

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot 10 PS524423

LOCAL GOVERNMENT (COUNCIL)

Bass Coast

LEGAL DESCRIPTION

10\PS524423

COUNCIL PROPERTY NUMBER

31797

LAND SIZE

680m² Approx

ORIENTATION

South

FRONTAGE

8m Approx

ZONES

GRZ - General Residential Zone - Schedule 1

OVERLAYS

VPO - Vegetation Protection Overlay - Schedule 3

PropTrack Property Data

HOUSE

 -  2  -

Property Sales Data

SALE HISTORY

\$145,000

CONTRACT DATE

01/10/2009

SETTLEMENT DATE

15/10/2009

State Electorates

LEGISLATIVE COUNCIL

Eastern Victoria Region

LEGISLATIVE ASSEMBLY

Bass District

Schools

CLOSEST PRIVATE SCHOOLS

St Joseph's School (9584 m)
Koonwarra Village School (22918 m)

CLOSEST PRIMARY SCHOOLS

Inverloch Primary School (2129 m)

CLOSEST SECONDARY SCHOOLS

Wonthaggi Secondary College (10234 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

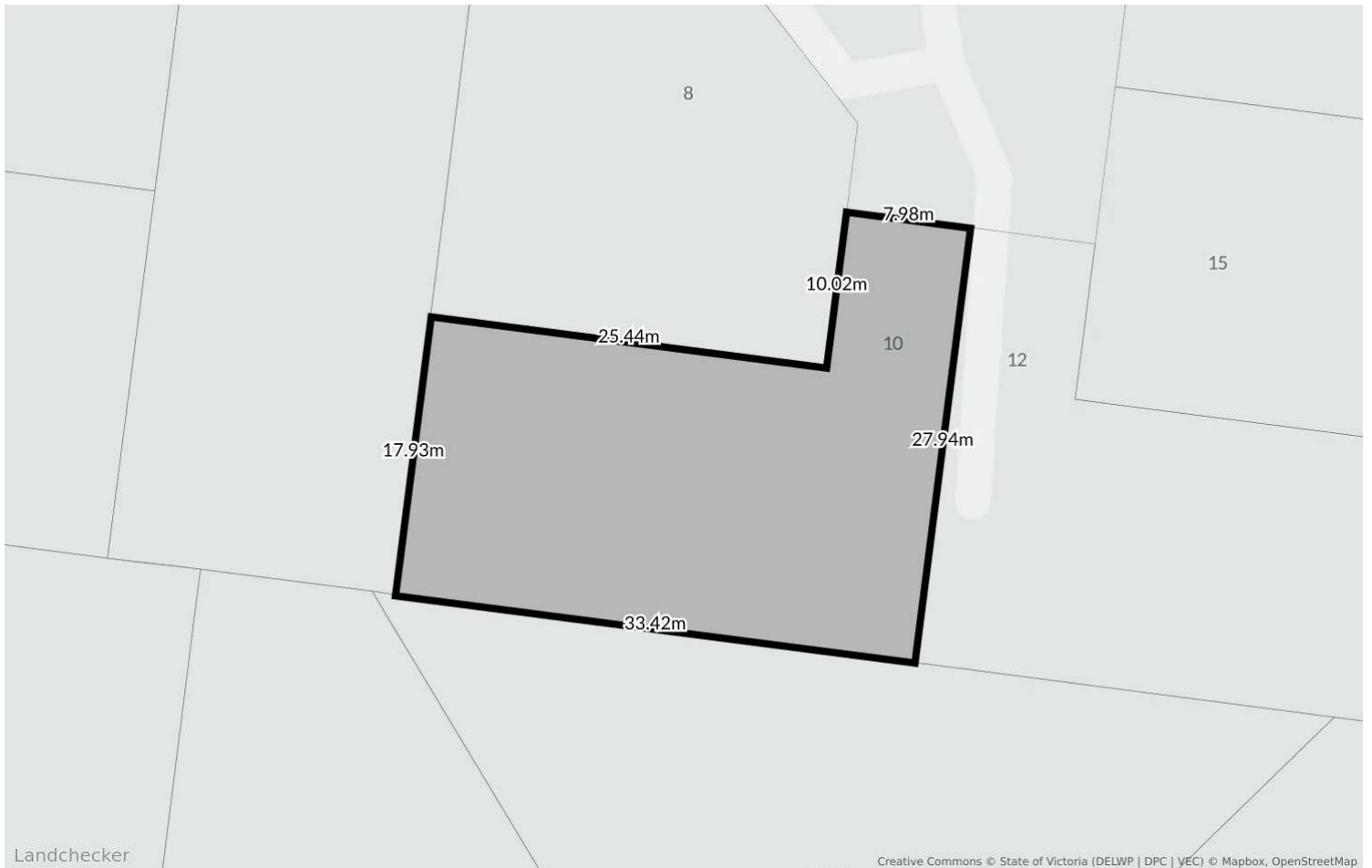
1300226278 (Bass Coast)

EMAIL

basscoast@basscoast.vic.gov.au

WEBSITE

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



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

10 Dalmont Bay Court, Inverloch Vic 3996

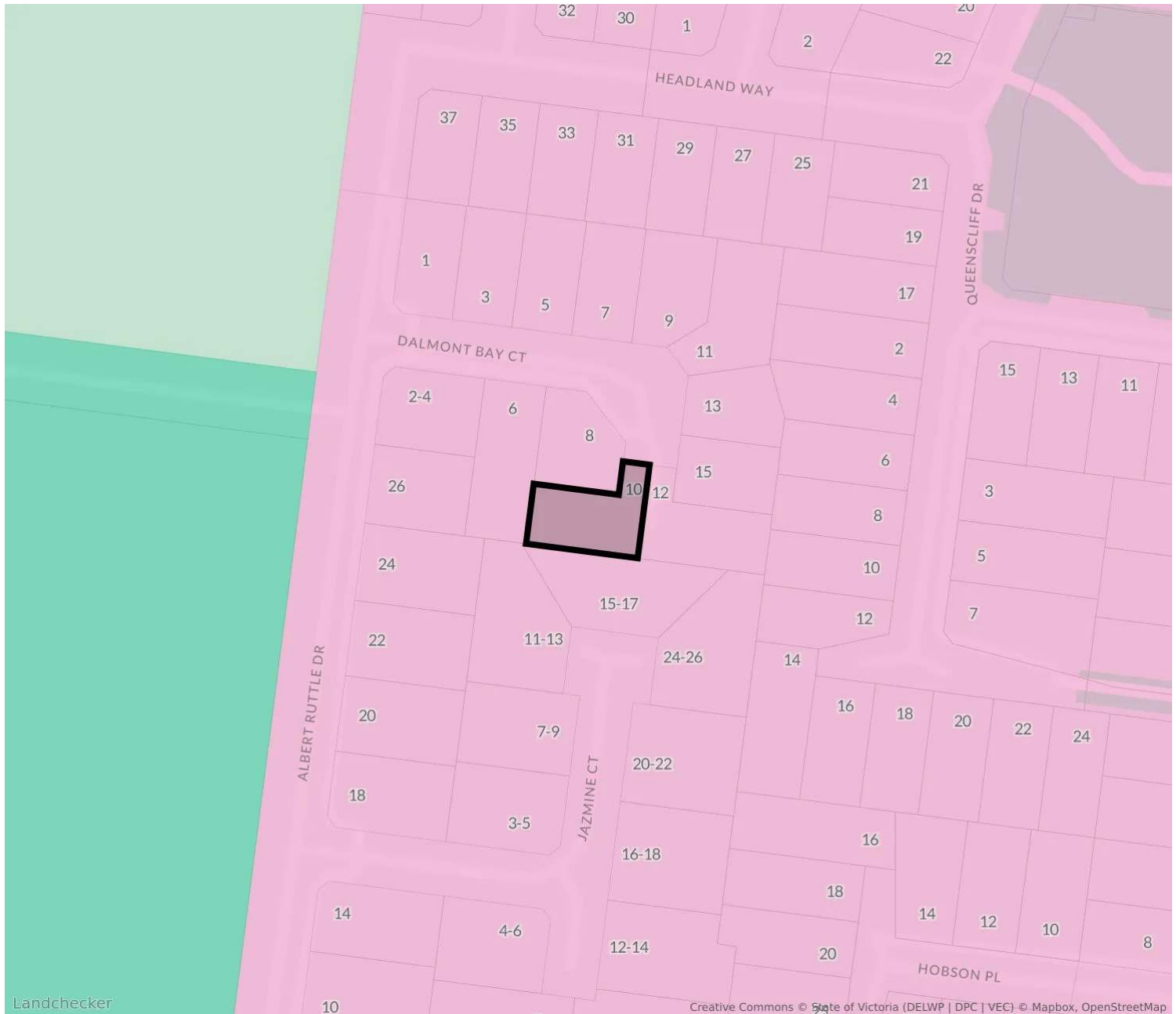
Status	Code	Date	Description
APPROVED	VC271	05/02/2026	The amendment supports the provision of energy-related infrastructure by facilitating the creation of new smaller lots for utility installations that transmit, distribute or store electricity in the Farming Zone and Rural Activity Zone.
APPROVED	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	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	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

Status	Code	Date	Description
			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	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.

PROPOSED PLANNING SCHEME AMENDMENTS

10 Dalmont Bay Court, 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

 FZ - Farming Zone

 RAZ - Rural Activity 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

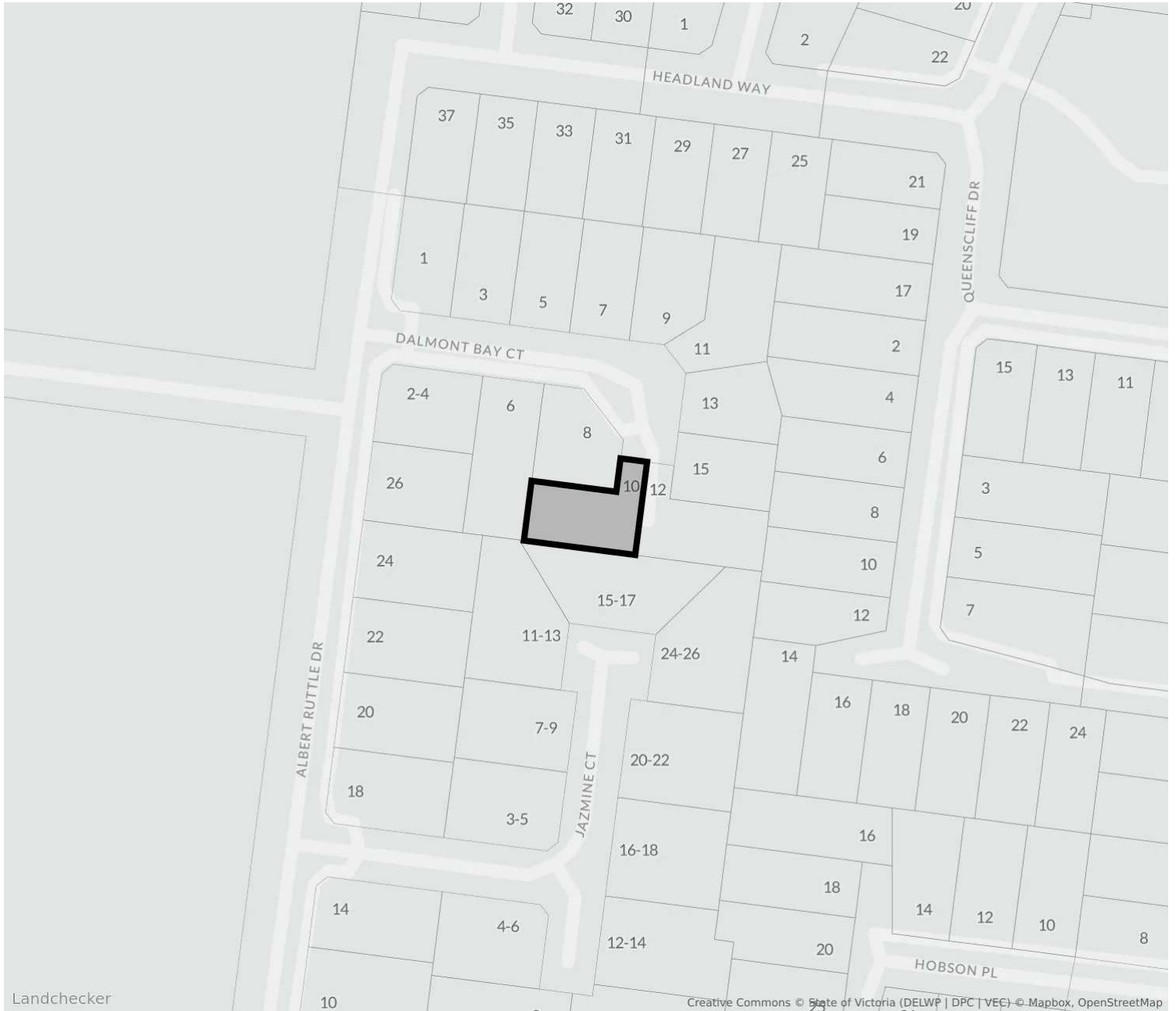
Inverloch is characterised by the retention of its native vegetation through earlier controls on vegetation clearing, making it an attractive area to both local residents and visitors. There are several species of State or regional significance within the town, in particular in the Screw Creek estuary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

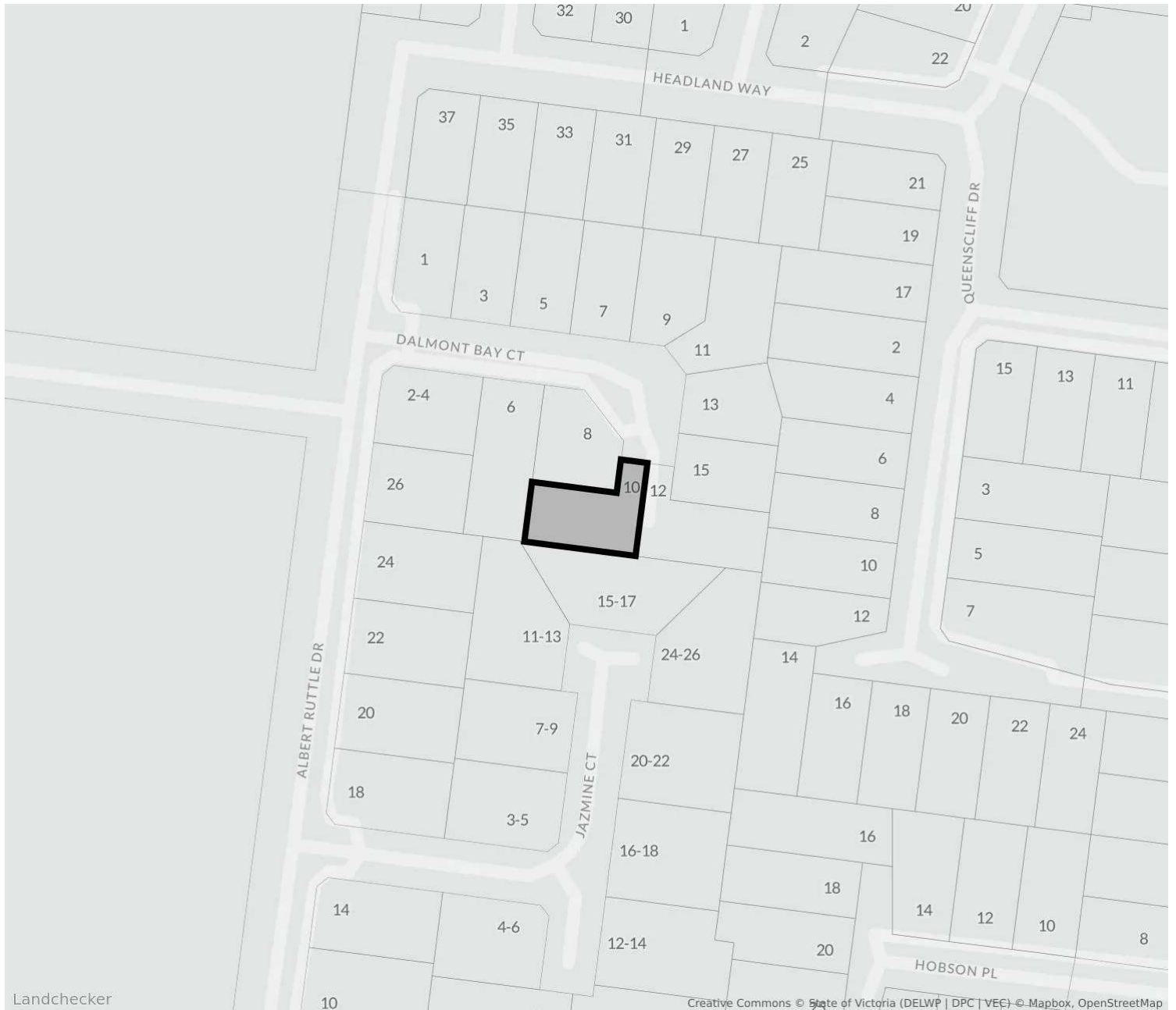
For confirmation and detailed advice about this planning overlay, please contact BASS COAST council on 1300226278.

NEARBY OVERLAYS

10 Dalmont Bay Court, 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.



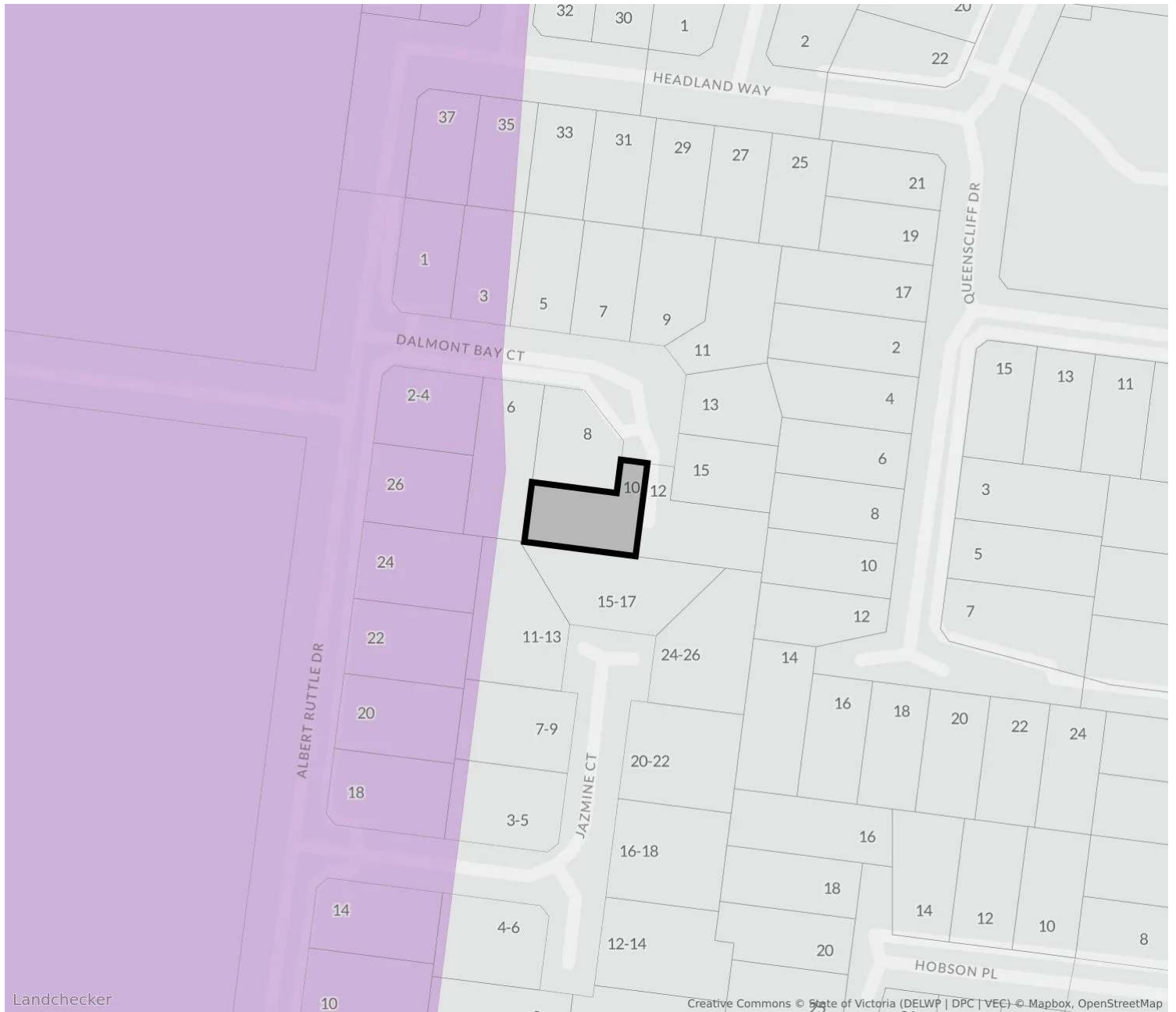
Flood

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 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 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
Department of Environment, Land, Water and Planning	Unaffected	State	29/12/2025

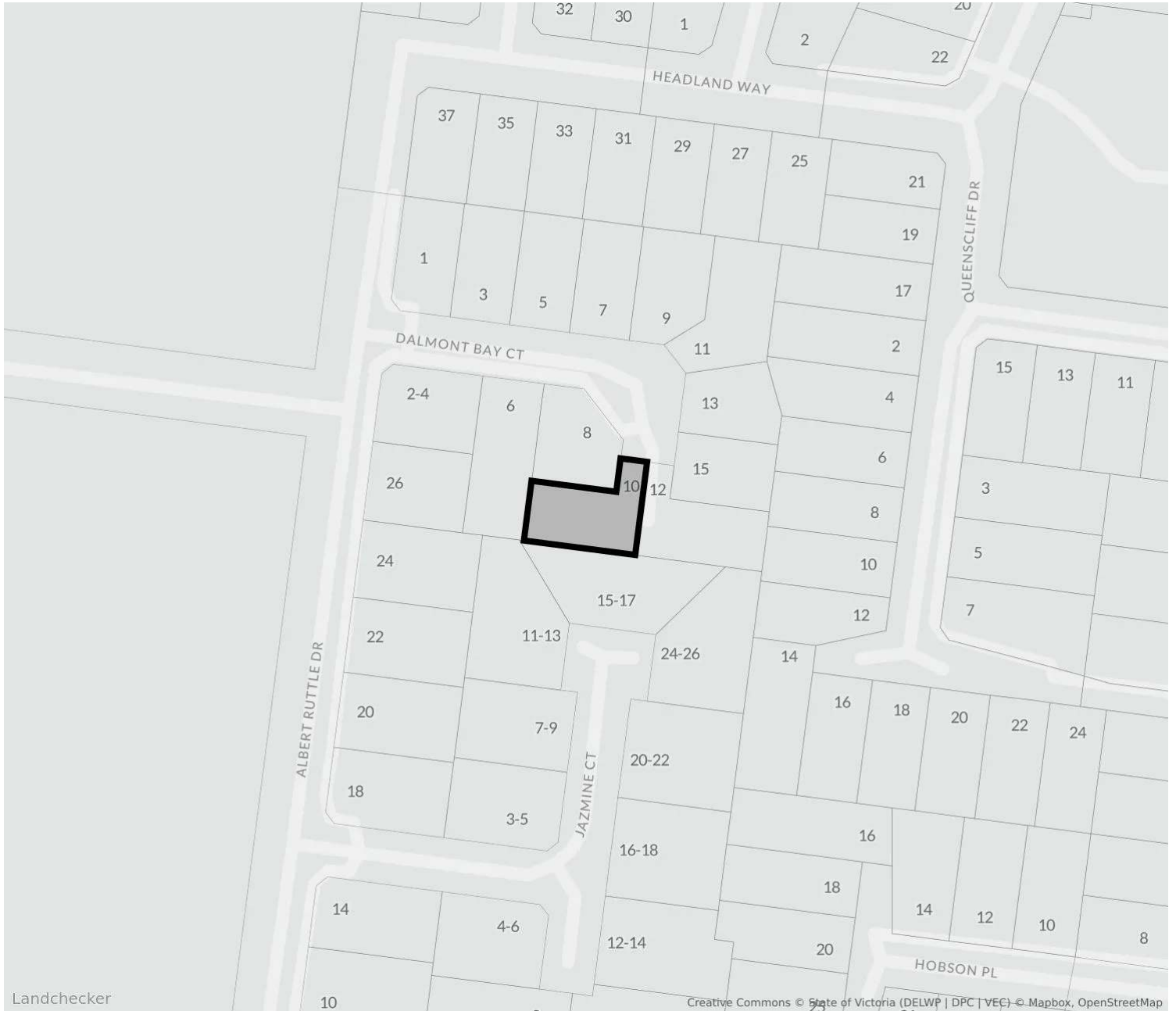
Source Authority

Status

Type

Last Updated

BPA



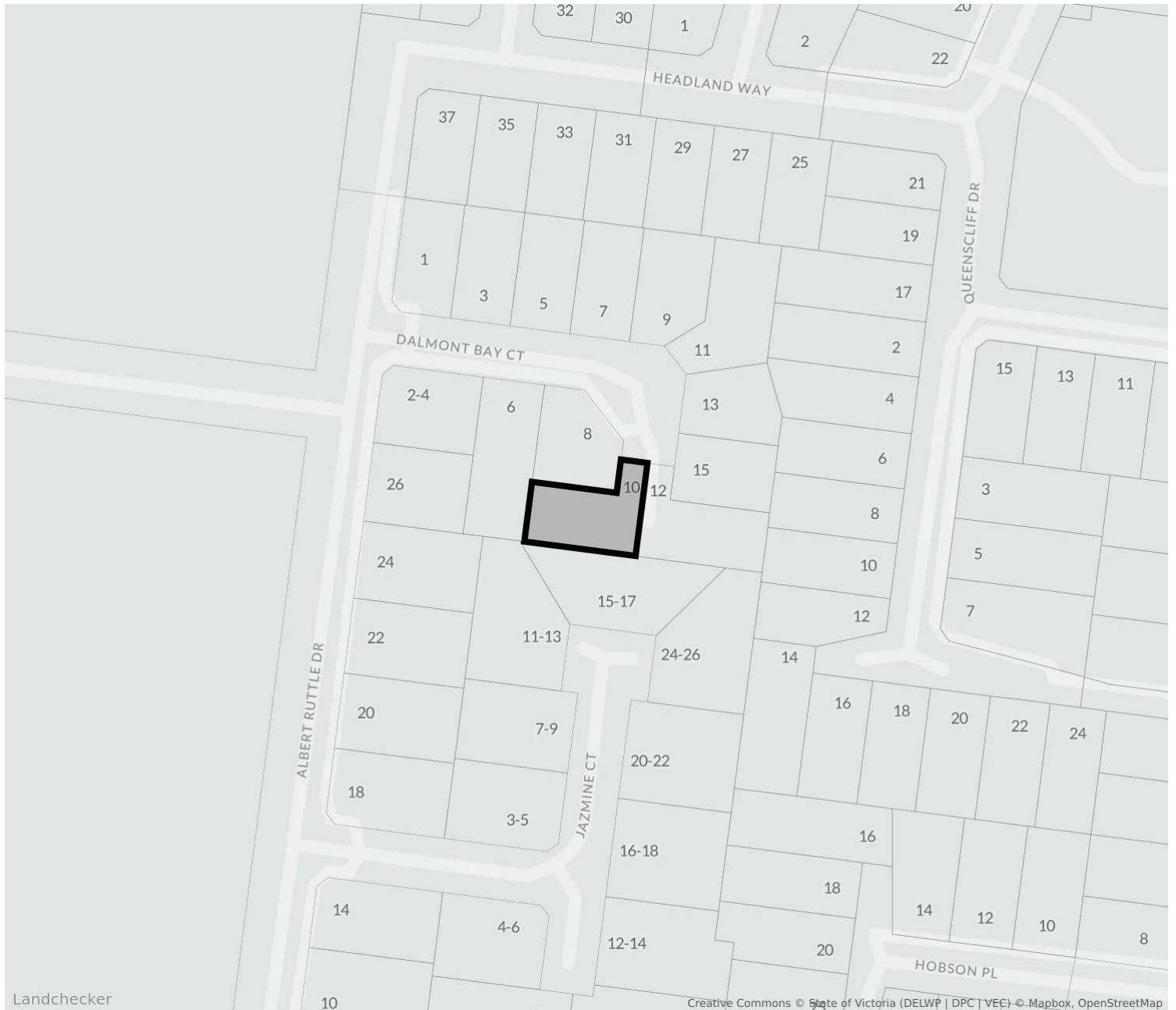
Landslide Prone Area

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

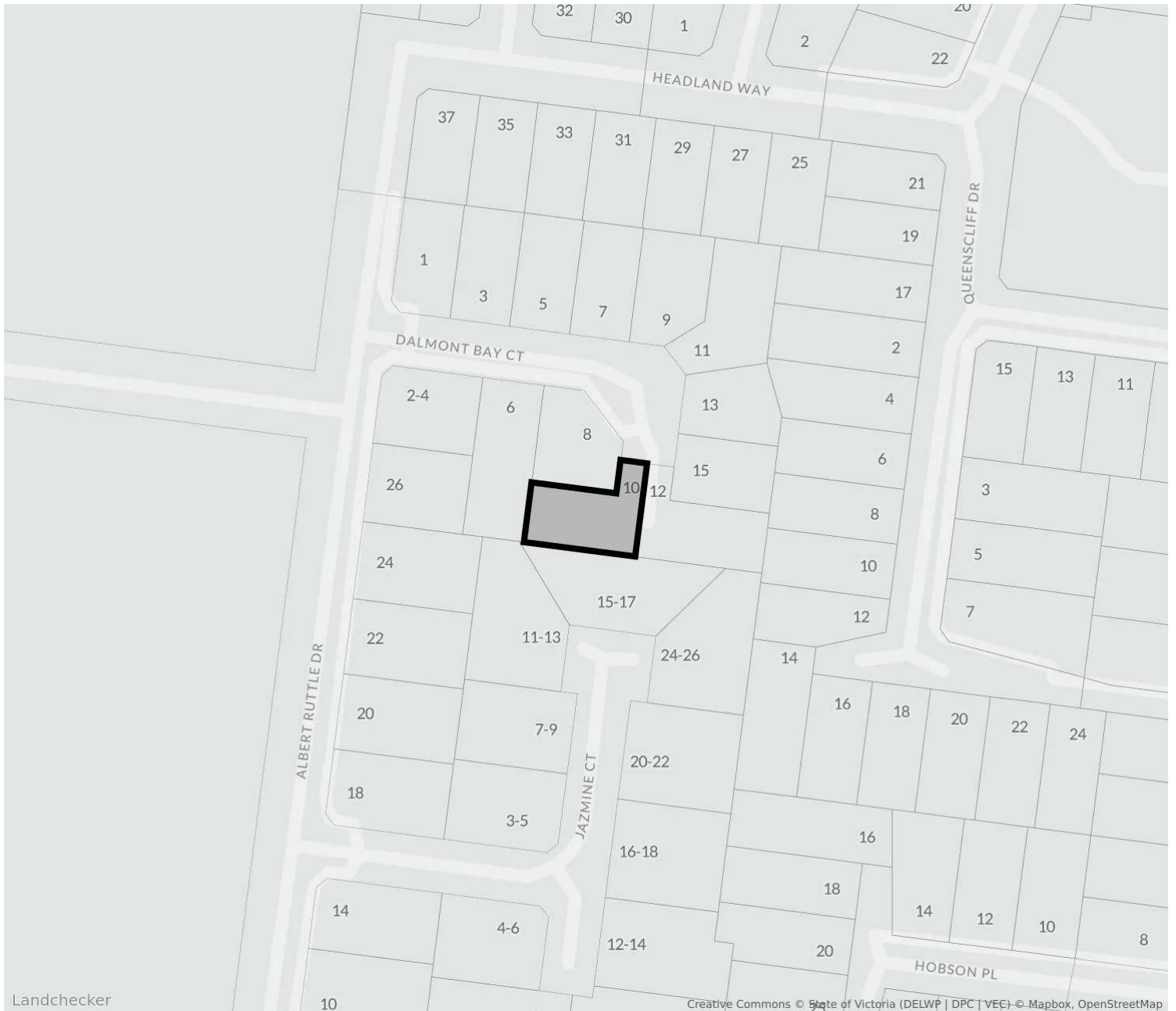
Source Authority	Status	Type	Last Updated
EMO4			
Department of Environment, Land, Water and Planning EMO5	Unaffected	State	22/12/2025
Department of Environment, Land, Water and Planning EMO6	Unaffected	State	22/12/2025



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.

PROPTRACK COMPARABLE SALES

10 Dalmont Bay Court, Inverloch Vic 3996



7 ALBATROSS DR INVERLOCH VIC 3996

4 bedrooms, 2 bathrooms, 2 cars

LAND AREA 612m²
TYPE House
LAST SALE \$765,000 (12/01/2026)
ZONE GRZ



14 ALBATROSS DR INVERLOCH VIC 3996

4 bedrooms, 2 bathrooms, 2 cars

LAND AREA 615m²
TYPE House
LAST SALE \$810,000 (26/11/2025)
ZONE GRZ



5 OCEANIC DR INVERLOCH VIC 3996

3 bedrooms, 2 bathrooms, 2 cars

LAND AREA 615m²
TYPE House
LAST SALE \$850,000 (11/02/2026)
ZONE GRZ



18 ALBATROSS DR INVERLOCH VIC 3996

0 bedrooms, 0 bathrooms, 0 cars

LAND AREA 628m²
TYPE House
LAST SALE \$400,000 (09/12/2025)
ZONE GRZ



12 ARTISAN WAY INVERLOCH VIC 3996

🛏 3 🏠 2 🚗 2

LAND AREA 596m²
TYPE House
LAST SALE \$795,000 (07/09/2025)
ZONE GRZ



7 JULIA ST INVERLOCH VIC 3996

🛏 2 🏠 1 🚗 -

LAND AREA 107m²
TYPE House
LAST SALE \$305,000 (29/09/2025)
ZONE GRZ



11 JULIA ST INVERLOCH VIC 3996

🛏 2 🏠 1 🚗 1

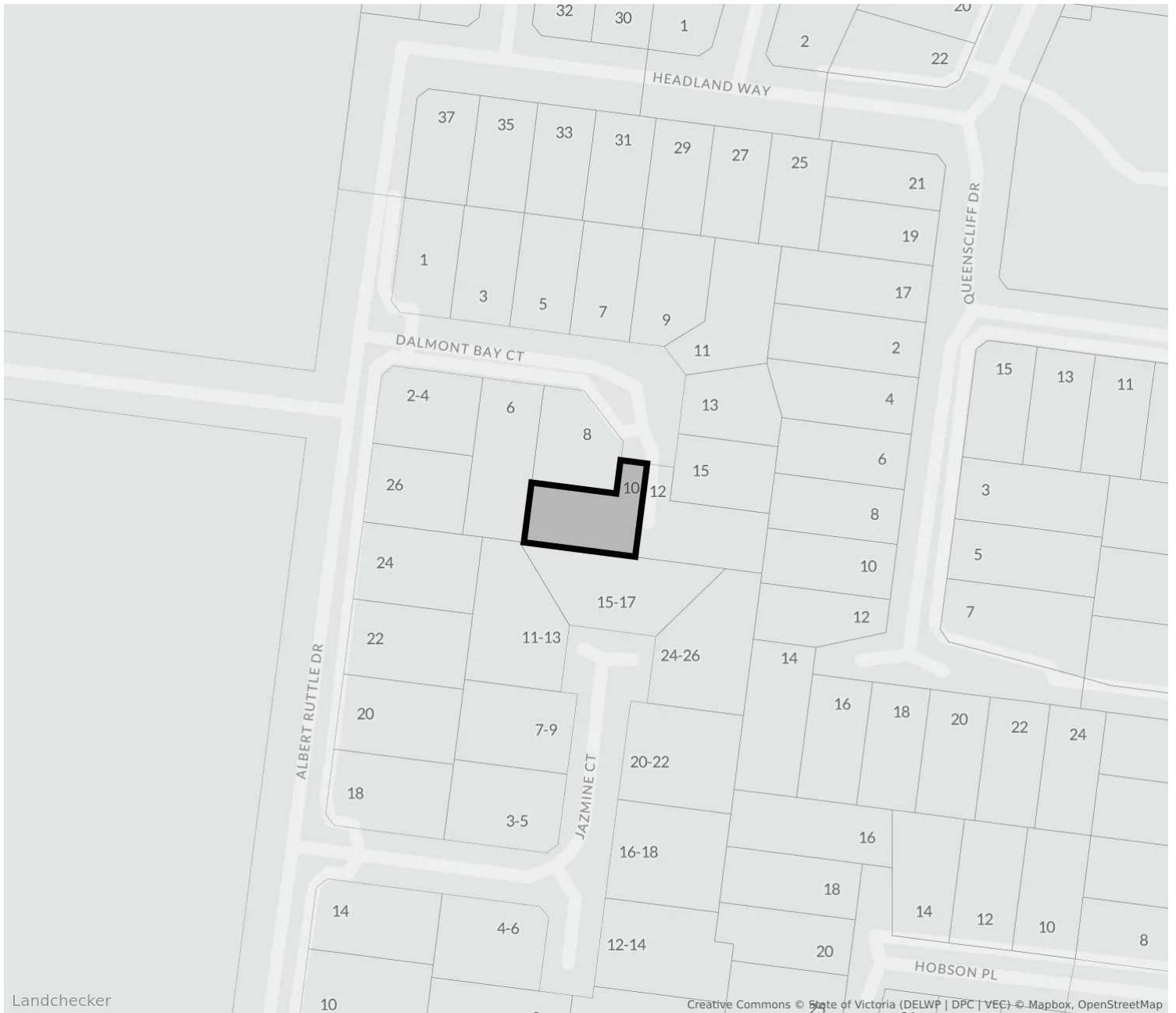
LAND AREA 109m²
TYPE House
LAST SALE \$337,000 (05/11/2025)
ZONE GRZ



1 ASCOT PL INVERLOCH VIC 3996

🛏 4 🏠 2 🚗 2

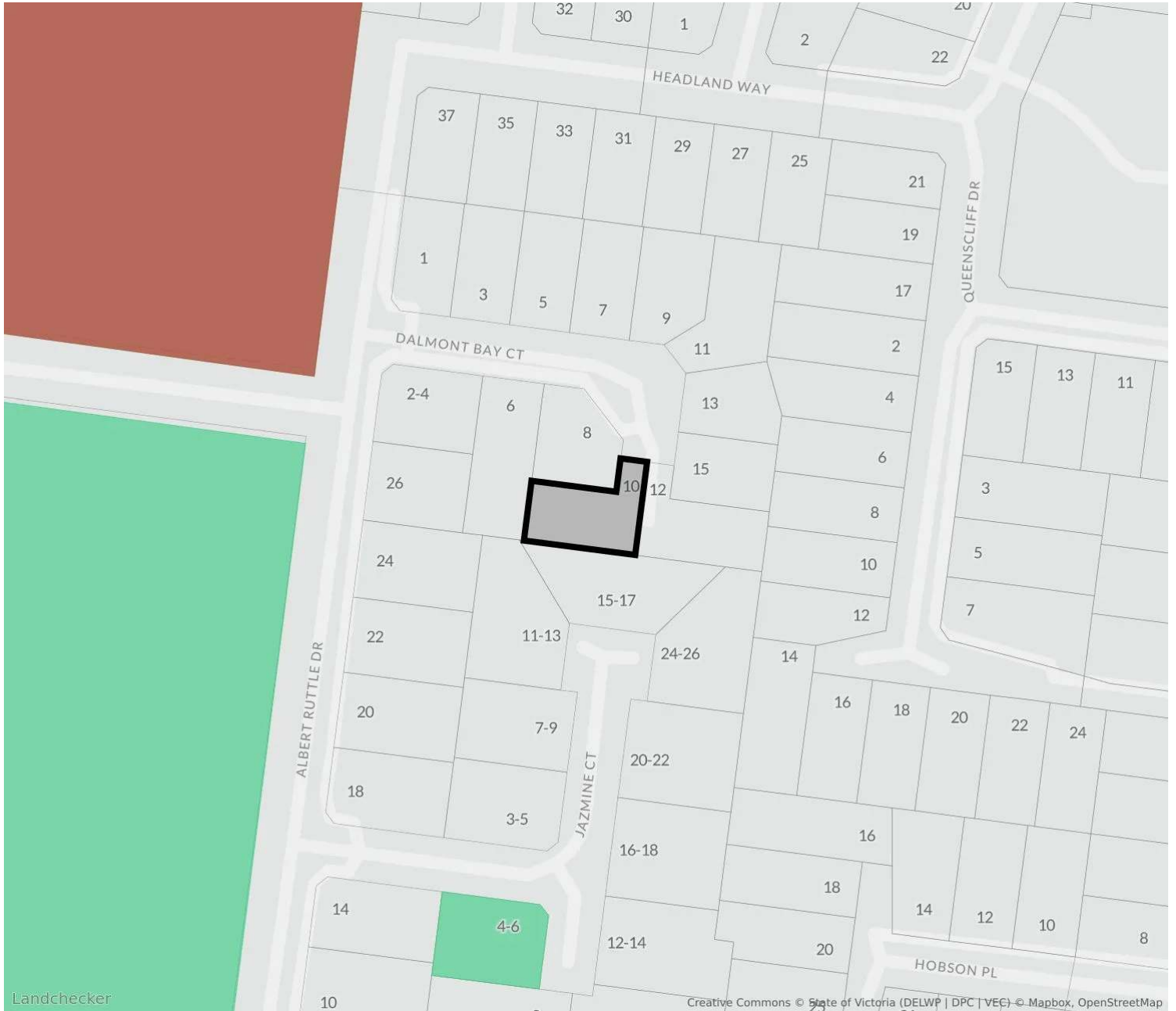
LAND AREA 746m²
TYPE House
LAST SALE \$735,000 (21/10/2025)
ZONE GRZ



No planning permit data available for this property.

NEARBY PLANNING PERMITS

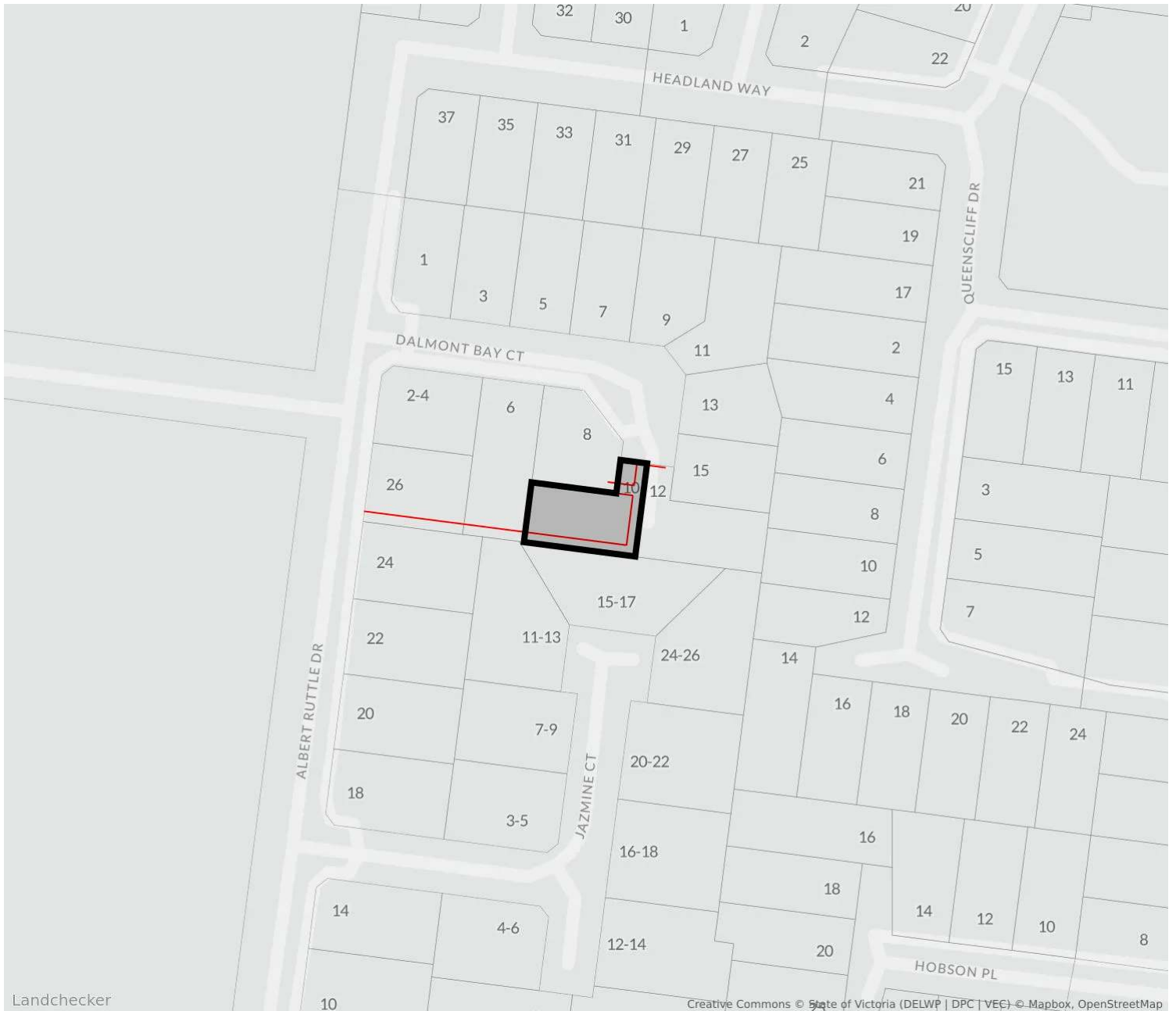
10 Dalmont Bay Court, Inverloch Vic 3996



Status	Code	Date	Address	Description
APPROVED	PDPLANPER-2025/000401	08/07/2025	4-6 Jazmine Ct, Inverloch	Remove three trees in a vegetation protection overlay (vpo3).
REJECTED	190235	14/01/2022	Bass Highway, Inverloch Bass Highway, Inverloch Bass Highway, Inverloch Bass Highway, Inverloch Bass Highway, Inverloch Bass Highway, Inverloch	Subdivision of land into two lots.
APPROVED	170244	12/01/2018	190 Toorak Road, Inverloch	Use and development of the land for a telecommunications facility.
APPROVED	160252	03/11/2016	Bass Highway, Inverloch Bass Highway, Inverloch Bass Highway, Inverloch	Removal of one tree.
APPROVED	150391	01/02/2016	23 Hobson Place, Inverloch 21 Hobson Pl, Inverloch	Remove trees.

Status	Code	Date	Address	Description
APPROVED	150182	04/09/2015	<u>Bass Highway, Inverloch</u> <u>Bass Highway, Inverloch</u> <u>Bass Highway, Inverloch</u>	Removal of existing access and creation of a new access to a road in road zone, category 1.
APPROVED	03413	03/05/2011	<u>Headland Way, Inverloch</u>	191 lot staged subdivision.
APPROVED	02248b	28/04/2009	<u>8 Jazmine Ct, Inverloch</u>	17 lot subdivision.
OTHER	090070	24/04/2009	<u>8 Jazmine Ct, Inverloch</u>	Extend the eaves over the existing building envelope.
OTHER	080604	13/11/2008	<u>10 Jazmine Ct, Inverloch</u>	Vary dimensions of a building envelope created by a restriction.
APPROVED	080610	16/09/2008	<u>8 Jazmine Ct, Inverloch</u>	Attach two sun shades to proposed dwelling projecting over building envelope.
OTHER	040856	25/10/2004	<u>15 Hobson Pl, Inverloch</u>	Remove two trees.

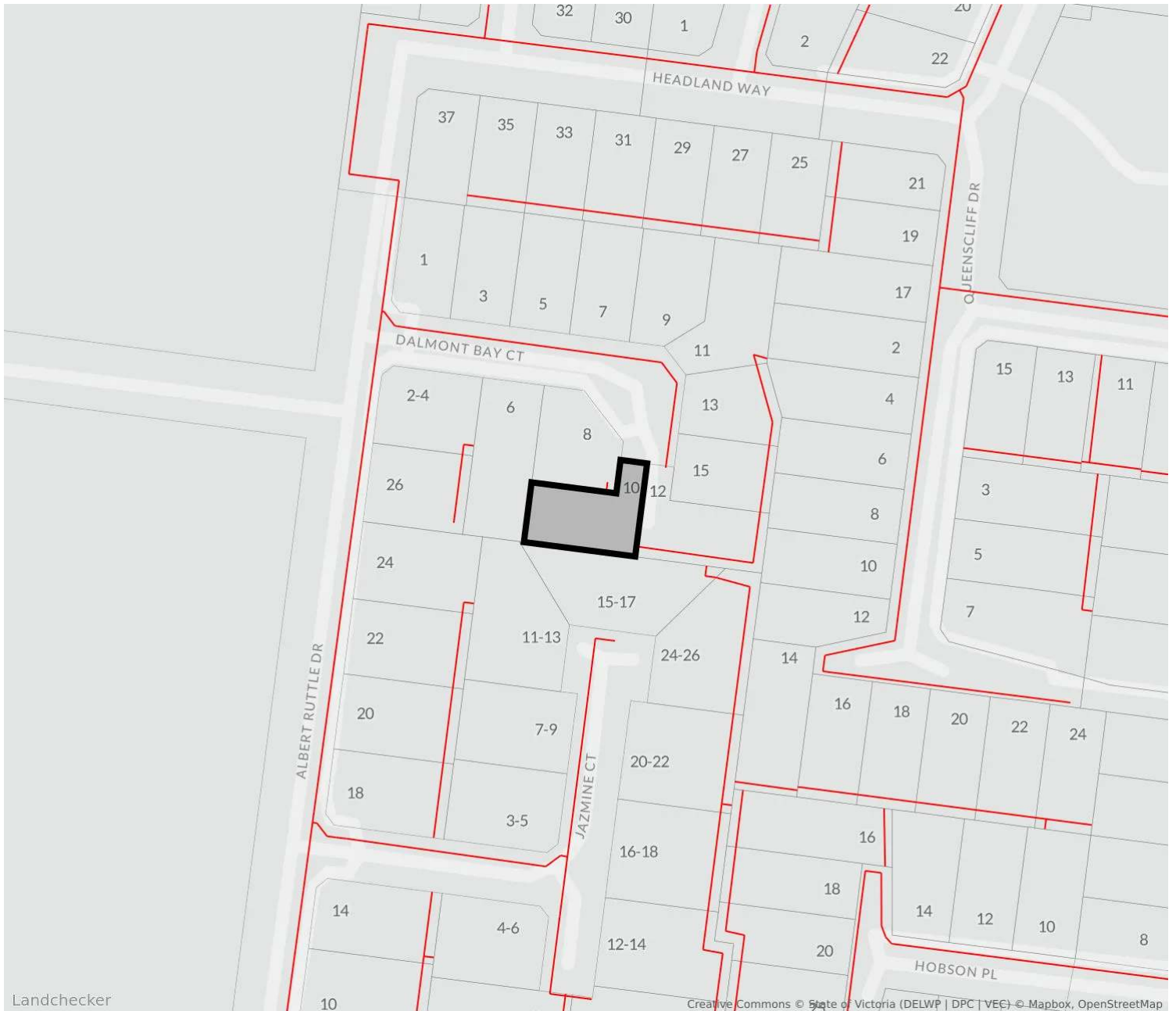
For confirmation and detailed advice about this planning permits, please contact BASS COAST council on 1300226278.



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The easement(s) displayed is indicative only and may represent a subset of the total easements.

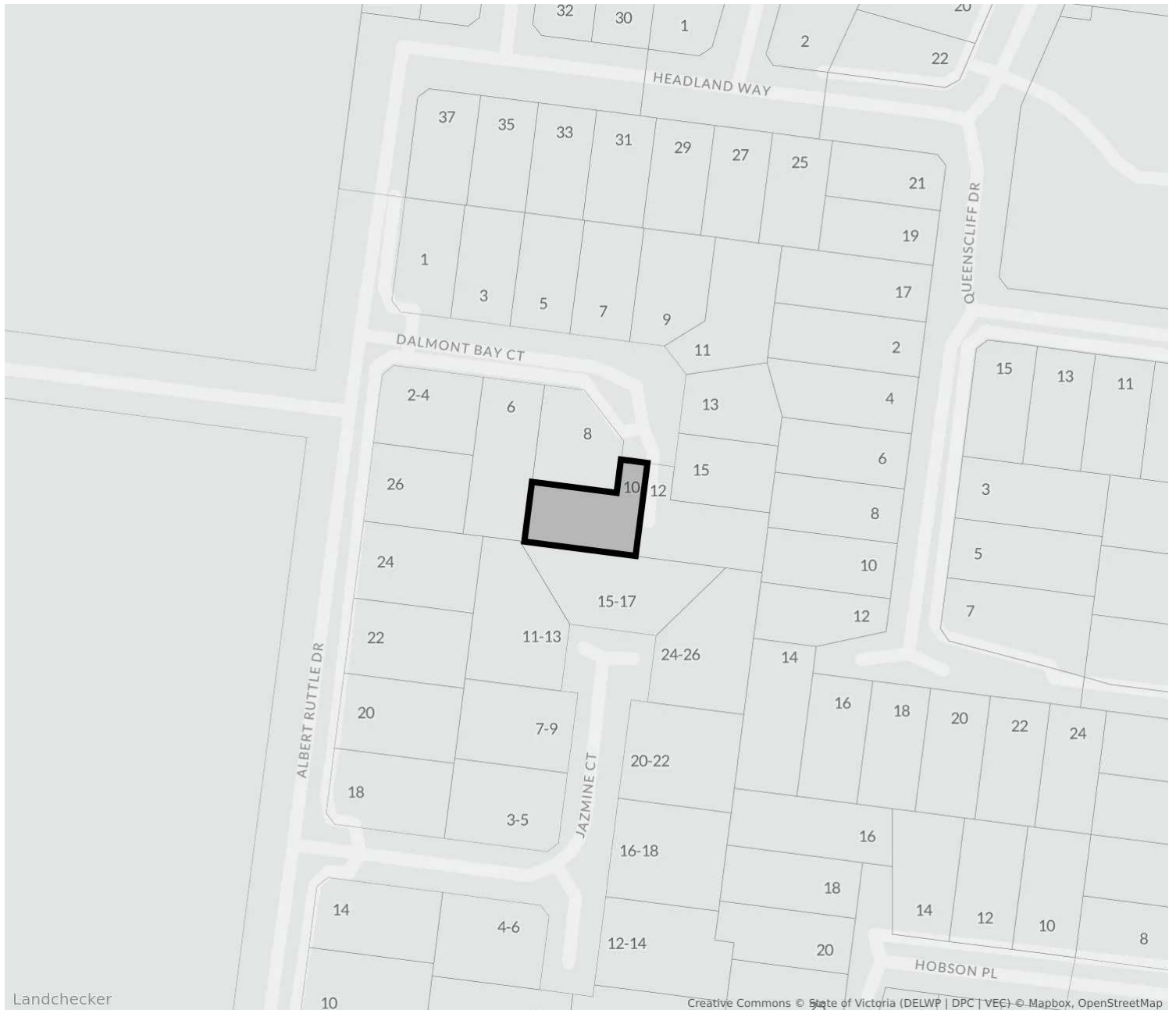
For confirmation and detailed advice about the easement(s) on this property, please contact the relevant source authority.



■ Easements

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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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