

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot 520 PS835701

LOCAL GOVERNMENT (COUNCIL)

Bass Coast

LEGAL DESCRIPTION

520\PS835701

COUNCIL PROPERTY NUMBER

41274

LAND SIZE

624m² Approx

ORIENTATION

South

FRONTAGE

14.98m Approx

ZONES

GRZ - General Residential Zone - Schedule 1

OVERLAYS

DCPO - Development Contributions Plan Overlay - Schedule 1

DPO - Development Plan Overlay - Schedule 21

PropTrack Property Data

HOUSE

 -  -  -

Property Sales Data

SALE HISTORY

\$185,000

\$16,250

CONTRACT DATE

09/08/2020

19/02/2010

SETTLEMENT DATE

01/09/2023

23/08/2023

State Electorates

LEGISLATIVE COUNCIL

Eastern Victoria Region

LEGISLATIVE ASSEMBLY

Bass District

Schools

CLOSEST PRIVATE SCHOOLS

St Joseph's School (968 m)

Koonwarra Village School (29296 m)

CLOSEST PRIMARY SCHOOLS

Wonthaggi North Primary School (1183 m)

CLOSEST SECONDARY SCHOOLS

Wonthaggi Secondary College (2150 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

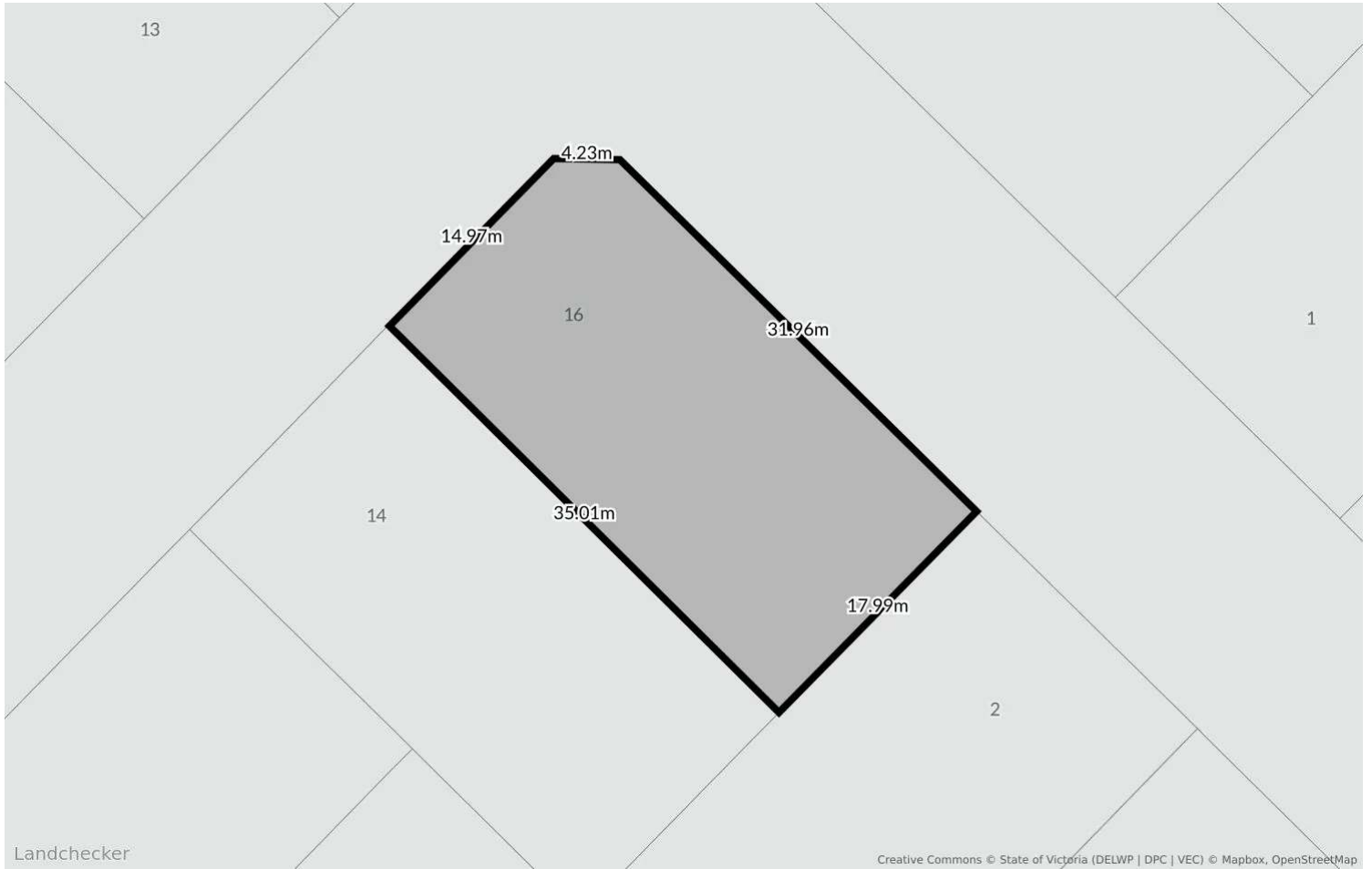
1300226278 (Bass Coast)

EMAIL

basscoast@basscoast.vic.gov.au

WEBSITE

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



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

16 Jenkin Avenue, Wonthaggi Vic 3995

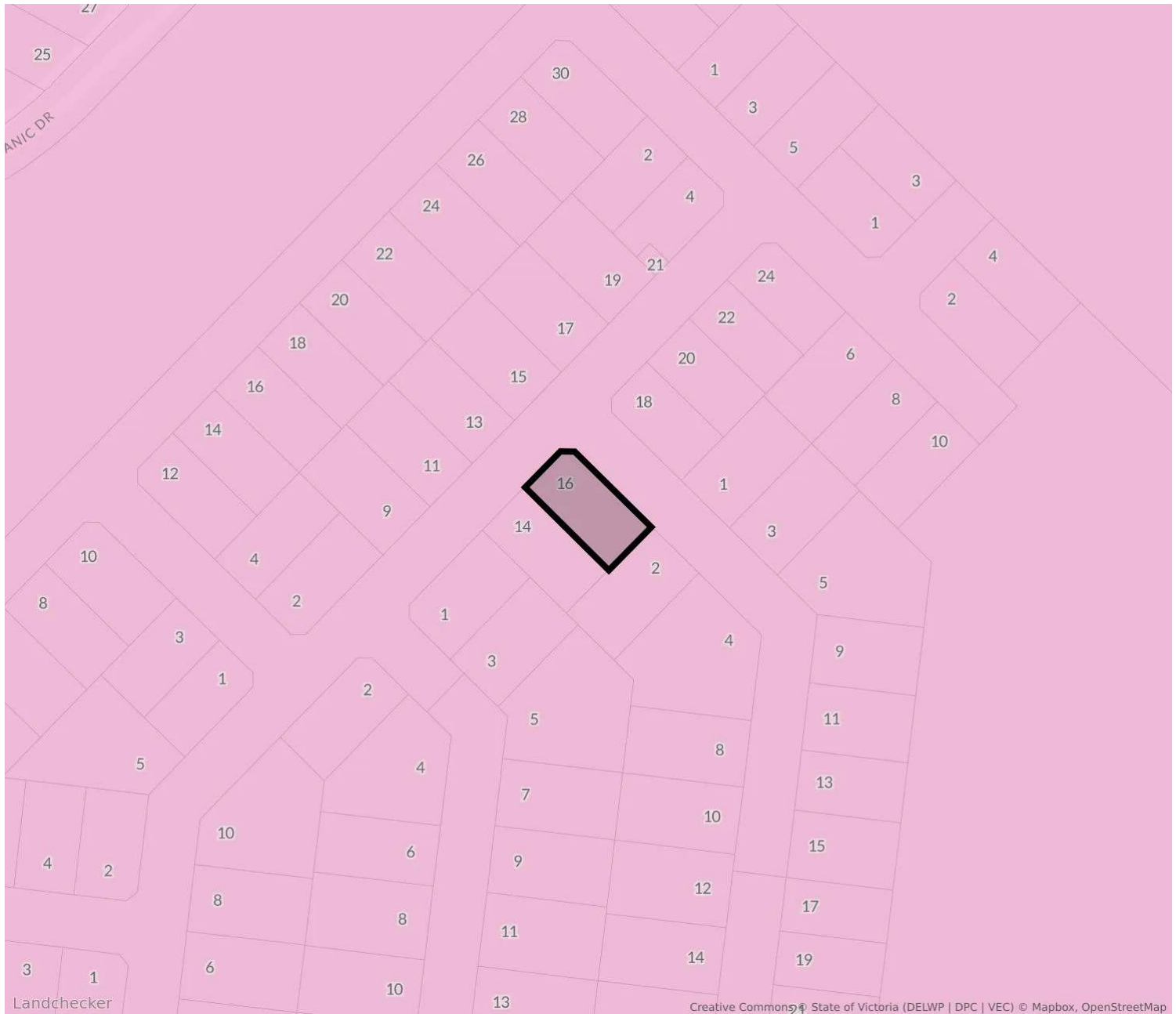
Status	Code	Date	Description
APPROVED	VC291	18/02/2026	Amendment VC291 updates the Victoria Planning Provisions and all planning schemes to replace the Guidelines for the removal, destruction or lopping of native vegetation, 2017 with the version published in 2025 and amend clause 66.01 (Subdivision 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	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

Status	Code	Date	Description
APPROVED	VC283	21/12/2025	on a lot and the subdivision of land into two lots. 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	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	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	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.

PROPOSED PLANNING SCHEME AMENDMENTS

16 Jenkin Avenue, Wonthaggi 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.

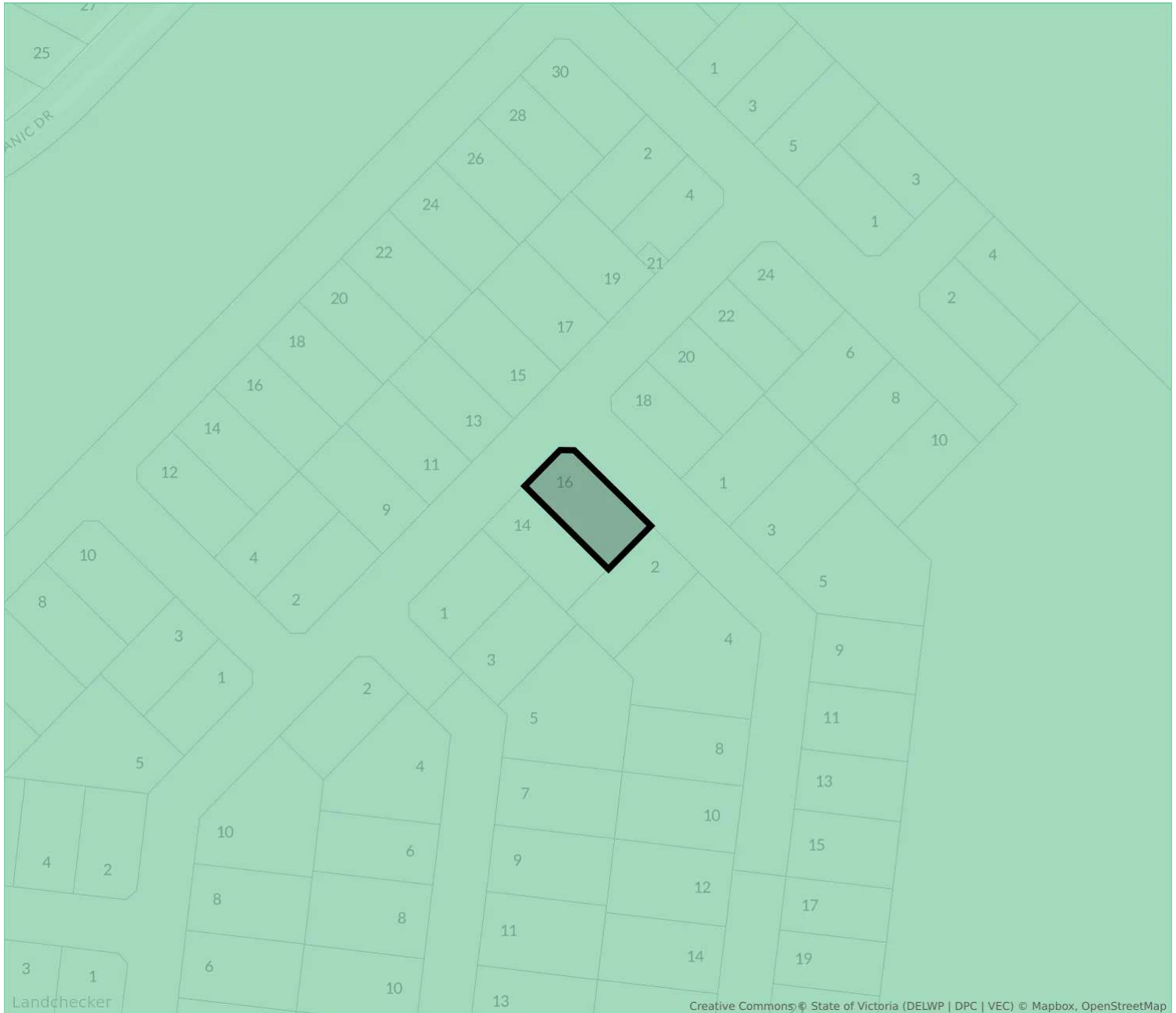
To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

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.



DCPO1 - Development Contributions Plan Overlay - Schedule 1

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

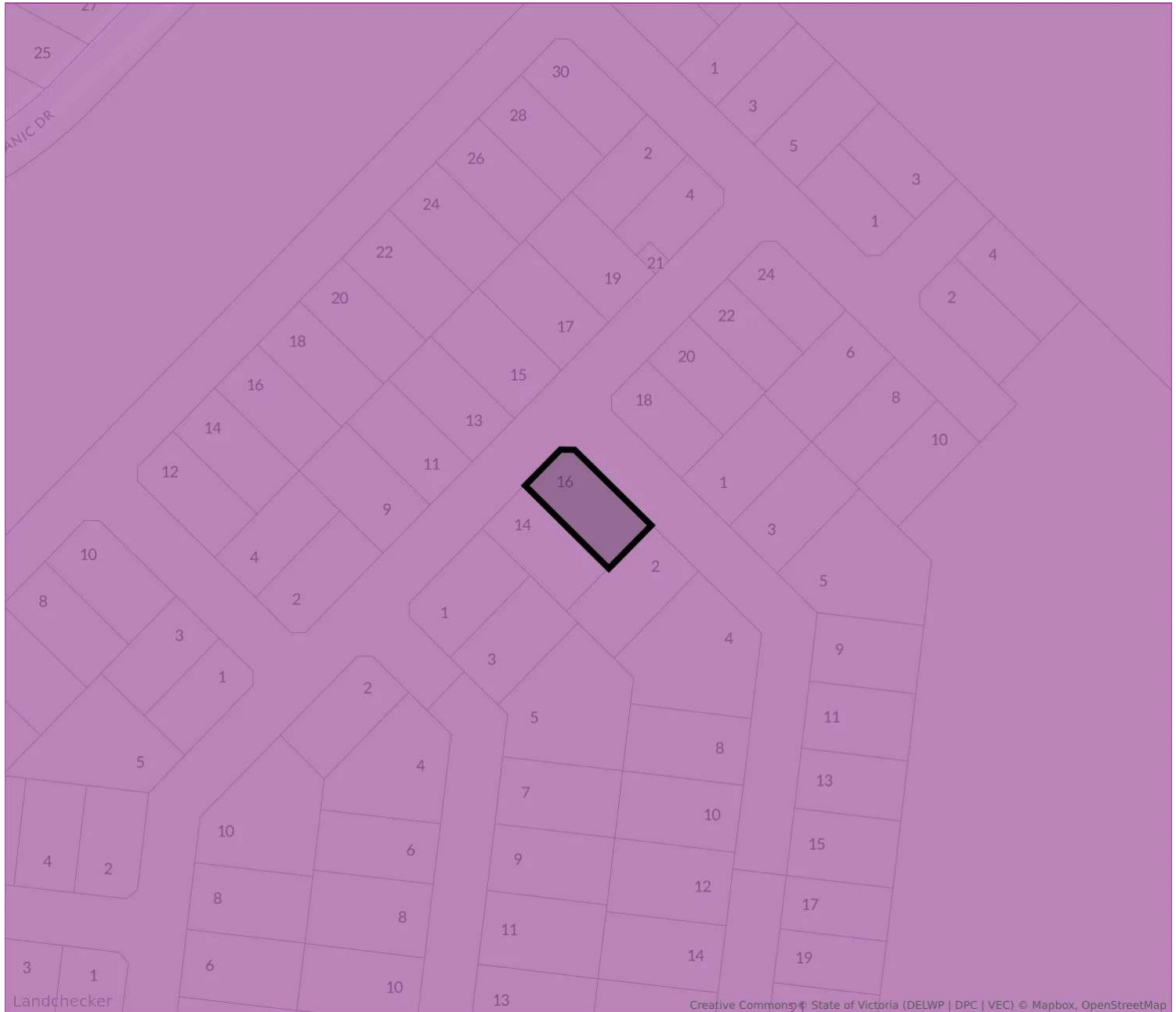
To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

[VPP 45.06 Development Contributions Plan Overlay](#)

The Wonthaggi North East Development Contributions Plan applies to all land affected by the DCPO1.

[LPP 45.06 Schedule 1 To Clause 45.06 Development Contributions Plan Overlay](#)

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



■ DPO21 - Development Plan Overlay - Schedule 21

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

To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.

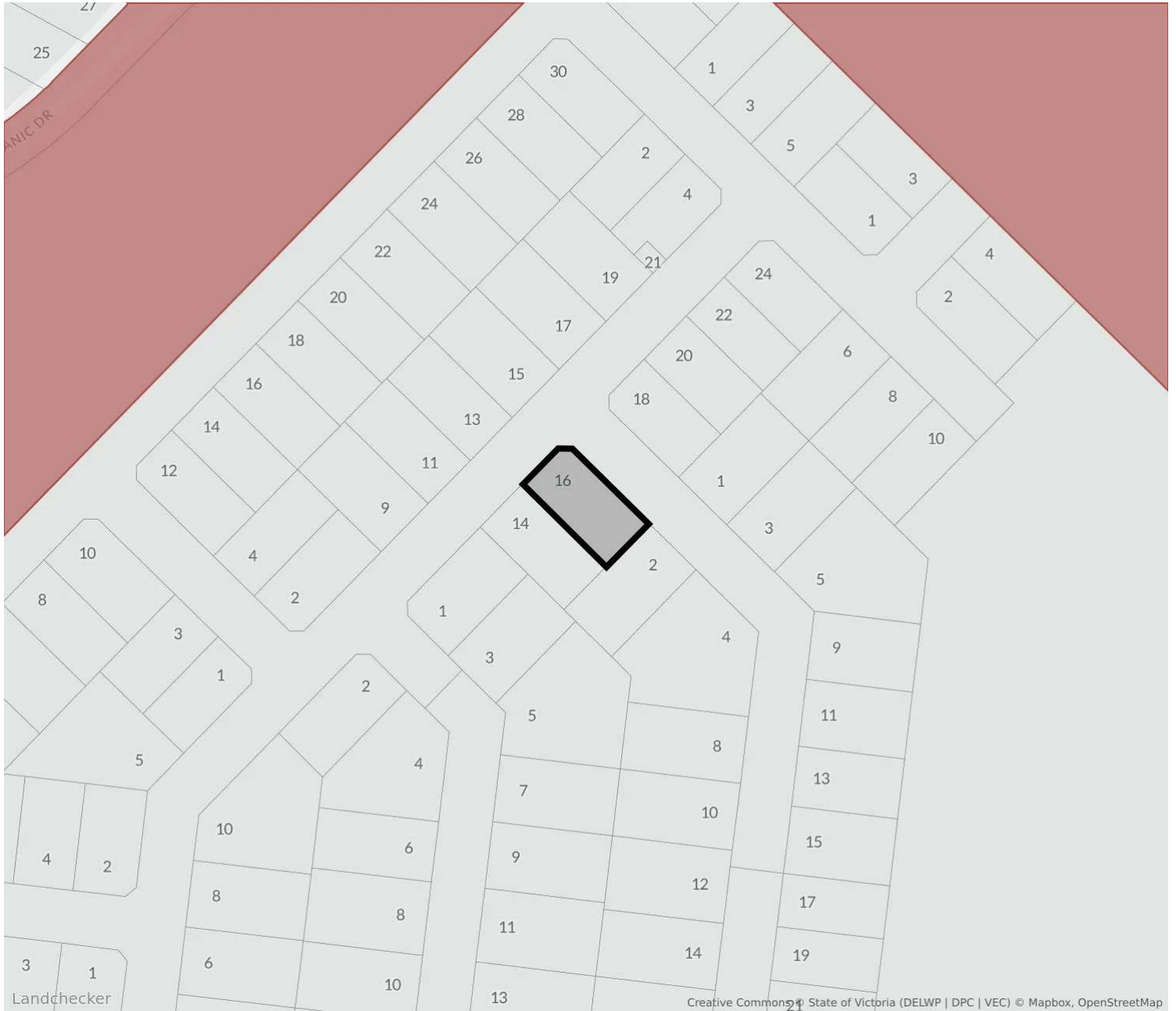
To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.

VPP 43.04 Development Plan Overlay

To develop a strong identity for Wonthaggi North East by incorporating elements of the nearby coastal and rural character into landscaping and streetscapes. To promote greater housing diversity and affordability with lots capable of accommodating a variety of dwelling types and sizes that encourage a variety of tenure and household types in appropriate locations. To provide a sensitive interface to existing and adjoining development, natural features, open space and waterways. To encourage orderly development that forms a logical extension to the existing urban area with appropriate infrastructure provision.

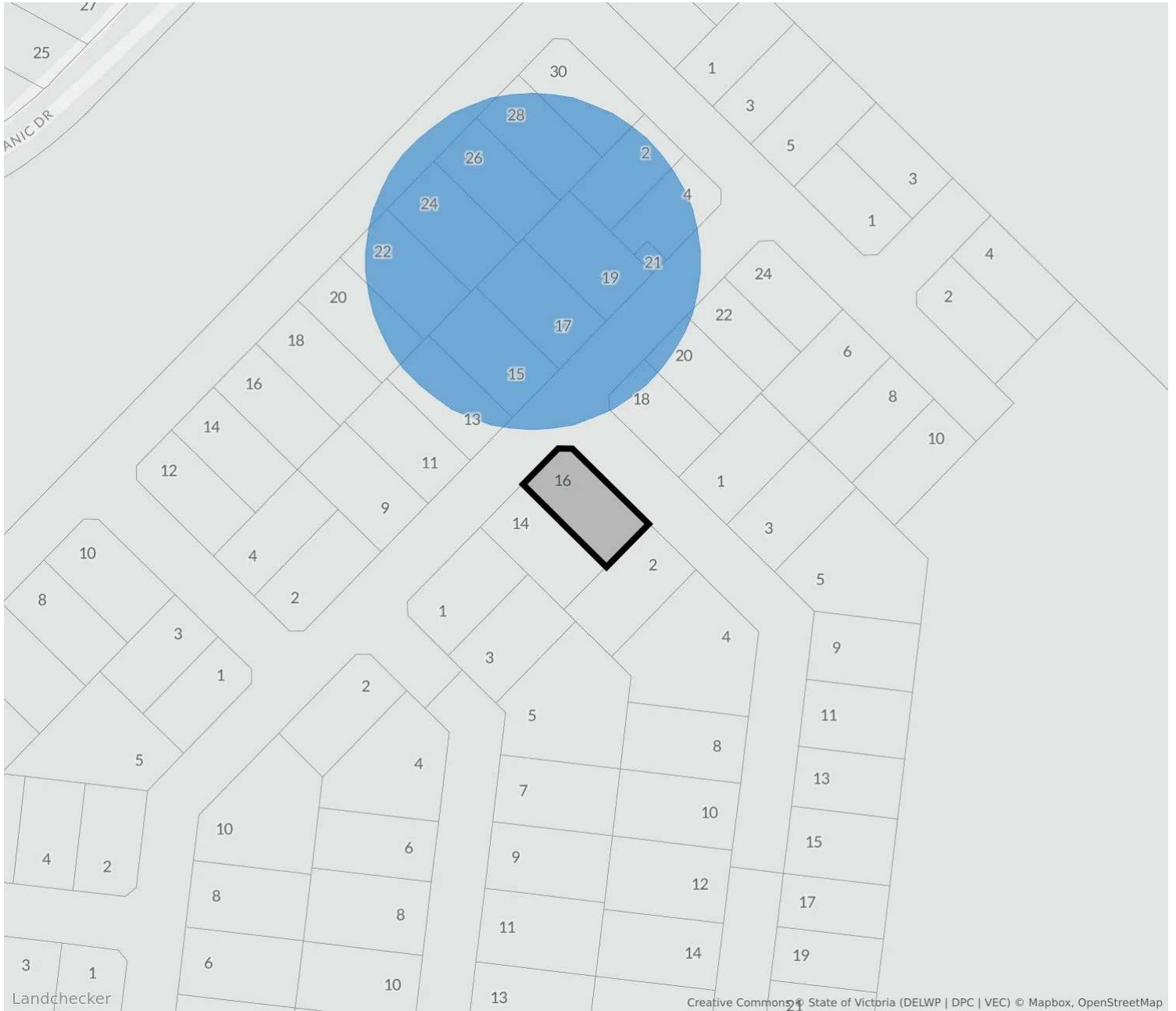
LPP 43.04 Schedule 21 To Clause 43.04 Development Plan Overlay

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



EAO - Environmental Audit Overlay

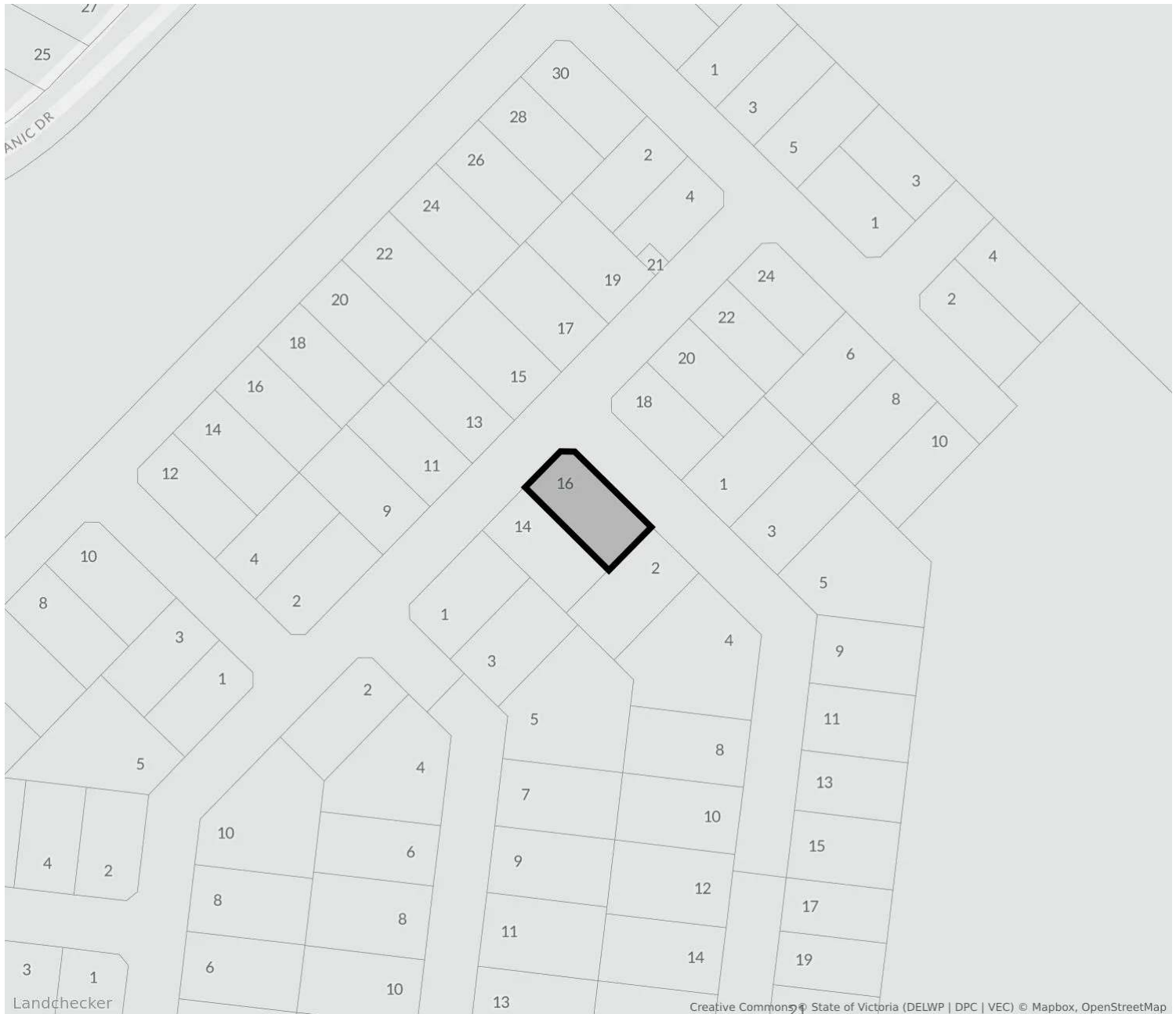
For confirmation and detailed advice about this planning overlay, please contact BASS COAST council on 1300226278.



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.



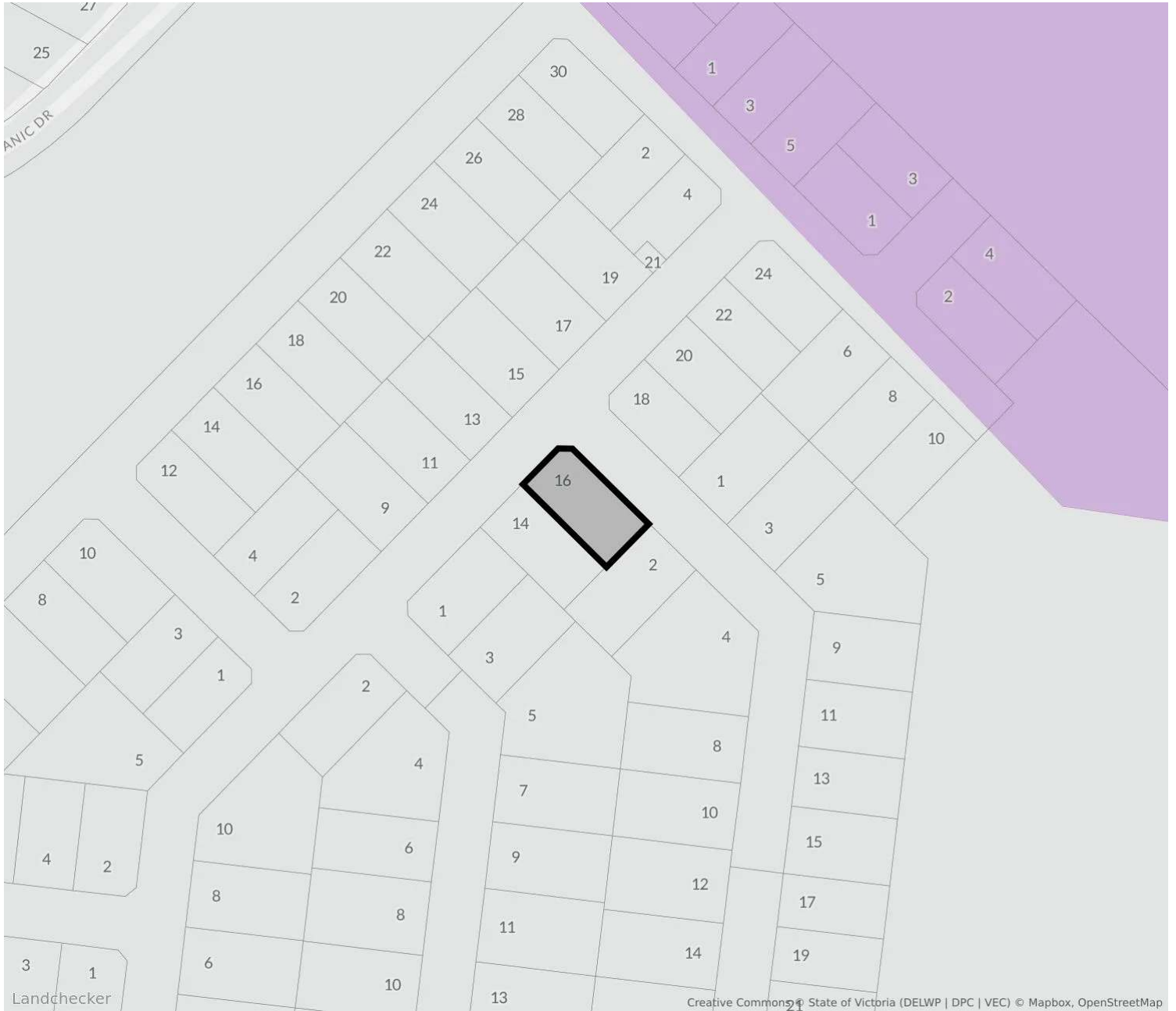
Flood

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	16/02/2026
Department of Environment, Land, Water and Planning FO1	Unaffected	State	16/02/2026
Department of Environment, Land, Water and Planning FO2	Unaffected	State	16/02/2026
Department of Environment, Land, Water and Planning FO3	Unaffected	State	16/02/2026

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning LSIO	Unaffected	State	16/02/2026
Department of Environment, Land, Water and Planning LSIO1	Unaffected	State	16/02/2026
Department of Environment, Land, Water and Planning LSIO2	Unaffected	State	16/02/2026
Department of Environment, Land, Water and Planning LSIO3	Unaffected	State	16/02/2026
Department of Environment, Land, Water and Planning LSIO4	Unaffected	State	16/02/2026
Department of Environment, Land, Water and Planning RFO	Unaffected	State	16/02/2026
Department of Environment, Land, Water and Planning SBO	Unaffected	State	16/02/2026
Department of Environment, Land, Water and Planning SBO1	Unaffected	State	16/02/2026
Department of Environment, Land, Water and Planning SBO2	Unaffected	State	16/02/2026
Department of Environment, Land, Water and Planning SBO3	Unaffected	State	16/02/2026
Department of Environment, Land, Water and Planning UFZ	Unaffected	State	16/02/2026



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	16/02/2026
Department of Environment, Land, Water and Planning BMO1	Unaffected	State	16/02/2026
Department of Environment, Land, Water and Planning BMO2	Unaffected	State	16/02/2026
Department of Environment, Land, Water and Planning BMO3	Unaffected	State	16/02/2026
Department of Environment, Land, Water and Planning	Unaffected	State	16/02/2026

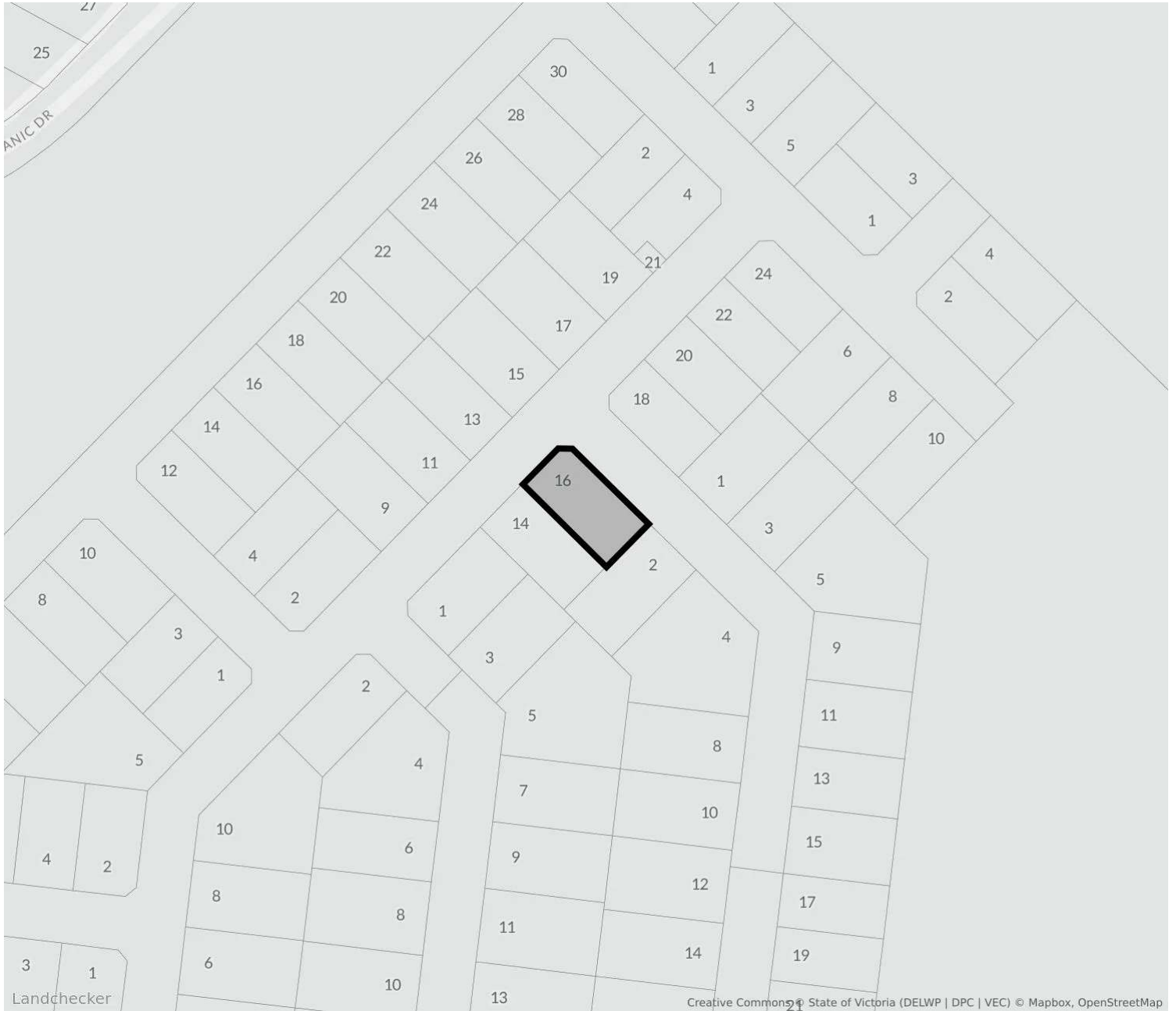
Source Authority

Status

Type

Last Updated

BPA



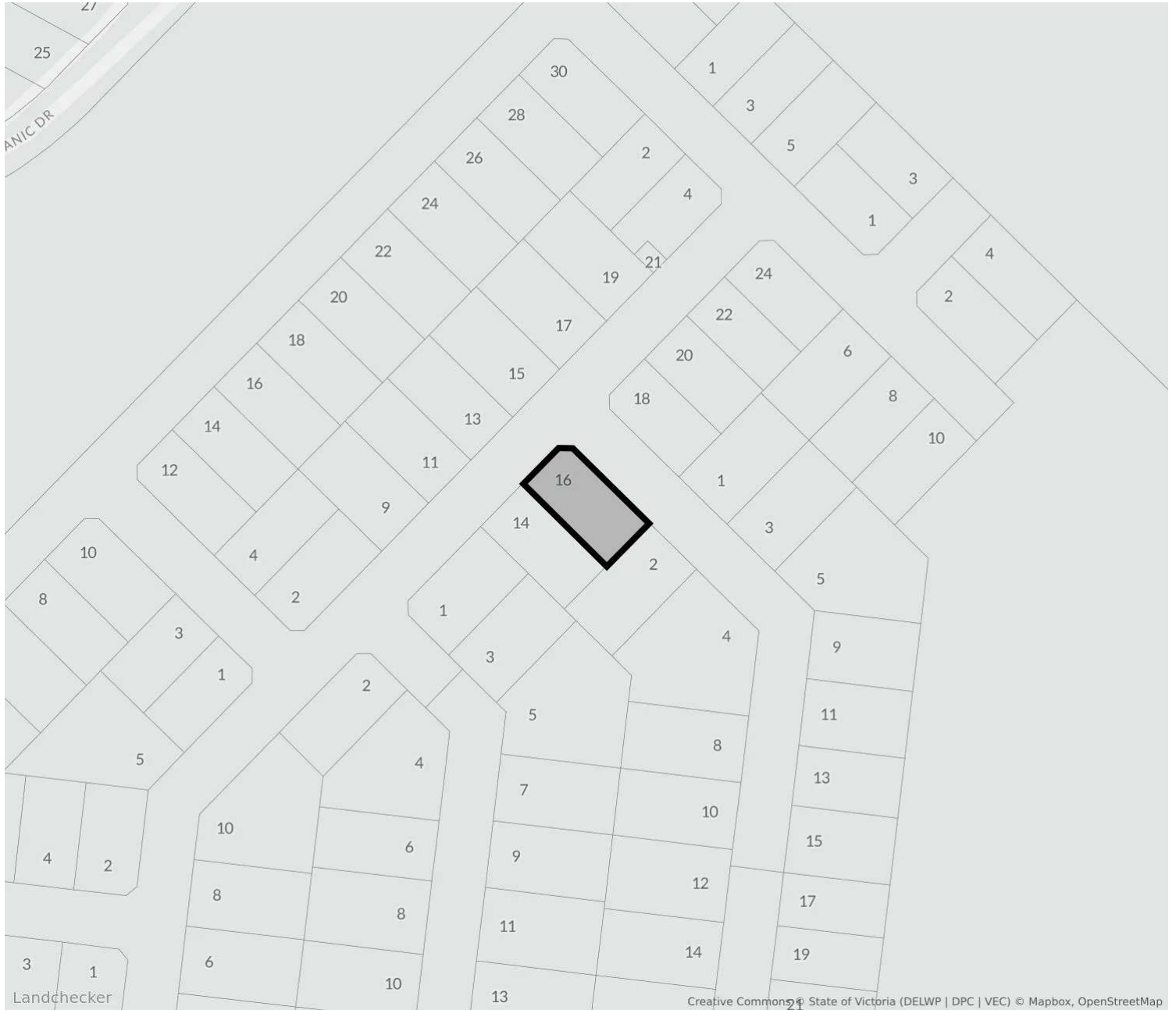
Landslide Prone Area

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	09/02/2026
Department of Environment, Land, Water and Planning EMO1	Unaffected	State	09/02/2026
Department of Environment, Land, Water and Planning EMO2	Unaffected	State	09/02/2026
Department of Environment, Land, Water and Planning EMO3	Unaffected	State	09/02/2026
Department of Environment, Land, Water and Planning	Unaffected	State	09/02/2026

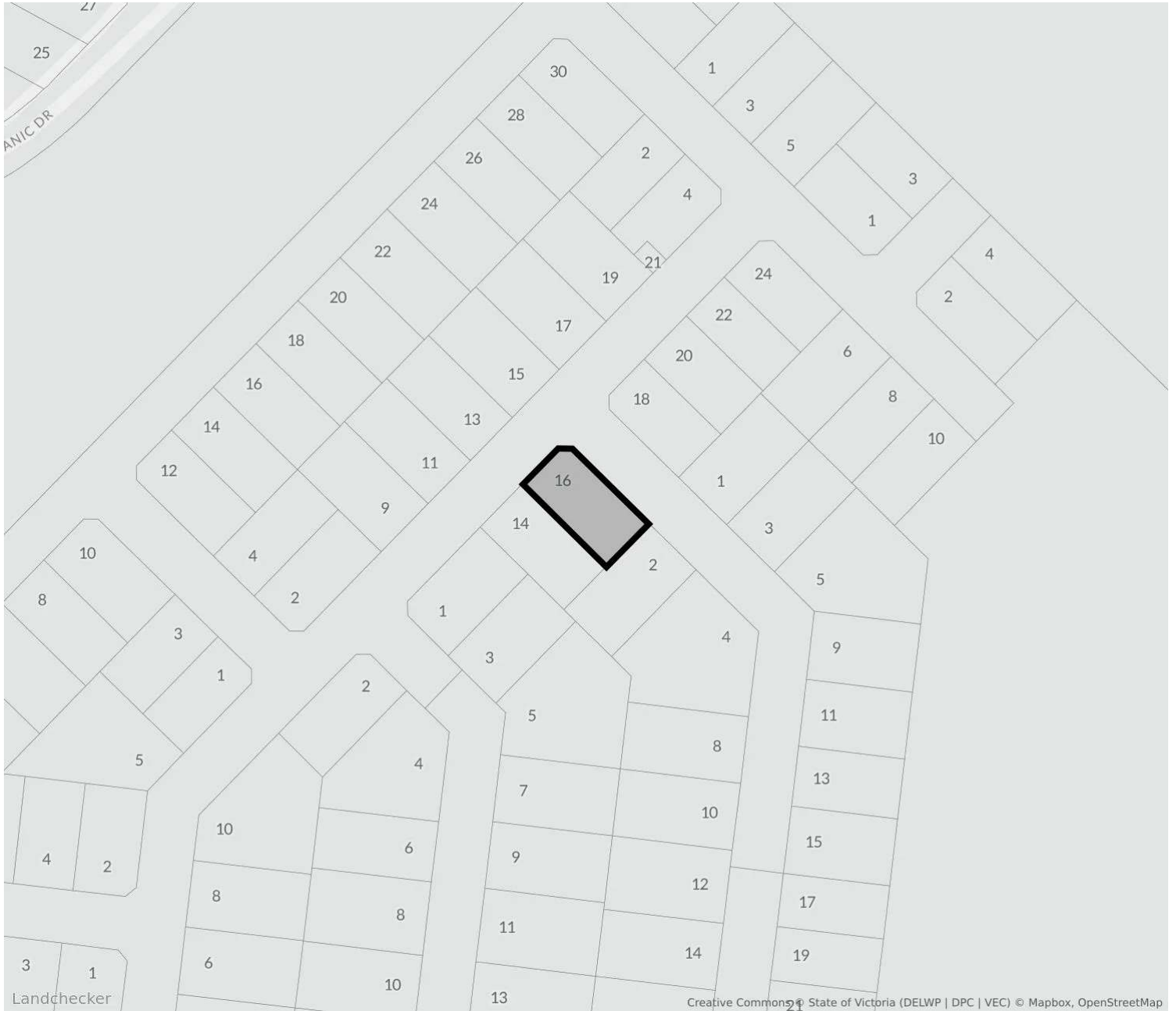
Source Authority	Status	Type	Last Updated
EMO4			
Department of Environment, Land, Water and Planning EMO5	Unaffected	State	09/02/2026
Department of Environment, Land, Water and Planning EMO6	Unaffected	State	09/02/2026
Department of Environment, Land, Water and Planning EMO7	Unaffected	State	09/02/2026



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

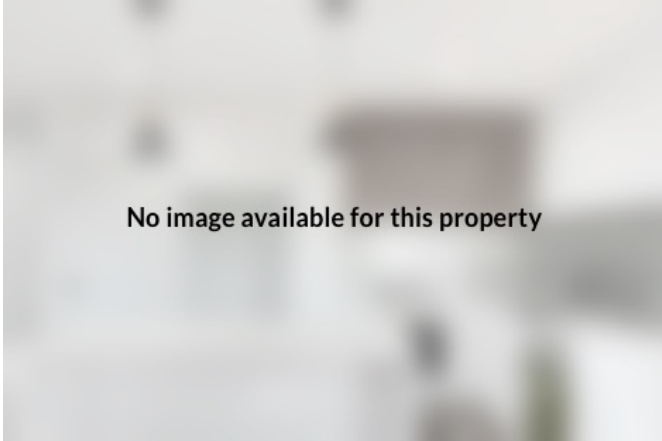
16 Jenkin Avenue, Wonthaggi Vic 3995



4 HUMMINGBIRD DR WONTHAGGI VIC 3995



LAND AREA	966m ²
TYPE	House
LAST SALE	\$290,000 (10/12/2025)
ZONE	GRZ



16 BLOWER ST WONTHAGGI VIC 3995



LAND AREA	630m ²
TYPE	House
LAST SALE	\$257,500 (11/09/2025)
ZONE	GRZ



14 BLOWER ST WONTHAGGI VIC 3995



LAND AREA	626m ²
TYPE	House
LAST SALE	\$245,000 (04/09/2025)
ZONE	GRZ



9 HUMMINGBIRD DR WONTHAGGI VIC 3995



LAND AREA	720m ²
TYPE	House
LAST SALE	\$269,000 (13/09/2025)
ZONE	GRZ



12 BLOWER ST WONTHAGGI VIC 3995



LAND AREA 626m²
 TYPE House
 LAST SALE \$265,000 (06/11/2025)
 ZONE GRZ



2 TIPPLE WAY WONTHAGGI VIC 3995



LAND AREA 645m²
 TYPE House
 LAST SALE \$255,000 (09/02/2026)
 ZONE GRZ



17 BOTTLE TREE RD WONTHAGGI VIC 3995



LAND AREA 511m²
 TYPE House
 LAST SALE \$255,000 (05/09/2025)
 ZONE GRZ



5 JENKIN AVE WONTHAGGI VIC 3995



LAND AREA 1,012m²
 TYPE House
 LAST SALE \$315,000 (22/12/2025)
 ZONE GRZ



No planning permit data available for this property.



Status	Code	Date	Address	Description
PENDING	210091	Received 23/03/2021	<u>16 Benetti Rd, Wonthaggi</u> <u>16 Benetti Rd, Wonthaggi</u>	The subdivision of the land, create access to a road zone category 1 and removal of native vegetation.
APPROVED	PDPLANPER-2025/000977	23/12/2025	<u>16 Benetti Rd, Wonthaggi</u>	Use and development of land for a childcare centre and display of five business identification signs in a general residential zone (grz1).
APPROVED	230006	27/02/2023	<u>16 Benetti Rd, Wonthaggi</u> <u>16 Benetti Rd, Wonthaggi</u>	Use and development of land for display home and advertising signage.
APPROVED	130021	29/11/2013	<u>16 Benetti Rd, Wonthaggi</u> <u>16 Benetti Rd, Wonthaggi</u>	A multi lot staged subdivision with associated road and drainage infrastructure.
OTHER	110159b	18/03/2013	<u>16 Benetti Rd, Wonthaggi</u> <u>16 Benetti Rd, Wonthaggi</u>	123 lot subdivision in a staged subdivision remove easements and create access to a road zone category 1.

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



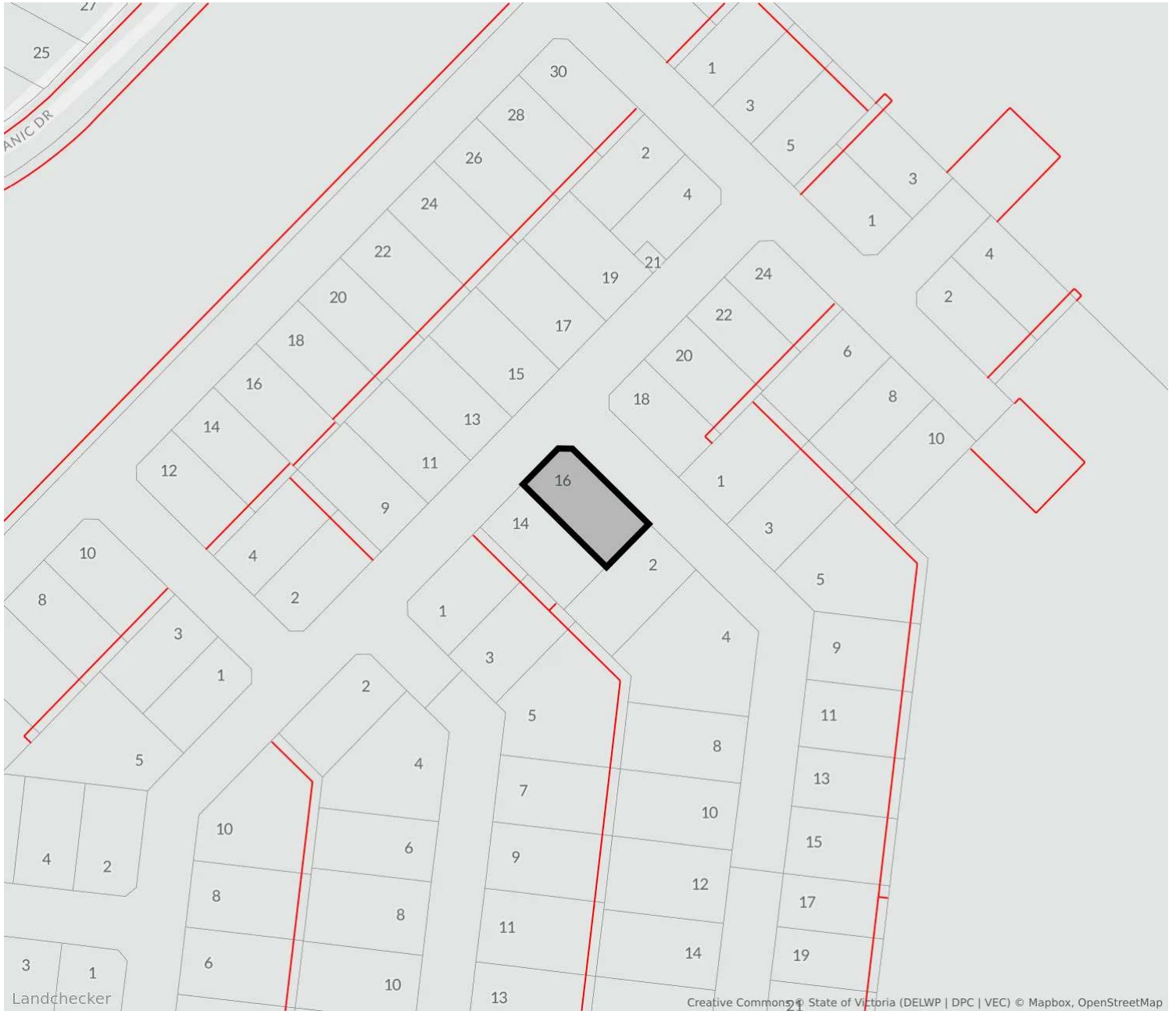
■ Easements

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

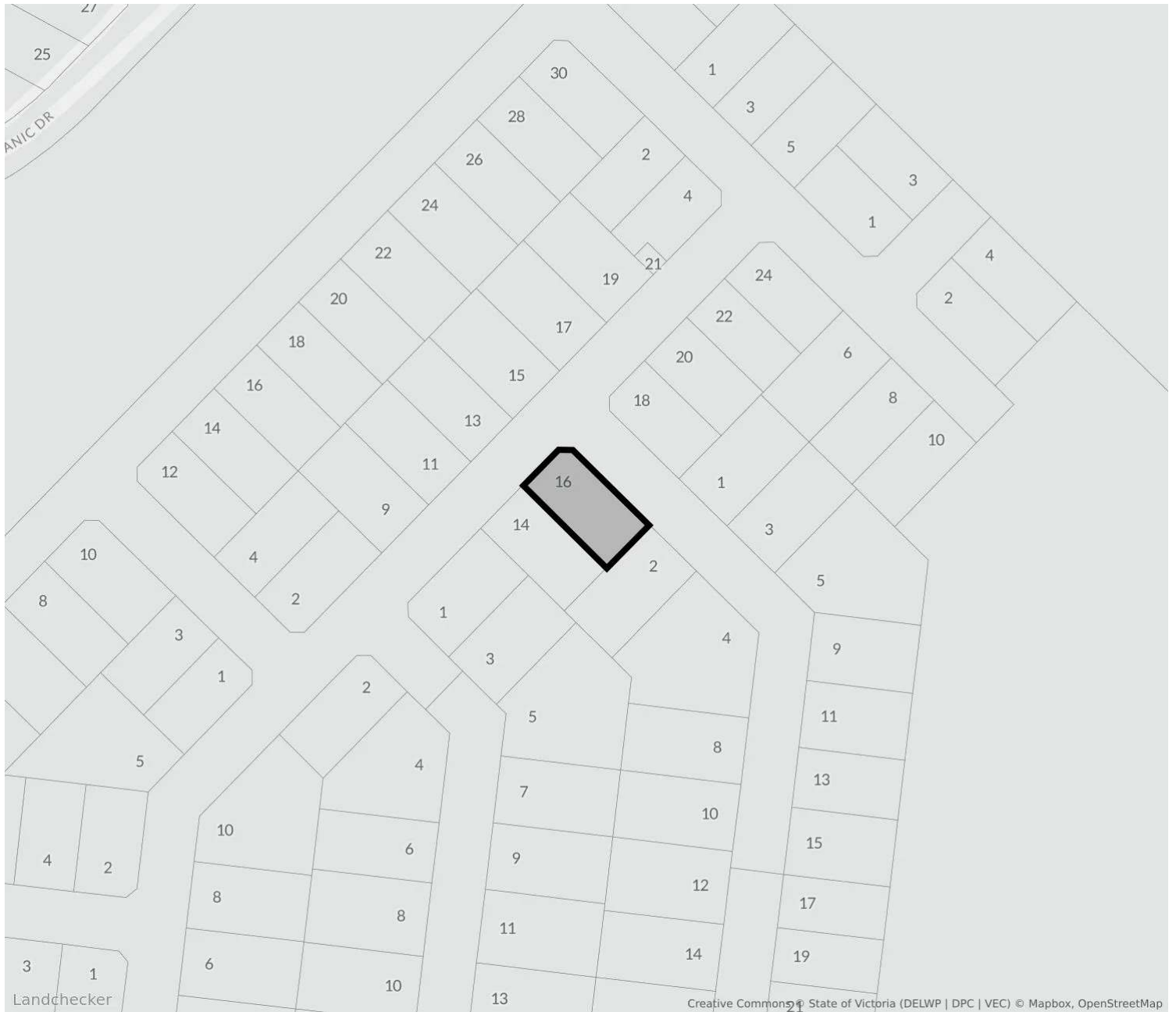
16 Jenkin Avenue, Wonthaggi Vic 3995



■ 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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