

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION
Lot. 28 Sec. 11 LP5550

ORIENTATION
West

LOCAL GOVERNMENT (COUNCIL)
Bass Coast

FRONTAGE
15.28m Approx

LEGAL DESCRIPTION
28~11\LP5550

ZONES
GRZ - General Residential Zone - Schedule 1

COUNCIL PROPERTY NUMBER
25699

OVERLAYS
N/A

LAND SIZE
753m² Approx

Property Sales Data

House
🏠 4 🏡 2 🚗 3

SALE HISTORY	CONTRACT DATE	SETTLEMENT DATE
\$285,000	22/01/2012	22/03/2012
\$95,000	06/05/2000	23/06/2000
\$13,000	23/06/1997	N/A
\$3,500	25/11/1975	N/A

State Electorates

LEGISLATIVE COUNCIL
Eastern Victoria Region

LEGISLATIVE ASSEMBLY
Bass District

Schools

CLOSEST PRIVATE SCHOOLS
St Joseph's School (1744 m)
Newhaven College (30039 m)

CLOSEST PRIMARY SCHOOLS
Wonthaggi North Primary School (1394 m)

CLOSEST SECONDARY SCHOOLS
Wonthaggi Secondary College-Community VCAL Program Campus (430 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

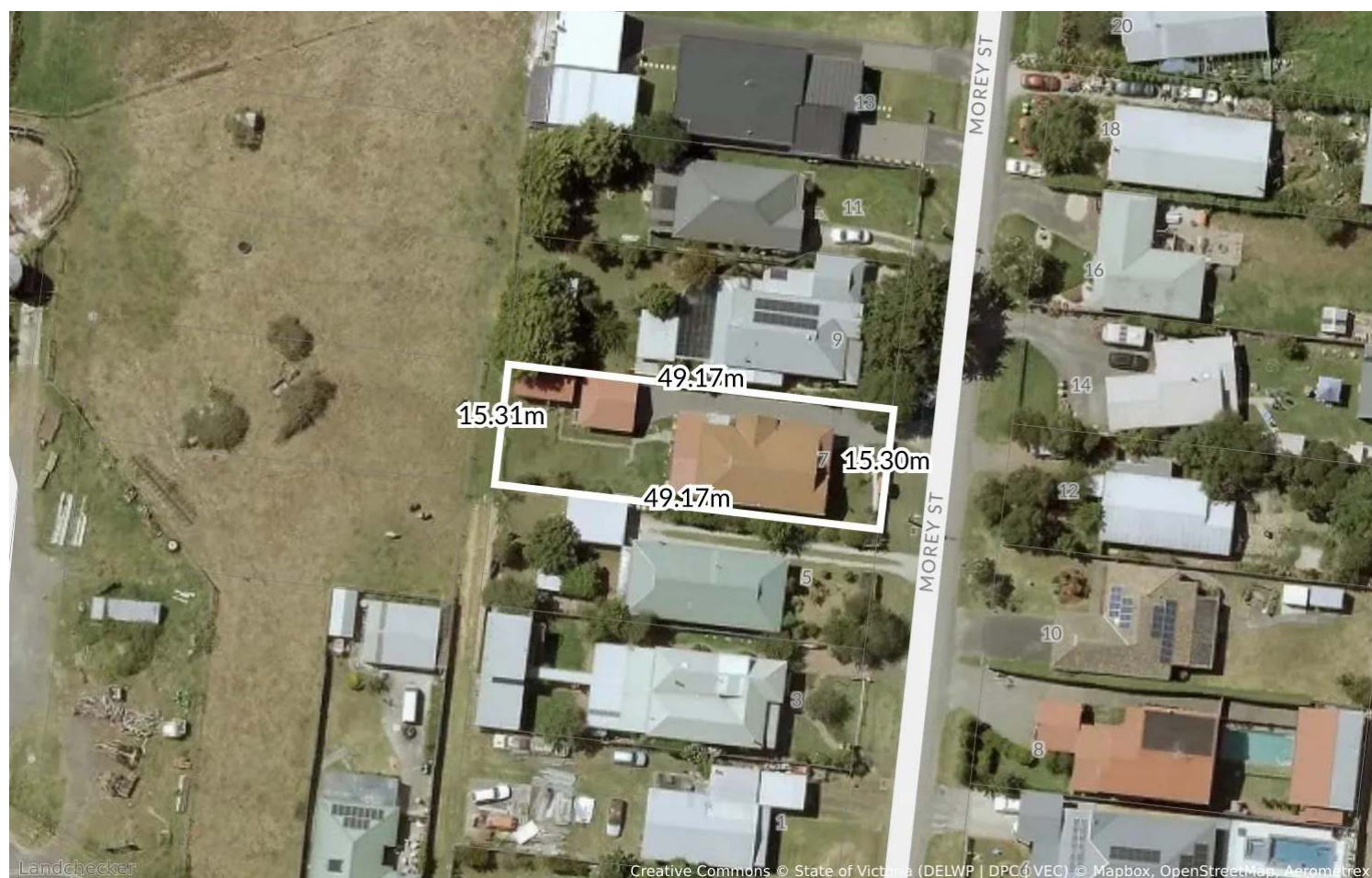
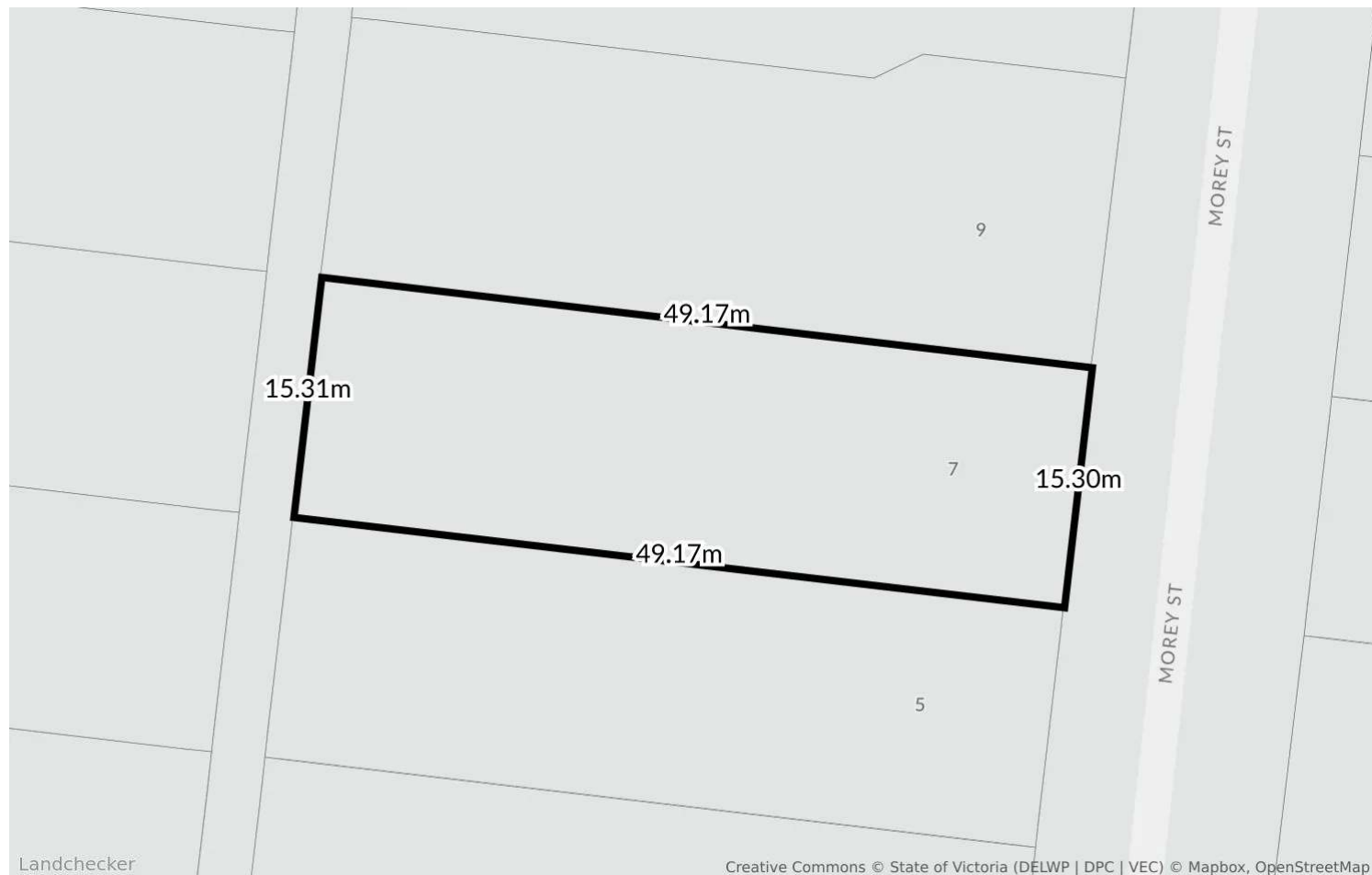
PHONE
1300226278 (Bass Coast)

EMAIL
basscoast@basscoast.vic.gov.au

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

SITE DIMENSIONS

7 Morey Street, North Wonthaggi Vic 3995



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

7 Morey Street, North Wonthaggi Vic 3995

Status	Code	Date	Description
APPROVED	VC288	18/09/2025	The amendment extends the streamlined VicSmart assessment process to include planning permit applications for the construction of two dwellings on a lot and the subdivision of land into two lots.
APPROVED	VC289	14/09/2025	Amendment VC289 introduces a planning permit requirement to remove, destroy or lop a canopy tree in residential areas at clause 52.37 (Canopy trees) into the Victoria Planning Provisions (VPP) and all planning schemes. Minimum canopy tree replacement requirements will apply to an application to remove a canopy tree. The amendment is required to implement Action 12 of Plan for Victoria to protect and enhance canopy trees.
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.
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.

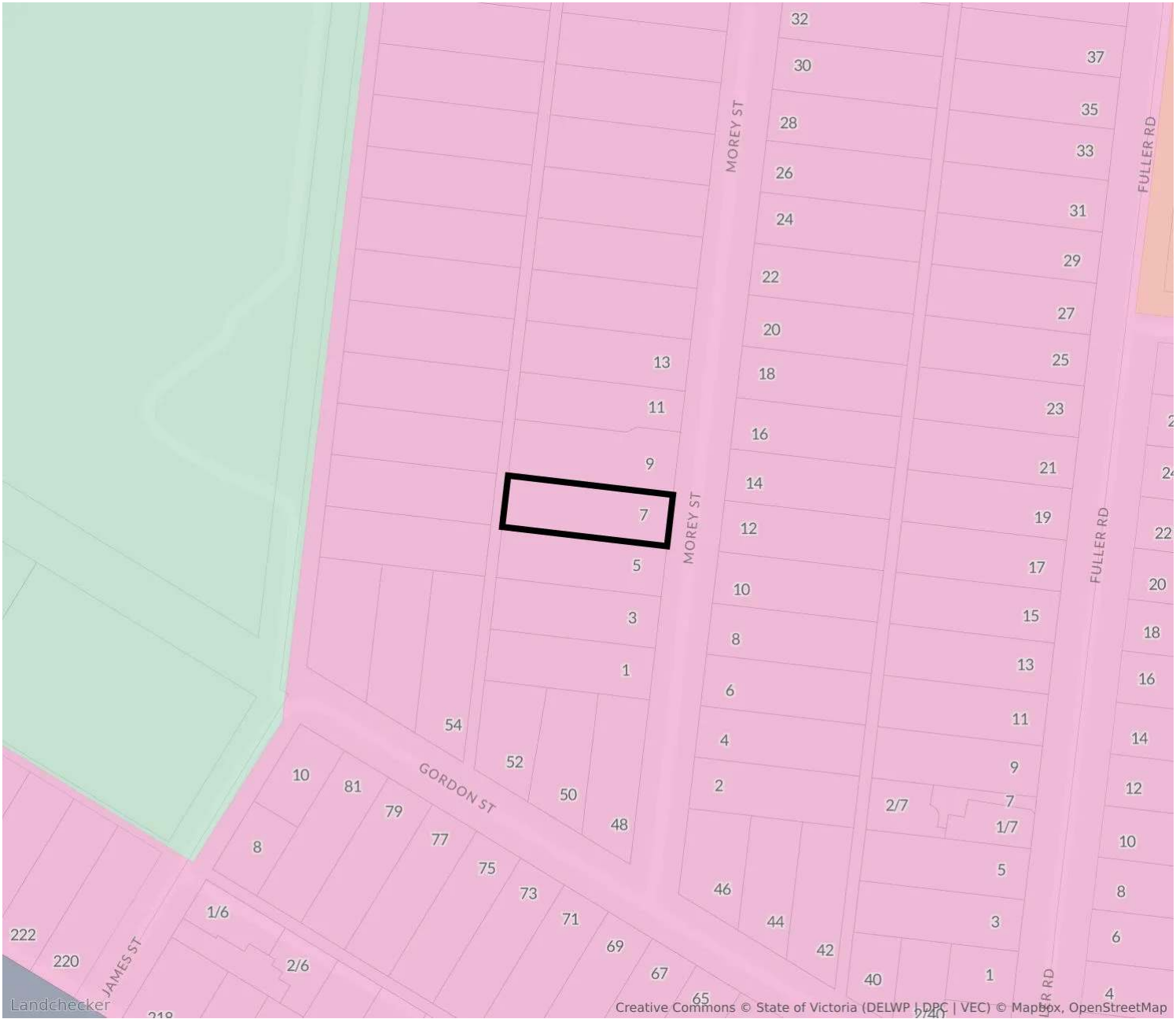
Status	Code	Date	Description
APPROVED	VC282	13/08/2025	The amendment changes the Victoria Planning Provisions and all planning schemes in Victoria by introducing a new clause 54 (One dwelling on a lot or a small second dwelling on a lot), making consequential changes to give effect to the new residential 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	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	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	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	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	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.

Status	Code	Date	Description
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.

PROPOSED PLANNING SCHEME AMENDMENTS

7 Morey Street, North Wonthaggi 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

- FZ - Farming Zone
- LDRZ - Low Density Residential Zone

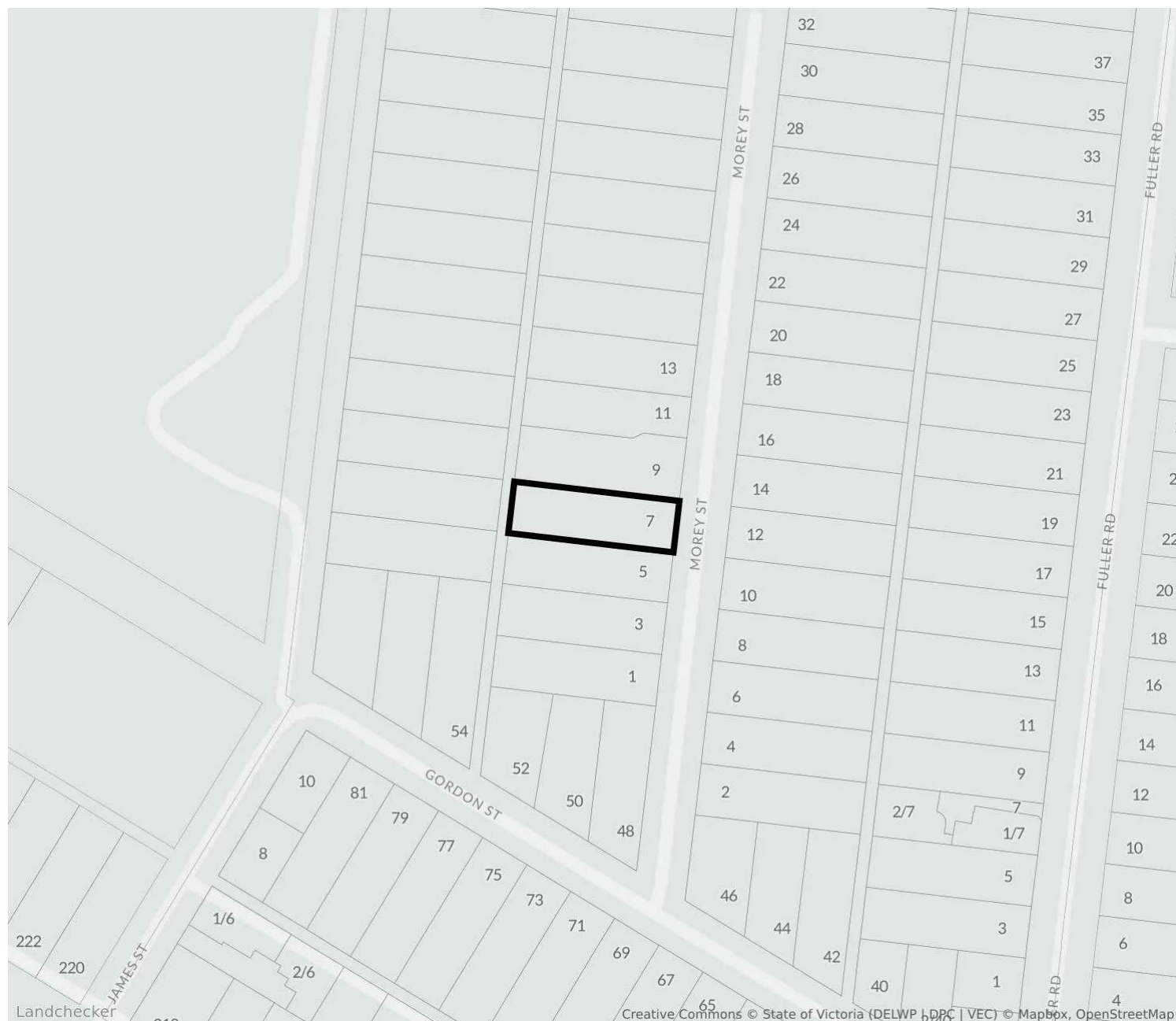
TRZ2 - Transport Zone



There are no overlays for this property



There are no overlays in the vicinity



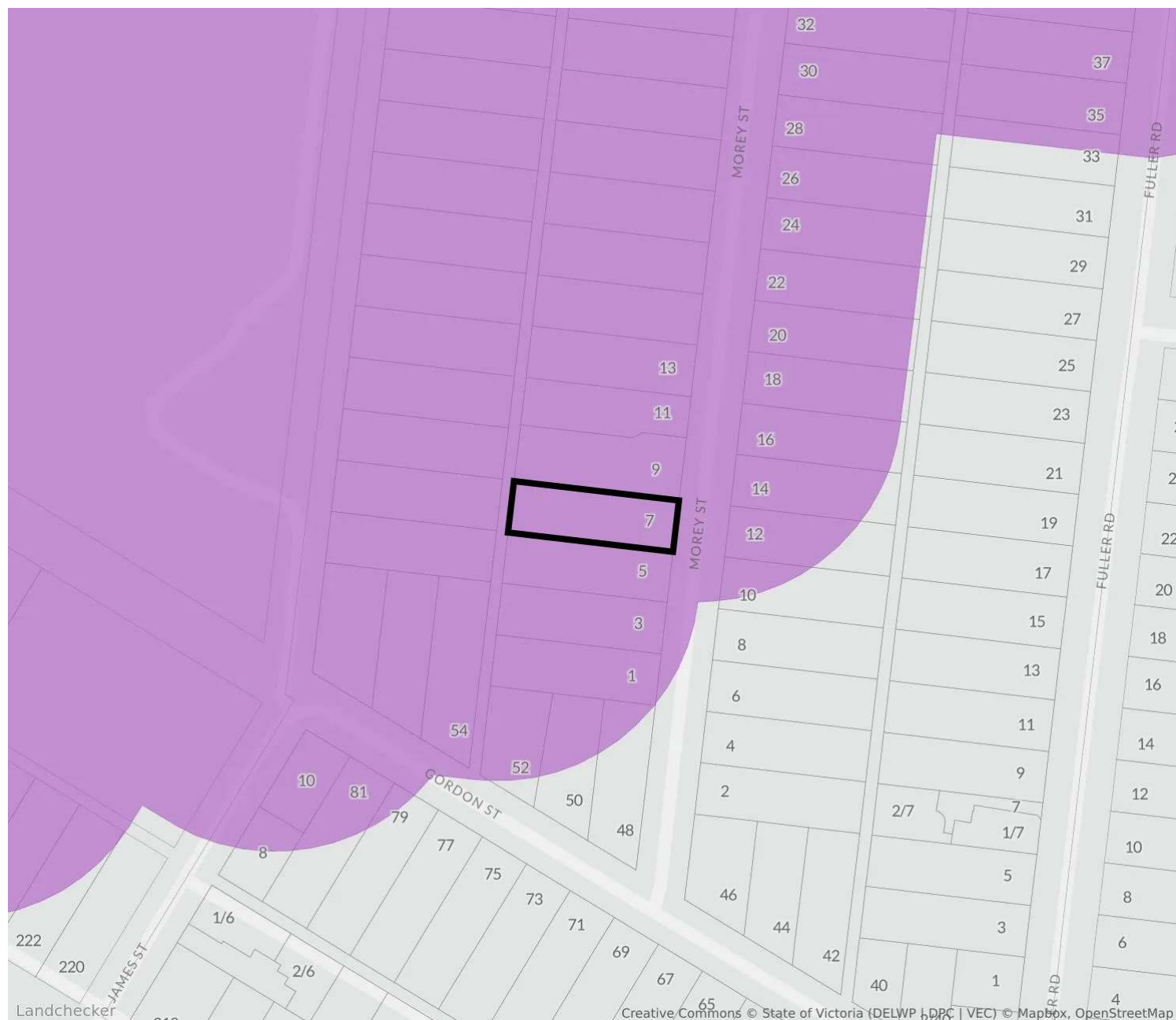
Aboriginal Cultural Heritage Sensitivity

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

7 Morey Street, North Wonthaggi Vic 3995



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

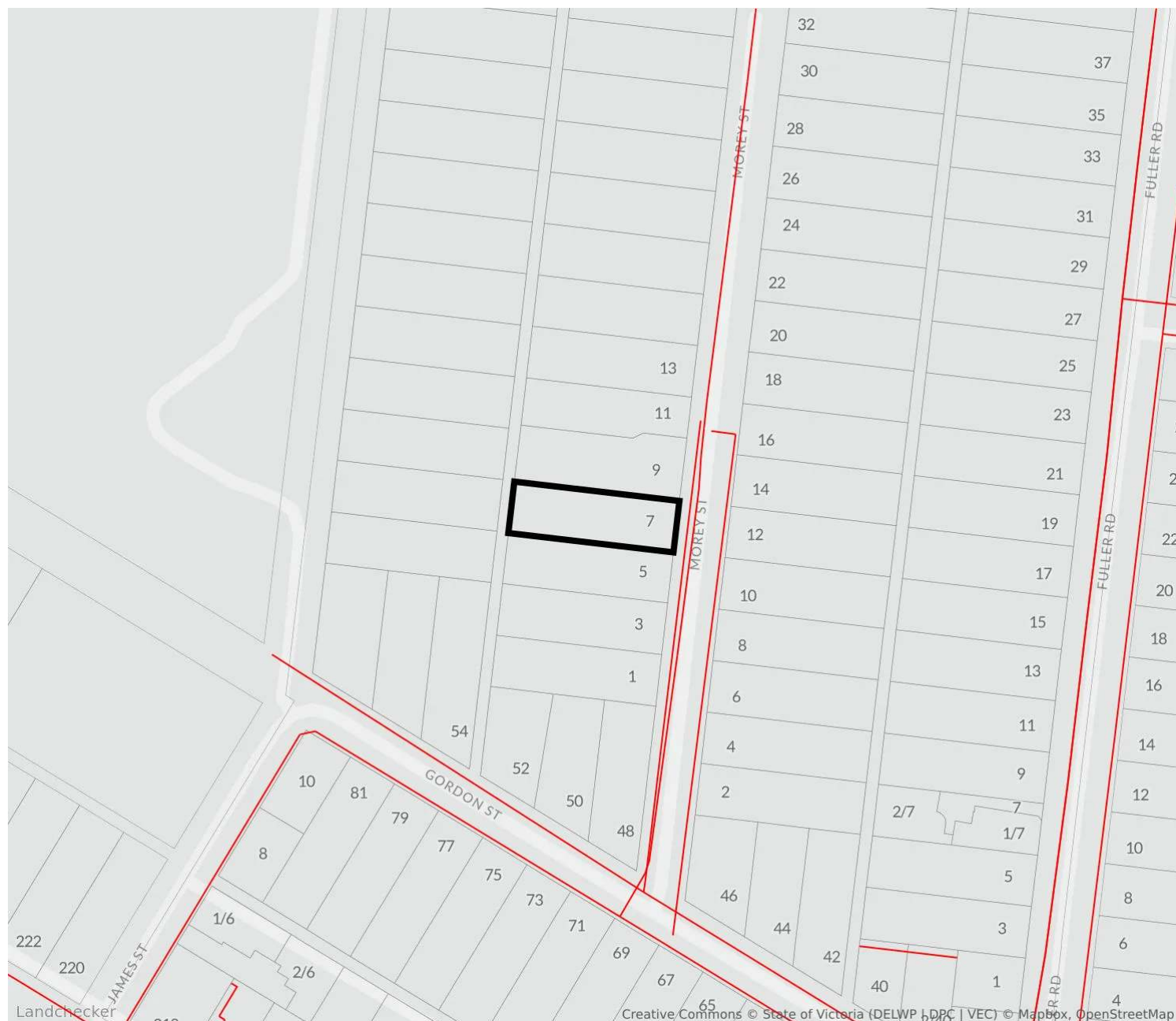
For confirmation and detailed advice about the elevation of the property, please contact BASS COAST council on 1300226278.



No easements for this property

NEARBY EASEMENTS

7 Morey Street, North Wonthaggi Vic 3995



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.

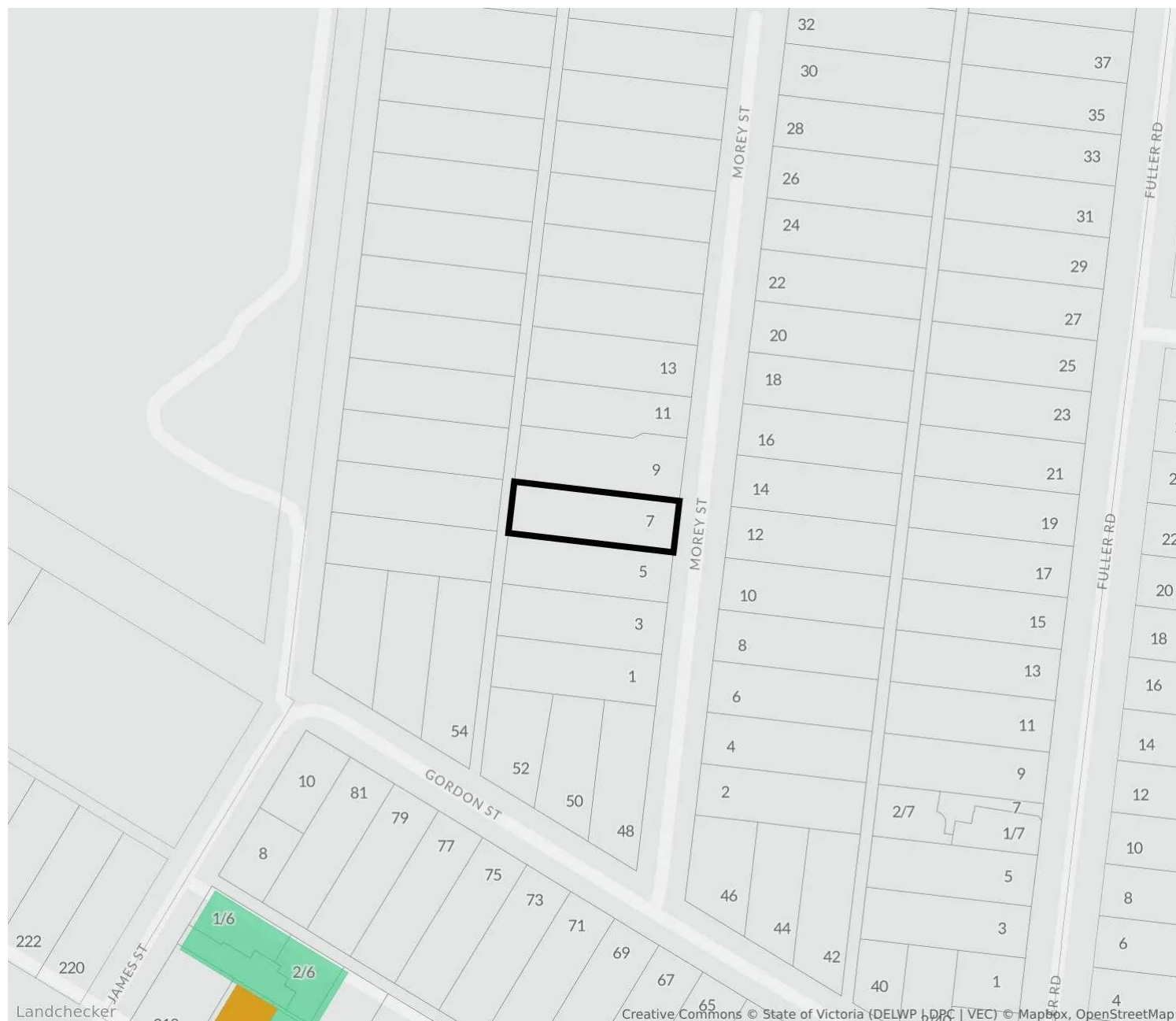
PLANNING PERMIT HISTORY

7 Morey Street, North Wonthaggi Vic 3995

No planning permit data available for this property.

NEARBY PLANNING PERMITS

7 Morey Street, North Wonthaggi Vic 3995



Status	Code	Date	Address	Description
PENDING	180023-PC1	Received 13/08/2018	<u>6 James Street, Northwonthaggi</u>	Subdivision of the land into two lots in a General Residential Zone Schedule 1 - Plan to Comply - S173 Agreement - Condition 5
PENDING	150394-PC1	Received 11/07/2017	<u>6 James Street, Northwonthaggi</u>	Construct two dwellings - Plans to Comply Stormwater Detention and Access Plans Condition 4
APPROVED	180023	19/04/2018	<u>6 James Street, Northwonthaggi</u> <u>6 James Street, Northwonthaggi</u>	Subdivision of the land into two lots in a general residential zone schedule 1.
APPROVED	160333	11/07/2017	<u>214 White Road, Northwonthaggi</u>	Two lot subdivision of buildings adjacent to a vic roads arterial.
OTHER	160197	05/12/2016	<u>6 James Street, Northwonthaggi</u>	Subdivide the land into two lots.
APPROVED	150394	07/06/2016	<u>6 James Street, Northwonthaggi</u>	Construct two dwellings

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

PROPTACK COMPARABLE SALES

7 Morey Street, North Wonthaggi Vic 3995



10 MOREY ST NORTH WONTHAGGI VIC 3995

3 bedrooms, 1 bathroom, 2 cars

LAND AREA 708m²
TYPE House
LAST SALE \$500,000 (02/09/2025)
ZONE GRZ



63 GORDON ST NORTH WONTHAGGI VIC 3995

1 bedroom, 1 bathroom, 3 cars

LAND AREA 768m²
TYPE House
LAST SALE \$480,000 (04/04/2025)
ZONE GRZ



208 WHITE RD NORTH WONTHAGGI VIC 3995

3 bedrooms, 1 bathroom, 2 cars

LAND AREA 746m²
TYPE House
LAST SALE \$510,000 (08/09/2025)
ZONE GRZ



36 GORDON ST NORTH WONTHAGGI VIC 3995

3 bedrooms, 1 bathroom, - cars

LAND AREA 429m²
TYPE House
LAST SALE \$415,000 (31/03/2025)
ZONE GRZ



47 GORDON ST NORTH WONTHAGGI VIC 3995

3 1 2

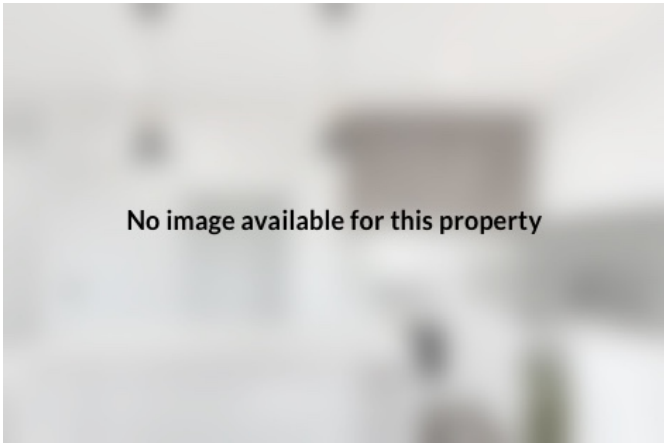
LAND AREA 775m²
TYPE House
LAST SALE \$472,000 (18/07/2025)
ZONE GRZ



240 WHITE RD NORTH WONTHAGGI VIC 3995

3 1 1

LAND AREA 768m²
TYPE House
LAST SALE \$450,000 (25/09/2025)
ZONE GRZ



35 WALLACE ST NORTH WONTHAGGI VIC 3995

3 2 10

LAND AREA 2,261m²
TYPE House
LAST SALE \$1,150,000 (19/04/2025)
ZONE LDRZ



UNIT 3 177 WHITE RD WONTHAGGI VIC 3995

2 1 1

LAND AREA 291m²
TYPE Unit
LAST SALE \$358,000 (06/05/2025)
ZONE GRZ

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.