

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION
CPI59529

LOCAL GOVERNMENT (COUNCIL)
Bass Coast

LEGAL DESCRIPTION
CPI59529

COUNCIL PROPERTY NUMBER
2143

LAND SIZE
993m² Approx

ORIENTATION
West

FRONTAGE
21.09m Approx

ZONES
GRZ - General Residential Zone - Schedule 1

OVERLAYS
N/A

PropTrack Property Data

House
🛏️ 3 🏠 1 🚗 -

SALE HISTORY	
\$440,000	11/02/2021
\$0	24/06/2004
\$64,500	14/01/2000
\$62,000	04/12/1996
\$47,000	01/11/1986

State Electorates

LEGISLATIVE COUNCIL
Eastern Victoria Region

LEGISLATIVE ASSEMBLY
Bass District

Schools

CLOSEST PRIVATE SCHOOLS
St Joseph's School (1455 m)
Newhaven College (31523 m)

CLOSEST SECONDARY SCHOOLS
Wonthaggi Secondary College (522 m)

CLOSEST PRIMARY SCHOOLS
Wonthaggi Primary School (637 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

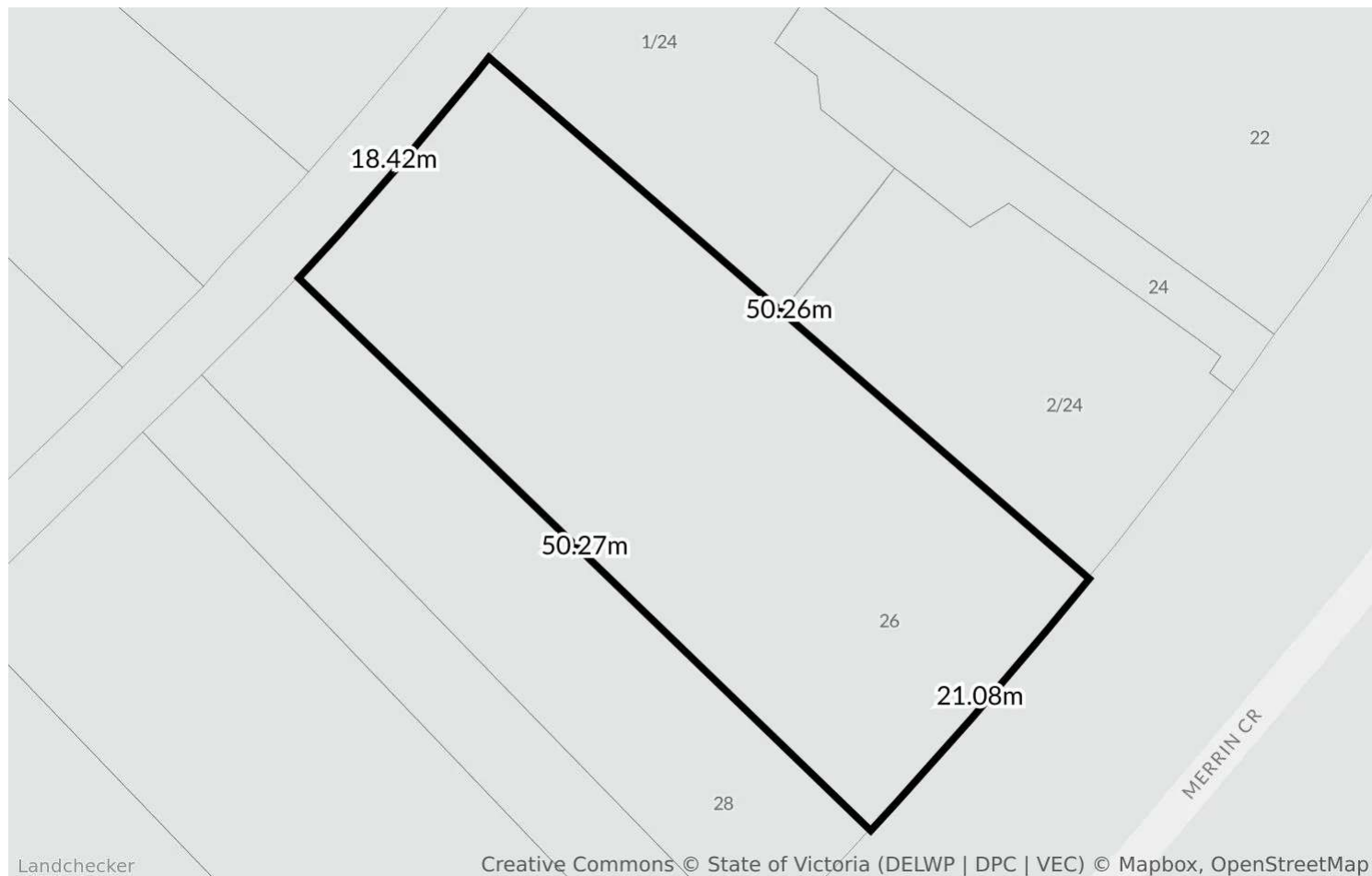
PHONE
1300226278 (Bass Coast)

EMAIL
basscoast@basscoast.vic.gov.au

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

SITE DIMENSIONS

26 Merrin Crescent, Wonthaggi Vic 3995



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

26 Merrin Crescent, Wonthaggi Vic 3995

Status	Code	Date	Description
APPROVED	VC270	10/10/2024	Amendment VC270 extends the outdoor dining planning exemptions under clause 52.18 (Coronavirus (COVID 19) pandemic and recovery exemptions) for a further 12 months.
APPROVED	VC187	02/09/2024	Introduces a new particular provision, Housing by or on behalf of the Director of Housing at clause 53.20 of the Victoria Planning Provisions and all planning schemes to streamline the planning permit process to construct or extend a dwelling, or to construct or extend a front fence if the application is made by or on behalf of the Director of Housing. It amends clause 72.01 to specify the Minister for Energy, Environment, and Climate Change to be the responsible authority for the development of 10 or more dwellings and any apartment development.
APPROVED	VC262	15/08/2024	Amendment VC262 exempts applications to remove, destroy or lop vegetation that comply if a fire prevention notice has been issued under the Fire Rescue Victoria Act 1958.
APPROVED	VC255	15/08/2024	Amendment VC255 changes the VPP and 52 planning schemes in Victoria by correcting obvious or technical errors and by making consequential changes to local schedules to align with Amendment VC243 and Amendment VC253.
APPROVED	CI70basc	11/08/2024	The amendment amends Map No.6IEAO to remove the Environmental Audit Overlay from eight (8) properties and one (1) parcel of common property on Regency Drive, Wentworth Road and Oates Road in the Wonthaggi North East precinct where a preliminary risk screen assessment (PRSA), completed pursuant to Part 8.3 of the Environment Protection Act 2017, shows it is unlikely there is contamination on site and that an environmental audit is not required.
APPROVED	VC252	01/08/2024	Amendment VC252 changes the VPP and 64 planning schemes in Victoria by correcting obvious or technical errors and by making consequential changes to local schedules to align with Amendment VC243 and Amendment VC253.
APPROVED	VC261	01/08/2024	The amendment expands the operation of the existing Development Facilitation Program (DFP) planning provisions that fast-track the assessment of significant economic development by enabling an application for renewable energy facility, utility installation and associated subdivision to be assessed.
APPROVED	VC259	01/08/2024	The amendment changes the VPP and all planning schemes in Victoria by extending the transitional arrangements for a dependent persons unit for a period of 12 months.

Status	Code	Date	Description
APPROVED	C165basc	01/08/2024	The amendment makes minor mapping changes to the DPO that were incorrectly gazetted as part of Amendment C152basc.
APPROVED	VC253	26/07/2024	Amendment VC253 introduces a new land use term and siting, design and amenity requirements for a small second dwelling into the Victoria Planning Provisions (VPP) and all planning schemes to implement Victorias Housing Statement: The decade ahead 2024-2034 by making it easier to build a small second dwelling.

PROPOSED PLANNING SCHEME AMENDMENTS

26 Merrin Crescent, 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 respects 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

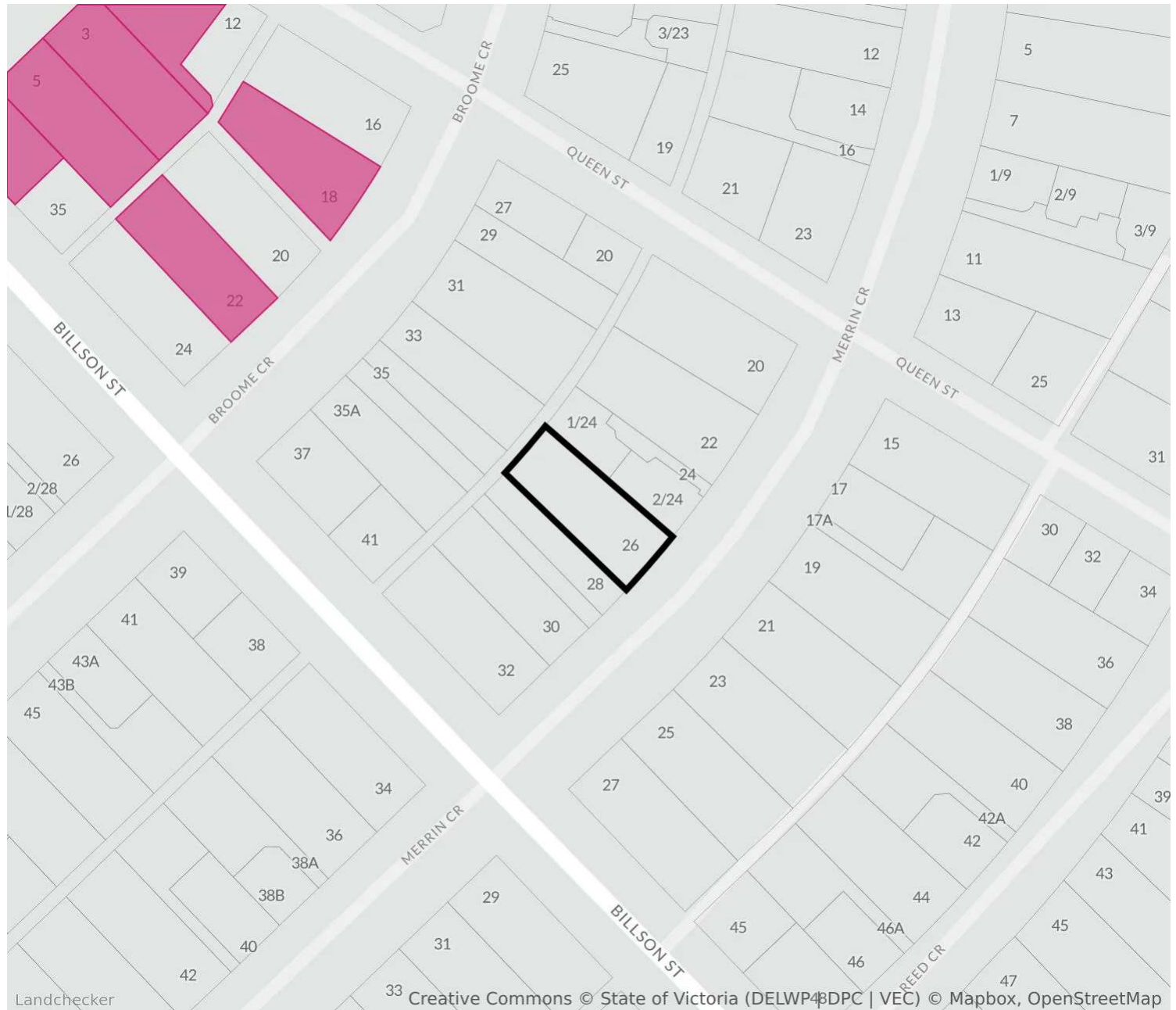
- GRZ - General Residential Zone
- TRZ2 - Transport Zone



There are no overlays for this property

NEARBY OVERLAYS

26 Merrin Crescent, Wonthaggi Vic 3995



HO - Heritage 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

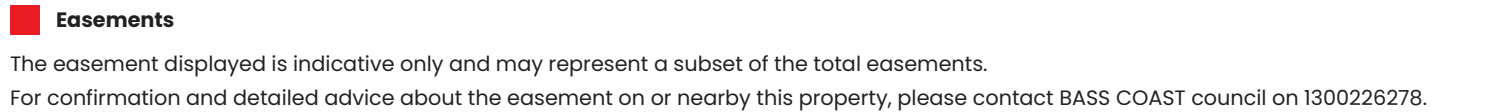
This property is not within a zone classified as a bushfire prone area.

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.





No planning permit data available for this property.



Status	Code	Date	Address	Description
PENDING	220342 - PC1	Received 21/02/2023	28 Broome Crescent, Wonthaggi	Two lot subdivision - Plans to Comply - Civil Plans - Condition 6
PENDING	220213 - PC1	Received 17/11/2022	43 Broome Crescent, Wonthaggi	Two Lot subdivision - Plans to Comply - Drainage Plans - Condition 3
PENDING	210274 - PC2	Received 11/04/2022	25 Dunn Street, Wonthaggi	Subdivision of land into three lots in the GRZ - Plans to Comply Condition 2 Civil Plans
PENDING	210274 - PC1	Received 05/04/2022	25 Dunn Street, Wonthaggi	Subdivision of land into three lots in the GRZ - Plans to Comply Condition 3 S173 Agreement
PENDING	200295 - PC2	Received 28/04/2021	25 Dunn Street, Wonthaggi	Development of the land for three dwellings - Plans to Comply Condition 6 - Civil Plans
PENDING	200295 - PC1	Received 21/04/2021	25 Dunn Street, Wonthaggi	Development of the land for three dwellings - Plans to Comply - Development Plans - Condition 1
PENDING	170142 -PC2	Received 13/06/2018	23 Dunn Street, Wonthaggi	Subdivision of the land into two lots - Plans toComply - S173 Agreement - Condition 1

Status	Code	Date	Address	Description
PENDING	170142 -PC1	Received 27/11/2017	<u>23 Dunn Street, Wonthaggi</u>	Subdivision of the land into two lots - CivilPlans to comply Condition 1
APPROVED	PDPLANPER- 2024/001865	10/10/2024	<u>20 Merrin Cr, Wonthaggi</u>	4 lot subdivision in a general residential zone (grz1) spear ref. S231410v.
APPROVED	PDPLANPER- 2024/001595	02/09/2024	<u>32 Merrin Cr, Wonthaggi</u>	Use of land for a market, reduction of car parking spaces and display of business identification signs in the general residential zone (grz1).
OTHER	PDPLANPER- 2023/001115	05/12/2023	<u>32 Merrin Cr, Wonthaggi</u>	Use of land for a restricted retail premises in a general residential zone (grz1).
APPROVED	PDPLANPER- 2023/000612	16/10/2023	<u>47 Broome Cr, Wonthaggi</u>	Two (2) lot subdivision in a general residential zone (grz1) (spear: s216219t).
APPROVED	PDPLANPER- 2023/000091	26/07/2023	<u>18 Dunn St, Wonthaggi</u>	Construction of four dwellings on a lot in a general residential zone (grz1).
APPROVED	220342	03/11/2022	<u>28 Broome Crescent, Wonthaggi</u> <u>28 Broome Cr, Wonthaggi</u> <u>28 Broome Cr, Wonthaggi</u>	Two lot subdivision.
APPROVED	220213	30/08/2022	<u>43 Broome Cr, Wonthaggi</u> <u>43 Broome Crescent, Wonthaggi</u>	Two Lot subdivision
APPROVED	210274	23/12/2021	<u>25 Dunn Street, Wonthaggi</u>	Subdivision of land into three lots in the GRZ
APPROVED	200295	07/04/2021	<u>25 Dunn Street, Wonthaggi</u>	Development of the land for three dwellings
APPROVED	170142	10/08/2017	<u>23 Dunn Street, Wonthaggi</u>	Subdivision of the land into two lots
APPROVED	140178	09/09/2014	<u>34 Reed Crescent, Wonthaggi</u>	3 Lot Subdivision

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

PROPTRACK COMPARABLE SALES

26 Merrin Crescent, Wonthaggi Vic 3995



UNIT 3 23 BROOME CRES WONTHAGGI VIC 3995

2 1 1

LAND AREA 300m²
TYPE Unit
LAST SALE \$445,000 (23/04/2024)
ZONE GRZ



43A BROOME CRES WONTHAGGI VIC 3995

2 2 2

LAND AREA 461m²
TYPE House
LAST SALE \$610,000 (14/06/2024)
ZONE GRZ



UNIT 3 9 MERRIN CRES WONTHAGGI VIC 3995

3 1 1

LAND AREA 345m²
TYPE Unit
LAST SALE \$405,000 (24/06/2024)
ZONE GRZ



UNIT 1 28 BROOME CRES WONTHAGGI VIC 3995

3 2 1

LAND AREA 405m²
TYPE Unit
LAST SALE \$630,000 (06/06/2024)
ZONE GRZ



46 BILLSON ST WONTHAGGI VIC 3995

3 1 1

LAND AREA 333m²
TYPE House
LAST SALE \$442,500 (17/09/2024)
ZONE GRZ



51A BROOME CRES WONTHAGGI VIC 3995

2 1 1

LAND AREA 355m²
TYPE House
LAST SALE \$620,000 (03/08/2024)
ZONE GRZ



40 BROOME CRES WONTHAGGI VIC 3995

4 2 4

LAND AREA 1,011m²
TYPE House
LAST SALE \$480,000 (07/08/2024)
ZONE GRZ



UNIT 1 66 REED CRES WONTHAGGI VIC 3995

3 1 1

LAND AREA 517m²
TYPE Unit
LAST SALE \$400,000 (09/08/2024)
ZONE GRZ

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/legalcode> 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. The information is supplied by Landchecker (ABN 31 607 394 696) on behalf of PropTrack Pty Ltd (ABN 43 127 386 298) **Copyright and Legal Disclaimers about Property Data (PropTrack)**; 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 it 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 not be accurate, complete or reliable.

3. Attributions

State Government Copyright Notice and Disclaimer

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State and Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon 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.

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.