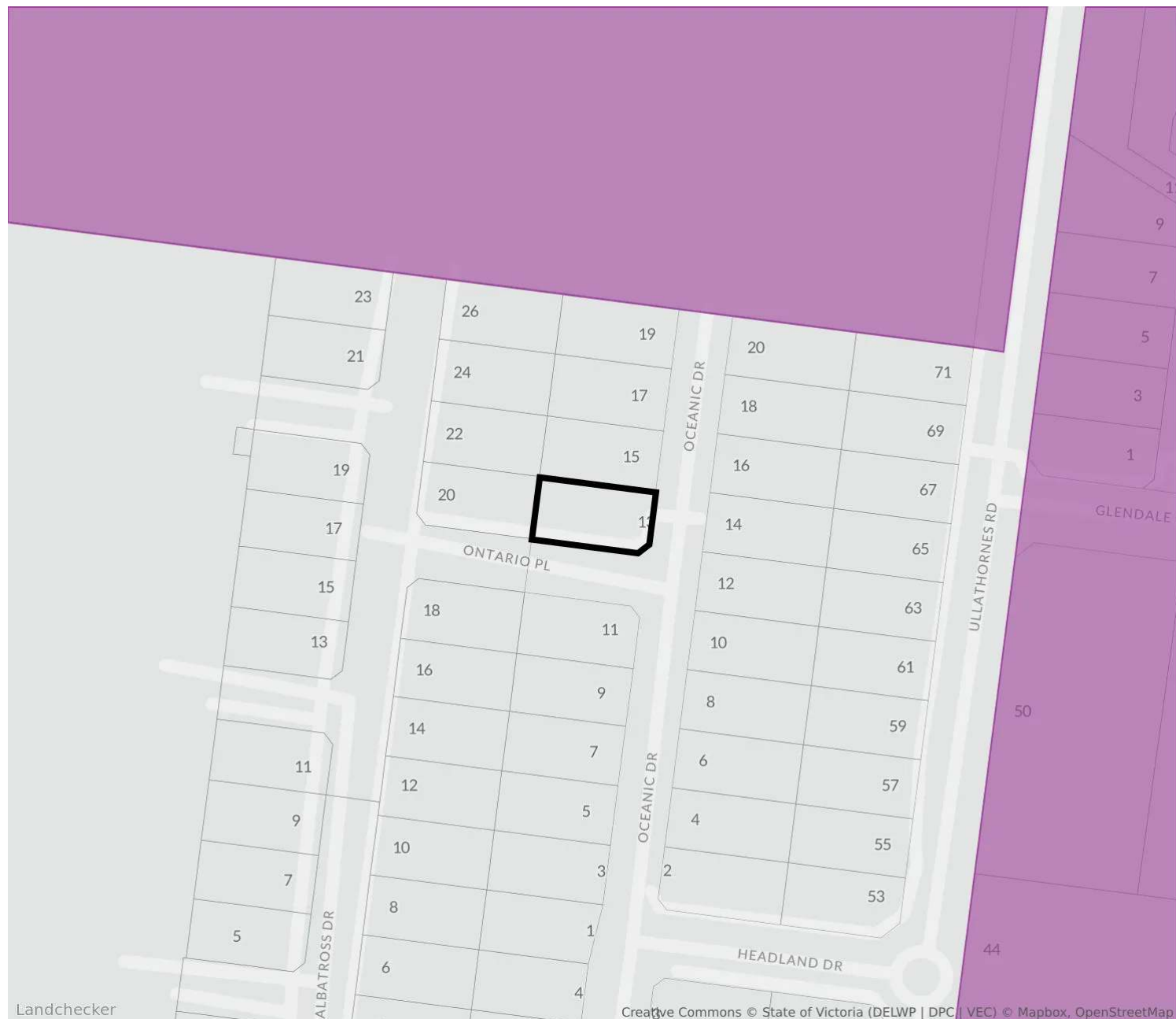
### VPP 42.02 Vegetation Protection Overlay

Inverloch is characterised by the retention of its native vegetation through earlier controls on vegetation clearing, making it an attractive area to both local residents and visitors. There are several species of State or regional significance within the town, in particular in the Screw Creek estuary environs. Conservation and enhancement of the natural environment is very important to, and supported by, the local community.

### LPP 42.02 Schedule 3 To Clause 42.02 Vegetation Protection Overlay

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





## ■ DPO - Development Plan Overlay

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

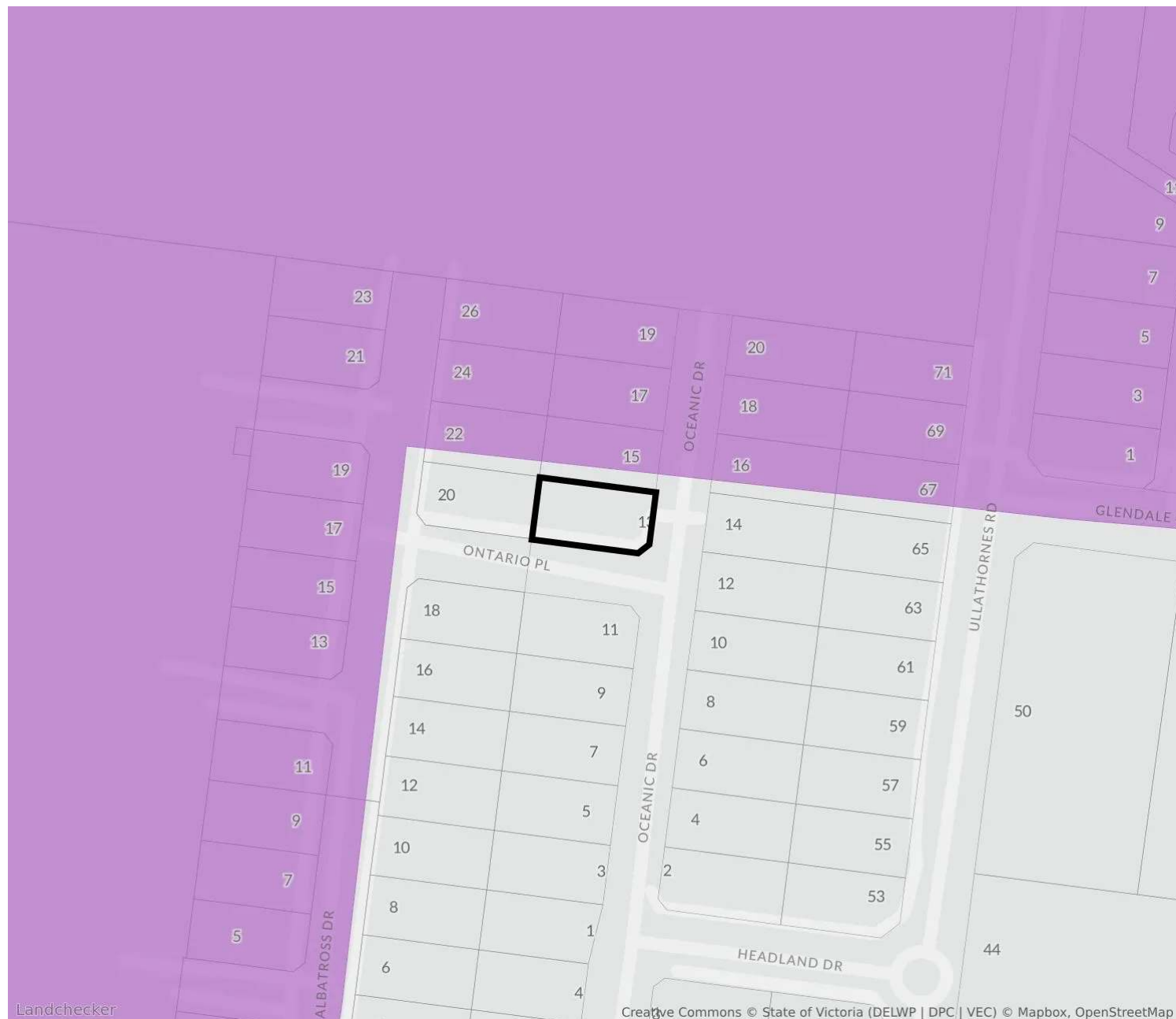




#### Aboriginal Cultural Heritage Sensitivity

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 BASS COAST council on 1300226278.



## Bushfire Prone Area

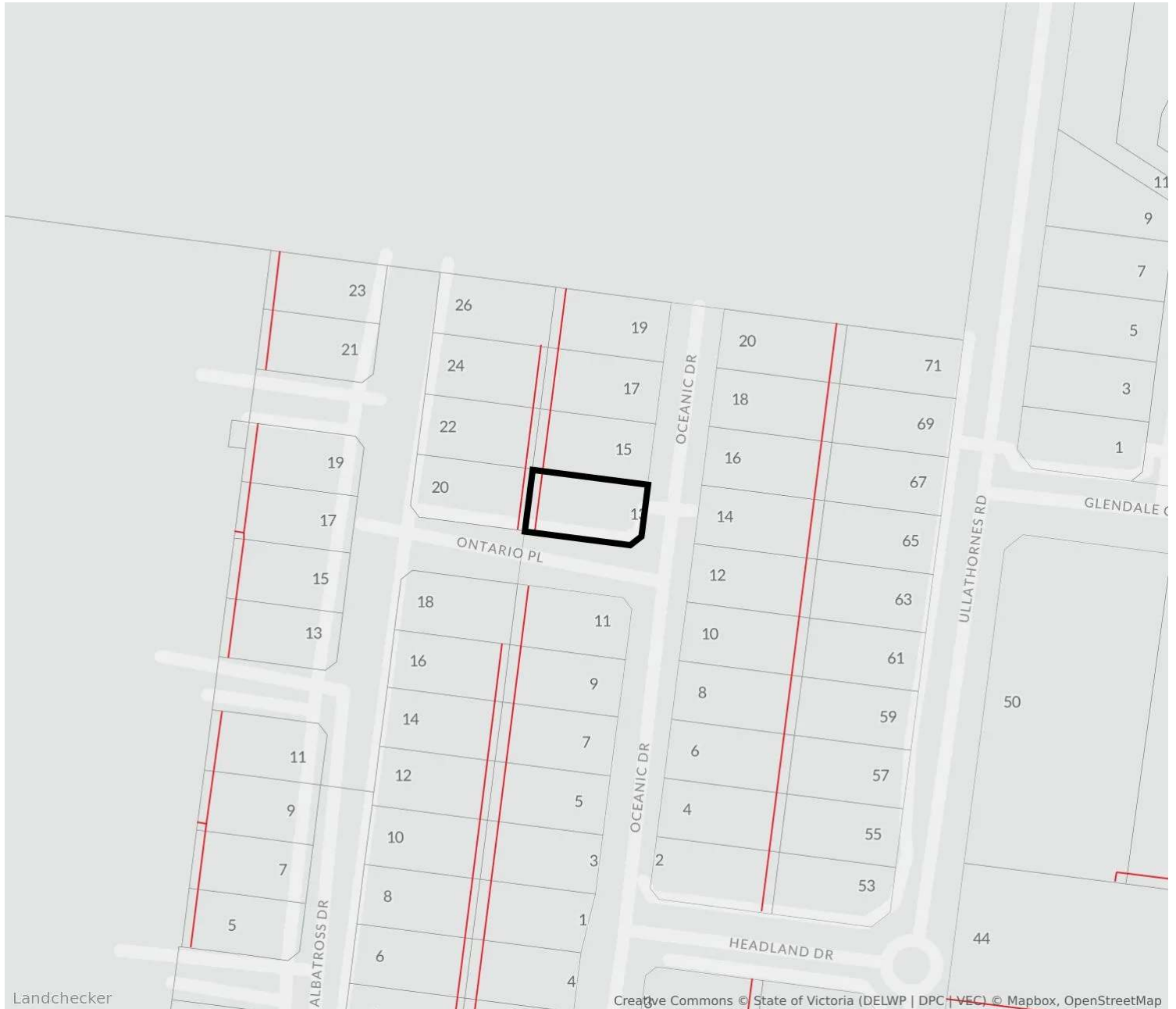
This property is not within a zone classified as a bushfire prone area.

For confirmation and detailed advice about the bushfire prone area of this property, please contact BASS COAST council on 1300226278.



## 10 - 20m Contours

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



## 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 BASS COAST council on 1300226278.



No planning permit data available for this property.



Status	Code	Date	Address	Description
REJECTED	190235	14/01/2022	<a href="#">Bass Highway, Inverloch</a> <a href="#">Bass Highway, Inverloch</a> <a href="#">Bass Highway, Inverloch</a> <a href="#">Bass Highway, Inverloch</a> <a href="#">Bass Highway, Inverloch</a> <a href="#">Bass Highway, Inverloch</a>	Subdivision of land into two lots.
APPROVED	160252	03/11/2016	<a href="#">Bass Highway, Inverloch</a> <a href="#">Bass Highway, Inverloch</a> <a href="#">Bass Highway, Inverloch</a>	Removal of one tree.
APPROVED	150182	04/09/2015	<a href="#">Bass Highway, Inverloch</a> <a href="#">Bass Highway, Inverloch</a> <a href="#">Bass Highway, Inverloch</a>	Removal of existing access and creation of a new access to a road in road zone, category 1.
APPROVED	140051	02/06/2014	<a href="#">9 Blue Wren Way, Inverloch</a>	Remove and trim vegetation.
OTHER	140030	21/03/2014	<a href="#">11 Glendale Court, Inverloch</a>	Vary building envelope.
OTHER	130181	28/08/2013	<a href="#">15 Glendale Ct, Inverloch</a>	Remove trees.

Status	Code	Date	Address	Description
APPROVED	120419	13/02/2013	<u>15 Glendale Ct, Inverloch</u>	3 lot subdivision.
APPROVED	120168	22/08/2012	<u>9 Glendale Ct, Inverloch</u>	Vary registered restrictive covenant number ps642143v and remove vegetation.
APPROVED	110480	05/12/2011	<u>15 Glendale Ct, Inverloch</u>	2 lot subdivision.
APPROVED	050330	05/07/2005	<u>17-23 Glendale Ct, Inverloch</u>	Vary an easement.
OTHER	031068	13/01/2004	<u>17-23 Glendale Ct, Inverloch</u>	Realign the boundary.
APPROVED	030656	30/09/2003	<u>17-23 Glendale Ct, Inverloch</u>	Subdivide the land into two lots.
APPROVED	97652	06/02/1998	<u>17-23 Glendale Ct, Inverloch</u>	Construct a storage shed.

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



# PROPTACK COMPARABLE SALES

13 Oceanic Drive, Inverloch Vic 3996



## 18 OCEANIC DR INVERLOCH VIC 3996

4 bedrooms 2 bathrooms 2 cars

LAND AREA 650m<sup>2</sup>  
TYPE House  
LAST SALE \$825,000 (09/02/2025)  
ZONE GRZ



## 8 BELINDA ST INVERLOCH VIC 3996

2 bedrooms 1 bathroom 1 car

LAND AREA 107m<sup>2</sup>  
TYPE House  
LAST SALE Unavailable  
ZONE GRZ



## 2 RODONDO PL INVERLOCH VIC 3996

4 bedrooms 2 bathrooms 2 cars

LAND AREA 664m<sup>2</sup>  
TYPE House  
LAST SALE \$850,000 (21/01/2025)  
ZONE GRZ



## 12 PLOVER WAY INVERLOCH VIC 3996

4 bedrooms 2 bathrooms 2 cars

LAND AREA 660m<sup>2</sup>  
TYPE House  
LAST SALE \$817,500 (24/02/2025)  
ZONE GRZ



24 JULIA ST INVERLOCH VIC 3996

 2
  1
  1

LAND AREA	108m <sup>2</sup>
TYPE	House
LAST SALE	Unavailable
ZONE	GRZ



27 GLENDALE CT INVERLOCH VIC 3996

 4
  2
  4

LAND AREA	843m <sup>2</sup>
TYPE	House
LAST SALE	\$1,000,000 (13/05/2025)
ZONE	GRZ



27 HEADLAND WAY INVERLOCH VIC 3996

 4
  2
  2

LAND AREA	577m <sup>2</sup>
TYPE	House
LAST SALE	\$795,000 (14/04/2025)
ZONE	GRZ



35 HEADLAND WAY INVERLOCH VIC 3996

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  -
  -

LAND AREA	578m <sup>2</sup>
TYPE	House
LAST SALE	\$380,000 (23/05/2025)
ZONE	GRZ

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