

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 1 LP142489

LOCAL GOVERNMENT (COUNCIL)

Bass Coast

LEGAL DESCRIPTION

1\LP142489

COUNCIL PROPERTY NUMBER

4952

LAND SIZE

5,824m² Approx

ORIENTATION

East

FRONTAGE

65.02m Approx

ZONES

FZ - Farming Zone

OVERLAYS

BMO - Bushfire Management Overlay

Corelogic Property Data

HOUSE

 4  3  5

SALE HISTORY

\$775,000	22/12/2017
\$450,000	19/01/2007
\$255,000	29/08/2001
\$160,000	15/11/1998
\$150,000	01/08/1989
\$90,000	01/05/1985

State Electorates

LEGISLATIVE COUNCIL

Eastern Victoria Region

LEGISLATIVE ASSEMBLY

Bass District

Schools

CLOSEST PRIVATE SCHOOLS

St Joseph's School (8559 m)
Koonwarra Village School (22767 m)

CLOSEST PRIMARY SCHOOLS

Inverloch Primary School (2858 m)

CLOSEST SECONDARY SCHOOLS

Wonthaggi Secondary College (9354 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

1300226278 (Bass Coast)

EMAIL

basscoast@basscoast.vic.gov.au

WEBSITE

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



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

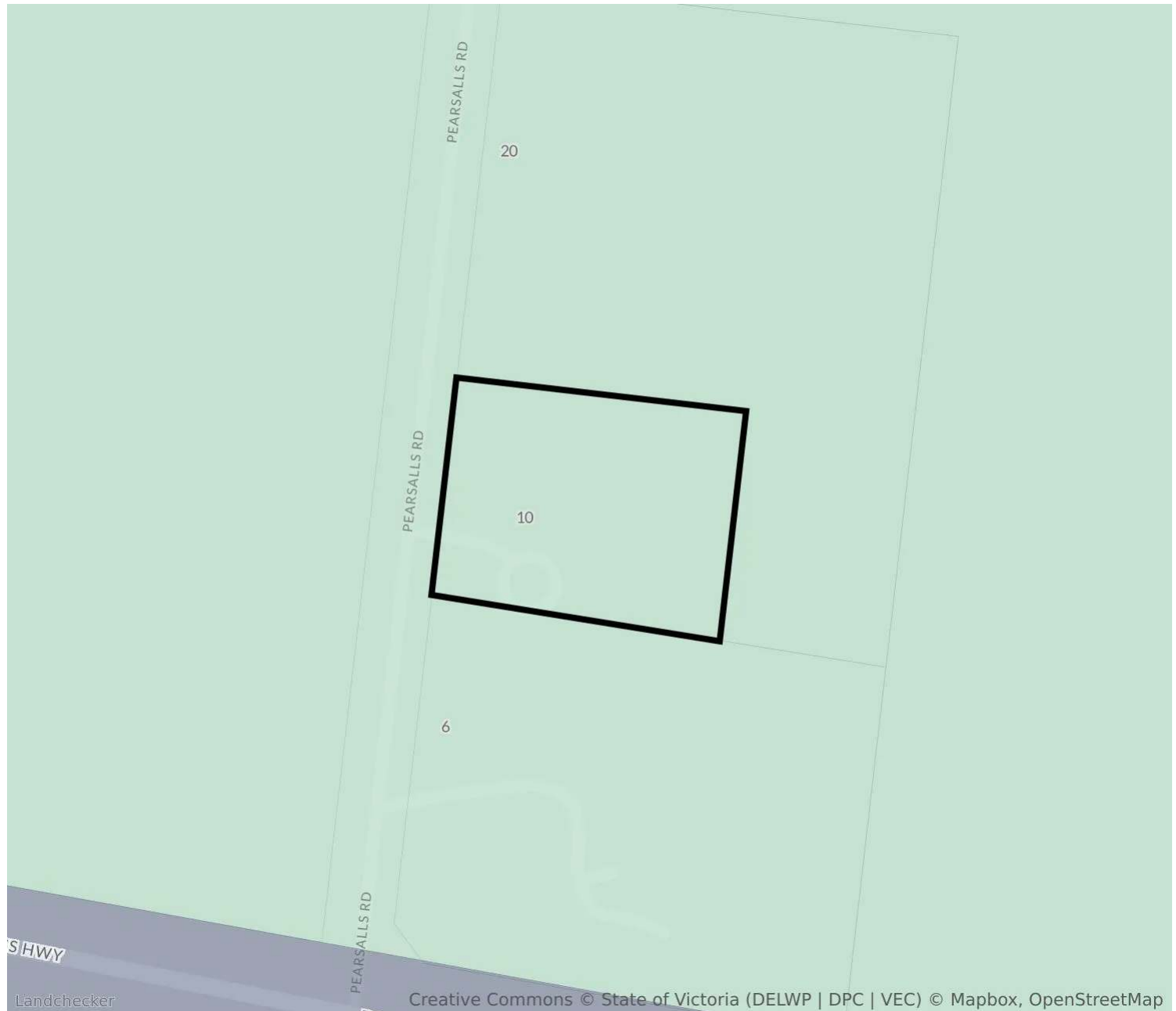
10 Pearsalls Road, Inverloch Vic 3996

No recent planning scheme amendments for this property

PROPOSED PLANNING SCHEME AMENDMENTS

10 Pearsalls Road, Inverloch Vic 3996

Status	Code	Date	Description
PROPOSED	C162basc	11/05/2023	The amendment proposes to rezone land at Bass Road, Bass (Lot 1, LP149977) from Farming Zone to Low Density Residential Zone.



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.

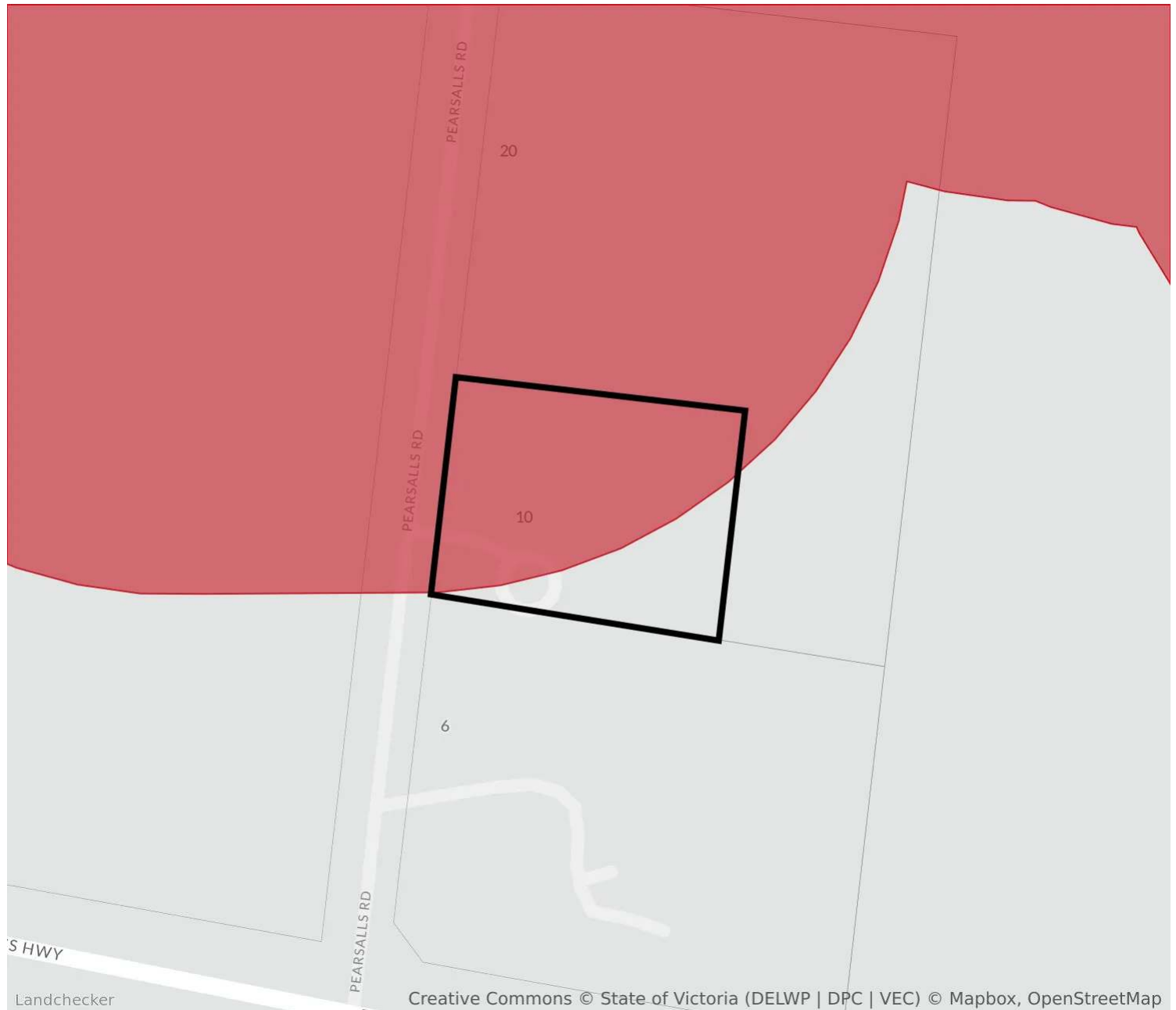
To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

VPP 35.07 Farming Zone

Map 1 to the Schedule to Clause 35.07

LPP 35.07 Schedule 1 To Clause 35.07 Farming Zone

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



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 BASS COAST council on 1300226278.

NEARBY OVERLAYS

10 Pearsalls Road, Inverloch Vic 3996



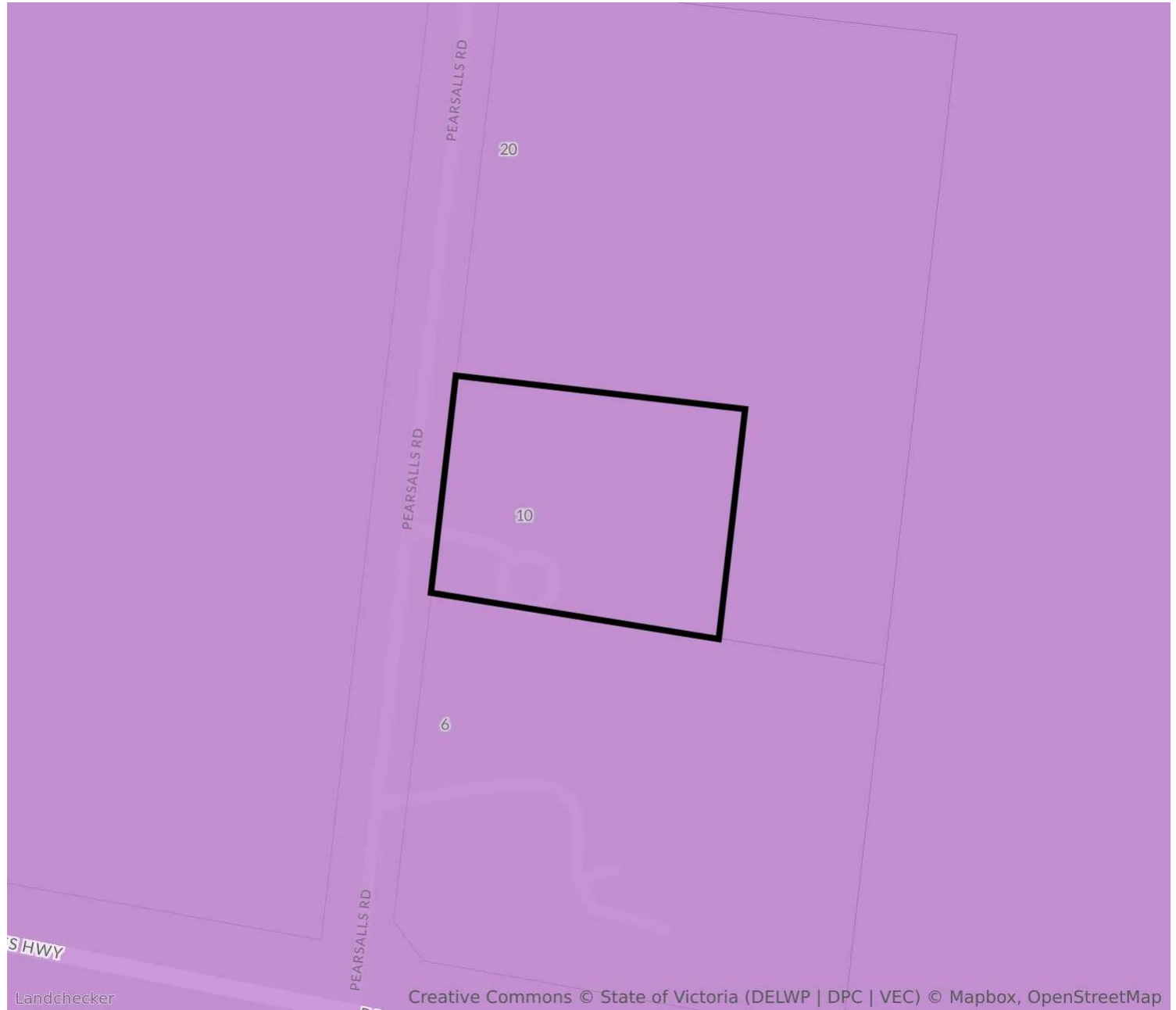
There are no overlays in the vicinity



■ 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 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.



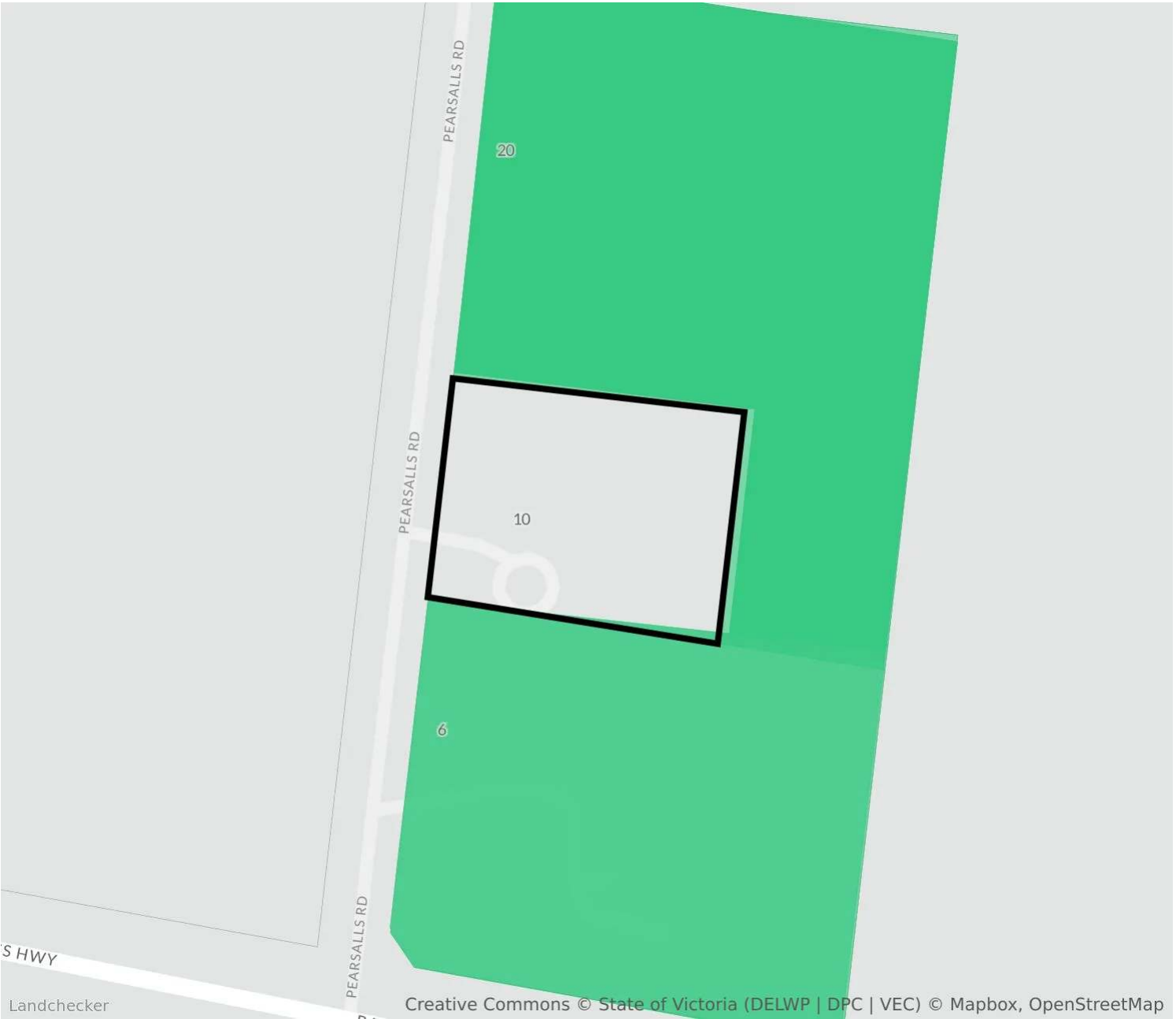
Easements

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
APPROVED	220276	28/07/2022	6 Pearsalls Road, Inverloch 6 Pearsalls Rd, Inverloch	Extension to an existing dwelling in the Farming Zone (FZ)
APPROVED	210411	24/02/2022	20 Pearsalls Road, Inverloch 20 Pearsalls Rd, Inverloch	Use and development of a dwelling in FZ and BMO
APPROVED	140271 - 1	03/04/2017	Pearsalls Road, Inverloch	Construct a dwelling - Amendment to plans
APPROVED	160155 - 1	16/01/2017	20 Pearsalls Road, Inverloch	Development of land for a replacementdwelling in the Farming Zone - Amendment toPlans
APPROVED	160155	13/10/2016	20 Pearsalls Road, Inverloch	Development of land for a replacementdwelling in the Farming Zone
APPROVED	140271	18/11/2014	20 Pearsalls Road, Inverloch	construct a dwelling

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

COMPARABLE SALES (RESIDENTIAL)

10 Pearsalls Road, Inverloch Vic 3996

No comparable sales found nearby

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/> 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/rpd-ata-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 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 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.