

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION
Lot. 108 PS511721

LOCAL GOVERNMENT (COUNCIL)
Bass Coast

LEGAL DESCRIPTION
108\PS511721

COUNCIL PROPERTY NUMBER
32035

LAND SIZE
720m² Approx

ORIENTATION
North

FRONTAGE
18m Approx

ZONES
GRZ - General Residential Zone - Schedule 1

OVERLAYS
VPO - Vegetation Protection Overlay - Schedule 3

Property Sales Data

House
🏠 - 🏡 2 🚗 -

SALE HISTORY \$210,000	CONTRACT DATE 30/04/2008	SETTLEMENT DATE 04/03/2009
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State Electorates

LEGISLATIVE COUNCIL
Eastern Victoria Region

LEGISLATIVE ASSEMBLY
Bass District

Schools

CLOSEST PRIVATE SCHOOLS
St Joseph's School (10772 m)
Koonwarra Village School (21488 m)

CLOSEST PRIMARY SCHOOLS
Inverloch Primary School (709 m)

CLOSEST SECONDARY SCHOOLS
Wonthaggi Secondary College (11499 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

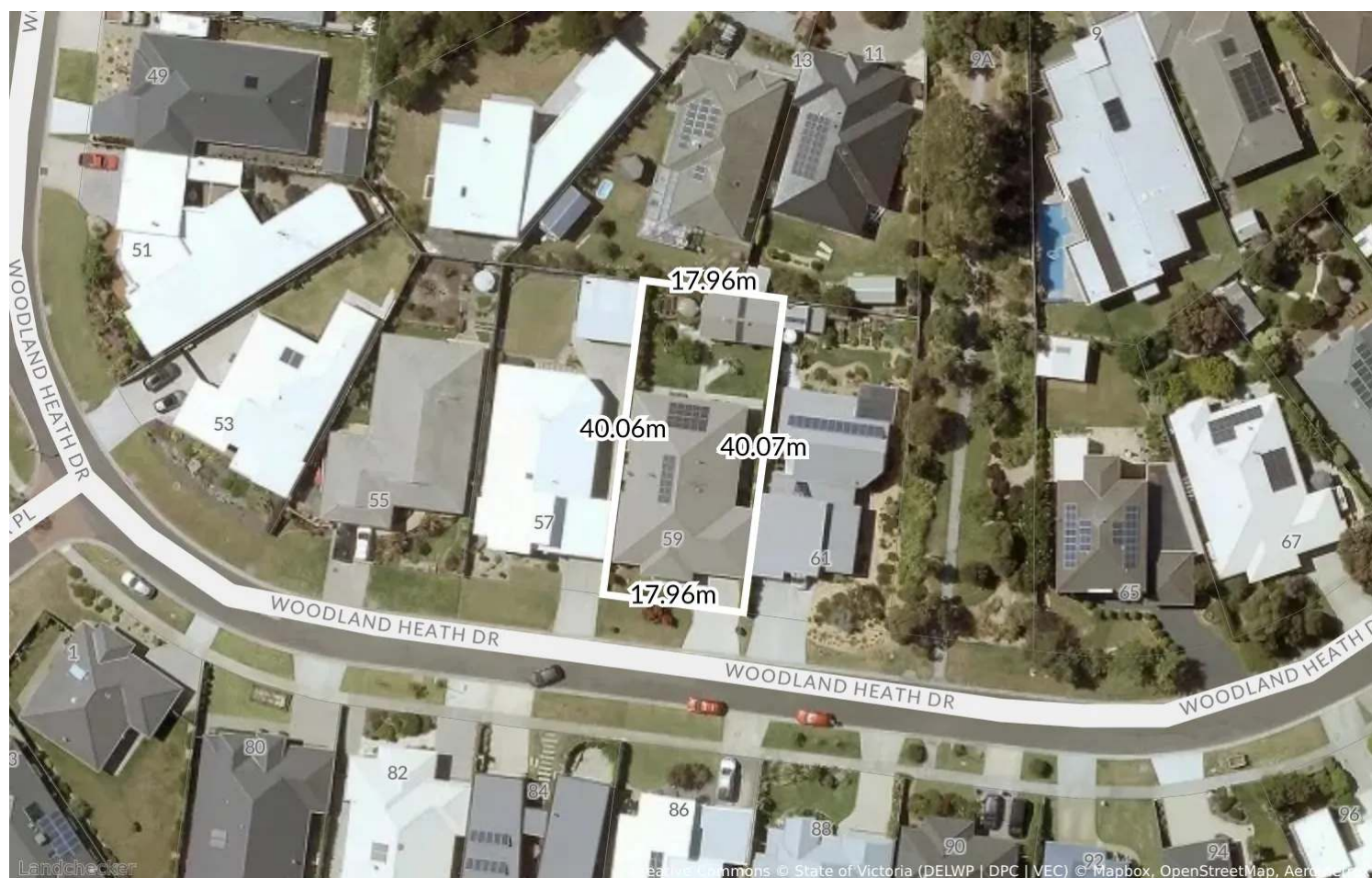
PHONE
1300226278 (Bass Coast)

EMAIL
basscoast@basscoast.vic.gov.au

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

SITE DIMENSIONS

59 Woodland Heath Drive, Inverloch Vic 3996



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

59 Woodland Heath Drive, Inverloch Vic 3996

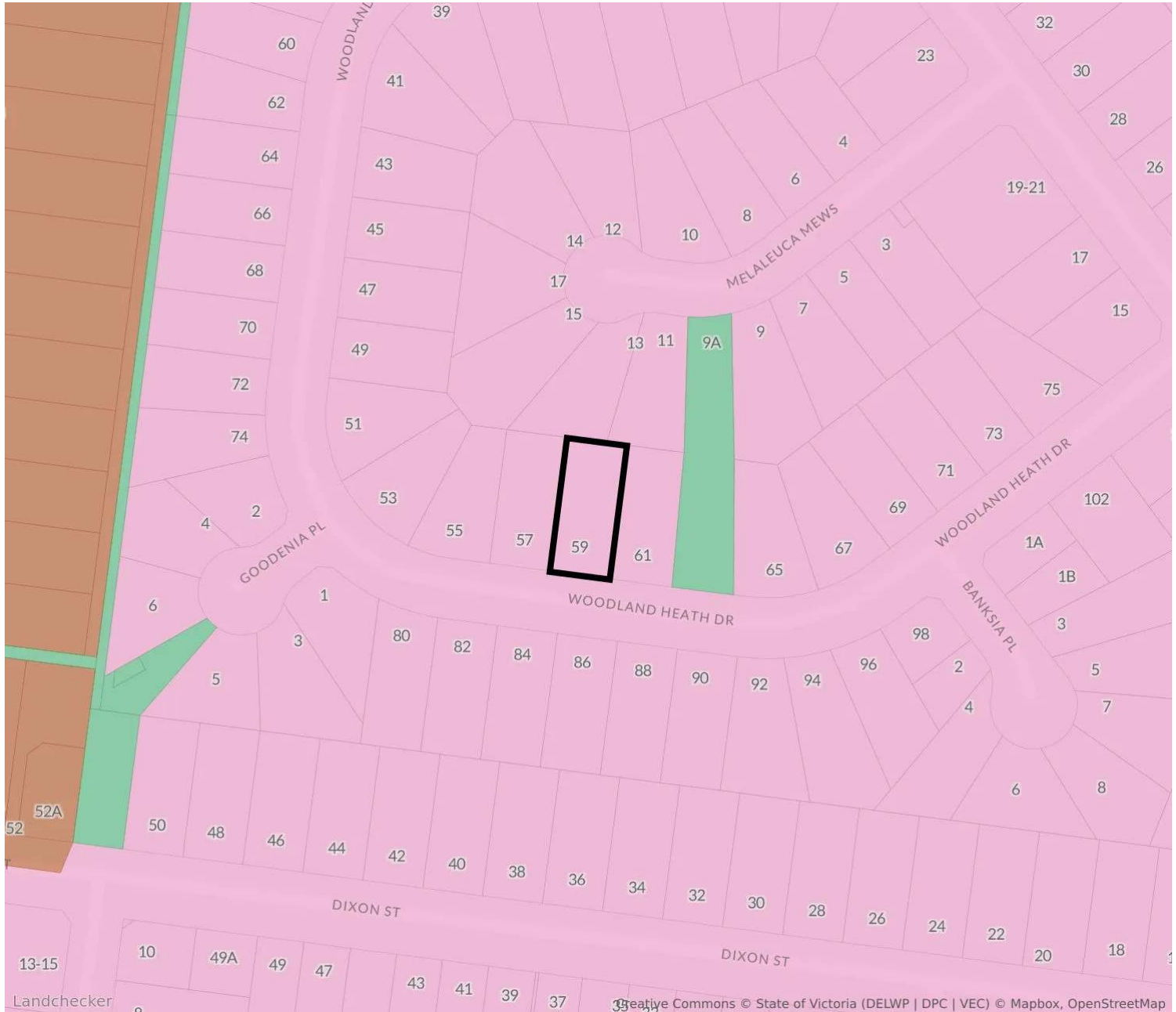
Status	Code	Date	Description
APPROVED	VC268	04/09/2025	Amendment VC268 is required to give effect to the Victorian Transmission Plan and update strategies to facilitate renewable energy development in declared renewable energy zones. Changes to references to the Climate Action Act 2017 are required to ensure that planning schemes are accurate.
APPROVED	VC283	01/09/2025	The Amendment changes the Victoria Planning Provisions and all planning schemes in Victoria to implement Plan for Victoria (Department of Transport and Planning, 2025), update and introduce policy, remove reference to Plan Melbourne 2017-2050: Metropolitan Planning Strategy and make general drafting improvements and clarifications.
APPROVED	GC189	21/08/2025	Rezones land that has been declared a freeway or arterial road under the Road Management Act 2004 to the Transport Zone 2, following the completion of transport projects.
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	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	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	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.

Status	Code	Date	Description
APPROVED	C174basic	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	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	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	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

59 Woodland Heath Drive, Inverloch Vic 3996

Status	Code	Date	Description
APPROVED	VC292	11/09/2025	Amendment VC292 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to include reference to the Neighbourhood Character Overlay (NCO) in the ?Application? section of clause 54 that was inadvertently omitted by Amendment VC282.



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.

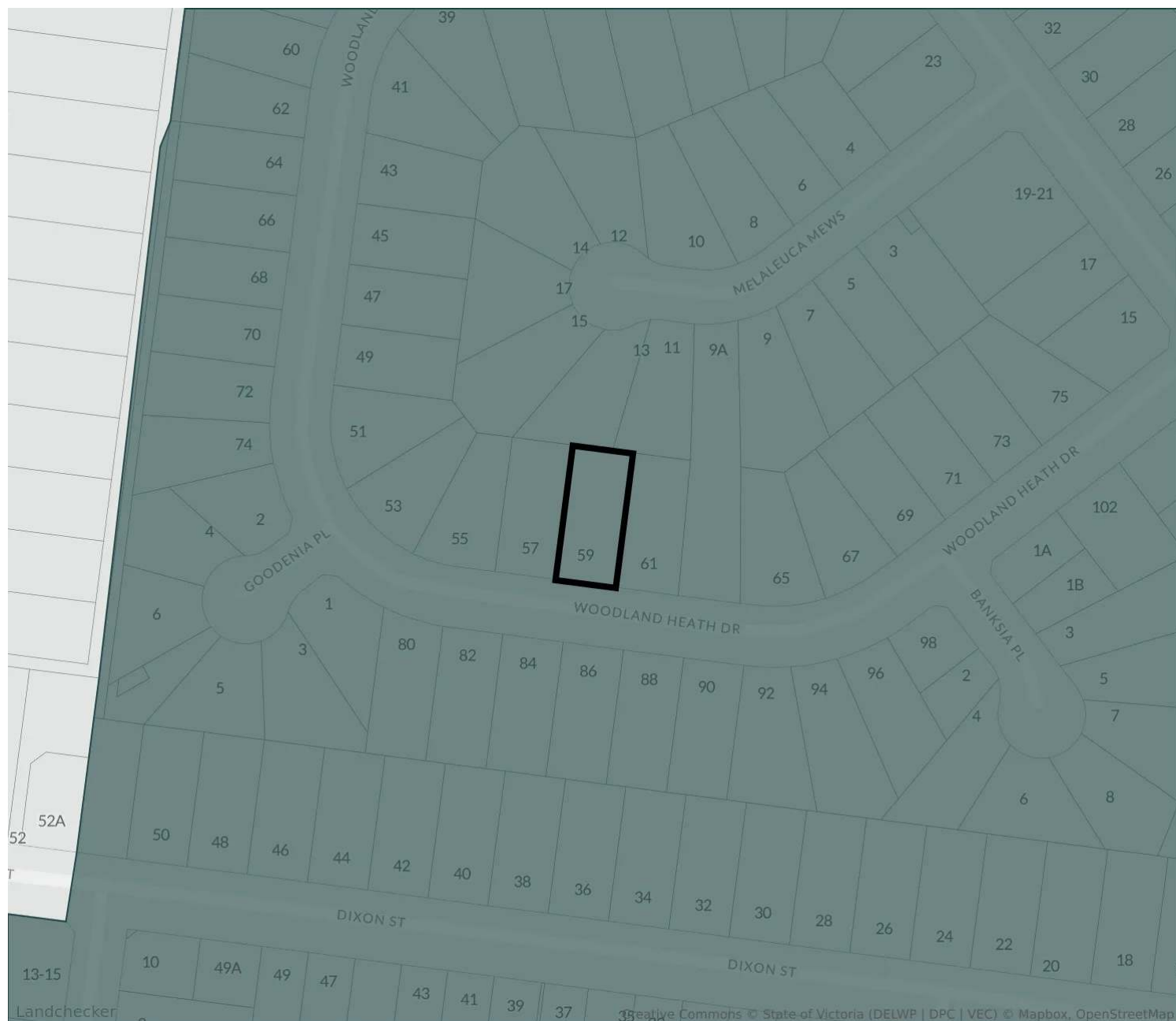
LPP 32.08 Schedule 1 To Clause 32.08 General Residential Zone

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

Other nearby planning zones

IN3Z - Industrial 3 Zone

PPRZ - Public Park And Recreation Zone



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

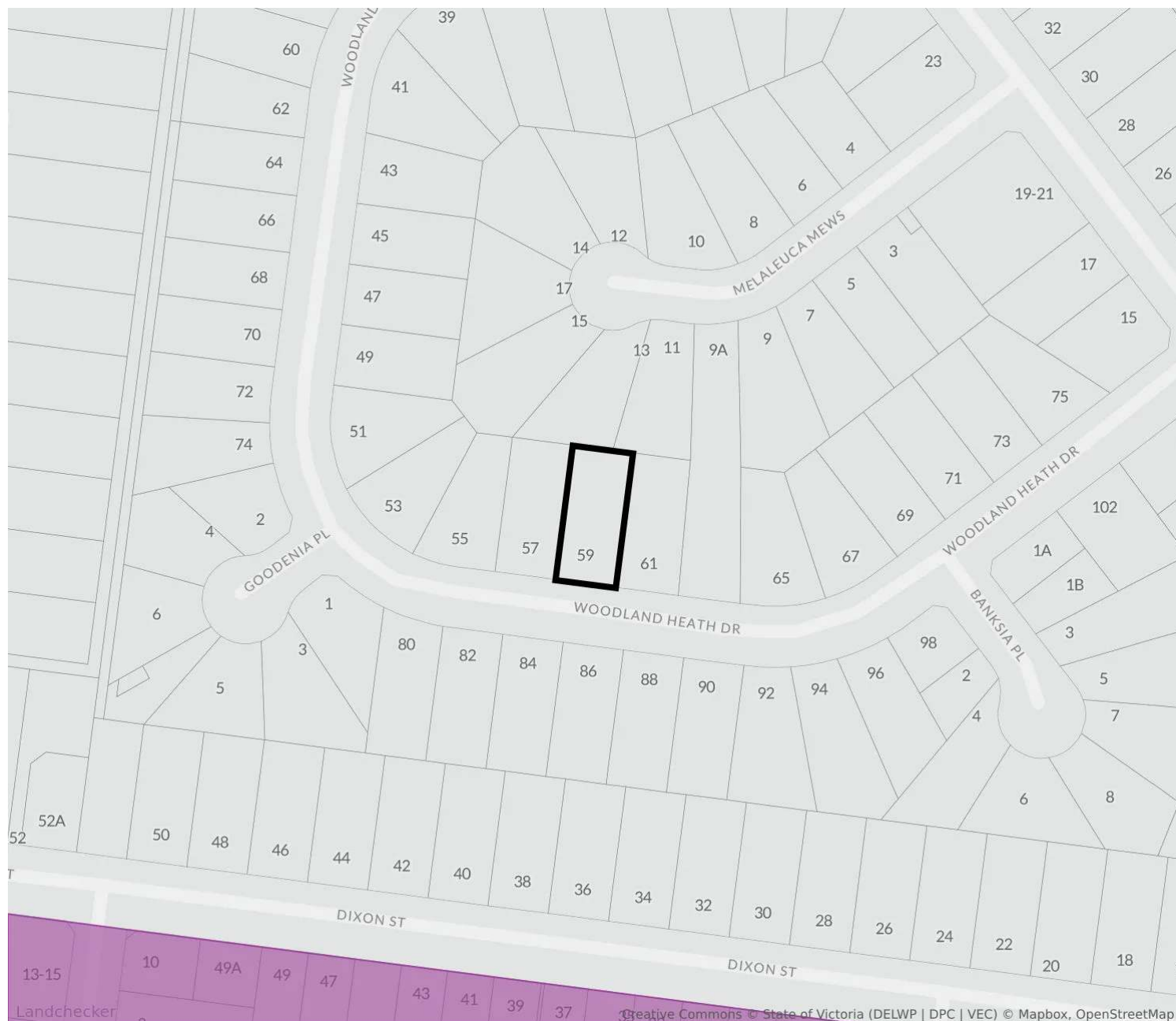
Inverloch is characterised by the retention of its native vegetation through earlier controls on vegetation clearing, making it an attractive area to both local residents and visitors. There are several species of State or regional significance within the town, in particular in the Screw Creek estuary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

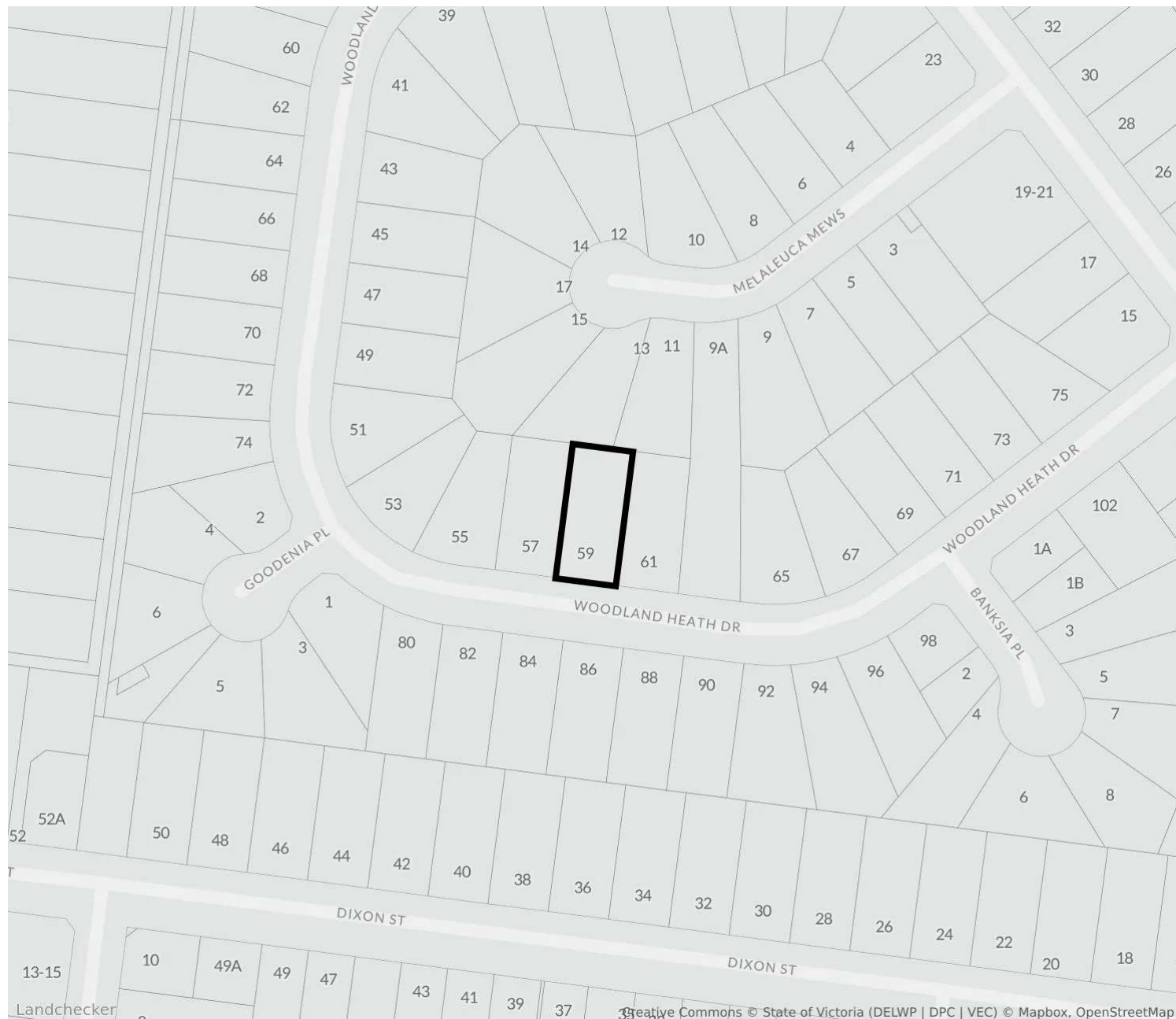
For confirmation and detailed advice about this planning overlay, please contact BASS COAST council on 1300226278.

NEARBY OVERLAYS

59 Woodland Heath Drive, 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

59 Woodland Heath Drive, Inverloch Vic 3996



 Bushfire Prone Area

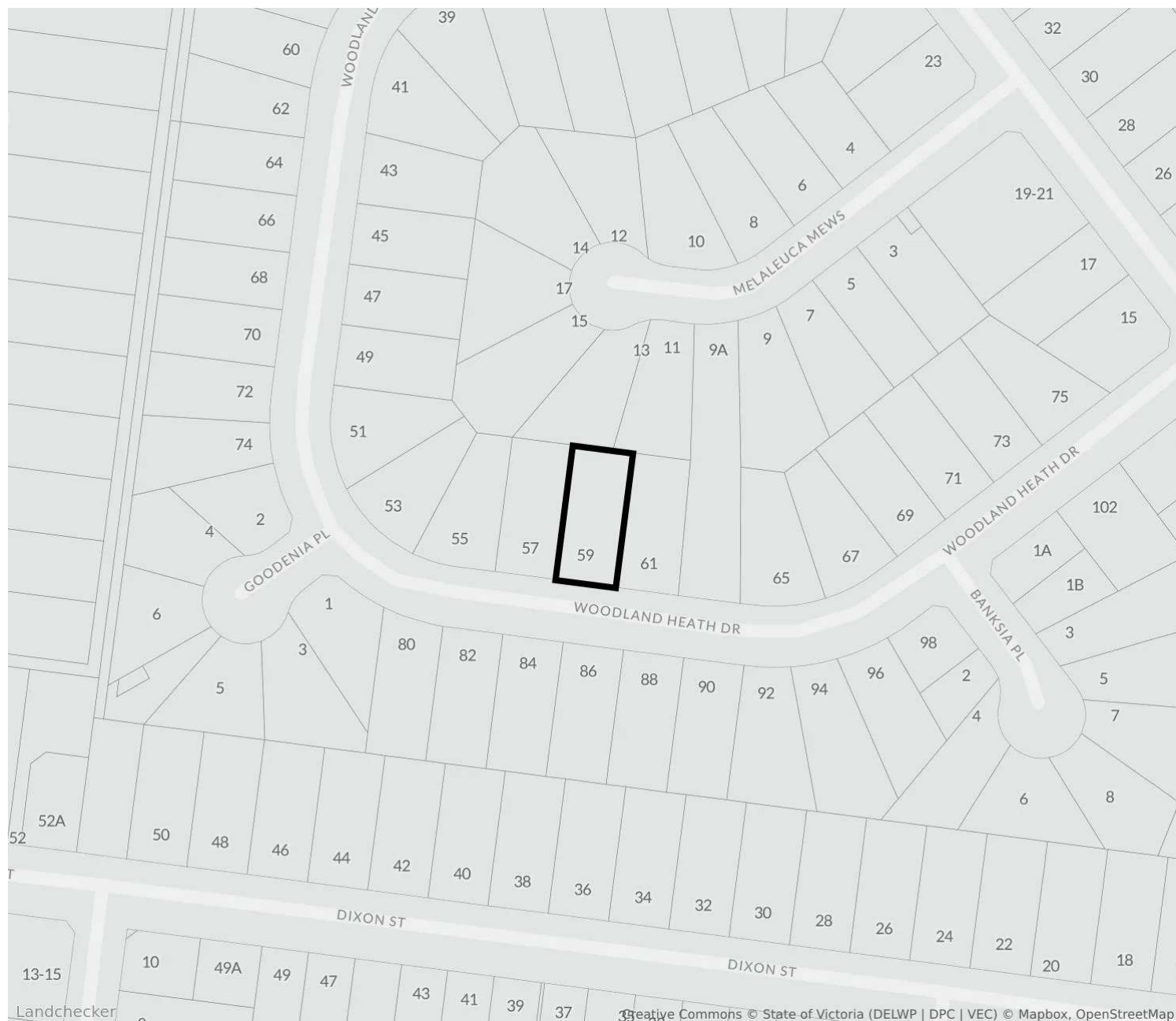
This property is not within a zone classified as a bushfire prone area.

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



10 - 20m Contours

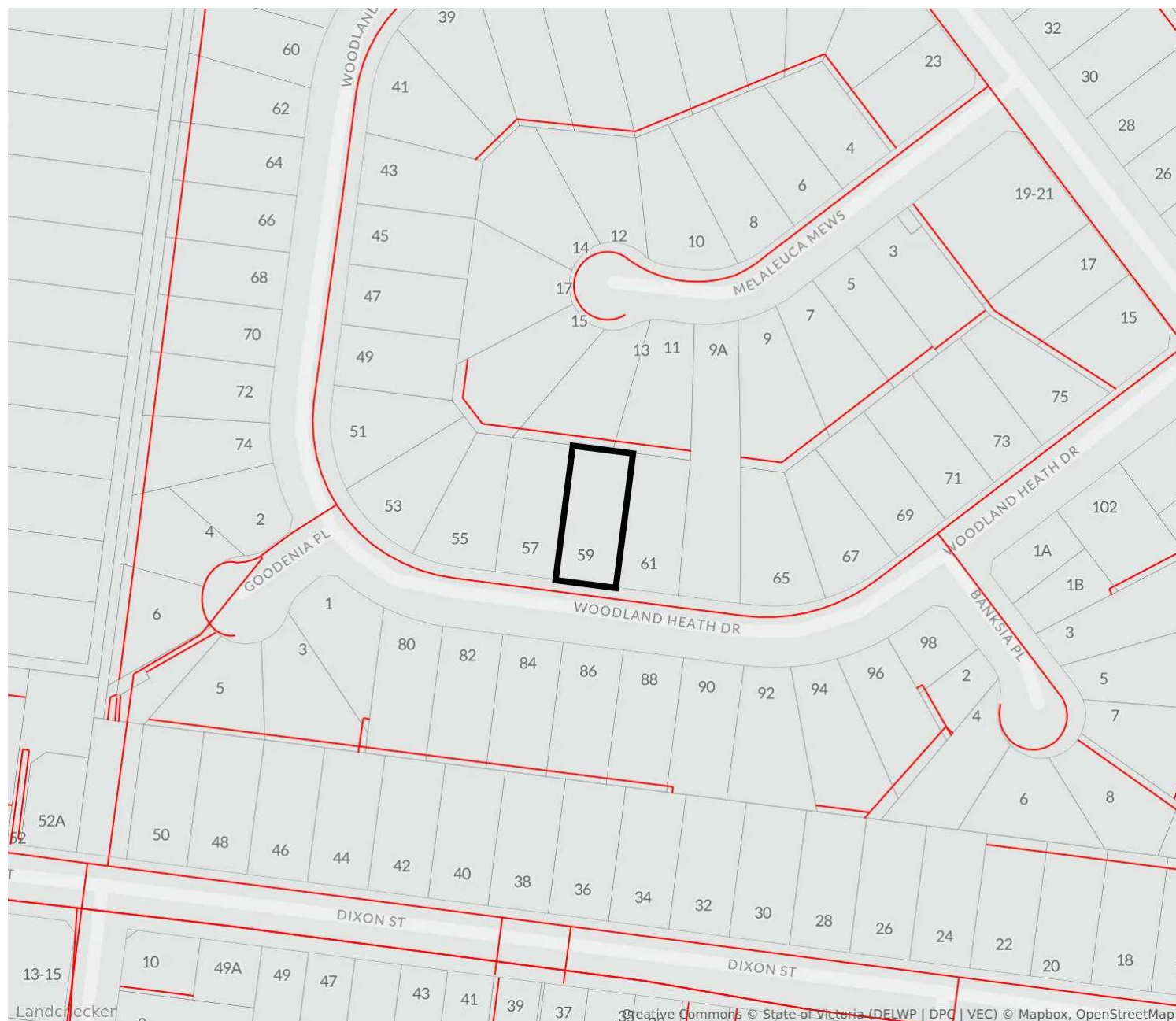
For confirmation and detailed advice about the elevation of the property, please contact BASS COAST council on 1300226278.



No easements for this property

NEARBY EASEMENTS

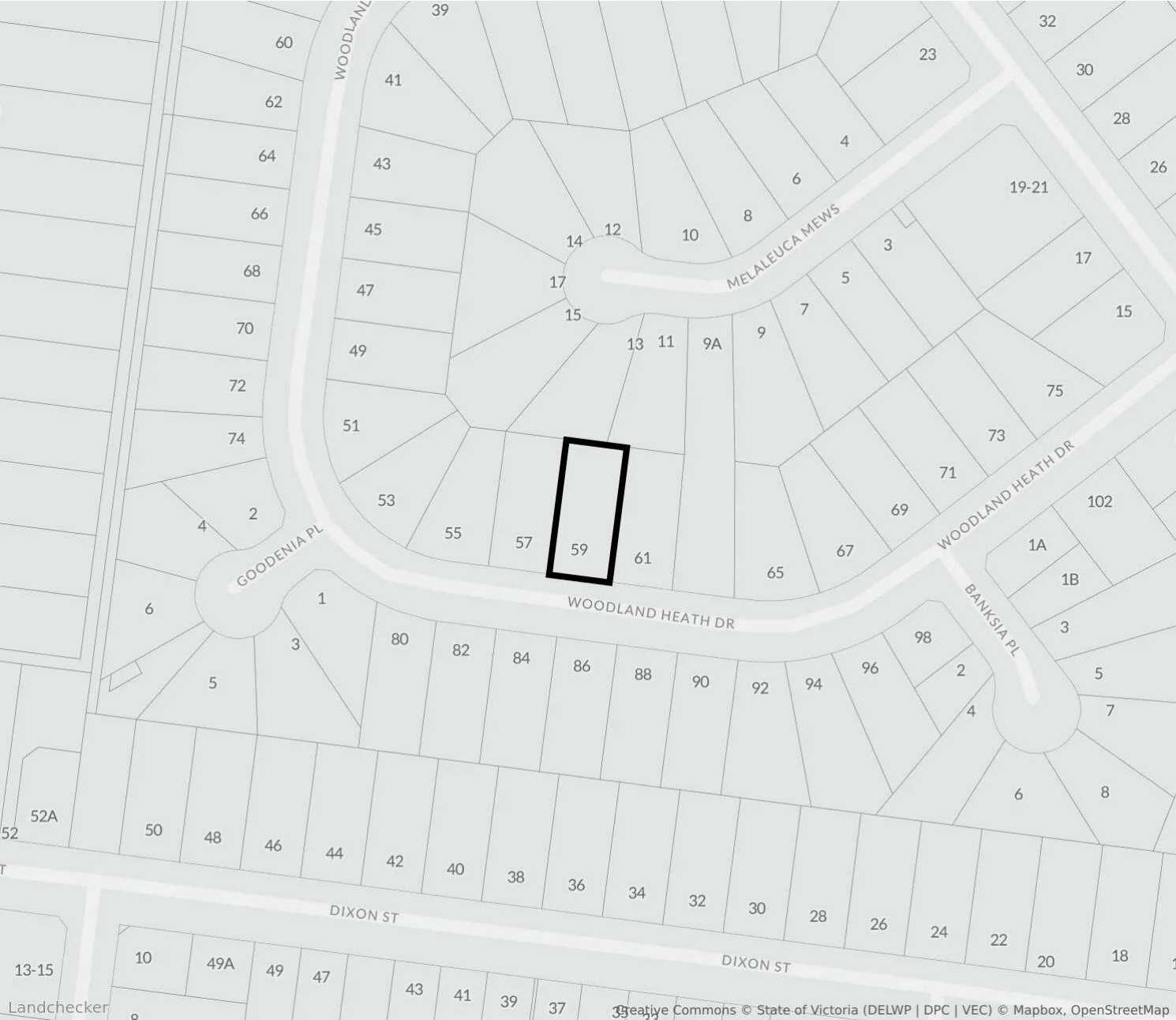
59 Woodland Heath Drive, Inverloch Vic 3996



Easements

The easement(s) displayed is indicative only and may represent a subset of the total easements.

For confirmation and detailed advice about the easement(s) nearby this property, please contact the relevant source authority.

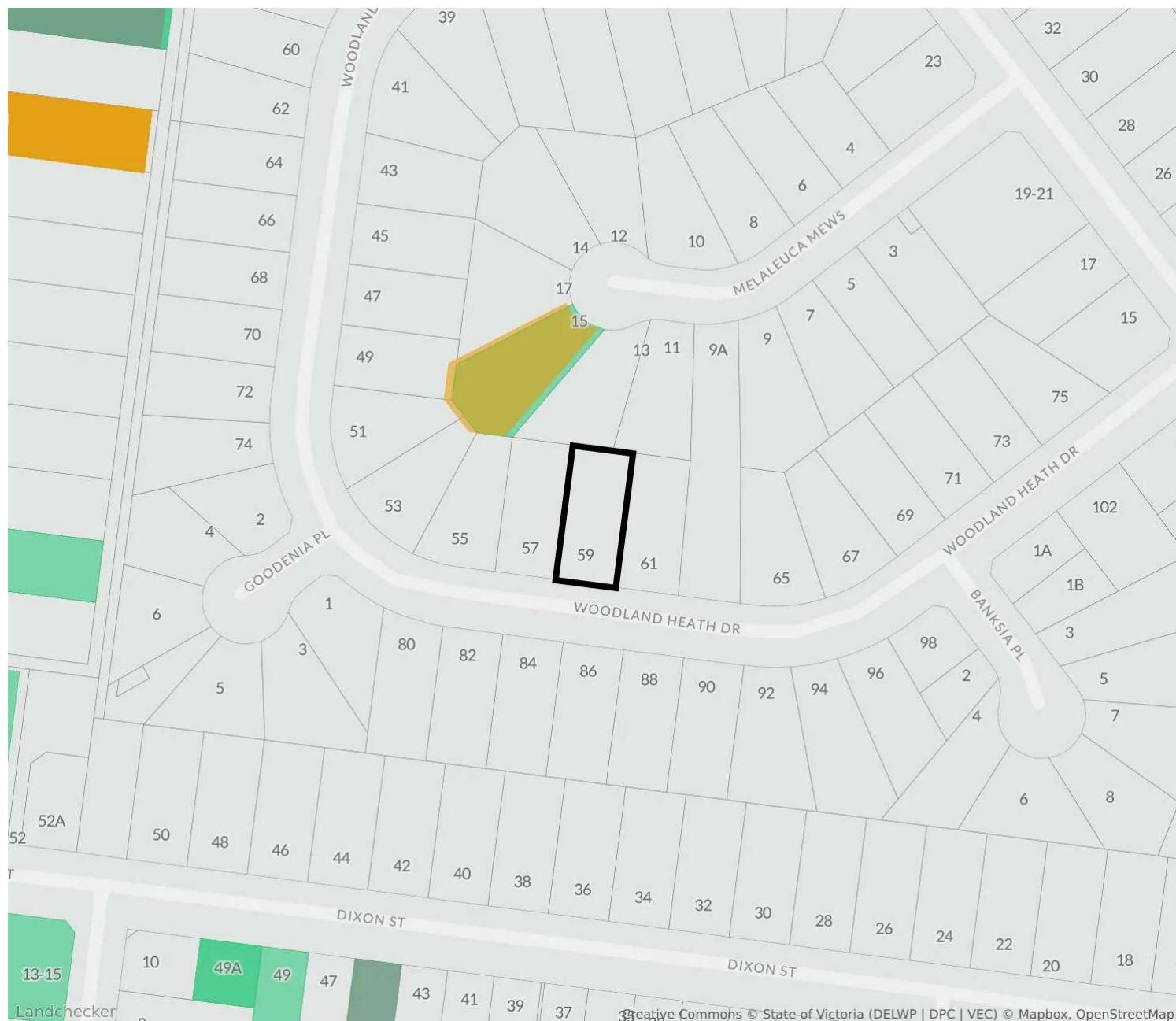


Status	Code	Date	Description
APPROVED	110576	05/01/2012	Remove vegetation.

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

NEARBY PLANNING PERMITS

59 Woodland Heath Drive, Inverloch Vic 3996



Status	Code	Date	Address	Description
PENDING	PDPERAMD/160307-2	Received 01/07/2025	<u>64 Cashin St, Inverloch</u>	Amendment to the preamble to allow other products (beer) to be manufactured.
PENDING	210061 - PC3	Received 27/09/2022	<u>62 Dixon Street, Inverloch</u>	Use and development of the land for a Warehouse for both tenancy 1 and 2 and reduction of car parking - Plans to Comply - Waste Management Plan - Condition 2
PENDING	210061 - PC2	Received 01/09/2022	<u>62 Dixon Street, Inverloch</u>	Use and development of the land for a Warehouse for both tenancy 1 and 2 and reduction of car parking Plans to Comply - Condition 13 - Civil Design Plans
PENDING	210061 - PC1	Received 07/12/2021	<u>62 Dixon Street, Inverloch</u>	Use and development of the land for a Warehouse for both tenancy 1 and 2 and reduction of car parking - Plans to Comply - Development and Landscape plans - Condition 1
PENDING	180167 -PC1	Received 01/02/2019	<u>15 Melaleuca Mews, Inverloch</u>	Remove vegetation in Vegetation Protection Overlay Schedule 3 - Plans to Comply -Landscape and

Status	Code	Date	Address	Description
				vegetation removal plans -Condition 1
PENDING	160307 -PC1	Received 22/02/2017	64 Cashin Street, Inverloch	Use of the land for a licensed food and drinks premises
PENDING	160307 - PC1	Received 22/02/2017	64 Cashin Street, Inverloch	Use of the land for a licensed food and drinks premises
PENDING	160307 -PC2	Received 22/02/2017	64 Cashin Street, Inverloch	Use of the land for a licensed food and drinks premises
PENDING	160307 - PC2	Received 22/02/2017	64 Cashin Street, Inverloch	Use of the land for a licensed food and drinks premises
APPROVED	PDPLANPER-2024/001526	21/05/2024	4 Bear St, Inverloch	Use of land for indoor recreation facility (pilates studio) in an industrial 3 zone (inz3).
APPROVED	220052	07/03/2022	13 Bear St, Inverloch	Buildings and works in an industrial 3 zone (inz3).
APPROVED	120085 - 1	22/02/2022	54b Dixon St, Inverloch	The use of land in lot 1 ps835519a for the purpose of an office, and the use of land within lot 2 ps835519a for warehouse, the construction of a building and its subdivision including the creation of carriageway easements.
APPROVED	210061	10/11/2021	62 Dixon Street, Inverloch	Use and development of the land for a warehouse for both tenancy 1 and 2 and reduction of car parking.
APPROVED	160307 - 1	03/03/2021	64 Cashin St, Inverloch	Use of the land for a licensed food and drinks premises (cellar door), alterations and additions to the existing front shed building and the use and development of the land for a wine making facility (industry).
APPROVED	190379	03/12/2019	54 Dixon Street, Inverloch	Subdivision of an existing building and the creation of two carriageway easements.
APPROVED	180167	08/01/2019	15 Melaleuca Mews, Inverloch	Remove vegetation in vegetation protection overlay schedule 3.
APPROVED	170228	18/10/2017	64 Cashin St, Inverloch	To use the site for an art and craft centre in an industrial 3 zone.
APPROVED	170154	03/08/2017	60 Dixon St, Inverloch	Use of the land for cabinet making workshop in industrial 3 zone.
APPROVED	170016	24/03/2017	60 Cashin St, Inverloch 60 Cashin Street, Inverloch 60 Cashin Street, Inverloch	To use part of the land for a commercial kitchen.
OTHER	160343	22/02/2017	66 Cashin Street, Inverloch	Change of use for land at 66 and 68 cashin street inverloch.
APPROVED	160364	30/01/2017	13 Bear St, Inverloch	Alterations and additions to factory within the industrial 3 zone.
APPROVED	160307	07/12/2016	64 Cashin St, Inverloch	Use of the land for a licensed food and drinks premises (cellar door), and alterations and additions to the existing front shed building.
APPROVED	150180	19/06/2015	80 Woodland Heath Dr, Inverloch	Remove one tree.
APPROVED	150043	07/04/2015	82 Woodland Heath Dr, Inverloch	Tree removal.
APPROVED	140232	02/10/2014	72 Woodland Heath Dr, Inverloch	Removal of trees.
APPROVED	LL2014022	03/09/2014	11 Bear Street, Inverloch	Application for renewable limited licence
APPROVED	140185	01/09/2014	66 Woodland Heath Dr, Inverloch	Remove vegetation.

Status	Code	Date	Address	Description
APPROVED	140200	01/09/2014	68 Woodland Heath Dr, Inverloch	Remove vegetation.
OTHER	140068	02/07/2014	4 Bear St, Inverloch	Construct a warehouse.
APPROVED	130375a	12/05/2014	11 Bear St, Inverloch	The use of the building for an indoor recreation facility office and licensed premises.
APPROVED	140002	01/05/2014	61 Woodland Heath Dr, Inverloch	Remove vegetation.
APPROVED	130374	20/03/2014	52a Dixon St, Inverloch	Construct a storage building.
APPROVED	130375	13/03/2014	11 Bear St, Inverloch	The use of the building for an indoor recreation facility office and licensed premises.
OTHER	130294	08/11/2013	2 Banksia Pl, Inverloch	Remove 4 trees.
APPROVED	130016	02/05/2013	60 Dixon St, Inverloch	Use the existing shed for an art and craft centre.
APPROVED	120131	02/05/2012	88 Woodland Heath Dr, Inverloch	Remove six trees.
APPROVED	120013	14/02/2012	67 Woodland Heath Dr, Inverloch	Remove eight trees.
APPROVED	110055	01/04/2011	6 Goodenia Pl, Inverloch	Remove vegetation.
APPROVED	100197	12/05/2010	45 Woodland Heath Dr, Inverloch	Remove vegetation.
APPROVED	070573b	16/04/2010	64 Cashin St, Inverloch	Construct a storage building and a display centre.
APPROVED	100131	16/04/2010	64 Cashin St, Inverloch	Construct a storage building and a display centre.
APPROVED	100100	25/03/2010	17 Melaleuca Mews, Inverloch	Remove vegetation.
APPROVED	090630	19/01/2010	55 Woodland Heath Dr, Inverloch	Remove vegetation.
APPROVED	090647	19/01/2010	47 Woodland Heath Dr, Inverloch	Remove vegetation.
APPROVED	090537	31/12/2009	57 Woodland Heath Dr, Inverloch	Remove vegetation.
APPROVED	090562	22/12/2009	11 Bear St, Inverloch	Use the land for a temporary fire station.
APPROVED	080814a	22/09/2009	4 Banksia Pl, Inverloch	Remove and lop trees.
APPROVED	090443	17/09/2009	90 Woodland Heath Dr, Inverloch	Remove six trees.
APPROVED	090351	19/08/2009	60 Cashin St, Inverloch	Use the land for a warehouse.
OTHER	080532	28/01/2009	4 Banksia Pl, Inverloch	Remove three trees and lop four trees.

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PROPTRACK COMPARABLE SALES

59 Woodland Heath Drive, Inverloch Vic 3996



3 GOODENIA PL INVERLOCH VIC 3996

3 bedrooms, 2 bathrooms, 2 cars

LAND AREA 798m²
TYPE House
LAST SALE \$1,070,000 (18/08/2025)
ZONE GRZ



34 GOLF ST INVERLOCH VIC 3996

4 bedrooms, 2 bathrooms, 2 cars

LAND AREA 300m²
TYPE House
LAST SALE \$840,000 (22/04/2025)
ZONE GRZ



50 WOODLAND HEATH DR INVERLOCH VIC 3996

4 bedrooms, 2 bathrooms, 2 cars

LAND AREA 724m²
TYPE House
LAST SALE \$970,000 (15/06/2025)
ZONE GRZ



57 DIXON ST INVERLOCH VIC 3996

3 bedrooms, 1 bathroom, 0 cars

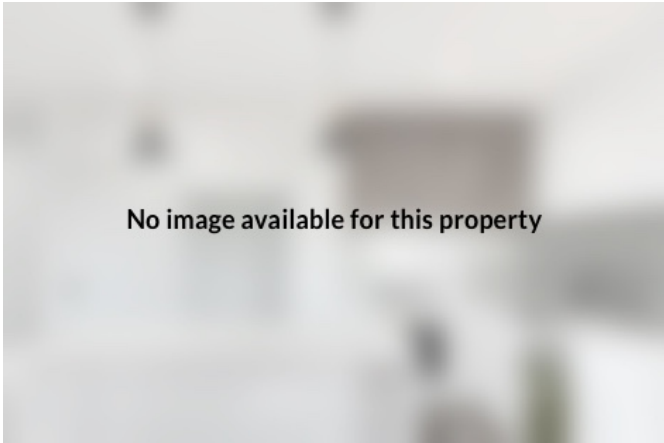
LAND AREA 1,085m²
TYPE House
LAST SALE \$545,000 (03/06/2025)
ZONE GRZ



17 LAVINGTON ST INVERLOCH VIC 3996

2 2 4

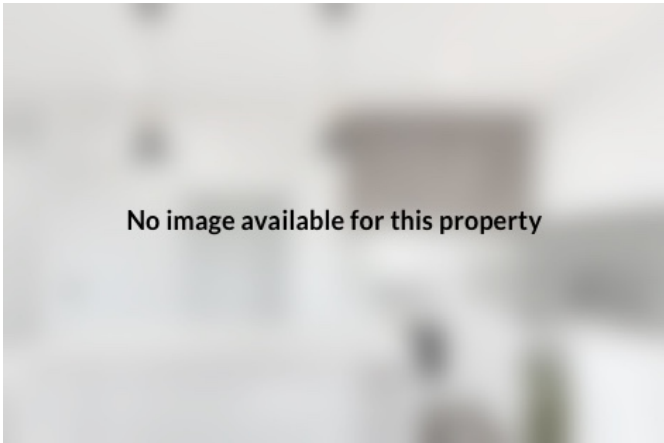
LAND AREA 1,189m²
TYPE House
LAST SALE \$750,000 (25/06/2025)
ZONE GRZ



19 LAVINGTON ST INVERLOCH VIC 3996

2 1 -

LAND AREA 1,162m²
TYPE House
LAST SALE Unavailable
ZONE GRZ



6 GOLF ST INVERLOCH VIC 3996

3 1 1

LAND AREA 379m²
TYPE House
LAST SALE \$300,000 (08/04/2025)
ZONE GRZ



27 FRED A ST INVERLOCH VIC 3996

4 1 1

LAND AREA 1,013m²
TYPE House
LAST SALE \$1,150,000 (19/08/2025)
ZONE GRZ

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