

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION  
Lot. 1 TP87824

ORIENTATION  
South

LOCAL GOVERNMENT (COUNCIL)  
Bass Coast

FRONTAGE  
15.24m Approx

LEGAL DESCRIPTION  
1\TP87824

ZONES  
GRZ - General Residential Zone - Schedule 1

COUNCIL PROPERTY NUMBER  
3616

OVERLAYS  
N/A

LAND SIZE  
511m² Approx

Property Sales Data

House  
🏠 - 🏡 - 🚗 -

SALE HISTORY	CONTRACT DATE	SETTLEMENT DATE
\$65,000	03/06/1998	N/A

State Electorates

LEGISLATIVE COUNCIL  
Eastern Victoria Region

LEGISLATIVE ASSEMBLY  
Bass District

Schools

CLOSEST PRIVATE SCHOOLS  
St Joseph's School (7524 m)  
Koonwarra Village School (32016 m)

CLOSEST PRIMARY SCHOOLS  
Wonthaggi Primary School (6963 m)

CLOSEST SECONDARY SCHOOLS  
Wonthaggi Secondary College (6932 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

67 Anchor Parade, Cape Paterson Vic 3995



# RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

67 Anchor Parade, Cape Paterson Vic 3995

Status	Code	Date	Description
APPROVED	VC279	20/08/2025	The amendment makes changes to the land use definition of Minor utility installation in the Victoria Planning Provisions and all planning schemes to ensure the appropriate planning assessment of large battery storage systems.
APPROVED	VC290	15/08/2025	The Amendment changes the VPP and 63 planning schemes in Victoria by making Abattoir a section 1 use in the Table of Uses where specified siting, design and amenity conditions are met in clause 35.04 Green Wedge Zone, clause 35.07 Farming Zone and clause 35.08 Rural Activity Zone.
APPROVED	C169basc	14/08/2025	The amendment rezones land at King Road, Corinella from the Farming Zone (FZ) to the Public Use Zone – Schedule 1 – Service and Utility (PUZ1) to facilitate the operation and expansion of the King Road Wastewater Treatment Plant operated by Westernport Region Water Corporation.
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	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.

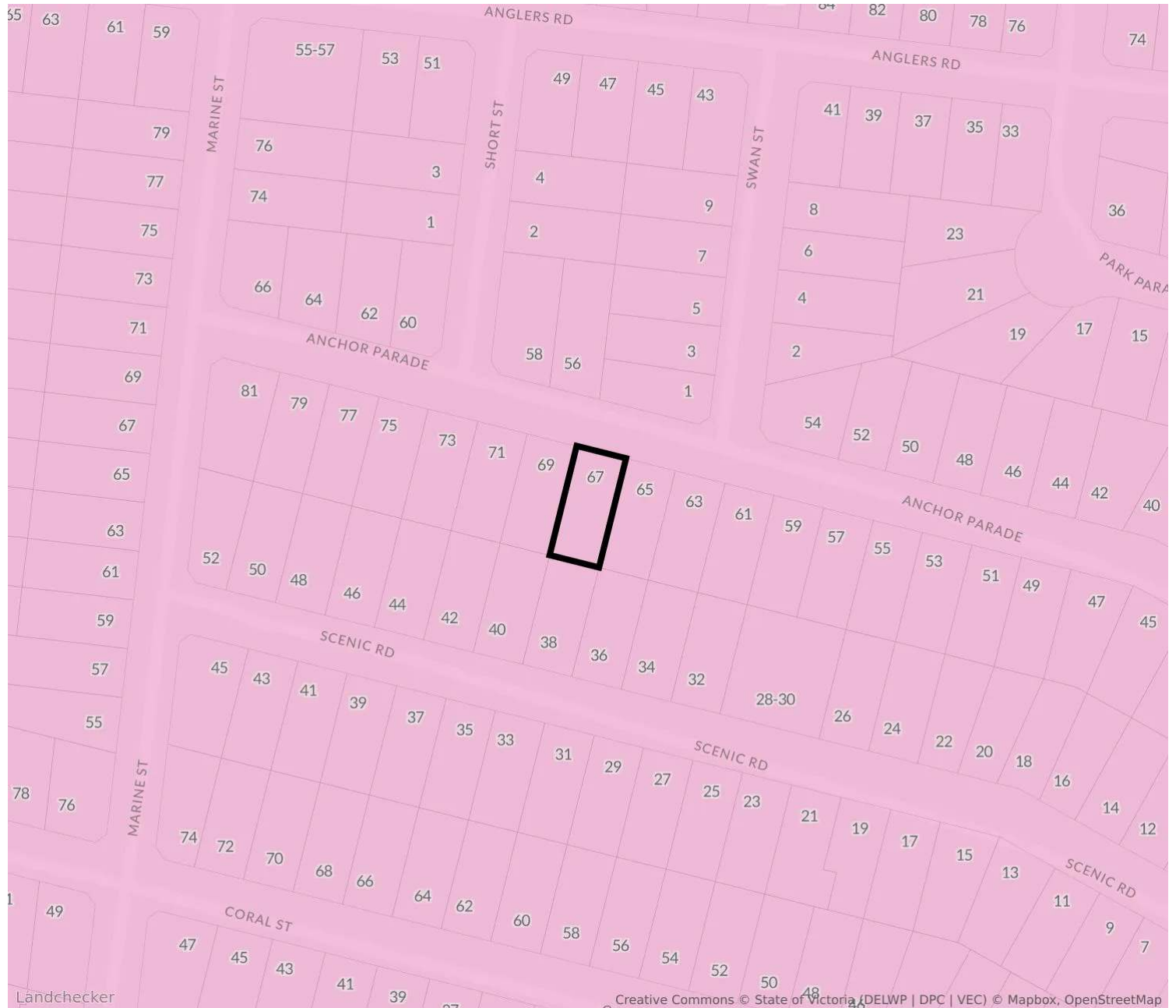
Status	Code	Date	Description
APPROVED	VC250	02/07/2025	The amendment supports Victorias Gas Substitution Roadmap (Victorian Government, 2022) by prohibiting new gas connections for new dwellings, apartments and residential subdivisions where a planning permit is required.
APPROVED	VC247	02/07/2025	Amendment 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	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	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	VC267	01/07/2025	Amendment VC267 implements new residential development planning assessment provisions to boost housing construction to meet the housing needs of Victorians.
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

# PROPOSED PLANNING SCHEME AMENDMENTS

67 Anchor Parade, Cape Paterson 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 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

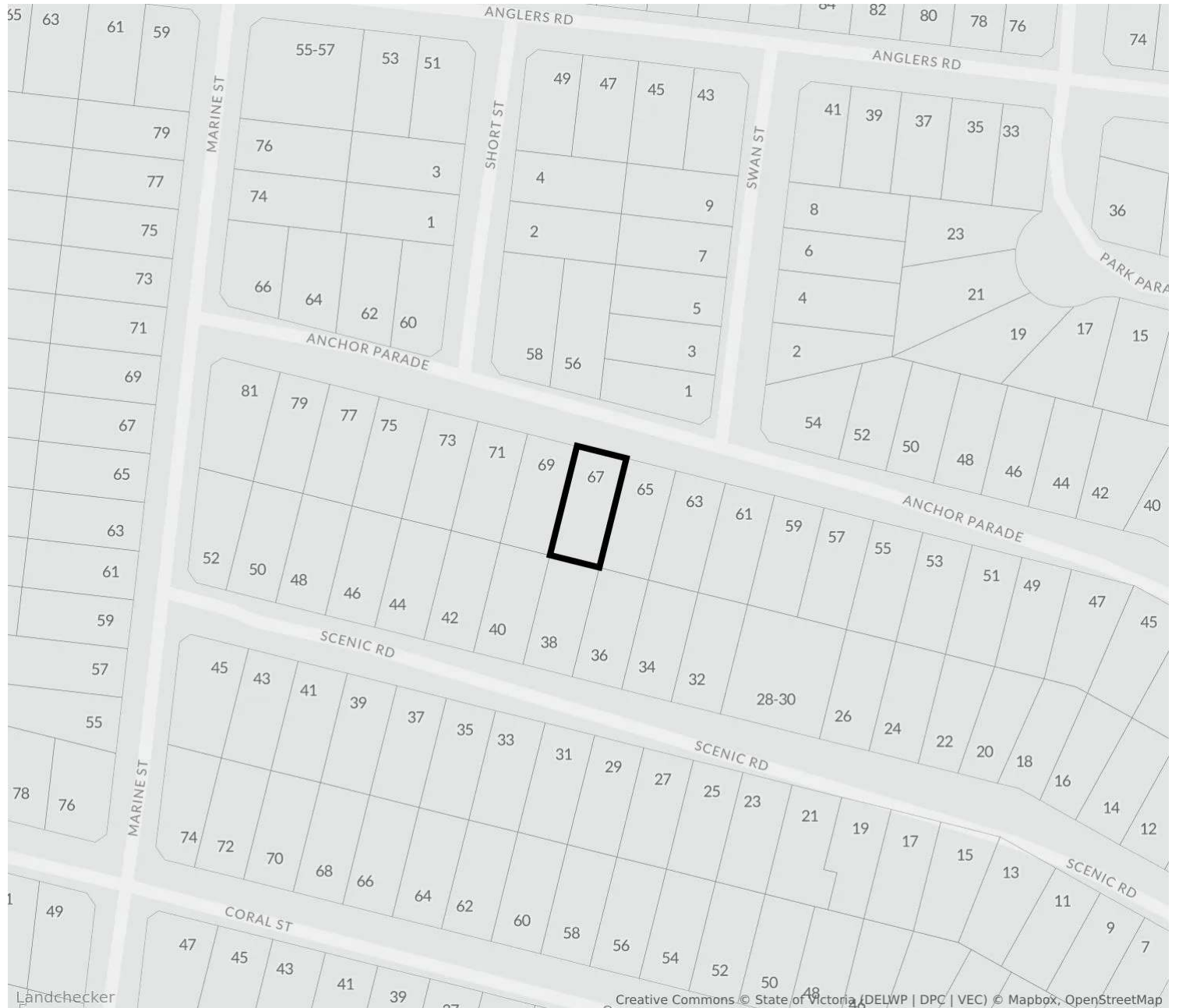
None specified.

### 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

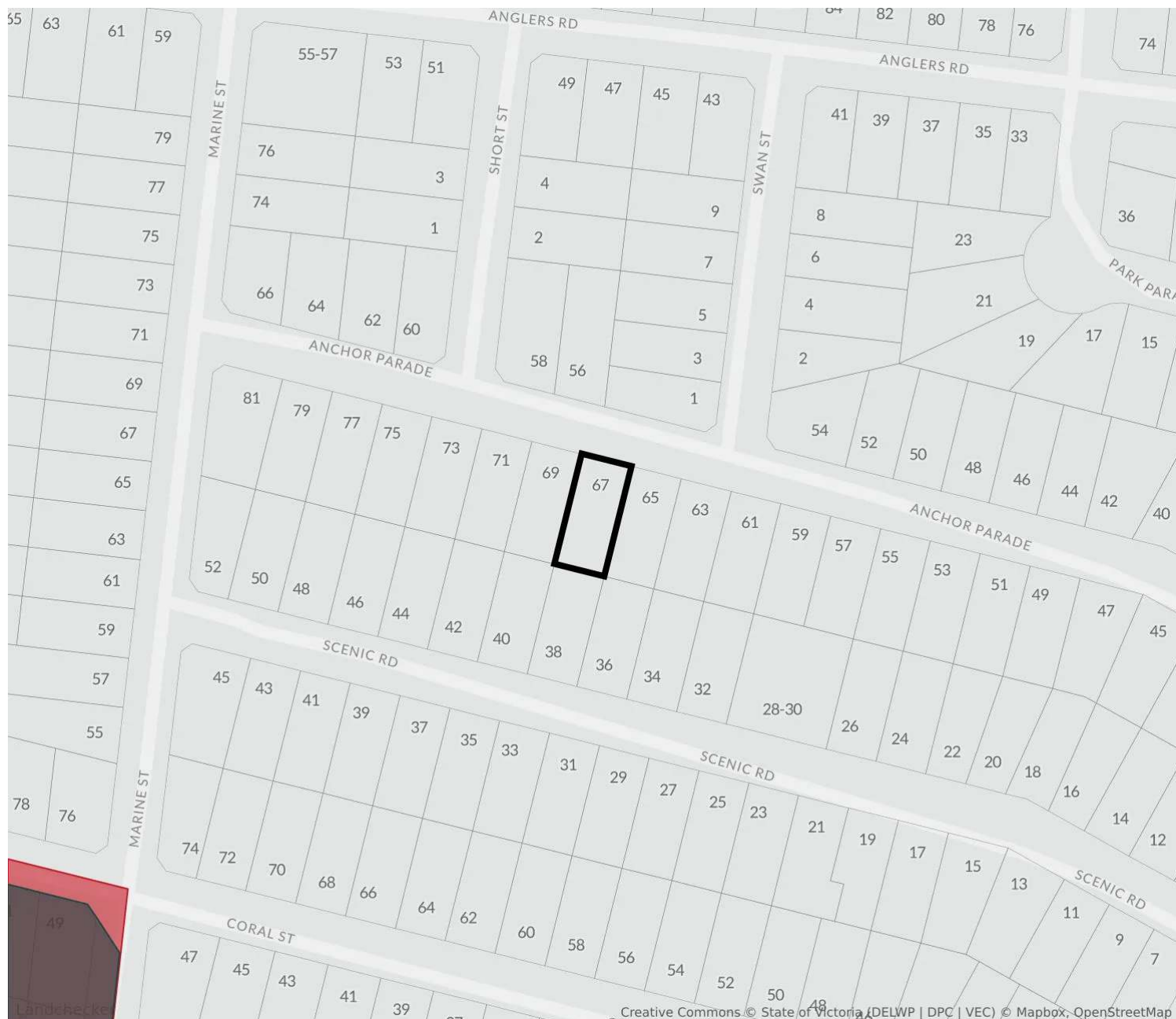
- CDZ - Comprehensive Development Zone
- PPRZ - Public Park And Recreation Zone



There are no overlays for this property

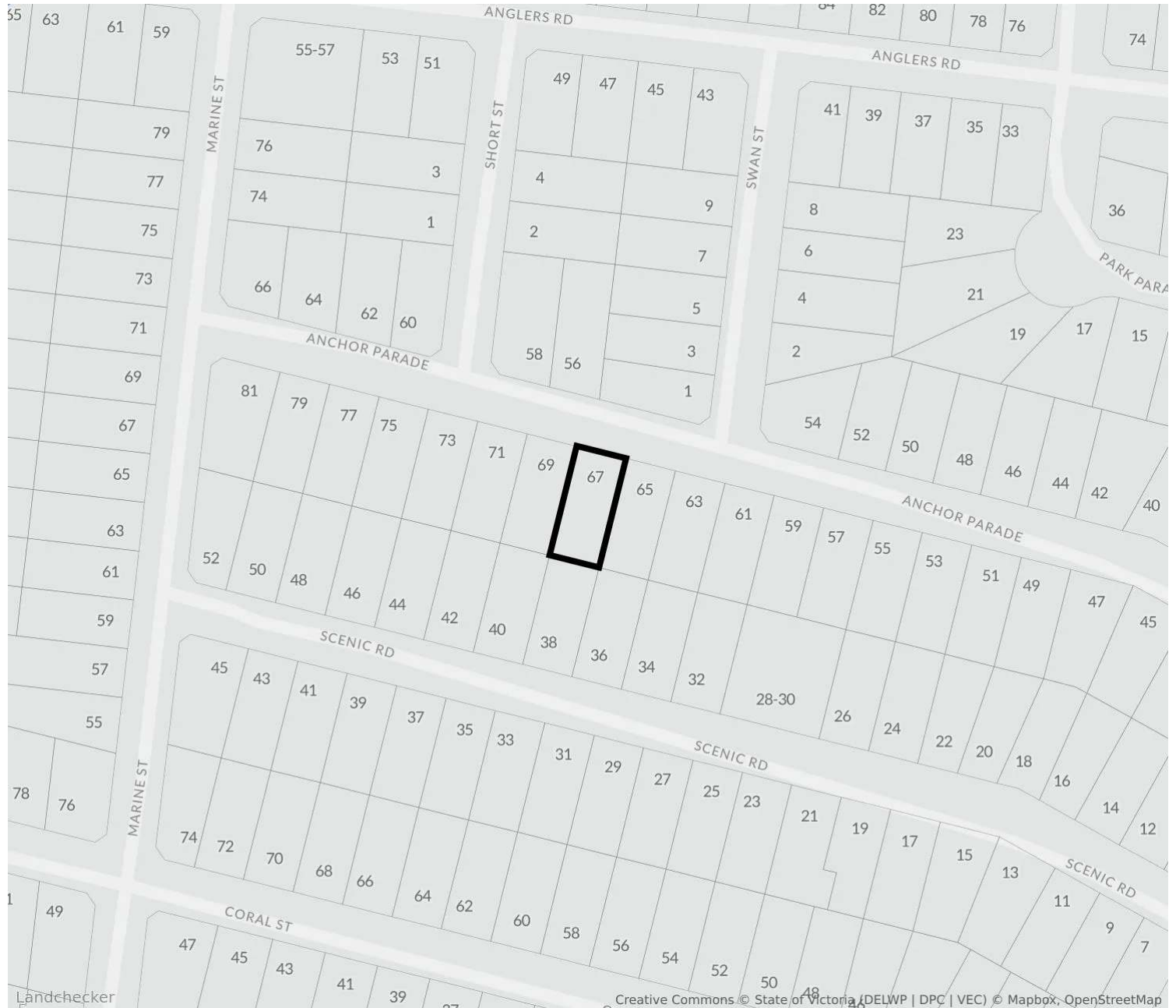
# NEARBY OVERLAYS

67 Anchor Parade, Cape Paterson Vic 3995



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





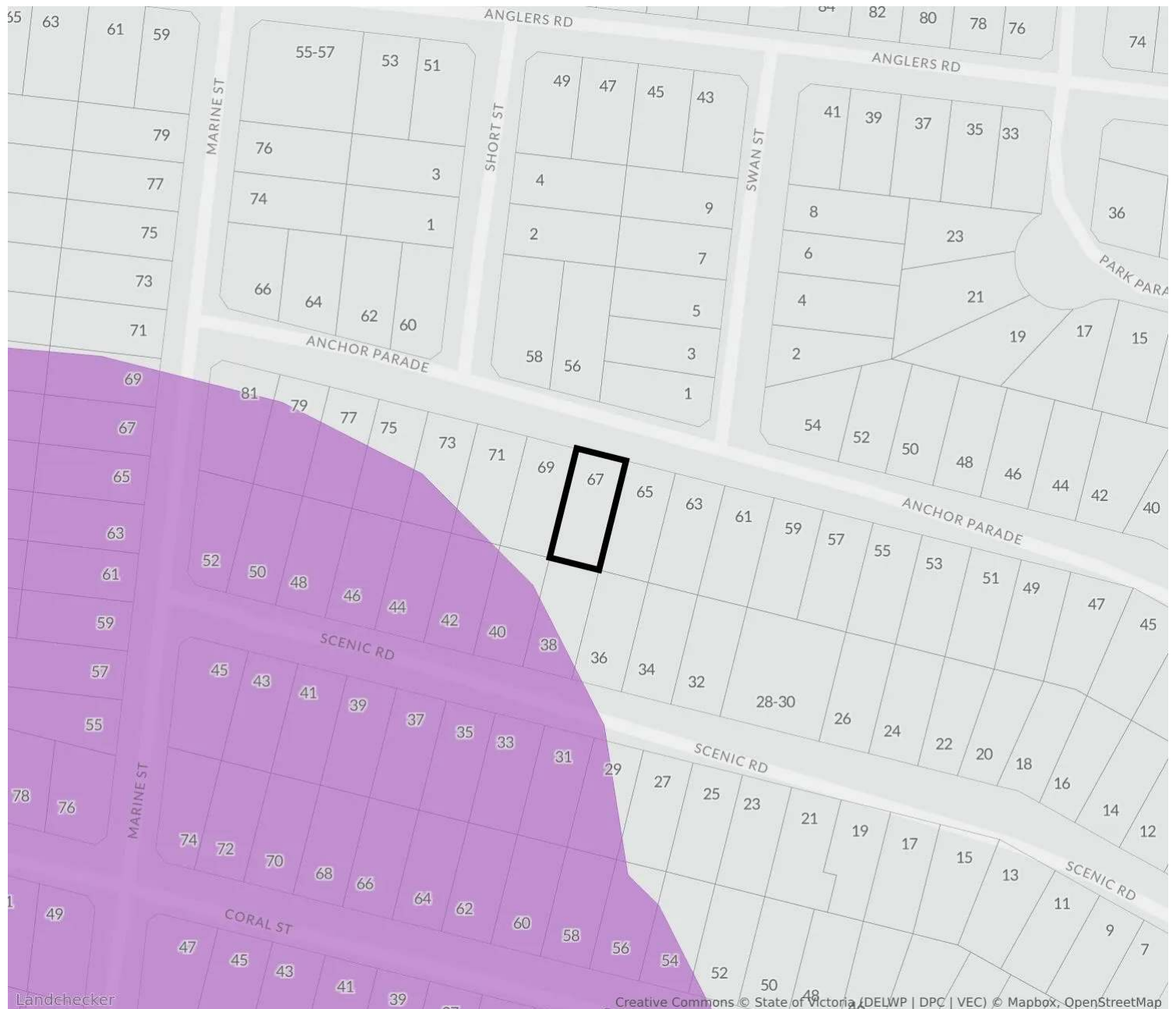
## Aboriginal Cultural Heritage Sensitivity

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

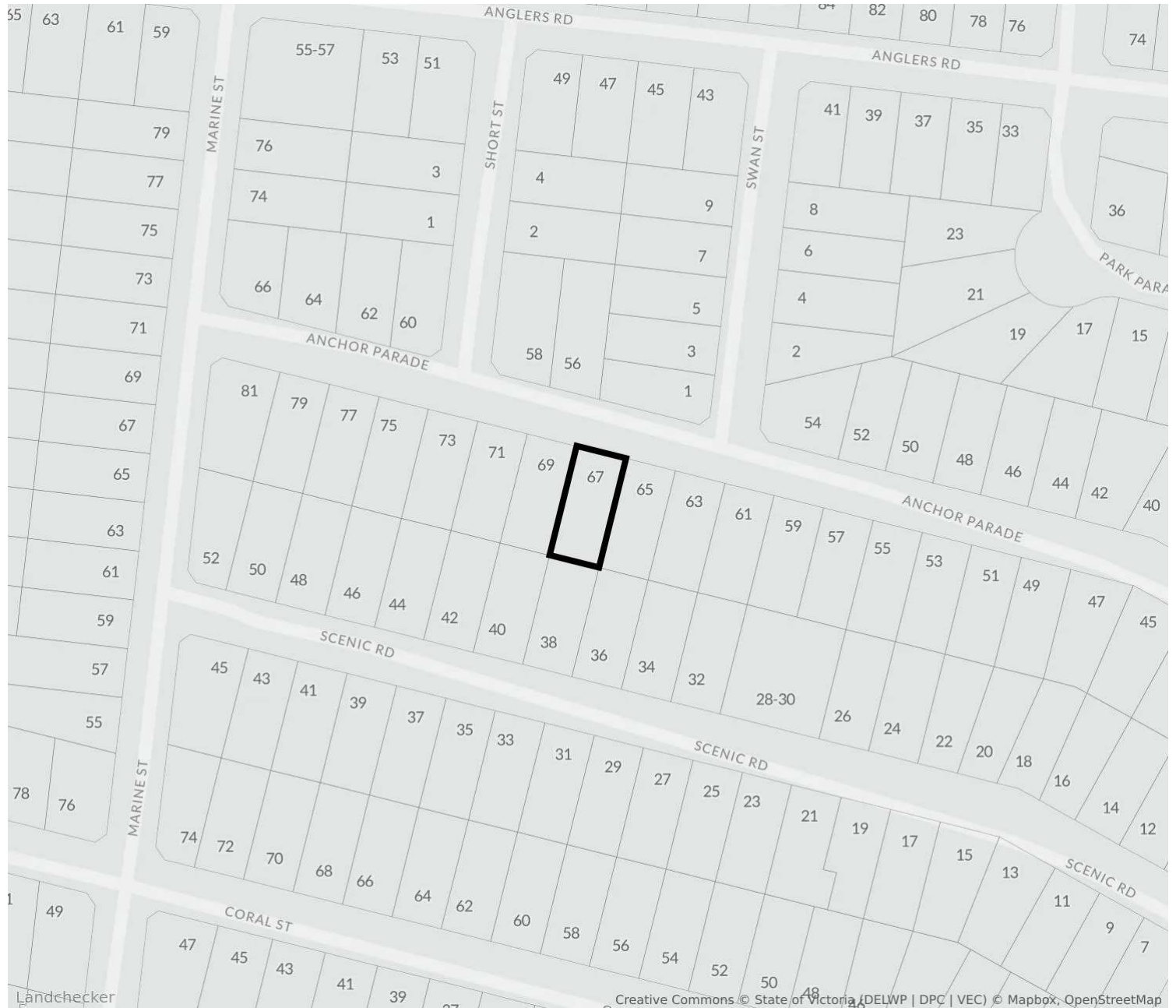
67 Anchor Parade, Cape Paterson Vic 3995



## Bushfire Prone Area

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

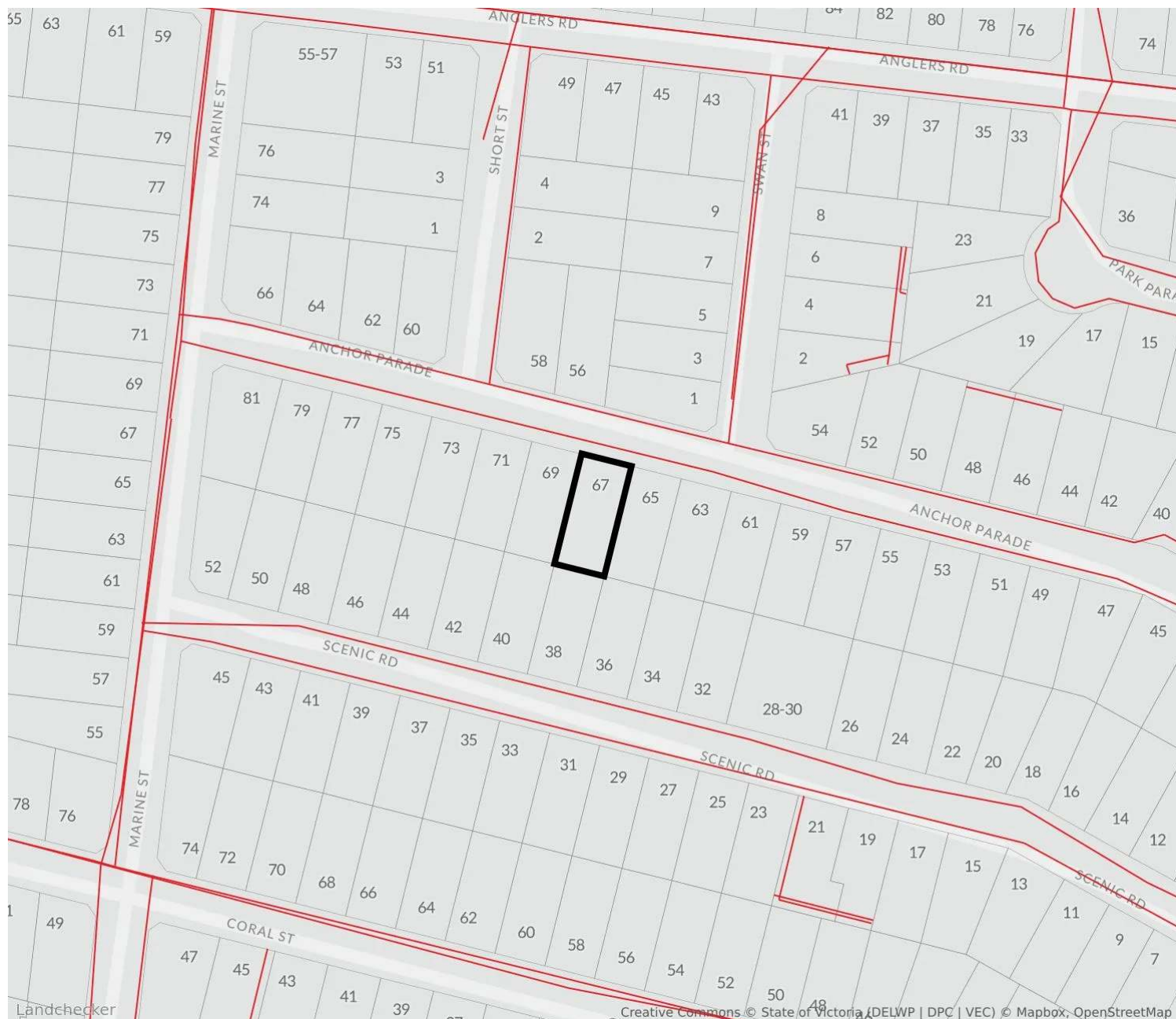
For confirmation and detailed advice about the bushfire prone area of this property, please contact BASS COAST council on 1300226278.



**10 - 20m Contours**

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





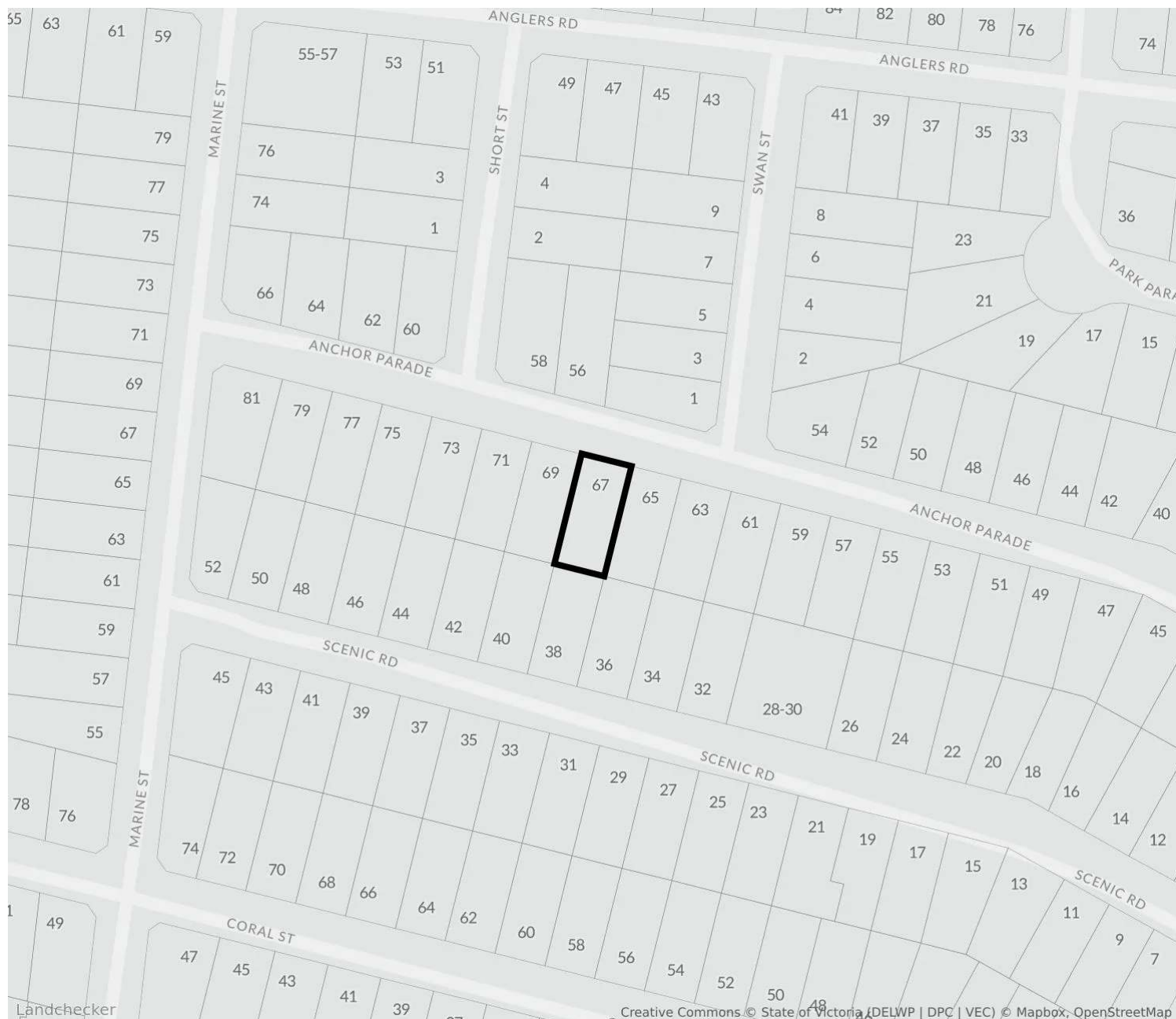
## Easements

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.

# PLANNING PERMIT HISTORY

67 Anchor Parade, Cape Paterson Vic 3995



No planning permit data available for this property.



# NEARBY PLANNING PERMITS

67 Anchor Parade, Cape Paterson Vic 3995



Status	Code	Date	Address	Description
APPROVED	PDPERAMD-2024/210389-2	31/05/2024	<a href="#">Wilsons Rd, Cape Paterson</a> <a href="#">Wilsons Rd, Cape Paterson</a> <a href="#">Wilsons Rd, Cape Paterson</a>	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	<a href="#">19 Sunlight Bvd, Cape Paterson</a>	Construct a building in a comprehensive development zone (cdz1) & bushfire management overlay (bmo1).
APPROVED	PDPERAMD-2023/210389-1	28/03/2024	<a href="#">Wilsons Rd, Cape Paterson</a> <a href="#">Wilsons Rd, Cape Paterson</a> <a href="#">Sunlight Bvd, Cape Paterson</a> <a href="#">Wilsons Rd, Cape Paterson</a> <a href="#">Sunlight Bvd, Cape Paterson</a> <a href="#">Wilsons Rd, Cape Paterson</a>	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.
APPROVED	PDPLANPER-2023/000287	22/09/2023	<a href="#">1 Park Parade Rd, Cape Paterson</a> <a href="#">1 Park Parade Rd, Cape Paterson</a>	Two lot subdivision (boundary realignment) and creation of easements (spear: s212000e).
APPROVED	210381	17/11/2021	<a href="#">Wilsons Rd, Cape Paterson</a> <a href="#">Wilsons Rd, Cape Paterson</a> <a href="#">Wilsons Rd, Cape Paterson</a>	Two lot subdivision.

Status	Code	Date	Address	Description
			<u>Wilsons Rd, Cape Paterson</u>	
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	210079	05/10/2021	<u>59 Coral St, Cape Paterson</u>	Realignment of boundary between two lots in cdz and grz1.
APPROVED	150219	06/10/2015	<u>2 Swan Street, Capepaterson</u>	3 lot subdivision.
APPROVED	140372	13/03/2015	<u>59 Coral St, Cape Paterson</u> <u>59 Coral Street, Capepaterson</u>	Boundary realignment and creation of two easements (drainage and maintenance of existing buildings at 59 coral street).
REJECTED	060372	10/10/2006	<u>55 Sail St, Cape Paterson</u>	Use the existing dwelling as a bed & breakfast and waive carparking.
APPROVED	02607	27/08/2002	<u>65 Anchor Pde, Cape Paterson</u>	2 lot subdivision.
OTHER	02319	05/04/2002	<u>10 Scenic Rd, Cape Paterson</u>	Lop gum trees.

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

# PROPTACK COMPARABLE SALES

67 Anchor Parade, Cape Paterson Vic 3995



## 45 SCENIC RD CAPE PATERSON VIC 3995

2 bedrooms, 1 bathroom, 2 cars

LAND AREA	629m <sup>2</sup>
TYPE	House
LAST SALE	Unavailable
ZONE	GRZ



## 97-99 SEAWARD DR CAPE PATERSON VIC 3995

3 bedrooms, 1 bathroom, 2 cars

LAND AREA	1,013m <sup>2</sup>
TYPE	House
LAST SALE	\$650,000 (31/03/2025)
ZONE	GRZ



## 27 ANGLERS RD CAPE PATERSON VIC 3995

2 bedrooms, 1 bathroom, 1 car

LAND AREA	527m <sup>2</sup>
TYPE	House
LAST SALE	\$440,000 (08/07/2025)
ZONE	GRZ



## 58 ANGLERS RD CAPE PATERSON VIC 3995

3 bedrooms, 1 bathroom, 1 car

LAND AREA	511m <sup>2</sup>
TYPE	House
LAST SALE	\$545,000 (11/04/2025)
ZONE	GRZ





**6 SPRAY ST CAPE PATERSON VIC 3995**

 3
  1
  3

LAND AREA	528m <sup>2</sup>
TYPE	House
LAST SALE	\$628,000 (14/03/2025)
ZONE	GRZ



**23 SUNLIGHT BVD CAPE PATERSON VIC 3995**

 3
  2
  2

LAND AREA	702m <sup>2</sup>
TYPE	House
LAST SALE	\$1,100,000 (11/03/2025)
ZONE	CDZ



**3 SUNLIGHT BVD CAPE PATERSON VIC 3995**

 3
  1
  1

LAND AREA	446m <sup>2</sup>
TYPE	House
LAST SALE	Unavailable
ZONE	CDZ



**59 SEAWARD DR CAPE PATERSON VIC 3995**

 3
  1
  2

LAND AREA	529m <sup>2</sup>
TYPE	House
LAST SALE	\$560,000 (19/06/2025)
ZONE	GRZ

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