

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot 271 PS542244

ORIENTATION

North

LOCAL GOVERNMENT (COUNCIL)

Bass Coast

FRONTAGE

19.1m Approx

LEGAL DESCRIPTION

271\PS542244

ZONES

GRZ - General Residential Zone - Schedule 1

COUNCIL PROPERTY NUMBER

31190

OVERLAYS

DPO - Development Plan Overlay - Schedule 8

VPO - Vegetation Protection Overlay - Schedule 3

LAND SIZE

780m² Approx

PropTrack Property Data

HOUSE

 4  2  2

Property Sales Data

SALE HISTORY

\$890,000
\$630,000

CONTRACT DATE

29/09/2021
11/04/2014

SETTLEMENT DATE

22/11/2021
23/05/2014

State Electorates

LEGISLATIVE COUNCIL

Eastern Victoria Region

LEGISLATIVE ASSEMBLY

Bass District

Schools

CLOSEST PRIVATE SCHOOLS

St Joseph's School (12571 m)
Koonwarra Village School (19485 m)

CLOSEST PRIMARY SCHOOLS

Inverloch Primary School (1356 m)

CLOSEST SECONDARY SCHOOLS

Wonthaggi Secondary College (13369 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

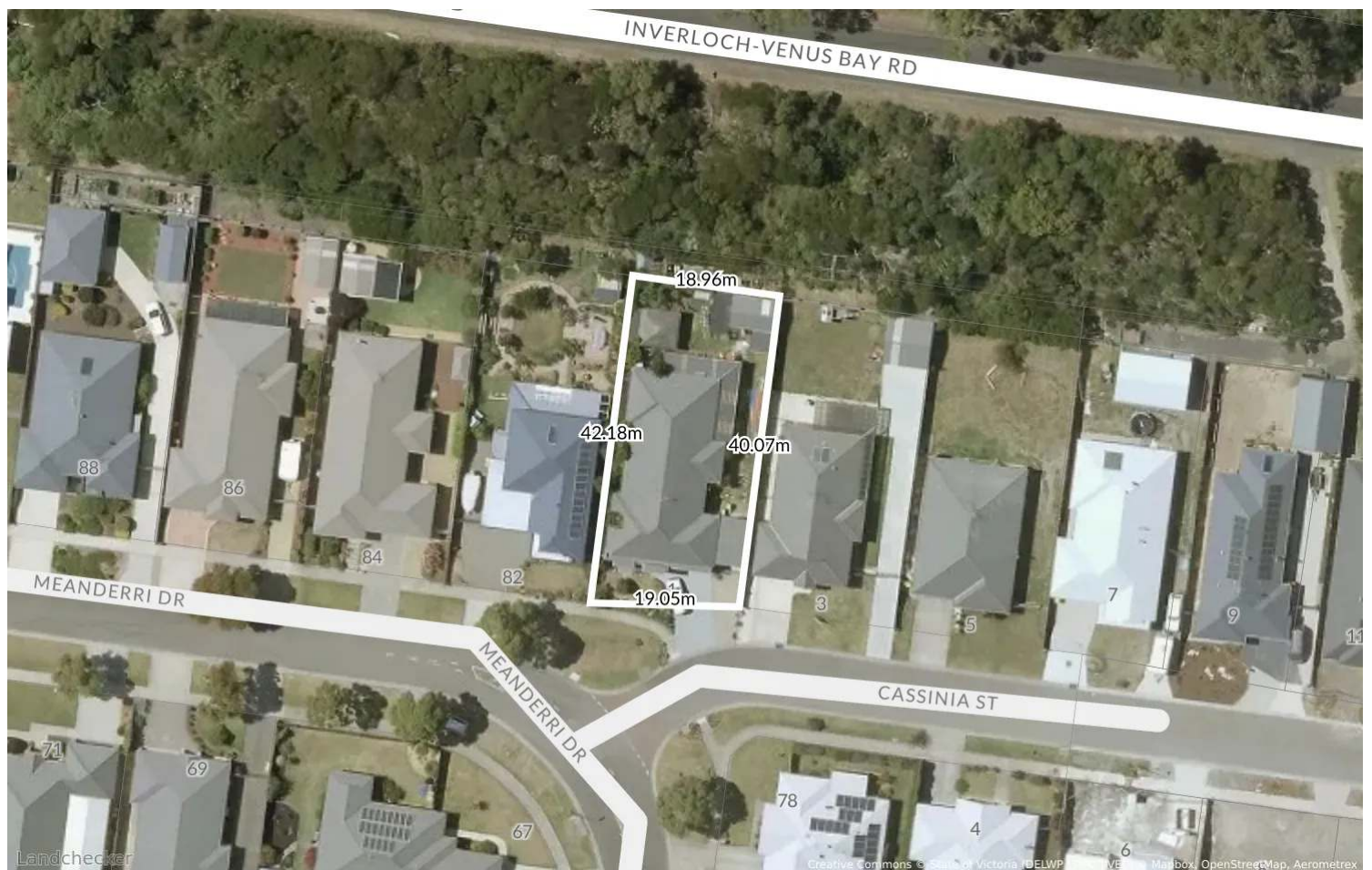
basscoast@basscoast.vic.gov.au

WEBSITE

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

SITE DIMENSIONS

1 Cassinia Street, Inverloch Vic 3996



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

1 Cassinia Street, Inverloch Vic 3996

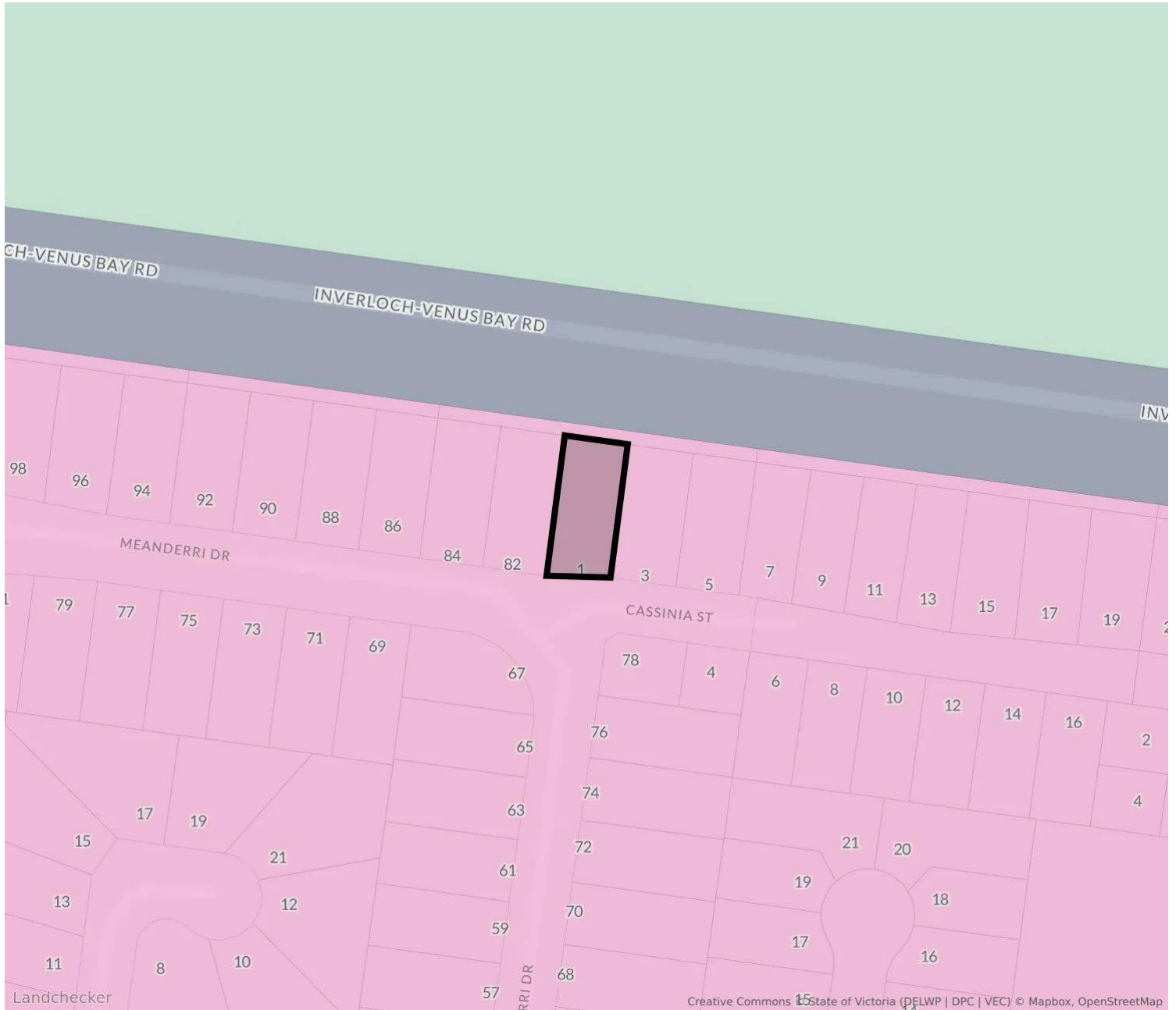
Status	Code	Date	Description
APPROVED	VC307	19/04/2026	The Victoria Planning Provisions and all planning schemes are amended to increase the estimated cost of development thresholds for classes of VicSmart application to account for increased building construction costs in Victoria since their introduction and to provide for future cost inflation. Increasing the thresholds enables more applicants to benefit from the time, cost savings and certainty of the VicSmart application process.
APPROVED	VC308	16/04/2026	Amendment VC308 changes the VPP and all planning schemes in Victoria to update all schedules to the Mixed Use Zone, Township Zone and Residential Growth Zone to align with the operation of the Mid-Rise Code introduced by Amendment VC300 and to correct technical errors associated with Amendment VC300.
APPROVED	VC265	03/04/2026	Amendment VC265 makes corrections and updates to the Victoria Planning Provisions and all planning schemes to ensure they are current and accurate.
APPROVED	VC277	01/04/2026	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	VC304	22/03/2026	Extends the expiry date of the Dependent Persons Unit temporary provisions
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	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	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	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	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

Status	Code	Date	Description
			alignment with the recommendations of the VPA Projects Standing Advisory Committee (SAC) Final Report (August 2022) as introduced by Amendment C152bas.c.
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	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 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	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.

PROPOSED PLANNING SCHEME AMENDMENTS

1 Cassinia Street, 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.

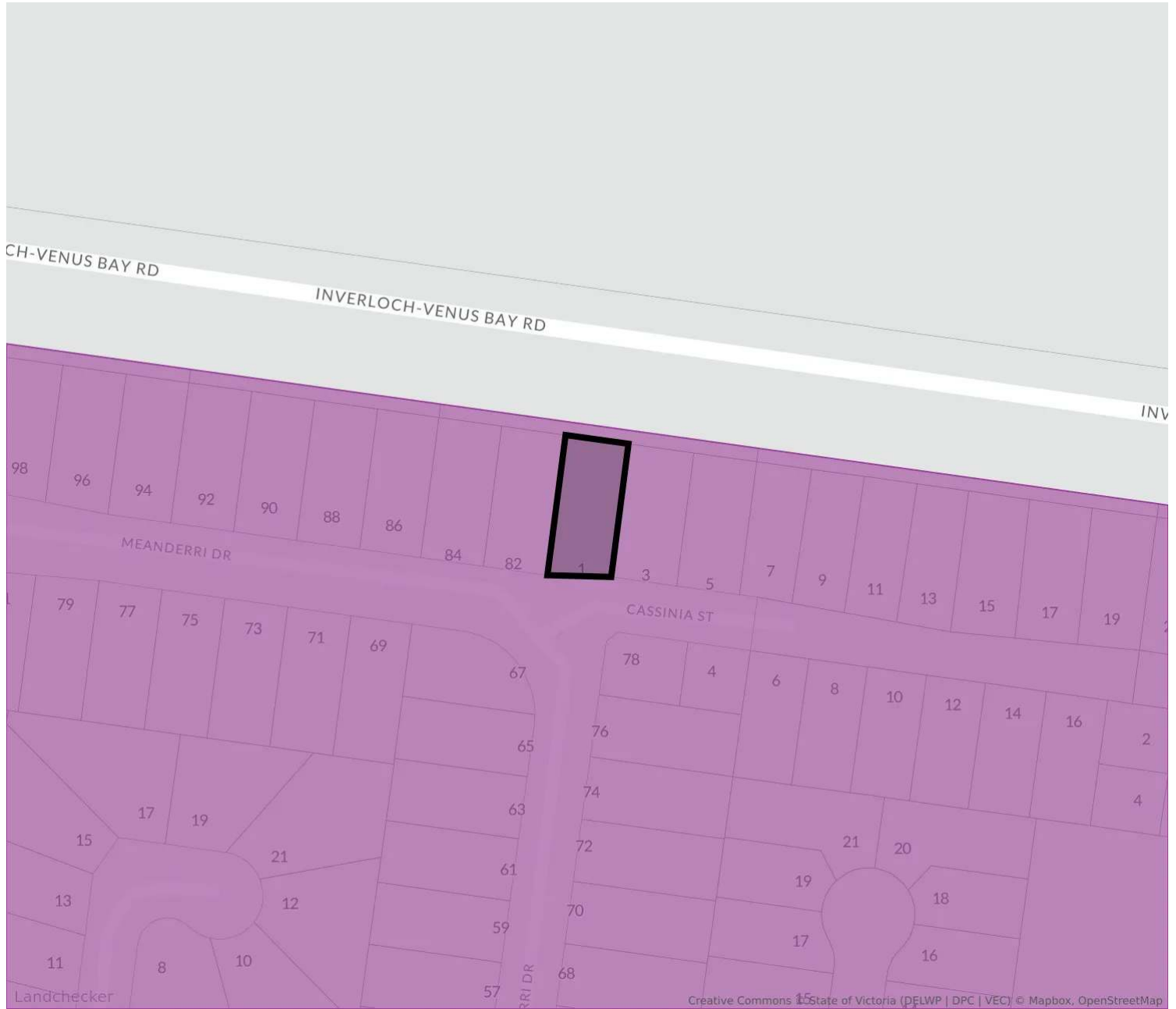
LPP 32.08 Schedule 1 To Clause 32.08 General Residential Zone

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

Other nearby planning zones

 FZ - Farming Zone

 TRZ2 - Transport Zone



DPO8 - Development Plan Overlay - Schedule 8

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.

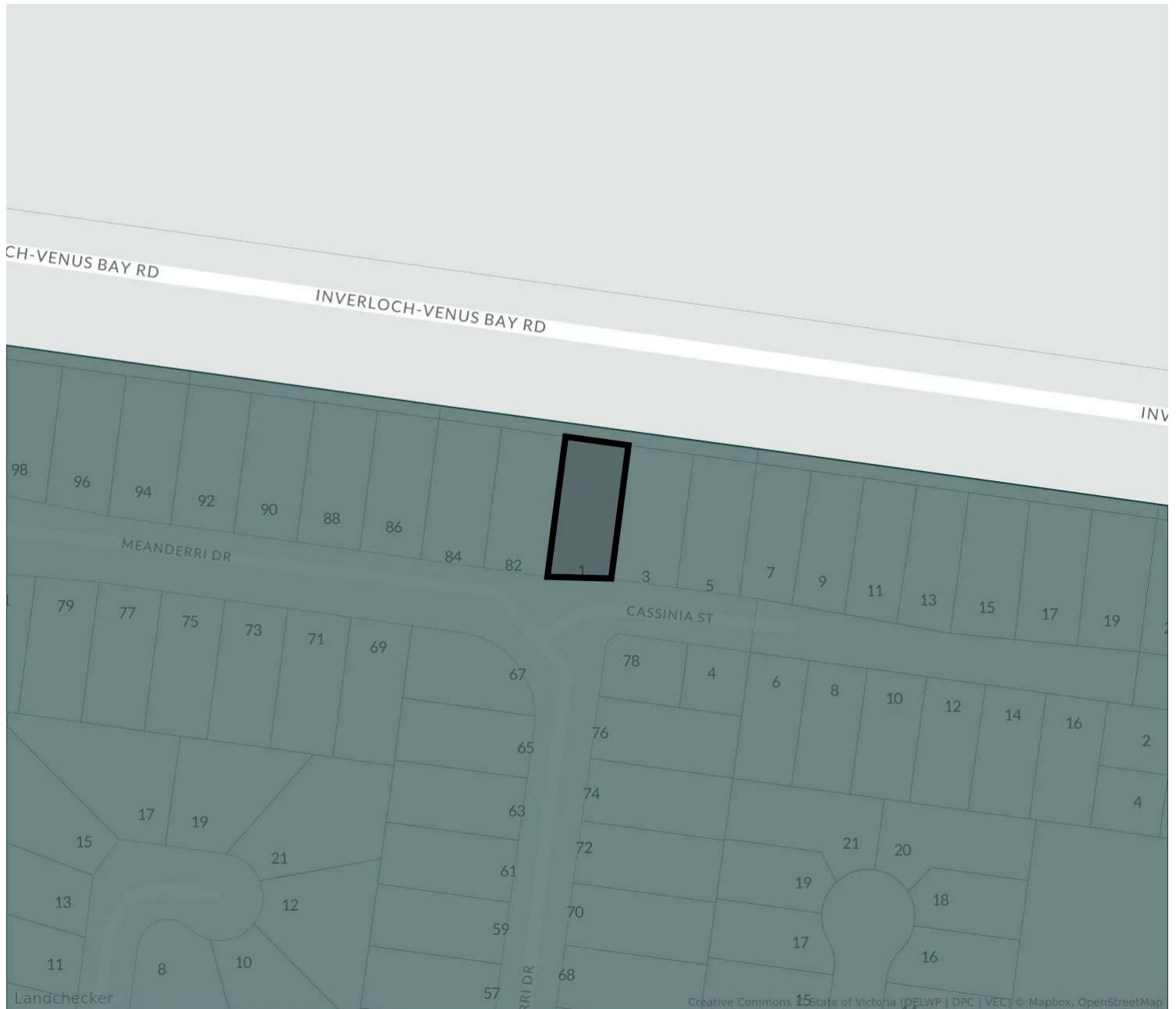
To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.

VPP 43.04 Development Plan Overlay

None specified.

LPP 43.04 Schedule 8 To Clause 43.04 Development Plan 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

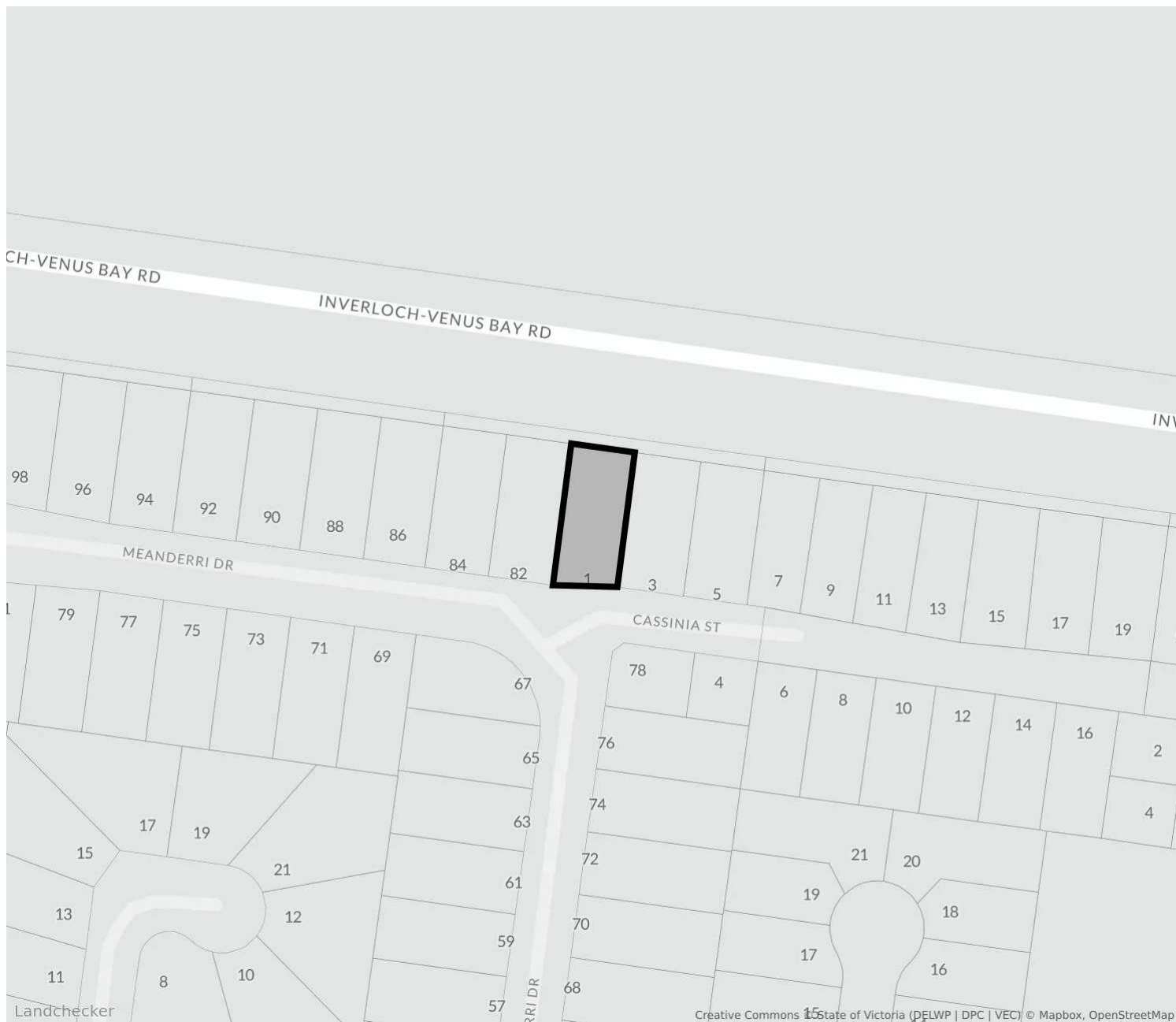
For confirmation and detailed advice about this planning overlay, please contact BASS COAST council on 1300226278.



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.



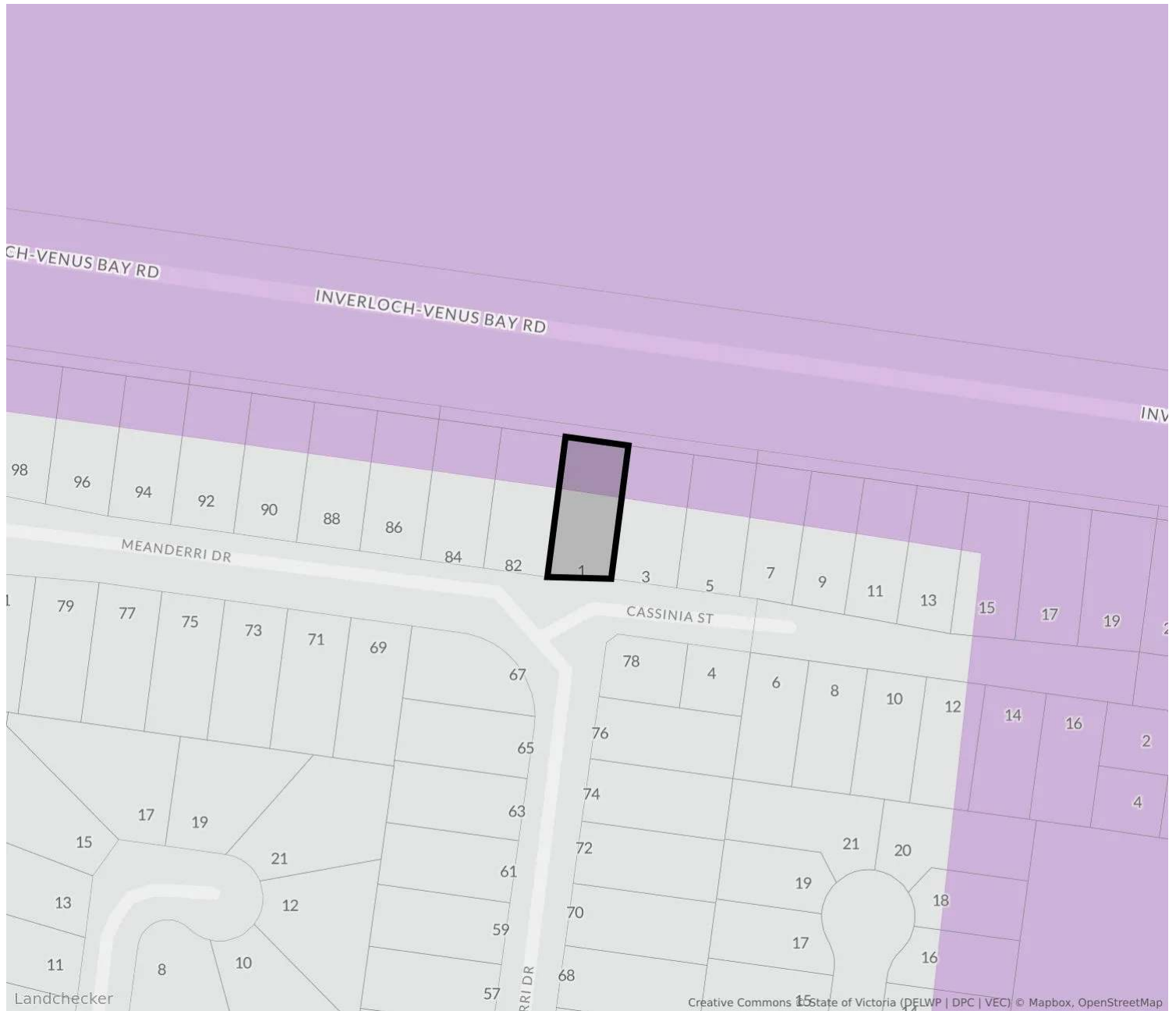
Flood

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	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 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	09/03/2026
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	Unaffected	State	09/03/2026

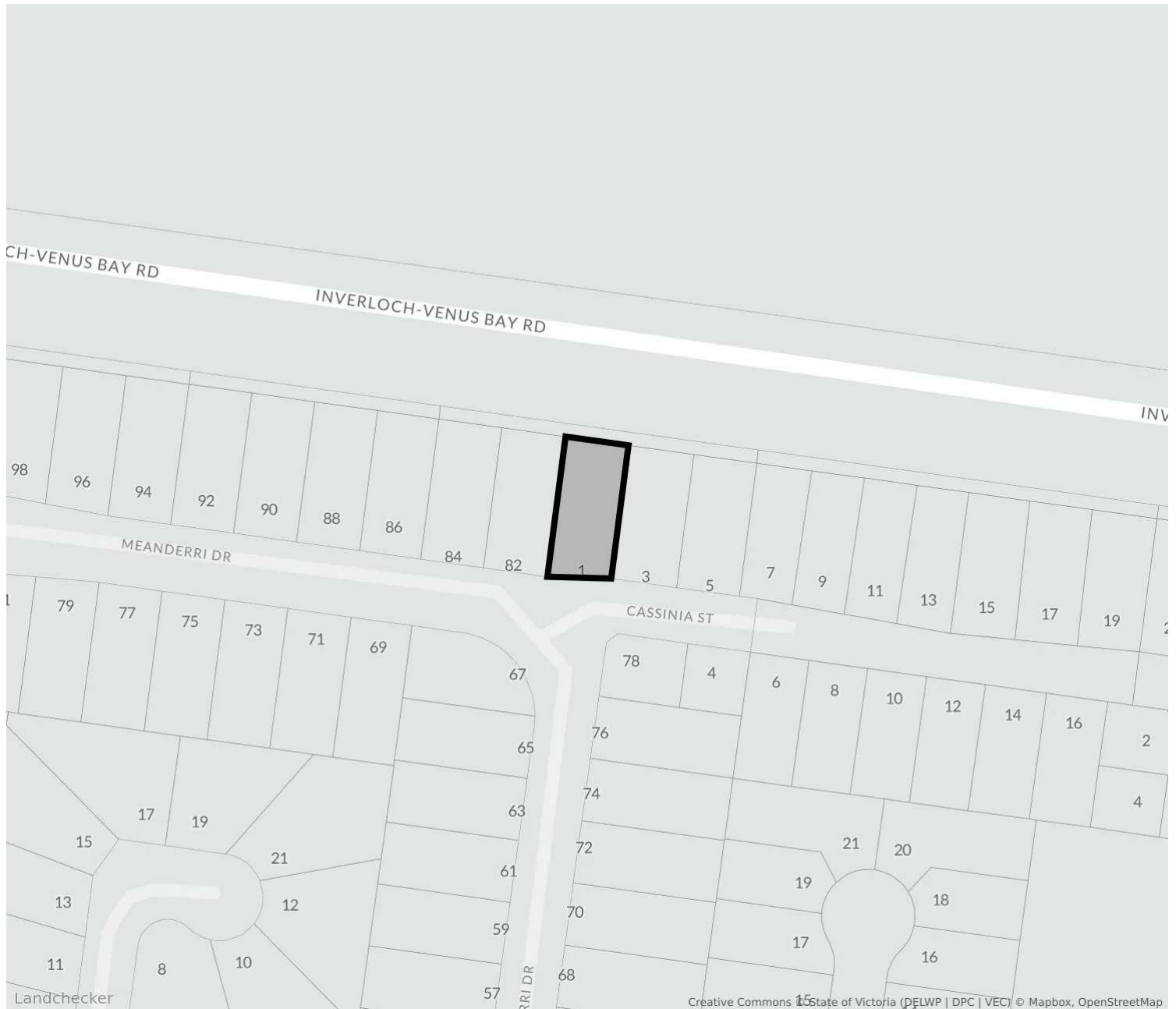
Source Authority

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	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

PROTRACK COMPARABLE SALES

1 Cassinia Street, Inverloch Vic 3996



11 CASSINIA ST INVERLOCH VIC 3996

🛏 2 🏠 2 🚗 2

LAND AREA 691m²
TYPE House
LAST SALE \$840,000 (21/11/2025)
ZONE GRZ



73 MEANDERRI DR INVERLOCH VIC 3996

🛏 4 🏠 2 🚗 2

LAND AREA 798m²
TYPE House
LAST SALE \$845,000 (10/11/2025)
ZONE GRZ



13 CASSINIA ST INVERLOCH VIC 3996

🛏 - 🏠 - 🚗 -

LAND AREA 691m²
TYPE House
LAST SALE \$455,000 (12/11/2025)
ZONE GRZ



51A MEANDERRI DR INVERLOCH VIC 3996

🛏 3 🏠 2 🚗 2

LAND AREA 396m²
TYPE House
LAST SALE \$670,000 (05/02/2026)
ZONE GRZ



14 HEATHER GR INVERLOCH VIC 3996

🛏 4 🏠 2 🚗 8

LAND AREA 714m²
TYPE House
LAST SALE \$785,000 (07/03/2026)
ZONE GRZ



29 CASSINIA ST INVERLOCH VIC 3996

🛏 2 🏠 2 🚗 2

LAND AREA 698m²
TYPE House
LAST SALE \$850,000 (28/11/2025)
ZONE GRZ



5 HEATHER GR INVERLOCH VIC 3996

🛏 3 🏠 2 🚗 2

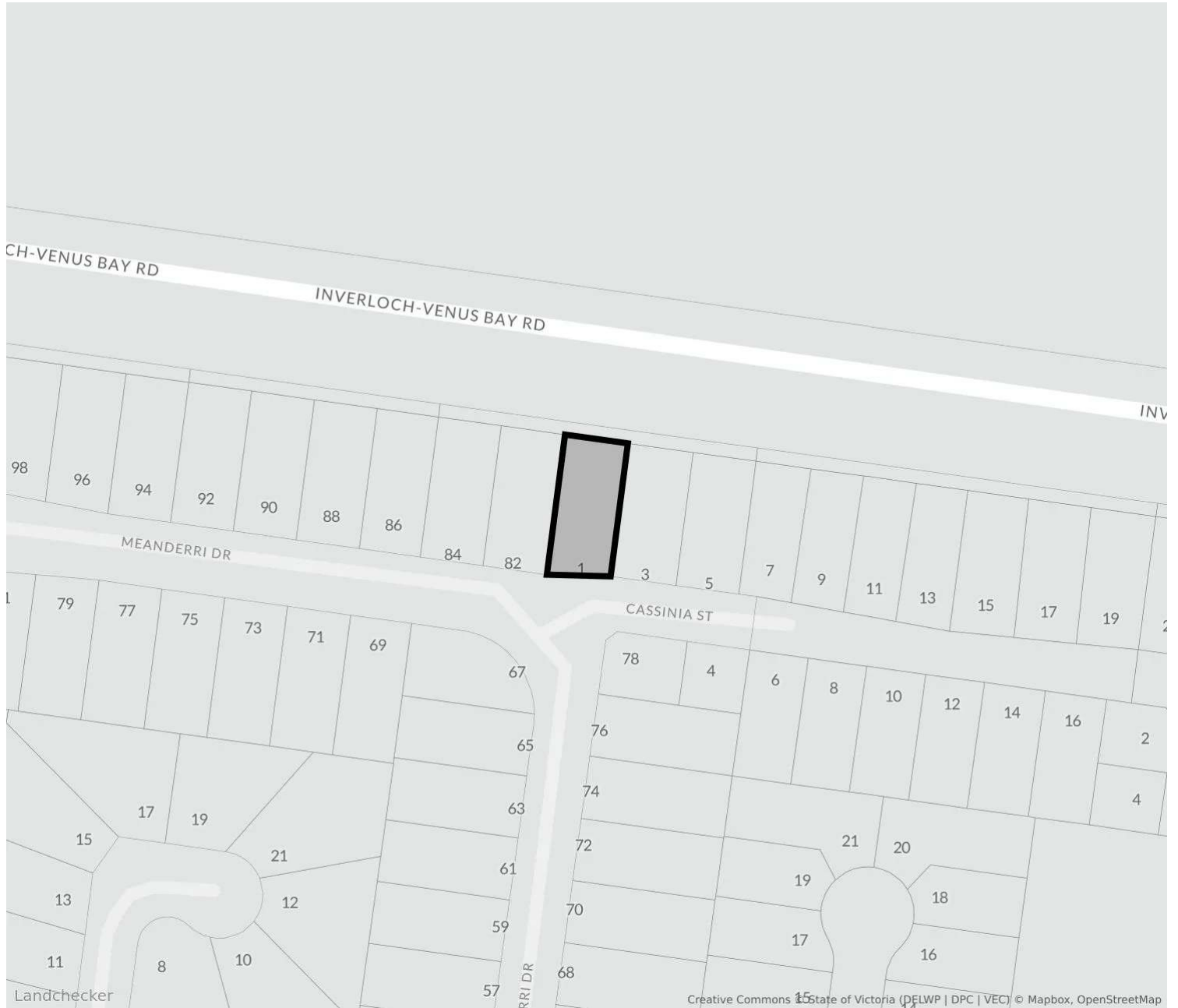
LAND AREA 766m²
TYPE House
LAST SALE Unavailable
ZONE GRZ



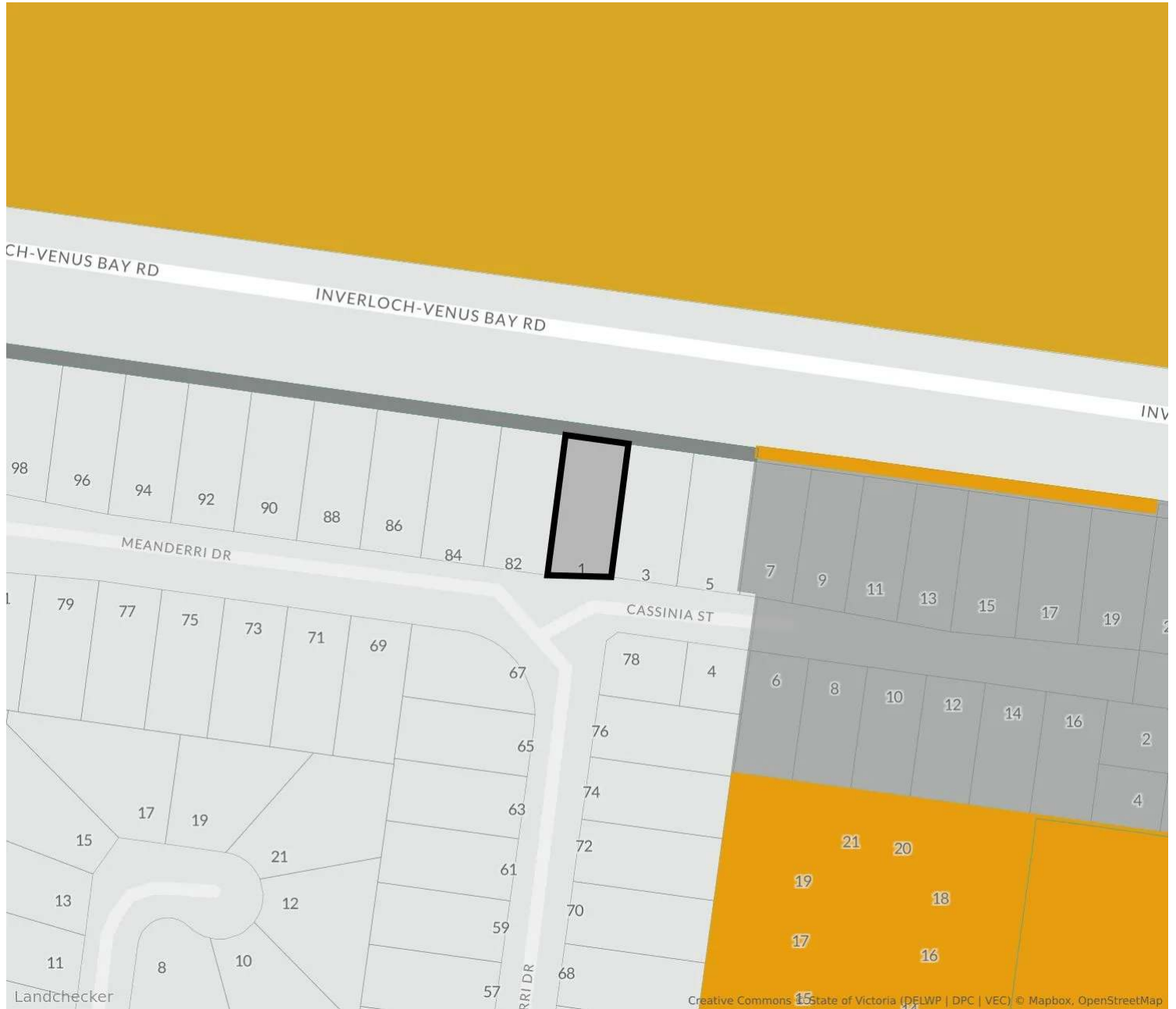
50 MEANDERRI DR INVERLOCH VIC 3996

🛏 3 🏠 2 🚗 2

LAND AREA 401m²
TYPE House
LAST SALE \$880,000 (16/12/2025)
ZONE GRZ



No planning permit data available for this property.

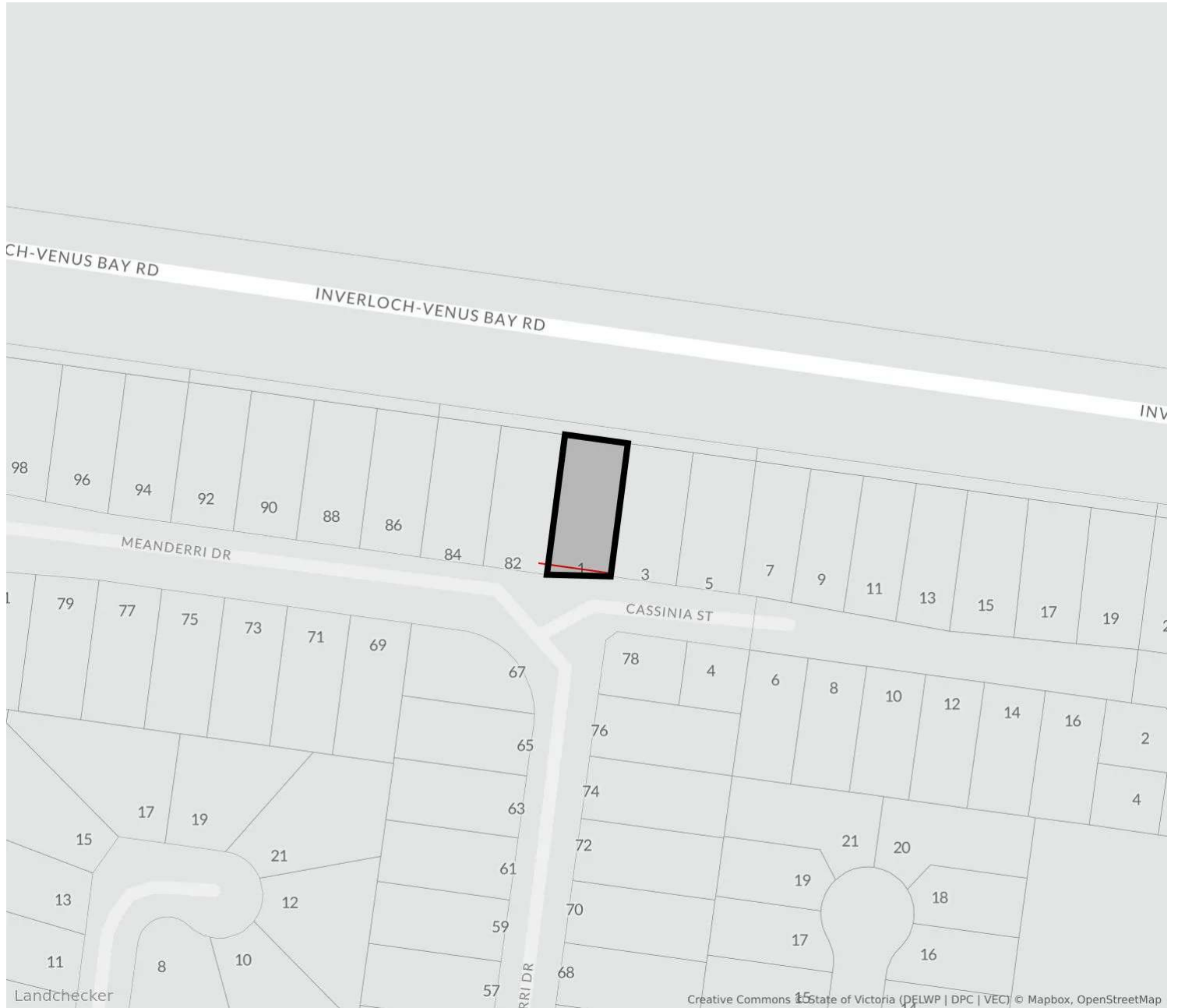


Status	Code	Date	Address	Description
PENDING	200438 - PC4	Received 16/01/2023	48 Meanderri Drive, Inverloch 48 Meanderri Drive, Inverloch	Subdivision of land into 25 lots - Plans to Comply - Section 173 Register - Condition 11
PENDING	220168 - PC1	Received 06/07/2022	6280 Bass Highway, Inverloch	Development of land for a replacement dwelling in a Farming Zone
PENDING	220168 - PC2	Received 06/07/2022	6280 Bass Highway, Inverloch	Development of land for a replacement dwelling in a Farming Zone
PENDING	200438 - 1 - PC3	Received 25/03/2022	48 Meanderri Drive, Inverloch 48 Meanderri Drive, Inverloch	Subdivision of land into 25 lots - Plans to Comply - Street Tree Plans - Stage 17 - Condition 17
PENDING	200438 - 1 - PC2	Received 02/03/2022	48 Meanderri Drive, Inverloch 48 Meanderri Drive, Inverloch	Subdivision of land into 25 lots - Plans to Comply - EMP - Stage 17 - Condition 11
PENDING	200438 - 1 - PC1	Received 12/11/2021	48 Meanderri Drive, Inverloch 48 Meanderri Drive, Inverloch	Subdivision of land into 25 lots - Plans to Comply - Condition 11 - Civil Construction Stage 17
APPROVED	PDAMEDS173-2025/200438-	17/04/2025	Cassinia St, Inverloch Cassinia St, Inverloch	Planning - end or amend s173 agreements (s173).

Status	Code	Date	Address	Description
	END		48 Meanderri Dr, Inverloch	
OTHER	PDPLANPER-2024/001516	13/05/2024	Cassinia St, Inverloch Cassinia St, Inverloch	Use and development of a residential village in a general residential zone (grz1), works in a land subject to inundation overlay (Isio), the display of business identification signage and the removal of native vegetation.
APPROVED	220168	01/07/2022	6280 Bass Highway, Inverloch	Development of land for a replacement dwelling in a farming zone (fz).
OTHER	100274a	05/11/2021	Inverloch-Venus Bay Rd, Inverloch	66 lot subdivision in four stages.
APPROVED	200438 - 1	12/08/2021	48 Meanderri Dr, Inverloch 48 Meanderri Drive, Inverloch	Subdivision of land into 25 lots - clerical amendment.
APPROVED	200438	11/06/2021	48 Meanderri Drive, Inverloch 48 Meanderri Drive, Inverloch 50 Meanderri Dr, Inverloch 50 Meanderri Drive, Inverloch	Subdivision of land into 25 lots.
APPROVED	210010	10/03/2021	5 Bennison Way, Inverloch Inverloch-Venus Bay Rd, Inverloch	Development of land for dwelling in bmo.
APPROVED	190393	20/04/2020	Inverloch-Venus Bay Rd, Inverloch Cliffy Place, Inverloch Cliffy Place, Inverloch	Subdivision of land into 17 lots.
APPROVED	180198	07/12/2018	9 Kanowna Place, Inverloch 9 Kanowna Place, Inverloch Inverloch-Venus Bay Rd, Inverloch 9 Kanowna Place, Inverloch	Subdivide the land into two (2) lots.
APPROVED	170298	11/09/2018	Cassinia St, Inverloch Cassinia St, Inverloch	Subdivision of the land into twenty two (22) lots in stages in a general residential zone schedule 1 and adjacent to a road zone category 1.
APPROVED	180146	31/08/2018	Inverloch-Venus Bay Rd, Inverloch 610 Inverloch-Venusbay Road, Inverloch	Development of an outbuilding (agricultural).
APPROVED	170399	04/04/2018	19 Piper Place, Inverloch Inverloch-Venus Bay Rd, Inverloch	Construction of a dwelling in a bmo.
APPROVED	130187 - 1	15/11/2017	Inverloch-Venus Bay Rd, Inverloch	Staged subdivision of the land into 22 lots (including creation of a balance superlot in stage 4b) - amendment.
APPROVED	011172 - 2	04/04/2017	Inverloch-Venus Bay Rd, Inverloch	The staged subdivision of the land into not more than thirty-one lots and one reserve abutting the inverloch-tarwin lower road reserve and one conservation reserve to be gifted to the crown and a utility installation.
OTHER	150244	13/01/2017	Inverloch-Venus Bayroad, Inverloch Inverloch-Venus Bay Rd, Inverloch	Removal of vegetation for the construction of a walking trail in the screw creek nature conservation reserve.
OTHER	011172 - 3	04/11/2016	Inverloch-Venus Bay Rd, Inverloch	Subdivide the land into not more than thirty-one lots and one reserve abutting the inverloch-tarwin lower road reserve and one conservation reserve to be gifted to the crown.
OTHER	150245	03/11/2016	Inverloch-Venus Bay Rd, Inverloch	Removal of vegetation for the construction of a drainage outfall 'northern drain' in the screw creek nature conservation reserve.
APPROVED	011172 - 1	09/10/2015	Inverloch-Venus Bay Rd, Inverloch	Subdivide the land into not more than thirty-one lots and one reserve abutting the inverloch-tarwin lower road reserve and one conservation reserve to be gifted to the crown - amend condition 34 to create a staged subdivision and include two new con.
APPROVED	140279	24/12/2014	Inverloch-Venus Bayroad, Inverloch	Remove vegetation from inverloch-venus bay road reserve.

Status	Code	Date	Address	Description
			<u>Inverloch-Venus Bay Rd, Inverloch</u>	
APPROVED	120390	26/06/2014	<u>Inverloch-Venus Bay Rd, Inverloch</u>	Subdivide the land into nine lots.
APPROVED	100274 - 1	01/04/2014	<u>Inverloch-Venus Bay Rd, Inverloch</u>	66 lot subdivision in four stages.
APPROVED	100274	22/02/2012	<u>Inverloch-Venus Bay Rd, Inverloch</u>	66 lot subdivision in four stages.
APPROVED	110475	12/01/2012	<u>Cassinia St, Inverloch</u> <u>Cassinia St, Inverloch</u>	2 lot subdivision.
OTHER	629430	10/11/2011	<u>Inverloch-Venus Bay Rd, Inverloch</u>	Twenty-seven lot subdivision.
REJECTED	090460	17/12/2010	<u>Inverloch-Venus Bay Rd, Inverloch</u>	Use and develop a dwelling.
APPROVED	100057	28/07/2010	<u>Inverloch-Venus Bay Rd, Inverloch</u>	Remove native vegetation.
APPROVED	100183	26/07/2010	<u>Cassinia St, Inverloch</u> <u>Cassinia St, Inverloch</u>	22 lot subdivision.
APPROVED	100010	03/02/2010	<u>Cassinia St, Inverloch</u> <u>Cassinia St, Inverloch</u>	2 lot subdivision.
APPROVED	090625	12/01/2010	<u>81 Meanderri Dr, Inverloch</u>	Remove one tree.
APPROVED	090093	06/10/2009	<u>Inverloch-Venus Bay Rd, Inverloch</u>	Re-subdivide the land into two lots (boundary realignment).
APPROVED	090053	20/04/2009	<u>Cassinia St, Inverloch</u> <u>Cassinia St, Inverloch</u>	Subdivide the land into twenty-four lots and remove one tree.
APPROVED	080723	03/03/2009	<u>78 Meanderri Dr, Inverloch</u>	Subdivide the land into two lots.
APPROVED	080393	25/11/2008	<u>Cassinia St, Inverloch</u> <u>Cassinia St, Inverloch</u>	Subdivide the land into two lots.
APPROVED	011172	23/12/2005	<u>Inverloch-Venus Bay Rd, Inverloch</u>	Subdivide the land into not more than thirty-one lots and one reserve abutting the inverloch-tarwin lower road reserve and one conservation reserve to be gifted to the crown.
APPROVED	040883	17/05/2005	<u>Cassinia St, Inverloch</u> <u>Cassinia St, Inverloch</u>	Two lot subdivision.
APPROVED	031022	02/08/2004	<u>19 Stanley Ct, Inverloch</u>	Use the existing dwelling as a display home.
APPROVED	040251	17/06/2004	<u>Inverloch-Venus Bay Rd, Inverloch</u>	Develop a telecommunications facility.
REJECTED	01745	18/09/2002	<u>Inverloch-Venus Bay Rd, Inverloch</u>	15 lot subdivision.
OTHER	981083	01/01/2000	<u>Inverloch-Venus Bay Rd, Inverloch</u>	14 lot subdivision.

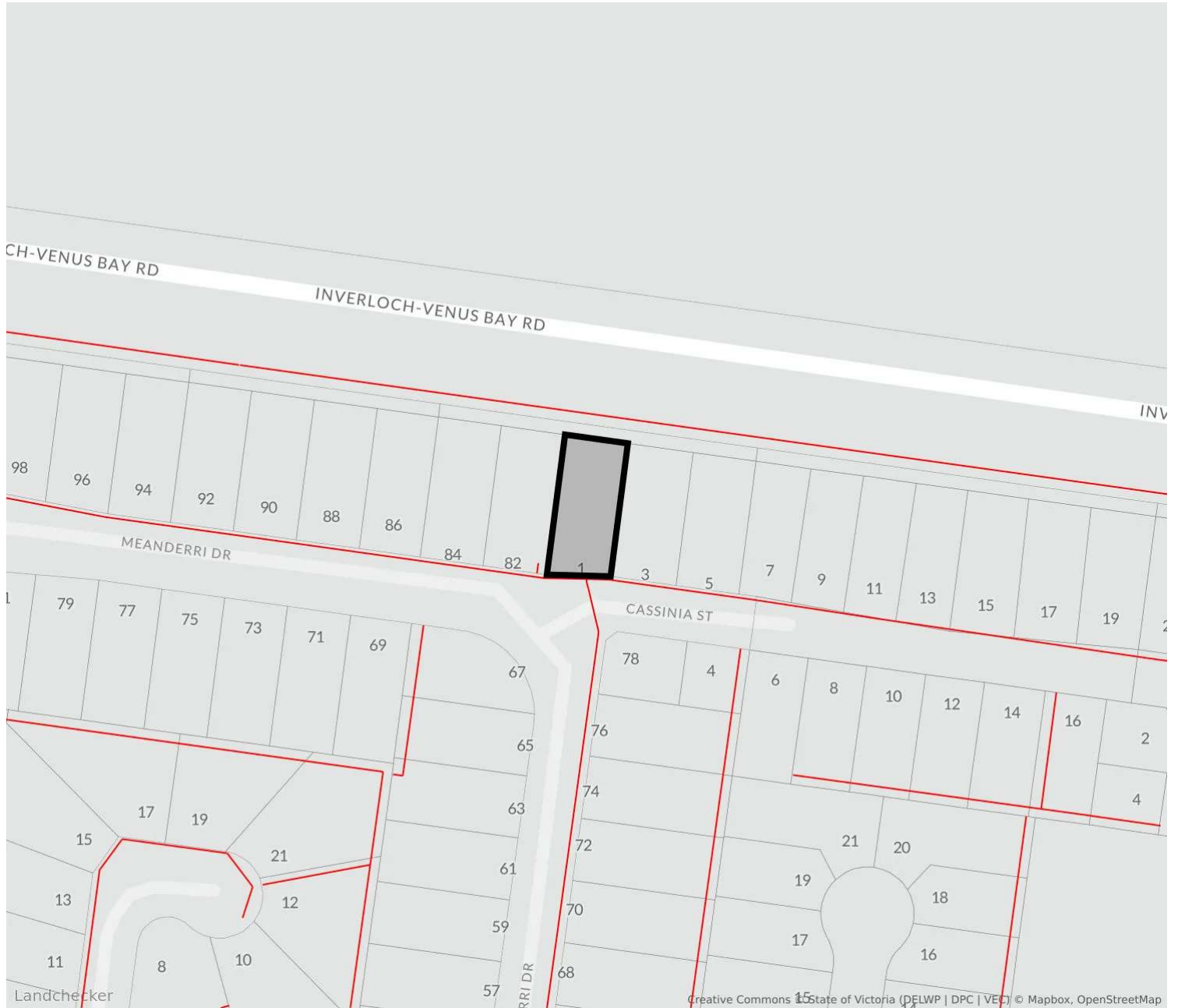
For confirmation and detailed advice about this planning permits, please contact BASS COAST council on 1300226278.



■ Easements

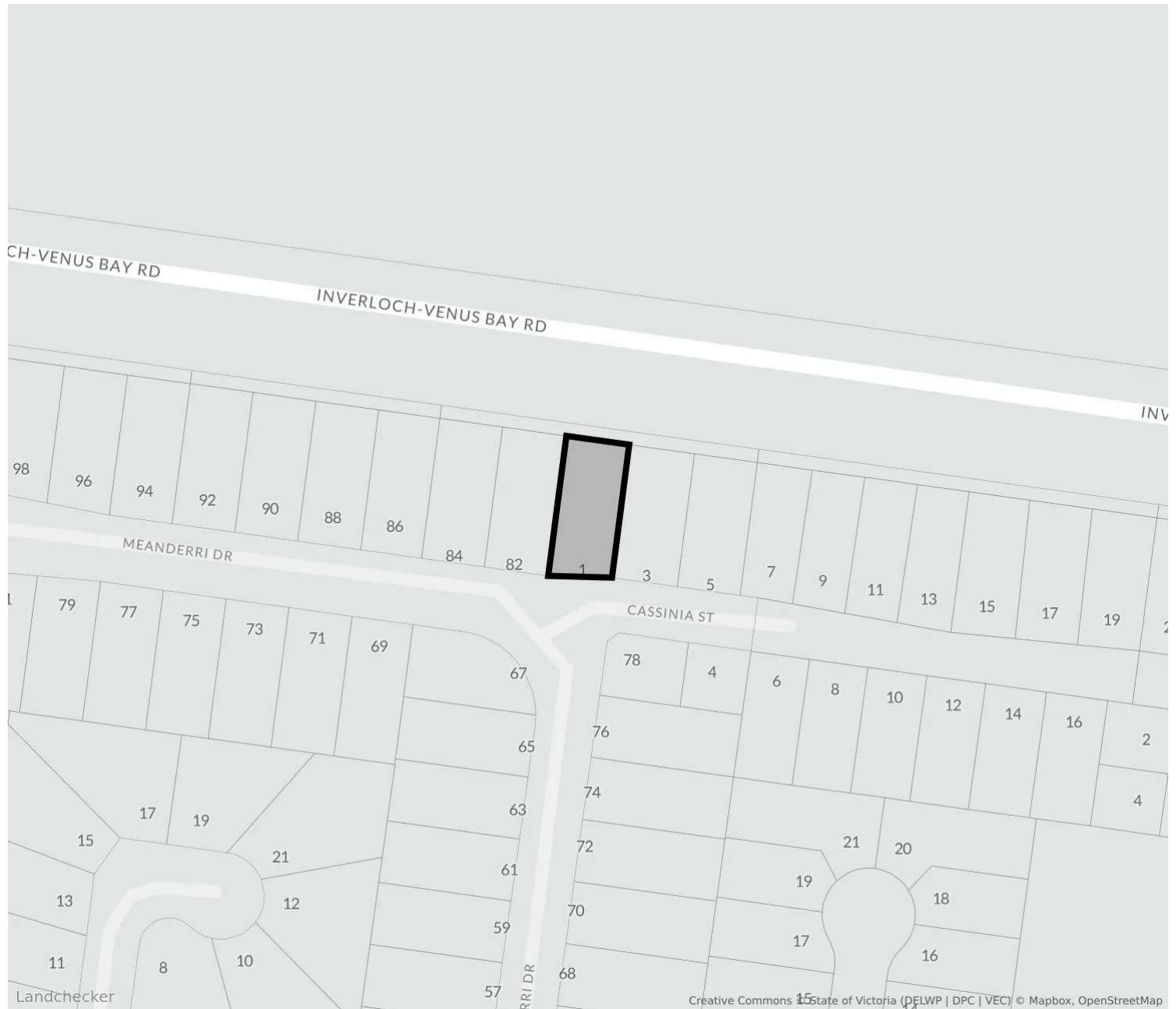
The easement(s) displayed is indicative only and may represent a subset of the total easements.

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



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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