

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 12 LP30078
Lot. 11 LP30078

LOCAL GOVERNMENT (COUNCIL)

Bass Coast

LEGAL DESCRIPTION

12\LP30078
11\LP30078

COUNCIL PROPERTY NUMBER

6760

LAND SIZE

1,394m² Approx

ORIENTATION

South

FRONTAGE

30.48m Approx

ZONES

GRZ - General Residential Zone - Schedule 1

OVERLAYS

DDO - Design And Development Overlay - Schedule 9
VPO - Vegetation Protection Overlay - Schedule 3

Property Sales Data

Attributes

 -  -  -

State Electorates

LEGISLATIVE COUNCIL

Eastern Victoria Region

LEGISLATIVE ASSEMBLY

Bass District

Schools

CLOSEST PRIVATE SCHOOLS

St Joseph's School (10457 m)
Koonwarra Village School (22663 m)

CLOSEST PRIMARY SCHOOLS

Inverloch Primary School (1813 m)

CLOSEST SECONDARY SCHOOLS

Wonthaggi Secondary College (11059 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/>

SITE DIMENSIONS

7-9 Norman Road, Inverloch Vic 3996



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

7-9 Norman Road, Inverloch Vic 3996

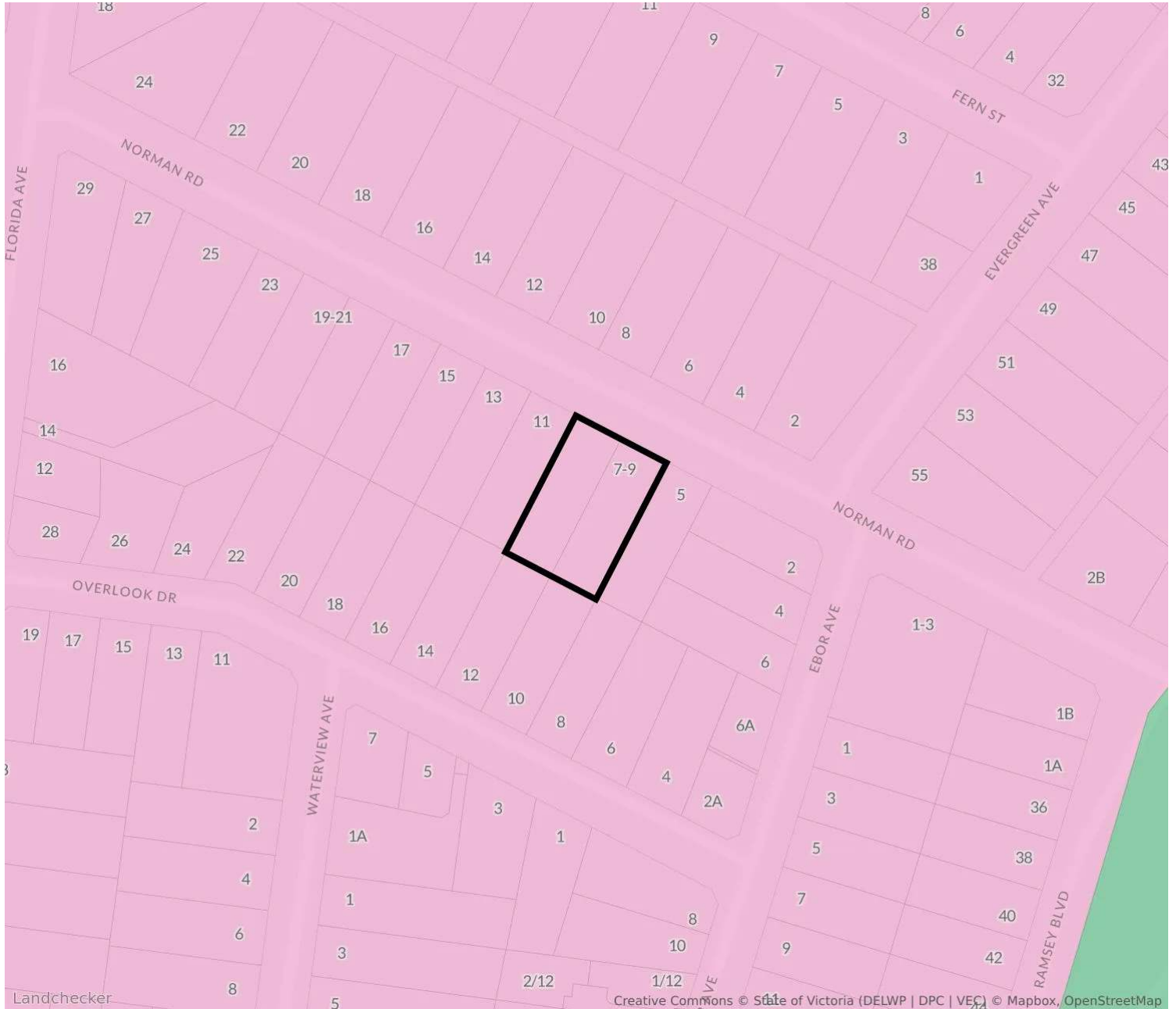
Status	Code	Date	Description
APPROVED	VC258	03/07/2025	The amendment improves the operation of the existing Development Facilitation Program (DFP) planning provisions at clauses 53.22 and 53.23 and expands the program eligibility to include gas projects and saleyards.
APPROVED	VC219	02/07/2025	The Amendment 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	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	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 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	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-

Status	Code	Date	Description
			serviced locations in line with Victorias Housing Statement, The Decade Ahead 2024-2034
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.

PROPOSED PLANNING SCHEME AMENDMENTS

7-9 Norman Road, Inverloch Vic 3996

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

PPRZ - Public Park And Recreation Zone



DDO9 - Design And Development Overlay - Schedule 9

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

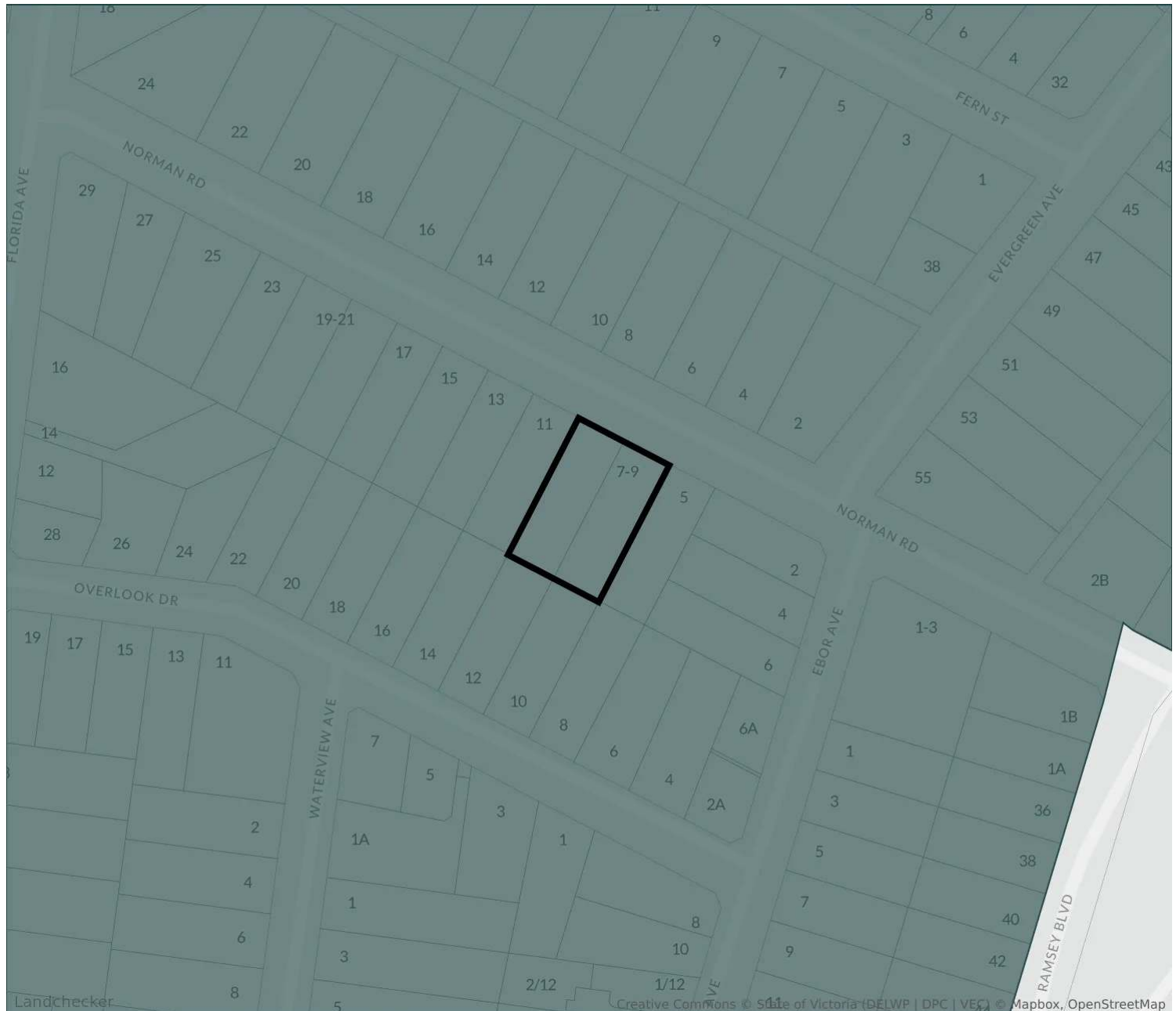
To identify areas which are affected by specific requirements relating to the design and built form of new development.

VPP 43.02 Design And Development Overlay

To protect environmental assets within residential areas. To minimise the impact of development on vegetation. To minimise the impact of development on coastal character. To protect and enhance the visual amenity and landscape of the residential areas.

LPP 43.02 Schedule 9 To Clause 43.02 Design And Development Overlay

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



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

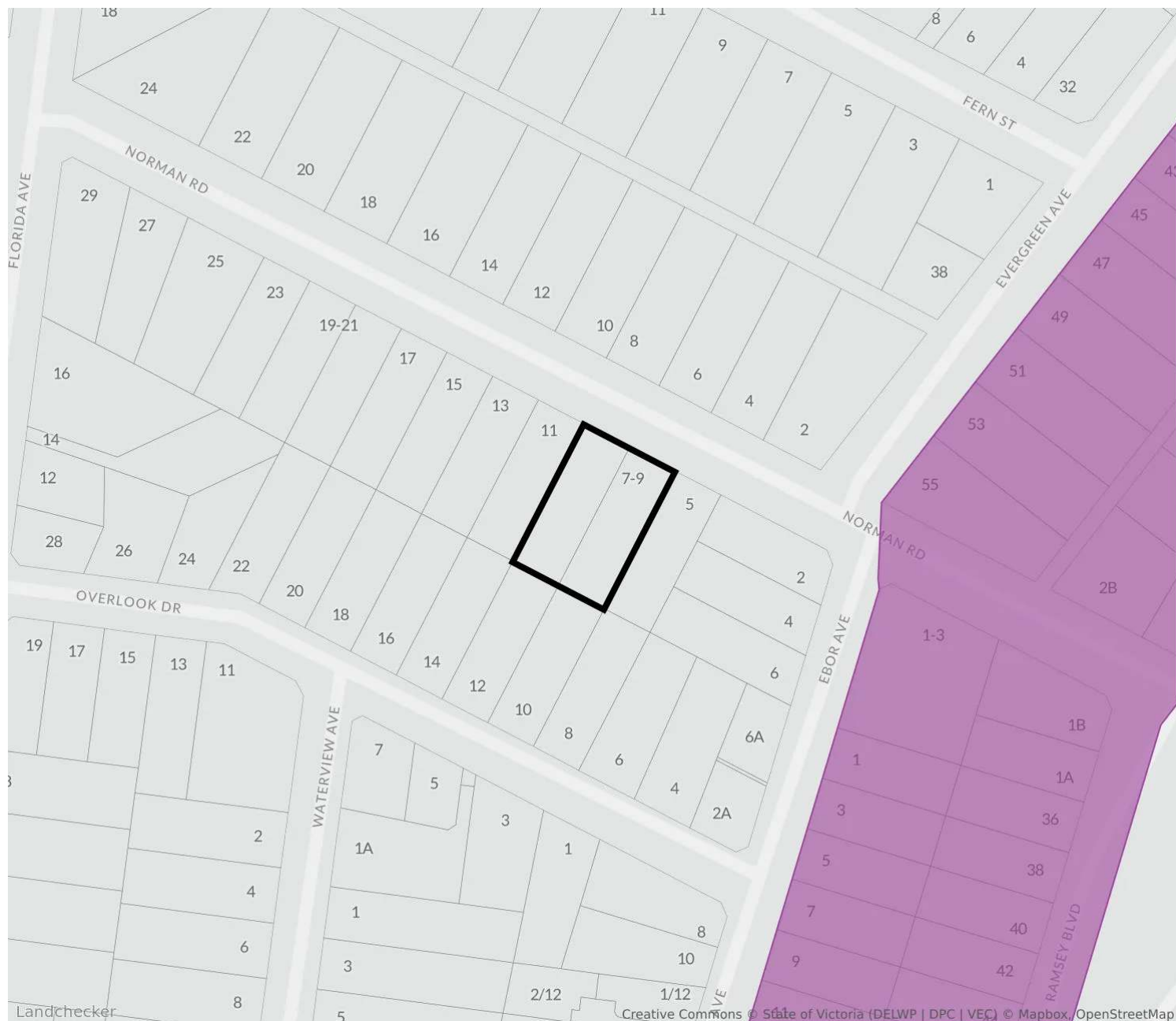
Inverloch is characterised by the retention of its native vegetation through earlier controls on vegetation clearing, making it an attractive area to both local residents and visitors. There are several species of State or regional significance within the town, in particular in the Screw Creek estuary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

NEARBY OVERLAYS

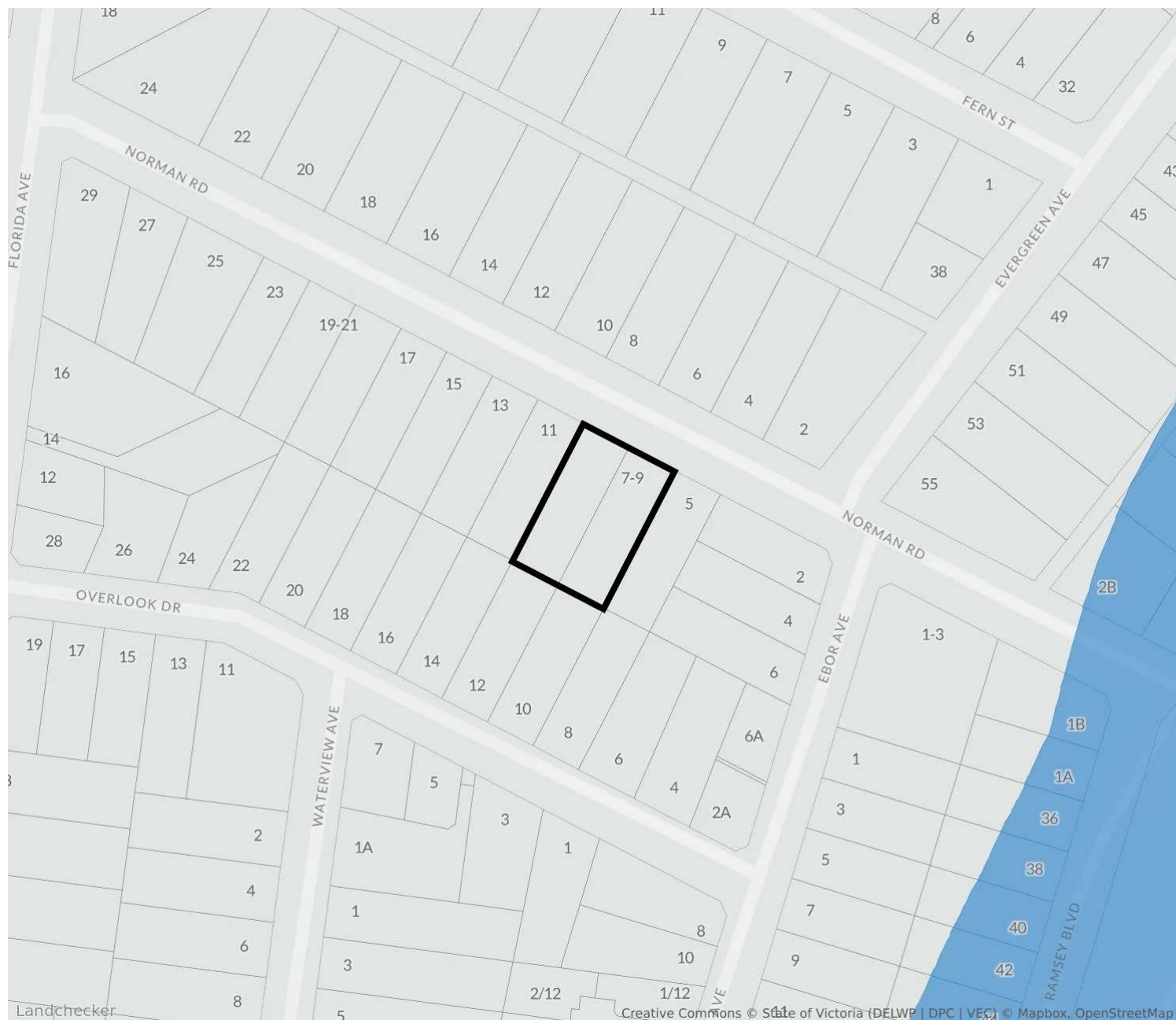
7-9 Norman Road, Inverloch Vic 3996



 **DDO - Design And Development Overlay**

 **LSIO - Land Subject To Inundation Overlay**

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



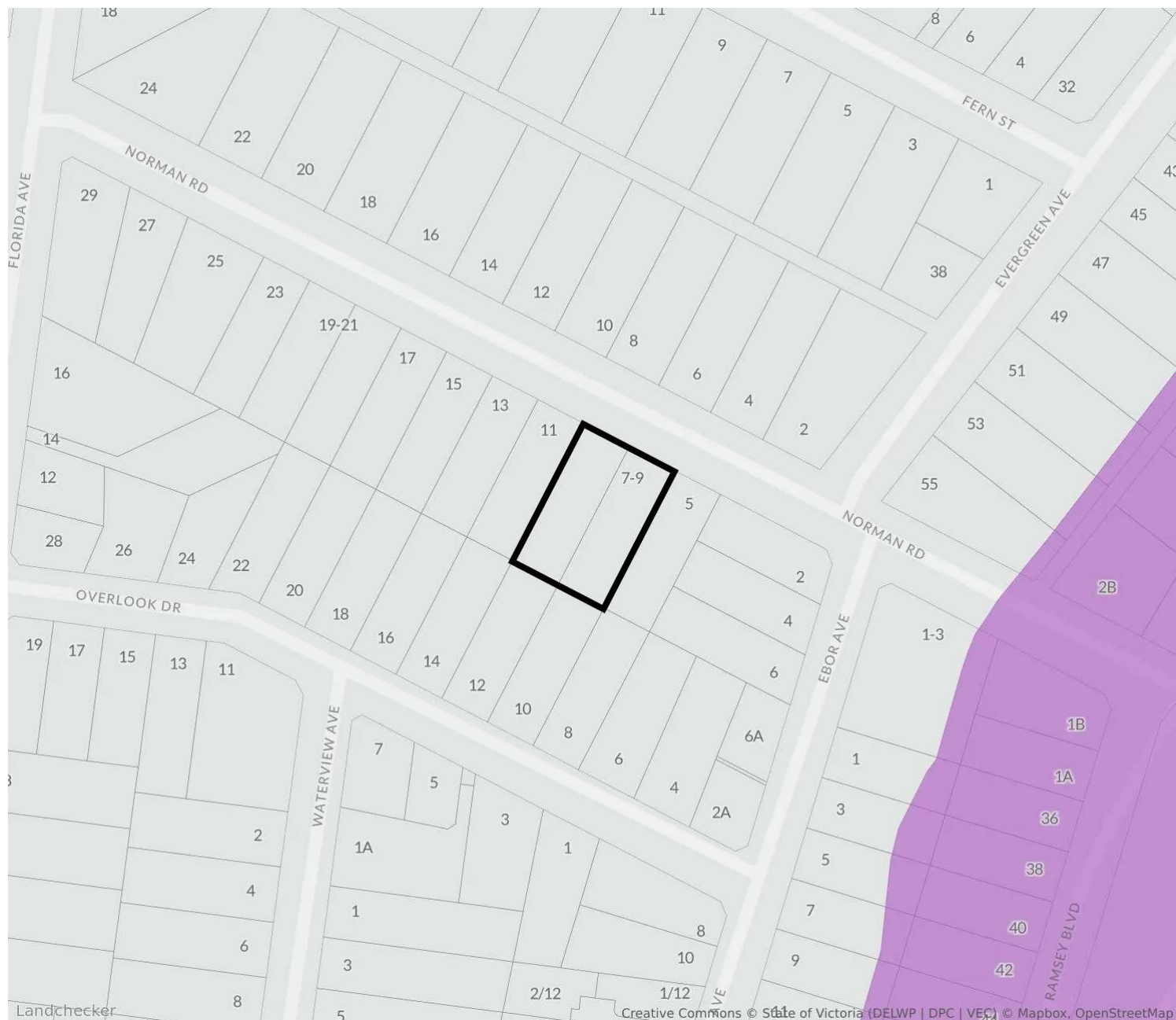
Aboriginal Cultural Heritage Sensitivity

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

7-9 Norman Road, Inverloch Vic 3996



Bushfire Prone Area

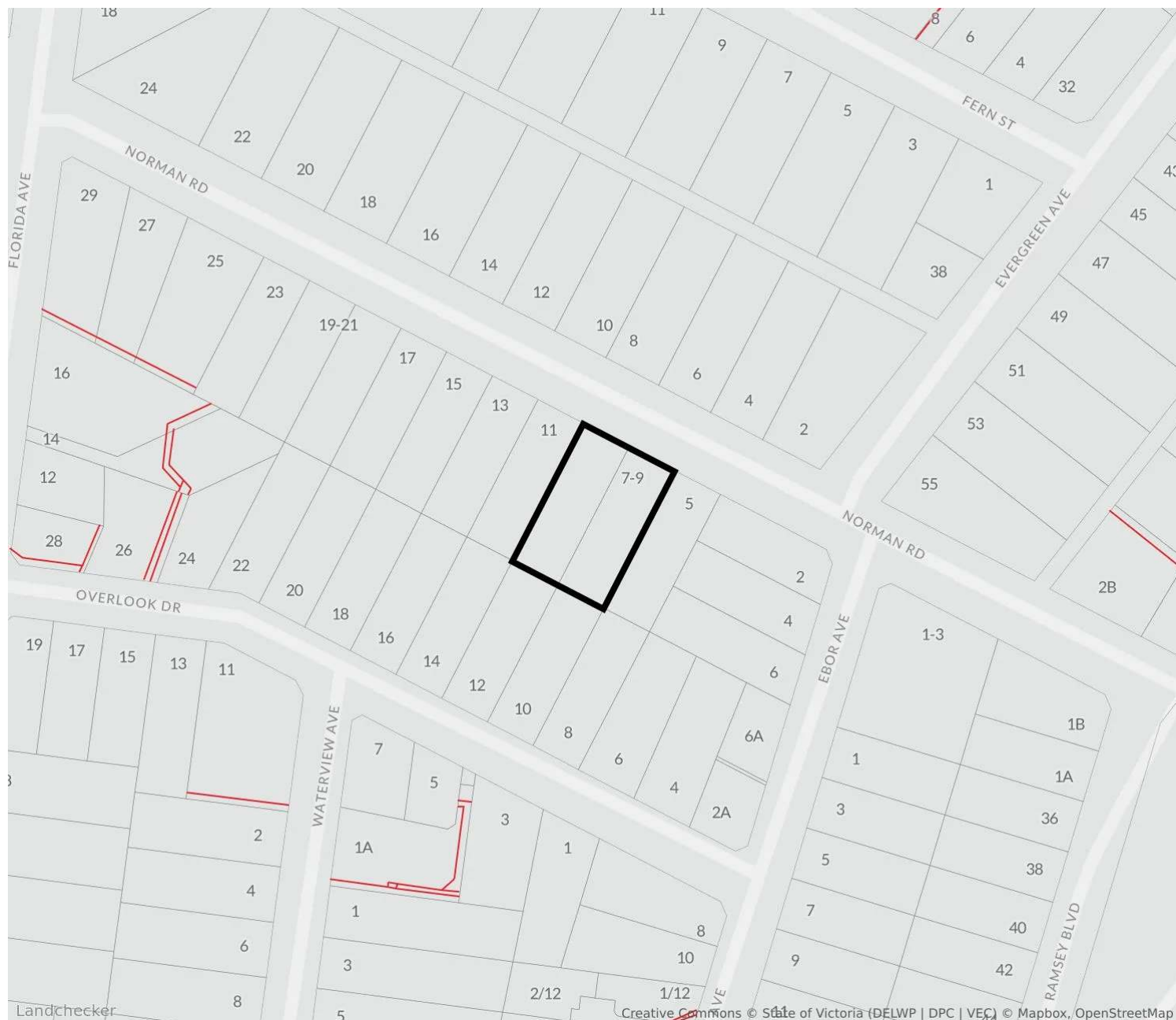
This property is not within a zone classified as a bushfire prone area.

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.

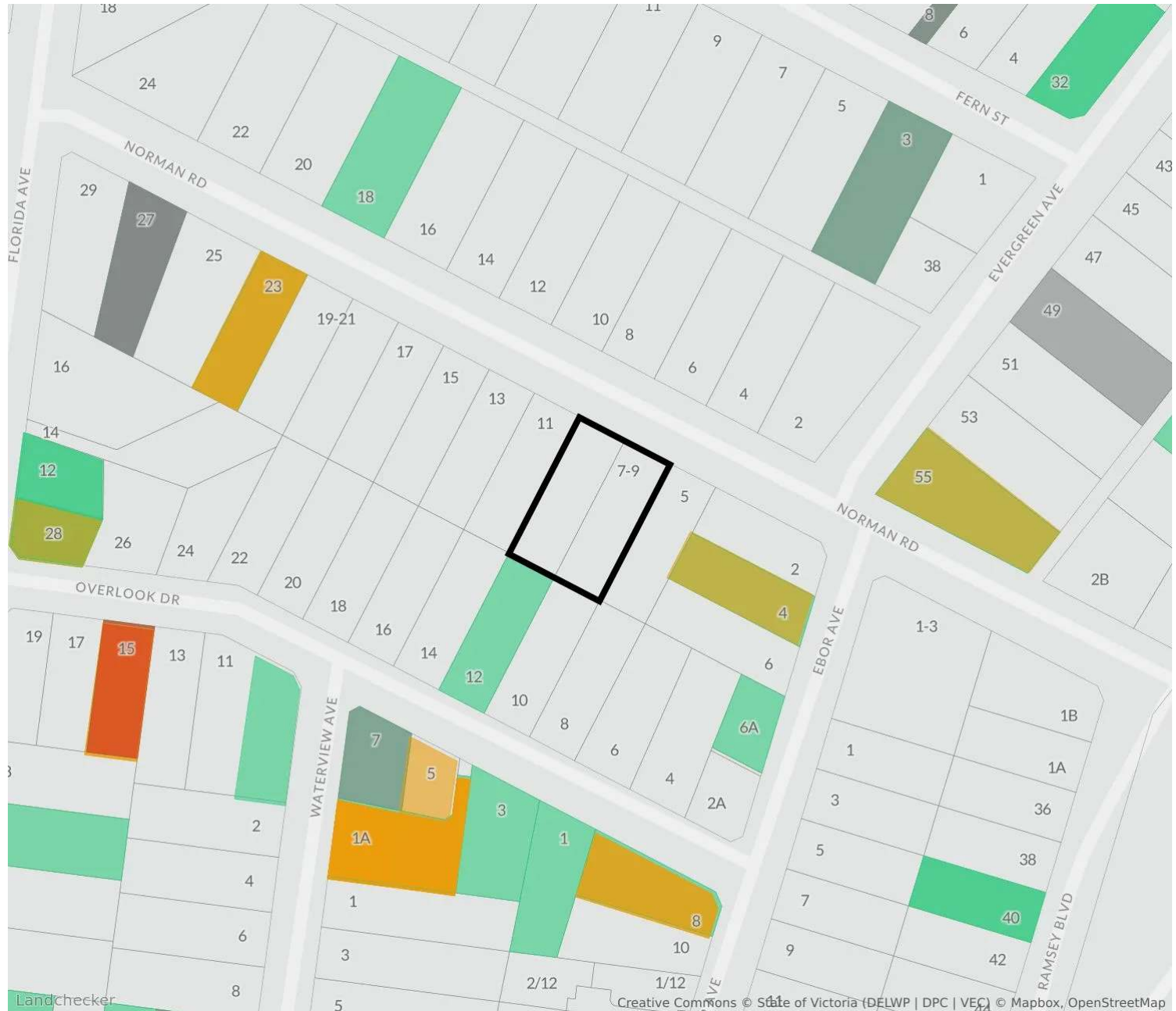


Status	Code	Date	Description
APPROVED	97360	15/07/1997	Remove five trees.

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

NEARBY PLANNING PERMITS

7-9 Norman Road, Inverloch Vic 3996



Status	Code	Date	Address	Description
PENDING	200073 - EOT - 1	Received 06/10/2022	1a Waterview Avenue, Inverloch 1a Waterview Avenue, Inverloch	Subdivision of land into two lots and Development of second dwelling in DDO9 - FIRST EXTENSION OF TIME REQUEST RECEIVED
PENDING	220109 - PC1	Received 06/09/2022	15 Overlook Drive, Inverloch	Buildings and Works in a Design and Development Overlay
PENDING	220109 - PC2	Received 06/09/2022	15 Overlook Drive, Inverloch	Buildings and Works in a Design and Development Overlay
PENDING	210045 - PC1	Received 05/10/2021	55 Evergreen Avenue, Inverloch	Remove vegetation in the VPO3 - Plans to Comply - Amended Plans - Condition 1
PENDING	210003 - PC2	Received 27/08/2021	23 Norman Road, Inverloch	Development of land for a dwelling and removal of vegetation - Plans to Comply - Amended Development Plans and another Landscape Plan - Condition 1
PENDING	210003 - PC1	Received 23/08/2021	23 Norman Road, Inverloch	Development of land for a dwelling and removal of vegetation - Plans to Comply - Landscape Plans - Condition 1

Status	Code	Date	Address	Description
PENDING	200073 -PC2	Received 09/02/2021	1a Waterview Avenue, Inverloch	Subdivision of land into two lots and Development of second dwelling in DDO9 -Plans to Comply Condition 3 - Landscape Plan
PENDING	200073 - PC2	Received 09/02/2021	1a Waterview Avenue, Inverloch 1a Waterview Avenue, Inverloch	Subdivision of land into two lots and Development of second dwelling in DDO9 - Plans to Comply Condition 3 - Landscape Plan
PENDING	200073 -PC1	Received 17/12/2020	1a Waterview Avenue, Inverloch	Subdivision of land into two lots and Development of second dwelling in DDO9 -Plans to Comply - Arborist Report - Condition 2
PENDING	200073 - PC1	Received 17/12/2020	1a Waterview Avenue, Inverloch 1a Waterview Avenue, Inverloch	Subdivision of land into two lots and Development of second dwelling in DDO9 - Plans to Comply - Arborist Report - Condition 2
PENDING	180153 -PC2	Received 17/09/2019	18 Surf Parade, Inverloch	Subdivide the Land in to two
PENDING	180153 -PC1	Received 08/03/2019	18 Surf Parade, Inverloch	Subdivide the Land in to two
PENDING	170324 -PC1	Received 16/10/2018	28 Overlook Drive, Inverloch	Subdivide the land into two lots and remove vegetation - Plans to Comply - Condition 1 -Design and Drainage Plans
PENDING	170074 -PC1	Received 21/07/2017	4 Ebor Avenue, Inverloch	Construct a dwelling and remove native vegetation from land affected by the Design and Development Overlay Schedule 9 - Plan to Comply - Condition 1 - Landscape
PENDING	150067 -PC1	Received 30/03/2017	5 Overlook Drive, Inverloch	Two
APPROVED	PDPLANVIC-2024/001509	08/04/2024	26 Surf Pde, Inverloch	Construction of a shed in a design and development overlay (ddo9).
OTHER	220343	09/08/2023	27 Norman Rd, Inverloch	Construct a building in a design and development overlay (ddo9) and removal of vegetation in a vegetation protection overlay (vpo3).
APPROVED	PDPLANPER-2023/000315	21/07/2023	6a Ebor Av, Inverloch	Buildings and works for a dwelling extension in a design and development overlay - schedule 9 (ddo9).
APPROVED	220458	12/05/2023	12 Overlook Dr, Inverloch	Development of land for a dwelling in a design and development overlay (ddo9), and removal of vegetation in the vegetation protection overlay (vpo3).
OTHER	220225	17/08/2022	7 Overlook Dr, Inverloch	Construction of detached extension (studio) in the design and development overlay, schedule 9 (ddo9).
APPROVED	220109	12/08/2022	15 Overlook Dr, Inverloch	Buildings and works in a design and development overlay (ddo9).
OTHER	220244	05/07/2022	7 Overlook Dr, Inverloch	Construction of an outbuilding (studio/bunkhouse) in a design and development overlay (ddo9).
APPROVED	220165	24/05/2022	23 Florida Av, Inverloch	Removal of one tree in a vegetation protection overlay (vpo3).
APPROVED	210045	28/09/2021	55 Evergreen Av, Inverloch	Remove vegetation in the vpo3.
REJECTED	210253	22/09/2021	15 Overlook Dr, Inverloch	Removal of one tree in the vpo3.
APPROVED	210003	27/08/2021	23 Norman Rd, Inverloch	Development of land for a dwelling and removal of vegetation.
OTHER	190269	03/12/2020	27 Norman Rd, Inverloch	Removal of vegetation.
APPROVED	200073	22/10/2020	1a Waterview Av, Inverloch 1a Waterview Avenue, Inverloch	Subdivision of land into two lots and development of second dwelling in ddo9.
APPROVED	190272	05/12/2019	12 Florida Avenue, Inverloch 28 Overlook Dr, Inverloch	Development of land for a dwelling.

Status	Code	Date	Address	Description
APPROVED	190135	14/05/2019	3 Overlook Dr, Inverloch	Buildings and works for the construction of a cover pergola.
APPROVED	180153	19/11/2018	18 Surf Parade, Inverloch	Subdivide the land in to two (2) lots.
APPROVED	170324	13/06/2018	28 Overlook Dr, Inverloch 28 Overlook Drive, Inverloch	Subdivide the land into two lots and remove vegetation.
APPROVED	170202	19/12/2017	9 Overlook Drive, Inverloch	Use and development of dwelling with a site coverage greater than 30% in the ddo9.
OTHER	170295	27/11/2017	49 Evergreen Av, Inverloch	Building and works for a dwelling in a design and development overlay schedule 9.
APPROVED	170216	16/11/2017	3 Fern St, Inverloch	Buildings and works with over 30% site coverage in the design and development overlay, schedule 9.
APPROVED	170074	28/06/2017	4 Ebor Av, Inverloch	Construct a dwelling and remove native vegetation from land affected by the design and development overlay schedule 9.
APPROVED	01741 - 1 - S173	06/03/2017	27 Norman Rd, Inverloch	2 lot subdivision - application to amend a section 173 agreement ab831124r.
APPROVED	160368	29/12/2016	33 Florida Av, Inverloch	Remove one tree.
APPROVED	160369	29/12/2016	33 Florida Av, Inverloch	Remove one tree.
APPROVED	160370	29/12/2016	33 Florida Av, Inverloch	Remove one tree.
OTHER	160310	11/11/2016	33 Florida Av, Inverloch	Removal of trees.
APPROVED	160256	05/10/2016	18 Norman Rd, Inverloch	Construct a dwelling.
OTHER	01741 - 1	14/06/2016	27 Norman Rd, Inverloch	2 lot subdivision - application to amend endorsed building envelope plan.
OTHER	150274	28/01/2016	3 Fern St, Inverloch	Construct dwelling and carport.
APPROVED	150067	05/05/2015	5 Overlook Dr, Inverloch	Two (2) lot subdivision.
APPROVED	140375	11/02/2015	5 Overlook Dr, Inverloch	Remove 1 tree.
APPROVED	140246	16/10/2014	20 Surf Pde, Inverloch	Dwelling additions and construction of a new shed.
OTHER	768	30/01/2014	92 Tamara Crescent, Inverloch	Informaiton Request
REJECTED	110282	23/05/2012	29 Norman Rd, Inverloch	Vary a building envelope under a section 173 agreement.
OTHER	PDPLANPER-2024/002640		14 Norman Rd, Inverloch	Two lot subdivision and creation of restrictions in a general residential zone (grz1), design and development overlay (ddo9) (spear: s241830h).

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

PROPTRACK COMPARABLE SALES

7-9 Norman 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/> 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.