

PROPERTY REPORT

8 Royal Parade, Inverloch Vic 3996

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION
Lot. 157 PS448856

ORIENTATION
South

LOCAL GOVERNMENT (COUNCIL)
Bass Coast

FRONTAGE
20.39m Approx

LEGAL DESCRIPTION
157PS448856

ZONES
GRZ - General Residential Zone - Schedule 1

COUNCIL PROPERTY NUMBER
28668

OVERLAYS
VPO - Vegetation Protection Overlay - Schedule 3

LAND SIZE
815m² Approx

Property Sales Data

House
 3  2  2

SALE HISTORY	CONTRACT DATE	SETTLEMENT DATE
\$520,000	05/01/2011	30/03/2011
\$402,000	05/04/2007	01/06/2007
\$95,000	10/02/2003	31/07/2003

State Electorates

LEGISLATIVE COUNCIL
Eastern Victoria Region

LEGISLATIVE ASSEMBLY
Bass District

Schools

CLOSEST PRIVATE SCHOOLS
St Joseph's School (9885 m)
Koonwarra Village School (22576 m)

CLOSEST PRIMARY SCHOOLS
Inverloch Primary School (1778 m)

CLOSEST SECONDARY SCHOOLS
Wonthaggi Secondary College (10555 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

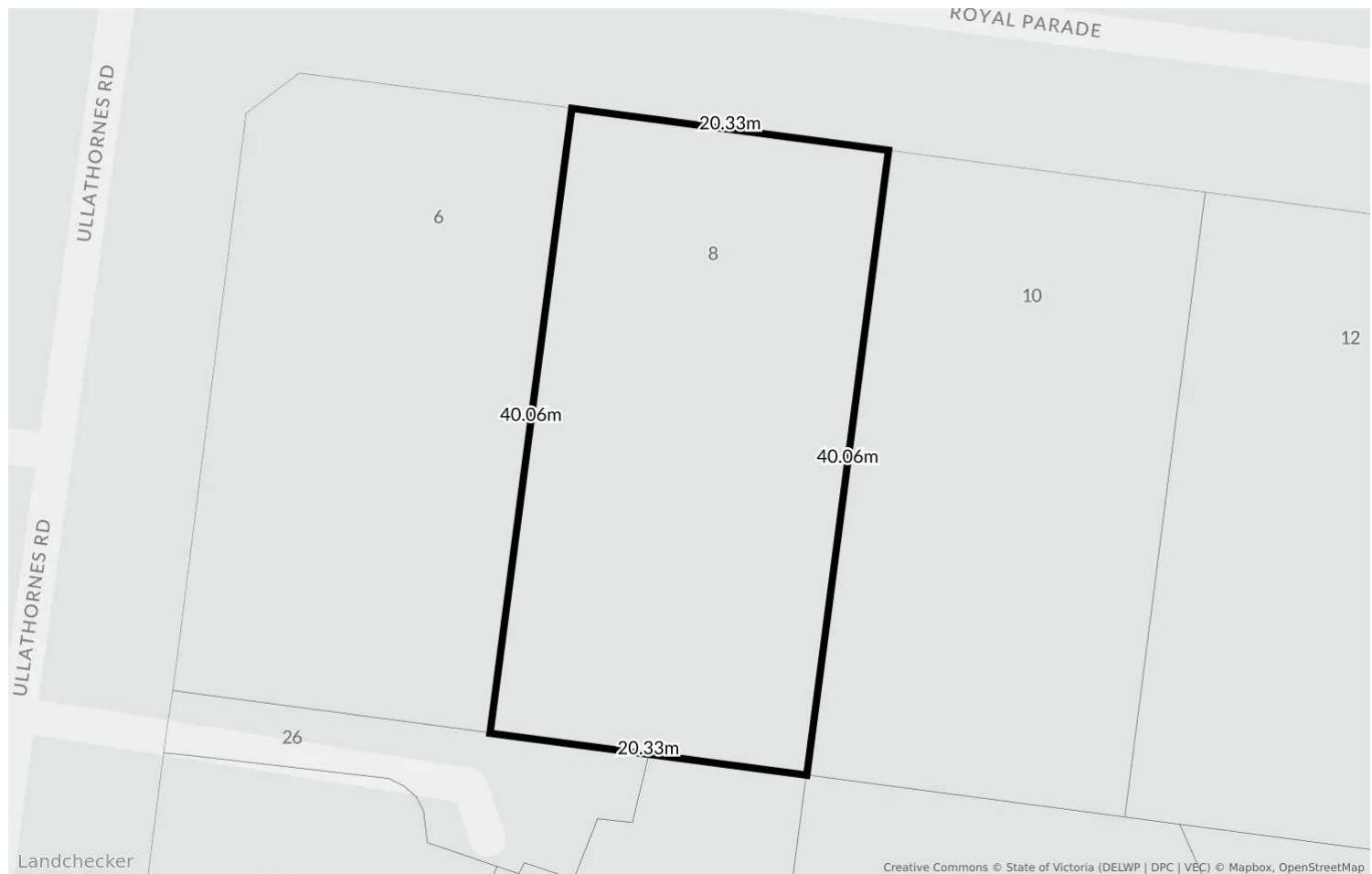
PHONE
1300226278 (Bass Coast)

EMAIL
basscoast@basscoast.vic.gov.au

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

SITE DIMENSIONS

8 Royal Parade, Inverloch Vic 3996



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RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

8 Royal Parade, Inverloch Vic 3996

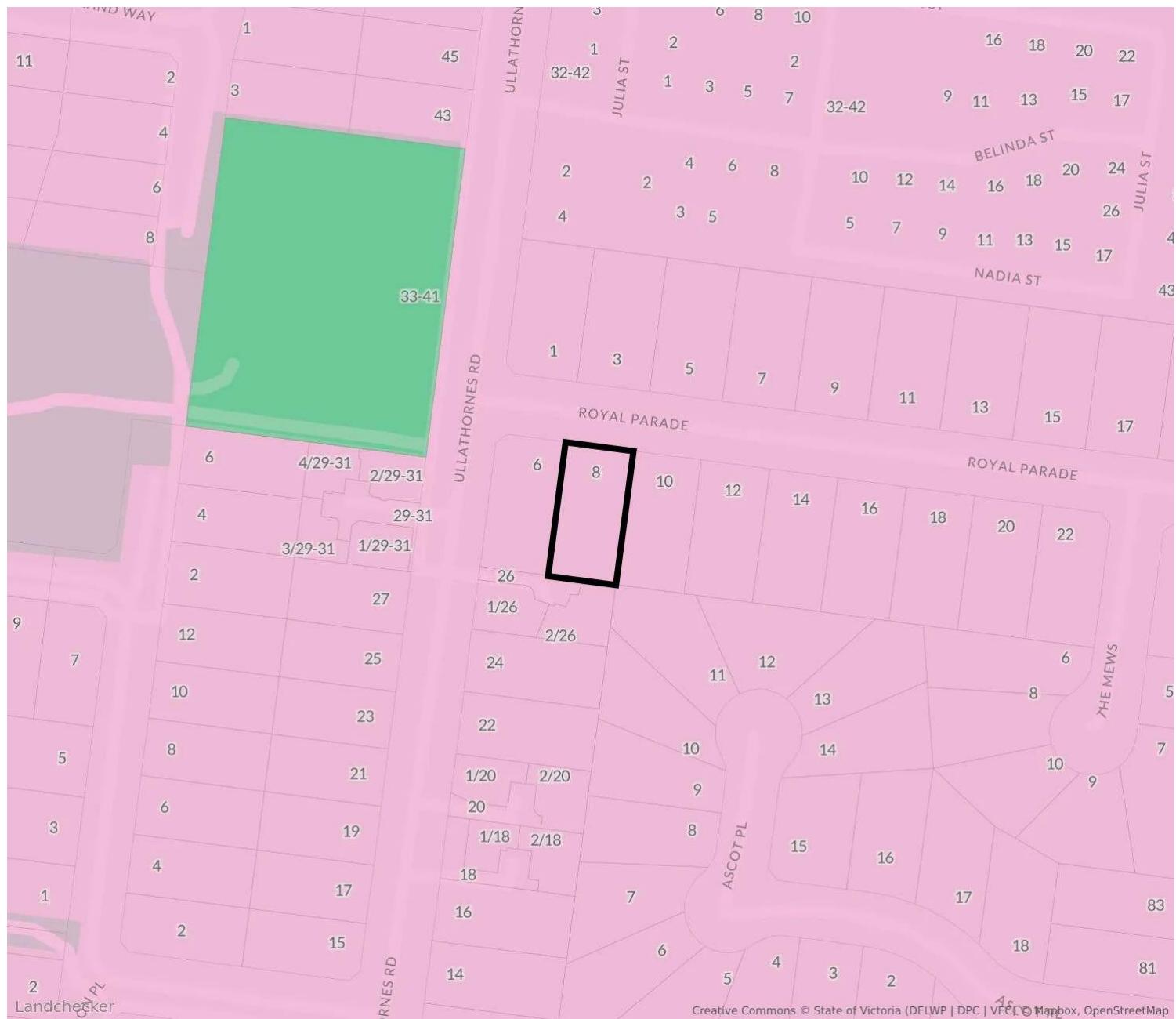
Status	Code	Date	Description
APPROVED	VC298	24/11/2025	Amendment VC298 updates Clause 52.03 to reflect the Level Crossing Removal Project's (LXRP) name change to Victorian Infrastructure Delivery Authority (VIDA) Rail and expand the clause's application to projects carried out by or on behalf of VIDA 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	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	C172basc	13/11/2025	Amends the Wonthaggi North East PSP and DCP to correct the description of infrastructure items and make minor clerical errors to ensure alignment with the recommendations of the VPA Projects Standing Advisory Committee (SAC) Final Report (August 2022) as introduced by Amendment C152basc.
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	C169basc	13/11/2025	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.
APPROVED	GC189	13/11/2025	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.

Status	Code	Date	Description
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.
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	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	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	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.

PROPOSED PLANNING SCHEME AMENDMENTS

8 Royal Parade, 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.

Other nearby planning zones

 PPRZ - Public Park And Recreation Zone



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

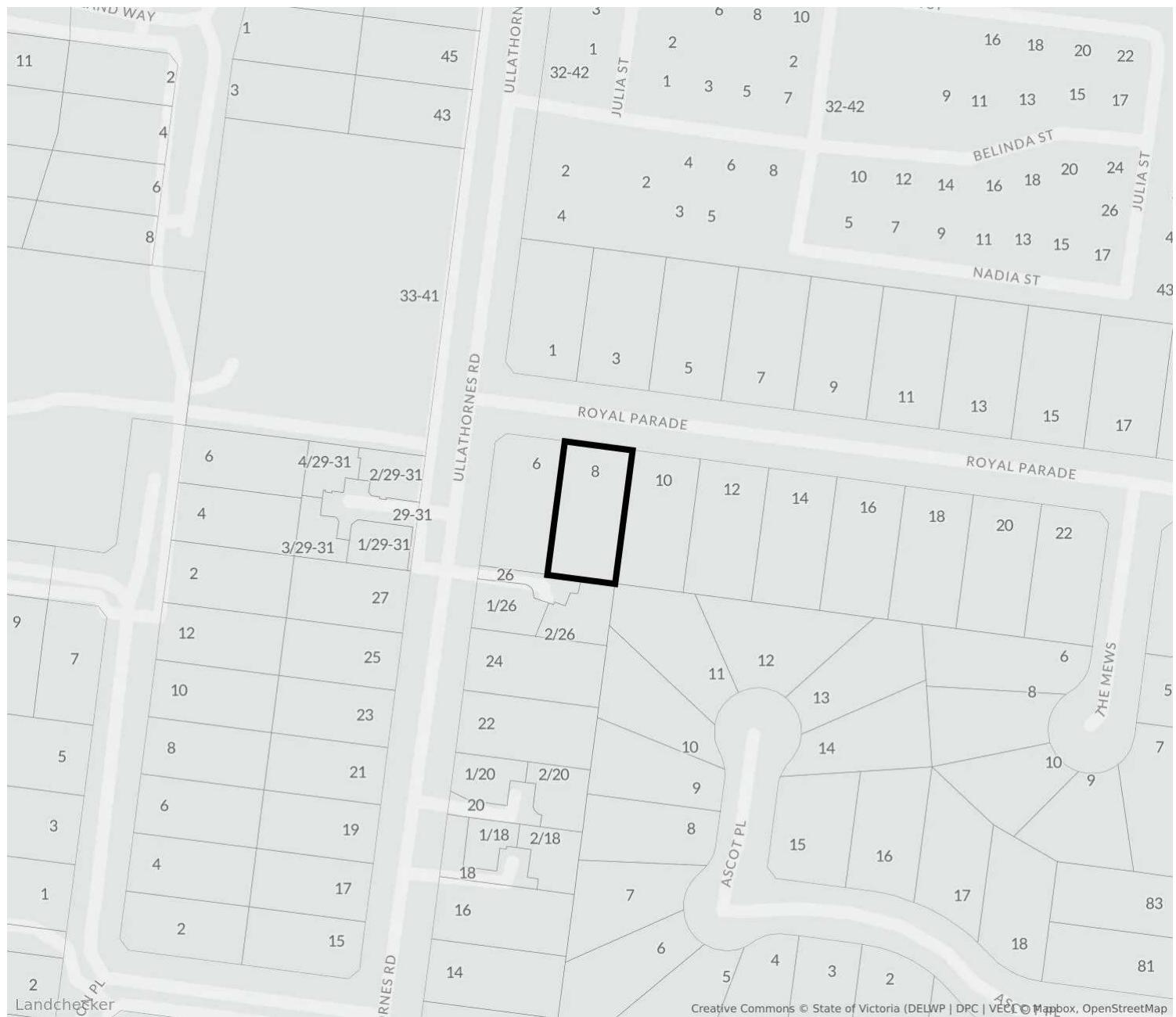
Inverloch is characterised by the retention of its native vegetation through earlier controls on vegetation clearing, making it an attractive area to both local residents and visitors. There are several species of State or regional significance within the town, in particular in the Screw Creek estuary 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

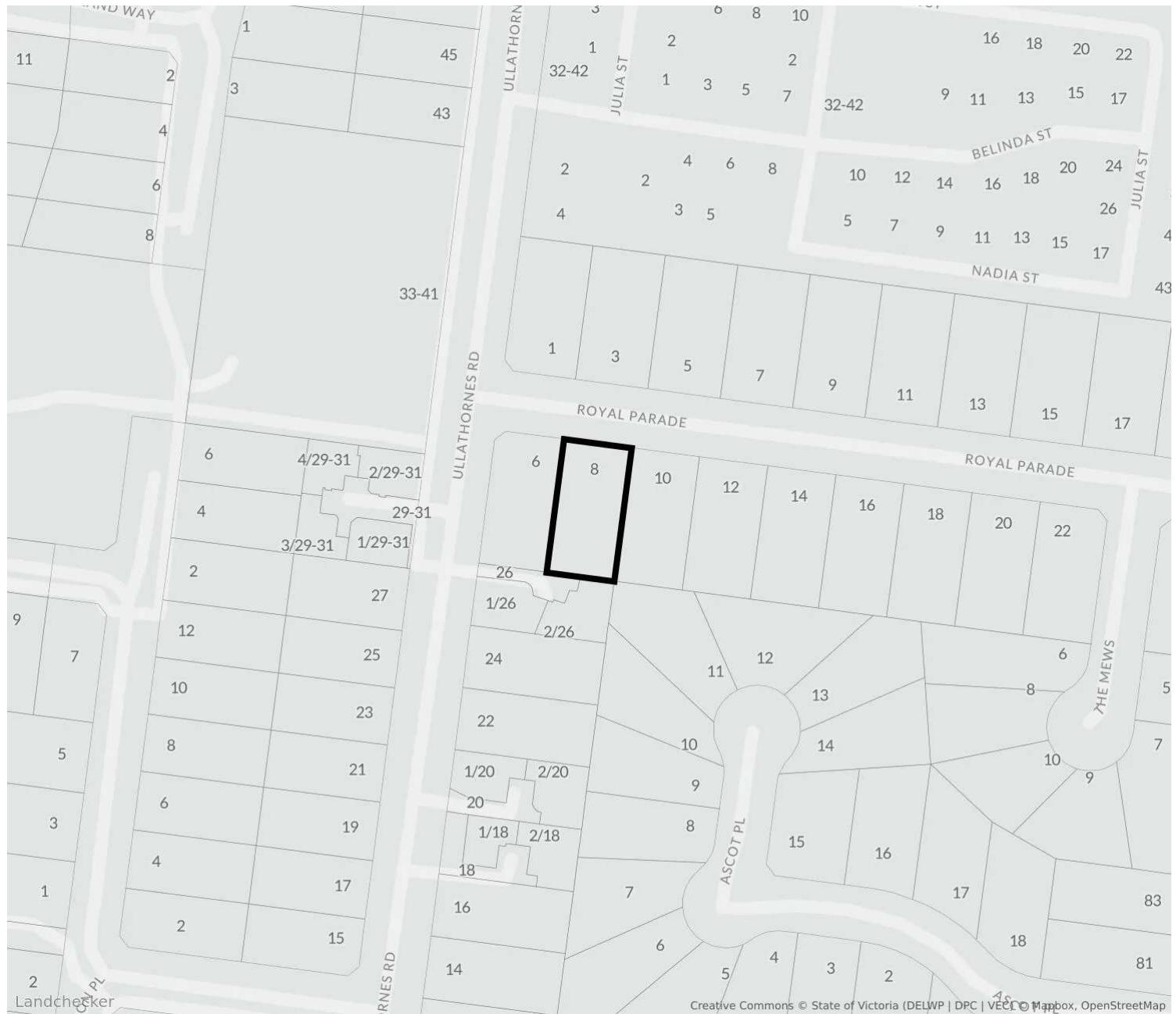
8 Royal Parade, Inverloch Vic 3996



There are no overlays in the vicinity

CULTURAL HERITAGE SENSITIVITY

8 Royal Parade, Inverloch Vic 3996



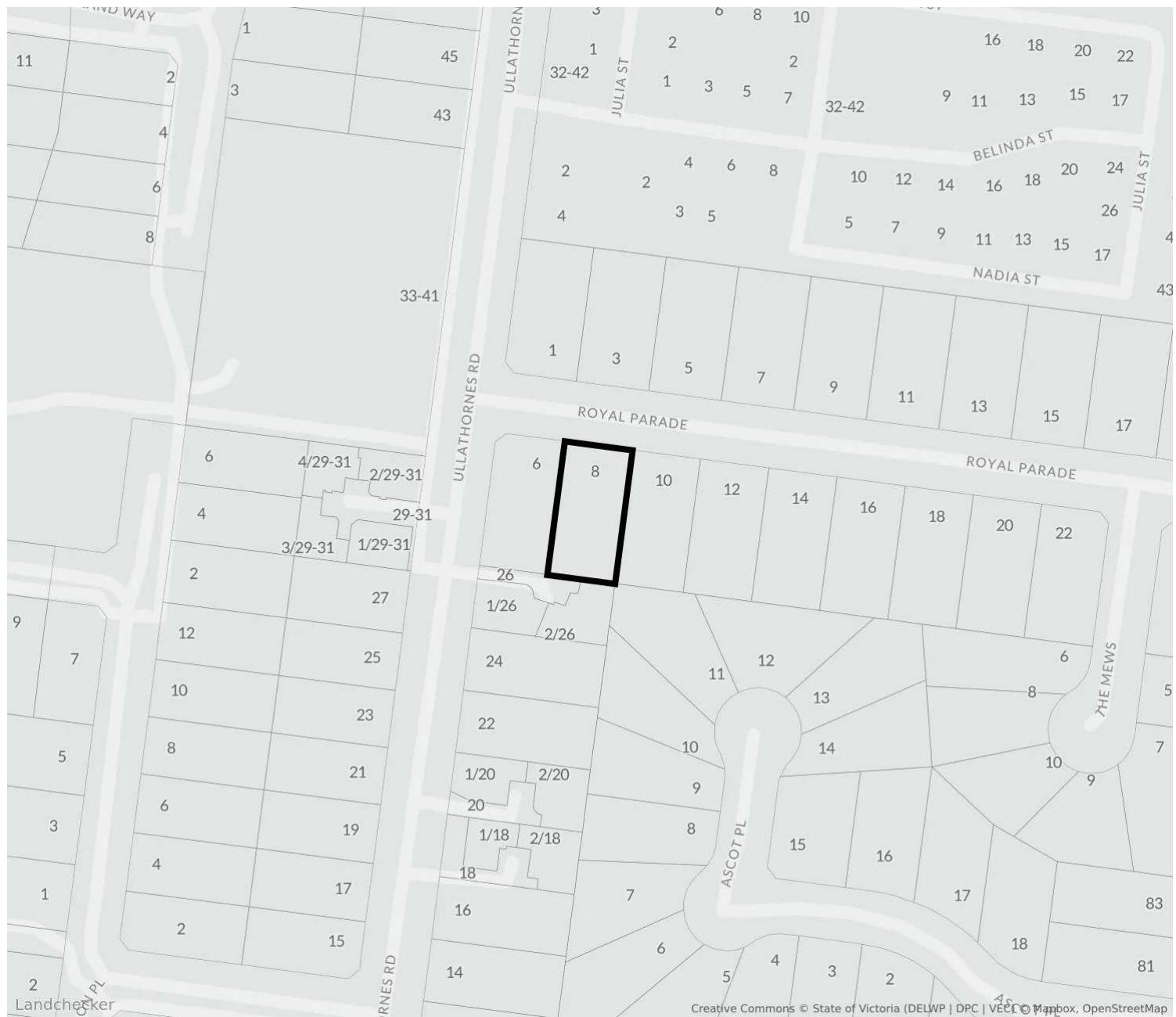
Aboriginal Cultural Heritage Sensitivity

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.

FLOOD

8 Royal Parade, Inverloch Vic 3996



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



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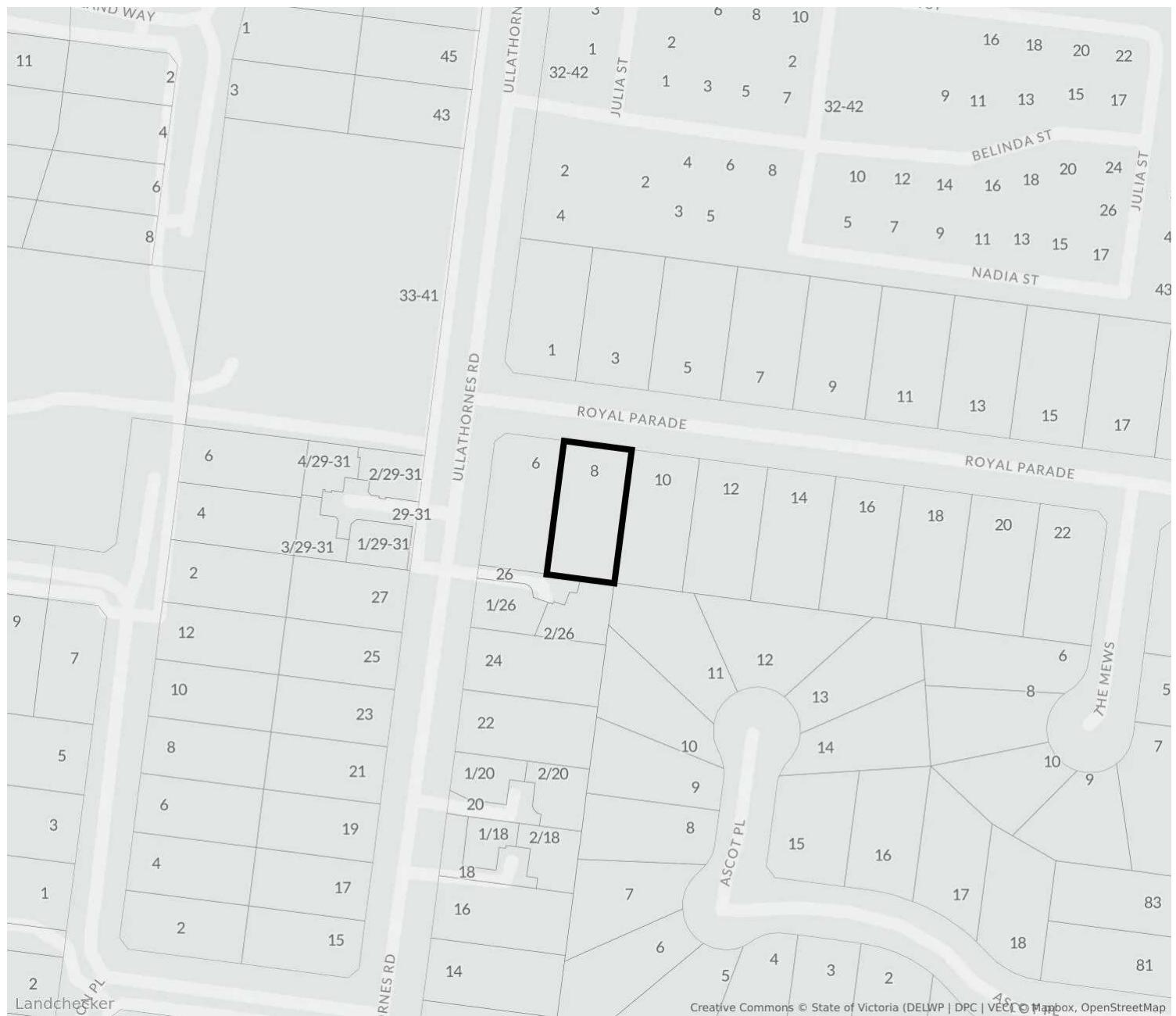
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Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning BMO3	Unaffected	State	11/09/2025
Department of Environment, Land, Water and Planning EMO	Unaffected	State	11/09/2025
Department of Environment, Land, Water 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

8 Royal Parade, Inverloch Vic 3996



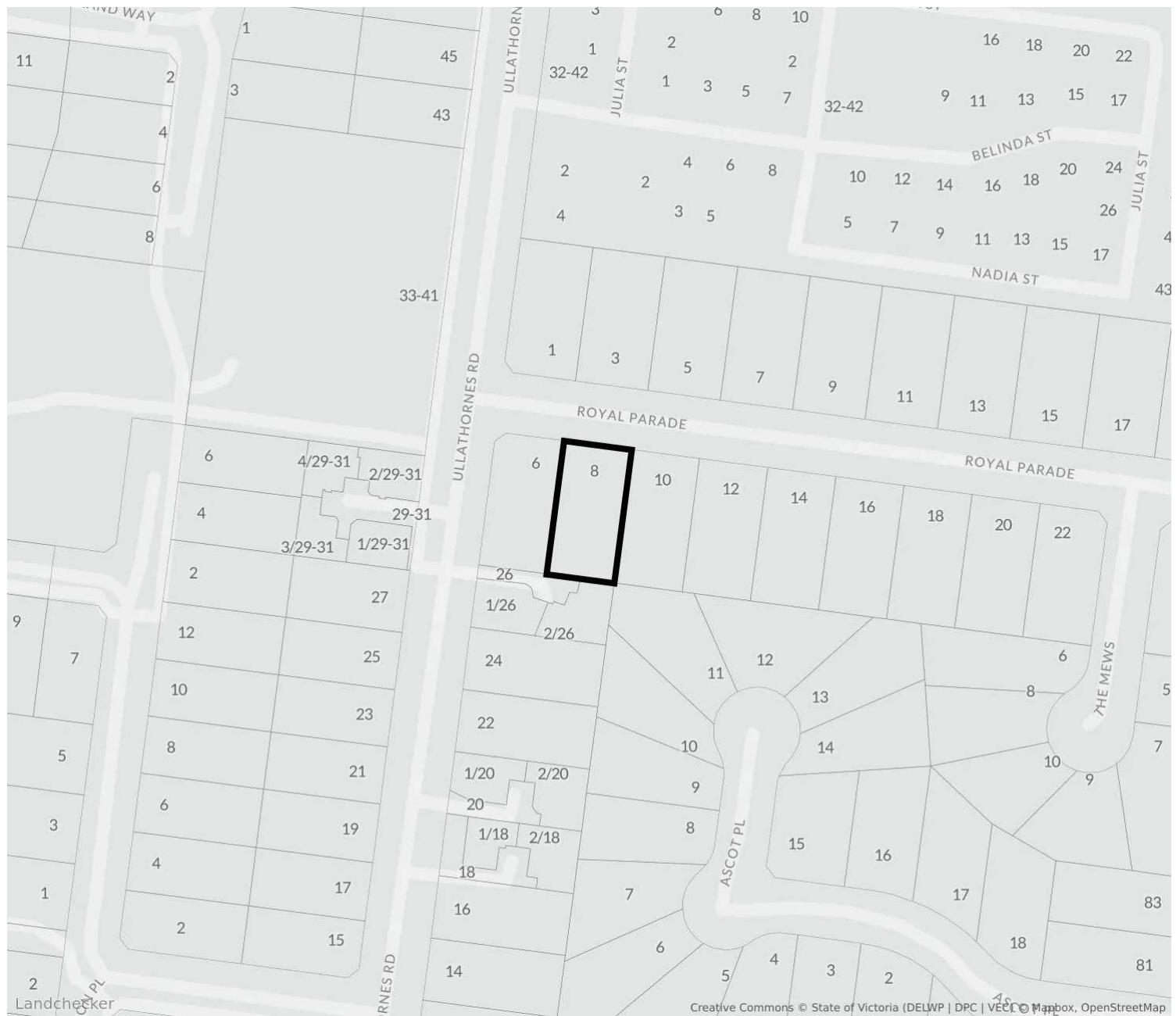
Bushfire Prone Area

This property is not within a zone classified as a bushfire prone area.

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

Source Authority	Status	Type	Last Updated
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 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
Department of Environment, Land, Water and Planning LSIO1	Unaffected	State	03/09/2025
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
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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



Landslide Prone Area

This property is not 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	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 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
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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 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

8 Royal Parade, Inverloch Vic 3996



11 JULIA ST INVERLOCH VIC 3996



LAND AREA	109m ²
TYPE	House
LAST SALE	\$337,000 (05/11/2025)
ZONE	GRZ



7 JULIA ST INVERLOCH VIC 3996



LAND AREA	107m ²
TYPE	House
LAST SALE	\$305,000 (29/09/2025)
ZONE	GRZ



15 BELINDA ST INVERLOCH VIC 3996



LAND AREA	112m ²
TYPE	House
LAST SALE	\$295,000 (08/07/2025)
ZONE	GRZ



1 ASCOT PL INVERLOCH VIC 3996



LAND AREA	746m ²
TYPE	House
LAST SALE	\$735,000 (03/11/2025)
ZONE	GRZ



8 ULLATHORNES RD INVERLOCH VIC 3996



LAND AREA	679m ²
TYPE	House
LAST SALE	Unavailable
ZONE	GRZ



6 LEICESTER SQ INVERLOCH VIC 3996



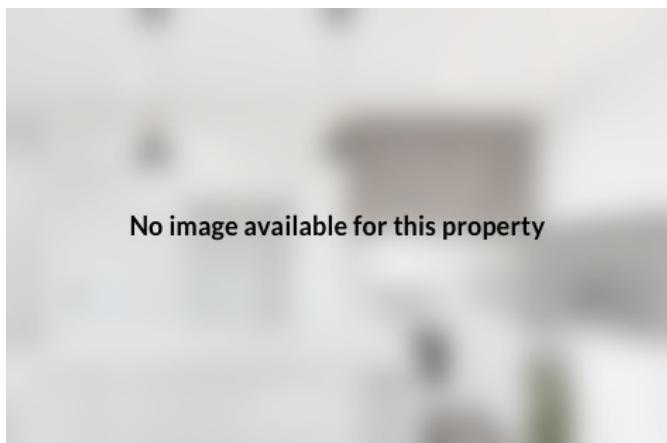
LAND AREA	1,413m ²
TYPE	House
LAST SALE	\$475,000 (16/07/2025)
ZONE	GRZ



86 TOORAK RD INVERLOCH VIC 3996



LAND AREA	702m ²
TYPE	-
LAST SALE	\$707,000 (09/08/2025)
ZONE	GRZ



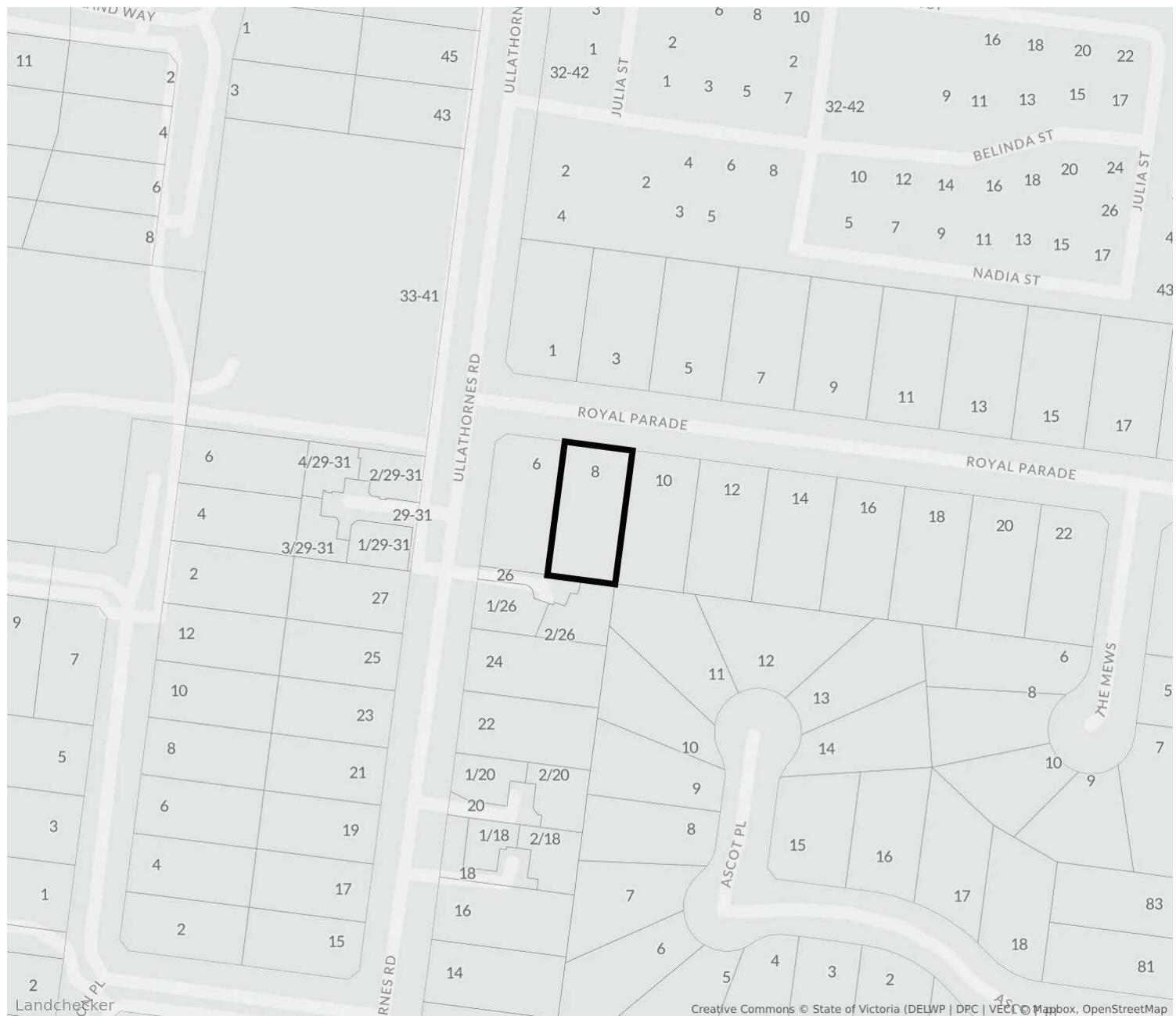
82 TOORAK RD INVERLOCH VIC 3996



LAND AREA	698m ²
TYPE	House
LAST SALE	Unavailable
ZONE	GRZ

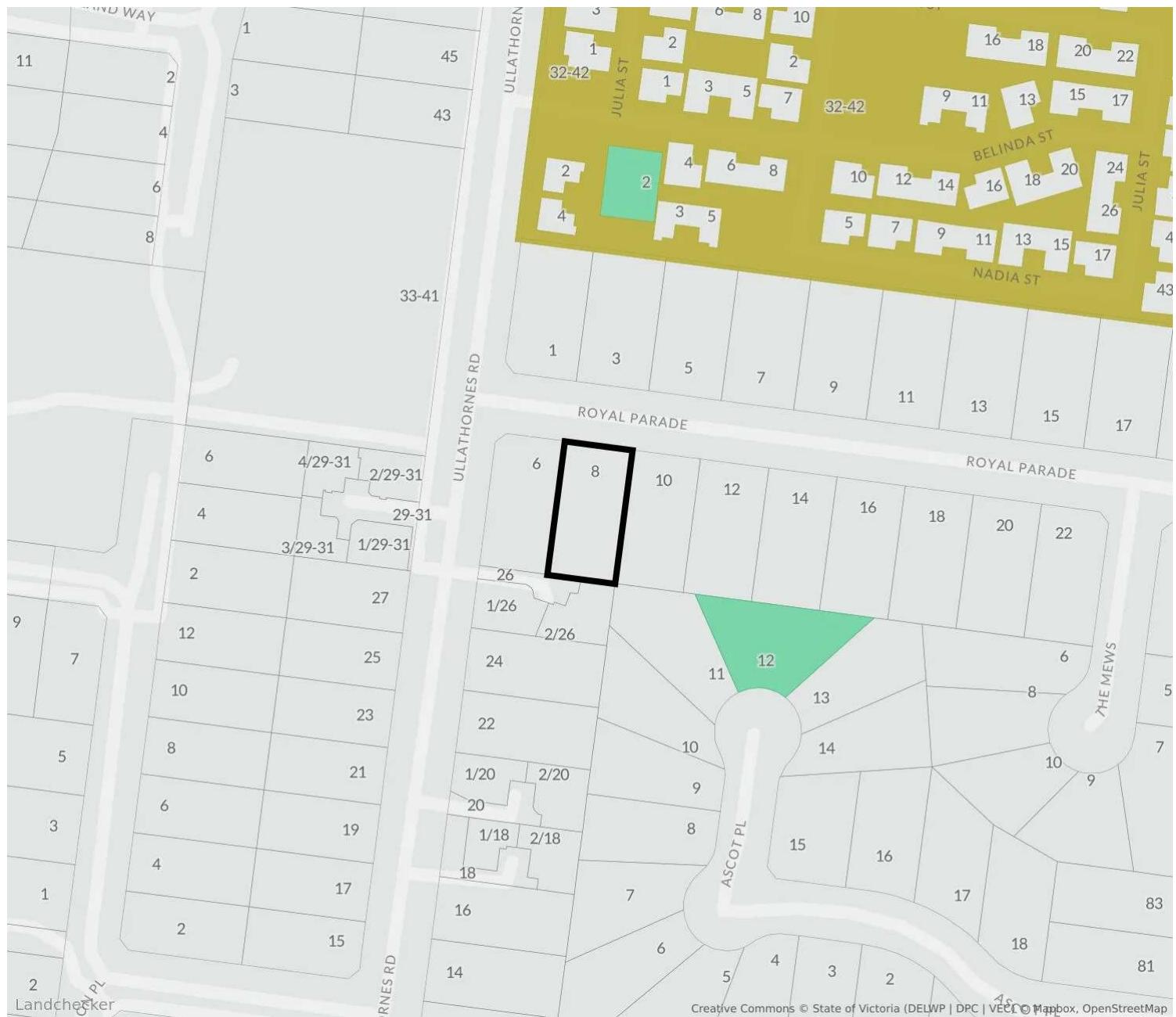
PLANNING PERMIT HISTORY

8 Royal Parade, Inverloch Vic 3996



NEARBY PLANNING PERMITS

8 Royal Parade, Inverloch Vic 3996



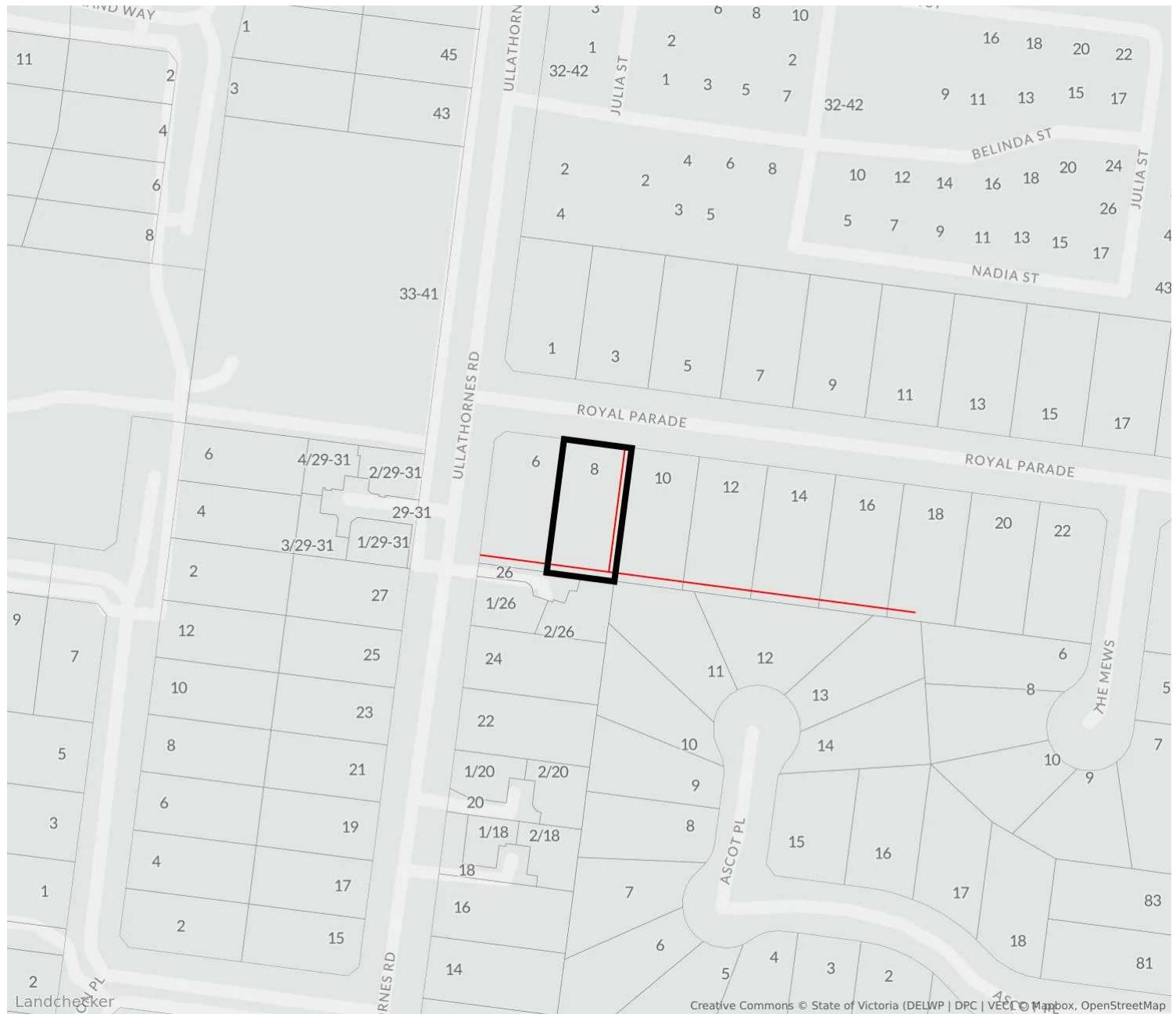
Status	Code	Date	Address	Description
PENDING	200385 - PC1	Received 18/08/2021	32-42 Ullathornes Road, Inverloch	Development of six
APPROVED	200385	17/05/2021	32-42 Ullathornes Road, Inverloch 2 Belinda St, Inverloch	Development of six (6) additional dwelling in residential village.
APPROVED	210046	19/03/2021	12 Ascot Pl, Inverloch	Remove one tree in the vpo3.
OTHER	060747	13/10/2006	15 Ullathornes Rd, Inverloch	Remove one tree.
APPROVED	060108	07/04/2006	20 Ullathornes Rd, Inverloch	Subdivide the land into two lots.
APPROVED	050080	29/04/2005	29-31 Ullathornes Rd, Inverloch	Subdivide the land into four lots.
APPROVED	050046	28/04/2005	1/18 Ullathornes Rd, Inverloch	Subdivide the land into two lots.
APPROVED	040491	13/01/2005	20 Ullathornes Rd, Inverloch	Construct two dwellings.
APPROVED	030757	27/10/2003	29-31 Ullathornes Rd, Inverloch	Construct four units.
APPROVED	03326	27/08/2003	1/18 Ullathornes Rd, Inverloch	Construct two units.

Status	Code	Date	Address	Description
APPROVED	021208	20/02/2003	<u>1/26 Ullathornes Rd, Inverloch</u>	2 lot subdivision.
APPROVED	02418	16/05/2002	<u>1/26 Ullathornes Rd, Inverloch</u>	Remove trees and bush.
OTHER	991750	03/12/1999	<u>7 Ascot Pl, Inverloch</u>	Construct a garage with reduced side setback.
OTHER	991322	02/06/1999	<u>15 Ascot Pl, Inverloch</u>	Remove a hedge.
APPROVED	991325	27/05/1999	<u>15 Ascot Pl, Inverloch</u>	Construct a garage.
APPROVED	991242	11/05/1999	<u>5 Ascot Pl, Inverloch</u>	Construct a dwelling.
APPROVED	991024	13/01/1999	<u>16 Ascot Pl, Inverloch</u>	Construct a carport with reduced side setback.
APPROVED	97650	11/12/1997	<u>12 Ullathornes Rd, Inverloch</u>	Construct a carport and shed with reduced setback.

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

EASEMENTS

8 Royal Parade, Inverloch Vic 3996



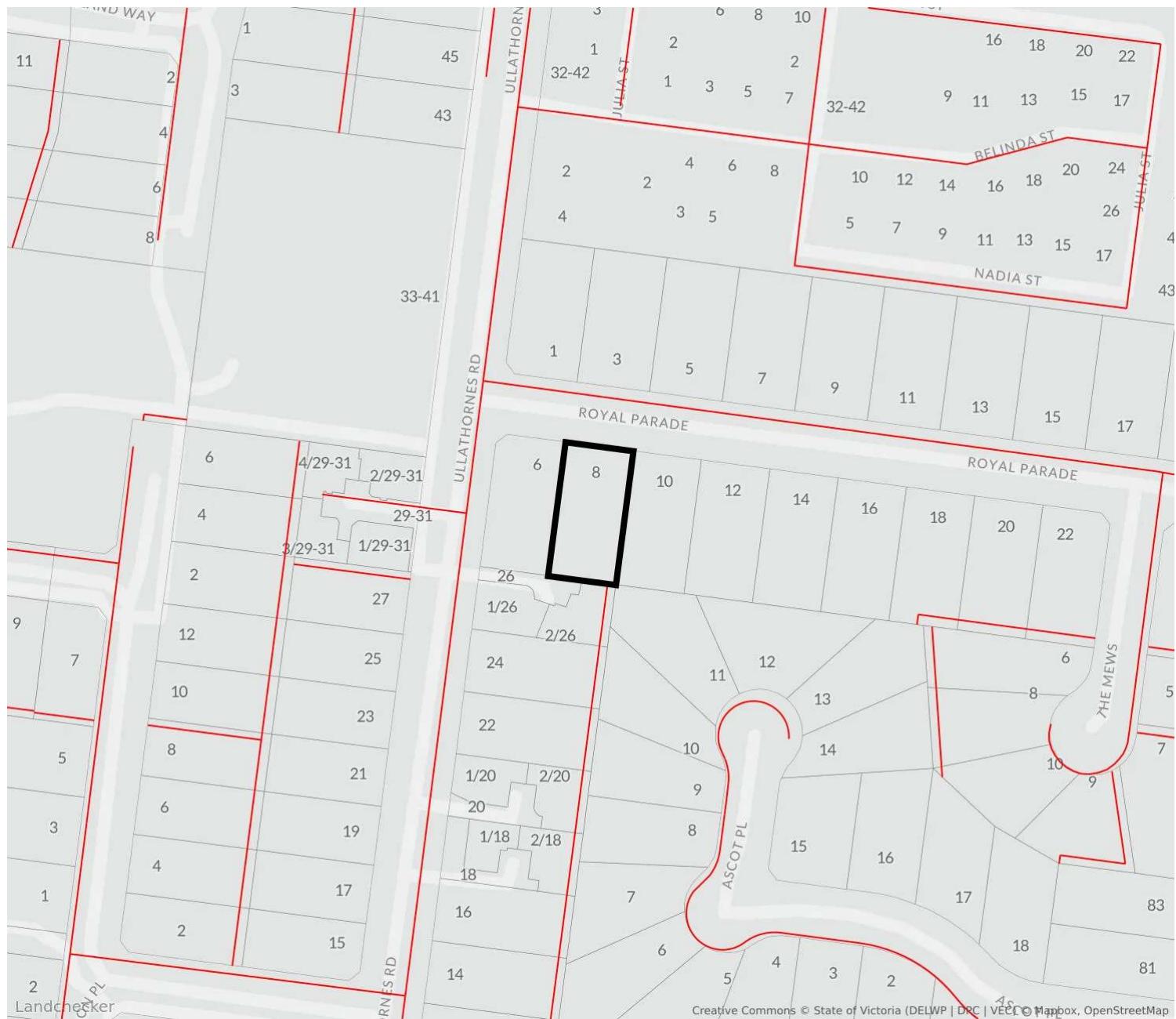
Easements

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

NEARBY EASEMENTS

8 Royal Parade, Inverloch Vic 3996



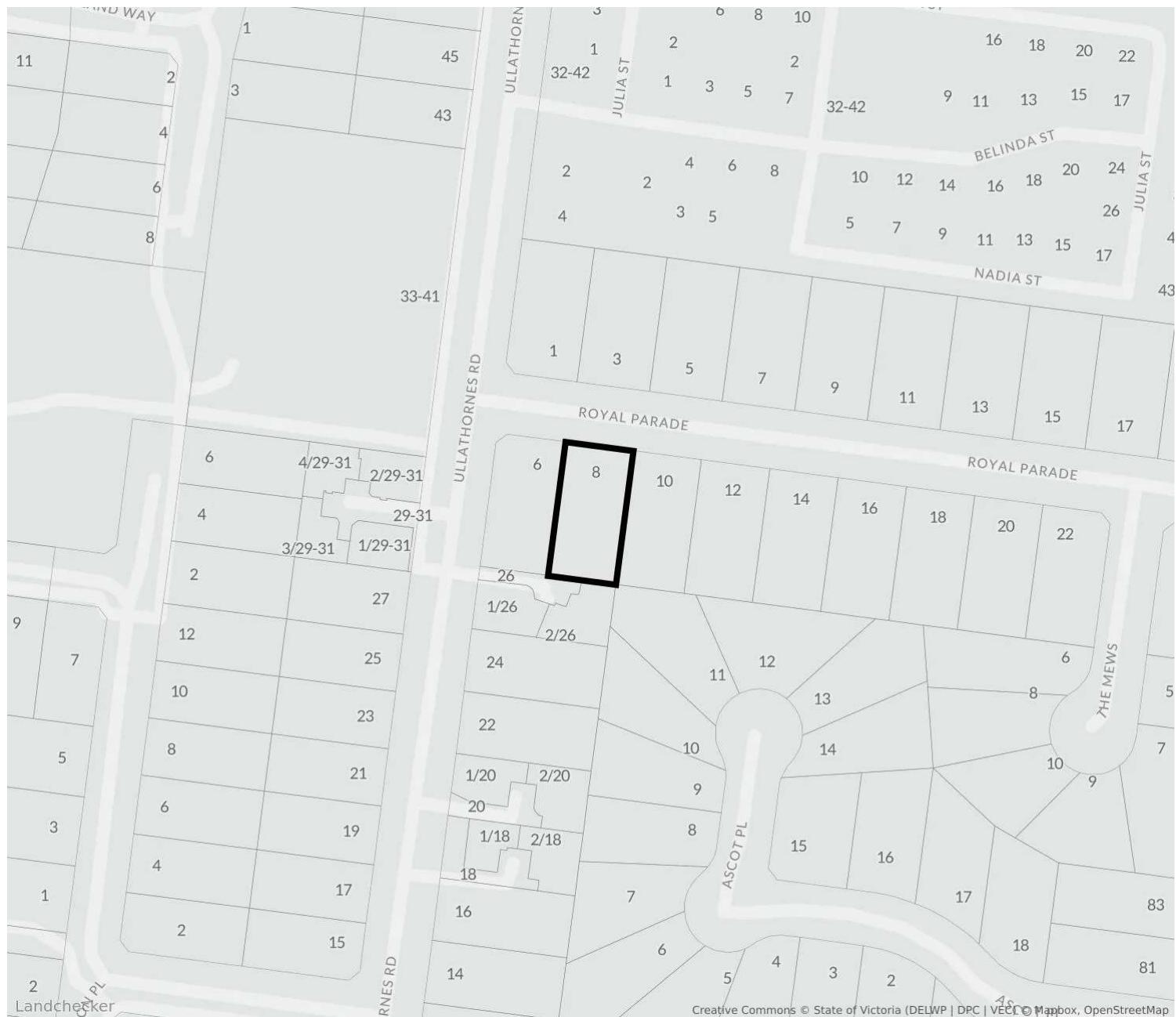
Easements

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.

TOPOGRAPHY

8 Royal Parade, Inverloch Vic 3996



10 - 20m Contours

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

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