

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot 257 LP10678

LOCAL GOVERNMENT (COUNCIL)

Bass Coast

LEGAL DESCRIPTION

257\LP10678

COUNCIL PROPERTY NUMBER

5305

LAND SIZE

892m² Approx

ORIENTATION

South

FRONTAGE

29.09m Approx

ZONES

GRZ - General Residential Zone - Schedule 1

OVERLAYS

DDO - Design And Development Overlay - Schedule 1

VPO - Vegetation Protection Overlay - Schedule 3

PropTrack Property Data

HOUSE

 3  1  -

Property Sales Data

SALE HISTORY

\$0
\$1,500

CONTRACT DATE

29/04/2012
15/09/1975

SETTLEMENT DATE

N/A
N/A

State Electorates

LEGISLATIVE COUNCIL

Eastern Victoria Region

LEGISLATIVE ASSEMBLY

Bass District

Schools

CLOSEST PRIVATE SCHOOLS

St Joseph's School (10727 m)
Koonwarra Village School (22231 m)

CLOSEST PRIMARY SCHOOLS

Inverloch Primary School (1385 m)

CLOSEST SECONDARY SCHOOLS

Wonthaggi Secondary College (11364 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

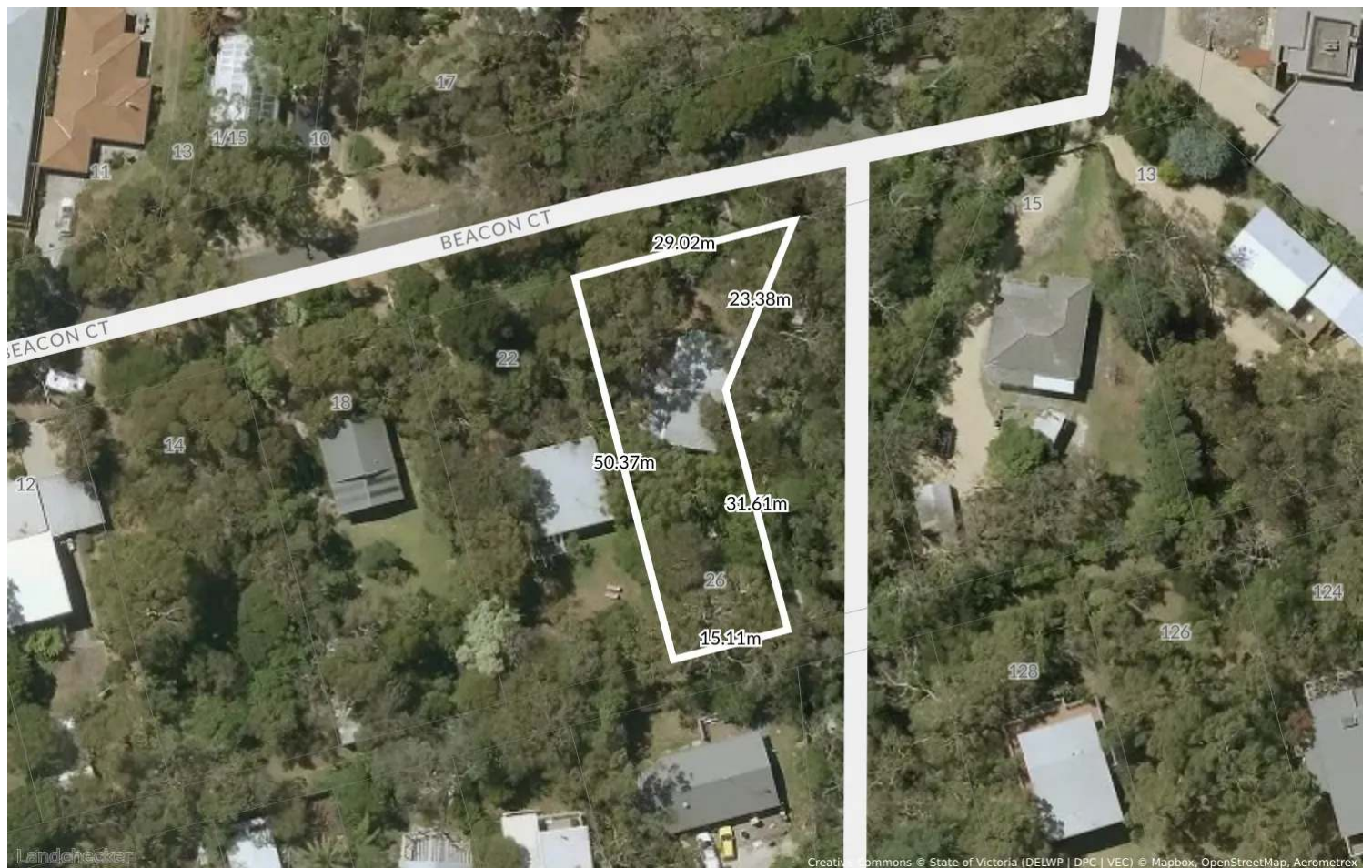
1300226278 (Bass Coast)

EMAIL

basscoast@basscoast.vic.gov.au

WEBSITE

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



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

26 Beacon Court, Inverloch Vic 3996

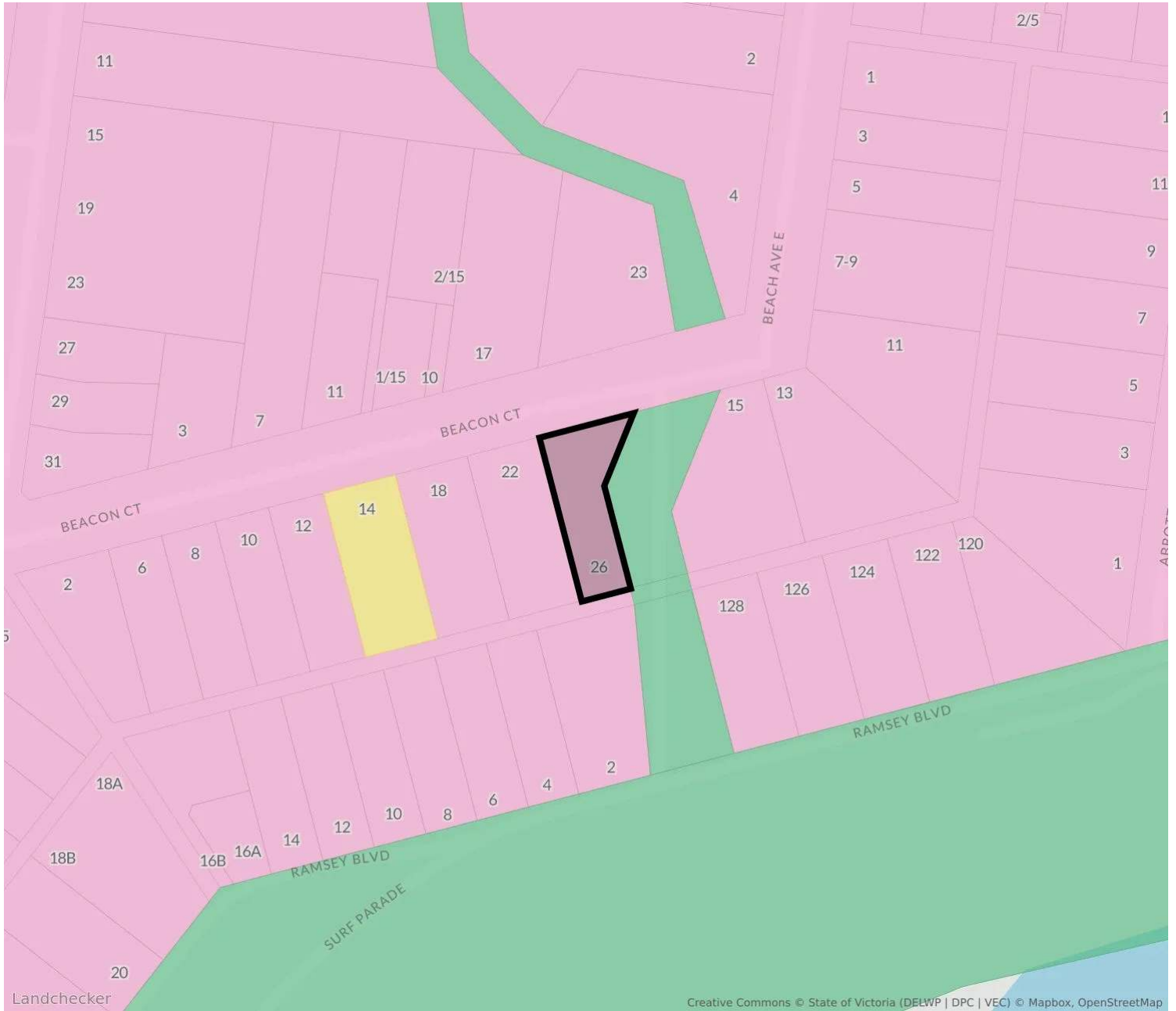
Status	Code	Date	Description
APPROVED	VC291	18/02/2026	Amendment VC291 updates the Victoria Planning Provisions and all planning schemes to replace the Guidelines for the removal, destruction or lopping of native vegetation, 2017 with the version published in 2025 and amend clause 66.01 (Subdivision Referrals) to enable the direct referral of planning applications to Fire Rescue Victoria for the existing fire hydrant referral matter.
APPROVED	VC245	12/02/2026	Amendment VC245 makes changes to give effect to the Surf Coast Statement of Planning Policy (SPP) and Bellarine Peninsula SPP. The amendment improves the clarity of the VPP and Macedon Ranges Planning Scheme by removing the particular provision at Clause 51.07 (Macedon Ranges SPP). The amendment also makes administrative changes to the Greater Geelong Planning Scheme.
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	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	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	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	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.

Status	Code	Date	Description
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	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	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 reference to the Guidelines for removal, destruction or lopping of native vegetation (DEECA, 2025).

PROPOSED PLANNING SCHEME AMENDMENTS

26 Beacon 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.

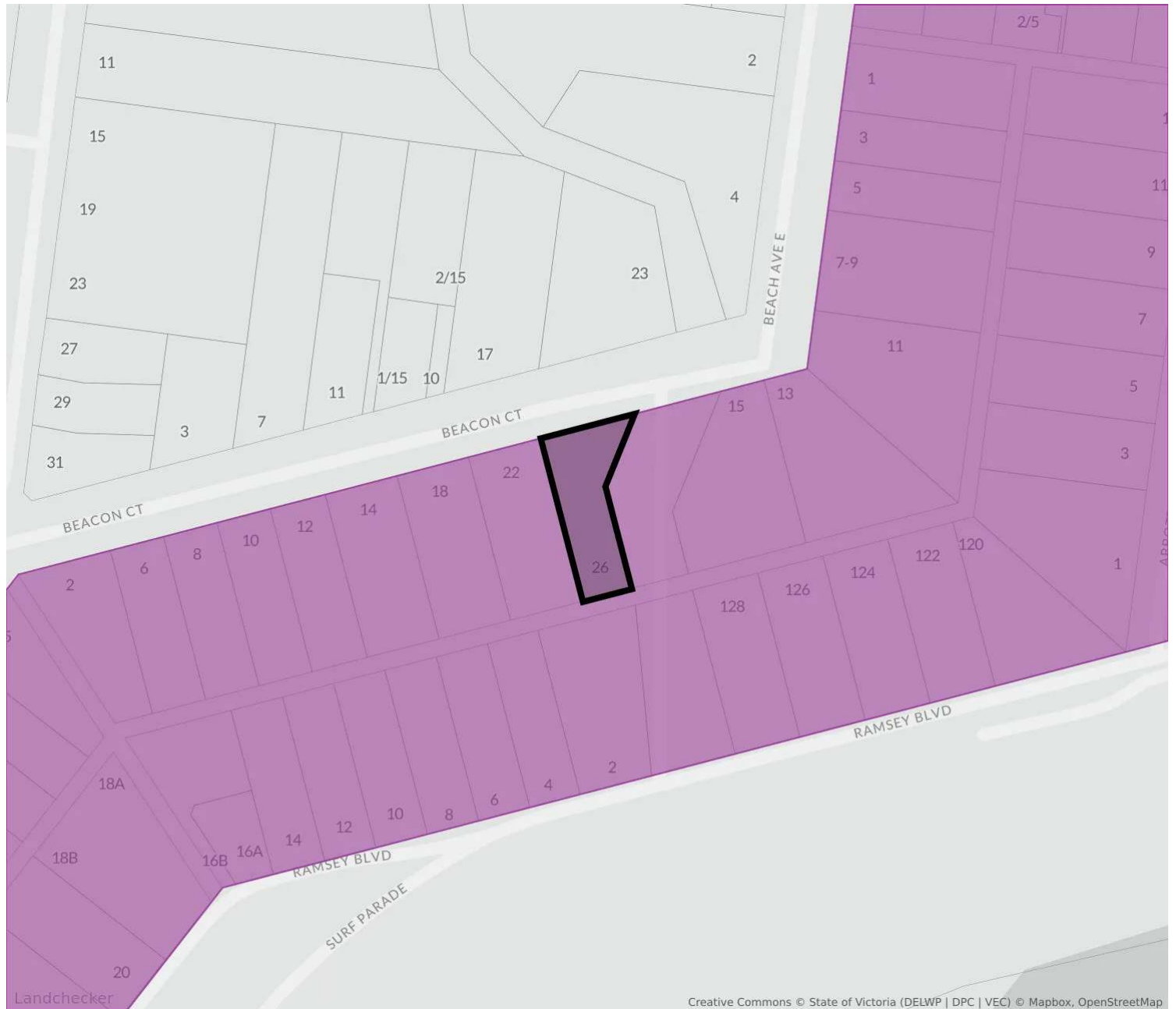
LPP 32.08 Schedule 1 To Clause 32.08 General Residential Zone

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

Other nearby planning zones

- GRZ - General Residential Zone
- PPRZ - Public Park And Recreation Zone

PUZ - Public Use Zone



DDO1 - Design And Development Overlay - Schedule 1

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas which are affected by specific requirements relating to the design and built form of new development.

VPP 43.02 Design And Development Overlay

To protect views from the coast to adjacent residential areas. To protect views to the coast from adjacent residential areas. To minimise the impact of development along the coastline. To protect and enhance the visual amenity and landscape of the coastal area. To respond to the potential coastal impacts of climate change.

LPP 43.02 Schedule 1 To Clause 43.02 Design And Development Overlay

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



DDO9 - Design And Development Overlay - Schedule 9

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas which are affected by specific requirements relating to the design and built form of new development.

VPP 43.02 Design And Development Overlay

To protect environmental assets within residential areas. To minimise the impact of development on vegetation. To minimise the impact of development on coastal character. To protect and enhance the visual amenity and landscape of the residential areas.

LPP 43.02 Schedule 9 To Clause 43.02 Design And Development Overlay

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



VPO3 - Vegetation Protection Overlay - Schedule 3

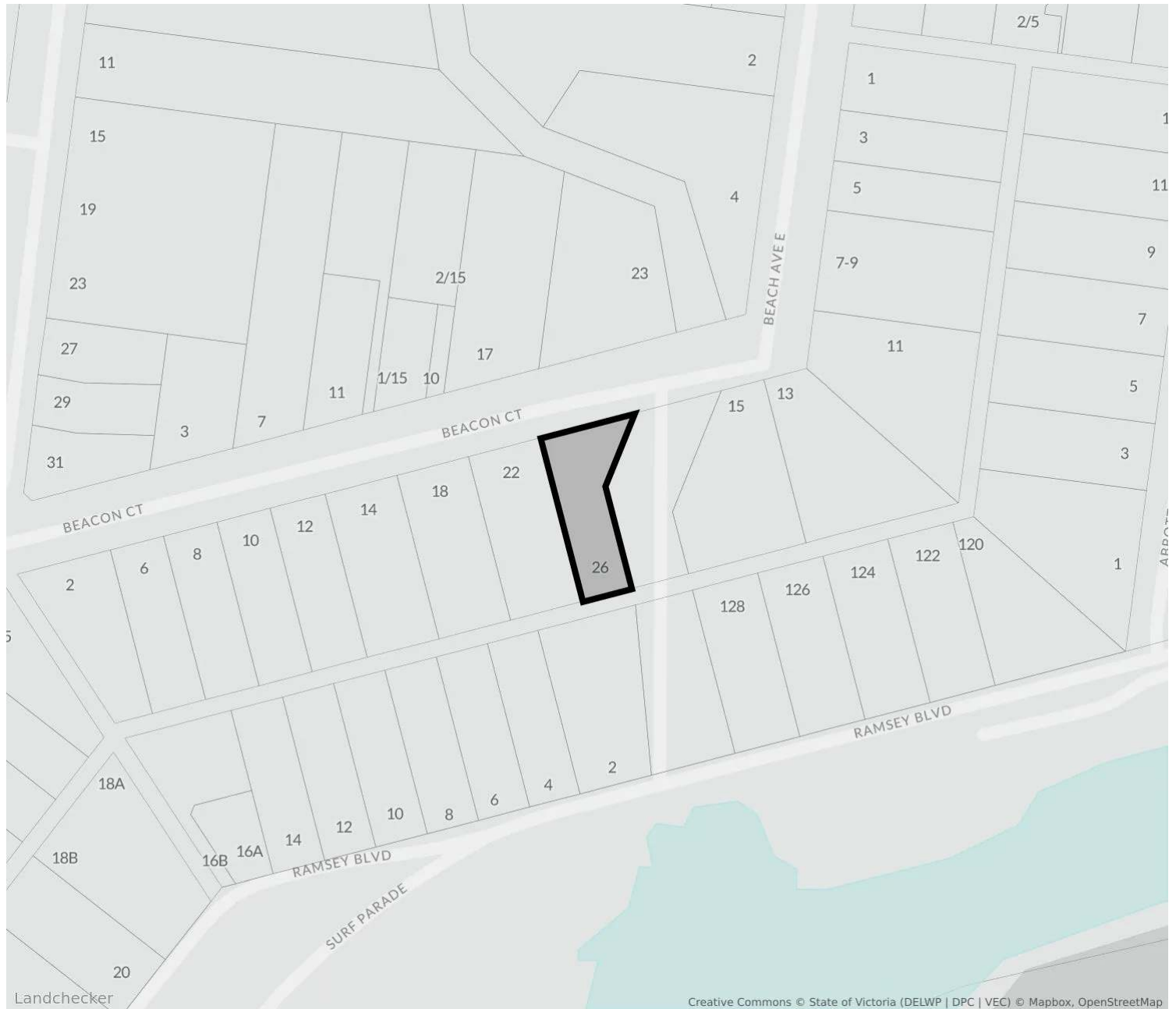
- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To protect areas of significant vegetation.
- To ensure that development minimises loss of vegetation.
- To preserve existing trees and other vegetation.
- To recognise vegetation protection areas as locations of special 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.

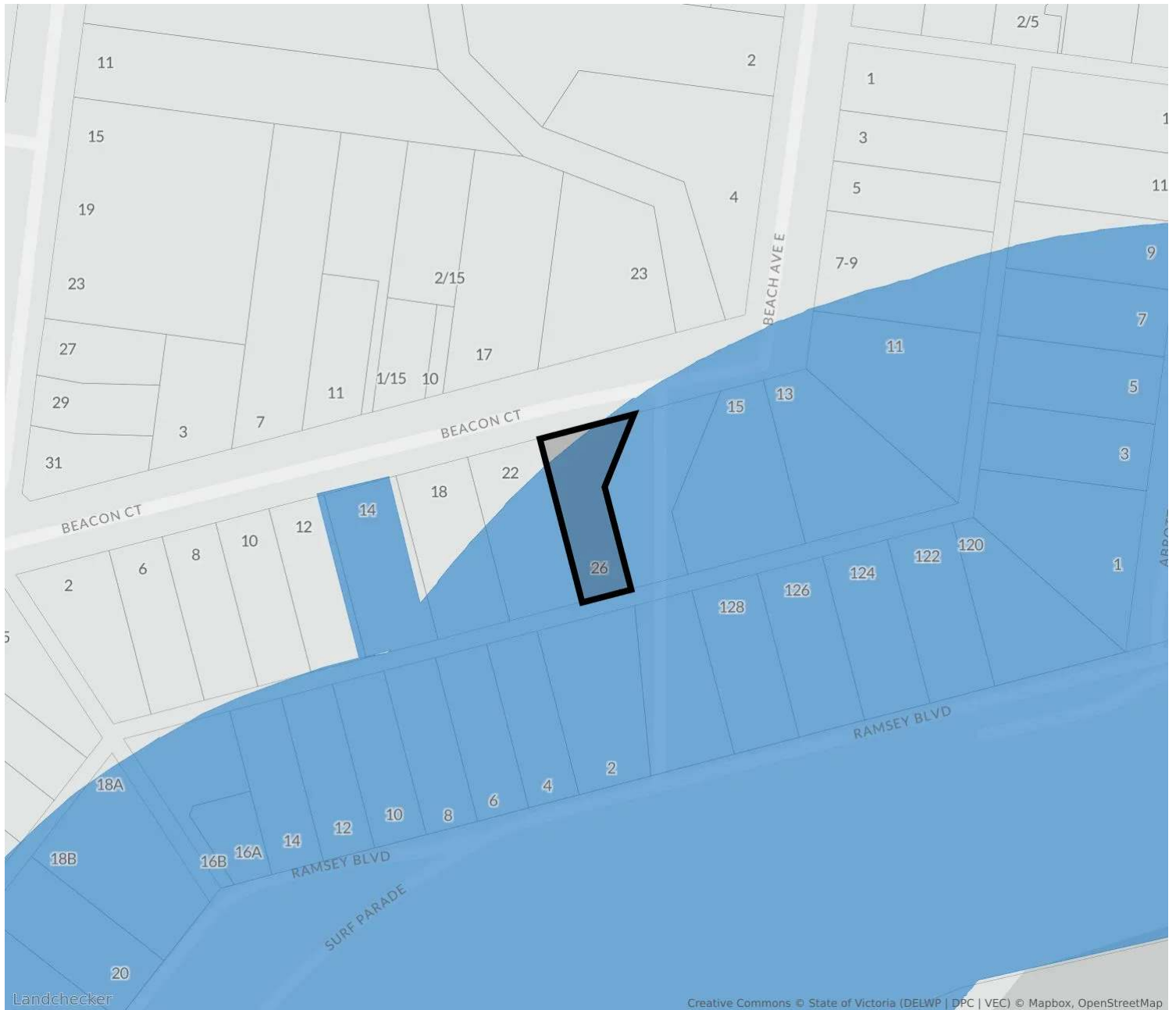
LPP 42.02 Schedule 3 To Clause 42.02 Vegetation Protection Overlay

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



LSIO - Land Subject To Inundation Overlay

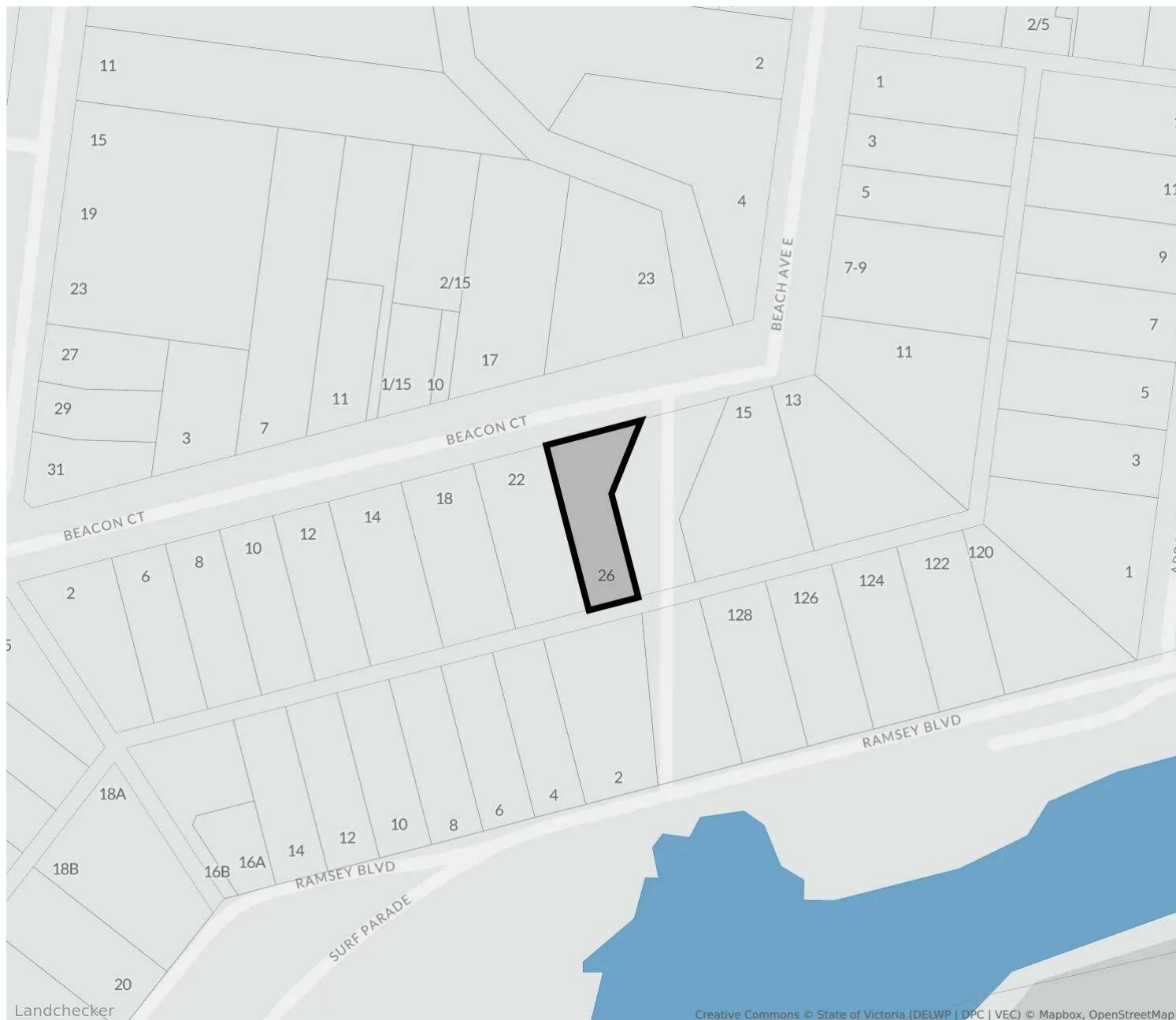
For confirmation and detailed advice about this planning overlay, please contact BASS COAST council on 1300226278.



Aboriginal Cultural Heritage Sensitivity

This property is 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.



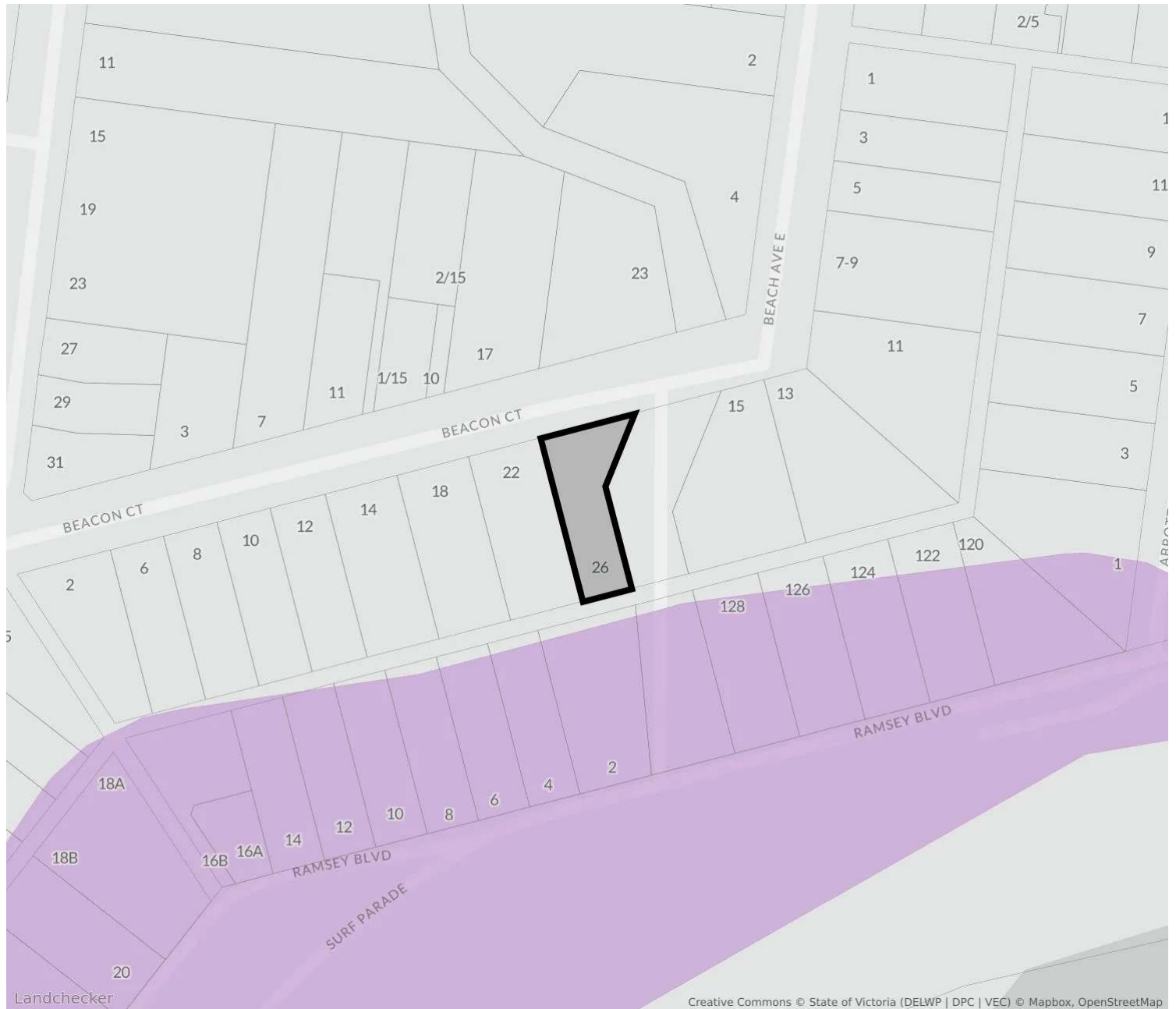
Flood

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.

PROPTACK COMPARABLE SALES

26 Beacon Court, Inverloch Vic 3996



5 BEACH AVE INVERLOCH VIC 3996

🛏 4 🏠 2 🚗 2

LAND AREA 754m²
TYPE House
LAST SALE \$1,525,000 (13/12/2025)
ZONE GRZ



6 ABBOTT ST INVERLOCH VIC 3996

🛏 - 🏠 1 🚗 -

LAND AREA 408m²
TYPE -
LAST SALE \$700,000 (10/11/2025)
ZONE GRZ



8 ABBOTT ST INVERLOCH VIC 3996

🛏 3 🏠 1 🚗 -

LAND AREA 408m²
TYPE -
LAST SALE \$700,000 (09/11/2025)
ZONE GRZ



10 FERN ST INVERLOCH VIC 3996

🛏 4 🏠 1 🚗 -

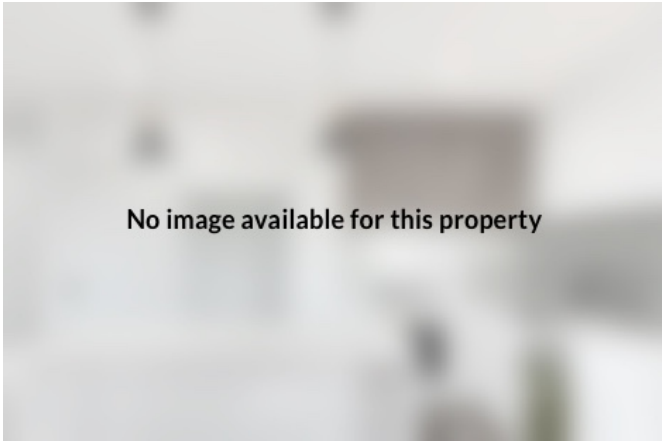
LAND AREA 1,454m²
TYPE House
LAST SALE \$885,000 (21/10/2025)
ZONE GRZ



12 VIEW ST INVERLOCH VIC 3996

3 bedrooms, 1 bathroom, 1 car

LAND AREA 658m²
 TYPE House
 LAST SALE \$890,000 (22/09/2025)
 ZONE GRZ



18 VICTORIA ST INVERLOCH VIC 3996

0 bedrooms, 0 bathrooms, 0 cars

LAND AREA 1,012m²
 TYPE House
 LAST SALE Unavailable
 ZONE GRZ



6 WESTERN ST INVERLOCH VIC 3996

4 bedrooms, 2 bathrooms, 2 cars

LAND AREA 900m²
 TYPE House
 LAST SALE Unavailable
 ZONE GRZ



7-9 NORMAN RD INVERLOCH VIC 3996

6 bedrooms, 2 bathrooms, 4 cars

LAND AREA 1,374m²
 TYPE -
 LAST SALE \$1,395,000 (09/02/2026)
 ZONE GRZ



No planning permit data available for this property.

NEARBY PLANNING PERMITS

26 Beacon Court, Inverloch Vic 3996

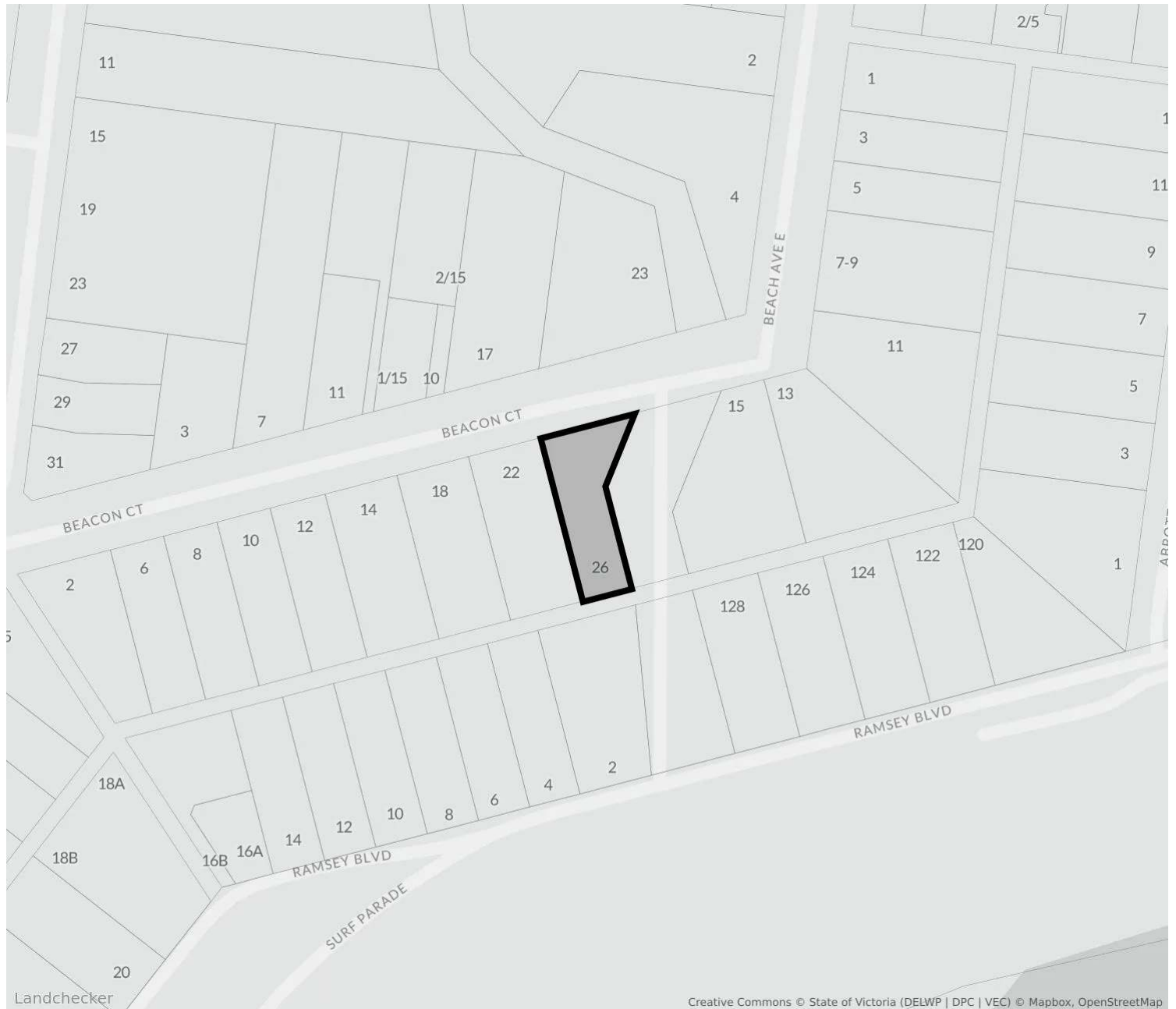


Status	Code	Date	Address	Description
PENDING	PDPLANVIC-2025/001227	Received 26/12/2025	<u>15 Beach Av, Inverloch</u>	Removal of a boundary canopy tree.
PENDING	210409 - PC1	Received 20/05/2022	<u>1 Beach Avenue, Inverloch</u>	Construction of a dwelling in a DDO9 - Plans to Comply - Landscape Plan - Condition 1(a)
PENDING	210339 - PC1	Received 28/02/2022	<u>9 Toorak Road, Inverloch</u>	Development of land for a replacement dwelling 7 metres and higher in the DDO1, exceeding 30 percent of building footprint in DDO9, and removal of vegetation in the VPO3 - Plans to Comply - Landscape Plans - Condition 1
PENDING	200238 - PC1	Received 09/11/2021	<u>126 Ramsey Boulevard, Inverloch</u>	Development of the land for a dwelling in DDO1, DDO9 and the removal of vegetation - Condition 1 - Landscape
PENDING	180153 -PC2	Received 17/09/2019	<u>18 Surf Parade, Inverloch</u>	Subdivide the Land in to two
PENDING	180153 -PC1	Received	<u>18 Surf Parade, Inverloch</u>	Subdivide the Land in to two

Status	Code	Date	Address	Description
		08/03/2019		
APPROVED	PDPLANPER-2025/000543	12/11/2025	7-9 Beach Av, Inverloch	Removal of two trees in the vegetation protection overlay (vpo3).
APPROVED	PDPLANPER-2025/000622	28/08/2025	8 Evergreen Av, Inverloch	Additions and alterations to a dwelling in the design and development overlay (ddo9).
APPROVED	PDPLANVIC-2024/001909	23/10/2024	39 Evergreen Av, Inverloch	Buildings and works to construct a carport and shed in the design and development overlay (ddo9).
APPROVED	PDPLANPER-2024/001565	18/10/2024	10 Beacon Ct, Inverloch	Development of land for a dwelling in a design and development overlay (ddo1, ddo9) and removal of vegetation in a vegetation protection overlay (vpo3).
APPROVED	PDPLANPER-2023/000905	19/04/2024	11 Toorak Rd, Inverloch	Removal of native vegetation.
APPROVED	PDPLANPER-2023/000548	07/03/2024	35 Evergreen Av, Inverloch	Construction of a dwelling in a design and development overlay (ddo1 and ddo9).
APPROVED	PDPLANVIC-2023/000924	21/11/2023	5 Beach Av, Inverloch	Construction of a front fence over 1.5m and decking on land affected by a design and development overlay (ddo9).
APPROVED	220353	06/09/2023	15 Beach Av, Inverloch	Two lot subdivision, creation of restriction and carriageway easement.
APPROVED	PDPLANPER-2023/000487	06/09/2023	10 Surf Pde, Inverloch	Construction of a shed and the removal of vegetation in a design and development overlay (ddo9) and vegetation protection overlay (vpo3).
APPROVED	230008	07/03/2023	11 Beach Av, Inverloch	Buildings and works in a design and development overlay schedule 9 (ddo9).
APPROVED	210409	22/02/2022	1 Beach Av, Inverloch	Construction of a dwelling in a ddo9.
APPROVED	210339	16/02/2022	9 Toorak Rd, Inverloch	Development of land for a replacement dwelling 7 metres and higher in the ddo1, exceeding 30 percent of building footprint in ddo9, and removal of vegetation in the vpo3.
APPROVED	200238 - 1	09/11/2021	126 Ramsey Bvd, Inverloch	Development of the land for a dwelling in ddo1, dd09 and the removal of vegetation - amend plans.
APPROVED	200239	25/06/2021	16a Surf Pde, Inverloch	Alter a restriction on title and develop a dwelling in the ddo9.
APPROVED	200238	14/01/2021	126 Ramsey Bvd, Inverloch	Development of the land for a dwelling in ddo1, dd09 and the removal of vegetation.
APPROVED	190094	18/04/2019	2/15 Beacon Ct, Inverloch	Removal of vegetation in the vpo3.
APPROVED	180153	19/11/2018	18 Surf Pde, Inverloch 18 Surf Parade, Inverloch	Subdivide the land in to two (2) lots.
APPROVED	180039	14/08/2018	10 Surf Pde, Inverloch	Building and works for a new dwelling in a design and development overlay schedule 1 and 9.
APPROVED	160035	15/04/2016	1/7 Toorak Rd, Inverloch	Extension and renovation to an existing dwelling on a lot with two dwellings.
APPROVED	140246	16/10/2014	20 Surf Pde, Inverloch	Dwelling additions and construction of a new shed.
APPROVED	140069	02/07/2014	3 Toorak Rd, Inverloch	Construct upper level extension and roof top deck to existing dwelling.
APPROVED	130040	27/05/2013	124 Ramsey Bvd, Inverloch	Remove vegetation.
OTHER	110473	18/10/2011	13 Abbott St, Inverloch	Remove one tree.
OTHER	100527	24/03/2011	1/7 Toorak Rd, Inverloch	2 lot subdivision.
APPROVED	100377	06/09/2010	13 Abbott St, Inverloch	Remove two trees.

Status	Code	Date	Address	Description
OTHER	090497	16/11/2009	7-9 Beach Av, Inverloch	Remove one tree.
OTHER	060537	21/07/2009	7-9 Beach Av, Inverloch	Remove one tree.
APPROVED	080036	01/04/2008	8 Surf Pde, Inverloch	Remove three trees.
APPROVED	070442	30/08/2007	13 Beach Av, Inverloch	Remove one tree and lop one tree.
OTHER	070074	28/08/2007	12 Surf Pde, Inverloch	Construct additions exceeding 7 metres in height to the existing dwelling.
APPROVED	060446	16/08/2006	2 Beach Av, Inverloch	Remove one tree.
APPROVED	050956	14/02/2006	6 Surf Pde, Inverloch	Remove one tree and lop one tree.
APPROVED	050909	02/02/2006	13 Abbott St, Inverloch	Remove five trees and lop two trees.
APPROVED	050955	02/02/2006	5 Toorak Rd, Inverloch	Prune and weight reduce trees per planning permit 040347.
APPROVED	050541	18/07/2005	1/7 Toorak Rd, Inverloch	Prune and weight reduce three trees.
APPROVED	050232	22/04/2005	1 Toorak Rd, Inverloch	Lop two trees.
APPROVED	050234	19/04/2005	10 Surf Pde, Inverloch	Remove two trees.
APPROVED	040925	16/03/2005	13 Beach Av, Inverloch	Prune two trees.
APPROVED	040347	03/11/2004	5 Toorak Rd, Inverloch	Develop and use two dwellings exceeding seven metres in height.
APPROVED	040535	24/08/2004	13 Beach Av, Inverloch	Prune trees.
APPROVED	040595	18/08/2004	7-9 Beach Av, Inverloch	Remove/lop trees.
APPROVED	040596	26/07/2004	5 Beach Av, Inverloch	Prune one tree.
APPROVED	040293	04/06/2004	11 Toorak Rd, Inverloch	Remove three trees and prune three trees.
OTHER	030914	24/05/2004	5 Toorak Rd, Inverloch	Construct three dwellings.

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



No easements for this property

NEARBY EASEMENTS

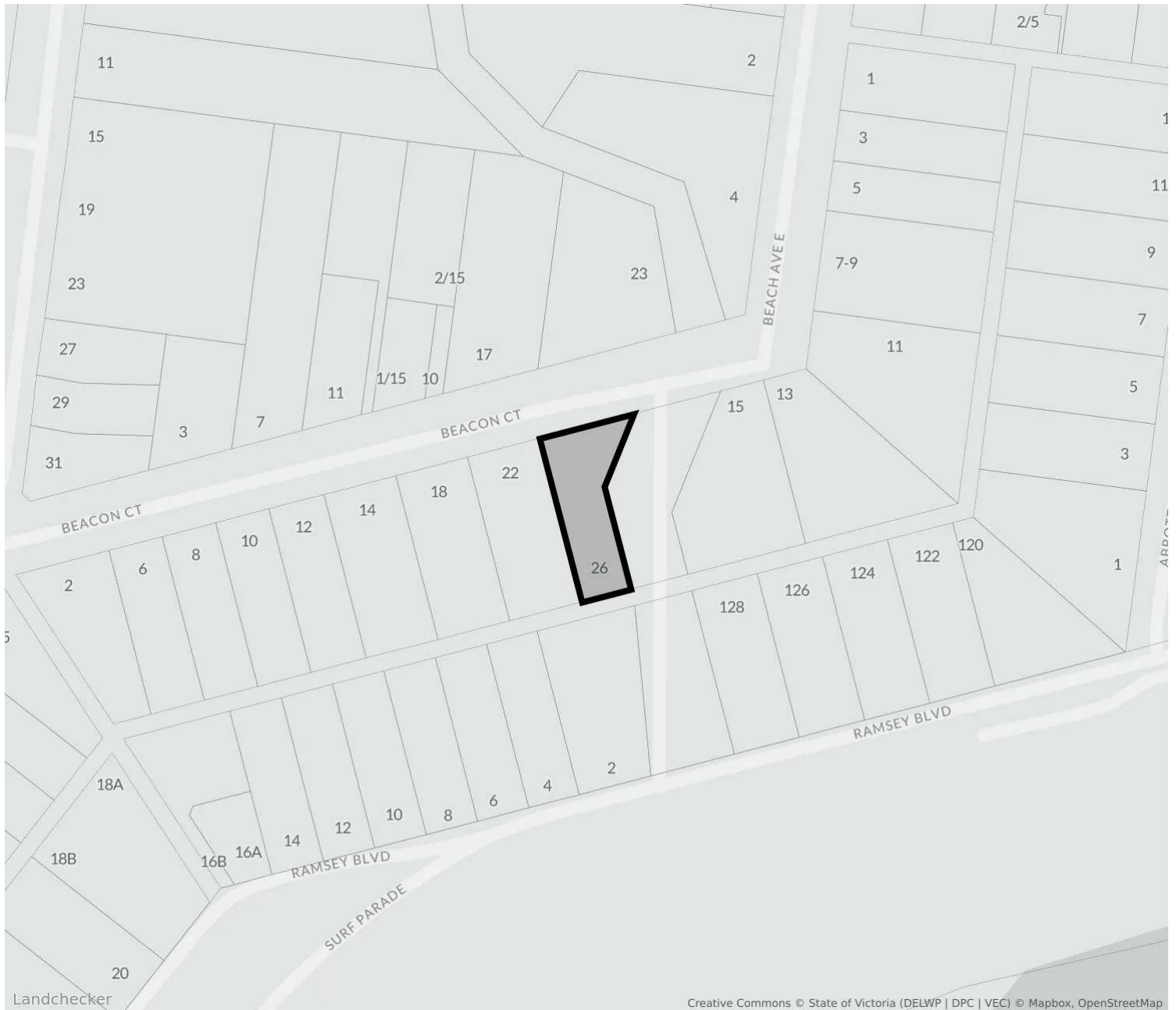
26 Beacon Court, Inverloch Vic 3996



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.



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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