

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION
PC354108

LOCAL GOVERNMENT (COUNCIL)
South Gippsland

LEGAL DESCRIPTION
PC354108

COUNCIL PROPERTY NUMBER
186142

LAND SIZE
16,729m² Approx

ORIENTATION
East

FRONTAGE
70.45m Approx

ZONES
FZ - Farming Zone

OVERLAYS
EMO - Erosion Management Overlay - Schedule 1

Property Sales Data

House			SALE HISTORY	CONTRACT DATE	SETTLEMENT DATE
	4		2		3
			\$0	24/02/2024	24/05/2024
			\$570,000	07/07/2009	07/09/2009
			\$82,500	27/07/1999	27/08/1999
			\$60,000	18/07/1994	N/A

State Electorates

LEGISLATIVE COUNCIL	LEGISLATIVE ASSEMBLY
Eastern Victoria Region	Gippsland South District

Schools

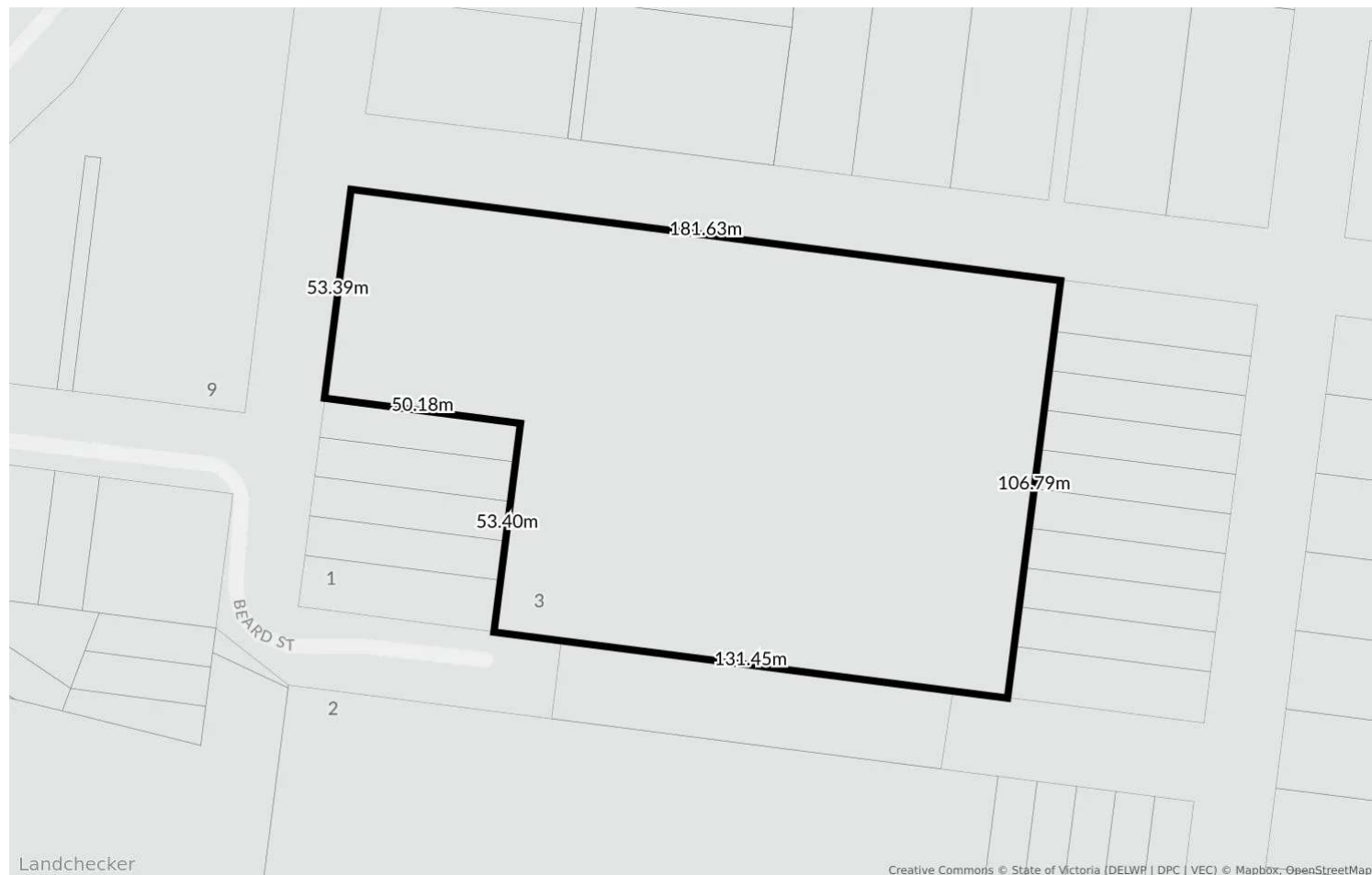
CLOSEST PRIVATE SCHOOLS	CLOSEST PRIMARY SCHOOLS
St Joseph's School (7735 m)	Kongwak Primary School (5474 m)
Koonwarra Village School (16204 m)	
St Laurence O'Toole School (15998 m)	
CLOSEST SECONDARY SCHOOLS	
Korumburra Secondary College (6171 m)	

Burglary Statistics

POSTCODE AVERAGE	STATE AVERAGE
1 in 0 Homes	1 in 76 Homes
COUNCIL AVERAGE	
1 in 248 Homes	

Council Information - South Gippsland

PHONE	EMAIL
03 5662 9200 (South Gippsland)	council@southgippsland.vic.gov.au
WEBSITE	
http://www.southgippsland.vic.gov.au/	



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

3 Beard Street, Outtrim Vic 3951

Status	Code	Date	Description
APPROVED	VC298	24/11/2025	Amendment VC298 updates Clause 52.03 to reflect the Level Crossing Removal Project's (LXRP) name change to Victorian Infrastructure Delivery Authority (VIDA) Rail and expand the clause's application to projects carried out by or on behalf of VIDA Rail. The amendment also updates reference to the Guidelines for removal, destruction or lopping of native vegetation (DEECA, 2025).
APPROVED	VC301	20/11/2025	Amendment VC301 corrects Clause 52.37 table of permit exemptions to ensure public authorities and municipal councils do not require a permit to remove, destroy or lop a canopy tree to construct or maintain the transport system.
APPROVED	VC268	19/11/2025	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	VC297	18/11/2025	Amendment VC297 creates an efficient approvals pathway for permits to facilitate the assessment of minor projects to support the delivery of the broader Suburban Rail Loop Authority transport program, including Suburban Rail Loop East.
APPROVED	VC290	13/11/2025	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	VC279	13/11/2025	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	C131sgip	13/11/2025	Rezones 108 and 110 Parr Street, Leongatha from Farming Zone to General Residential Zone Schedule 1, and makes changes to overlays affecting the land.
APPROVED	VC295	06/11/2025	The amendment changes the VPP and all planning schemes to align the provisions with the new name for Major Road Projects Victoria (MRPV) to VIDA Roads.
APPROVED	VC291	29/10/2025	Amendment VC291 updates the Victoria Planning Provisions and all planning schemes to replace the Guidelines for the removal, destruction or lopping of native vegetation, 2017 with the version published in 2025 and amend clause 66.01 (Subdivision Referrals) to enable the direct referral of planning applications to Fire Rescue Victoria for the existing fire hydrant referral matter.

Status	Code	Date	Description
APPROVED	VC294	26/10/2025	Amendment VC294 reforms sign provisions to exempt specified signs from planning permit requirements and remove mandatory permit expiration dates for most signs.
APPROVED	VC296	16/10/2025	Amendment VC296 reinstates the operation of the existing coronavirus (COVID-19) pandemic and recovery exemption planning provisions until 30 June 2027.
APPROVED	VC275	15/10/2025	The amendment introduces a planning exemption for outdoor dining on public land
APPROVED	VC258	15/10/2025	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	VC286	15/10/2025	The Amendment changes the VPP and all planning schemes in Victoria by removing the requirement for a planning permit for licensed premises.
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	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	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.

PROPOSED PLANNING SCHEME AMENDMENTS

3 Beard Street, Outtrim Vic 3951

Status	Code	Date	Description
PROPOSED	C133sgjp	24/09/2025	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.



Landchecker

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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.

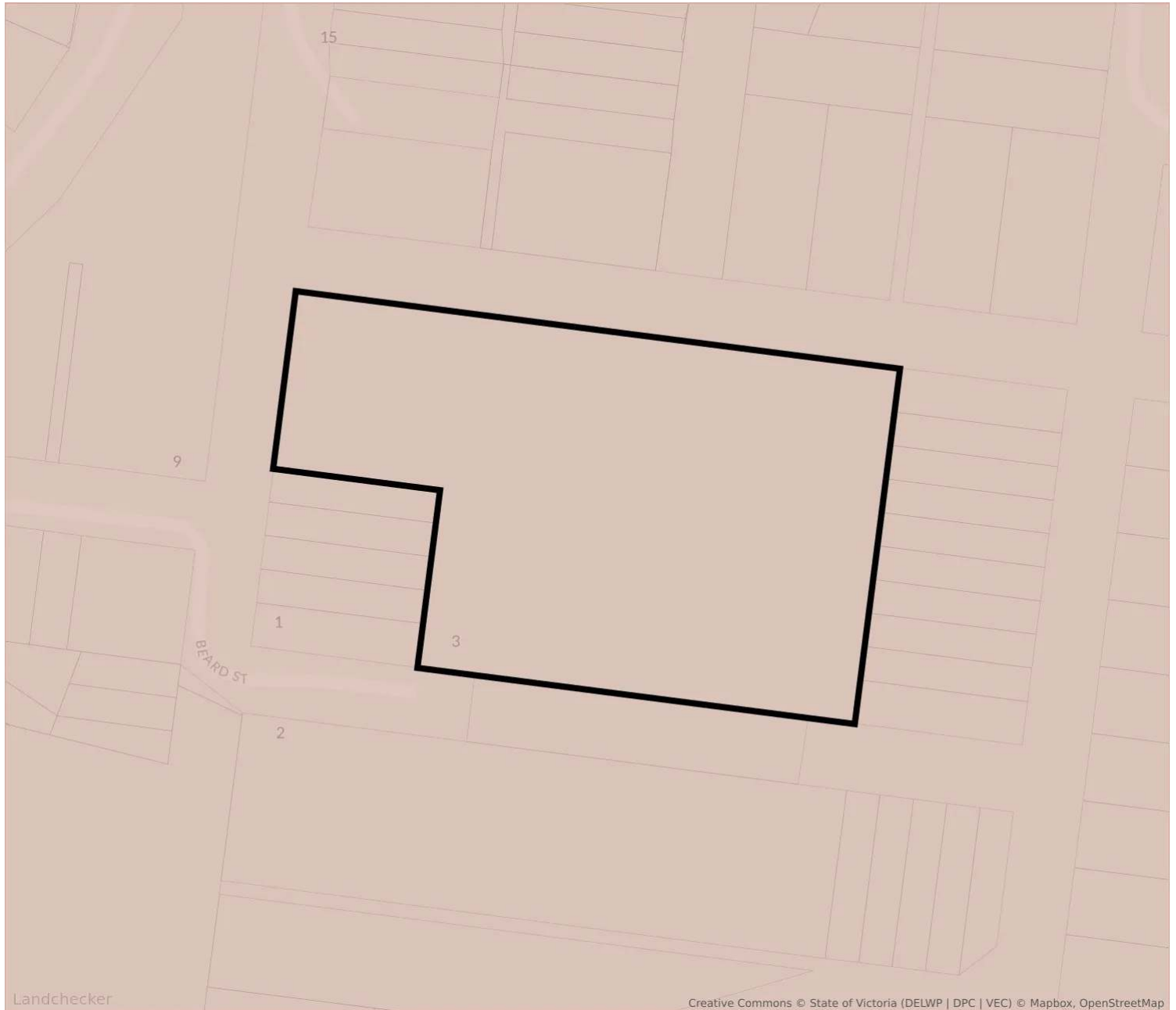
VPP 35.07 Farming Zone

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.

Other nearby planning zones

TRZ3 - Transport Zone



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

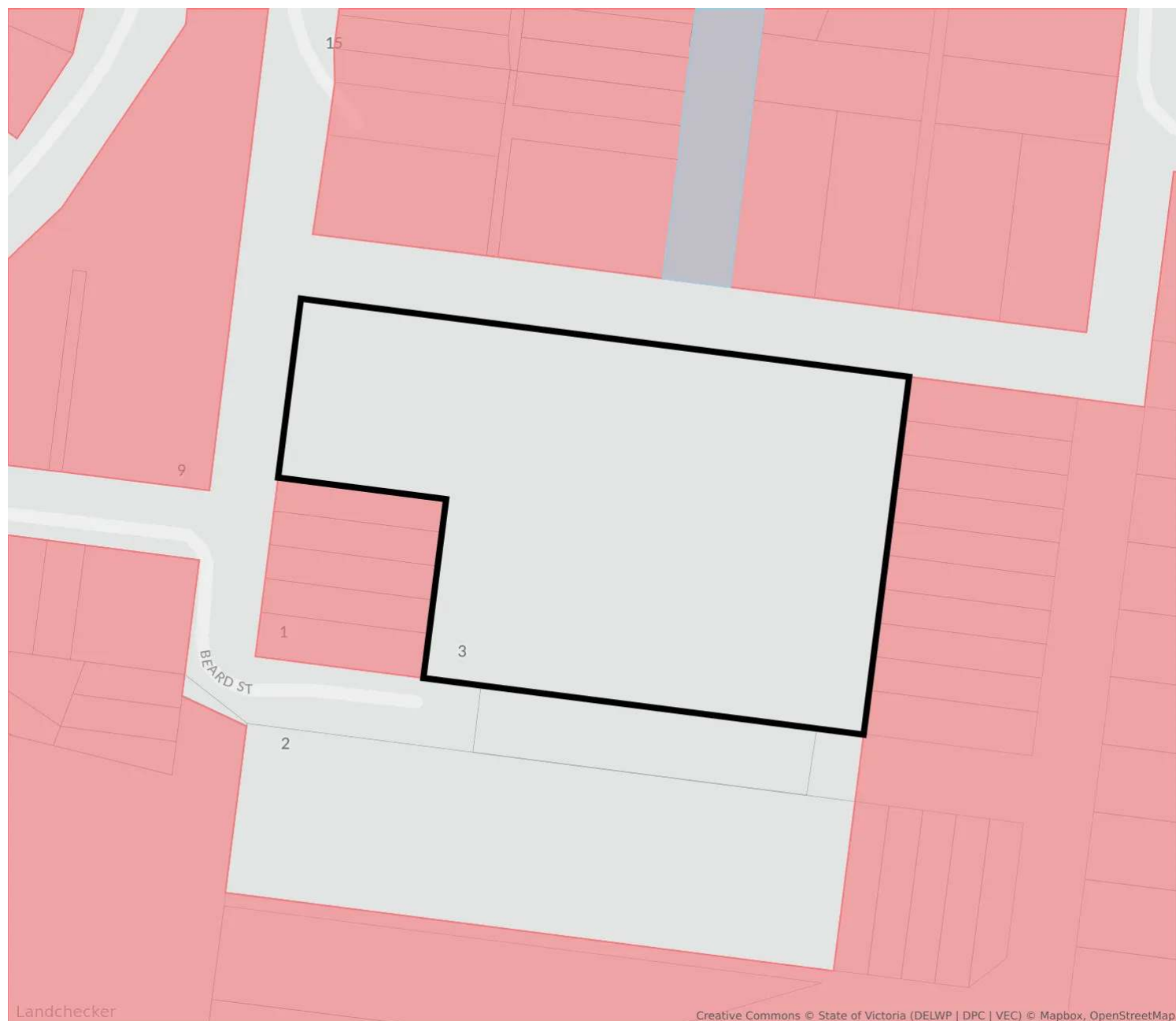
To ensure buildings and works are located and designed to avoid risk to life and property from erosion. To ensure that environmental values are protected in areas susceptible to erosion. To retain existing vegetation and encourage new plantings to prevent and minimise erosion.

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.

NEARBY OVERLAYS

3 Beard Street, Outtrim Vic 3951



■ RO - Restructure Overlay

■ RXO - Road Closure Overlay

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



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.



Flood

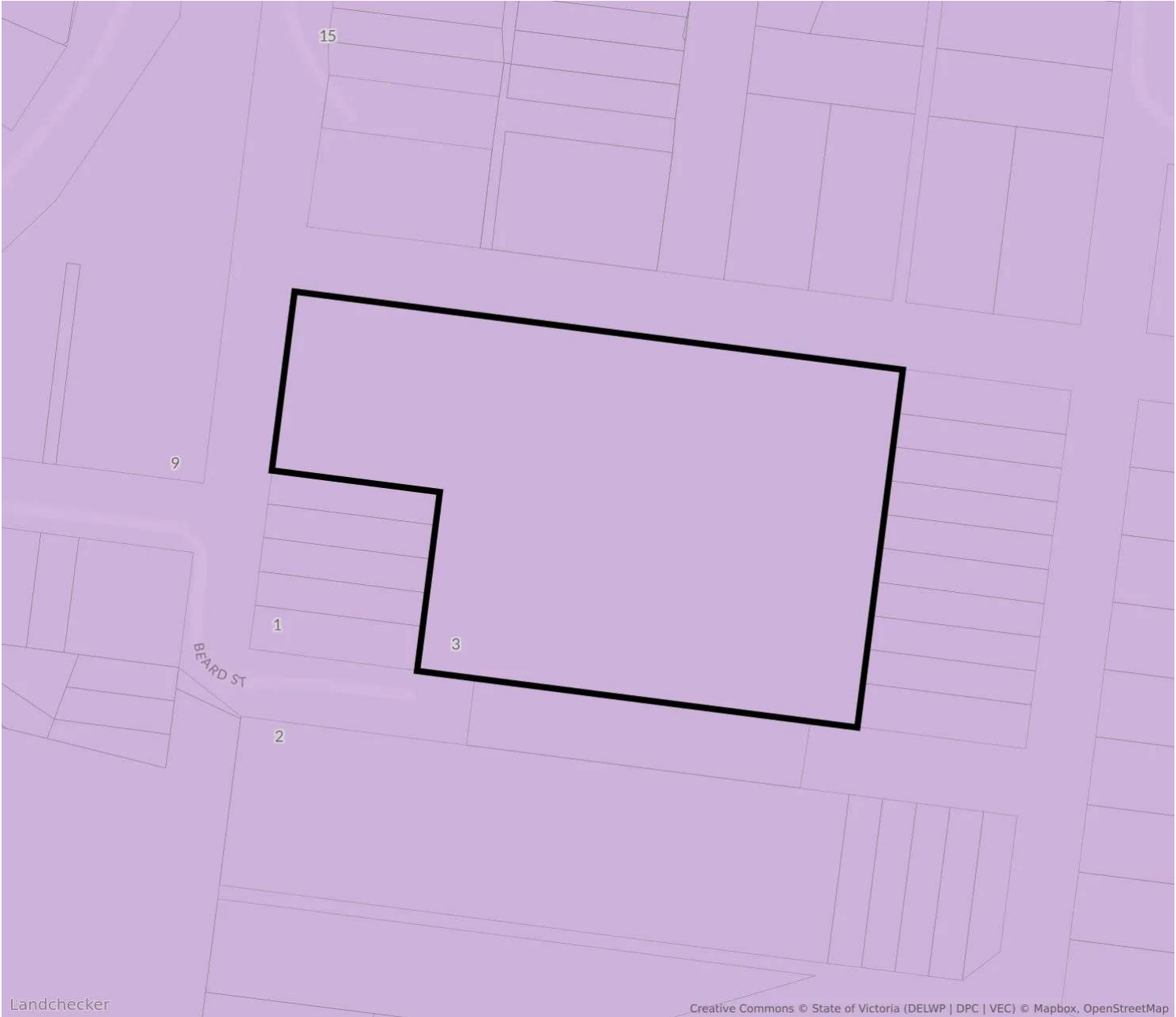
This property has not been specified as a flood area as per [Landchecker flood sources](#).

For confirmation and detailed advice about this flood area, please contact the relevant source authority.

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning BMO	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning BMO1	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning BMO2	Unaffected	State	11/09/2025

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning BMO3	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning EMO	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning EMO1	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning EMO2	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning EMO3	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning EMO4	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning EMO5	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning EMO6	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning FO	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning FO1	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning FO2	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning FO3	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning LSIO	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning LSIO1	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning LSIO2	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning LSIO3	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning LSIO4	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning RFO	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning SBO	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning SBO1	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning SBO2	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning SBO3	Unaffected	State	11/09/2025

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning UFZ	Unaffected	State	11/09/2025

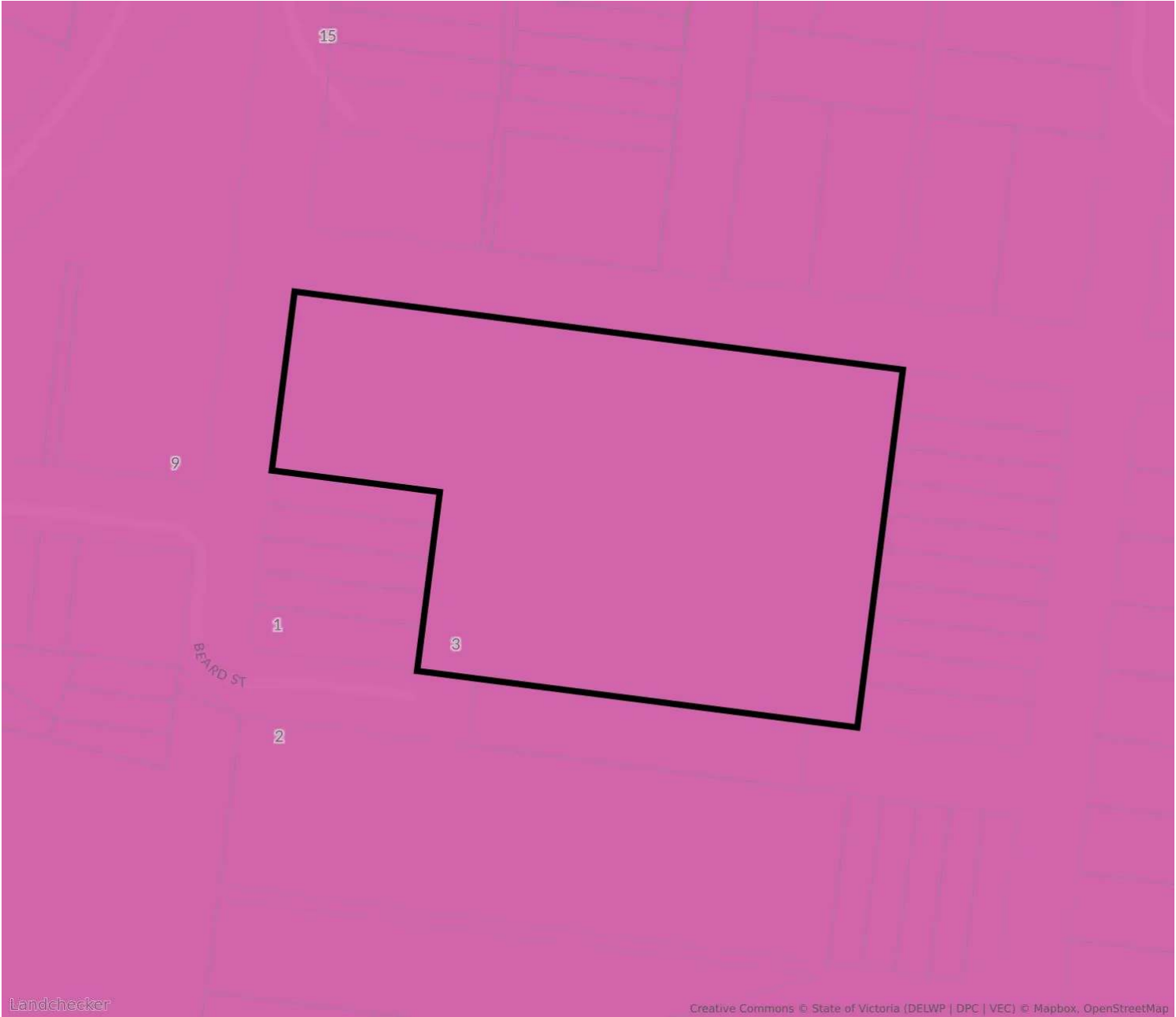


Bushfire Prone Area

This property is within a zone classified as a bushfire prone area.
For confirmation and detailed advice about this bushfire prone area, please contact the relevant source authority.

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning	Affected	State	03/09/2025
Department of Environment, Land, Water and Planning BMO	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning BMO1	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning BMO2	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning	Unaffected	State	03/09/2025

Source Authority	Status	Type	Last Updated
BMO3			
Department of Environment, Land, Water and Planning EMO	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning EMO1	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning EMO2	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning EMO3	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning EMO4	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning EMO5	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning EMO6	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning FO	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning FO1	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning FO2	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning FO3	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning LSIO	Unaffected	State	03/09/2025
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Department of Environment, Land, Water and Planning LSIO2	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning LSIO3	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning LSIO4	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning RFO	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning SBO	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning SBO1	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning SBO2	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning SBO3	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning UFZ	Unaffected	State	03/09/2025



Landslide Prone Area

This property is within a zone classified as a landslide prone area.
For confirmation and detailed advice about this landslide prone area, please contact the relevant source authority.

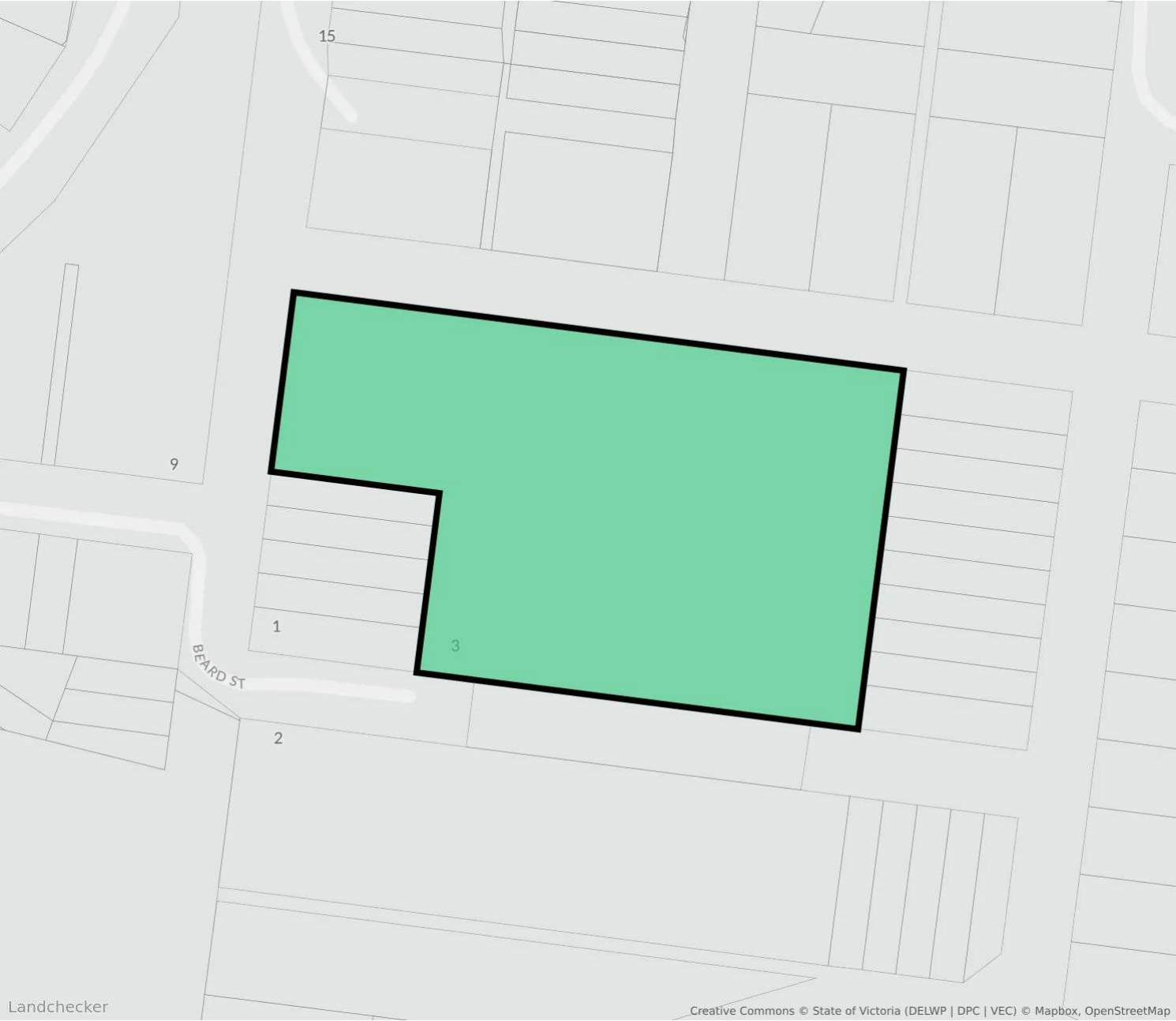
Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning EMO1	Affected	State	03/09/2025
Department of Environment, Land, Water and Planning	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning BMO	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning BMO1	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning	Unaffected	State	03/09/2025

Source Authority	Status	Type	Last Updated
BMO2			
Department of Environment, Land, Water and Planning BMO3	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning EMO	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning EMO2	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning EMO3	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning EMO4	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning EMO5	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning EMO6	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning FO	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning FO1	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning FO2	Unaffected	State	03/09/2025
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Department of Environment, Land, Water and Planning SBO2	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning SBO3	Unaffected	State	03/09/2025
Department of Environment, Land, Water and Planning UFZ	Unaffected	State	03/09/2025

PROPTRACK COMPARABLE SALES

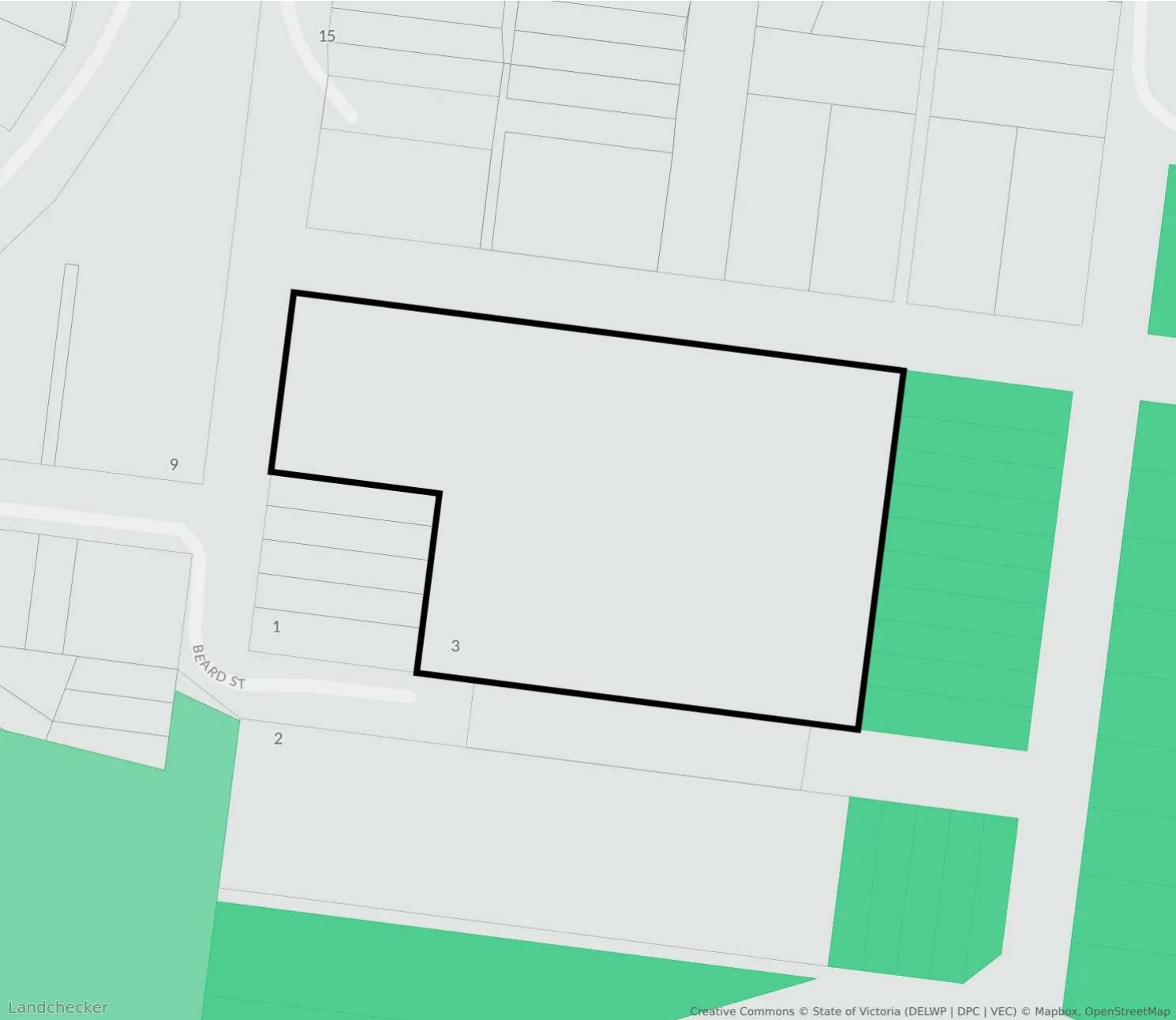
3 Beard Street, Outtrim Vic 3951

No comparable sales found nearby



Status	Code	Date	Description
APPROVED	2006/57	Received 28/02/2006	Enclose existing balcony.

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



Status	Code	Date	Address	Description
APPROVED	2002/194	Received 26/04/2002	<u>1 Main Road, Outtrim</u>	Dwelling, outbuilding relocation, vegetation removal (pine tree) and ancillary works.
APPROVED	2002/88	Received 18/02/2002	<u>15 Hegarty Street, Outtrim</u>	Excavation of land.
APPROVED	2004/178	Received 19/03/2004	<u>15 Hegarty Street, Outtrim</u>	Dwelling and earthworks.
APPROVED	2005/267/B	Received 27/09/2012	<u>42 Lomagnos Road, Outtrim</u>	Construction of dwelling & associated works - amend current condition of permit.
APPROVED	2005/267/C	Received 27/09/2012	<u>42 Lomagnos Road, Outtrim</u>	Construction of dwelling & associated works - extension of time.
APPROVED	2005/267/D	Received 17/01/2014	<u>42 Lomagnos Road, Outtrim</u>	Construction of dwelling & associated works - extension of time.
APPROVED	2006/87	Received 23/03/2006	<u>174 Rileys Road, Outtrim</u>	Dwelling.

Status	Code	Date	Address	Description
APPROVED	2011/305	Received 19/09/2011	<u>2 Beard Street, Outtrim</u>	Develop the land with a domestic shed.
APPROVED	2012/18	Received 19/01/2012	<u>2 Beard Street, Outtrim</u>	Extension to existing dwelling.
APPROVED	2014/133	Received 04/06/2014	<u>17 Main Road, Outtrim</u>	Extension to existing dwelling and carport.
APPROVED	2015/395	Received 24/12/2015	<u>174 Rileys Road, Outtrim</u>	Extend existing dwelling and ancillary outbuilding.
APPROVED	2019/2	Received 02/01/2019	<u>17 Main Road, Outtrim</u>	Use of the land for group accommodation.
APPROVED	2022/20	Received 21/01/2022	<u>174 Rileys Road, Outtrim</u>	Develop land with an agricultural shed.
APPROVED	X/2009/1	Received 18/02/2009	<u>174 Rileys Road, Outtrim</u>	Consolidation.

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



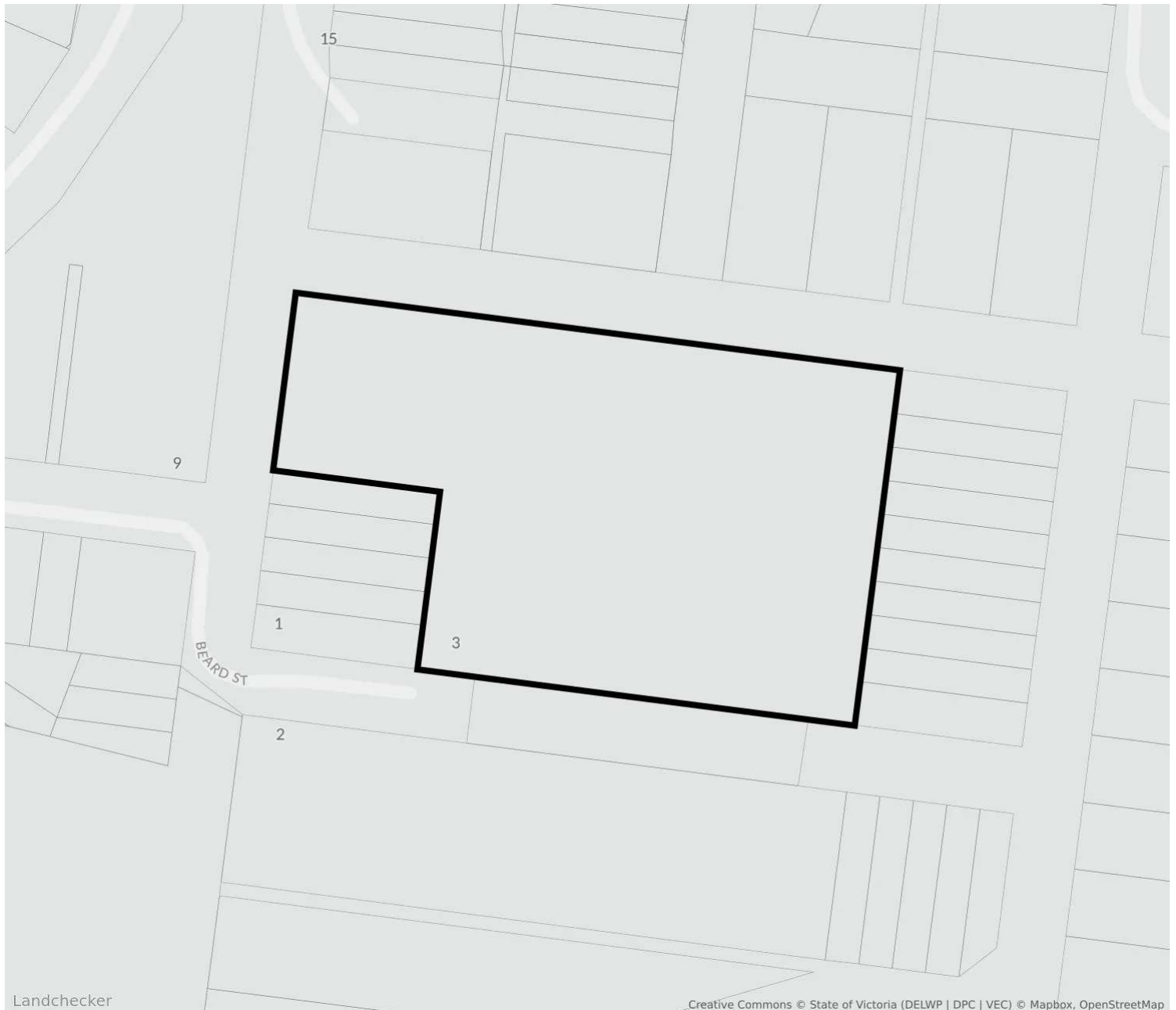
No easements for this property



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.



10 - 20m Contours

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

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