

PROPERTY REPORT

9 Stargazer Avenue, Cape Paterson Vic 3995

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 167 PS719593

LOCAL GOVERNMENT (COUNCIL)

Bass Coast

LEGAL DESCRIPTION

167\PS719593

COUNCIL PROPERTY NUMBER

40088

LAND SIZE

458m² Approx

ORIENTATION

East

FRONTAGE

15.1m Approx

ZONES

CDZ - Comprehensive Development Zone - Schedule 1

OVERLAYS

N/A

Property Sales Data

House

 -  -  -

SALE HISTORY

\$290,000

CONTRACT DATE

18/02/2021

SETTLEMENT DATE

10/11/2021

State Electorates

LEGISLATIVE COUNCIL

Eastern Victoria Region

LEGISLATIVE ASSEMBLY

Bass District

Schools

CLOSEST PRIVATE SCHOOLS

St Joseph's School (7300 m)
Koonwarra Village School (32673 m)

CLOSEST PRIMARY SCHOOLS

Wonthaggi Primary School (6593 m)

CLOSEST SECONDARY SCHOOLS

Wonthaggi Secondary College (6592 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

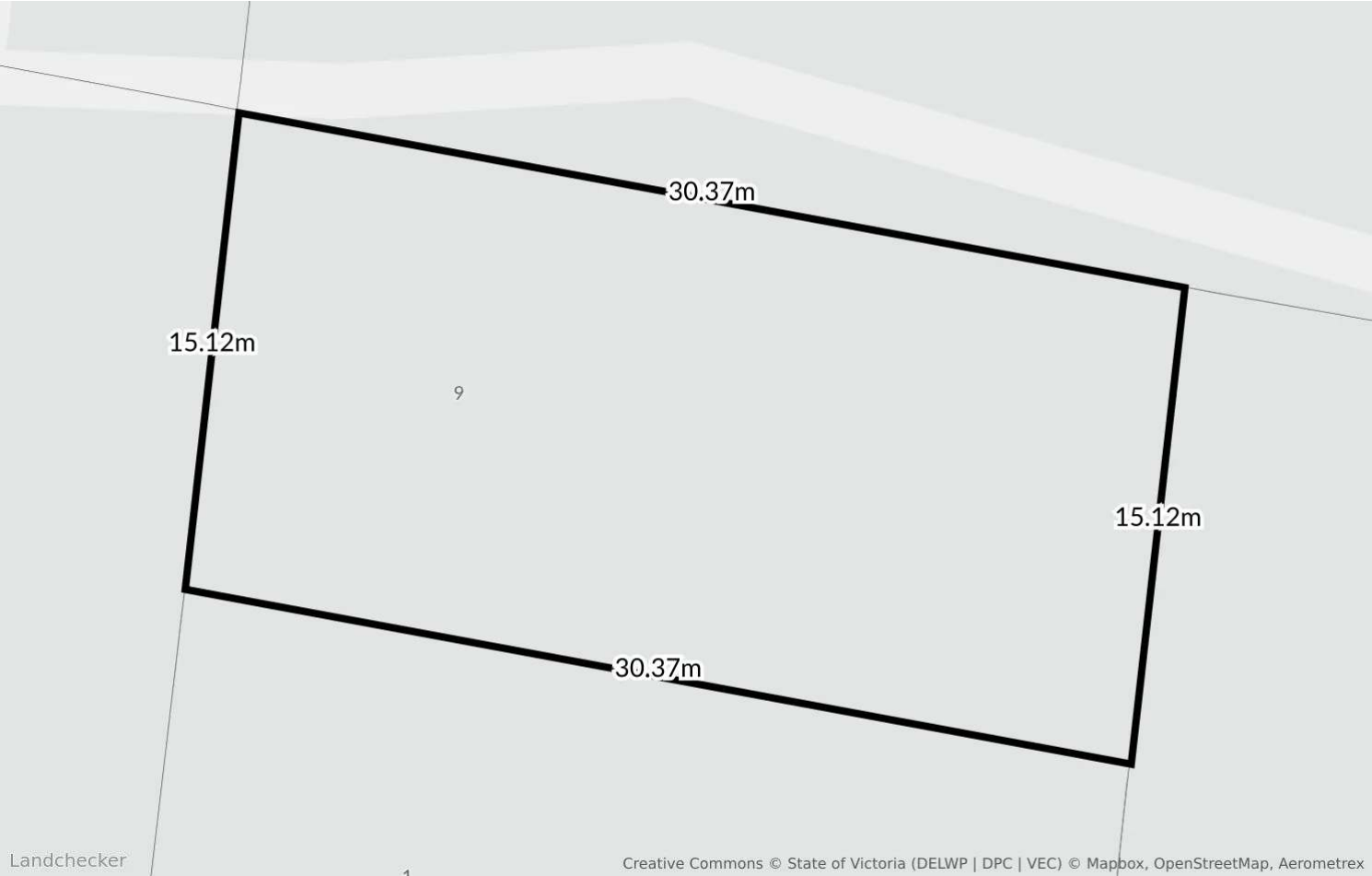
1300226278 (Bass Coast)

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RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

9 Stargazer Avenue, Cape Paterson Vic 3995

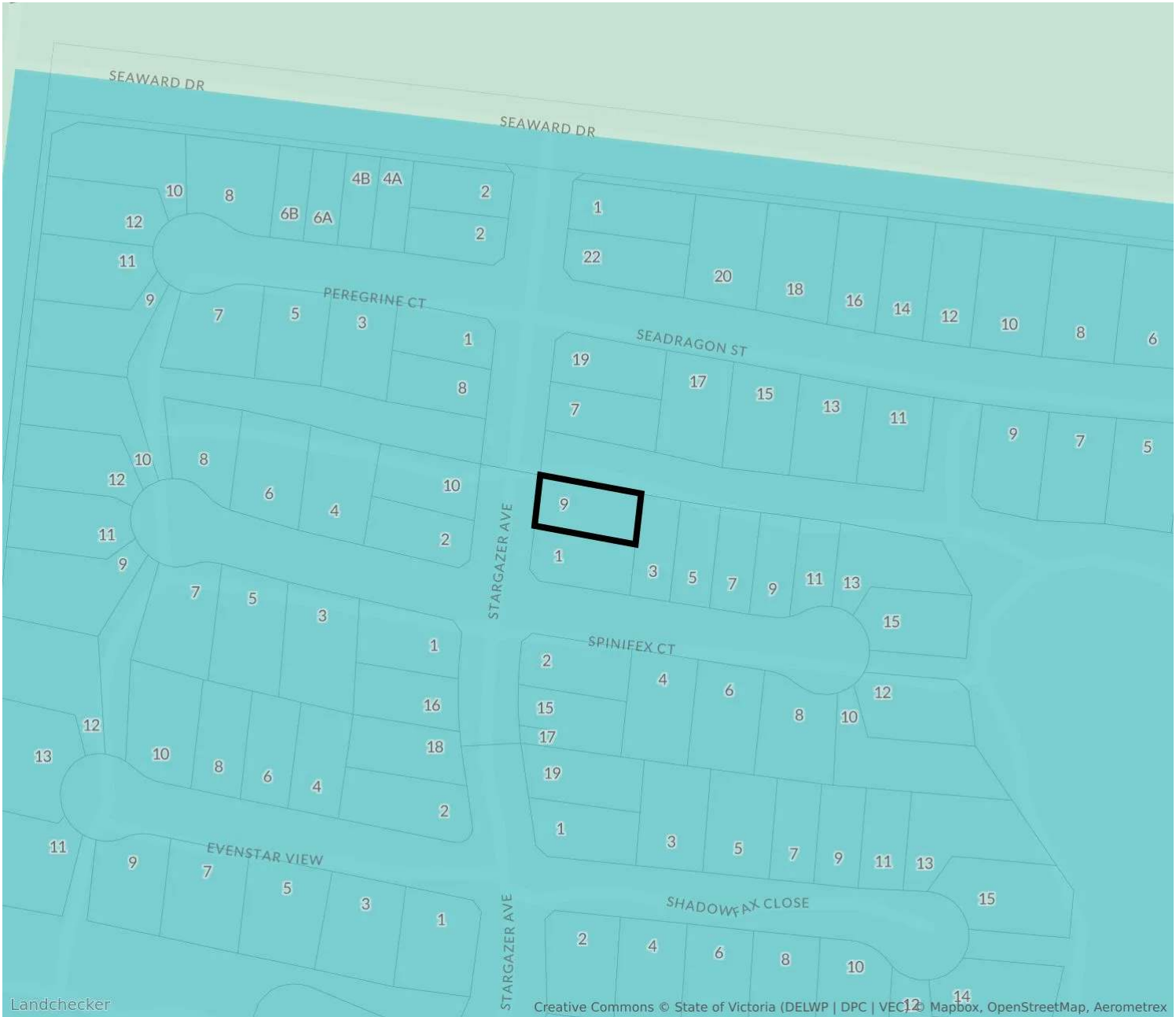
Status	Code	Date	Description
APPROVED	VC282	13/08/2025	The amendment changes the Victoria Planning Provisions and all planning schemes in Victoria by introducing a new clause 54 (One dwelling on a lot or a small second dwelling on a lot), making consequential changes to give effect to the new residential development planning assessment provision and correcting technical errors made by Amendment VC267.
APPROVED	VC280	13/08/2025	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	VC276	01/08/2025	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	C174basc	30/07/2025	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	VC258	03/07/2025	The amendment improves the operation of the existing Development Facilitation Program (DFP) planning provisions at clauses 53.22 and 53.23 and expands the program eligibility to include gas projects and saleyards.
APPROVED	VC219	02/07/2025	The Amendment changes the VPP and all planning schemes in Victoria to support the ongoing operation of extractive industry across Victoria and increase amenity protections for nearby accommodation.
APPROVED	VC247	02/07/2025	Amendment VC247 extends planning exemptions under clauses 52.07 (Emergency recovery) and 52.18 (Coronavirus (COVID 19) pandemic and recovery exemptions) and makes corrections to ordinance introduced in VC246 related to Container deposit scheme centres.
APPROVED	VC250	02/07/2025	The amendment supports Victorias Gas Substitution Roadmap (Victorian Government, 2022) by prohibiting new gas connections for new dwellings, apartments and residential subdivisions where a planning permit is required.
APPROVED	VC253	02/07/2025	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.
APPROVED	VC267	01/07/2025	Amendment VC267 implements new residential development planning assessment provisions to boost housing construction to meet the housing

Status	Code	Date	Description
			needs of Victorians.
APPROVED	VC269	01/07/2025	The amendment makes changes to the VPP and all planning schemes to improve the operation of clause 53.24 Future Homes.
APPROVED	VC286	30/06/2025	The Amendment changes the VPP and all planning schemes in Victoria by removing the requirement for a planning permit for licensed premises.
APPROVED	VC275	26/06/2025	The amendment introduces a planning exemption for outdoor dining on public land
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	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	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.

PROPOSED PLANNING SCHEME AMENDMENTS

9 Stargazer Avenue, Cape Paterson Vic 3995

No proposed planning scheme amendments for this property



CDZ1 - Comprehensive Development Zone - Schedule 1

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

To provide for a range of uses and the development of land in accordance with a comprehensive development plan incorporated in this scheme.

VPP 37.02 Comprehensive Development Zone

To deliver a zero carbon development that will include best practice approaches in respect of environmental, social and economic sustainability.

To establish an integrated environmental, recreational, accommodation and tourism use and development generally in accordance with the Cape Paterson Ecovillage Comprehensive Development Plan 2011.

To encourage ecological restoration, regeneration, revegetation and ongoing maintenance of native vegetation habitat.

To provide for the development of sustainable buildings.

To provide for health and wellbeing and associated leisure and recreation facilities.

To ensure development is compatible with the coastal landscape character of the area and does not dominate the coastal edge of Cape Paterson.

To ensure use and development has regard to the environmental values of the adjacent coastal reserve and the surrounding area.

To maintain locations of highly scenic and natural vistas along roads and at

formal lookout points.

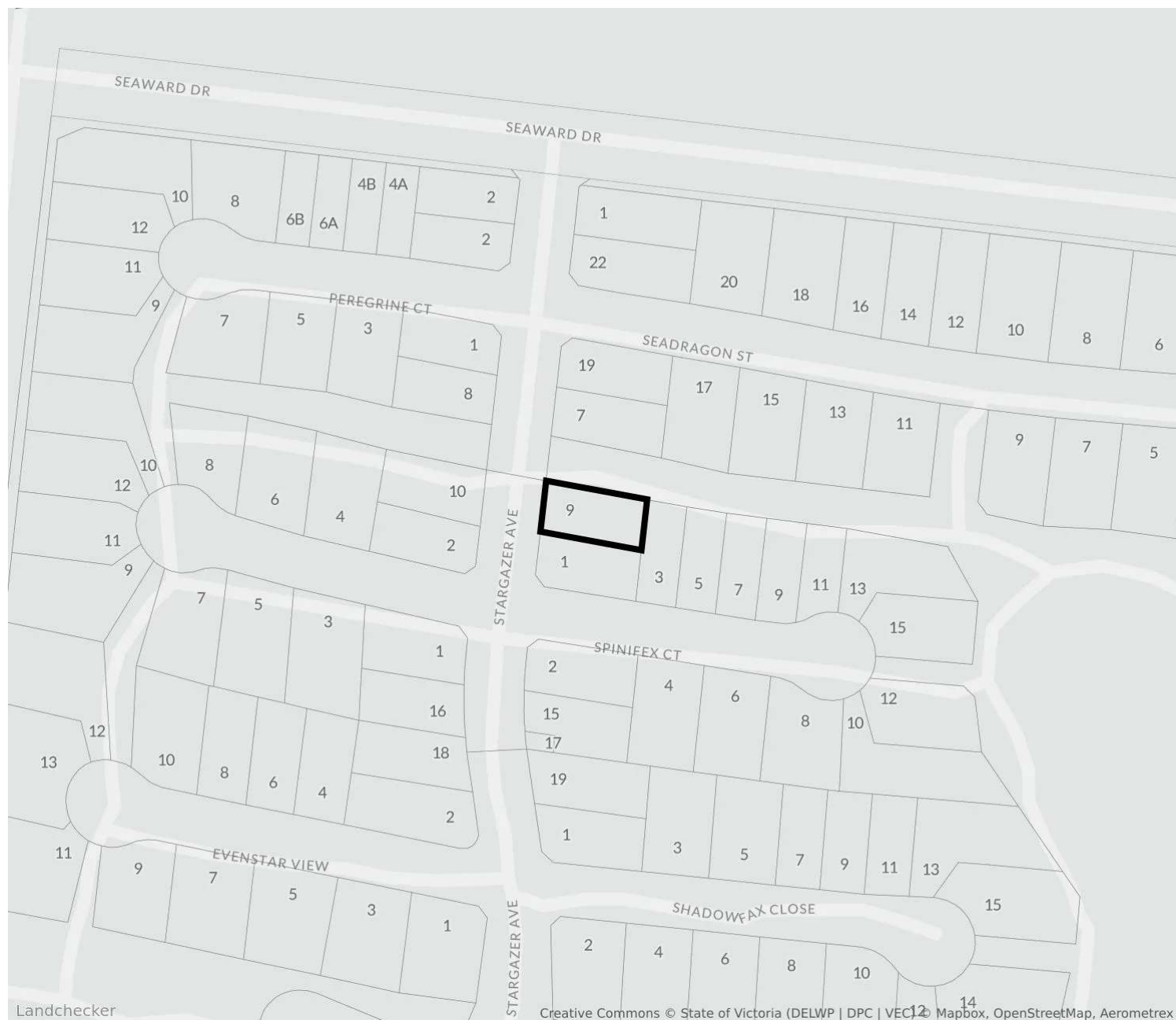
To retain clear views of the coastal dunes, cliffs and formations from coastal areas, including the Bunurong Coastal Drive and other coastal roads.

LPP 37.02 Schedule 1 To Clause 37.02 Comprehensive Development Zone

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

Other nearby planning zones


- FZ - Farming Zone
- PUZ - Public Use Zone



There are no overlays for this property



 **ESO - Environmental Significance Overlay**

 **SLO - Significant Landscape Overlay**

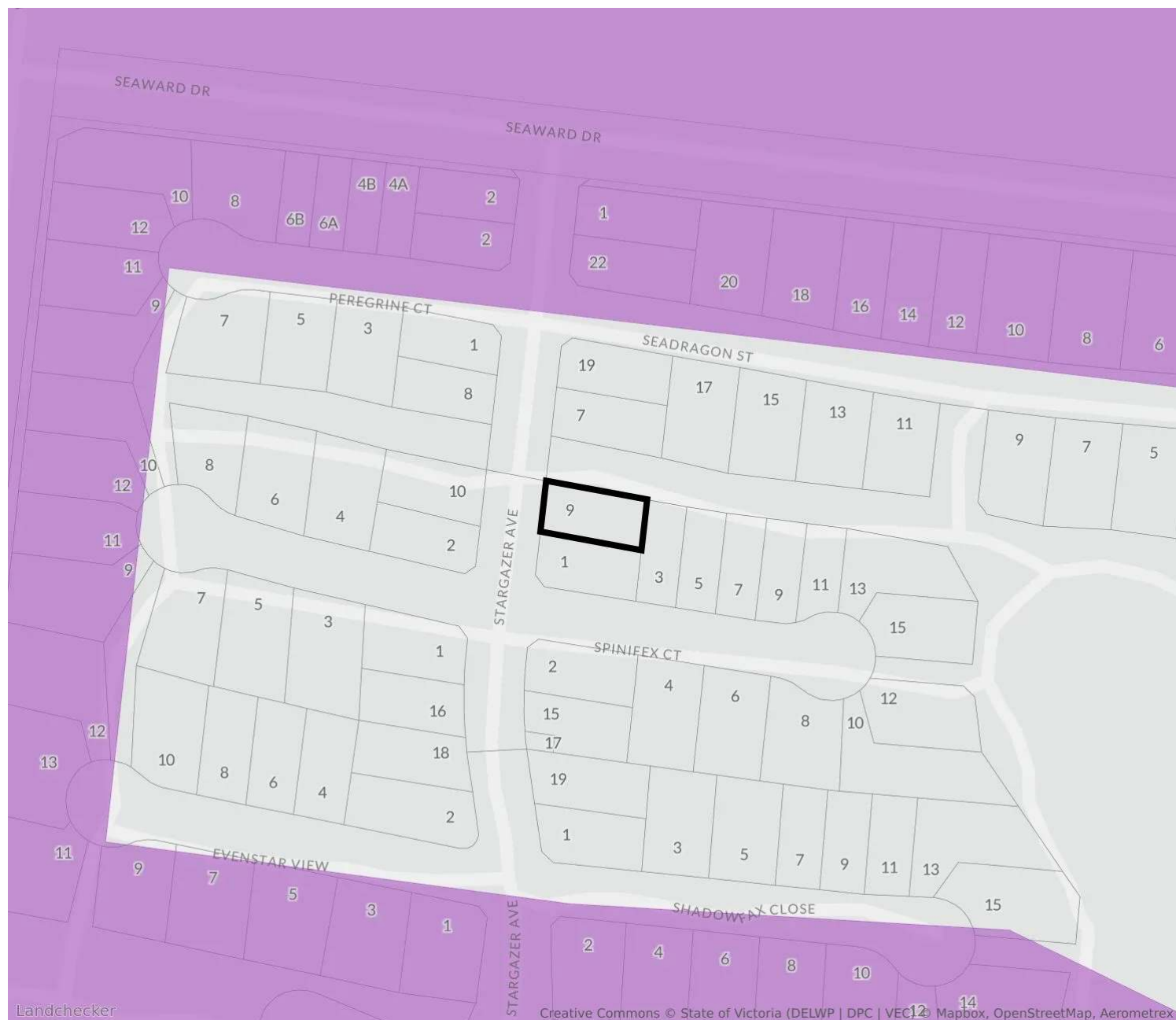
For confirmation and detailed advice about this planning overlay, please contact BASS COAST council on 1300226278.



Aboriginal Cultural Heritage Sensitivity

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

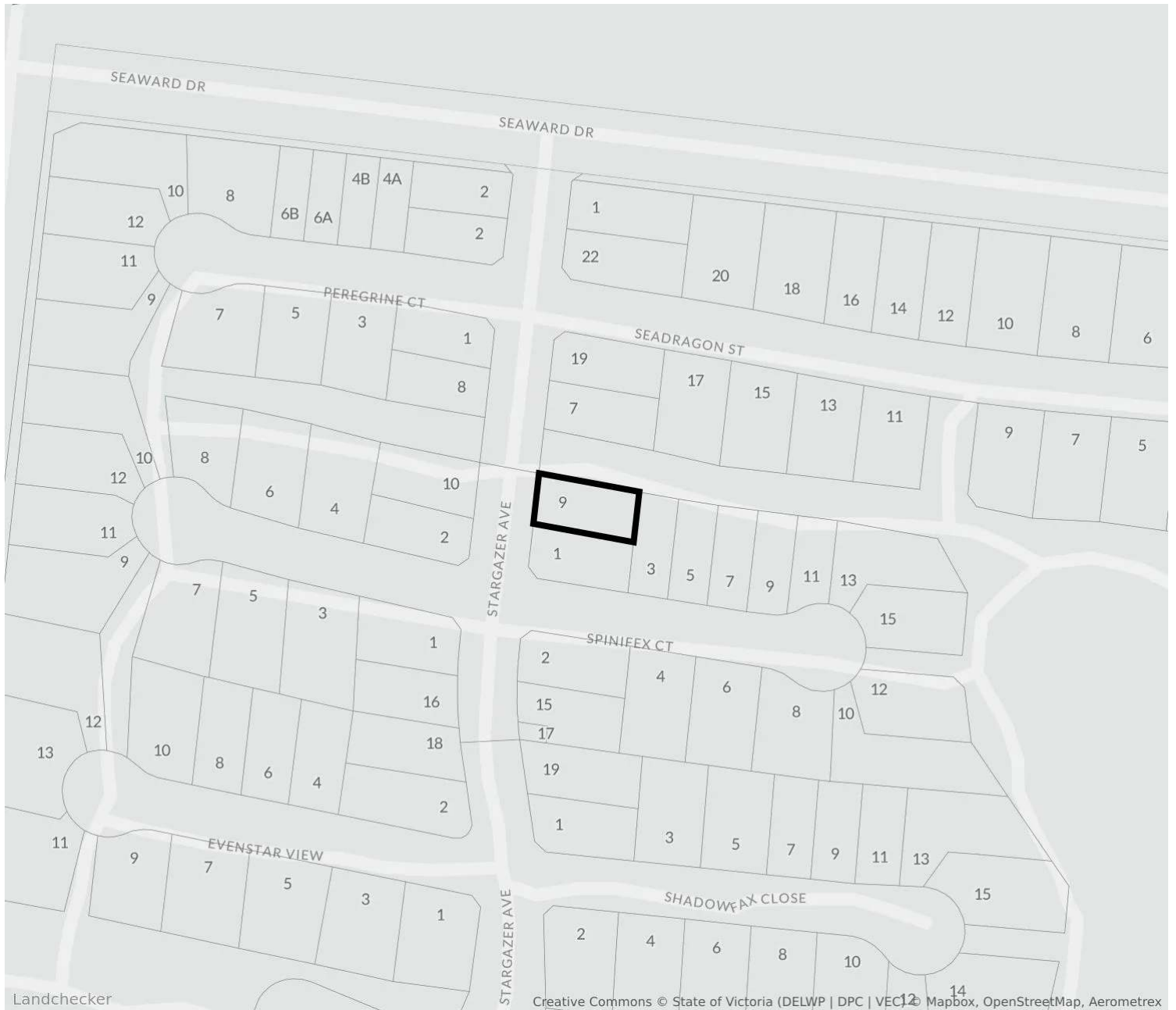
For confirmation and detailed advice about the cultural sensitivity of this property, please contact BASS COAST council on 1300226278.



Bushfire Prone Area

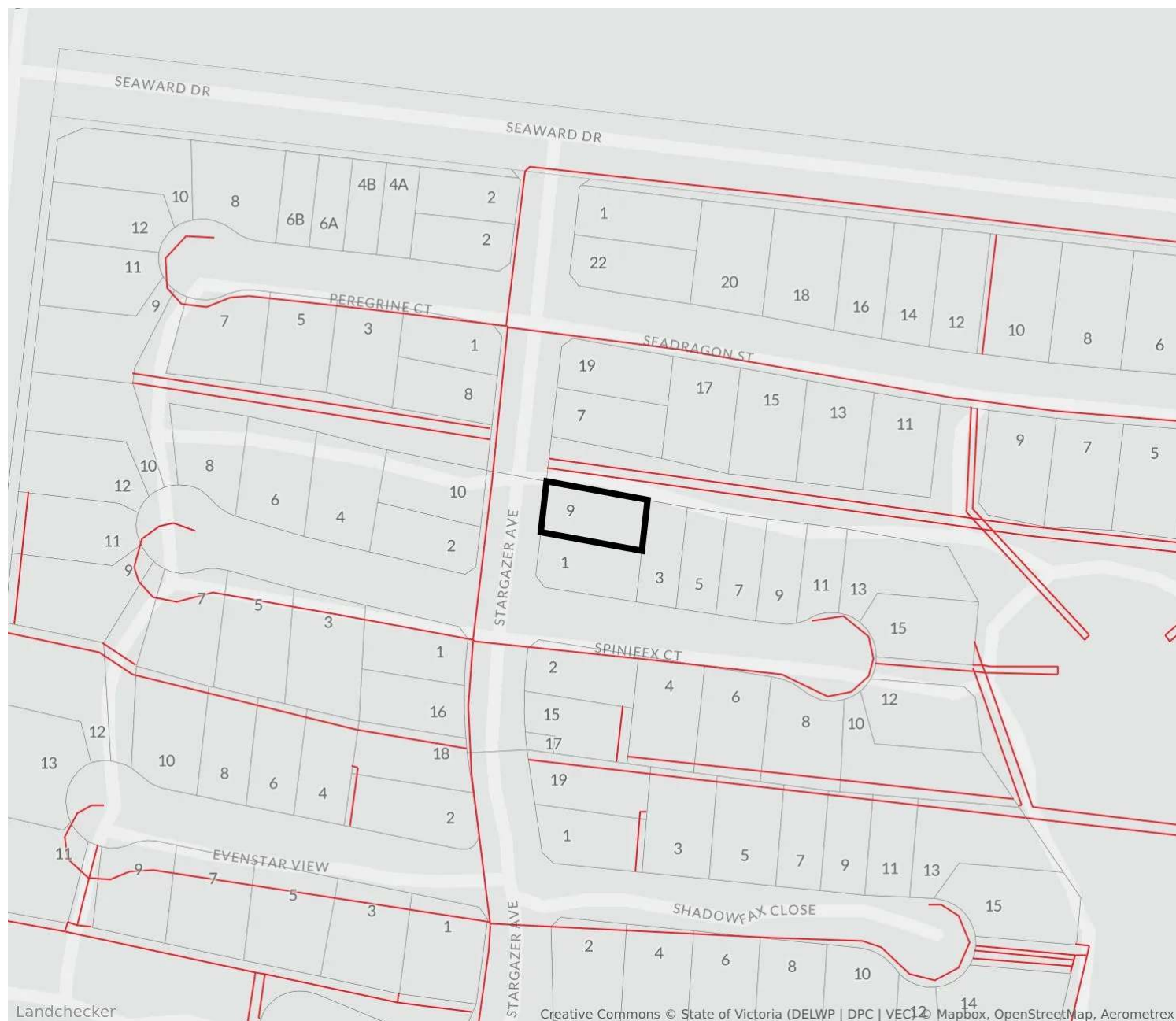
This property is not within a zone classified as a bushfire prone area.

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.



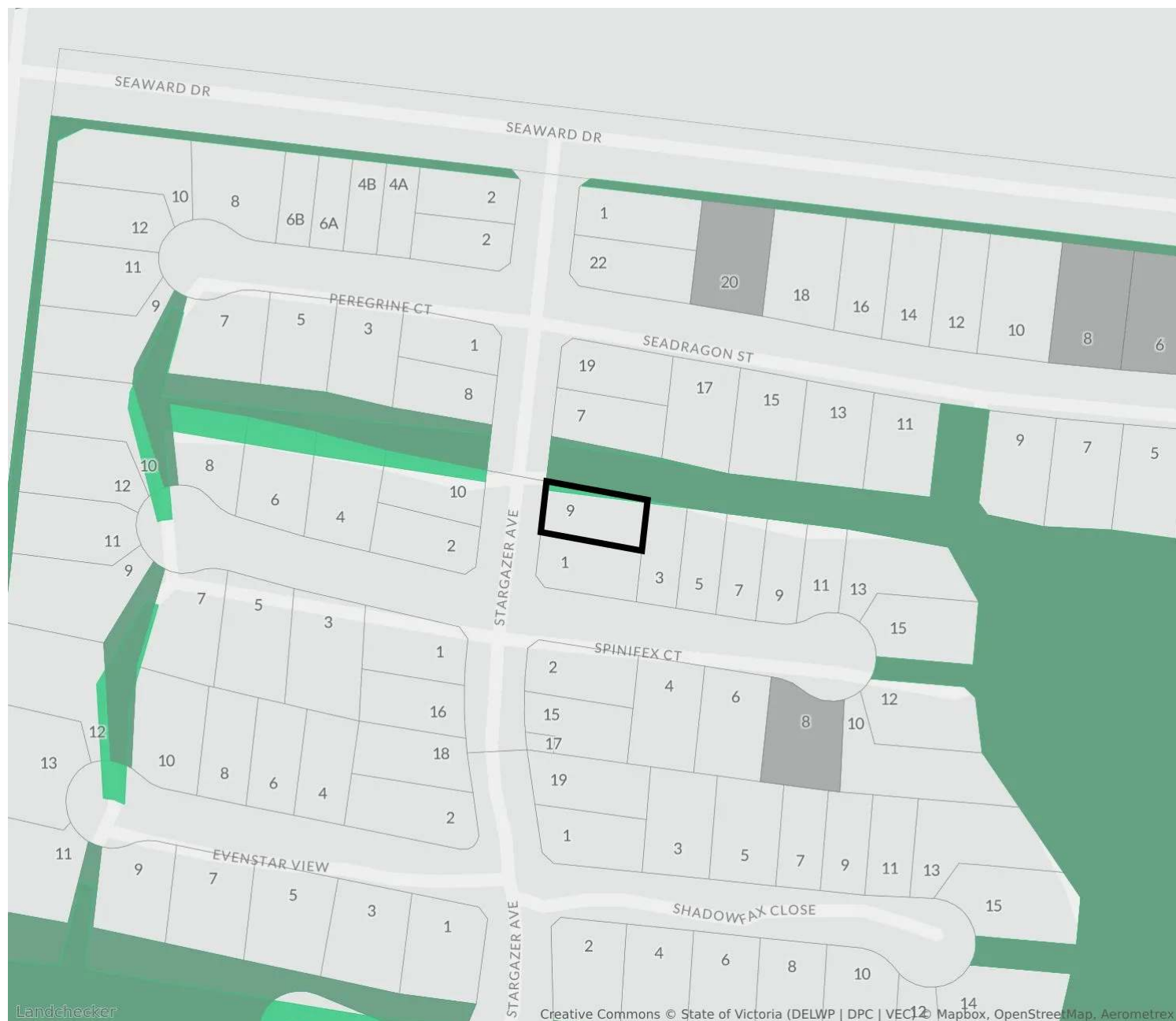
Easements

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
PENDING	200161 - PC1	Received 10/12/2020	<u>Wilsons Road, Cape Paterson</u> <u>Wilsons Road, Cape Paterson</u>	Develop and use a dwelling and ancillary outbuilding - Plans to Comply Landscape Management Plan - Condition 1
PENDING	120069a - PC5	Received 31/01/2018	<u>Wilsons Road, Capepaterson</u>	Subdivide the land in stages and removenative vegetation - Plans to Comply -Landscape Plan - Condition 16
PENDING	120069a - PC4	Received 19/01/2018	<u>Wilsons Road, Capepaterson</u>	Subdivide the land in stages and removenative vegetation - Plans to Comply Condition13 EMP The Cape Stage 2
PENDING	120069a - PC3	Received 02/10/2017	<u>Wilsons Road, Capepaterson</u>	Subdivide the land in stages and removenative vegetation - Plans to comply - CivilPlans for Stage 2 - Condition 6
PENDING	120069a - PC2	Received 08/03/2016	<u>Wilsons Road, Capepaterson</u>	Subdivide the land in stages and removenative vegetation - S173 Agreement -Condition 43 & 44
PENDING	120069a -PC1	Received	<u>Wilsons Road, Capepaterson</u>	Secondary Consent - Revised BushfireProtection Plan

Status	Code	Date	Address	Description
		13/02/2015		to be endorsed
APPROVED	PDPERAMD-2024/210389-2	31/05/2024	<u>Wilsons Rd, Cape Paterson</u> <u>Wilsons Rd, Cape Paterson</u> <u>Wilsons Rd, Cape Paterson</u>	Change the preamble to 'construction of building (potting shed and communal farmers' building) in association with community gardens in accordance with the endorsed plans'.
OTHER	PDPLANPER-2024/001708	07/05/2024	<u>19 Sunlight Bvd, Cape Paterson</u>	Construct a building in a comprehensive development zone (cdz1) & bushfire management overlay (bmo1).
APPROVED	PDPERAMD-2023/210389-1	28/03/2024	<u>Wilsons Rd, Cape Paterson</u> <u>Wilsons Rd, Cape Paterson</u> <u>Wilsons Rd, Cape Paterson</u> <u>Sunlight Bvd, Cape Paterson</u> <u>Sunlight Bvd, Cape Paterson</u> <u>Wilsons Rd, Cape Paterson</u>	Change the preamble to 'construction of building (potting shed) in association with community gardens in accordance with the endorsed plans'. Removal of section 1 (a) and 1 (c) of the permit. Minor revisions to the approved potting shed.
OTHER	220243	06/09/2022	<u>20 Seadragon St, Cape Paterson</u>	Two lot subdivision.
OTHER	220145	10/06/2022	<u>8 Spinifex Ct, Cape Paterson</u>	Two lot subdivision.
OTHER	220043	13/05/2022	<u>6 Seadragon St, Cape Paterson</u>	Two lot subdivision.
OTHER	220047	13/05/2022	<u>8 Seadragon St, Cape Paterson</u>	Two lot subdivision.
APPROVED	210389	09/03/2022	<u>Wilsons Road, Cape Paterson</u> <u>Wilsons Road, Cape Paterson</u> <u>4 Noonflower Cl, Cape Paterson</u>	Construction of buildings (community hub and potting shed) in association with community gardens.
APPROVED	210381	17/11/2021	<u>Wilsons Rd, Cape Paterson</u> <u>Wilsons Rd, Cape Paterson</u> <u>Wilsons Rd, Cape Paterson</u> <u>Wilsons Rd, Cape Paterson</u>	Two lot subdivision.
APPROVED	210382	17/11/2021	<u>Wilsons Rd, Cape Paterson</u> <u>Wilsons Rd, Cape Paterson</u> <u>Wilsons Rd, Cape Paterson</u> <u>Wilsons Rd, Cape Paterson</u>	Two lot subdivision.
APPROVED	200161	22/10/2020	<u>Wilsons Rd, Cape Paterson</u> <u>Wilsons Rd, Cape Paterson</u> <u>Wilsons Road, Cape Paterson</u> <u>Wilsons Road, Cape Paterson</u>	Develop and use a dwelling and ancillary outbuilding.
APPROVED	120069 - 1	12/04/2019	<u>Wilsons Rd, Cape Paterson</u> <u>Wilsons Rd, Cape Paterson</u>	Subdivide the land in stages and remove native vegetation - amendment.
APPROVED	170197	15/11/2017	<u>Wilsons Rd, Cape Paterson</u> <u>3 Seaberry Court, Capepaterson</u> <u>Wilsons Rd, Cape Paterson</u>	Subdivide the land into two (2) lots.
APPROVED	120069a -1	30/08/2017	<u>Wilsons Road, Capepaterson</u>	Subdivide the land in stages and remove native vegetation - Application to Amend Plans
APPROVED	120069a - 1	30/08/2017	<u>Wilsons Rd, Cape Paterson</u> <u>Wilsons Rd, Cape Paterson</u>	Subdivide the land in stages and remove native vegetation - application to amend plans.
OTHER	160269	19/10/2016	<u>Wilsons Rd, Cape Paterson</u> <u>Wilsons Rd, Cape Paterson</u>	Removal of native vegetation.
APPROVED	130330	31/12/2014	<u>Wilsons Rd, Cape Paterson</u> <u>Wilsons Rd, Cape Paterson</u>	Develop and use a dwelling and ancillary outbuilding.
APPROVED	130333a	16/07/2014	<u>Wilsons Road, Capepaterson</u>	Construct a dwelling and shed - Amended plans
OTHER	140006	22/05/2014	<u>Wilsons Rd, Cape Paterson</u> <u>Wilsons Rd, Cape Paterson</u>	2 lot subdivision (realign boundary).
APPROVED	120069a	25/03/2014	<u>Wilsons Rd, Cape Paterson</u> <u>Wilsons Rd, Cape Paterson</u>	Subdivide the land in stages and remove native vegetation.
OTHER	130310	20/12/2013	<u>Wilsons Rd, Cape Paterson</u> <u>Wilsons Rd, Cape Paterson</u>	Construct five display homes.

Status	Code	Date	Address	Description
APPROVED	120069	06/03/2013	<u>Wilsons Rd, Cape Paterson</u> <u>Wilsons Rd, Cape Paterson</u>	Subdivide the land in stages and remove native vegetation.
APPROVED	C53	25/08/2005	<u>Wilsons Rd, Cape Paterson</u> <u>Wilsons Rd, Cape Paterson</u>	Amendment c53 - eco-village_rezone land from ruz to r1z.
OTHER	O26	26/11/2003	<u>Wilsons Rd, Cape Paterson</u> <u>Wilsons Rd, Cape Paterson</u>	Remove trees.
REJECTED	O2243	22/07/2002	<u>370 Wilsons Rd, Cape Paterson</u>	Develop and use two cabins.
APPROVED	O2265	18/04/2002	<u>Wilsons Rd, Cape Paterson</u> <u>Wilsons Rd, Cape Paterson</u>	Construct two haysheds.

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

PROPTRACK COMPARABLE SALES

9 Stargazer Avenue, Cape Paterson Vic 3995



5 SPINIFEX CT CAPE PATERSON VIC 3995

4 bedrooms 2 bathrooms 1 car

LAND AREA 368m²
TYPE House
LAST SALE \$825,000 (07/04/2025)
ZONE CDZ



13 SEADRAGON ST CAPE PATERSON VIC 3995

1 bedroom 1 bathroom 1 car

LAND AREA 589m²
TYPE House
LAST SALE \$375,000 (02/05/2025)
ZONE CDZ



2 EVENSTAR VIEW CAPE PATERSON VIC 3995

1 bedroom 1 bathroom 1 car

LAND AREA 647m²
TYPE House
LAST SALE \$435,000 (08/07/2025)
ZONE CDZ



4B PEREGRINE CT CAPE PATERSON VIC 3995

1 bedroom 1 bathroom 1 car

LAND AREA 300m²
TYPE House
LAST SALE \$315,000 (14/05/2025)
ZONE CDZ



8 NOONFLOWER CL CAPE PATERSON VIC 3995

3 2 2

LAND AREA 362m²
 TYPE House
 LAST SALE \$875,000 (25/02/2025)
 ZONE CDZ



23 SUNLIGHT BVD CAPE PATERSON VIC 3995

3 2 2

LAND AREA 702m²
 TYPE House
 LAST SALE \$1,100,000 (11/03/2025)
 ZONE CDZ



3 SUNLIGHT BVD CAPE PATERSON VIC 3995

3 1 1

LAND AREA 446m²
 TYPE House
 LAST SALE Unavailable
 ZONE CDZ



45 SCENIC RD CAPE PATERSON VIC 3995

2 1 2

LAND AREA 629m²
 TYPE House
 LAST SALE Unavailable
 ZONE GRZ

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