

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION
Allot. 4 Sec. 7

ORIENTATION
North

LOCAL GOVERNMENT (COUNCIL)
South Gippsland

FRONTAGE
309.39m Approx

LEGAL DESCRIPTION
4~7\PP5513

ZONES
FZ - Farming Zone

COUNCIL PROPERTY NUMBER
174843

OVERLAYS
BMO - Bushfire Management Overlay
EMO - Erosion Management Overlay - Schedule 1

LAND SIZE
81,548m² Approx

Property Sales Data

House
 -  -  -

State Electorates

LEGISLATIVE COUNCIL
Eastern Victoria Region

LEGISLATIVE ASSEMBLY
Gippsland South District

Schools

CLOSEST PRIVATE SCHOOLS
Koonwarra Village School (7395 m)
St Laurence O'Toole School (13440 m)
ECG College Leongatha (13768 m)

CLOSEST PRIMARY SCHOOLS
Tarwin Valley Primary School (1540 m)

CLOSEST SECONDARY SCHOOLS
Leongatha Secondary College (13261 m)

Burglary Statistics

POSTCODE AVERAGE
1 in 181 Homes

STATE AVERAGE
1 in 76 Homes

COUNCIL AVERAGE
1 in 248 Homes

Council Information - South Gippsland

PHONE
03 5662 9200 (South Gippsland)

EMAIL
council@southgippsland.vic.gov.au

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



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

31 Hartley Road, Meeniyan Vic 3956

| 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 | GC217 | 11/09/2025 | Facilitates the use and development of the Victorian land-based portion of the Marinus Link project by applying a Specific Controls Overlay (SCO3) to the land and introducing a new incorporated document titled Marinus Link Project (Department of Transport and Planning, June 2025). |
| 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 | 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 | 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 |

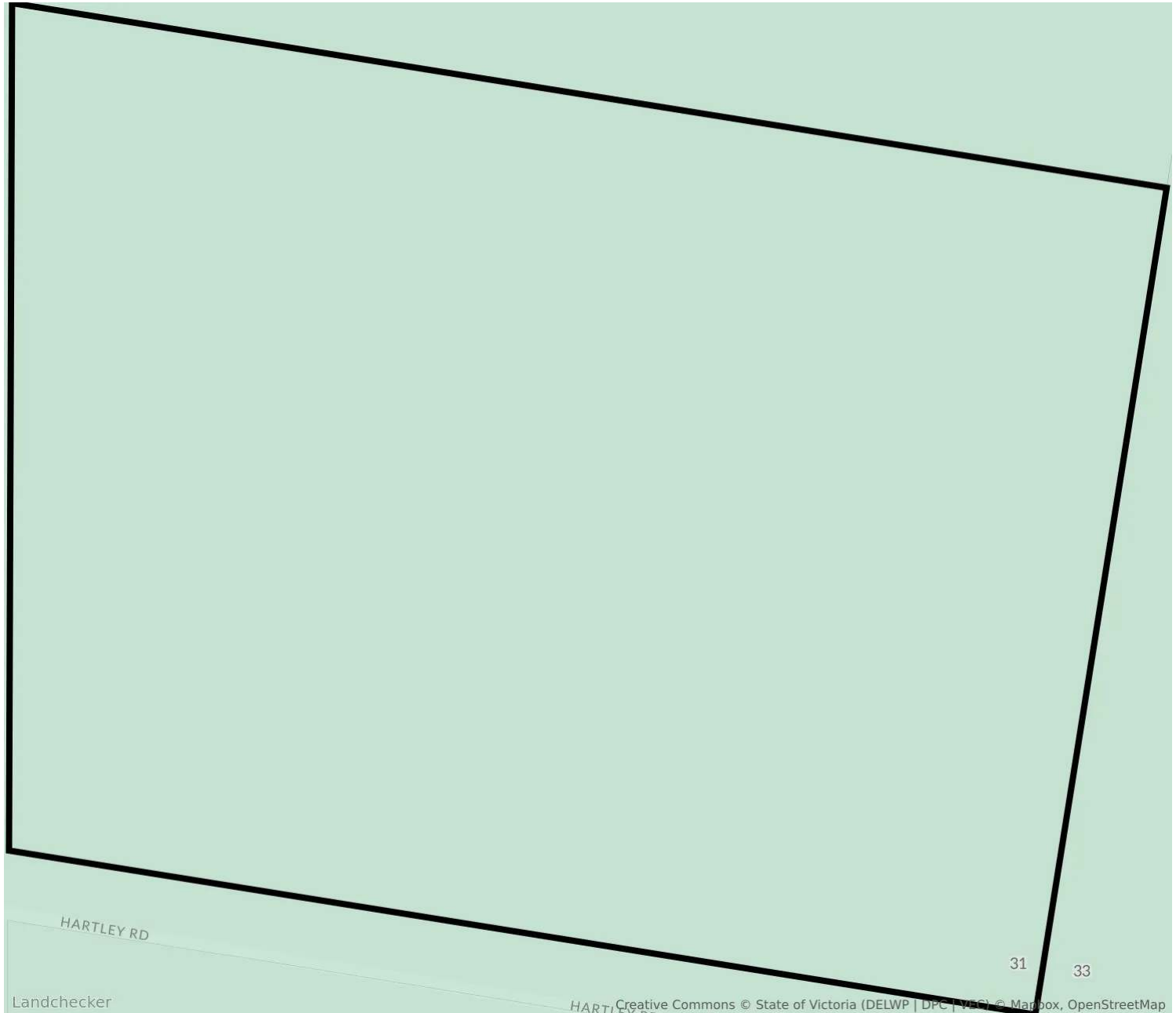
| Status | Code | Date | Description |
|----------|----------|------------|---|
| | | | facilitate the delivery of high-quality townhouse and apartment developments. |
| APPROVED | C132sgip | 13/08/2025 | Updates Map 9 by applying the Bushfire Management Overlay to land in Mirboo North. |
| APPROVED | 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. |
| 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 | GC231 | 02/07/2025 | Amendment GC231 changes Manningham, Southern Grampians and South Gippsland planning schemes by introducing and removing land from the Bushfire Management Overlay (BMO). The amendment ensures the BMO mapping reflects where the vegetation meets the criteria as set out in Planning Advisory Note 46 – Bushfire Management Overlay Mapping Methodology and Criteria. |
| 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 | 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 | 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 | 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 |

PROPOSED PLANNING SCHEME AMENDMENTS

31 Hartley Road, Meeniyan Vic 3956

| Status | Code | Date | Description |
|----------|----------|------------|--|
| PROPOSED | C131sgip | 31/07/2025 | The amendment proposes to rezone 108 and 110 Parr Street, Leongatha from Farming Zone to General Residential Zone Schedule 1, delete Environmental Significance Overlay Schedule 2 and the Erosion Management Overlay from the land, amend the Land Subject to Inundation Overlay and approve a planning permit for a staged multi lot subdivision and the creation/removal of easements and restrictions. |
| PROPOSED | C133sgip | 17/06/2025 | Rezones part of 14 Radovick Street, Korumburra from Public Use Zone to Commercial 1 Zone, and rezones part of Victoria Street road reserve from Public Use Zone to General Residential Zone - Schedule 1, to facilitate the sale of surplus land. |



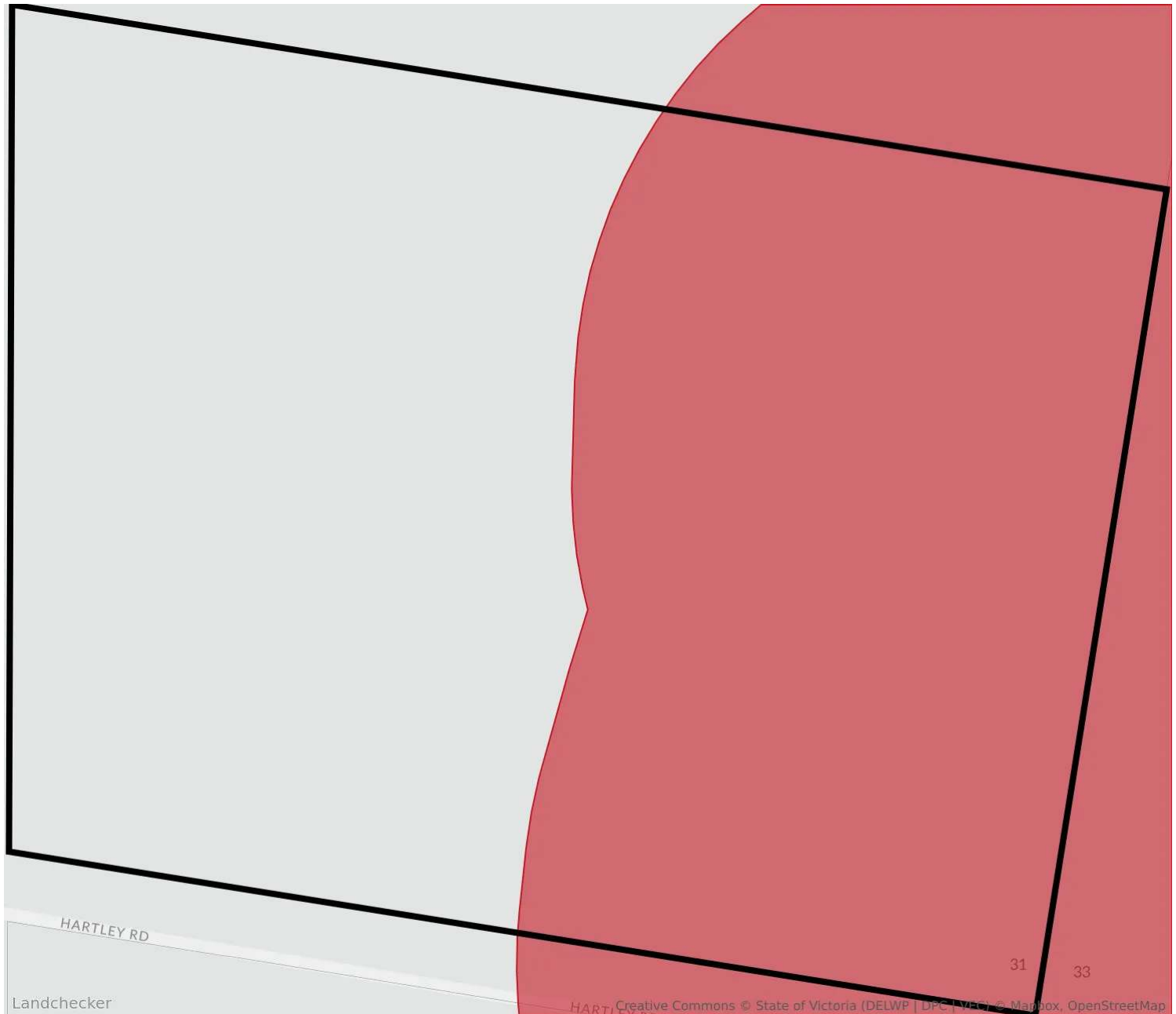
FZ - Farming Zone

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
- To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

[VPP 35.07 Farming Zone](#)

[LPP 35.07 Schedule 1 To Clause 35.07 Farming Zone](#)

For confirmation and detailed advice about this planning zone, please contact SOUTH GIPPSLAND council on 03 5662 9200.



BMO - Bushfire Management Overlay

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

To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.

To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.

To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

[VPP 44.06 Bushfire Management Overlay](#)

For confirmation and detailed advice about this planning overlay, please contact SOUTH GIPPSLAND council on 03 5662 9200.



EMO1 – Erosion Management Overlay – Schedule 1

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

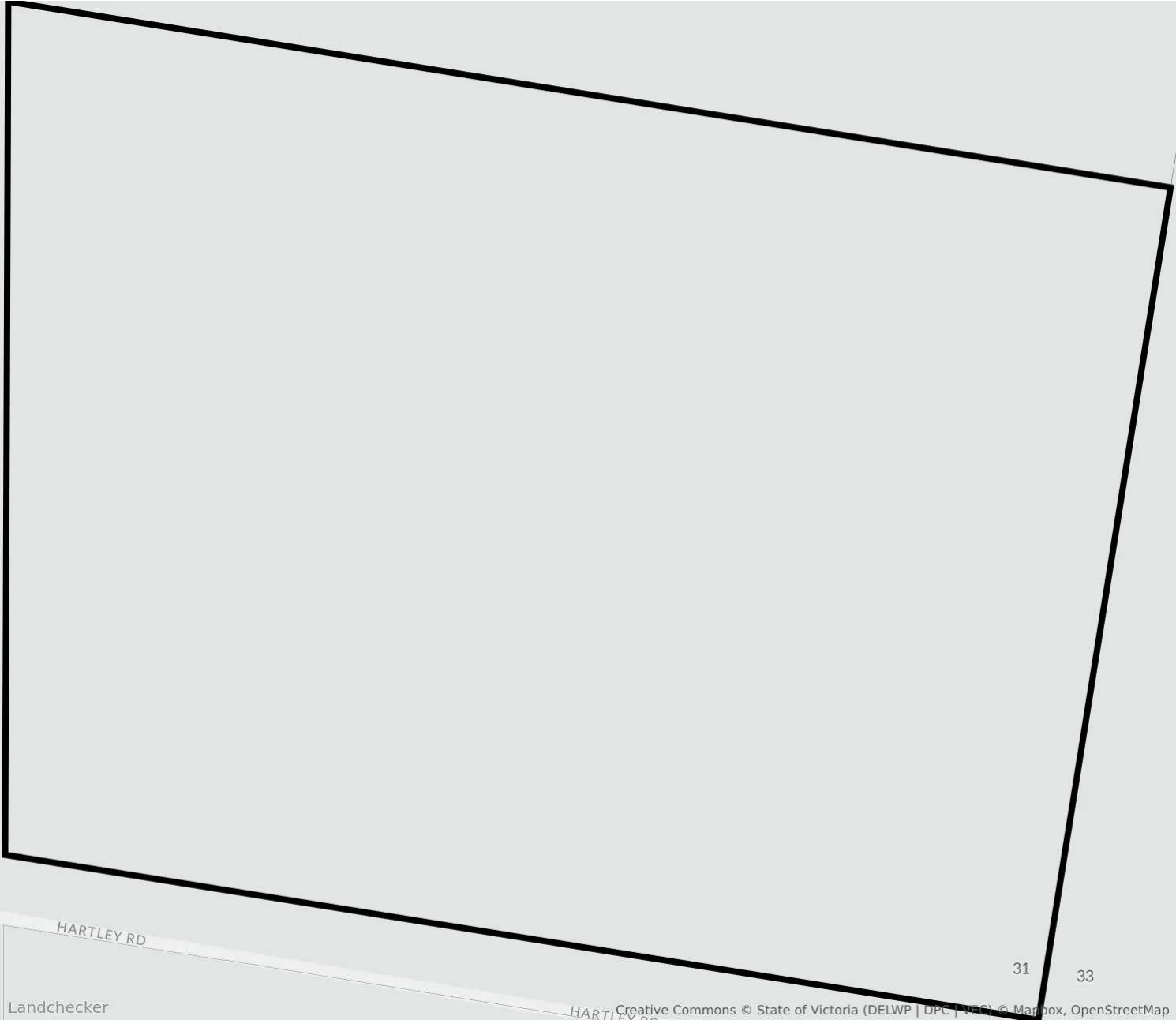
To protect areas prone to erosion, landslip, other land degradation or coastal processes by minimising land disturbance and inappropriate development.

VPP 44.01 Erosion Management Overlay

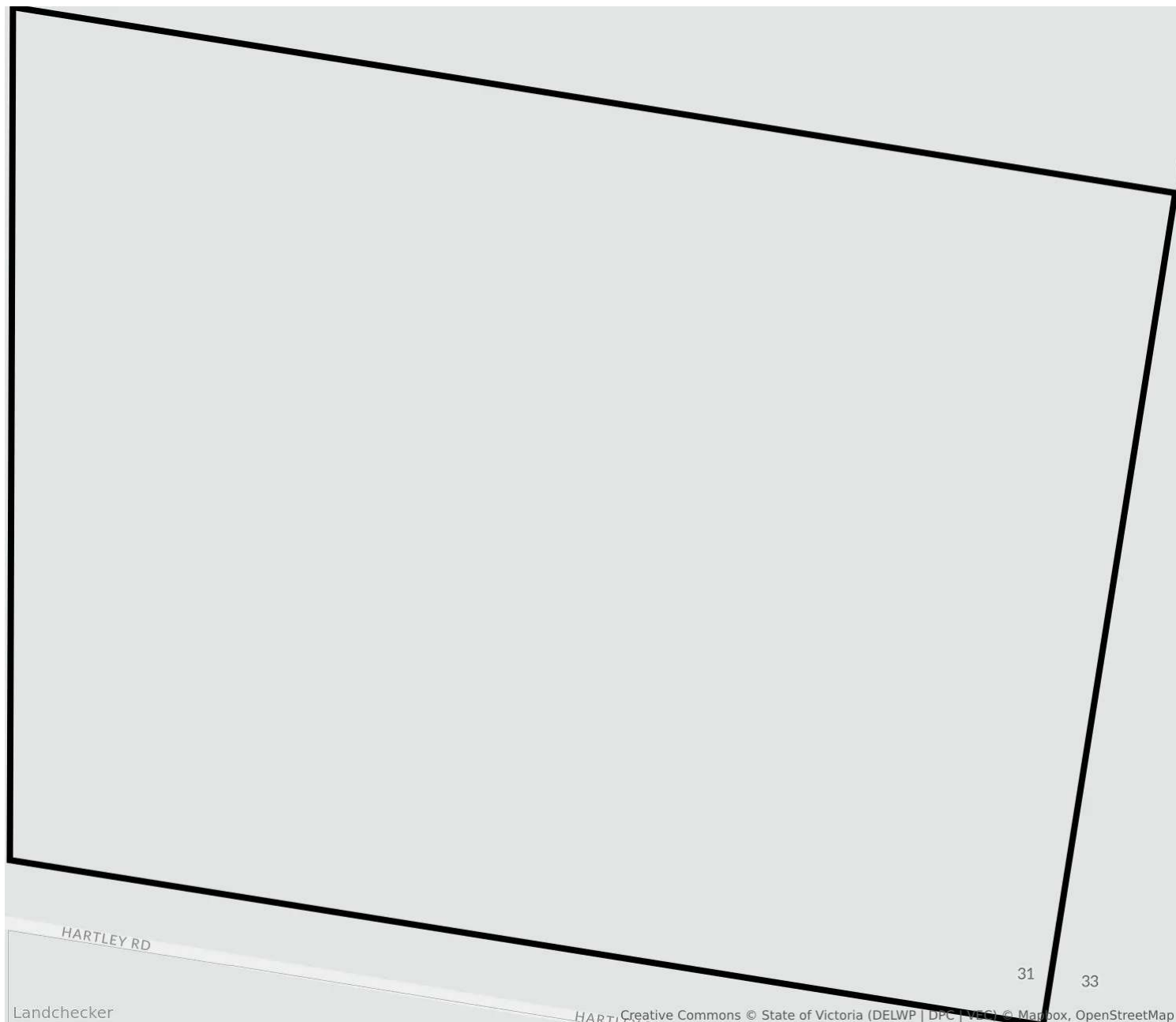
To ensure buildings and works are located and designed to avoid risk to life and property from erosion. To ensure that environmental values are protected in areas susceptible to erosion. To retain existing vegetation and encourage new plantings to prevent and minimise erosion.

LPP 44.01 Schedule 1 To Clause 44.01 Erosion Management Overlay

For confirmation and detailed advice about this planning overlay, please contact SOUTH GIPPSLAND council on 03 5662 9200.



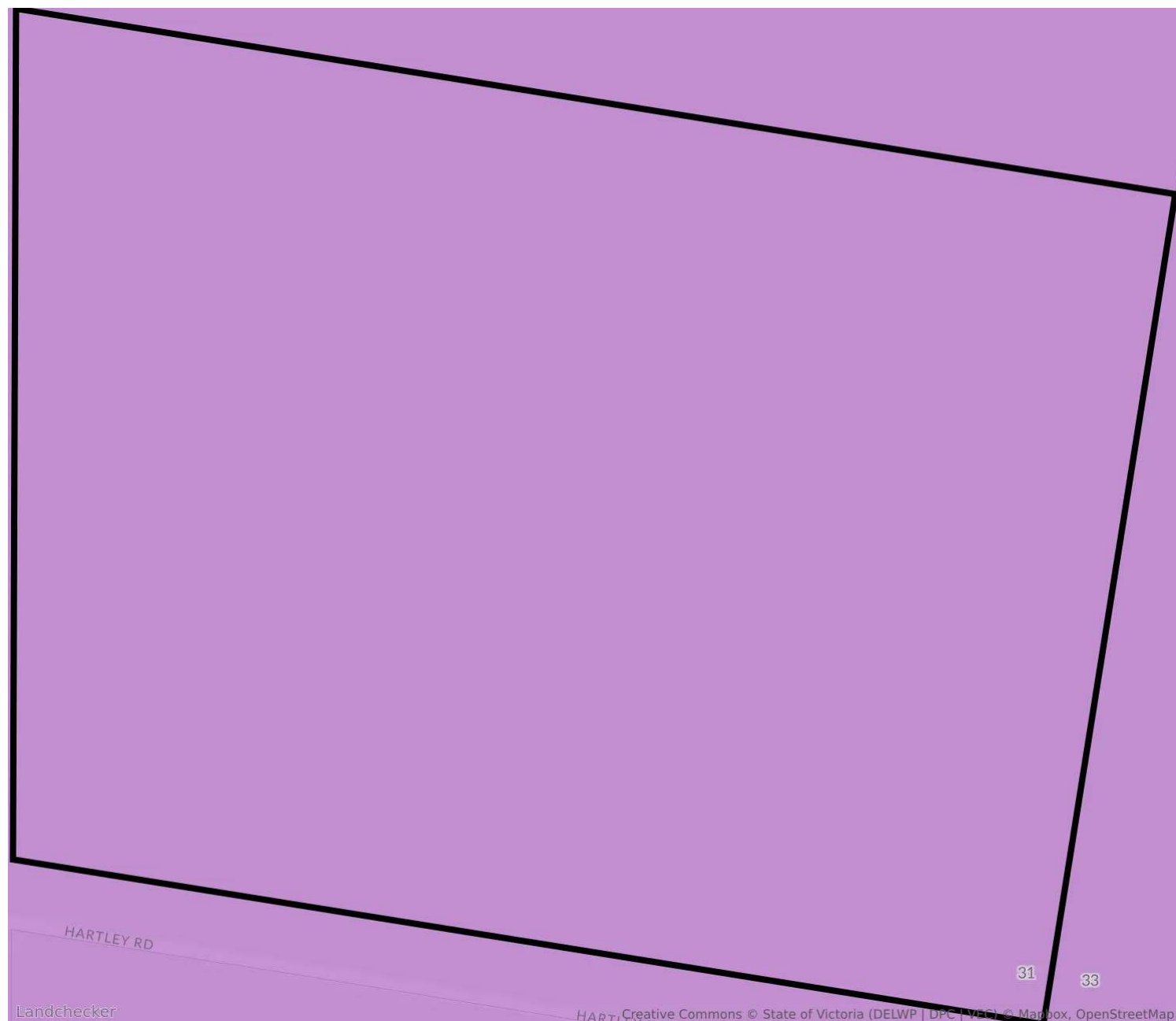
There are no overlays in the vicinity



■ Aboriginal Cultural Heritage Sensitivity

This property is not within, or in the vicinity of, one or more areas of cultural heritage sensitivity.

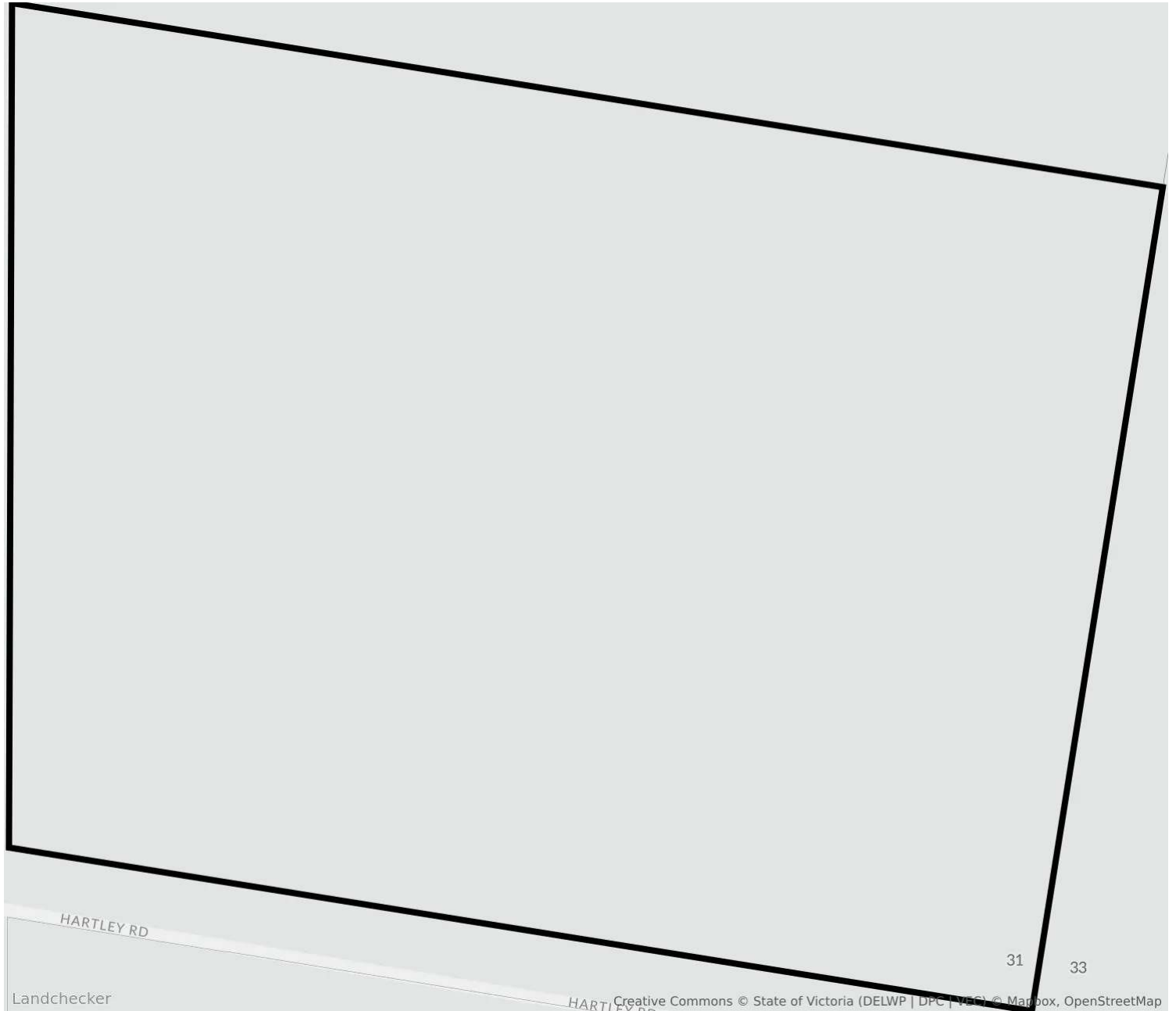
For confirmation and detailed advice about the cultural sensitivity of this property, please contact SOUTH GIPPSLAND council on 03 5662 9200.



Bushfire Prone Area

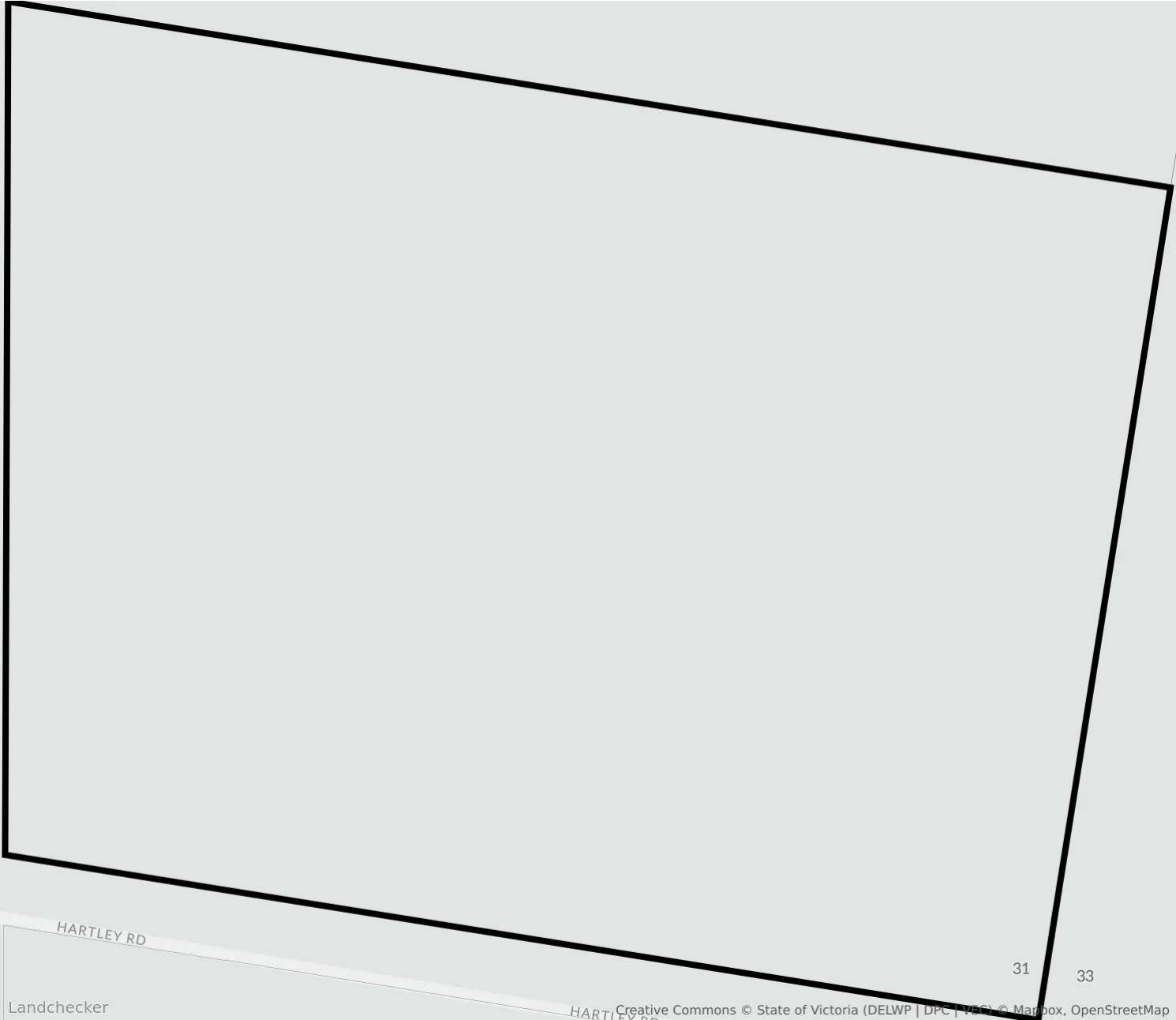
This property is within a zone classified as a bushfire prone area.

For confirmation and detailed advice about the bushfire prone area of this property, please contact SOUTH GIPPSLAND council on 03 5662 9200.

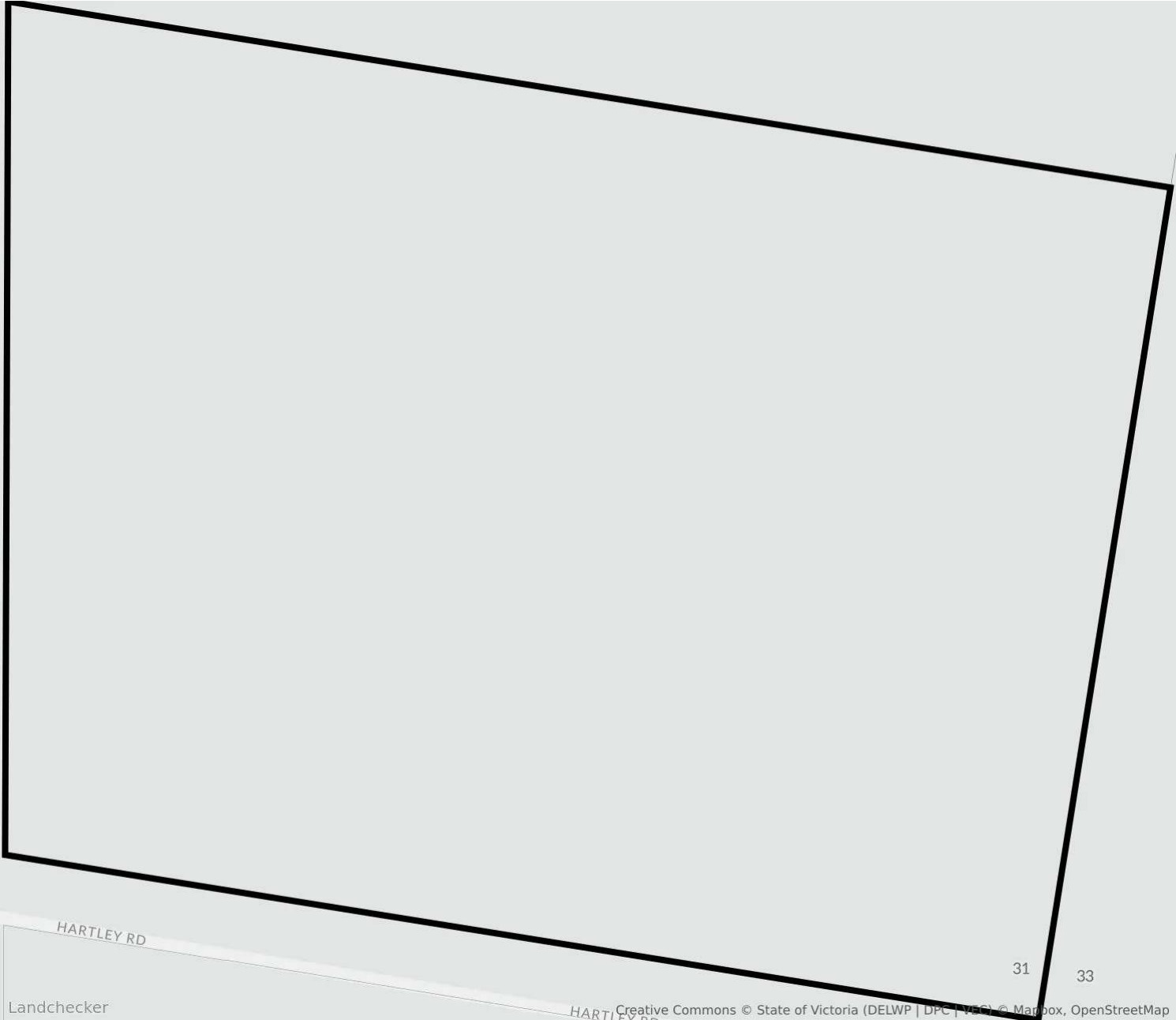


10 - 20m Contours

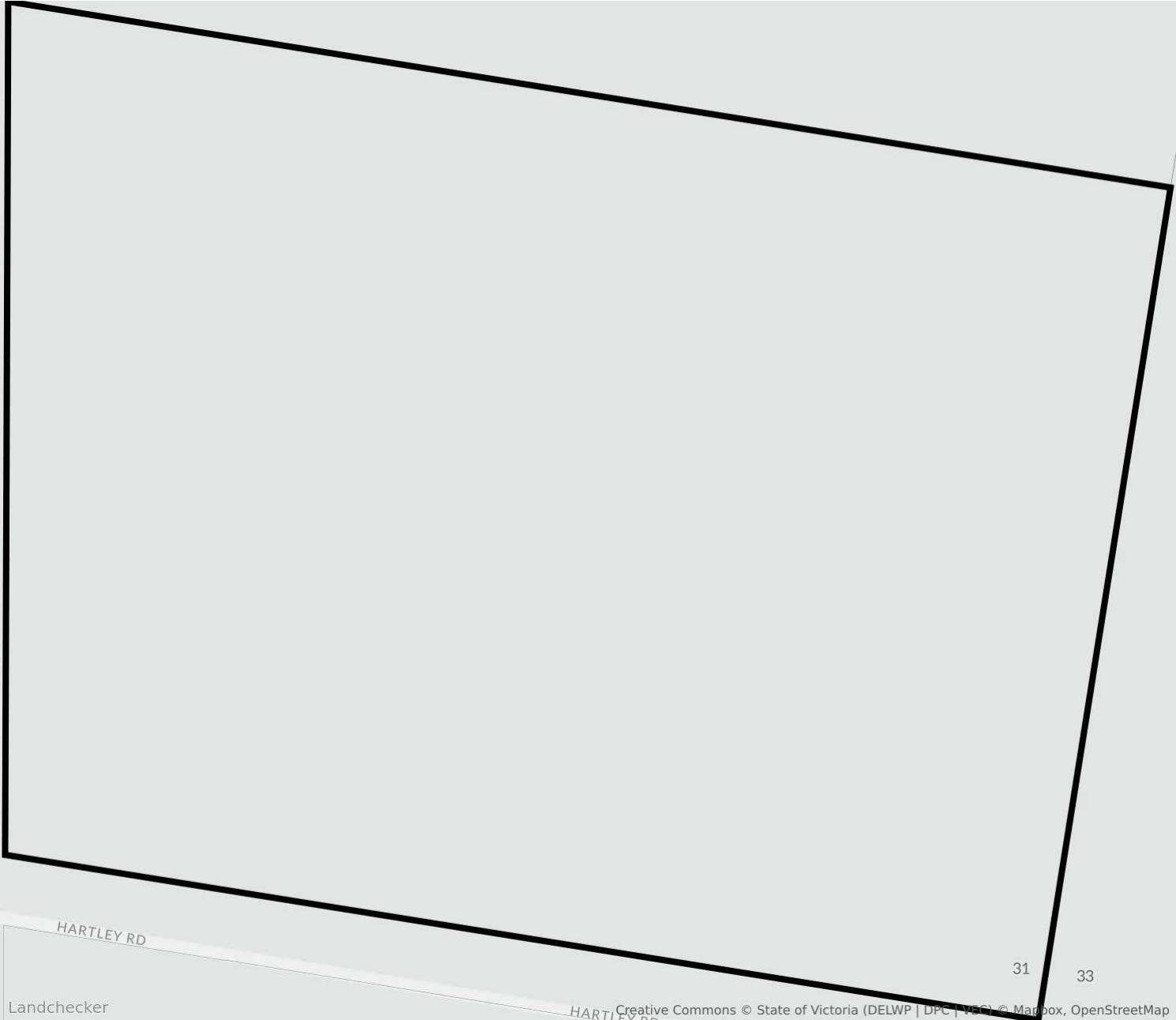
For confirmation and detailed advice about the elevation of the property, please contact SOUTH GIPPSLAND council on 03 5662 9200.



No easements for this property

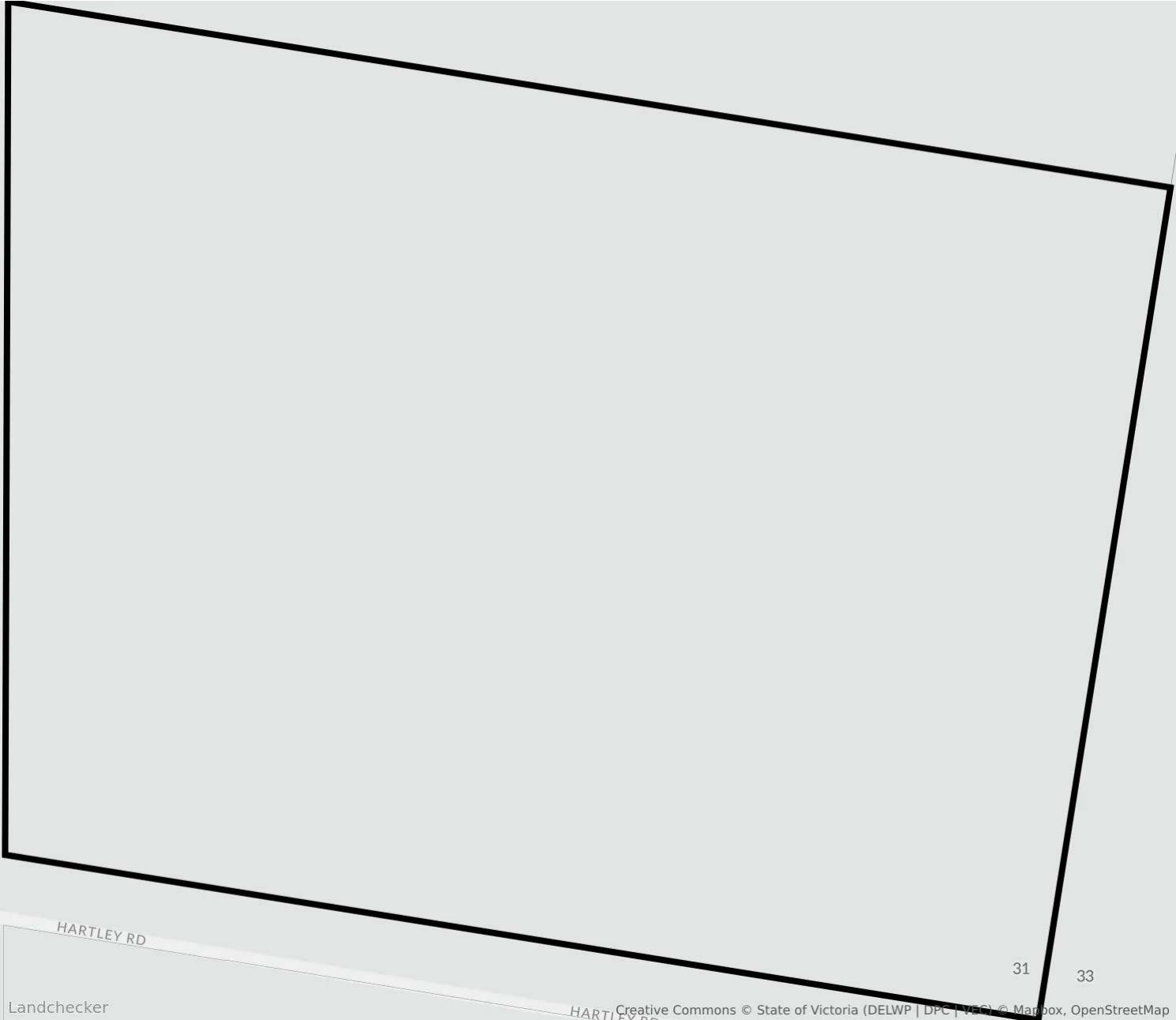


No easements in the vicinity



| Status | Code | Date | Description |
|----------|-----------|---------------------|--------------------------------|
| APPROVED | 2006/56/A | Received 18/06/2009 | Dwelling & shed - amend plans. |
| OTHER | 2006/56/B | Received 30/03/2010 | Dwelling & shed - amend plans. |

For confirmation and detailed advice about this planning permits, please contact SOUTH GIPPSLAND council on 03 5662 9200.



| Status | Code | Date | Address | Description |
|----------|----------|------------------------|---|--|
| APPROVED | 2002/144 | Received 25/03/2002 | 33 Hartley Road, Meeniyah | Extension to dwelling (verandah). |
| APPROVED | 2002/495 | Received 03/10/2002 | 84 Martins Road, Meeniyah | Dwelling and ancillary works. |
| APPROVED | 2006/54 | Received 28/02/2006 | 85 Martins Road, Meeniyah | Carport. |
| APPROVED | 2016/203 | Received 25/07/2016 | 32 Hartley Road, Meeniyah | Use and develop land with a rural store. |
| APPROVED | 2016/283 | Received 12/10/2016 | 32 Hartley Road, Meeniyah | Use & develop land with dwelling. |

For confirmation and detailed advice about this planning permits, please contact SOUTH GIPPSLAND council on 03 5662 9200.



1 HEWETT ST MEENIYAH VIC 3956

4 2 2

LAND AREA 16,000m²
TYPE House
LAST SALE \$940,000 (29/04/2025)
ZONE RLZ



21 BRENDAN ST MEENIYAH VIC 3956

4 2 -

LAND AREA 15,797m²
TYPE -
LAST SALE \$800,000 (11/07/2025)
ZONE RLZ



21-29 BRENDAN ST MEENIYAH VIC 3956

4 2 5

LAND AREA 15,864m²
TYPE House
LAST SALE \$800,000 (06/08/2025)
ZONE RLZ



220 MARTINS RD MEENIYAH VIC 3956

4 2 2

LAND AREA 11,300m²
TYPE House
LAST SALE Unavailable
ZONE FZ



41 MCKITTERICK ST MEENIYAN VIC 3956

4
 1
 2

LAND AREA 10,764m²
TYPE House
LAST SALE \$800,000 (09/09/2025)
ZONE GRZ



16 WELSFORD ST MEENIYAN VIC 3956

3
 1
 2

LAND AREA 9,732m²
TYPE House
LAST SALE Unavailable
ZONE RLZ



61-63 WHITELAW ST MEENIYAN VIC 3956

3
 1
 2

LAND AREA 2,429m²
TYPE House
LAST SALE \$450,000 (30/04/2025)
ZONE GRZ



61 WHITELAW ST MEENIYAN VIC 3956

3
 1
 -

LAND AREA 2,428m²
TYPE -
LAST SALE \$450,000 (25/04/2025)
ZONE GRZ

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