

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION
Lot. 106 LP30087

LOCAL GOVERNMENT (COUNCIL)
Bass Coast

LEGAL DESCRIPTION
106\LP30087

COUNCIL PROPERTY NUMBER
6825

LAND SIZE
872m² Approx

ORIENTATION
North

FRONTAGE
15.1m 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

House
🏠 2 🏡 2 🚗 -

SALE HISTORY	CONTRACT DATE	SETTLEMENT DATE
\$46,000	01/02/1987	N/A
\$0	03/09/1984	08/10/1984
\$21,000	30/04/1980	N/A
\$18,500	04/12/1975	N/A

State Electorates

LEGISLATIVE COUNCIL
Eastern Victoria Region

LEGISLATIVE ASSEMBLY
Bass District

Schools

CLOSEST PRIVATE SCHOOLS
St Joseph's School (10703 m)
Koonwarra Village School (21808 m)

CLOSEST PRIMARY SCHOOLS
Inverloch Primary School (943 m)

CLOSEST SECONDARY SCHOOLS
Wonthaggi Secondary College (11396 m)

Burglary Statistics

POSTCODE AVERAGE
1 in 142 Homes

STATE AVERAGE
1 in 76 Homes

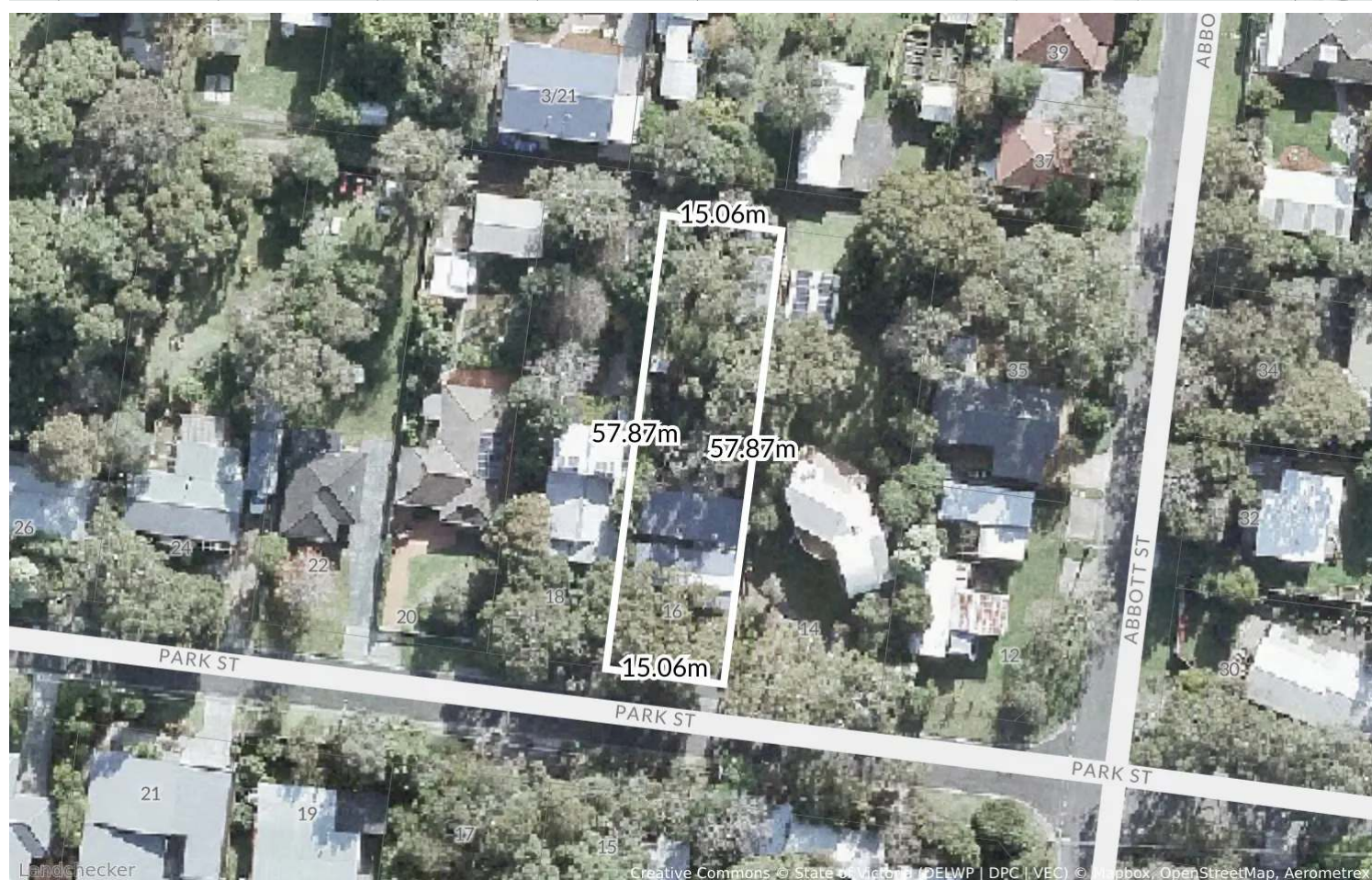
COUNCIL AVERAGE
1 in 159 Homes

Council Information - Bass Coast

PHONE
1300226278 (Bass Coast)

EMAIL
basscoast@basscoast.vic.gov.au

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



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

16 Park Street, Inverloch Vic 3996

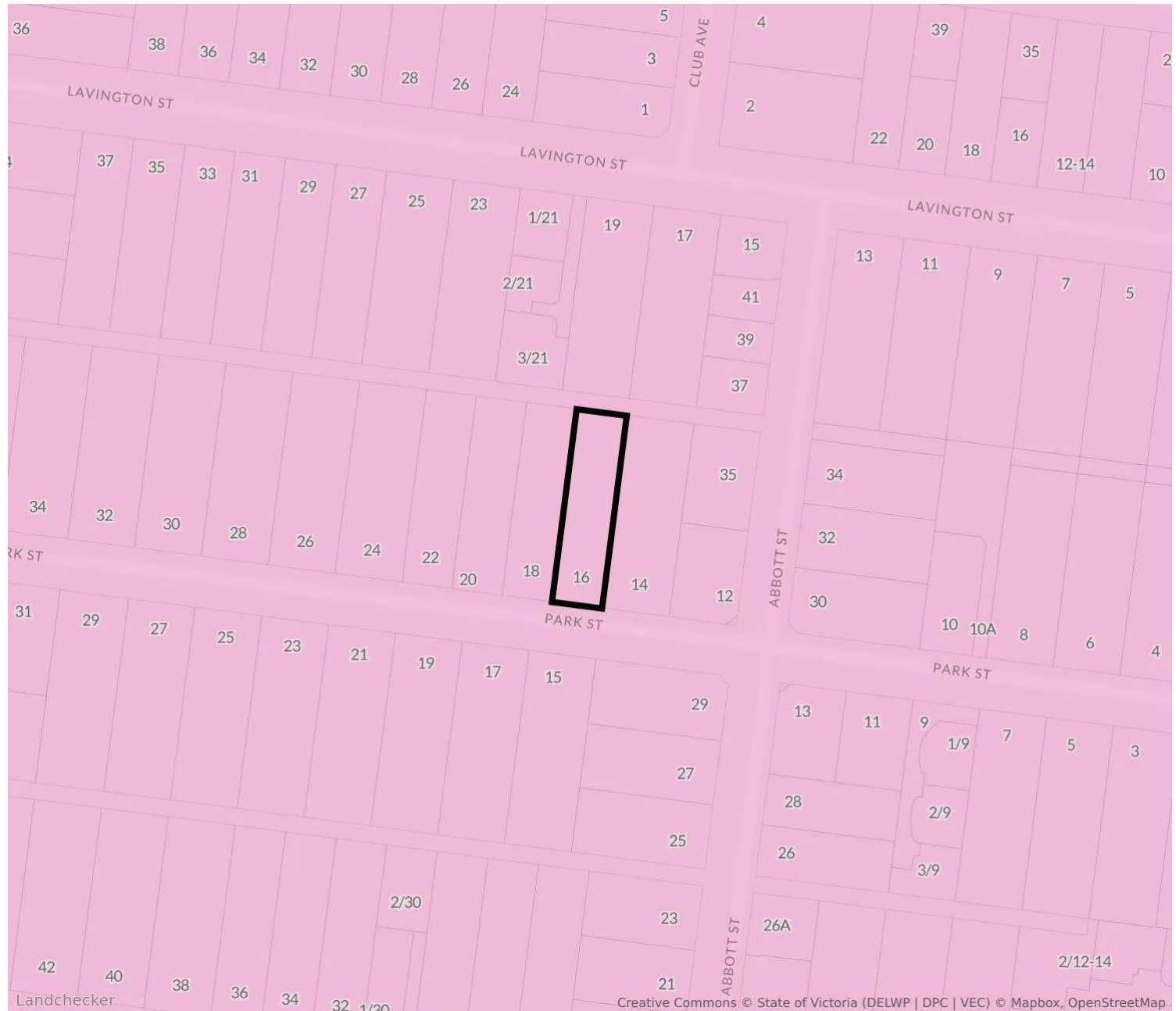
Status	Code	Date	Description
APPROVED	VC288	18/09/2025	The amendment extends the streamlined VicSmart assessment process to include planning permit applications for the construction of two dwellings on a lot and the subdivision of land into two lots.
APPROVED	VC289	14/09/2025	Amendment VC289 introduces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

16 Park Street, 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.



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

16 Park Street, 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

16 Park Street, 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.

TOPOGRAPHY

16 Park Street, Inverloch Vic 3996



10 - 20m Contours

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

EASEMENTS

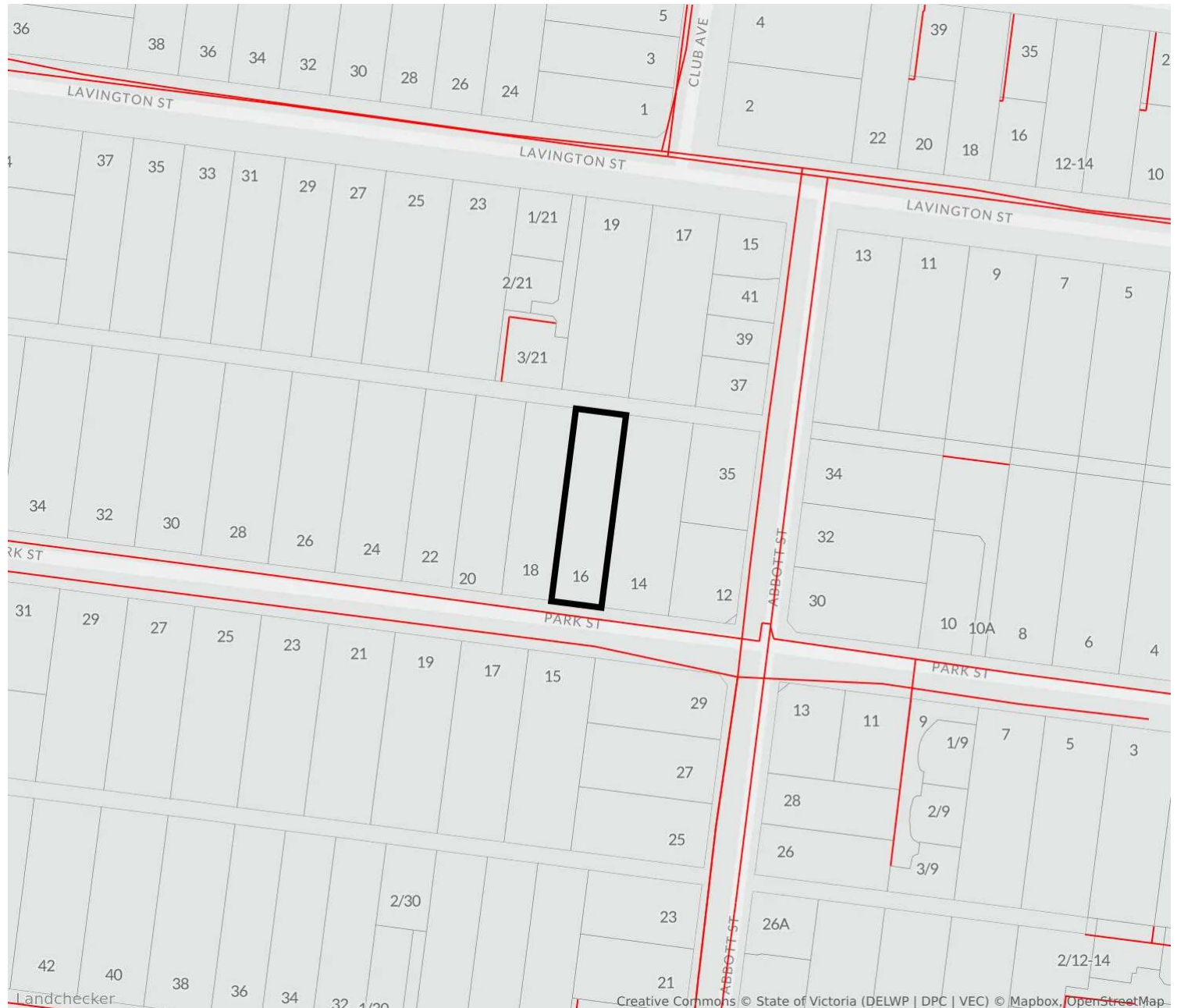
16 Park Street, Inverloch Vic 3996



No easements for this property

NEARBY EASEMENTS

16 Park Street, 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.

PLANNING PERMIT HISTORY

16 Park Street, Inverloch Vic 3996

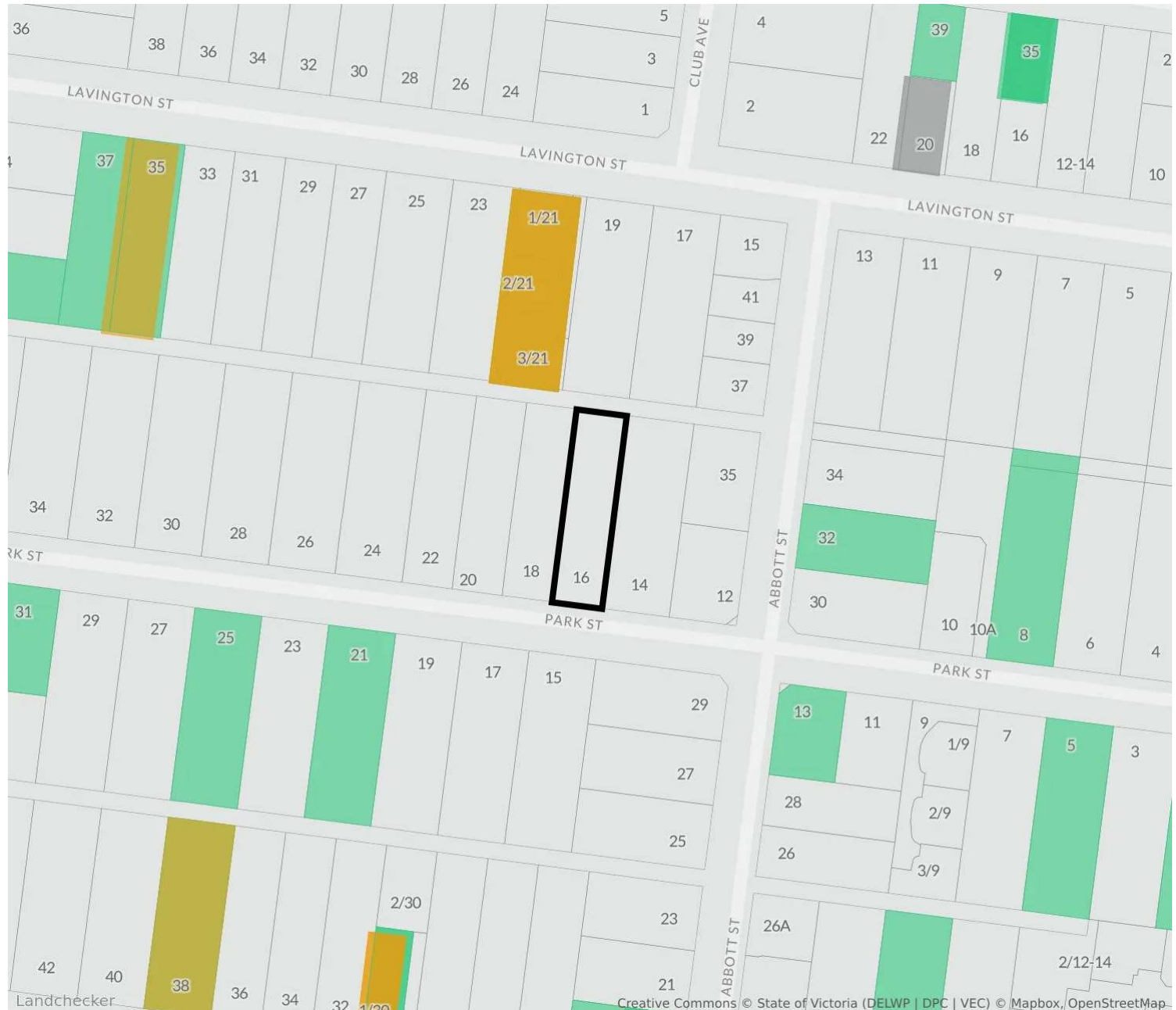


Status	Code	Date	Description
APPROVED	02895	17/10/2002	Lop and remove trees.

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

NEARBY PLANNING PERMITS

16 Park Street, Inverloch Vic 3996

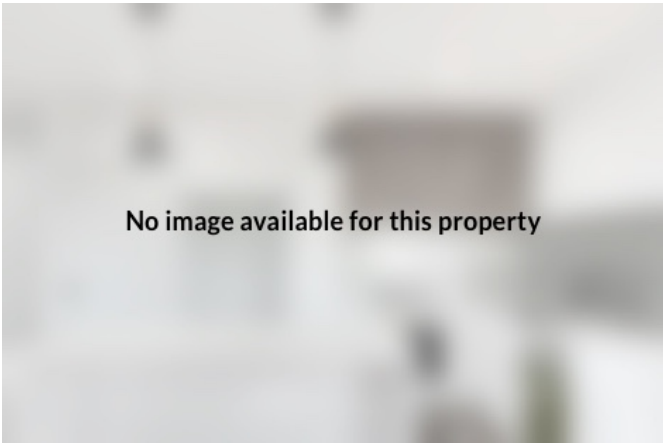


Status	Code	Date	Address	Description
PENDING	PDPLANVIC-2025/000919	Received 06/10/2025	<u>38 Halford St, Inverloch</u>	Removal of one tree within a vegetation protection overlay (vpo3).
PENDING	220346 - PC1	Received 14/02/2023	<u>35 Lavington Street, Inverloch</u>	Buildings and works in a Design and Development Overlay
PENDING	210439 - PC1	Received 09/08/2022	<u>19 Abbott Street, Inverloch</u>	Two lot subdivision - Plans to Comply - Condition 6 - Civil Drainage Plans
PENDING	170250 -PC2	Received 02/10/2018	<u>21 Lavington Street, Inverloch</u>	Three lot subdivision, alterations to existingdwelling to create a second dwelling, anddevelop a third dwelling - Plans to Comply -Site Drainage Plans - Condition 4
PENDING	170250 -PC1	Received 03/08/2018	<u>21 Lavington Street, Inverloch</u>	Three lot subdivision, alterations to existingdwelling to create a second dwelling, anddevelop a third dwelling - Plans to Comply -Condition 1 - Development Plans
PENDING	160143 -PC1	Received 19/10/2016	<u>1/30 Halford Street, Inverloch</u>	Construct a single dwelling - Plans to complyreceived in response to Condition 2

Status	Code	Date	Address	Description
PENDING	160143 - PC1	Received 19/10/2016	1/30 Halford Street, Inverloch	Construct a single dwelling - Plans to comply received in response to Condition 2
PENDING	140081 -PC2	Received 05/08/2015	16 Lavington Street, Inverloch	2 lot subdivision - Plans to comply - Amended Civil Plans
PENDING	150041 -PC1	Received 13/07/2015	20 Lavington Street, Inverloch	2 lot subdivision - Civil Plans - Condition 9
PENDING	140081 -PC1	Received 05/01/2015	16 Lavington Street, Inverloch	2 lot subdivision Condition 4 plans
APPROVED	PDPLANPER-2025/000481	25/09/2025	8 Park St, Inverloch	Extend a dwelling in a design and development overlay (ddo9).
APPROVED	PDPLANPER-2025/000384	10/09/2025	32 Abbott St, Inverloch	Extension to a dwelling in the design and development overlay (ddo9), and the removal of a tree in the vegetation protection overlay (vpo3).
APPROVED	PDPLANVIC-2023/000311	18/05/2023	18 Halford St, Inverloch	Construction of a shed in a design and development overlay (ddo9).
APPROVED	230013	06/02/2023	21 Park St, Inverloch	Construction of a garage in a design and development overlay (ddo9).
APPROVED	220346	01/02/2023	35 Lavington St, Inverloch	Buildings and works in a design and development overlay (ddo9).
APPROVED	220105	16/11/2022	5 Park St, Inverloch	Construction of two dwellings, two lot subdivision and the removal of one tree in a general residential zone (grz1), design and development overlay (ddo9) and vegetation protection overlay (vpo3).
APPROVED	210439	09/05/2022	19 Abbott St, Inverloch 19 Abbott St, Inverloch	Two lot subdivision.
APPROVED	210366	18/11/2021	1 Park St, Inverloch	Removal of one tree in a vpo3.
APPROVED	210066	23/06/2021	13 Park St, Inverloch	Development of land for dwelling in ddo9.
APPROVED	200197	20/05/2021	31 Park St, Inverloch	Subdivision of land into 3 lots.
APPROVED	200394	09/03/2021	25 Park St, Inverloch	Development of land for a dwelling in the ddo9.
APPROVED	180433 -1	11/03/2020	35 Golf Street, Inverloch	Development of the land for a dwelling in the DDO9
APPROVED	180433 - 1	11/03/2020	35 Golf St, Inverloch	Development of the land for a dwelling in the ddo9.
APPROVED	190383	25/02/2020	37 Lavington St, Inverloch	Extension to an existing dwelling in ddo9.
APPROVED	180433	05/07/2019	35 Golf St, Inverloch	Development of the land for a dwelling in the ddo9.
APPROVED	180275	25/09/2018	39 Golf St, Inverloch	Development of the land for a dwelling under ddo9.
APPROVED	170250	27/07/2018	21 Lavington Street, Inverloch	Three lot subdivision, alterations to existing dwelling to create a second dwelling, and develop a third dwelling.
APPROVED	180157	18/07/2018	30 Cashin St, Inverloch	Development of land for a dwelling subject to a design and development overlay schedule 9.
APPROVED	180087	12/07/2018	38 Halford St, Inverloch	Buildings and works for an extension to an existing dwelling and the construction of an ancillary outbuilding.
OTHER	150041 -PC2	11/12/2017	20 Lavington Street, Inverloch	2 lot subdivision - Amended Plans to Comply -Civil Plans - Condition 9
APPROVED	160143	23/09/2016	1/30 Halford St, Inverloch	Construct a single dwelling.
APPROVED	160113	04/05/2016	1/30 Halford St, Inverloch	Remove one tree.
APPROVED	150145	20/07/2015	16 Lavington Street, Inverloch	Develop a dwelling within DDO9
APPROVED	150194	20/07/2015	40 Halford St, Inverloch	Remove 1 tree from road reserve.

Status	Code	Date	Address	Description
APPROVED	150041	28/04/2015	<u>20 Lavington Street, Inverloch</u>	2 lot subdivision
REJECTED	130152	09/04/2015	<u>31 Park St, Inverloch</u>	5 lot subdivision and consolidation of 3 titles incorporating planning permit 100462.
APPROVED	140081 - 1	30/03/2015	<u>16 Lavington St, Inverloch</u>	2 lot subdivision - application to amend plans.
APPROVED	140081	28/07/2014	<u>16 Lavington Street, Inverloch</u>	2 lot subdivision
APPROVED	140148	24/07/2014	<u>21 Park St, Inverloch</u>	Construct additions and alterations to the existing dwelling.
APPROVED	140078	08/07/2014	<u>35 Abbott St, Inverloch</u>	Remove four (4) trees and amend the building envelope.
OTHER	110496	30/11/2011	<u>5 Park St, Inverloch</u>	Remove one tree and lop four trees.
APPROVED	100462	14/09/2011	<u>31 Park St, Inverloch</u>	Develop three double storey dwellings.
APPROVED	100582	07/01/2011	<u>29 Golf St, Inverloch</u>	Remove one tree on the boundary.
OTHER	100532	26/11/2010	<u>5 Lavington St, Inverloch</u>	Lop one tree.
REJECTED	090361	27/08/2010	<u>32 Abbott St, Inverloch</u>	Develop the land for a second dwelling.
REJECTED	080813	23/06/2010	<u>31 Park St, Inverloch</u>	Construct five double storey dwellings and remove vegetation.
APPROVED	090252	01/06/2009	<u>29 Golf St, Inverloch</u>	Remove one tree.
OTHER	090012	16/03/2009	<u>36 Park St, Inverloch</u>	Remove a restrictive covenant.
OTHER	080363	07/11/2008	<u>1 Park St, Inverloch</u>	Lop eight trees.
APPROVED	070820	25/06/2008	<u>13 Lavington St, Inverloch</u>	Remove seventeen trees.

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



19 LAVINGTON ST INVERLOCH VIC 3996

🛏 2 🏠 1 🚗 -

LAND AREA	1,162m ²
TYPE	House
LAST SALE	Unavailable
ZONE	GRZ



17 LAVINGTON ST INVERLOCH VIC 3996

🛏 2 🏠 2 🚗 4

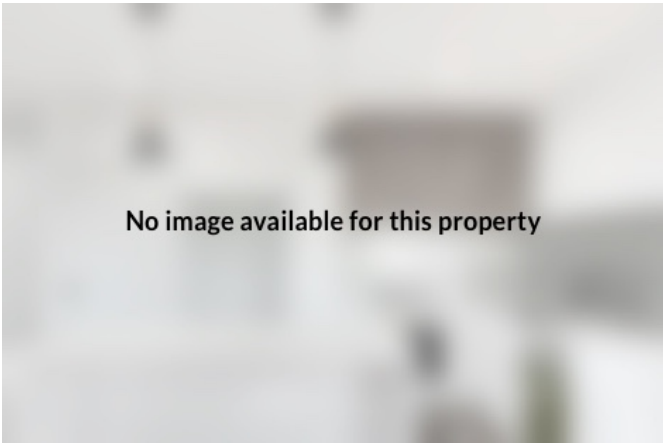
LAND AREA	1,189m ²
TYPE	House
LAST SALE	\$750,000 (25/06/2025)
ZONE	GRZ



UNIT 1 30 HALFORD ST INVERLOCH VIC 3996

🛏 3 🏠 2 🚗 1

LAND AREA	372m ²
TYPE	Unit
LAST SALE	\$790,000 (14/06/2025)
ZONE	GRZ



12 LAVINGTON ST INVERLOCH VIC 3996

🛏 3 🏠 1 🚗 -

LAND AREA	708m ²
TYPE	House
LAST SALE	Unavailable
ZONE	GRZ



39A HALFORD ST INVERLOCH VIC 3996

4
 2
 2

LAND AREA 476m²
TYPE House
LAST SALE \$1,190,000 (29/08/2025)
ZONE GRZ



51 CASHIN ST INVERLOCH VIC 3996

3
 2
 2

LAND AREA 606m²
TYPE House
LAST SALE \$1,210,000 (21/06/2025)
ZONE GRZ



12 VIEW ST INVERLOCH VIC 3996

3
 1
 1

LAND AREA 622m²
TYPE House
LAST SALE \$890,000 (06/10/2025)
ZONE GRZ



27 FRED A ST INVERLOCH VIC 3996

4
 1
 1

LAND AREA 1,013m²
TYPE House
LAST SALE \$1,150,000 (05/08/2025)
ZONE GRZ

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