

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot 366 LP51438

ORIENTATION

North

LOCAL GOVERNMENT (COUNCIL)

Bass Coast

FRONTAGE

15.24m Approx

LEGAL DESCRIPTION

366\LP51438

ZONES

GRZ - General Residential Zone - Schedule 1

COUNCIL PROPERTY NUMBER

3685

OVERLAYS

N/A

LAND SIZE

511m² Approx

PropTrack Property Data

HOUSE

 4  1  -

Property Sales Data

SALE HISTORY

\$830,000
\$0
\$215,000

CONTRACT DATE

14/01/2024
07/01/2011
05/03/2004

SETTLEMENT DATE

26/07/2024
07/01/2011
29/03/2004

State Electorates

LEGISLATIVE COUNCIL

Eastern Victoria Region

LEGISLATIVE ASSEMBLY

Bass District

Schools

CLOSEST PRIVATE SCHOOLS

St Joseph's School (7405 m)
Koonwarra Village School (31755 m)

CLOSEST PRIMARY SCHOOLS

Wonthaggi Primary School (6890 m)

CLOSEST SECONDARY SCHOOLS

Wonthaggi Secondary College (6850 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

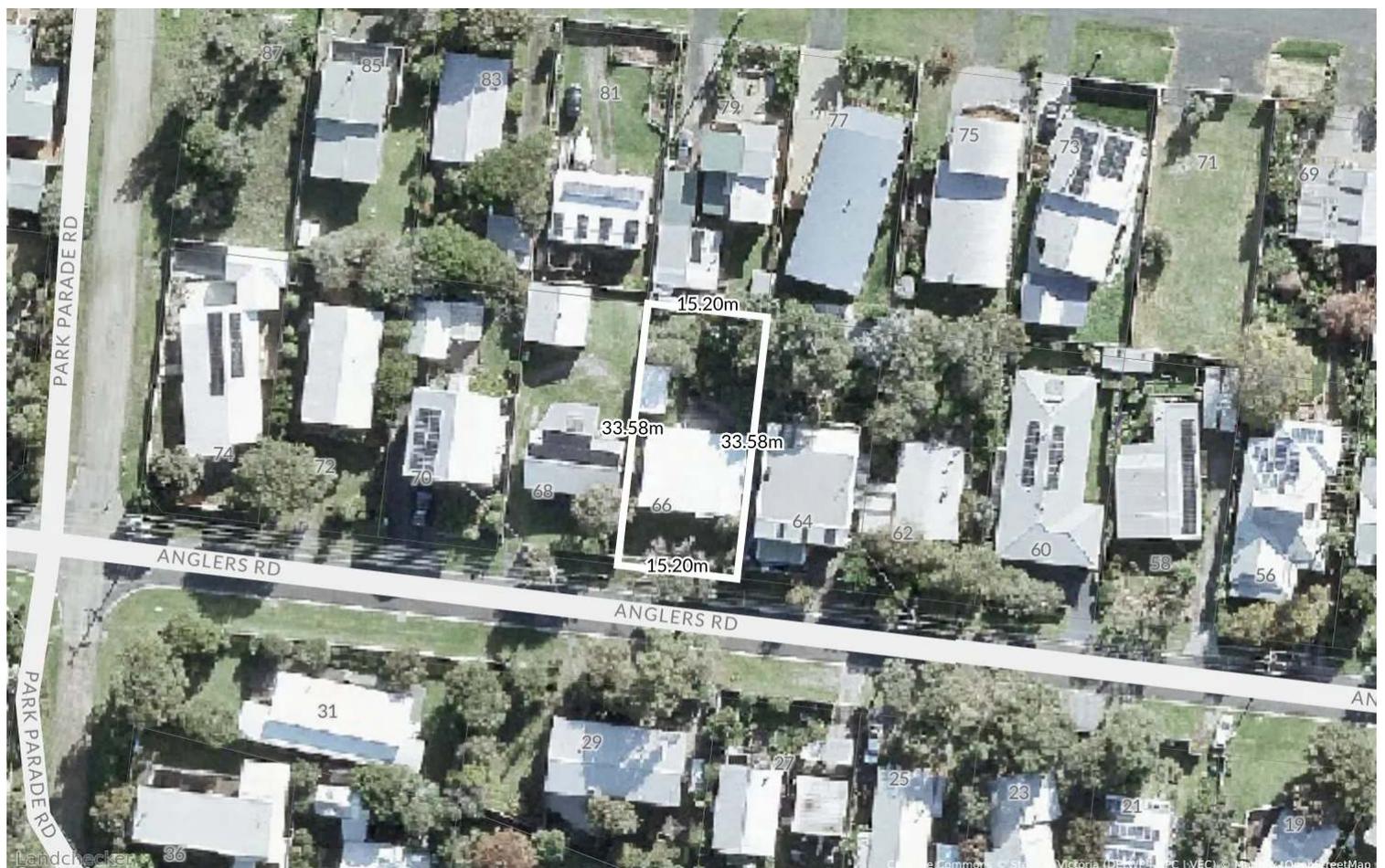
1300226278 (Bass Coast)

EMAIL

basscoast@basscoast.vic.gov.au

WEBSITE

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



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

66 Anglers Road, Cape Paterson Vic 3995

Status	Code	Date	Description
APPROVED	VC296	04/02/2026	Amendment VC296 reinstates the operation of the existing coronavirus (COVID-19) pandemic and recovery exemption planning provisions until 30 June 2027.
APPROVED	VC294	04/02/2026	Amendment VC294 reforms sign provisions to exempt specified signs from planning permit requirements and remove mandatory permit expiration dates for most signs.
APPROVED	VC265	03/02/2026	Amendment VC265 makes corrections and updates to the Victoria Planning Provisions and all planning schemes to ensure they are current and accurate.
APPROVED	VC278	22/12/2025	Amendment VC278 applies Significant Landscape Overlays (SLOs) to 17 waterways within the Yarra (Birraring) 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	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	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	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	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	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

Status	Code	Date	Description
			reference to Plan Melbourne 2017-2050: Metropolitan Planning Strategy and make general drafting improvements and clarifications.
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 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	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	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	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	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

Status

Code

Date

Description

completion of transport projects.

PROPOSED PLANNING SCHEME AMENDMENTS

66 Anglers Road, Cape Paterson Vic 3995

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.

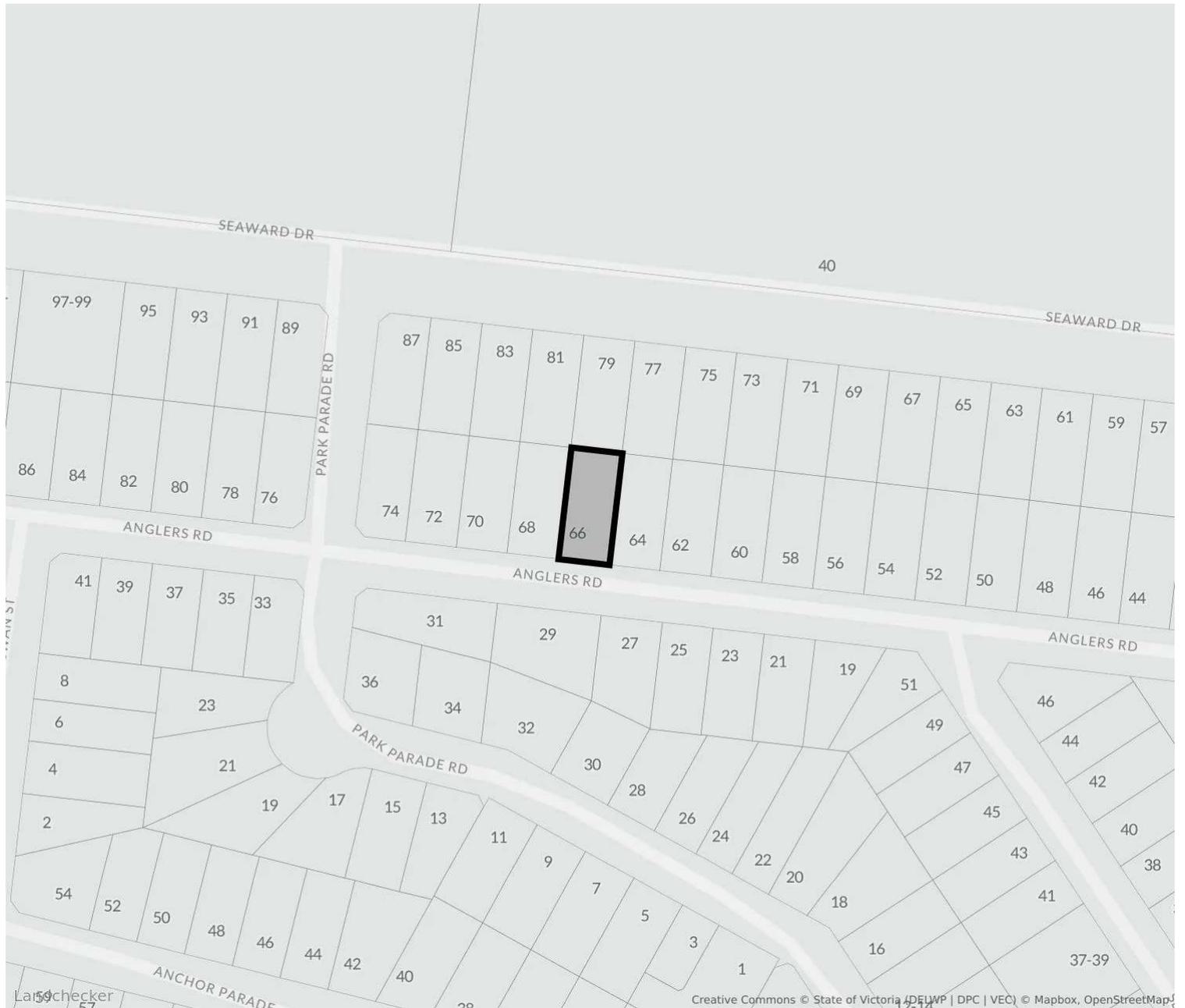
LPP 32.08 Schedule 1 To Clause 32.08 General Residential Zone

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

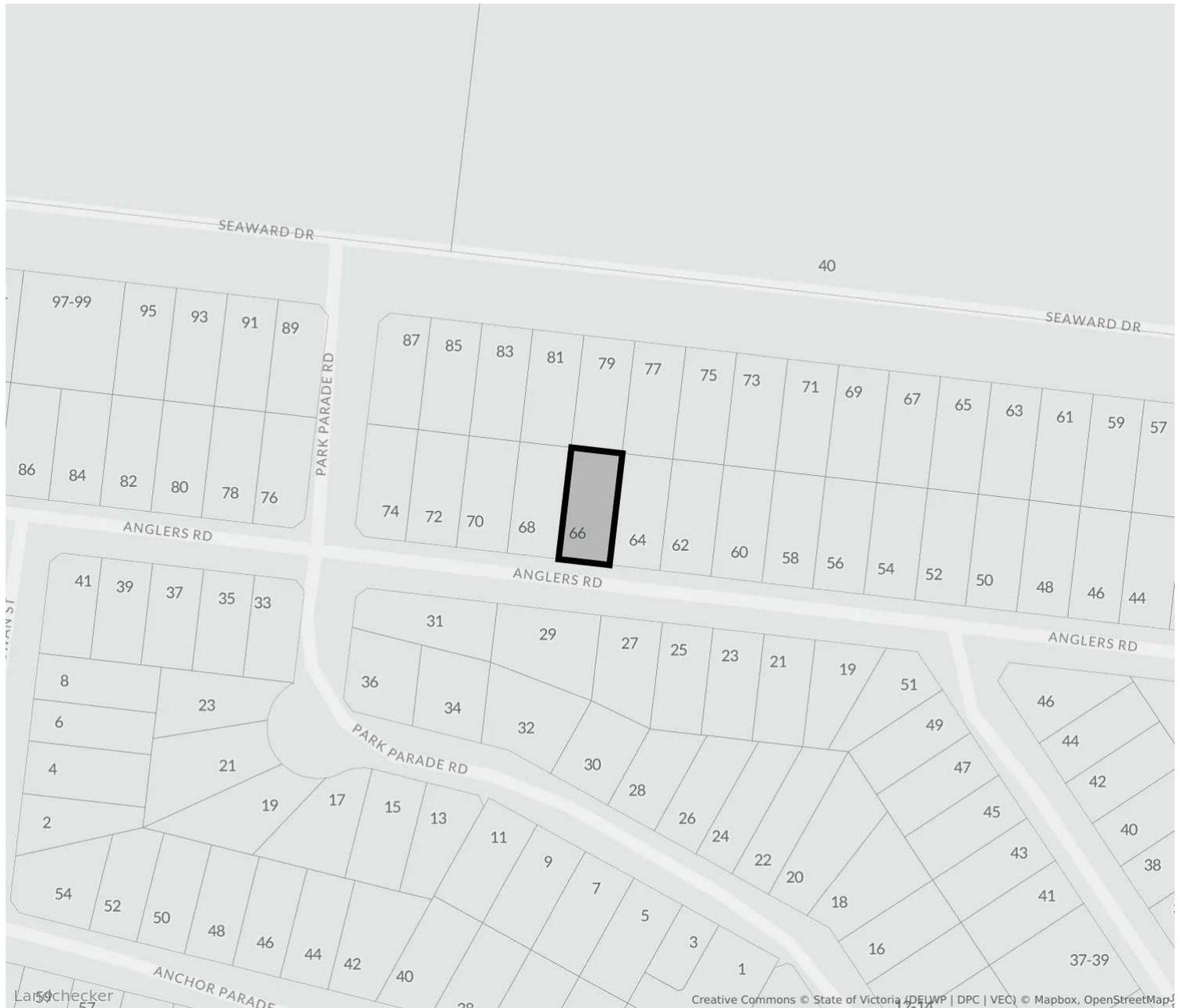
Other nearby planning zones

FZ - Farming Zone

PPRZ - Public Park And Recreation Zone



There are no overlays for this property



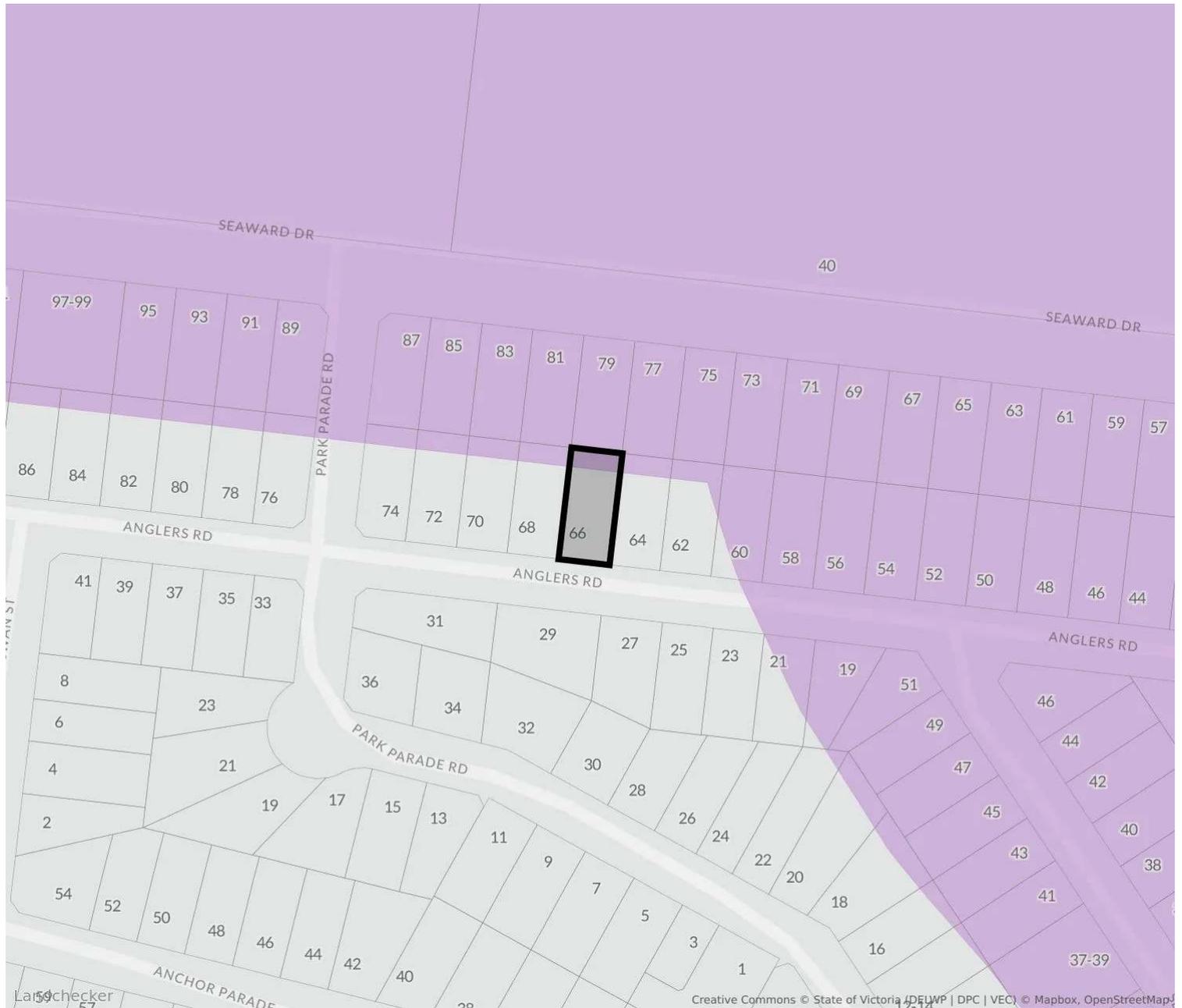
Flood

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 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

Source Authority	Status	Type	Last Updated
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
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

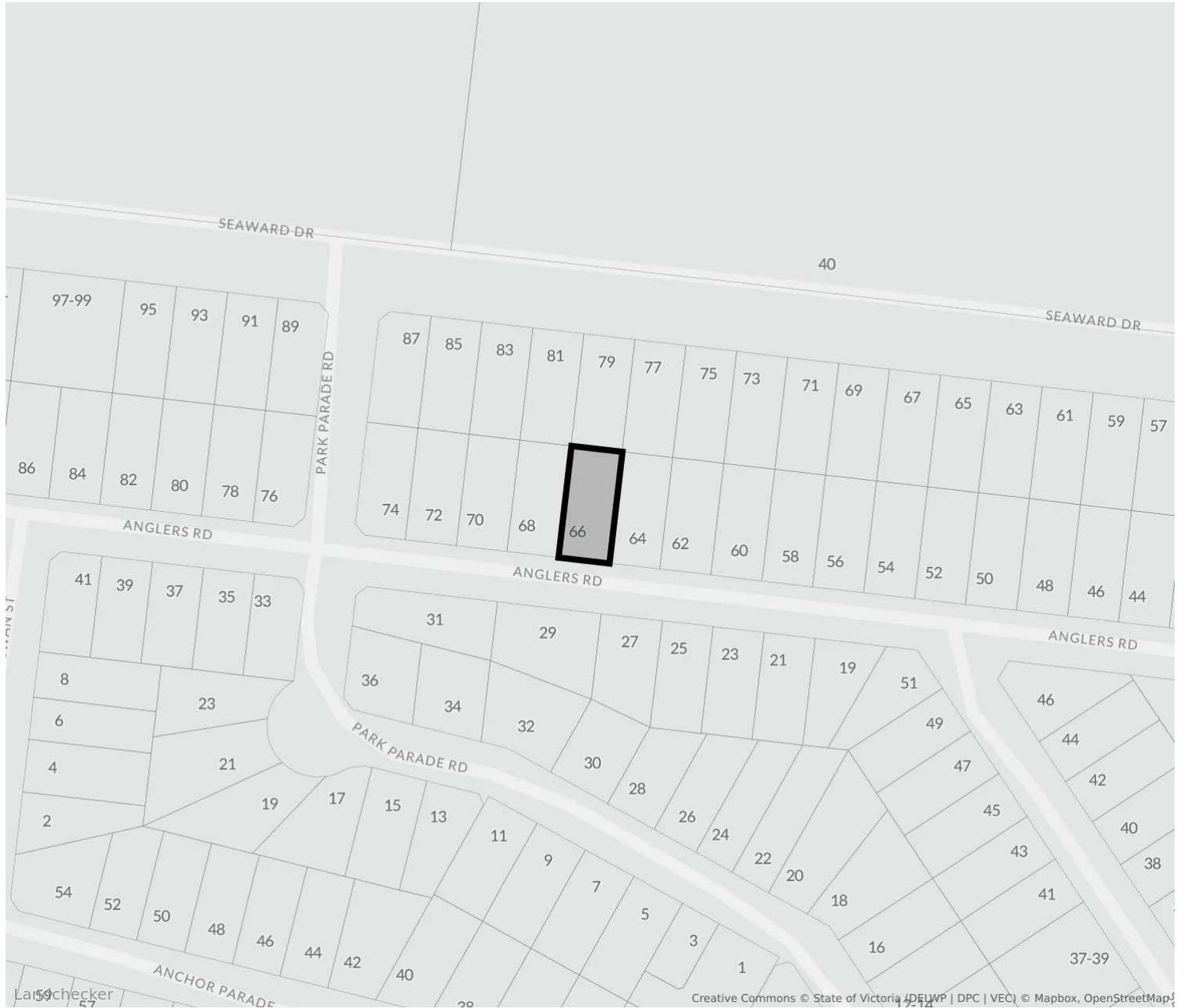
Source Authority

Status

Type

Last Updated

BMO3



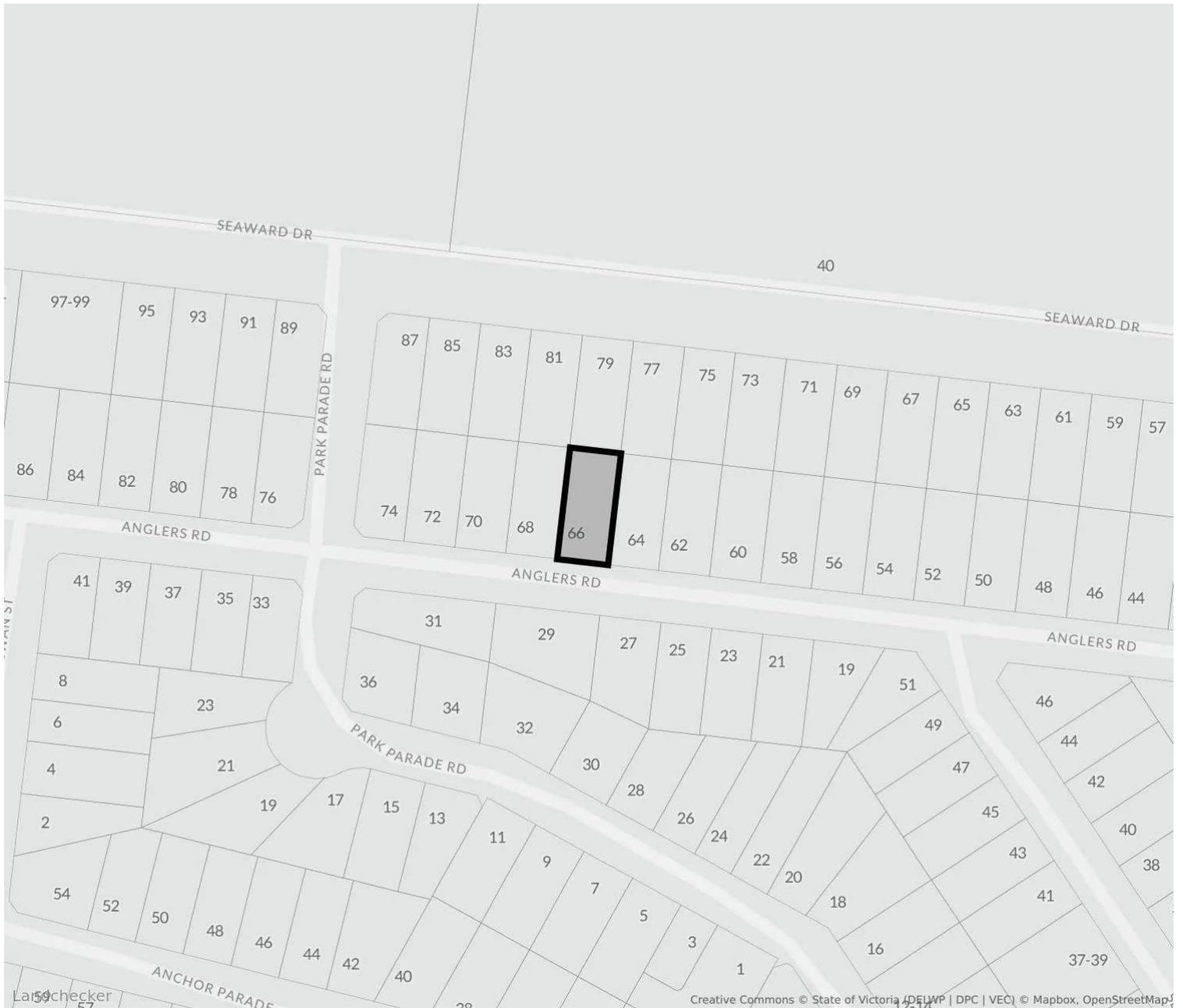
Landslide Prone Area

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 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	Unaffected	State	22/12/2025

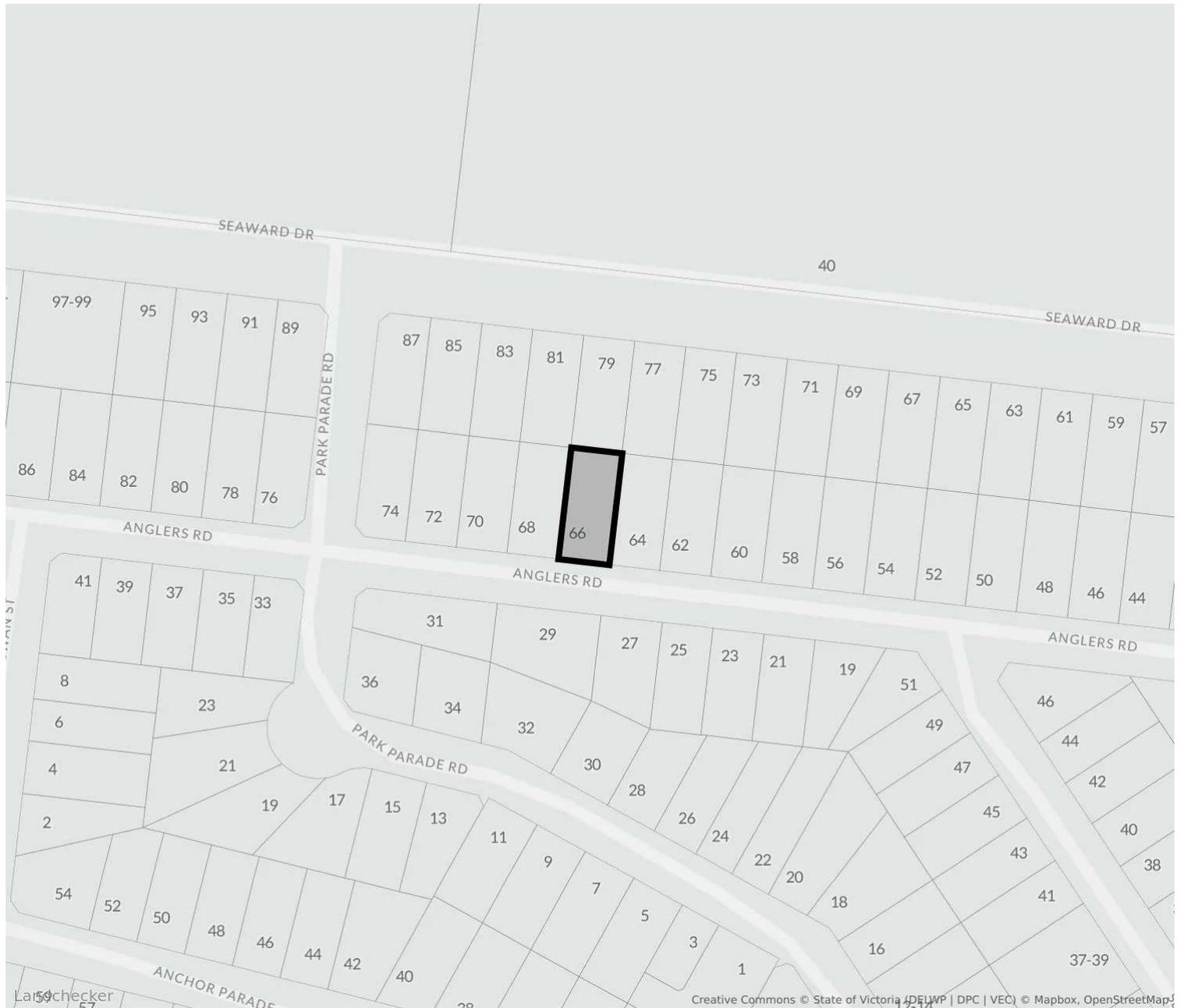
Source Authority	Status	Type	Last Updated
EMO4			
Department of Environment, Land, Water and Planning EMO5	Unaffected	State	22/12/2025
Department of Environment, Land, Water and Planning EMO6	Unaffected	State	22/12/2025



No Acid Sulfate

This property has no coverage.

For confirmation and detailed advice about acid sulfate soil management requirements, please contact the relevant source authority.



Not A Mine Subsidence Area

This property has no coverage.

For confirmation and detailed advice about mine subsidence requirements, please contact the relevant source authority.



34 PARK PARADE RD CAPE PATERSON VIC 3995

🛏 2 🏠 1 🚗 -

LAND AREA 519m²
 TYPE House
 LAST SALE \$530,000 (21/01/2026)
 ZONE GRZ



26 SCENIC RD CAPE PATERSON VIC 3995

🛏 5 🏠 3 🚗 -

LAND AREA 481m²
 TYPE House
 LAST SALE \$730,000 (18/10/2025)
 ZONE GRZ



67 ANCHOR PDE CAPE PATERSON VIC 3995

🛏 3 🏠 2 🚗 2

LAND AREA 511m²
 TYPE House
 LAST SALE \$686,000 (25/09/2025)
 ZONE GRZ



32 ANGLERS RD CAPE PATERSON VIC 3995

🛏 3 🏠 1 🚗 1

LAND AREA 511m²
 TYPE House
 LAST SALE \$620,000 (24/11/2025)
 ZONE GRZ



12 SPEAR ST CAPE PATERSON VIC 3995

🛏️ 3 🏠 2 🚗 3

LAND AREA 535m²
TYPE House
LAST SALE \$700,000 (20/09/2025)
ZONE GRZ



6 ZEPHYR CT CAPE PATERSON VIC 3995

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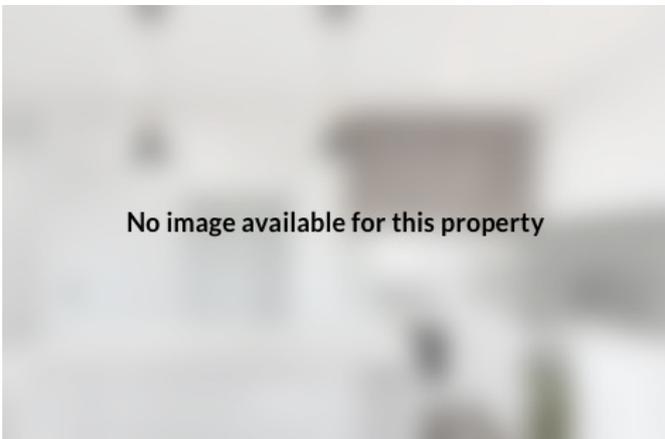
LAND AREA 523m²
TYPE House
LAST SALE \$725,000 (04/02/2026)
ZONE GRZ



80 CORAL ST CAPE PATERSON VIC 3995

🛏️ 4 🏠 2 🚗 1

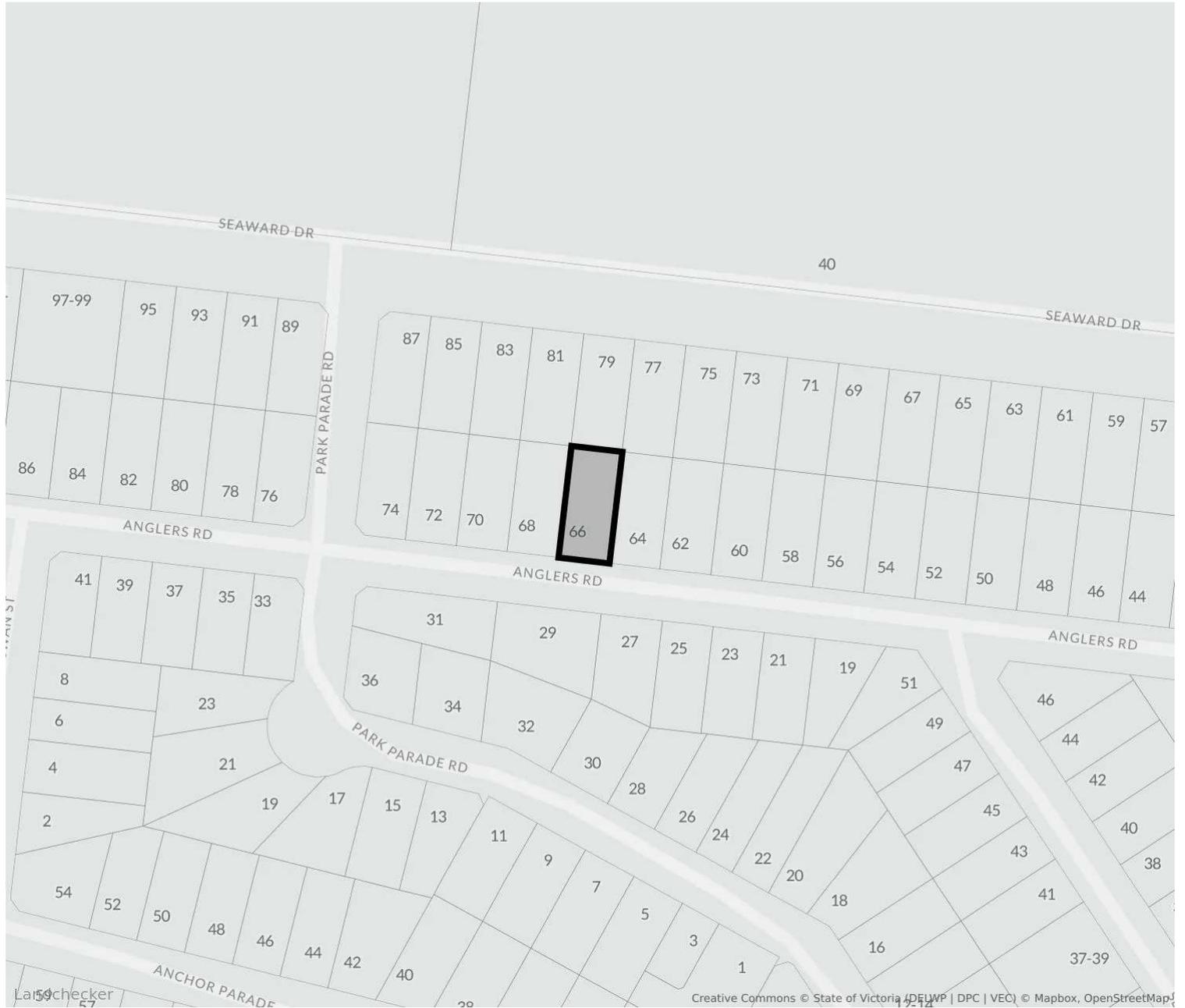
LAND AREA 505m²
TYPE House
LAST SALE Unavailable
ZONE GRZ



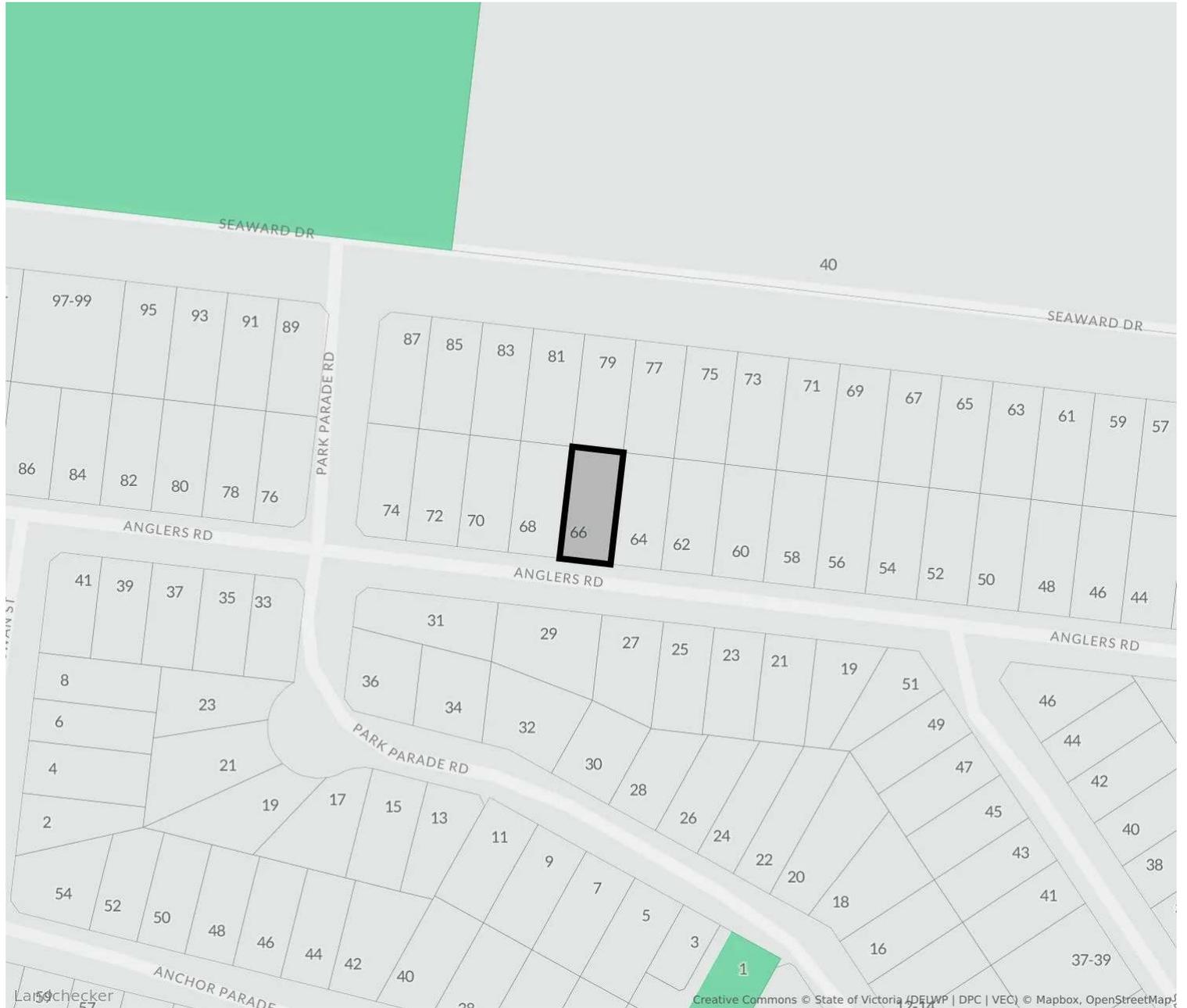
2 SPEAR ST CAPE PATERSON VIC 3995

🛏️ 4 🏠 2 🚗 2

LAND AREA 1,199m²
TYPE -
LAST SALE Unavailable
ZONE GRZ

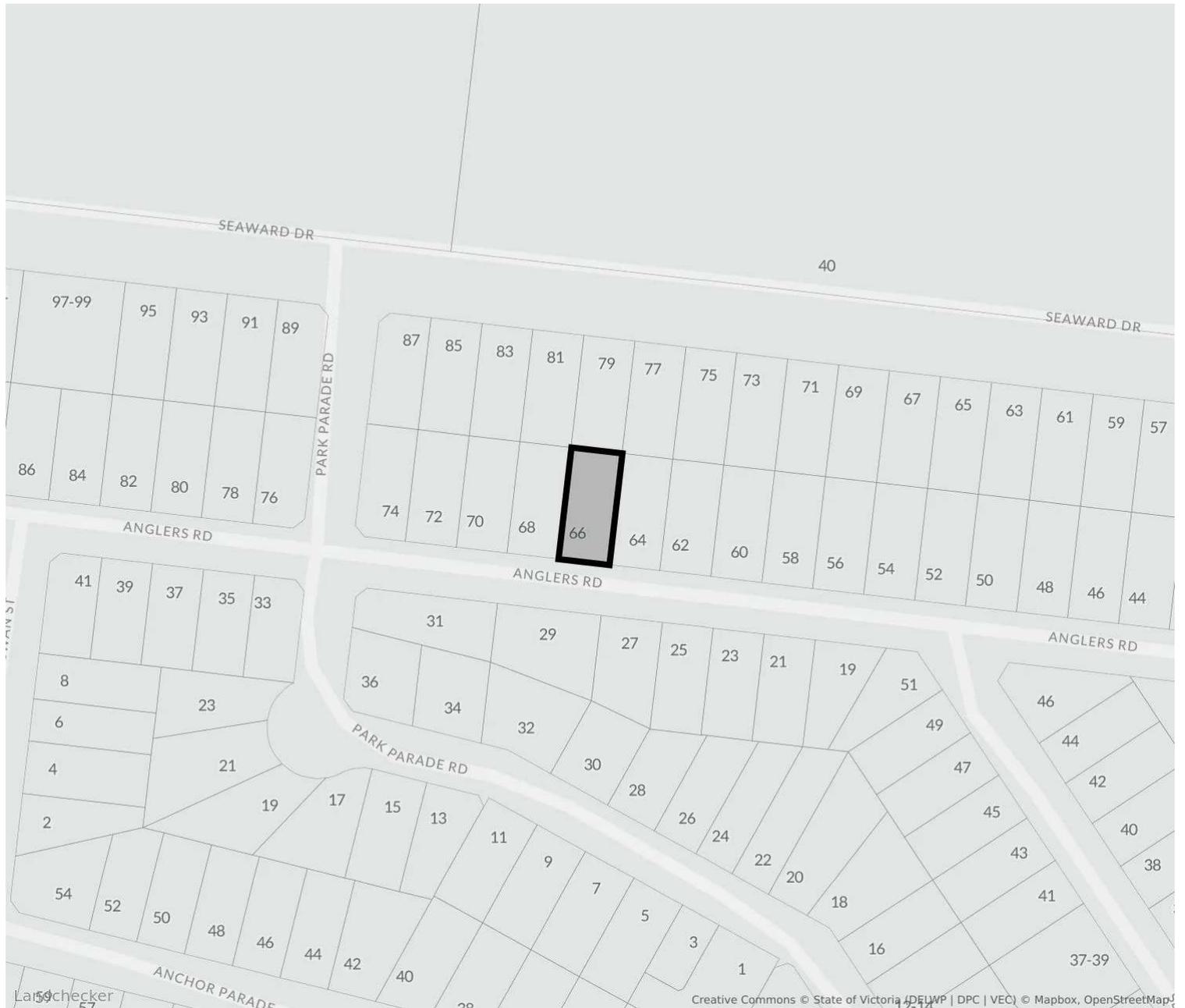


No planning permit data available for this property.

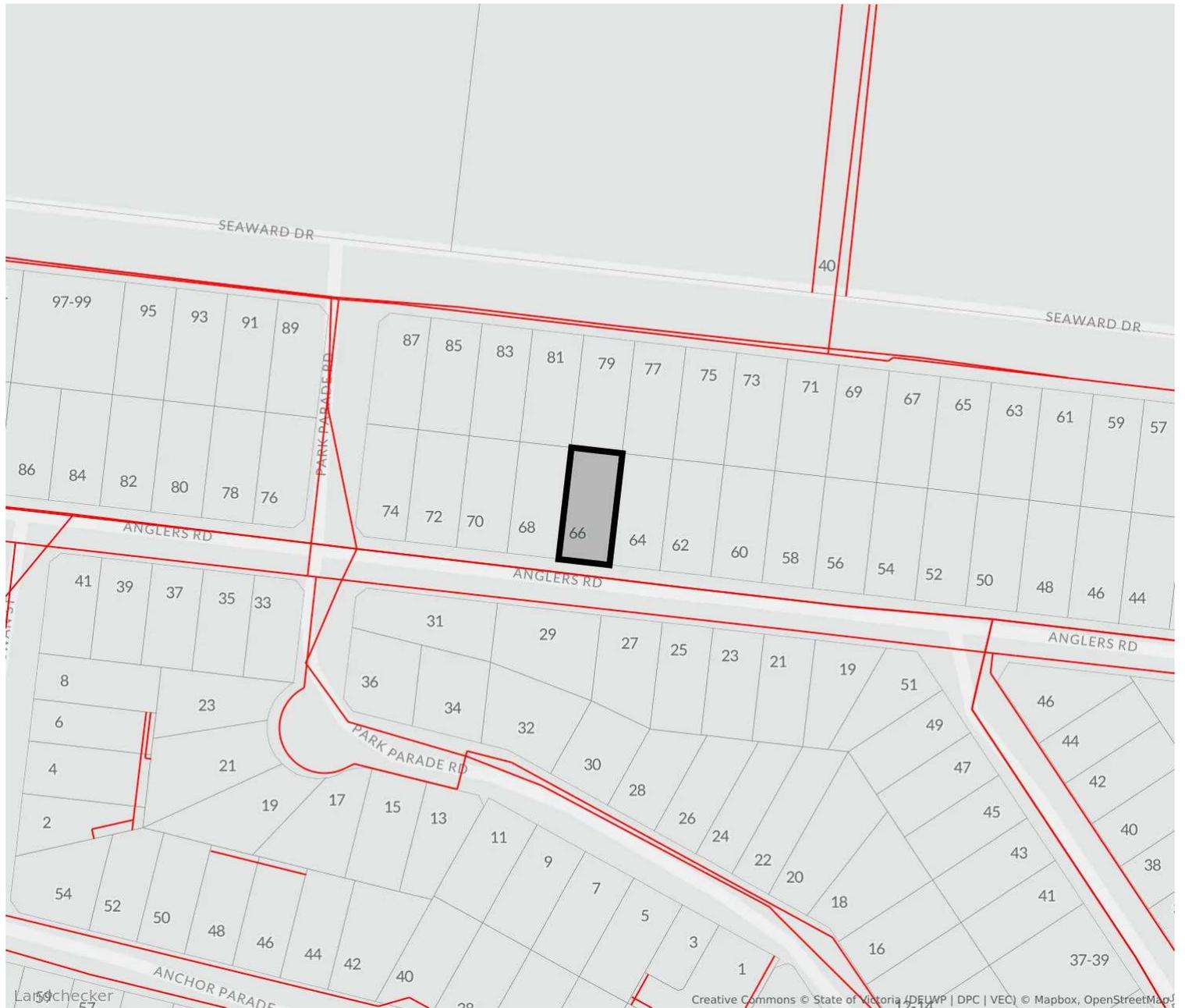


Status	Code	Date	Address	Description
APPROVED	PDPLANPER-2024/001809	26/09/2024	Seaward Dr, Cape Paterson Seaward Dr, Cape Paterson Seaward Dr, Cape Paterson	Develop a replacement telecommunications facility (clause 52.19) in the slo4 and eso1.
APPROVED	PDPLANPER-2023/000287	22/09/2023	1 Park Parade Rd, Cape Paterson	Two lot subdivision (boundary realignment) and creation of easements (spear: s212000e).
APPROVED	150219	06/10/2015	2 Swan Street, Capepaterson	3 lot subdivision.
OTHER	02747	05/08/2002	67 Seaward Dr, Cape Paterson	Develop and use a dwelling.
APPROVED	0298	22/03/2002	60 Anglers Rd, Cape Paterson	Two lot subdivision.
APPROVED	991139	07/04/1999	44 Sea Breeze Pde, Cape Paterson	Relocate a dwelling onto the land.

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



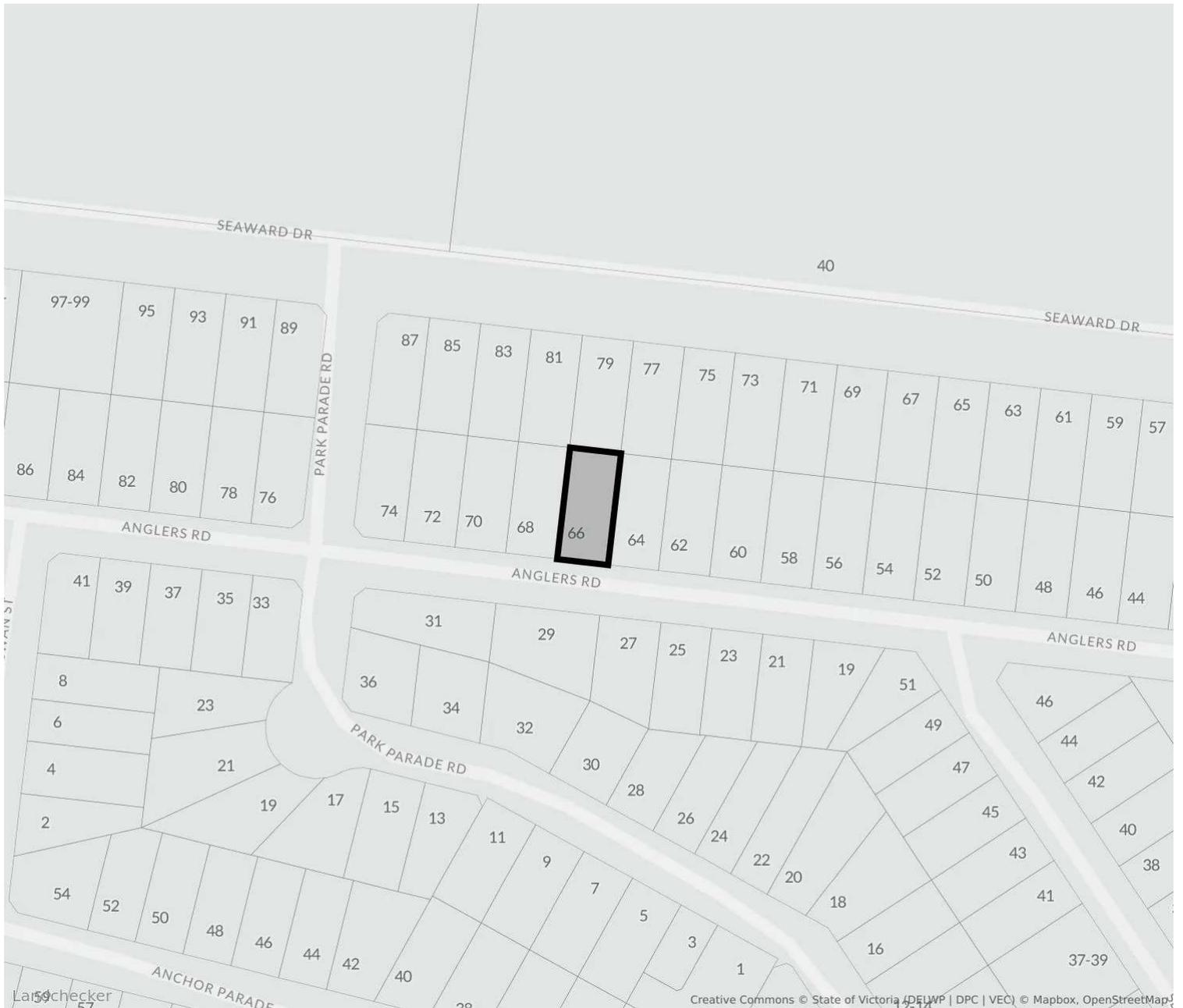
No easements for this property



■ 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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