

## Details

### LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 1 LP200618

### ORIENTATION

East

### LOCAL GOVERNMENT (COUNCIL)

Bass Coast

### FRONTAGE

103.07m Approx

### LEGAL DESCRIPTION

1\LP200618

### ZONES

FZ - Farming Zone

### COUNCIL PROPERTY NUMBER

22431

### OVERLAYS

N/A

### LAND SIZE

19,997m<sup>2</sup> Approx

## PropTrack Property Data

### HOUSE

 4  2  2

## Property Sales Data

### SALE HISTORY

\$725,000  
\$700,000  
\$180,000  
\$110,000  
\$27,500

### CONTRACT DATE

12/07/2016  
23/05/2015  
30/06/2005  
24/09/2002  
01/05/1985

### SETTLEMENT DATE

06/10/2016  
28/08/2015  
22/09/2005  
31/10/2002  
N/A

## State Electorates

### LEGISLATIVE COUNCIL

Eastern Victoria Region

### LEGISLATIVE ASSEMBLY

Bass District

## Schools

### CLOSEST PRIVATE SCHOOLS

St Joseph's School (2861 m)  
Koonwarra Village School (27418 m)

### CLOSEST PRIMARY SCHOOLS

Wonthaggi North Primary School (3158 m)

### CLOSEST SECONDARY SCHOOLS

Wonthaggi Secondary College (3788 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

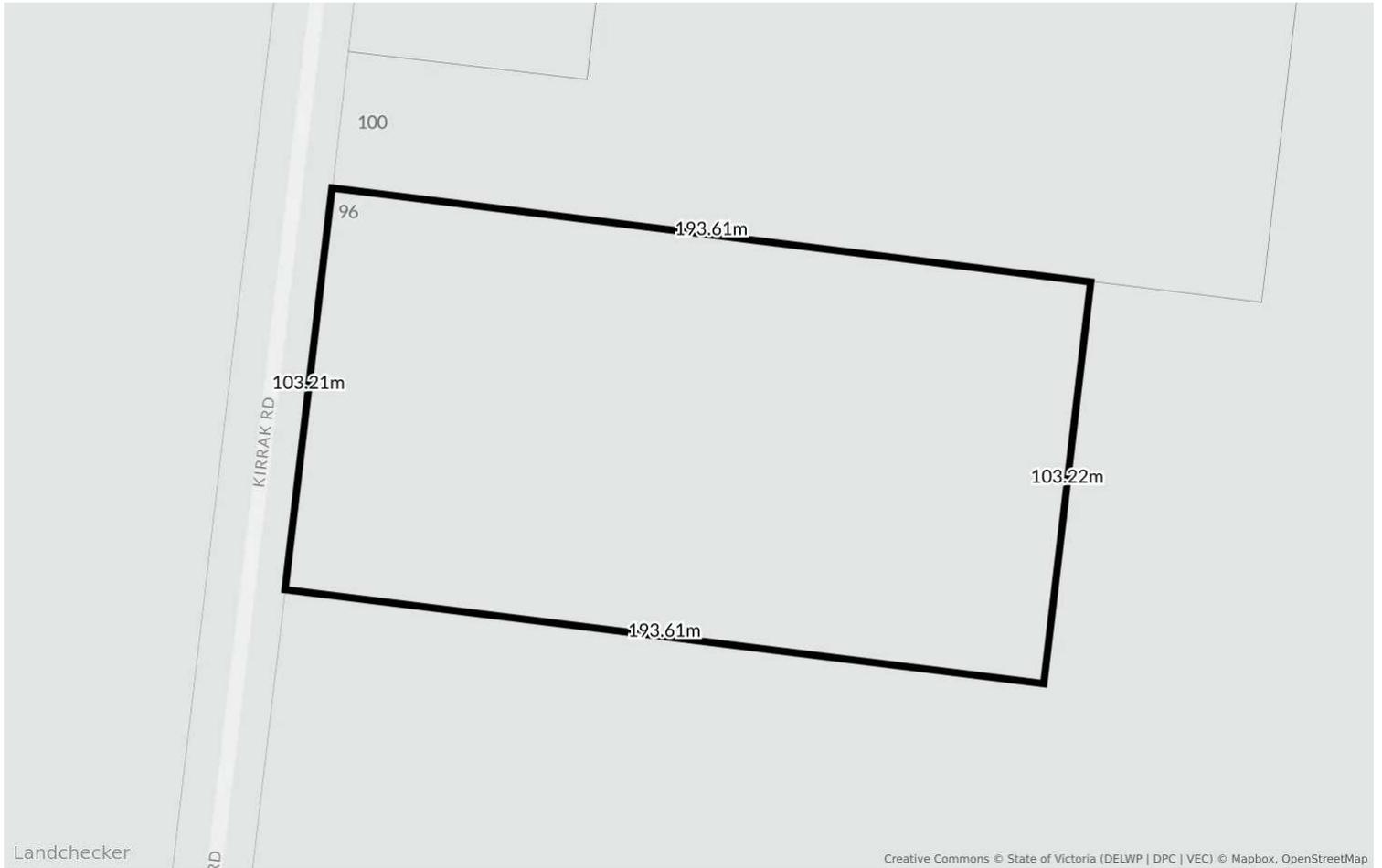
1300226278 (Bass Coast)

### EMAIL

basscoast@basscoast.vic.gov.au

### WEBSITE

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



# RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

96 Kirrak Road, Wonthaggi Vic 3995

Status	Code	Date	Description
APPROVED	VC278	22/12/2025	Amendment VC278 applies Significant Landscape Overlays (SLOs) to 17 waterways within the Yarra (Birrarrung) and Waterways of the West catchments. The controls preserve the unique landscape character, cultural values, amenity and ecological health of each waterway. The amendment also strengthens state policy for waterways and includes updates to existing SLOs within the Waterways of the West and Rivers of the Barwon catchments.
APPROVED	VC288	21/12/2025	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	VC282	21/12/2025	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	VC283	21/12/2025	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	VC292	21/12/2025	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	VC289	21/12/2025	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	VC277	17/12/2025	Amendment VC277 amends car parking requirements to align car parking rates with demand and reduce the number of car parks required in locations well-served by public transport.
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

Status	Code	Date	Description
			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	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	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.
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	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	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

Status	Code	Date	Description
			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	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	VC275	15/10/2025	The amendment introduces a planning exemption for outdoor dining on public land

# PROPOSED PLANNING SCHEME AMENDMENTS

96 Kirrak Road, Wonthaggi Vic 3995

No proposed planning scheme amendments for this property



## ■ 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](#)

Map 1 to the Schedule to Clause 35.07

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

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



There are no overlays for this property



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.



## Flood

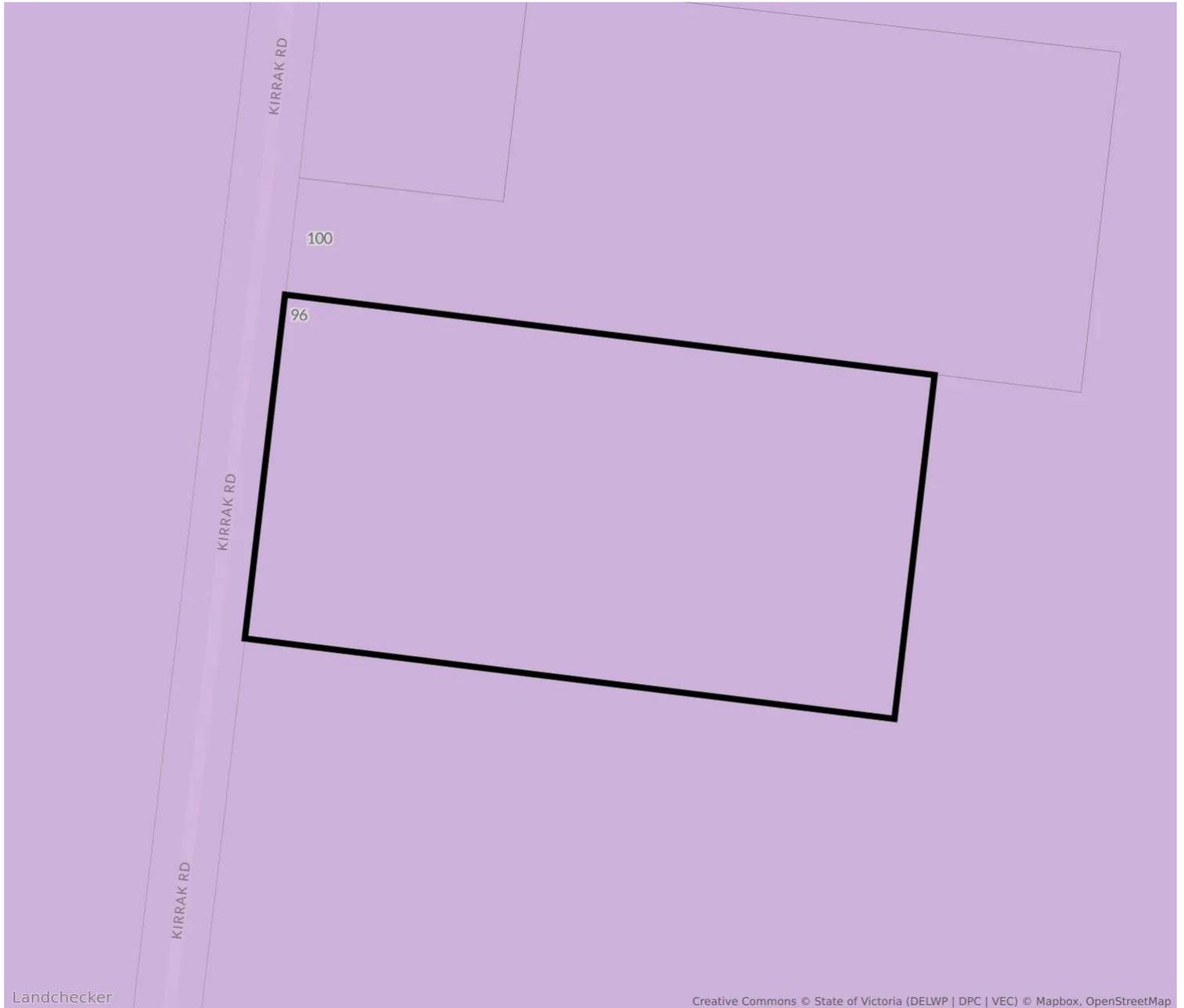
This property has not been specified as being affected by flooding according to [Landchecker flood sources](#).

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 BMO	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning BMO1	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning BMO2	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning BMO3	Unaffected	State	29/12/2025

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning BPA	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning EMO	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning EMO1	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning EMO2	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning EMO3	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning EMO4	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning EMO5	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning EMO6	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning FO	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning FO1	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning FO2	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning FO3	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning LSIO	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning LSIO1	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning LSIO2	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning LSIO3	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning LSIO4	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning RFO	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning SBO	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning SBO1	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning SBO2	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning SBO3	Unaffected	State	29/12/2025

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning UFZ	Unaffected	State	29/12/2025



**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 BPA	Affected	State	29/12/2025
Department of Environment, Land, Water and Planning BMO	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning BMO1	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning BMO2	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning	Unaffected	State	29/12/2025

Source Authority	Status	Type	Last Updated
BMO3			
Department of Environment, Land, Water and Planning EMO	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning EMO1	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning EMO2	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning EMO3	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning EMO4	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning EMO5	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning EMO6	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning FO	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning FO1	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning FO2	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning FO3	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning LSIO	Unaffected	State	29/12/2025
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Department of Environment, Land, Water and Planning LSIO2	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning LSIO3	Unaffected	State	29/12/2025
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Department of Environment, Land, Water and Planning SBO1	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning SBO2	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning SBO3	Unaffected	State	29/12/2025
Department of Environment, Land, Water and Planning UFZ	Unaffected	State	29/12/2025



**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 BMO	Unaffected	State	22/12/2025
Department of Environment, Land, Water and Planning BMO1	Unaffected	State	22/12/2025
Department of Environment, Land, Water and Planning BMO2	Unaffected	State	22/12/2025
Department of Environment, Land, Water and Planning BMO3	Unaffected	State	22/12/2025
Department of Environment, Land, Water and Planning	Unaffected	State	22/12/2025

Source Authority	Status	Type	Last Updated
BPA			
Department of Environment, Land, Water and Planning EMO	Unaffected	State	22/12/2025
Department of Environment, Land, Water and Planning EMO1	Unaffected	State	22/12/2025
Department of Environment, Land, Water and Planning EMO2	Unaffected	State	22/12/2025
Department of Environment, Land, Water and Planning EMO3	Unaffected	State	22/12/2025
Department of Environment, Land, Water and Planning EMO4	Unaffected	State	22/12/2025
Department of Environment, Land, Water and Planning EMO5	Unaffected	State	22/12/2025
Department of Environment, Land, Water and Planning EMO6	Unaffected	State	22/12/2025
Department of Environment, Land, Water and Planning FO	Unaffected	State	22/12/2025
Department of Environment, Land, Water and Planning FO1	Unaffected	State	22/12/2025
Department of Environment, Land, Water and Planning FO2	Unaffected	State	22/12/2025
Department of Environment, Land, Water and Planning FO3	Unaffected	State	22/12/2025
Department of Environment, Land, Water and Planning LSIO	Unaffected	State	22/12/2025
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Department of Environment, Land, Water and Planning SBO1	Unaffected	State	22/12/2025
Department of Environment, Land, Water and Planning SBO2	Unaffected	State	22/12/2025
Department of Environment, Land, Water and Planning SBO3	Unaffected	State	22/12/2025
Department of Environment, Land, Water and Planning UFZ	Unaffected	State	22/12/2025

# PROPTRACK COMPARABLE SALES

96 Kirrak Road, Wonthaggi Vic 3995



## 3 GOLDIE CRES WONTHAGGI VIC 3995



LAND AREA	630m <sup>2</sup>
TYPE	House
LAST SALE	\$285,000 (13/09/2025)
ZONE	GRZ



## 4 GOLDIE CRES WONTHAGGI VIC 3995



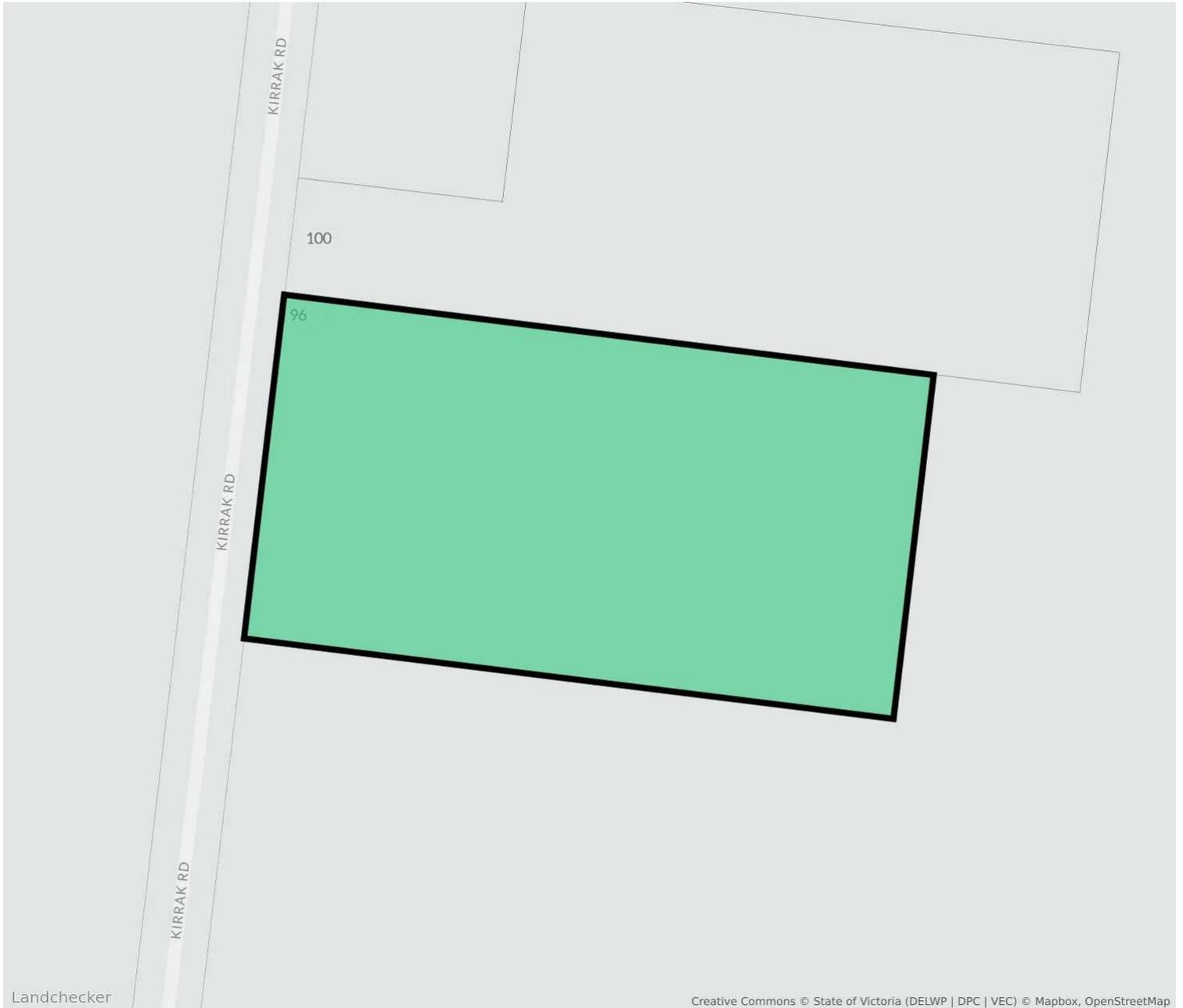
LAND AREA	512m <sup>2</sup>
TYPE	House
LAST SALE	\$269,000 (28/10/2025)
ZONE	GRZ



## 2 GOLDIE CRES WONTHAGGI VIC 3995



LAND AREA	569m <sup>2</sup>
TYPE	House
LAST SALE	\$271,000 (28/09/2025)
ZONE	GRZ



Status	Code	Date	Description
APPROVED	PDPLANVIC-2024/001882	27/06/2024	Construct an outbuilding (shed) in a farming zone (fz1).
APPROVED	060801	07/02/2007	Construct a dwelling.

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

# NEARBY PLANNING PERMITS

96 Kirrak Road, Wonthaggi Vic 3995



Status	Code	Date	Address	Description
APPROVED	120338	21/12/2012	<a href="#">70 Kirrak Rd, Wonthaggi</a>	Construct a shed.
APPROVED	090414	16/10/2009	<a href="#">70 Kirrak Rd, Wonthaggi</a>	Realign the boundary between two lots.
APPROVED	040310	14/07/2004	<a href="#">70 Kirrak Rd, Wonthaggi</a>	Construct a dwelling.

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



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 BASS COAST council on 1300226278.

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