

## Details

### LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot 3 PS601813

### LOCAL GOVERNMENT (COUNCIL)

Bass Coast

### LEGAL DESCRIPTION

3\PS601813

### COUNCIL PROPERTY NUMBER

31880

### LAND SIZE

915m<sup>2</sup> Approx

### ORIENTATION

North

### FRONTAGE

6.42m Approx

### ZONES

GRZ - General Residential Zone - Schedule 1

### OVERLAYS

N/A

## PropTrack Property Data

### HOUSE

 4  2  2

## Property Sales Data

### SALE HISTORY

\$180,000  
\$125,000

### CONTRACT DATE

18/10/2012  
08/04/2008

### SETTLEMENT DATE

14/12/2012  
23/12/2008

## State Electorates

### LEGISLATIVE COUNCIL

Eastern Victoria Region

### LEGISLATIVE ASSEMBLY

Bass District

## Schools

### CLOSEST PRIVATE SCHOOLS

St Joseph's School (611 m)  
Koonwarra Village School (30489 m)

### CLOSEST PRIMARY SCHOOLS

Wonthaggi North Primary School (851 m)

### CLOSEST SECONDARY SCHOOLS

Wonthaggi Secondary College (845 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

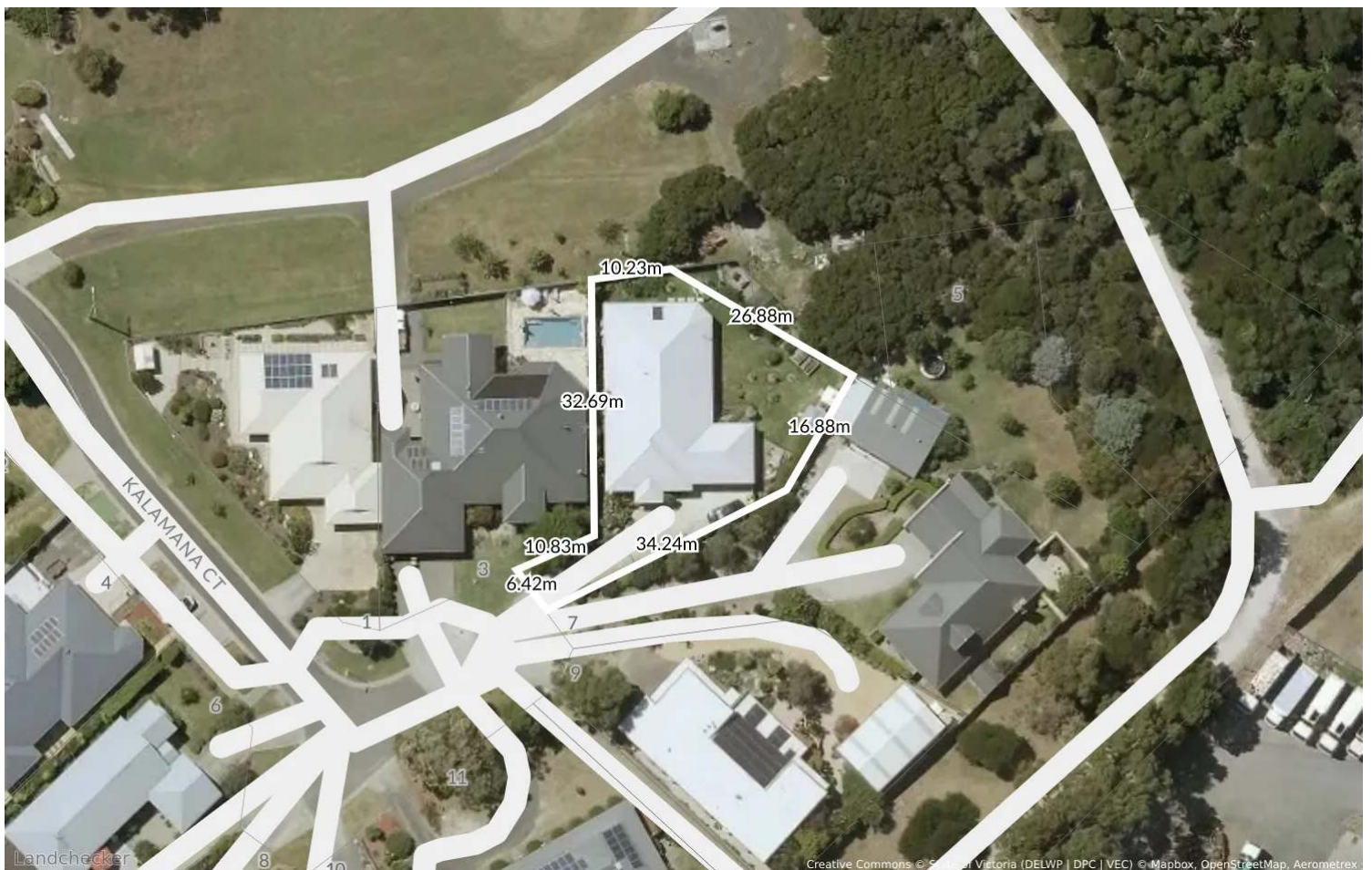
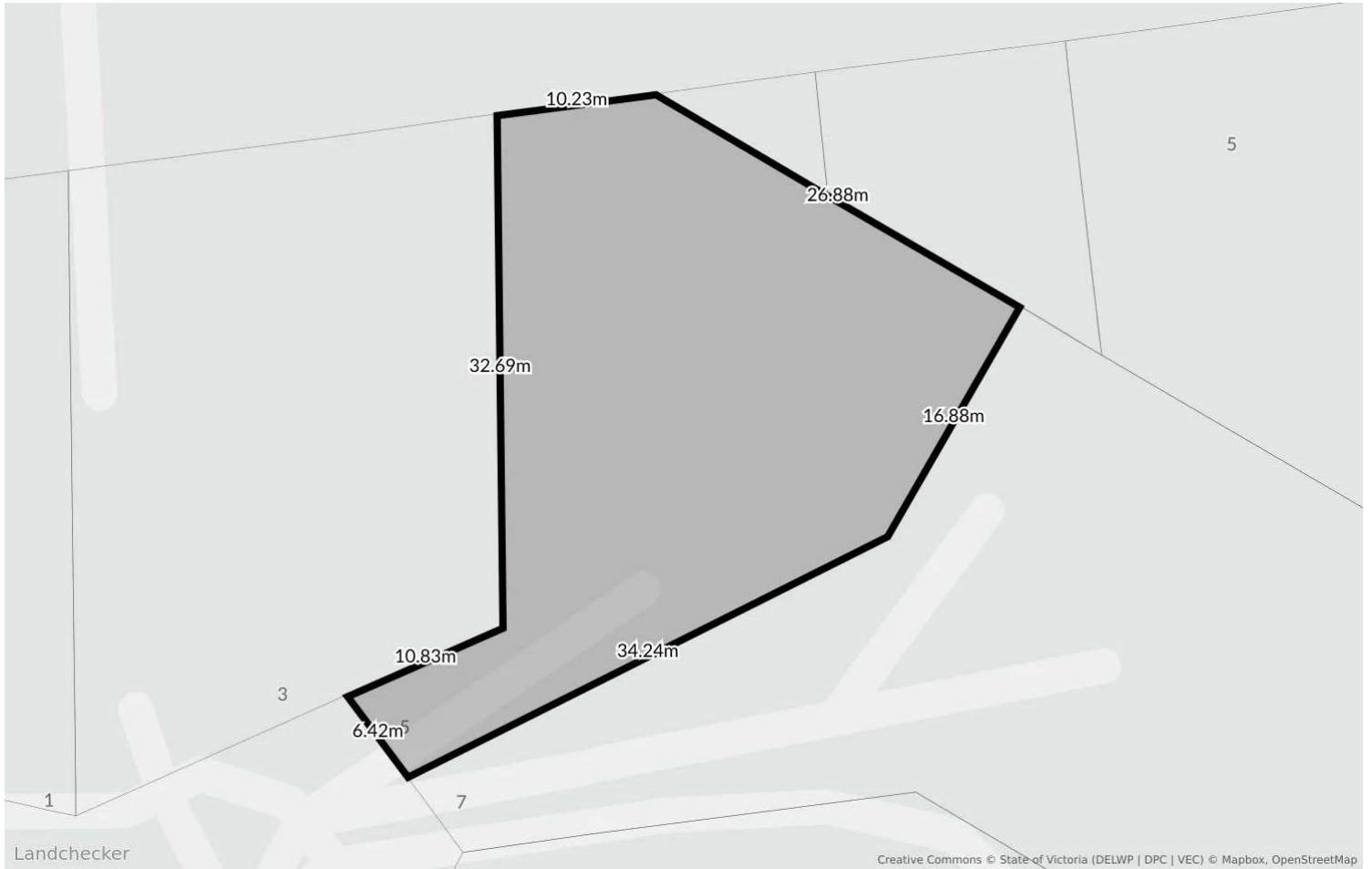
basscoast@basscoast.vic.gov.au

### WEBSITE

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

# SITE DIMENSIONS

5 Kalamana Court, Wonthaggi Vic 3995



# RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

5 Kalamana Court, Wonthaggi Vic 3995

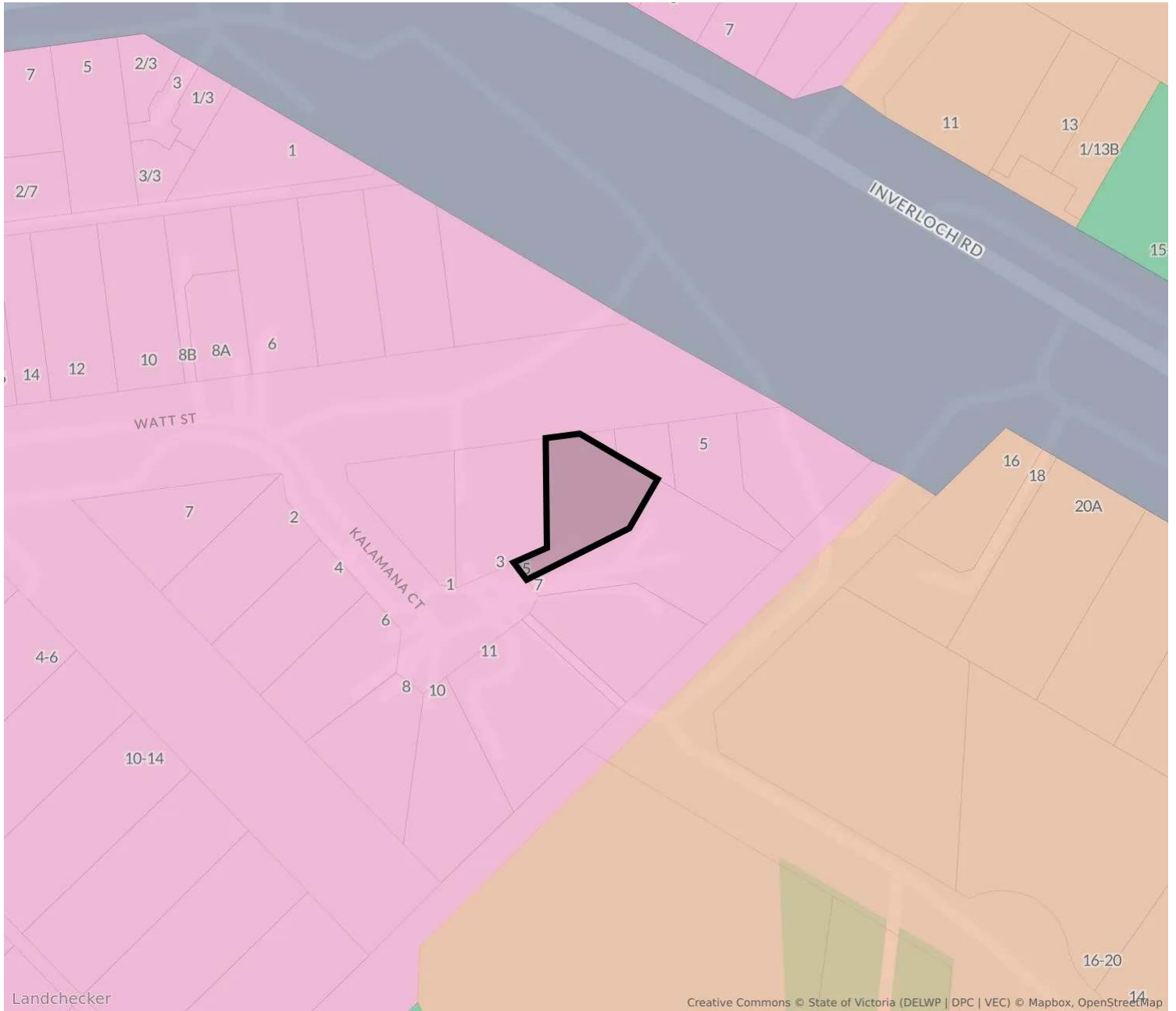
Status	Code	Date	Description
APPROVED	VC300	19/03/2026	Amendment VC300 changes the VPP and all planning schemes in Victoria by implementing the Mid-Rise Code to introduce new deemed to comply assessment provisions for four to six storey residential development in residential zones.
APPROVED	VC298	18/03/2026	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	18/03/2026	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	VC297	06/03/2026	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	VC295	04/03/2026	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	C172basc	04/03/2026	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	GC269	23/02/2026	GC269 corrects obvious or technical errors and makes consequential changes to local schedules to align with VC286.
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

Status	Code	Date	Description
			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.

# PROPOSED PLANNING SCHEME AMENDMENTS

5 Kalamana Court, 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.

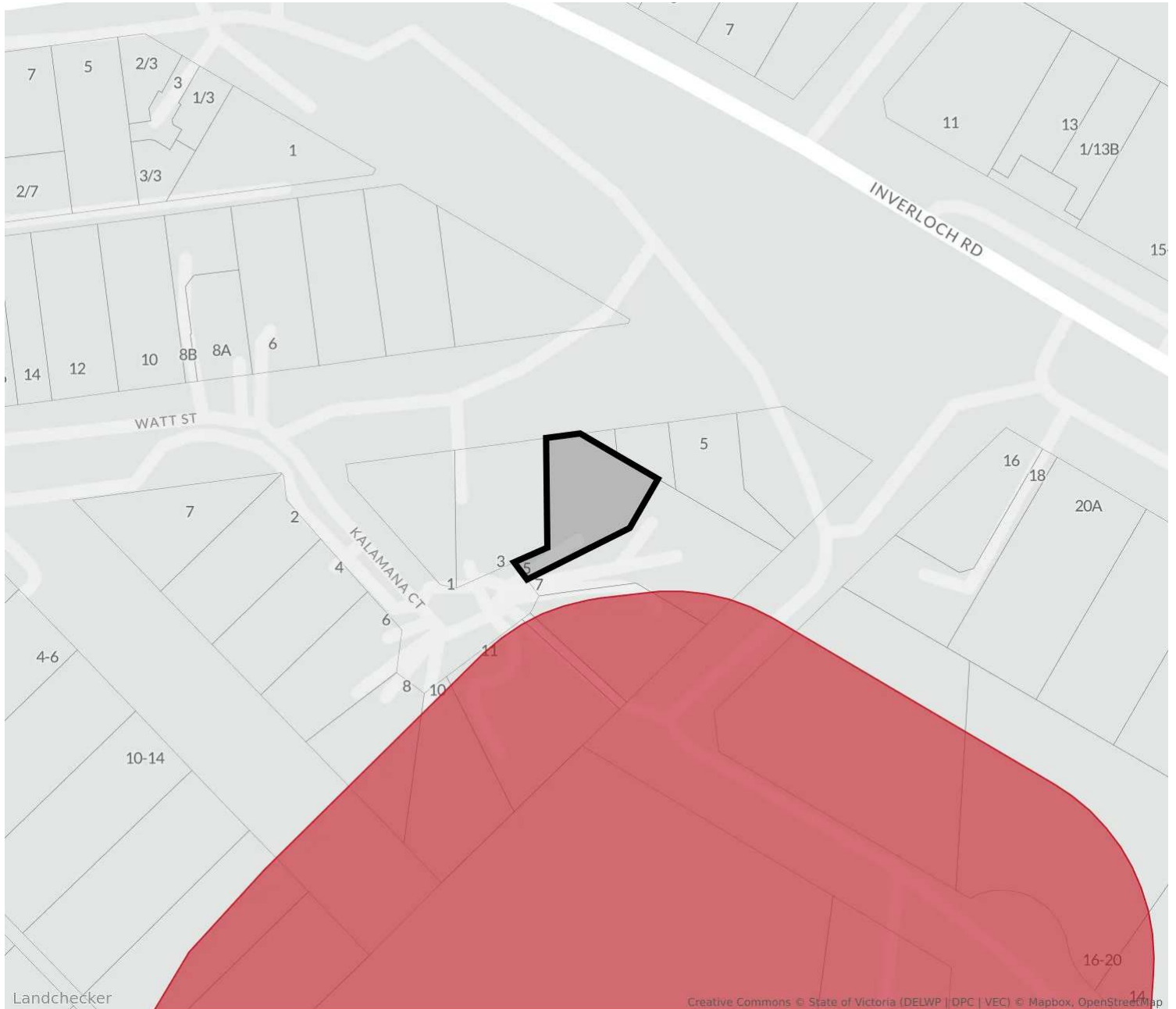
**Other nearby planning zones**

- GRZ - General Residential Zone
- IN1Z - Industrial 1 Zone

- PPRZ - Public Park And Recreation Zone
- TRZ2 - Transport Zone

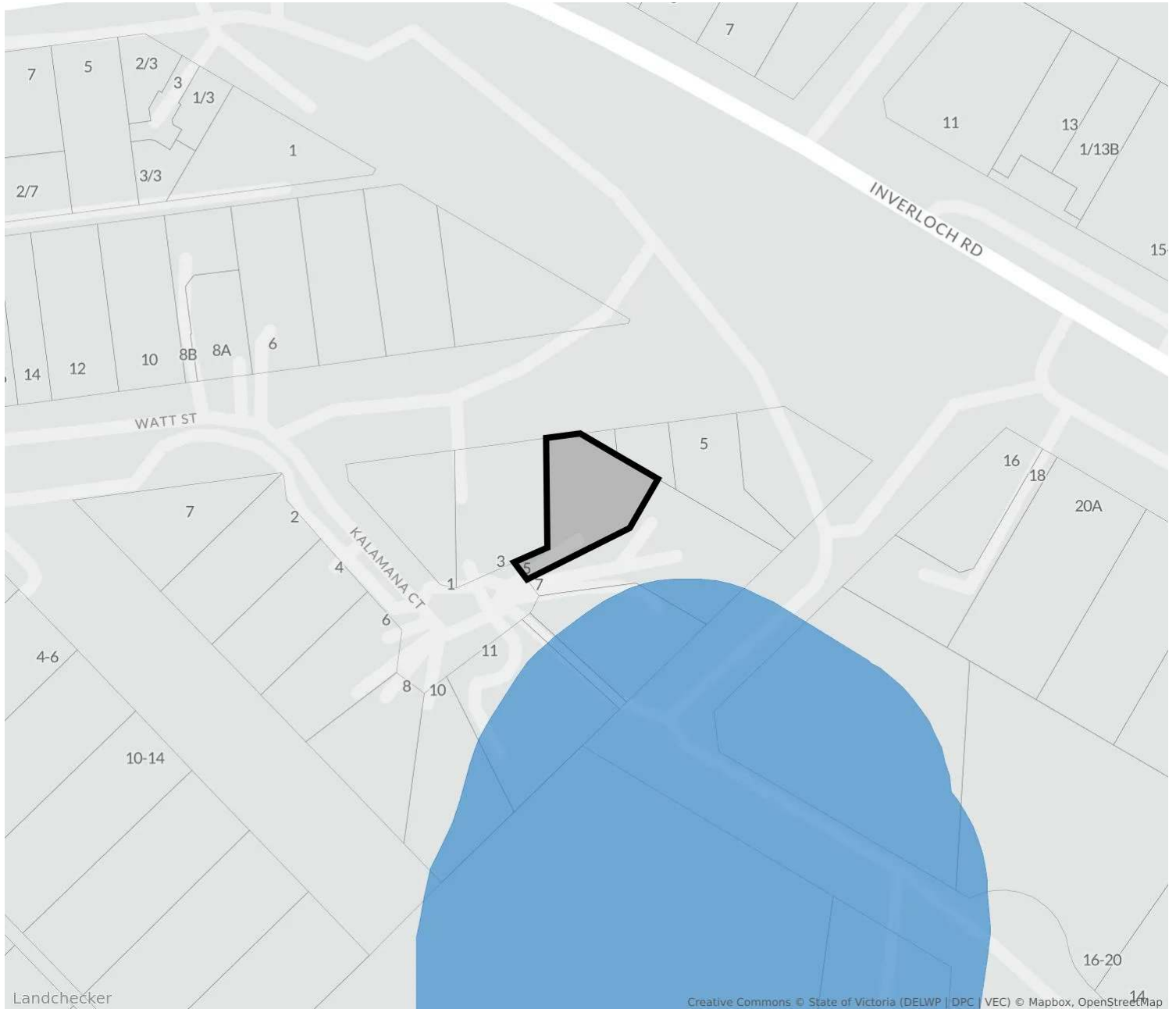


There are no overlays for this property



**BMO - Bushfire Management 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.



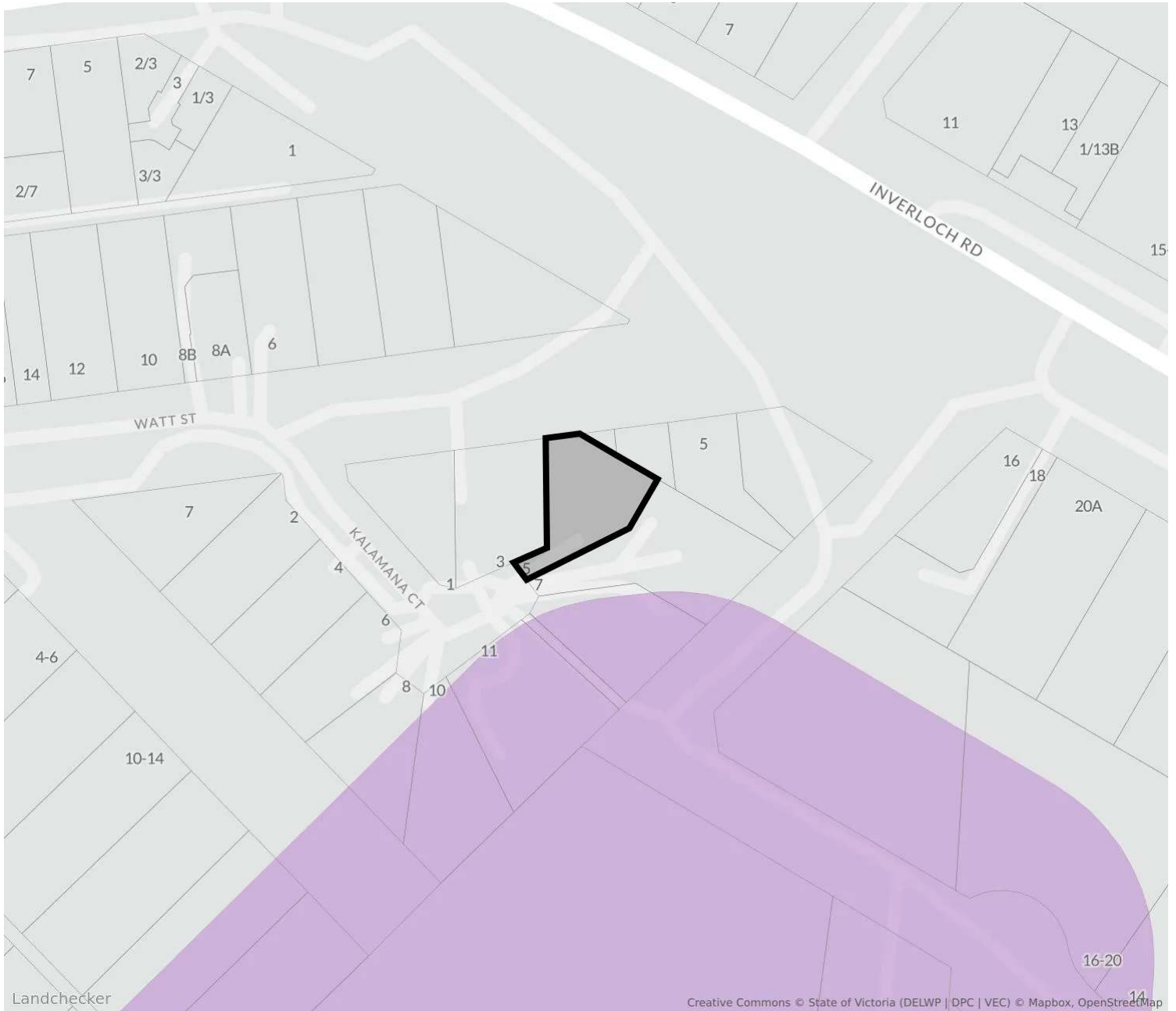
## Flood

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	23/02/2026
Department of Environment, Land, Water and Planning FO1	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning FO2	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning FO3	Unaffected	State	23/02/2026

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning LSIO	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning LSIO1	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning LSIO2	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning LSIO3	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning LSIO4	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning RFO	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning SBO	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning SBO1	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning SBO2	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning SBO3	Unaffected	State	23/02/2026
Department of Environment, Land, Water and Planning UFZ	Unaffected	State	23/02/2026



**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	09/03/2026
Department of Environment, Land, Water and Planning BMO1	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning BMO2	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning BMO3	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning	Unaffected	State	09/03/2026

**Source Authority**

**Status**

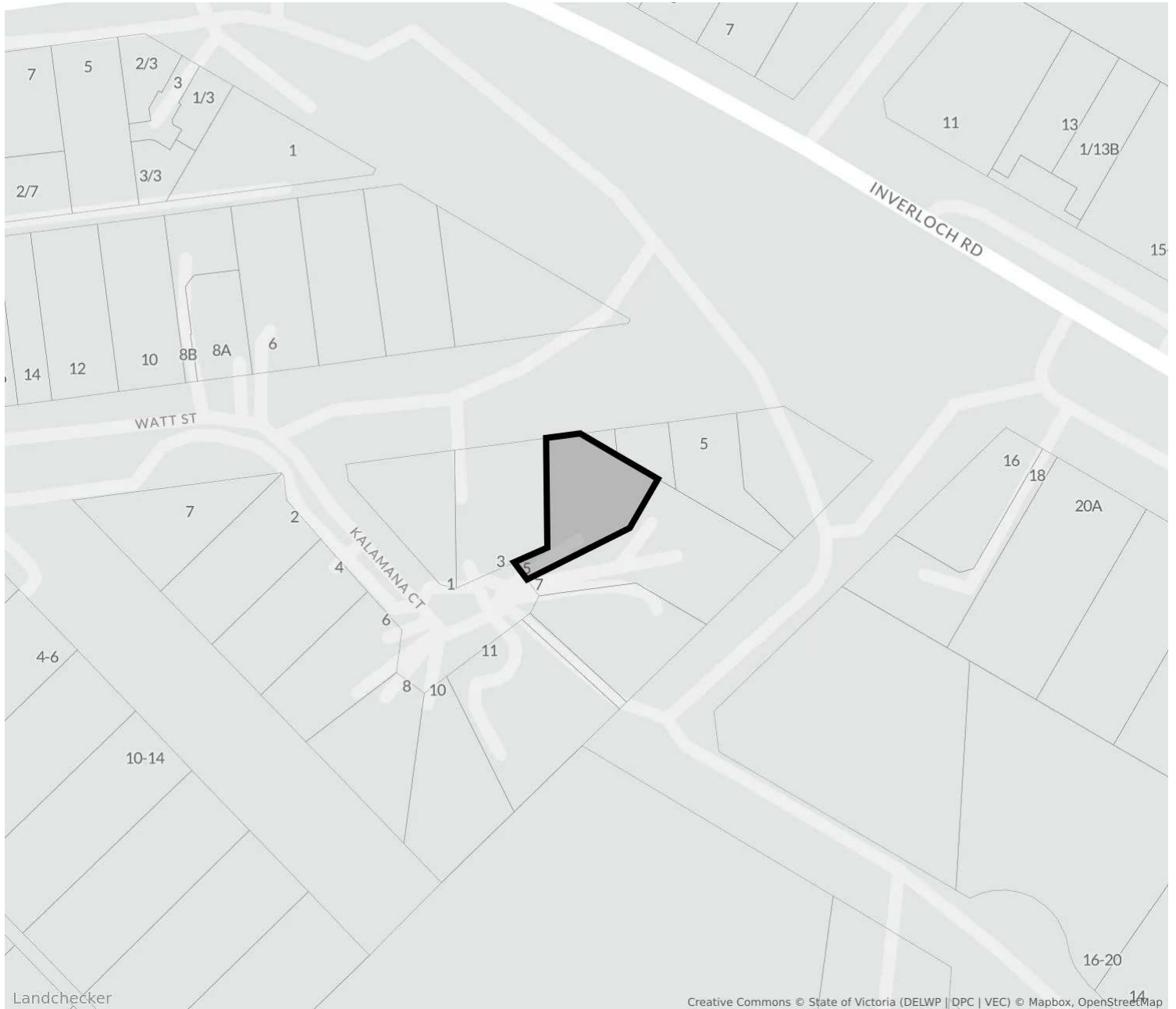
**Type**

**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	09/03/2026
Department of Environment, Land, Water and Planning EMO1	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning EMO2	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning EMO3	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning	Unaffected	State	09/03/2026

Source Authority	Status	Type	Last Updated
EMO4			
Department of Environment, Land, Water and Planning EMO5	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning EMO6	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning EMO7	Unaffected	State	09/03/2026

# PROPTRACK COMPARABLE SALES

5 Kalamana Court, Wonthaggi Vic 3995



## UNIT 13 GRAHAM ST WONTHAGGI VIC 3995

🛏 2 🏠 1 🚗 1

LAND AREA 238m<sup>2</sup>  
TYPE Unit  
LAST SALE \$382,000 (12/11/2025)  
ZONE GRZ



## UNIT 13 INVERLOCH RD WONTHAGGI VIC 3995

🛏 3 🏠 2 🚗 3

LAND AREA 546m<sup>2</sup>  
TYPE Unit  
LAST SALE \$580,000 (02/02/2026)  
ZONE GRZ



## 18 WATT ST WONTHAGGI VIC 3995

🛏 2 🏠 1 🚗 -

LAND AREA 609m<sup>2</sup>  
TYPE House  
LAST SALE \$240,000 (27/02/2026)  
ZONE GRZ



## UNIT 2 9 GRAHAM ST WONTHAGGI VIC 3995

🛏 2 🏠 1 🚗 1

LAND AREA 294m<sup>2</sup>  
TYPE Unit  
LAST SALE \$395,000 (14/01/2026)  
ZONE GRZ



### 11 GRAHAM ST WONTHAGGI VIC 3995

🛏️ 5 🏠 3 🚗 2

LAND AREA 1,054m<sup>2</sup>  
TYPE House  
LAST SALE \$930,000 (09/12/2025)  
ZONE GRZ



### UNIT 2 8 DOWLING ST WONTHAGGI VIC 3995

🛏️ 2 🏠 1 🚗 2

LAND AREA 1,214m<sup>2</sup>  
TYPE Unit  
LAST SALE \$230,000 (05/11/2025)  
ZONE GRZ



### 13 FAHEY ST WONTHAGGI VIC 3995

🛏️ 2 🏠 1 🚗 1

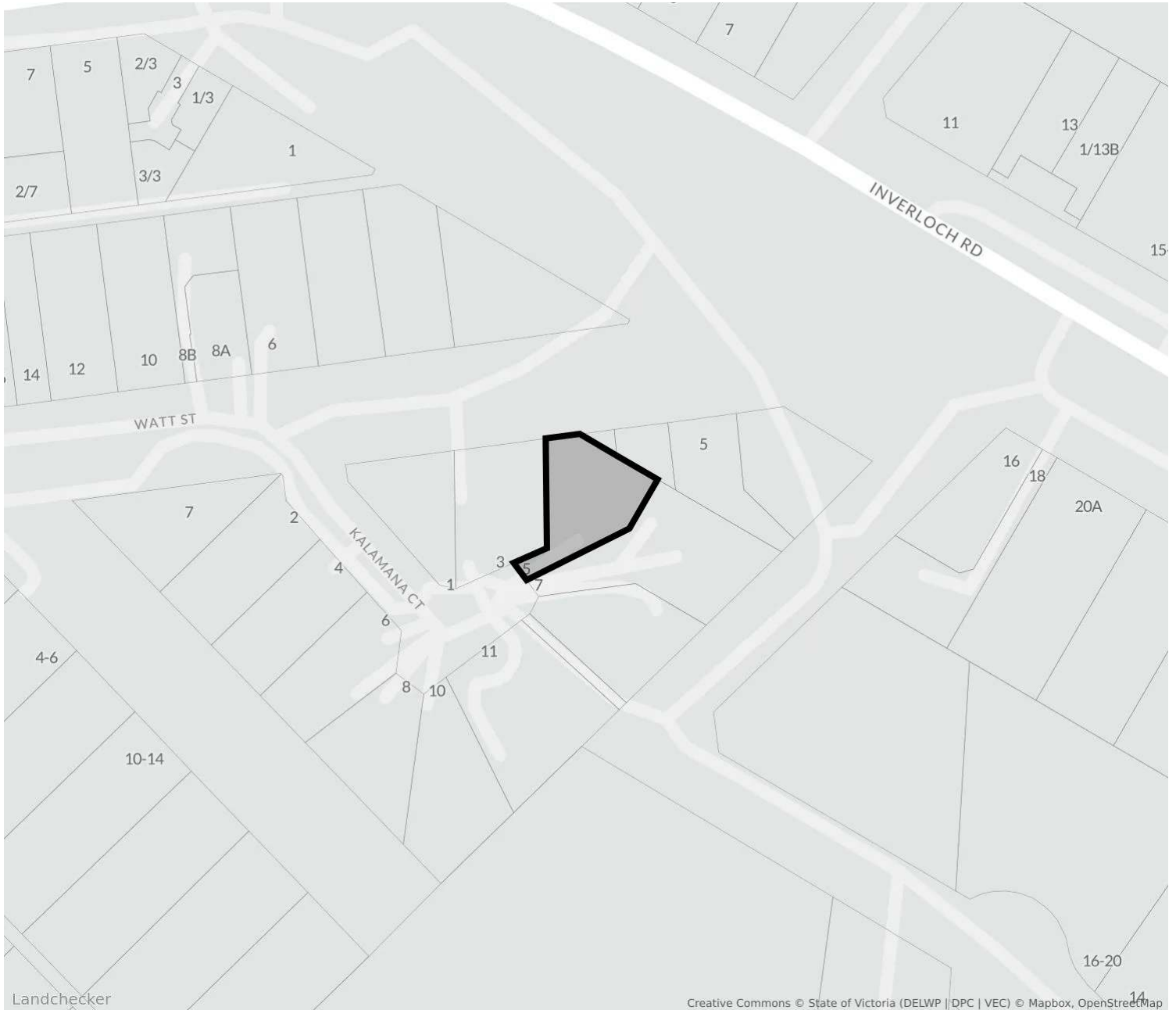
LAND AREA 891m<sup>2</sup>  
TYPE House  
LAST SALE \$415,000 (10/03/2026)  
ZONE GRZ



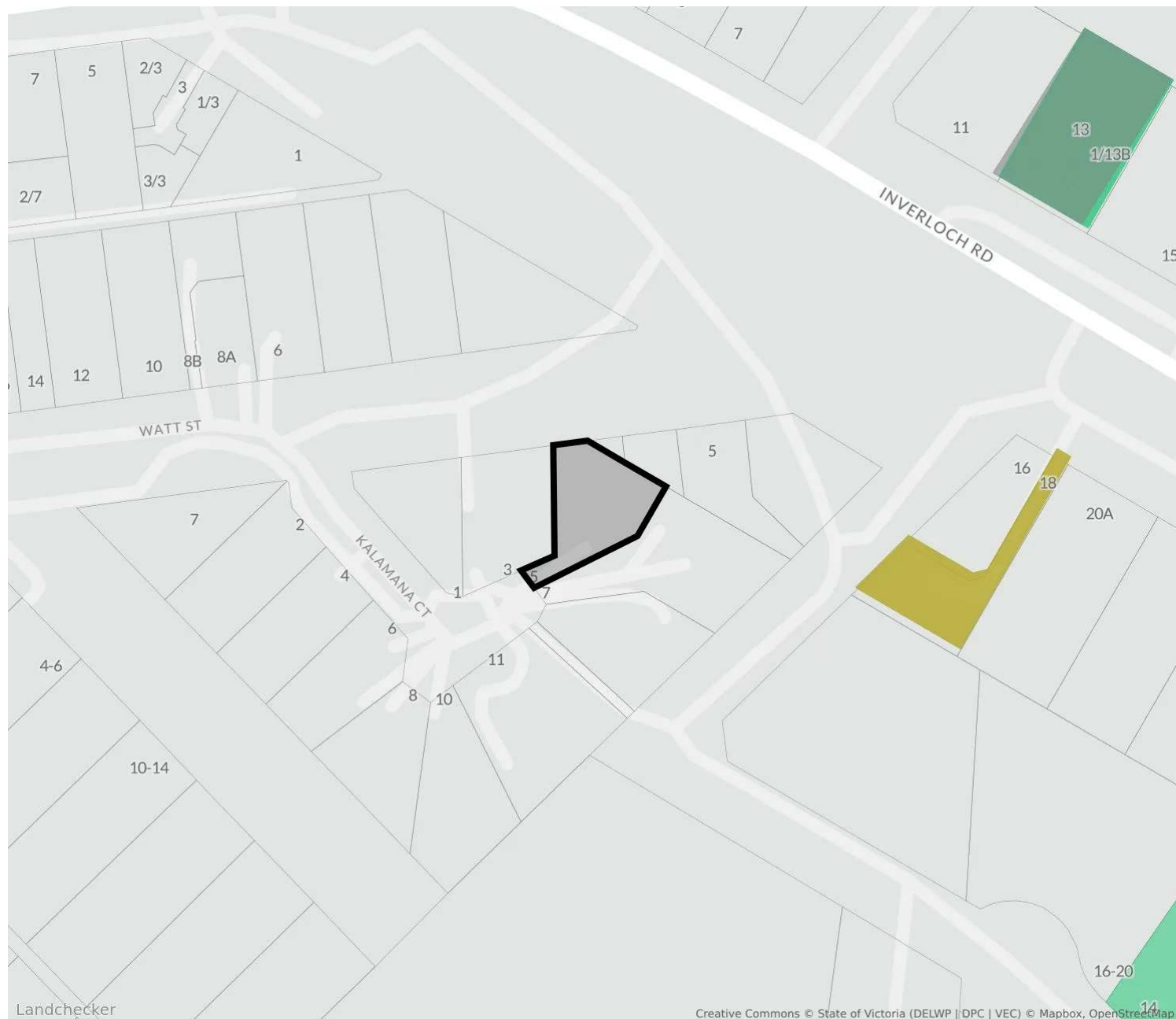
### UNIT 7 8-10 GRAHAM ST WONTHAGGI VIC 3995

🛏️ 2 🏠 1 🚗 1

LAND AREA 272m<sup>2</sup>  
TYPE Unit  
LAST SALE \$419,000 (28/11/2025)  
ZONE GRZ



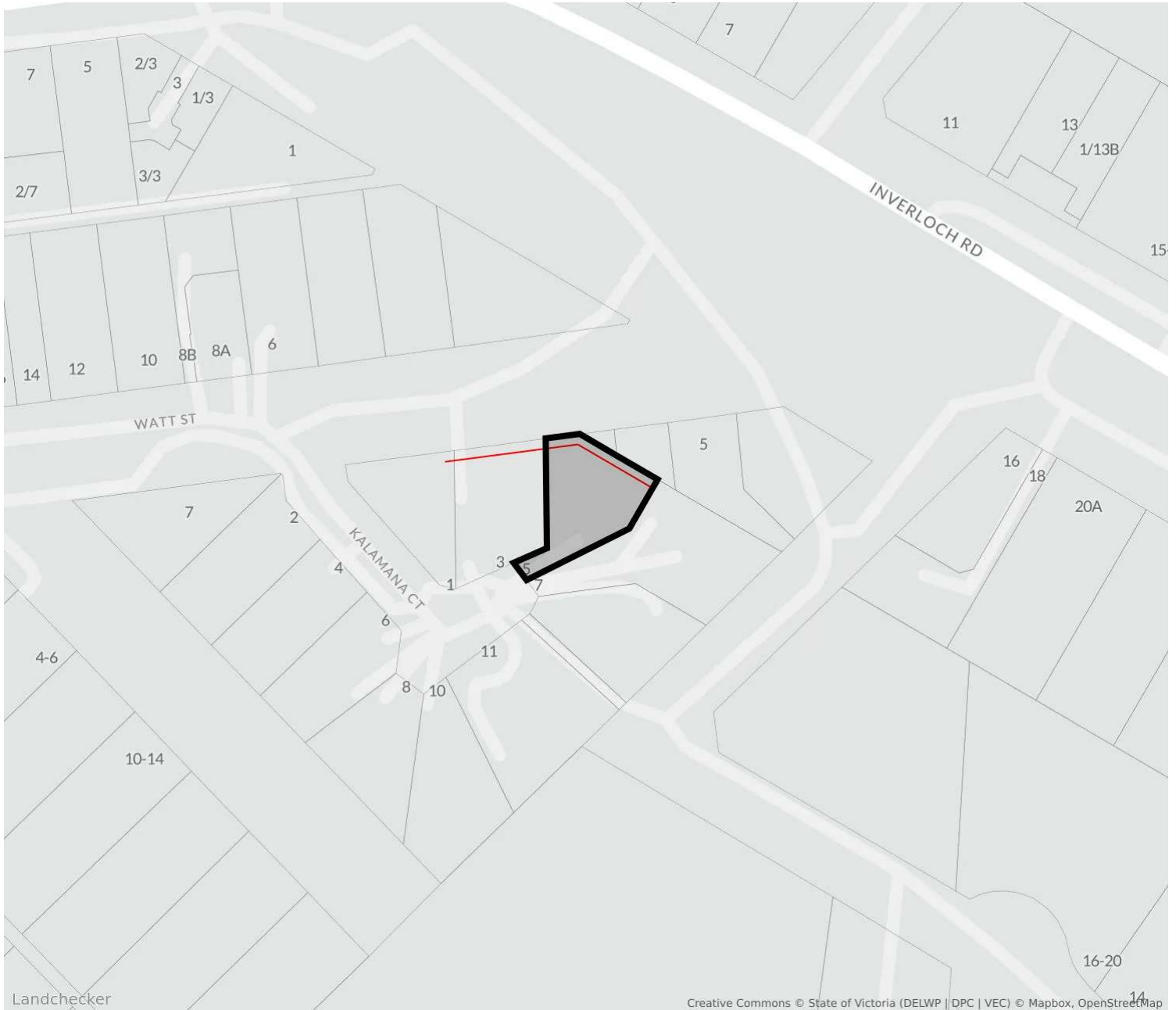
No planning permit data available for this property.



Status	Code	Date	Address	Description
PENDING	170029 -PC1	Received 27/10/2017	<u>18 Inverloch Road, Wonthaggi</u>	SPEAR - Subdivision of the land into two lots -Plans to Comply - Stormwater Detention andAccess - Condition 1
PENDING	140167 - 1- PC2	Received 21/09/2015	<u>6 Webb Drive, Wonthaggi</u>	The use and development of a service stationand advertising signage - Plans to Comply -Civil plans
PENDING	140167- 1 -PC1	Received 17/09/2015	<u>6 Webb Drive, Wonthaggi</u>	The use and development of a service stationand advertising signage - Plans to Complyreceived
APPROVED	210421	21/04/2022	<u>13b Inverloch Road, Wonthaggi</u>	Use of the land to sell and consume liquor (producers license), use of land for retail premise (manufacturing sales) in the in1z, reduction in car parking and alteration to road in rdz1.
APPROVED	210302	14/09/2021	<u>13 Inverloch Road, Wonthaggi</u>	Subdivision of land into two lots.
OTHER	180348	22/01/2019	<u>13 Inverloch Road, Wonthaggi</u>	Subdivision of the land into three lots in in1z.
APPROVED	180365	04/12/2018	<u>14 Loughran Dr, Wonthaggi</u>	Buildings and works to extend existing building.

Status	Code	Date	Address	Description
APPROVED	170029	26/05/2017	<u>18 Inverloch Road, Wonthaggi</u>	Spear - subdivision of the land into two lots.
APPROVED	140167 - 1	17/09/2015	<u>6 Webb Dr, Wonthaggi</u>	The use and development of a service station and advertising signage - amendment request received.
APPROVED	140167	24/06/2015	<u>6 Webb Dr, Wonthaggi</u>	The use and development of a service station and advertising signage.
APPROVED	120465	03/04/2013	<u>14 Loughran Dr, Wonthaggi</u>	2 lot subdivision for boundary realignment.
APPROVED	090459	06/11/2009	<u>9 Kalamana Ct, Wonthaggi</u>	Construct a shed outside a building envelope.
APPROVED	090223	03/06/2009	<u>1 Graham St, Wonthaggi</u>	Use the land for a temporary ambulance station.
APPROVED	070323	12/07/2007	<u>6 Webb Dr, Wonthaggi</u>	Extend the existing shed for additional bus storage.
APPROVED	050873	02/12/2005	<u>14 Loughran Dr, Wonthaggi</u>	Extend the existing store room.
OTHER	040789	29/09/2004	<u>16-20 Loughran Dr, Wonthaggi</u>	Construct a vehicle storage building.
APPROVED	03130	25/03/2003	<u>2/3 Graham St, Wonthaggi</u>	Subdivide the land into three lots.
APPROVED	021029	10/01/2003	<u>14 Loughran Dr, Wonthaggi</u>	Develop a commercial laundry.
APPROVED	02556	24/07/2002	<u>2/3 Graham St, Wonthaggi</u>	Construct three units.
APPROVED	02409	01/07/2002	<u>6 Webb Dr, Wonthaggi</u>	Construct and use a storage building for buses and develop and use a caretaker's residence.
APPROVED	02205	04/06/2002	<u>16-20 Loughran Dr, Wonthaggi</u>	Construct a carport at the rear of the existing building.
APPROVED	97439	12/09/1997	<u>16-20 Loughran Dr, Wonthaggi</u>	Construct a recycling factory and office.

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



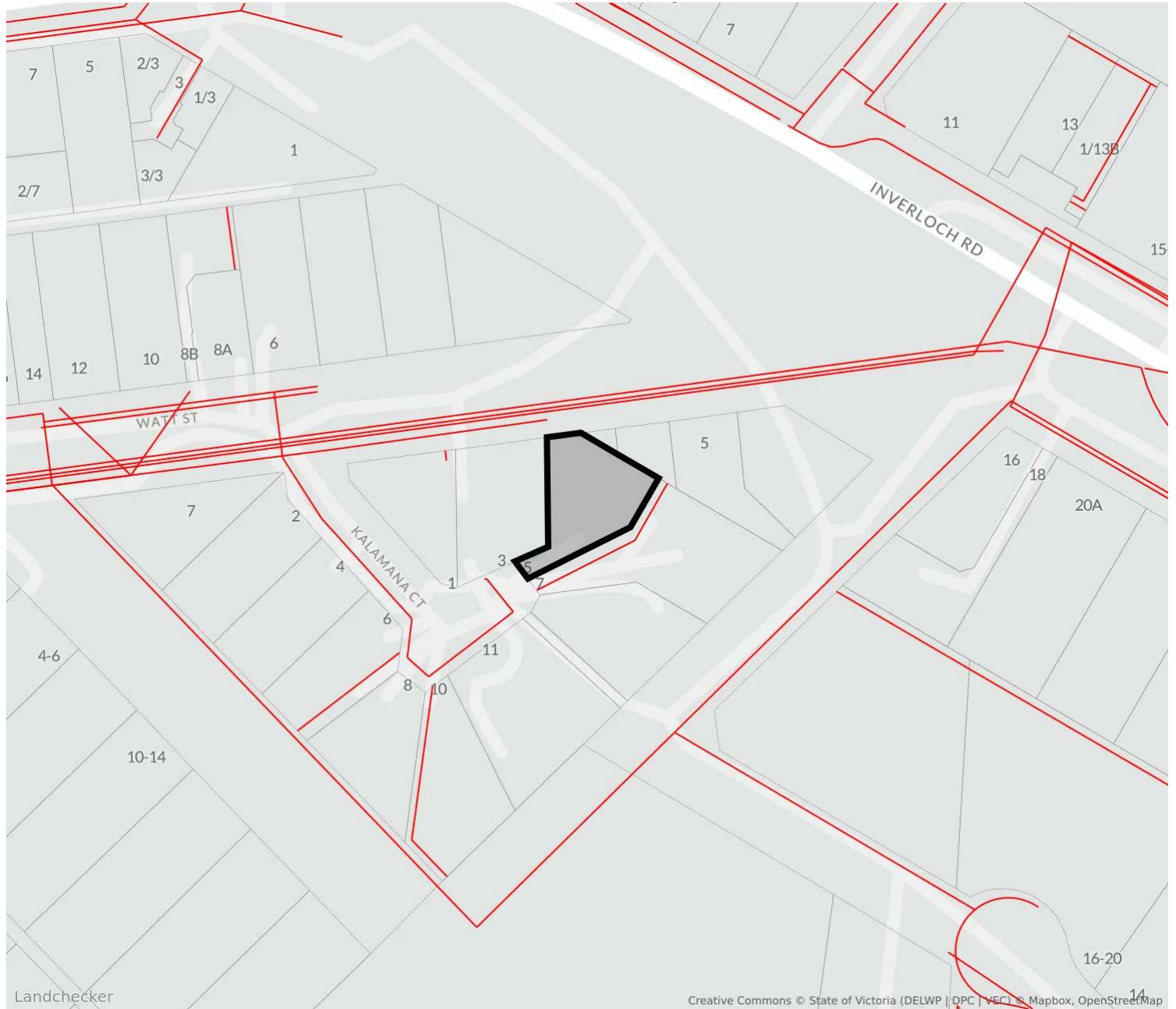
## Easements

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

5 Kalamana Court, 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.



## 1. Property Report

This Property Report:

- a. is issued subject to the terms and conditions in respect of which Property Reports are issued by Landchecker; and
- b. contains data owned or licensed by our service providers that Landchecker Pty Ltd licences under the terms and conditions in the following links:
  - i. <https://creativecommons.org/licenses/by/4.0/legalcode> in respect of data supplied by the State of Victoria;
  - ii. <https://creativecommons.org/licenses/by/4.0/> respect of census data supplied by the Commonwealth of Australia;
  - iii. <https://www.mapbox.com/tos>, in respect of data supplied by Mapbox Inc.; and
  - iv. <https://www.openstreetmap.org/copyright>, in respect of data supplied by Open Street Maps;
- v. The information is supplied by Landchecker (ABN 31 607 394 696) on behalf of PropTrack Pty Ltd (ABN 43 127 386 298) Copyright and Legal Disclaimers about Property Data (PropTrack); and
- vi. <https://creativecommons.org/licenses/by/4.0/> in respect of data supplied by the Australian Curriculum, Assessment and Reporting Authority (ACARA).

## 2. Use of Property Report

This Property Report is made available for information purposes only. Recipients of this Property Report acknowledge and agree that they may not rely upon the content of this Property Report for any other purposes other than the express purpose for which it is issued and that recipients:

- a. must not use it in any manner which is unlawful, offensive, threatening, defamatory, fraudulent, misleading, deceptive or otherwise inappropriate;
- b. must seek their own independent professional advice and seek their own professional advice in respect of the subject matter of this Property Report before acting on or referring to any of the information contained in this Property Report;

- c. acknowledge that this Property Report is provided entirely at recipients' own risk and neither Landchecker nor its service providers take any responsibility or liability for any loss or damage suffered by recipients in reliance on this Property Report; and
- d. acknowledge that this Property Report will not be accurate, complete or reliable.

## 3. Attributions

### *State Government Copyright Notice and Disclaimer*

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State and Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Neither Landchecker nor this Property Report are affiliated with, endorsed or authorised by the State of Victoria.

The data in this Property Report may contain property data in respect of an adjacent State. The attribution in respect of the Property Data is only in respect of the property for which the Property Report was obtained. Additional attribution statements for adjoining properties are available in Landchecker's terms of use.

### *Australian Curriculum Assessment and Reporting Authority*

This Property Report contains data that was downloaded from the ACARA website ([www.acara.edu.au](http://www.acara.edu.au)) (accessed 1 April 2019) and was not modified that is © copyright 2009 to present. ACARA does not:

- a. endorse any product, such as this Property Report, that uses ACARA material; or
- b. make any representations as to the quality of such products.