

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION
Lot. 1 PS915315

ORIENTATION
South

LOCAL GOVERNMENT (COUNCIL)
Bass Coast

FRONTAGE
48.16m Approx

LEGAL DESCRIPTION
1\PS915315

ZONES
LDRZ - Low Density Residential Zone

COUNCIL PROPERTY NUMBER
42135

OVERLAYS
N/A

LAND SIZE
2,277m² Approx

Property Sales Data

House
🏠 3 🏡 2 🚗 2

State Electorates

LEGISLATIVE COUNCIL
Eastern Victoria Region

LEGISLATIVE ASSEMBLY
Bass District

Schools

CLOSEST PRIVATE SCHOOLS
St Joseph's School (2515 m)
Newhaven College (30886 m)

CLOSEST PRIMARY SCHOOLS
Wonthaggi Primary School (1162 m)

CLOSEST SECONDARY SCHOOLS
Wonthaggi Secondary College (1327 m)

Burglary Statistics

POSTCODE AVERAGE
1 in 149 Homes

STATE AVERAGE
1 in 76 Homes

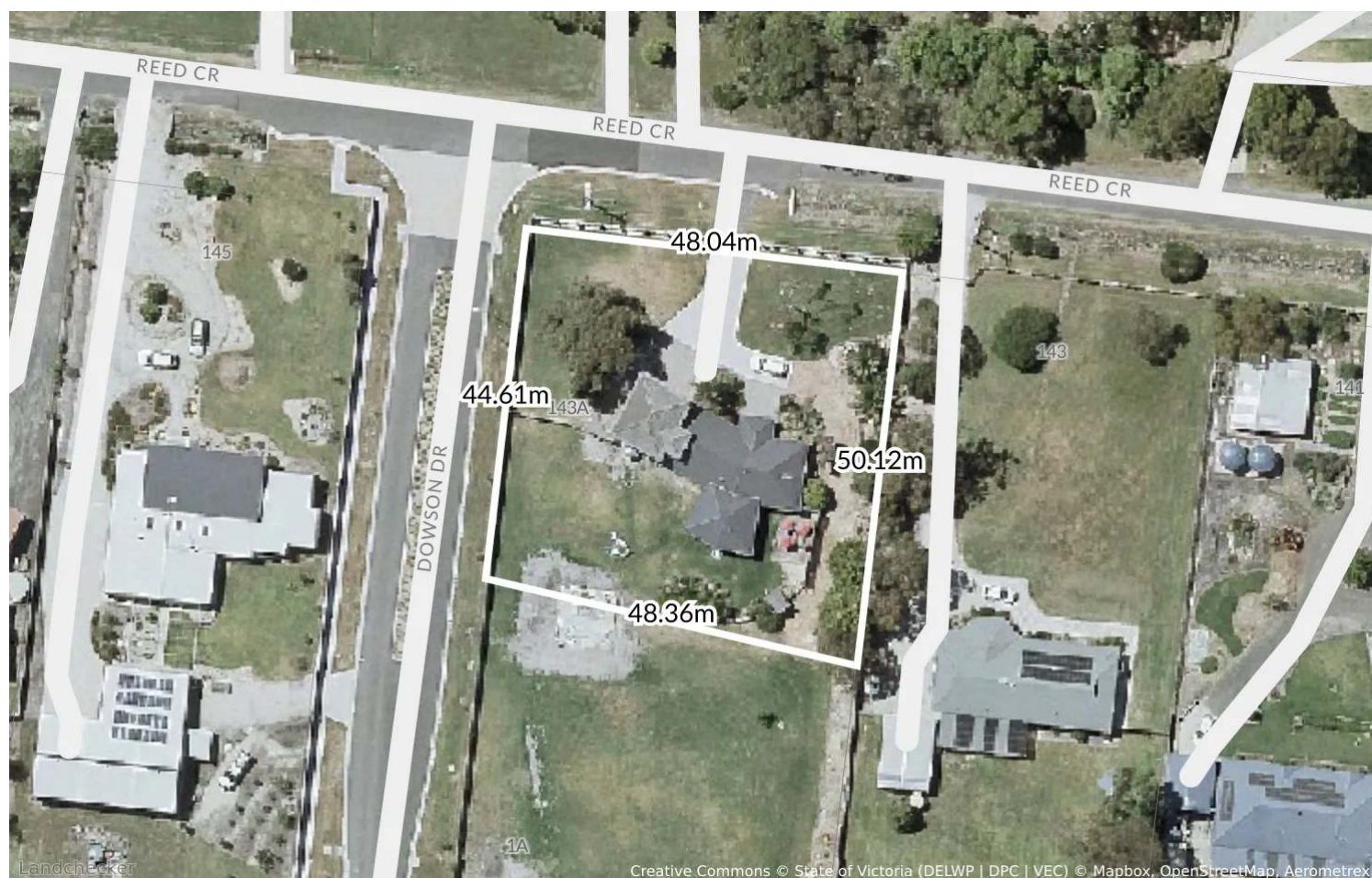
COUNCIL AVERAGE
1 in 159 Homes

Council Information - Bass Coast

PHONE
1300226278 (Bass Coast)

EMAIL
basscoast@basscoast.vic.gov.au

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



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

143a Reed Crescent, Wonthaggi Vic 3995

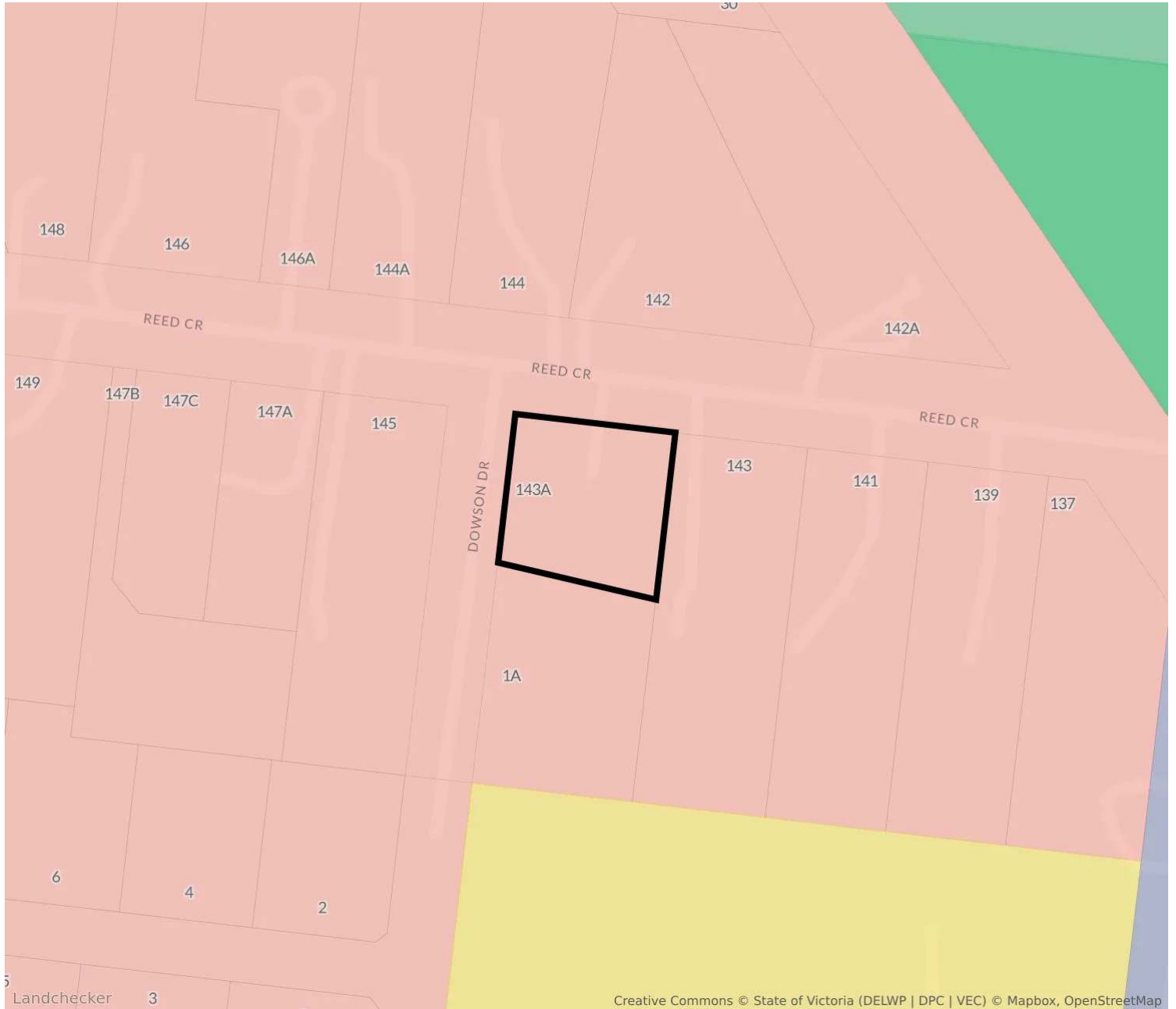
Status	Code	Date	Description
APPROVED	VC288	18/09/2025	The amendment extends the streamlined VicSmart assessment process to include planning permit applications for the construction of two dwellings on a lot and the subdivision of land into two lots.
APPROVED	VC289	14/09/2025	Amendment VC289 introduces 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	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.
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.

PROPOSED PLANNING SCHEME AMENDMENTS

143a Reed Crescent, Wonthaggi Vic 3995

No proposed planning scheme amendments for this property



■ LDRZ – Low Density Residential Zone

To implement the Municipal Planning Strategy and the Planning Policy Framework.
To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

[VPP 32.03 Low Density Residential Zone](#)

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

Other nearby planning zones

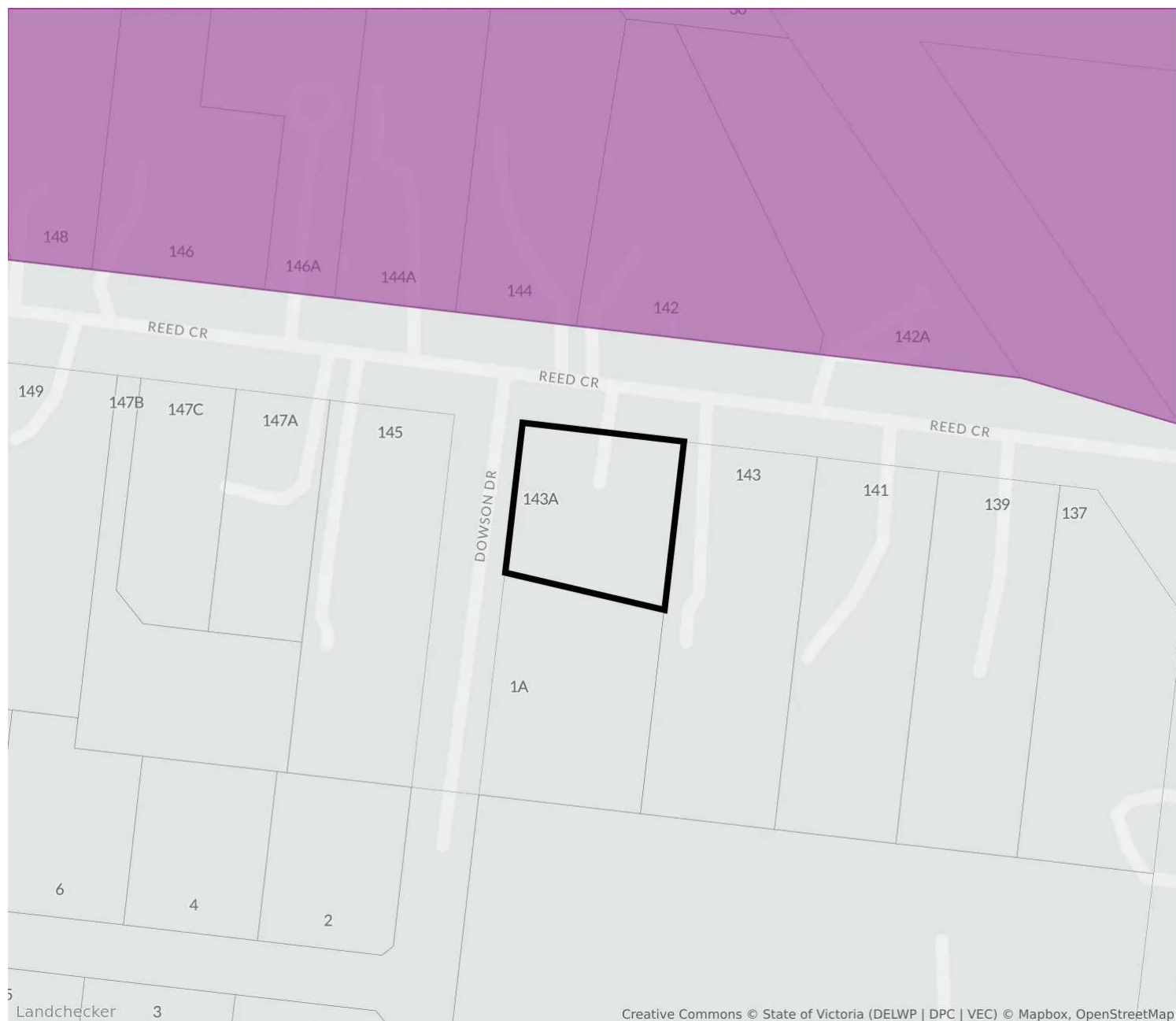
- PPRZ – Public Park And Recreation Zone
- PUZ – Public Use Zone
- TRZ3 – Transport Zone



There are no overlays for this property

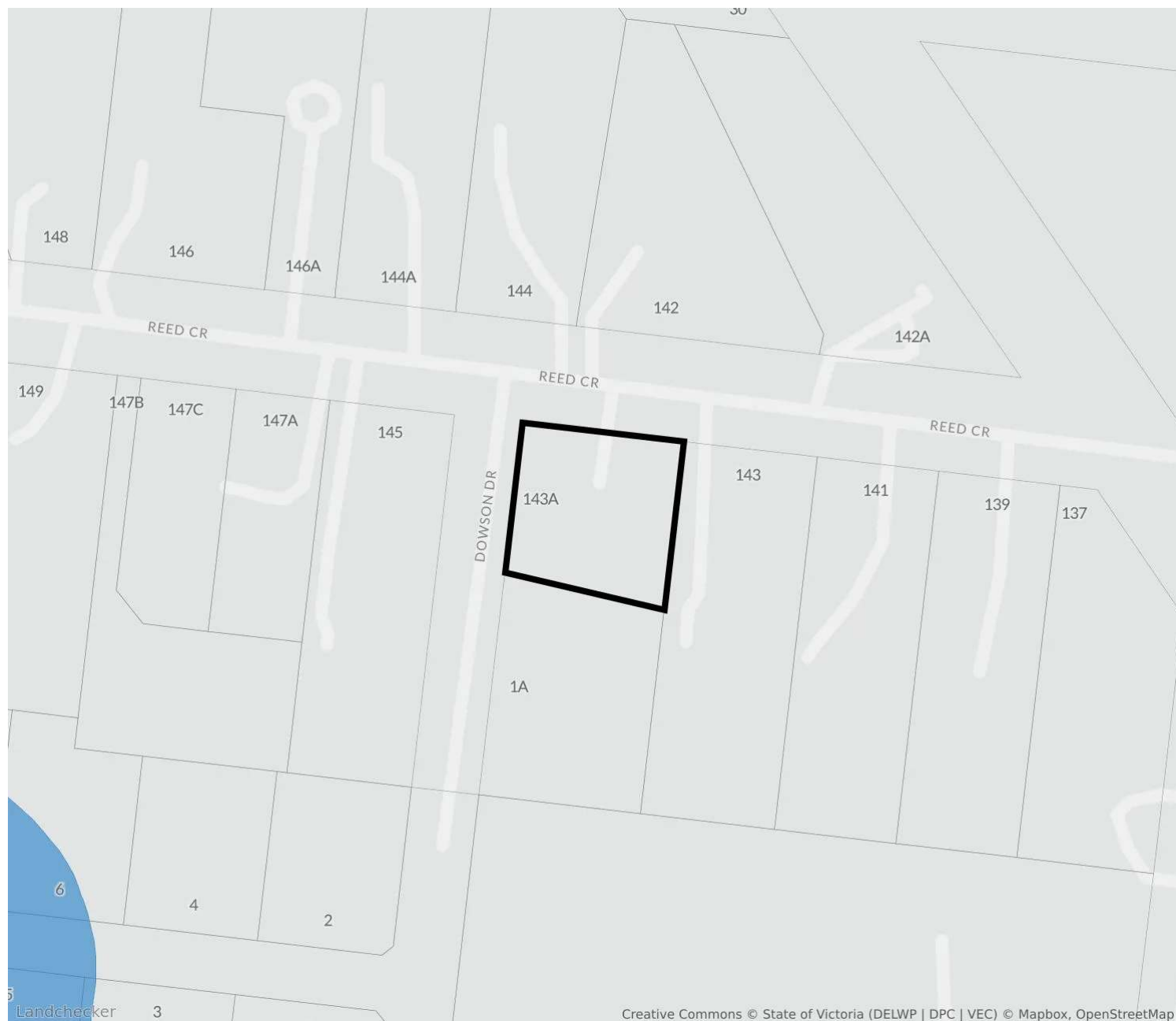
NEARBY OVERLAYS

143a Reed Crescent, Wonthaggi Vic 3995



DDO - Design And Development Overlay

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



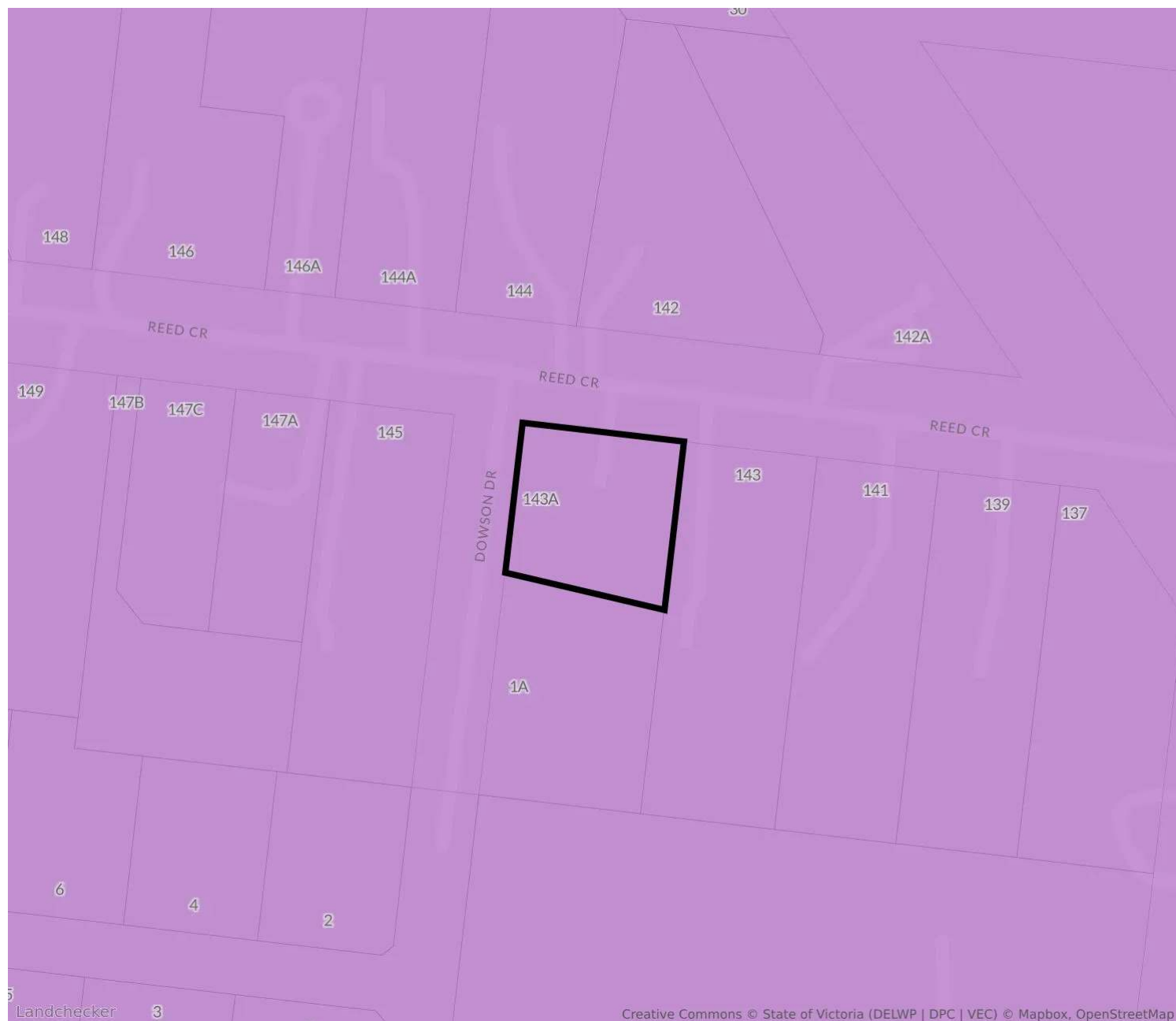
Aboriginal Cultural Heritage Sensitivity

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

143a Reed Crescent, Wonthaggi Vic 3995



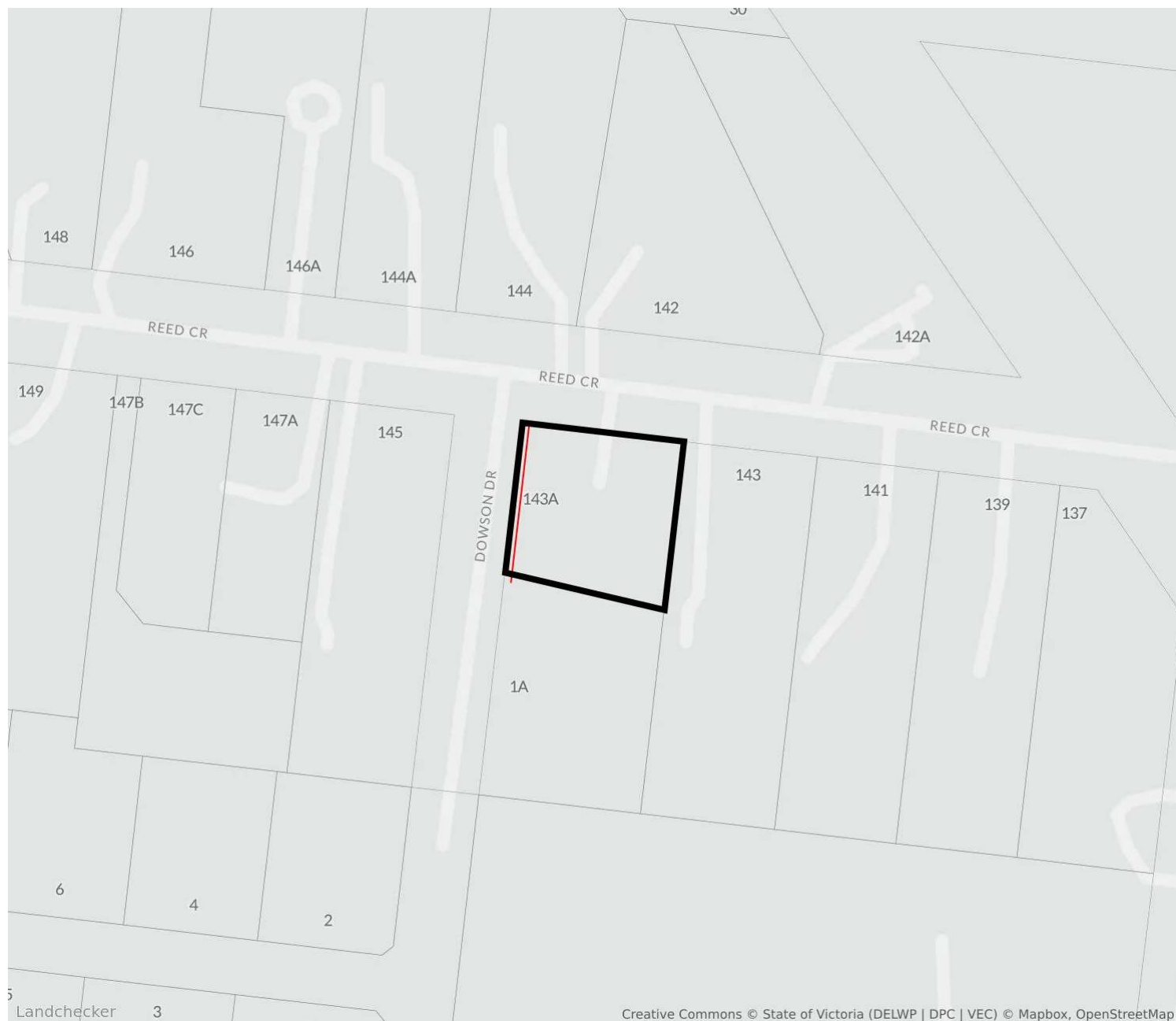
Bushfire Prone Area

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.



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

**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) on this property, please contact the relevant source authority.

NEARBY EASEMENTS

143a Reed Crescent, 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.



Status	Code	Date	Description
APPROVED	220152	09/08/2022	Use and development of a second dwelling and two lot subdivision in the ldrz.

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



Status	Code	Date	Address	Description
PENDING	220152 - PC1	Received 13/02/2023	<u>143a Reed Crescent, Wonthaggi</u>	Use and Development of a Second Dwelling and Two Lot Subdivision in the LDRZ - Plans to Comply Condition 10 Civil Plans
PENDING	200135 - PC4	Received 16/03/2022	<u>142a Reed Crescent, Wonthaggi</u> <u>142a Reed Crescent, Wonthaggi</u>	Subdivision of land into two lots and removal of native vegetation - Plans to Comply - Section 173 Agreement - Condition 20
PENDING	200135 - PC3	Received 30/11/2021	<u>142a Reed Crescent, Wonthaggi</u> <u>142a Reed Crescent, Wonthaggi</u>	Subdivision of land into two lots and removal of native vegetation - Plans to Comply Condition 1 - Landscape Plans
PENDING	200135 - PC2	Received 29/09/2021	<u>142a Reed Crescent, Wonthaggi</u> <u>142a Reed Crescent, Wonthaggi</u>	Subdivision of land into two lots and removal of native vegetation - Plans to Comply - Native Vegetation Credit Register - Condition 8
PENDING	200135 - PC1	Received 27/09/2021	<u>142a Reed Crescent, Wonthaggi</u> <u>142a Reed Crescent, Wonthaggi</u>	Subdivision of land into two lots and removal of native vegetation - Plans to Comply - Civil Plans - Condition 16
APPROVED	220295	21/04/2023	<u>147 Reed Crescent, Wonthaggi</u>	Three lot subdivision in the general residential zone (grz).

Status	Code	Date	Address	Description
APPROVED	220152	09/08/2022	<u>143a Reed Crescent, Wonthaggi</u> <u>143a Reed Cr, Wonthaggi</u>	Use and development of a second dwelling and two lot subdivision in the ldrz.
APPROVED	200135	24/03/2021	<u>142a Reed Cr, Wonthaggi</u> <u>142a Reed Crescent, Wonthaggi</u>	Subdivision of land into two lots and removal of native vegetation.
APPROVED	160132	07/05/2020	<u>8 Dowson Dr, Wonthaggi</u> <u>161-163 Reedcrescent & 8dowson Drive, Wonthaggi</u>	Subdivide the land and removal of native vegetation.
APPROVED	060848 - 1 - S173 END	01/11/2019	<u>142a Reed Cr, Wonthaggi</u>	Subdivide the land into two lots - application to end s173 agreement ag280903q.
APPROVED	190070	19/08/2019	<u>142a Reed Cr, Wonthaggi</u> <u>142a Reed Crescent, Wonthaggi</u>	Removal of a restrictive covenant on title.
APPROVED	060394	23/06/2006	<u>148 Reed Cr, Wonthaggi</u>	Remove vegetation.
APPROVED	060122	08/03/2006	<u>148 Reed Cr, Wonthaggi</u>	Remove vegetation.
APPROVED	050326	21/12/2005	<u>148 Reed Cr, Wonthaggi</u>	Subdivide the land into two lots.
REJECTED	02546	29/08/2002	<u>143 Reed Cr, Wonthaggi</u>	Realign boundaries for a three lot subdivision.

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

PROPTACK COMPARABLE SALES

143a Reed Crescent, Wonthaggi Vic 3995



10 ROBIN WAY WONTHAGGI VIC 3995

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LAND AREA	2,456m ²
TYPE	House
LAST SALE	\$425,000 (27/08/2025)
ZONE	LDRZ



105 MERRIN CRES WONTHAGGI VIC 3995

🛏 2 🏠 1 🚗 1

LAND AREA	1,007m ²
TYPE	House
LAST SALE	\$465,000 (13/08/2025)
ZONE	GRZ



113 BROOME CRES WONTHAGGI VIC 3995

🛏 4 🏠 3 🚗 1

LAND AREA	1,005m ²
TYPE	House
LAST SALE	Unavailable
ZONE	GRZ



118 BROOME CRES WONTHAGGI VIC 3995

🛏 3 🏠 2 🚗 3

LAND AREA	1,017m ²
TYPE	-
LAST SALE	\$600,000 (13/05/2025)
ZONE	GRZ



161 REED CRES WONTHAGGI VIC 3995

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LAND AREA 3,975m²
TYPE House
LAST SALE \$485,000 (30/05/2025)
ZONE LDRZ



116A REED CRES WONTHAGGI VIC 3995

3
 1
 3

LAND AREA 610m²
TYPE House
LAST SALE Unavailable
ZONE GRZ



28B WISHART ST WONTHAGGI VIC 3995

3
 1
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LAND AREA 590m²
TYPE House
LAST SALE \$255,000 (16/06/2025)
ZONE GRZ



UNIT 2 7 CAMPBELL ST WONTHAGGI VIC 3995

2
 1
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LAND AREA 1,011m²
TYPE Unit
LAST SALE \$519,000 (07/05/2025)
ZONE GRZ

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