

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot 2 PS517840

ORIENTATION

East

LOCAL GOVERNMENT (COUNCIL)

Bass Coast

FRONTAGE

15.96m Approx

LEGAL DESCRIPTION

2\PS517840

ZONES

GRZ - General Residential Zone - Schedule 1

COUNCIL PROPERTY NUMBER

22783

OVERLAYS

DDO - Design And Development Overlay - Schedule 1

LAND SIZE

1,224m² Approx

PropTrack Property Data

HOUSE

 4  2  2

Property Sales Data

SALE HISTORY

\$1,120,000
\$0
\$212,000

CONTRACT DATE

29/11/2021
01/02/2018
29/01/2001

SETTLEMENT DATE

18/02/2022
N/A
29/03/2001

State Electorates

LEGISLATIVE COUNCIL

Eastern Victoria Region

LEGISLATIVE ASSEMBLY

Bass District

Schools

CLOSEST PRIVATE SCHOOLS

Newhaven College (10511 m)
Our Lady Star of the Sea Catholic Primary School (13112 m)
Phillip Island Village School (15699 m)

CLOSEST PRIMARY SCHOOLS

San Remo Primary School (1050 m)

CLOSEST SECONDARY SCHOOLS

Wonthaggi Secondary College-Dudley Campus (19017 m)

Burglary Statistics

POSTCODE AVERAGE

1 in 437 Homes

STATE AVERAGE

1 in 76 Homes

COUNCIL AVERAGE

1 in 159 Homes

Council Information - Bass Coast

PHONE

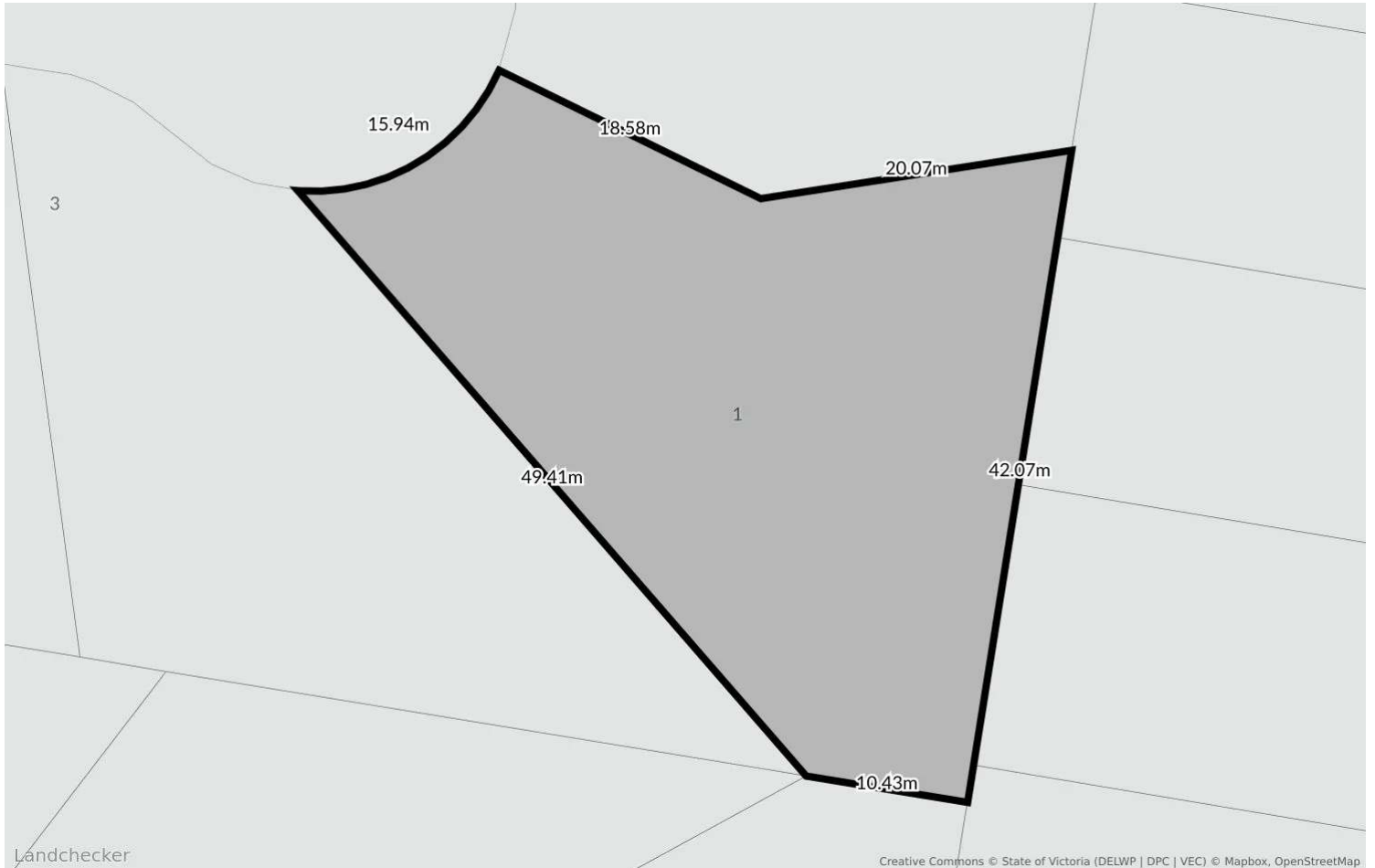
1300226278 (Bass Coast)

EMAIL

basscoast@basscoast.vic.gov.au

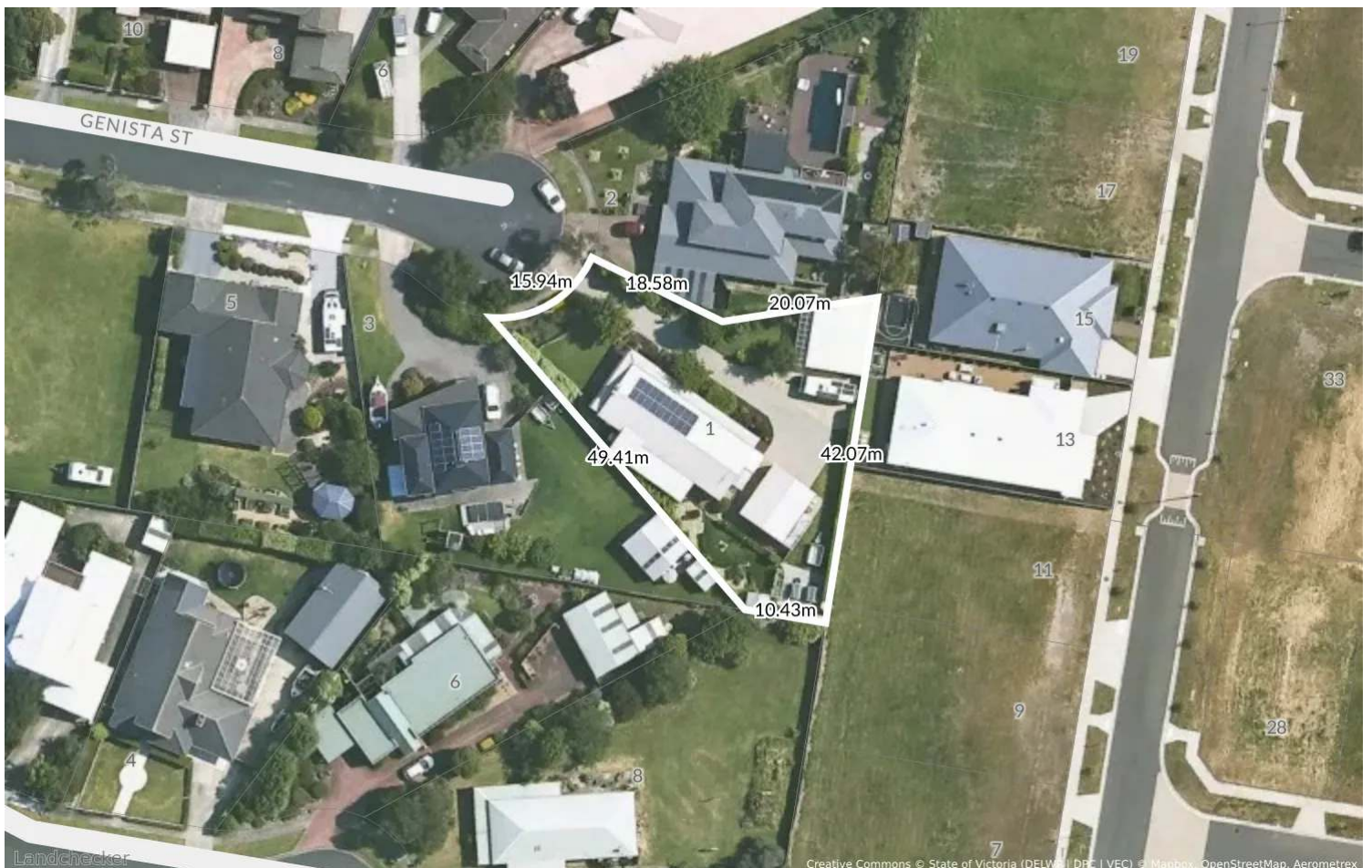
WEBSITE

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



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RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

1 Genista Street, San Remo Vic 3925

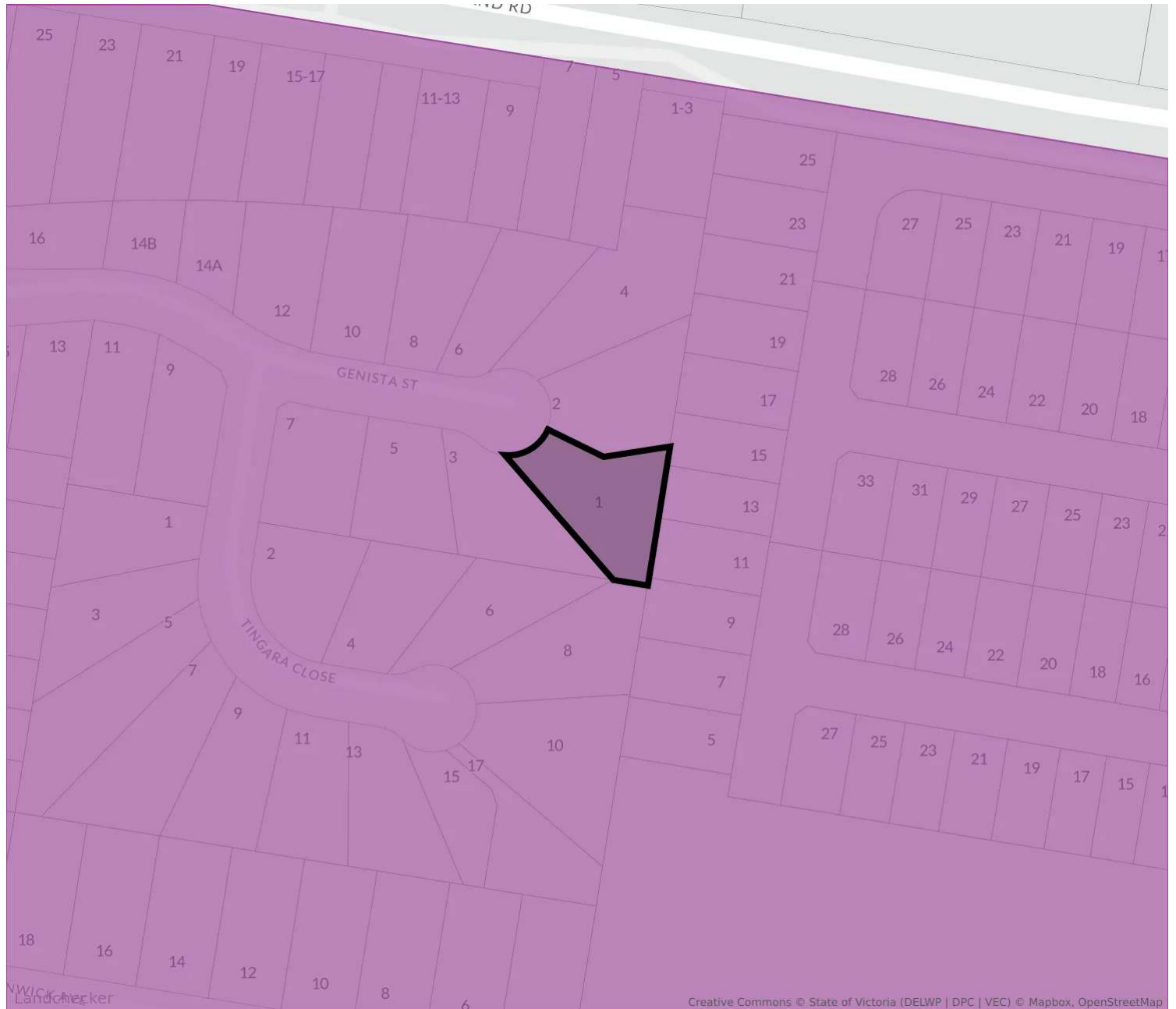
Status	Code	Date	Description
APPROVED	VC232	27/04/2026	The Amendment changes the VPP and all planning schemes in Victoria by correcting and updating references to government departments, statutory authorities and ministerial portfolios in local provisions following Machinery of Government changes effective 1 January 2023.
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

Status	Code	Date	Description
			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 alignment with the recommendations of the VPA Projects Standing Advisory Committee (SAC) Final Report (August 2022) as introduced by Amendment C152basc.
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 Genista Street, San Remo Vic 3925

No proposed planning scheme amendments for this property



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

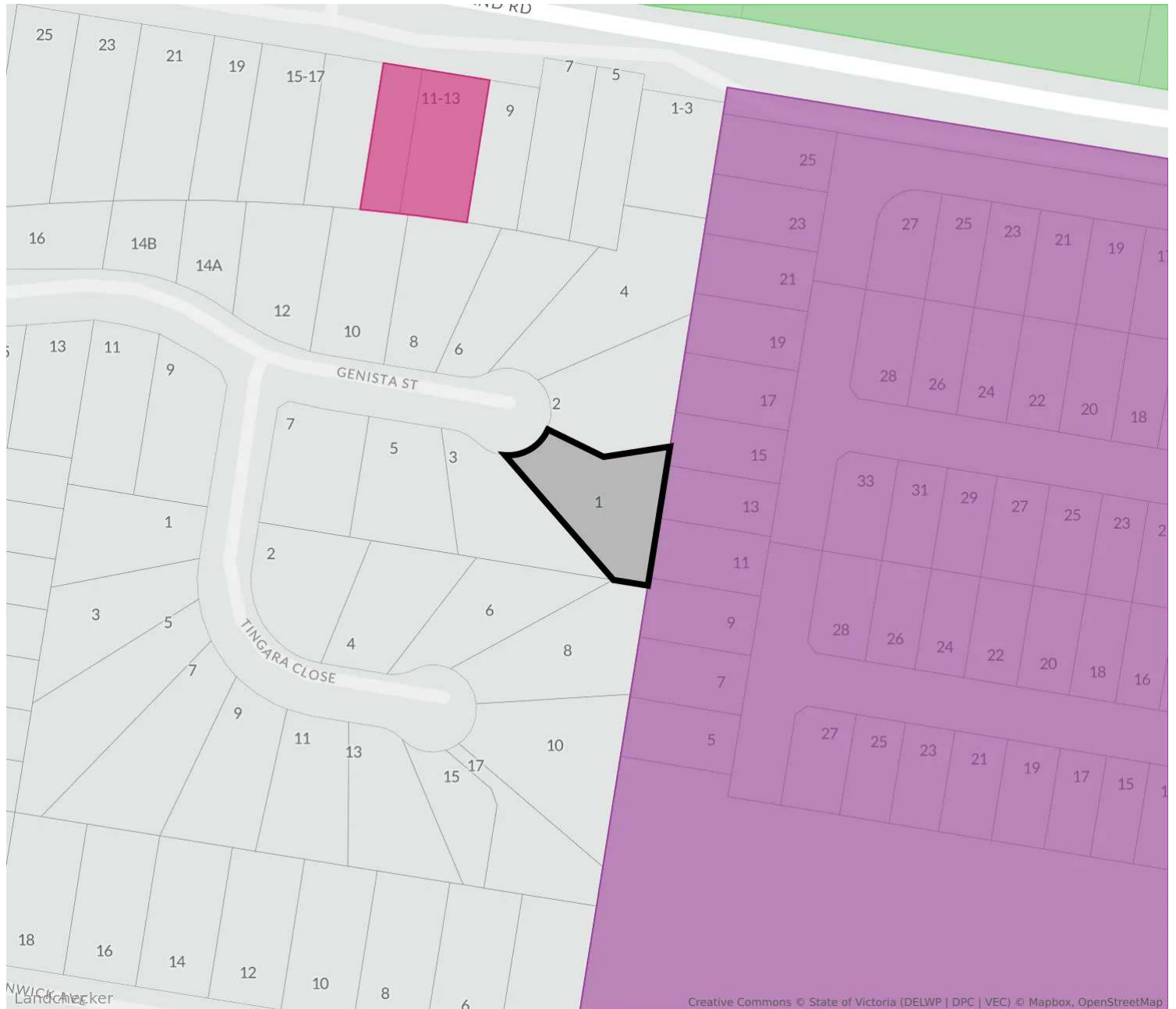
To protect views from the coast to adjacent residential areas. To protect views to the coast from adjacent residential areas. To minimise the impact of development along the coastline. To protect and enhance the visual amenity and landscape of the coastal area. To respond to the potential coastal impacts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

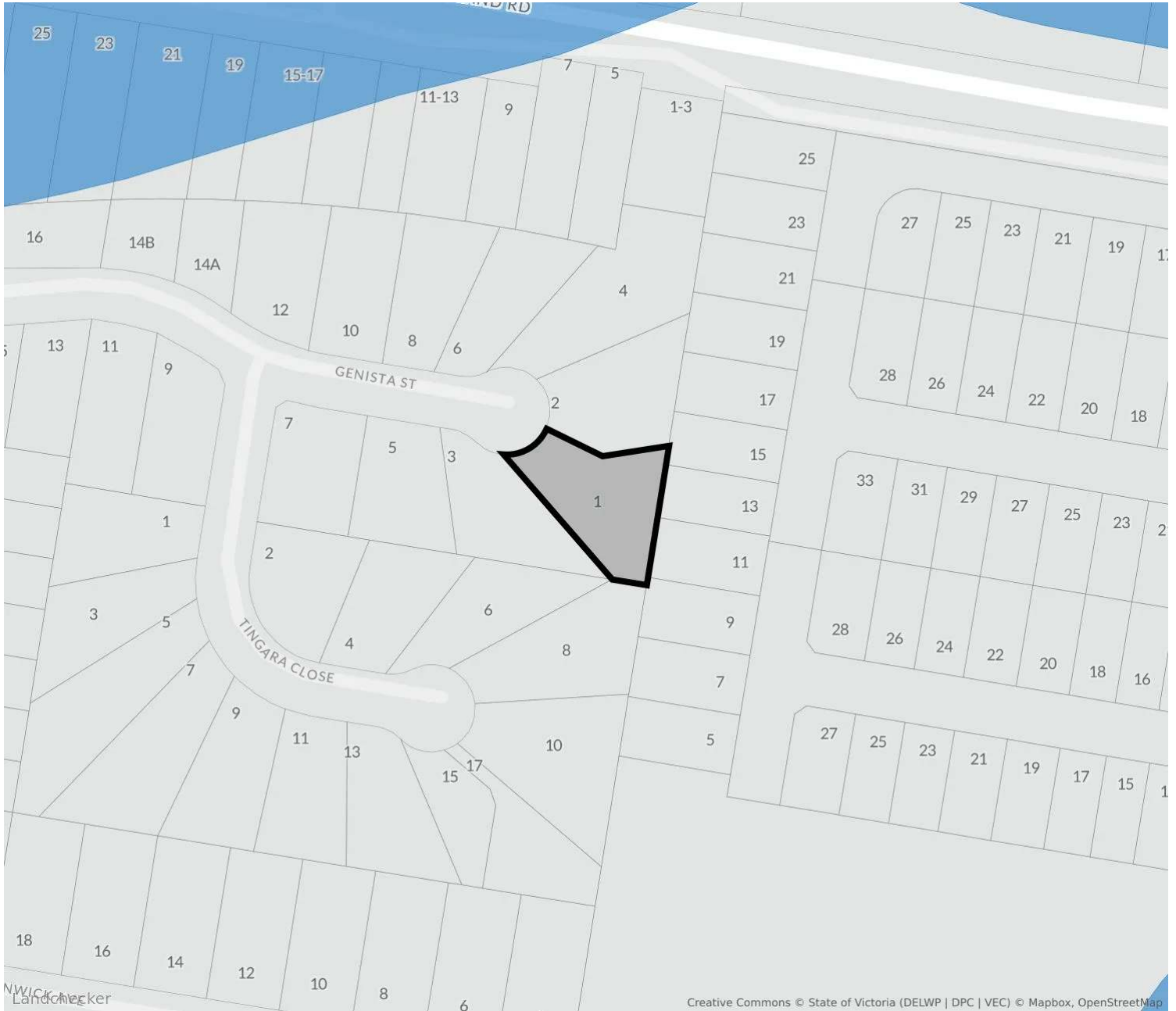
NEARBY OVERLAYS

1 Genista Street, San Remo Vic 3925



- DPO - Development Plan Overlay
- HO - Heritage Overlay
- SLO - Significant Landscape Overlay

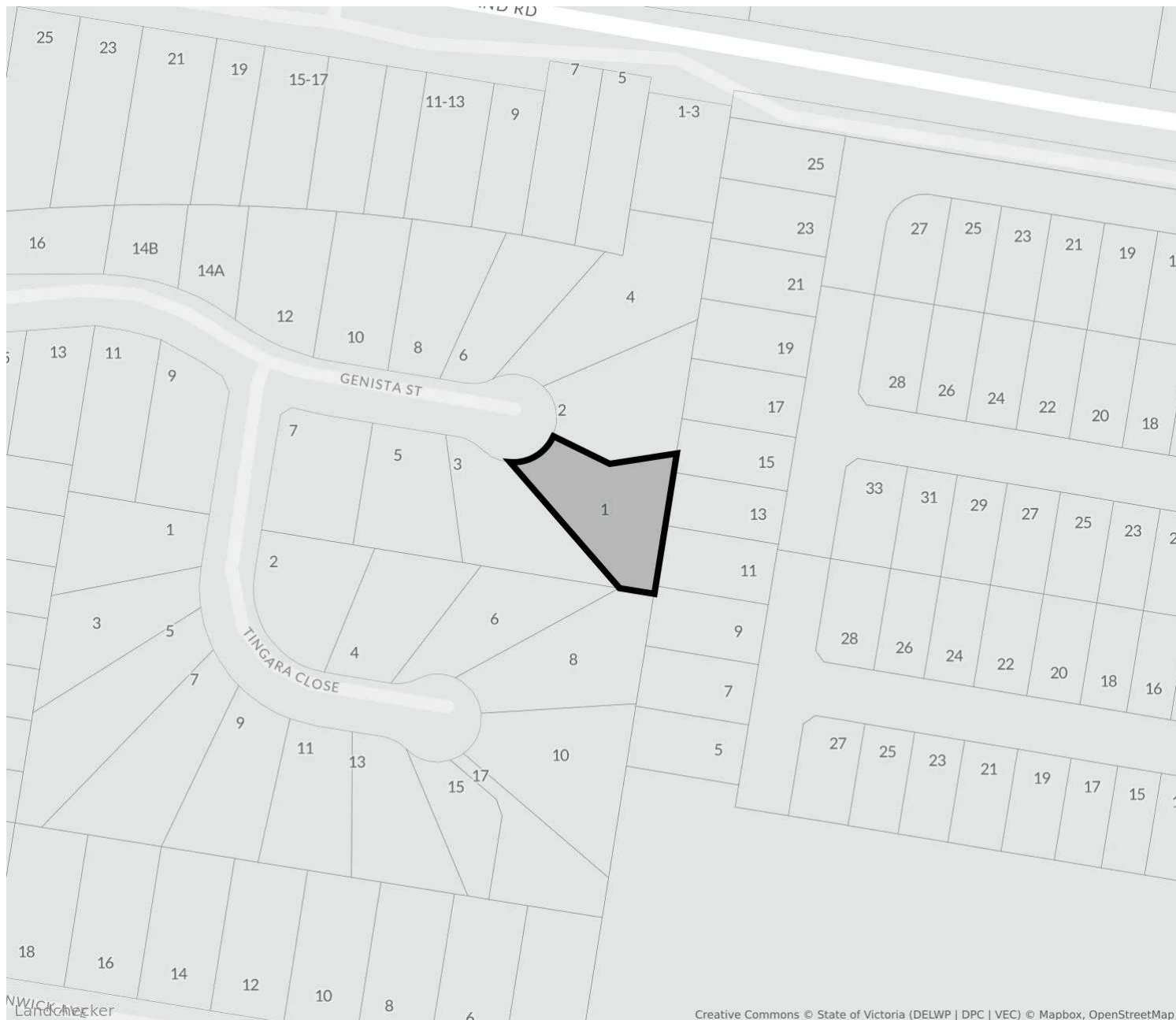
For confirmation and detailed advice about this planning overlay, please contact BASS COAST council on 1300226278.



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.



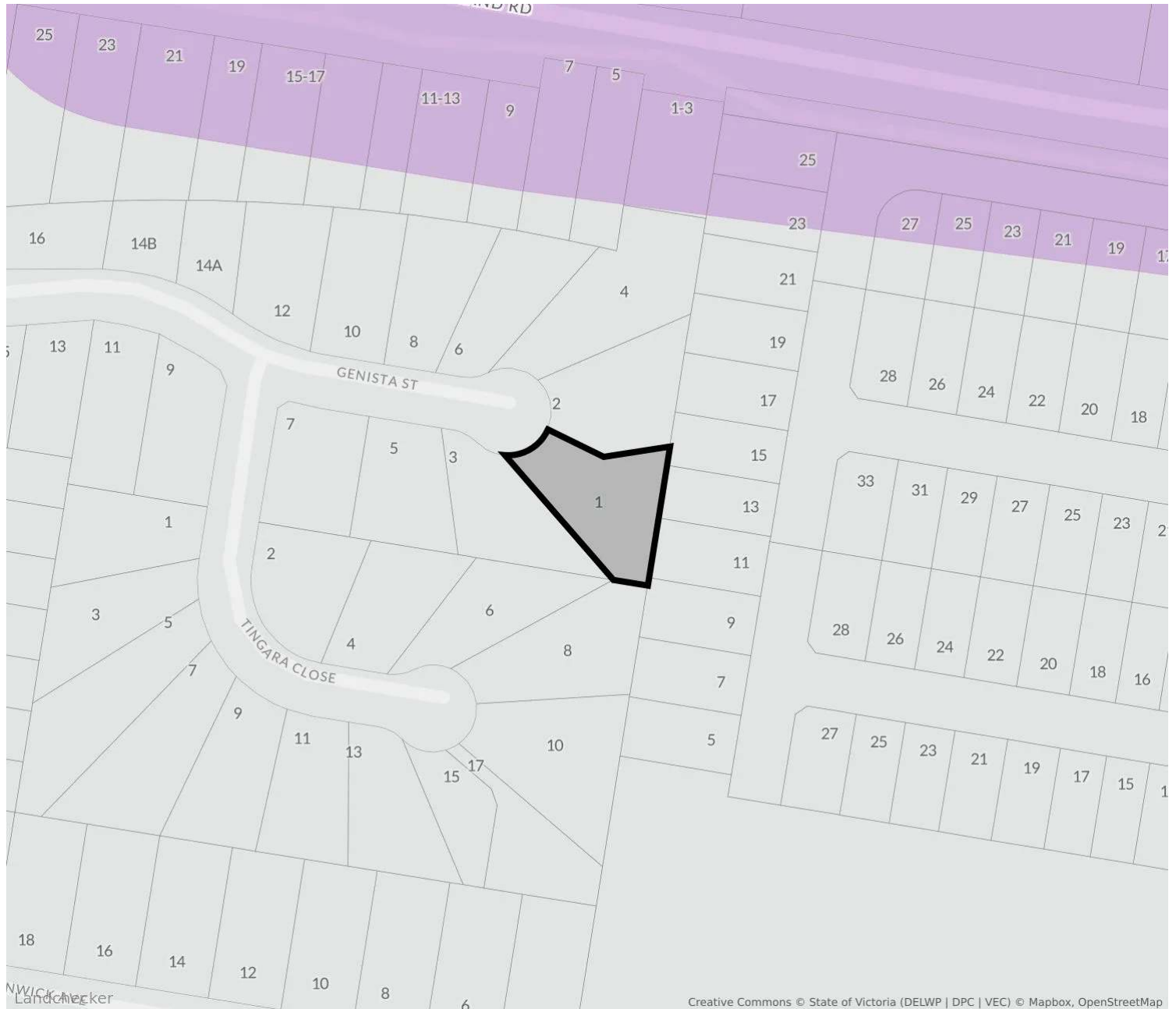
Flood

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

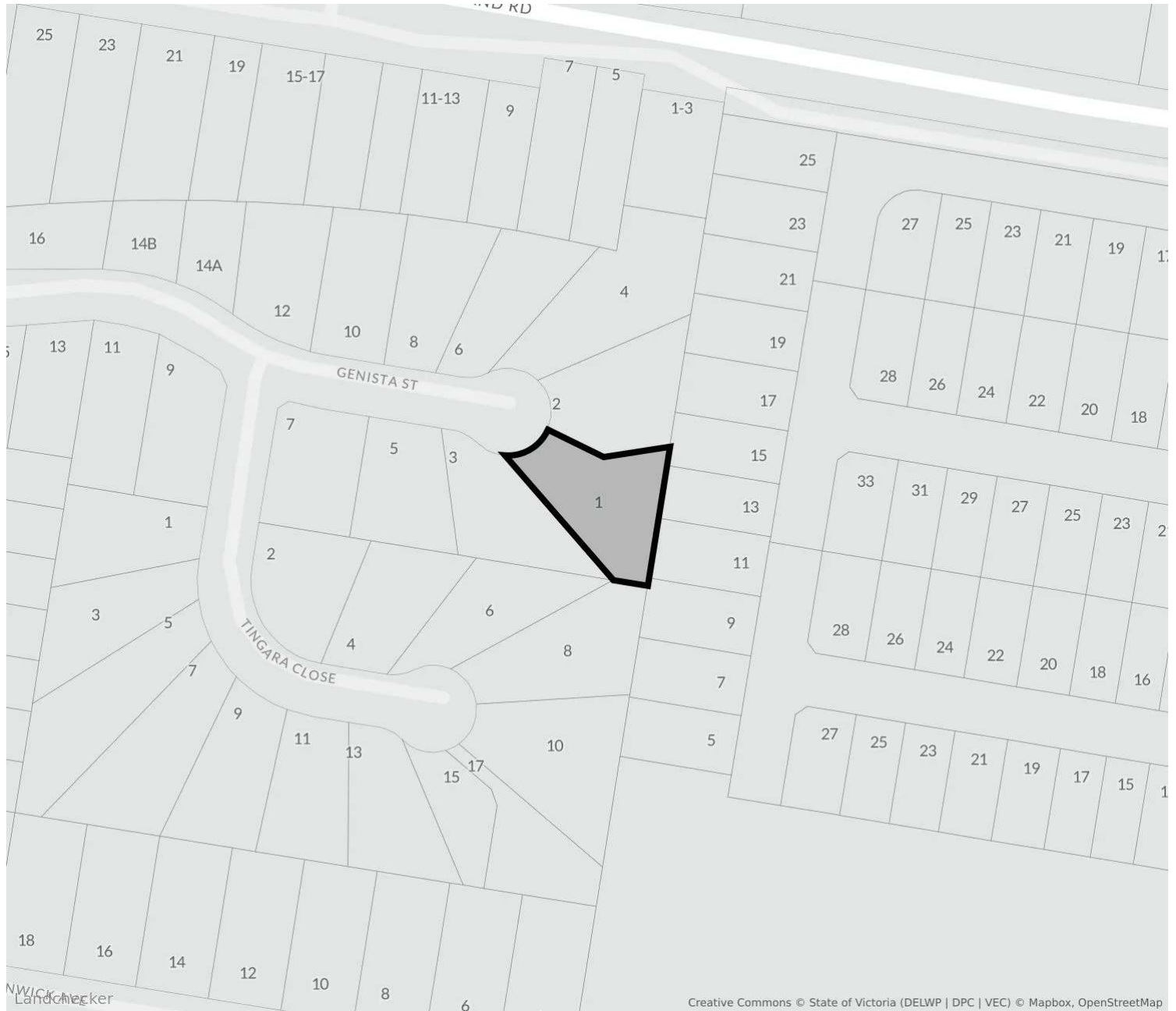
Source Authority

Status

Type

Last Updated

BPA



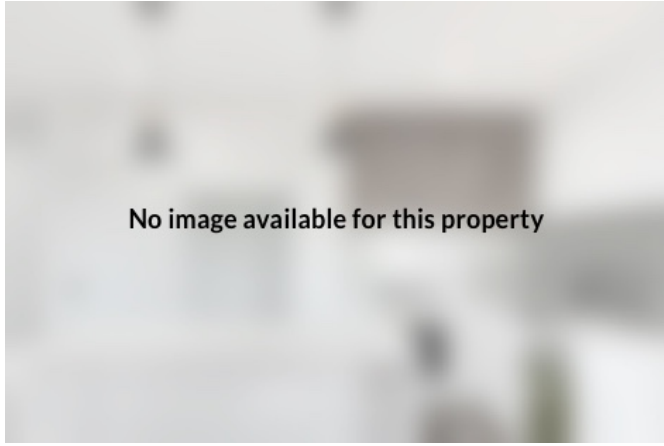
Landslide Prone Area

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

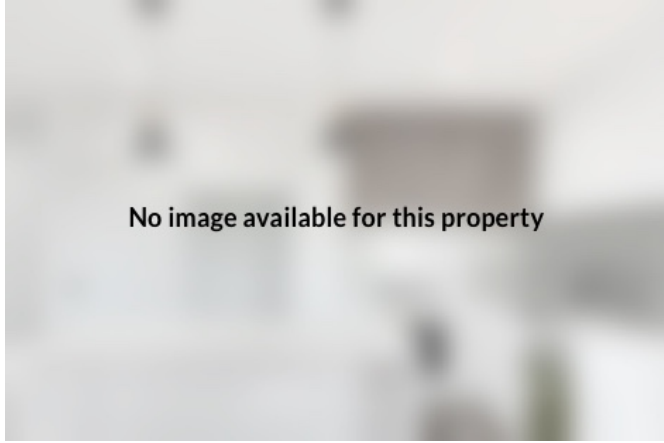
Source Authority	Status	Type	Last Updated
EMO4			
Department of Environment, Land, Water and Planning EMO5	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning EMO6	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning EMO7	Unaffected	State	09/03/2026



25 STELLA MARIS CRES SAN REMO VIC 3925



LAND AREA 478m²
 TYPE House
 LAST SALE \$400,000 (11/11/2025)
 ZONE GRZ



17 NORLING WAY SAN REMO VIC 3925



LAND AREA 427m²
 TYPE House
 LAST SALE \$350,000 (15/12/2025)
 ZONE GRZ



14 HARRINGTON DR SAN REMO VIC 3925



LAND AREA 601m²
 TYPE House
 LAST SALE \$685,000 (27/02/2026)
 ZONE GRZ



1A BONWICK AVE SAN REMO VIC 3925



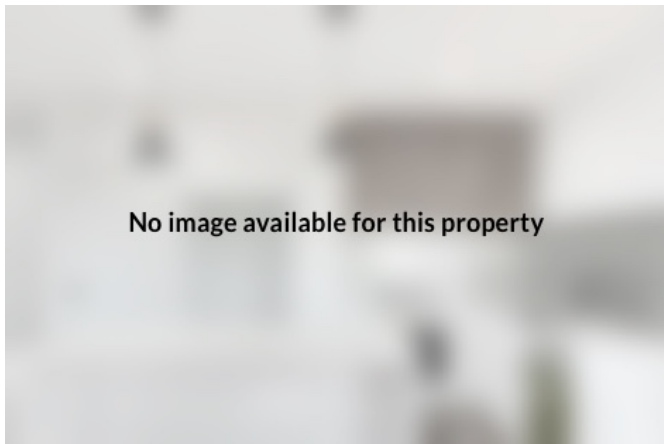
LAND AREA 504m²
 TYPE House
 LAST SALE \$585,000 (02/12/2025)
 ZONE GRZ



17 PATERSON DR SAN REMO VIC 3925

5
 3
 2

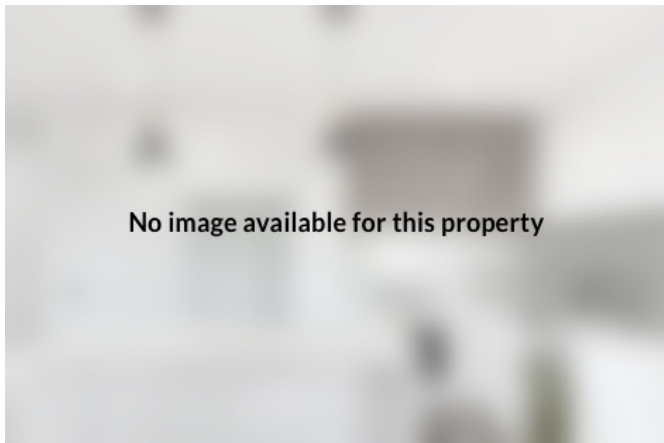
LAND AREA 480m²
TYPE House
LAST SALE \$990,000 (02/01/2026)
ZONE GRZ



12 NORLING WAY SAN REMO VIC 3925

2
 2
 1

LAND AREA 487m²
TYPE House
LAST SALE \$375,000 (16/01/2026)
ZONE GRZ



10 PATERSON DR SAN REMO VIC 3925

2
 2
 1

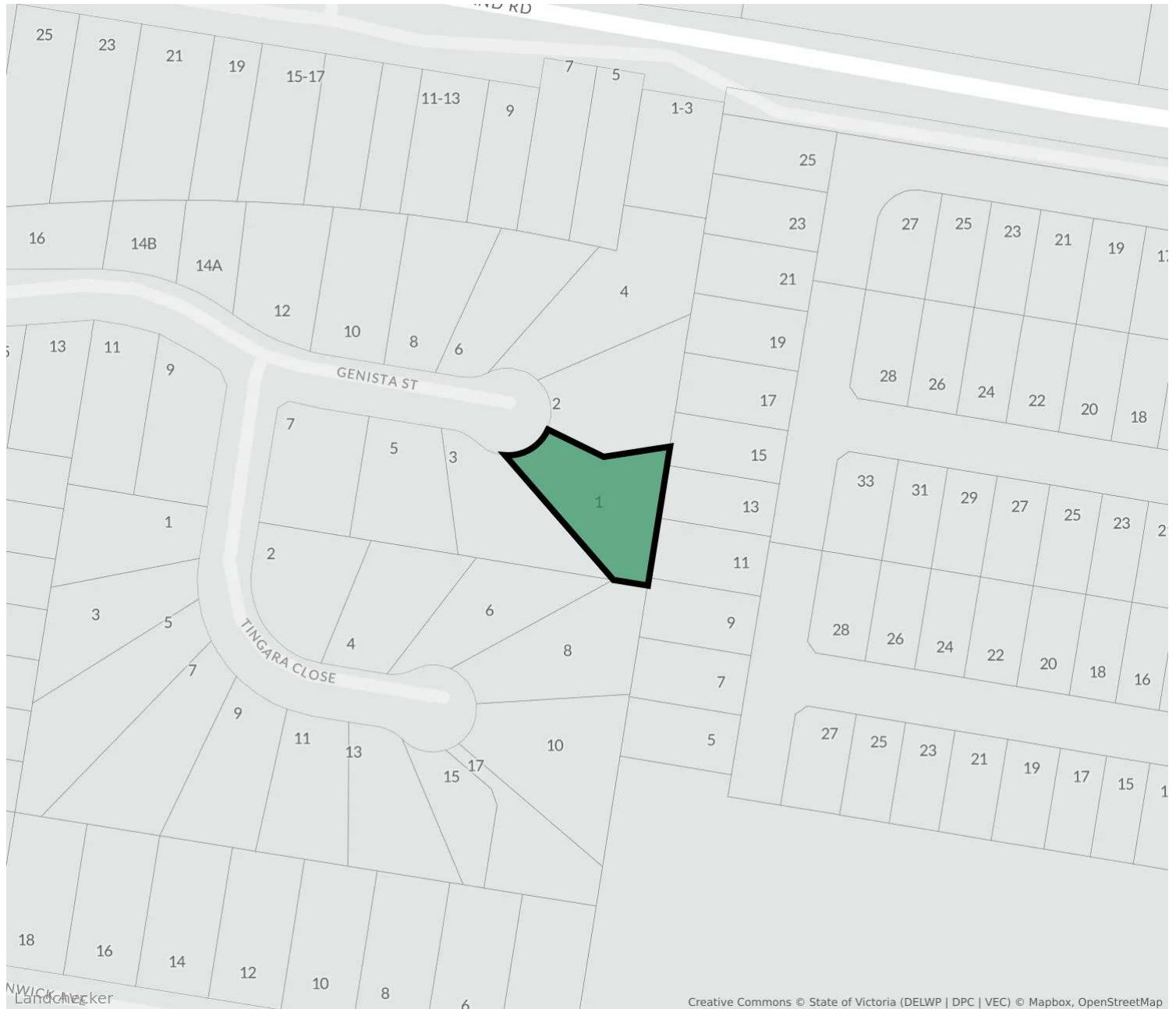
LAND AREA 487m²
TYPE House
LAST SALE \$385,000 (28/02/2026)
ZONE GRZ



5 NORLING WAY SAN REMO VIC 3925

-
 2
 -

LAND AREA 488m²
TYPE House
LAST SALE \$310,000 (11/12/2025)
ZONE GRZ

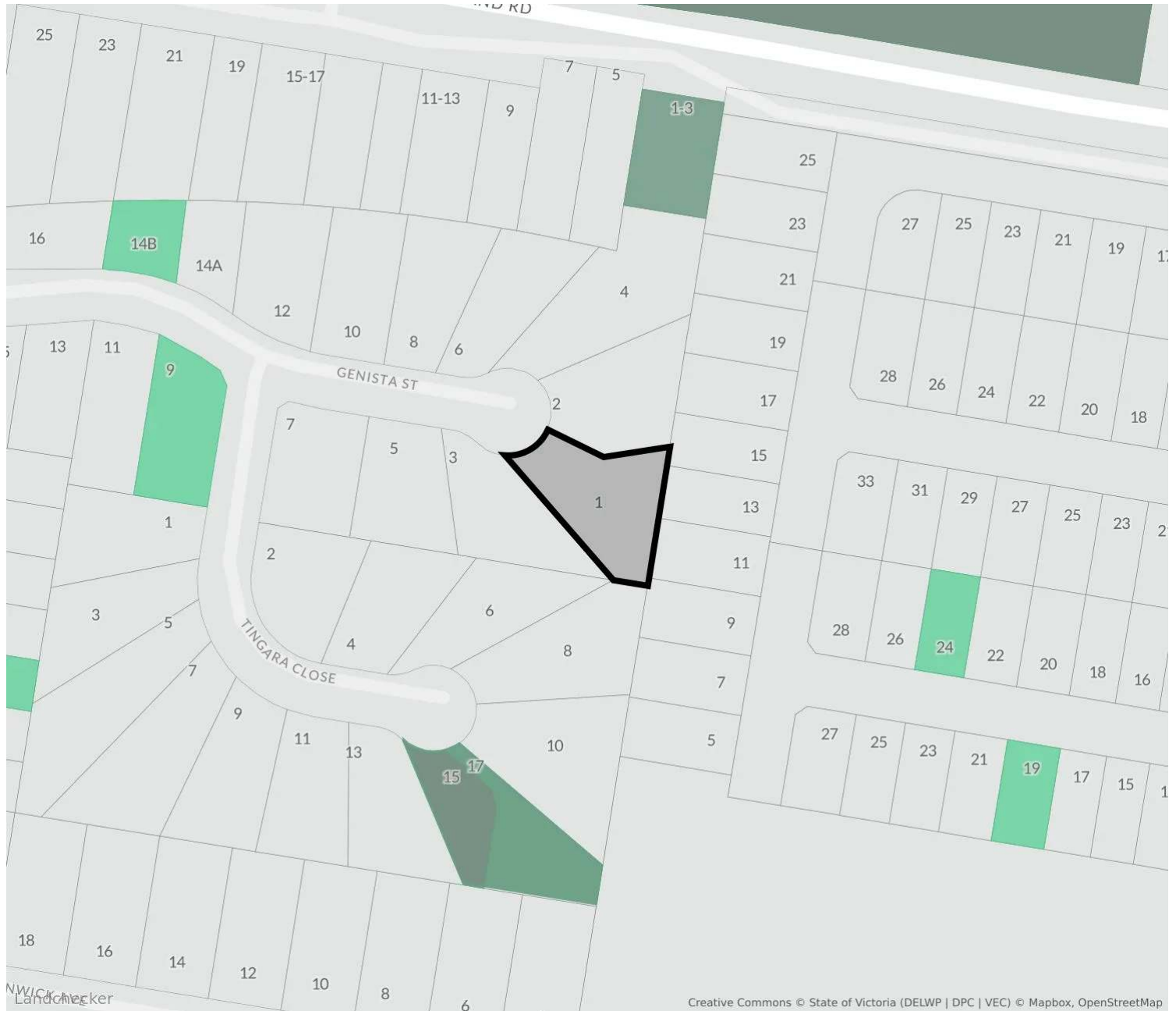


Status	Code	Date	Description
APPROVED	03509	17/06/2003	Realign the boundary.

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

NEARBY PLANNING PERMITS

1 Genista Street, San Remo Vic 3925

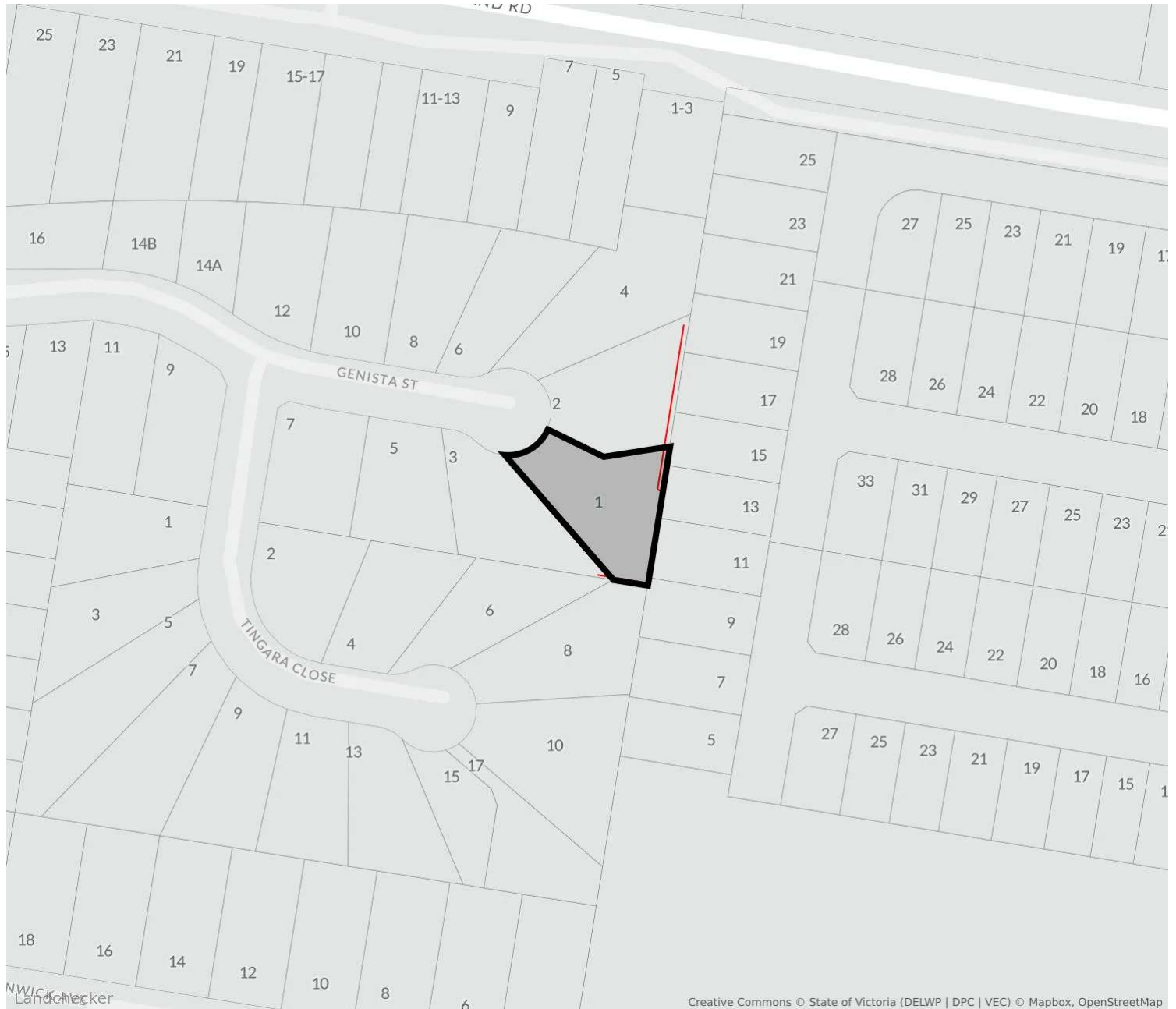


Status	Code	Date	Address	Description
APPROVED	PDPLANPER-2025/000303	19/06/2025	24 Norling Way, San Remo	Construct a dwelling 7 metres above ground level in a design and development overlay (ddo1).
OTHER	PDPLANPER-2024/002063	08/11/2024	Phillip Island Rd, San Remo Phillip Island Rd, San Remo Phillip Island Rd, San Remo	Use of land for camping and caravan park in a farming zone (fz1).
APPROVED	PDPLANPER-2024/001551	21/06/2024	8 Harrington Dr, San Remo	Construct an extension to a dwelling in a design and development overlay (ddo1).
OTHER	PDPLANPER-2023/001120	03/05/2024	1-3 Phillip Island Rd, San Remo	Use and development of land for a display home and display of business identification sign in a general residential zone and alter access to a road in a trz2.
APPROVED	PDPLANPER-2023/001220	15/02/2024	19 Norling Way, San Remo	Construction of a dwelling in a design and development overlay (ddo1).
APPROVED	PDPLANPER-2023/000696	21/08/2023	Phillip Island Rd, San Remo Phillip Island Rd, San Remo Phillip Island Rd, San Remo	Creation of an easement.

Status	Code	Date	Address	Description
			<u>Phillip Island Rd, San Remo</u>	
APPROVED	220320	15/02/2023	<u>15 Tingara Cl, San Remo</u> <u>15 Tingara Close, San Remo</u>	Two lot subdivision.
OTHER	200337	01/09/2022	<u>Phillip Island Road, San Remo</u> <u>Phillip Island Road, San Remo</u> <u>Phillip Island Rd, San Remo</u> <u>Phillip Island Rd, San Remo</u> <u>Phillip Island Road, San Remo</u> <u>Phillip Island Rd, San Remo</u>	Use and development of land for a dwelling and group accommodation and alteration of an access to a road zone category 1.
APPROVED	110561 - 2	23/11/2021	<u>Phillip Island Rd, San Remo</u> <u>Phillip Island Rd, San Remo</u> <u>Phillip Island Rd, San Remo</u>	The staged subdivision of the land into eighty-four (84) lots.
APPROVED	200360	23/03/2021	<u>15 Tingara Close, San Remo</u> <u>15 Tingara Cl, San Remo</u>	Development of land for dwelling in ddo1.
OTHER	200233	29/09/2020	<u>15 Tingara Cl, San Remo</u> <u>15 Tingara Close, San Remo</u>	Development of the land for a dwelling in the ddo1.
APPROVED	190164	26/08/2019	<u>14b Genista St, San Remo</u>	Removal of restriction on title, to allow for construction of a dwelling and associated drainage detention system other than that approved under planning permits O90597 and 110263.
APPROVED	170047	14/07/2017	<u>1-3 Phillip Island Rd, San Remo</u>	Subdivision of the land into two lots.
APPROVED	160322	09/12/2016	<u>9 Genista St, San Remo</u>	Home occupation.
APPROVED	110561 - 1	01/12/2016	<u>Phillip Island Rd, San Remo</u> <u>Phillip Island Rd, San Remo</u> <u>Phillip Island Rd, San Remo</u>	Amendment to conditions and plans.
APPROVED	150096	20/01/2016	<u>Phillip Island Road, San Remo</u> <u>Phillip Island Road, San Remo</u> <u>Phillip Island Road, San Remo</u> <u>Phillip Island Road, San Remo</u>	Advertising signage.
APPROVED	150220	13/08/2015	<u>Phillip Island Rd, San Remo</u> <u>Phillip Island Rd, San Remo</u> <u>Phillip Island Road, San Remo</u> <u>Phillip Island Rd, San Remo</u> <u>Phillip Island Road, San Remo</u> <u>Phillip Island Road, San Remo</u> <u>Phillip Island Road, San Remo</u>	Display advertising signage.
OTHER	130074	07/05/2013	<u>Phillip Island Rd, San Remo</u> <u>Phillip Island Rd, San Remo</u> <u>Phillip Island Rd, San Remo</u>	Erect temporary mobile marketing signage.
APPROVED	110561	17/09/2012	<u>Phillip Island Rd, San Remo</u> <u>Phillip Island Rd, San Remo</u> <u>Phillip Island Rd, San Remo</u>	72 lot subdivision.
APPROVED	080608	16/02/2010	<u>1-3 Phillip Island Rd, San Remo</u>	Construct two dwellings and alter access to a road zone category 1 (phillip island road).
APPROVED	070343	17/09/2008	<u>Phillip Island Rd, San Remo</u> <u>Phillip Island Rd, San Remo</u> <u>Phillip Island Rd, San Remo</u>	Use and develop a dwelling and shed.
APPROVED	070512	28/11/2007	<u>11-13 Phillip Island Rd, San Remo</u>	Render two chimneys.
REJECTED	060844	04/04/2007	<u>9 Genista St, San Remo</u>	Subdivide the land into two lots.
REJECTED	060454	13/12/2006	<u>9 Phillip Island Rd, San Remo</u>	Construct three units.
APPROVED	050862	19/09/2006	<u>Phillip Island Rd, San Remo</u> <u>Phillip Island Rd, San Remo</u> <u>Phillip Island Rd, San Remo</u>	Use and develop a dwelling host farm accommodation cottages and a machinery shed and create a new entrance to phillip island road.
APPROVED	050586	25/11/2005	<u>11-13 Phillip Island Rd, San Remo</u>	Subdivide the land into two lots.

Status	Code	Date	Address	Description
OTHER	040938	08/12/2004	<u>Phillip Island Rd, San Remo</u> <u>Phillip Island Rd, San Remo</u> <u>Phillip Island Rd, San Remo</u>	Erect a promotional sign.
APPROVED	0386	28/09/2004	<u>Phillip Island Rd, San Remo</u> <u>Phillip Island Rd, San Remo</u> <u>Phillip Island Rd, San Remo</u>	Construct a dwelling.
APPROVED	040702	23/09/2004	<u>Phillip Island Rd, San Remo</u> <u>Phillip Island Rd, San Remo</u> <u>Phillip Island Rd, San Remo</u>	Erect an advertising sign.
APPROVED	02892	07/04/2003	<u>23 Phillip Island Rd, San Remo</u>	Construct additions to the existing dwelling.
APPROVED	021268	05/03/2003	<u>9 Phillip Island Rd, San Remo</u>	Re-align the boundary.
REJECTED	01854	22/07/2002	<u>Phillip Island Rd, San Remo</u> <u>Phillip Island Rd, San Remo</u> <u>Phillip Island Rd, San Remo</u>	Erect an advertising sign.
APPROVED	01319	14/07/2001	<u>Phillip Island Rd, San Remo</u> <u>Phillip Island Rd, San Remo</u> <u>Phillip Island Rd, San Remo</u>	Construct and use a machinery shed.
OTHER	00443	29/12/2000	<u>15-17 Phillip Island Rd, San Remo</u>	Develop and use four two storey accommodation units.
OTHER	981124	04/03/1998	<u>8 Harrington Dr, San Remo</u>	Remove one tree.

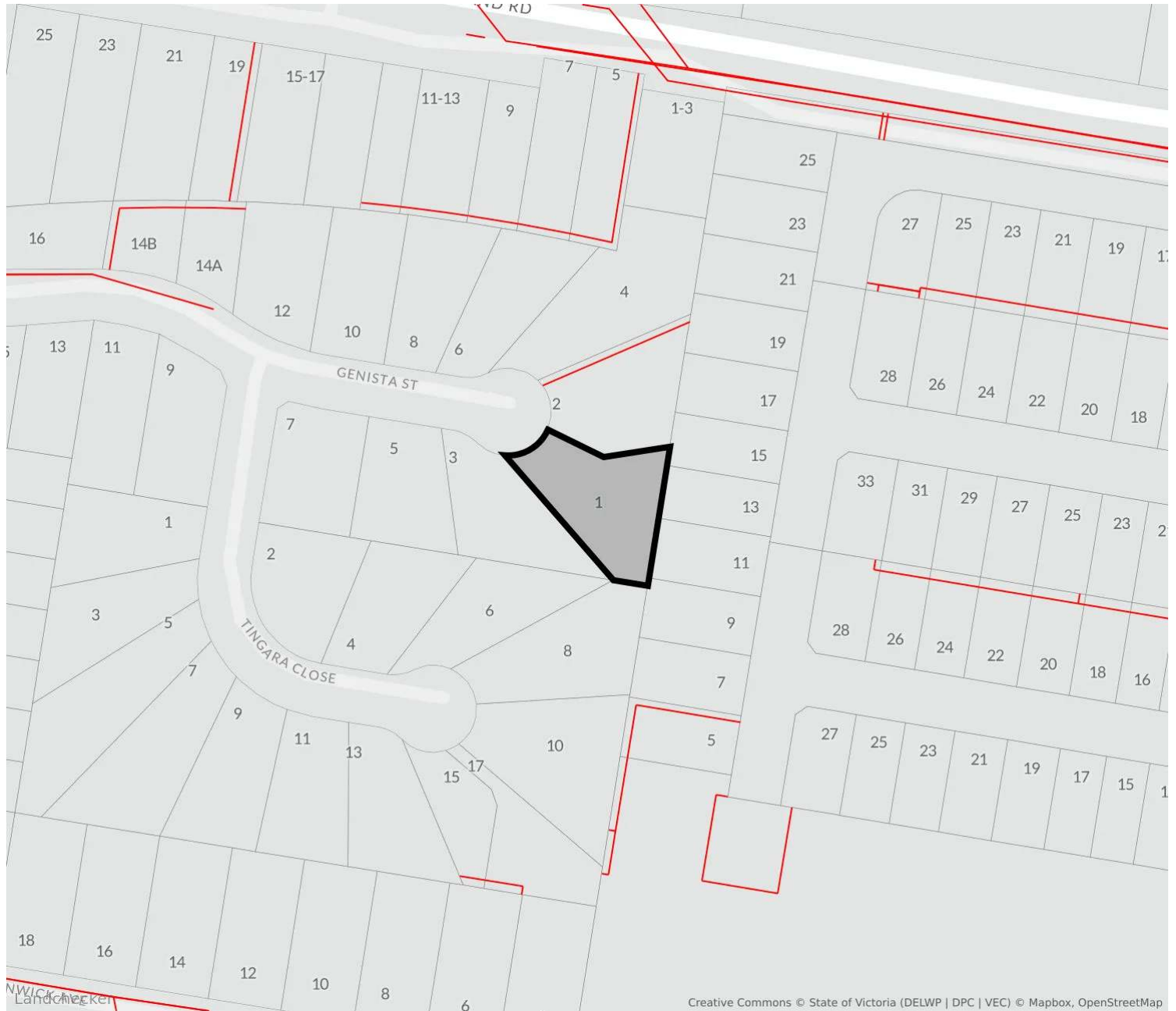
For confirmation and detailed advice about this planning permits, please contact BASS COAST council on 1300226278.



Easements

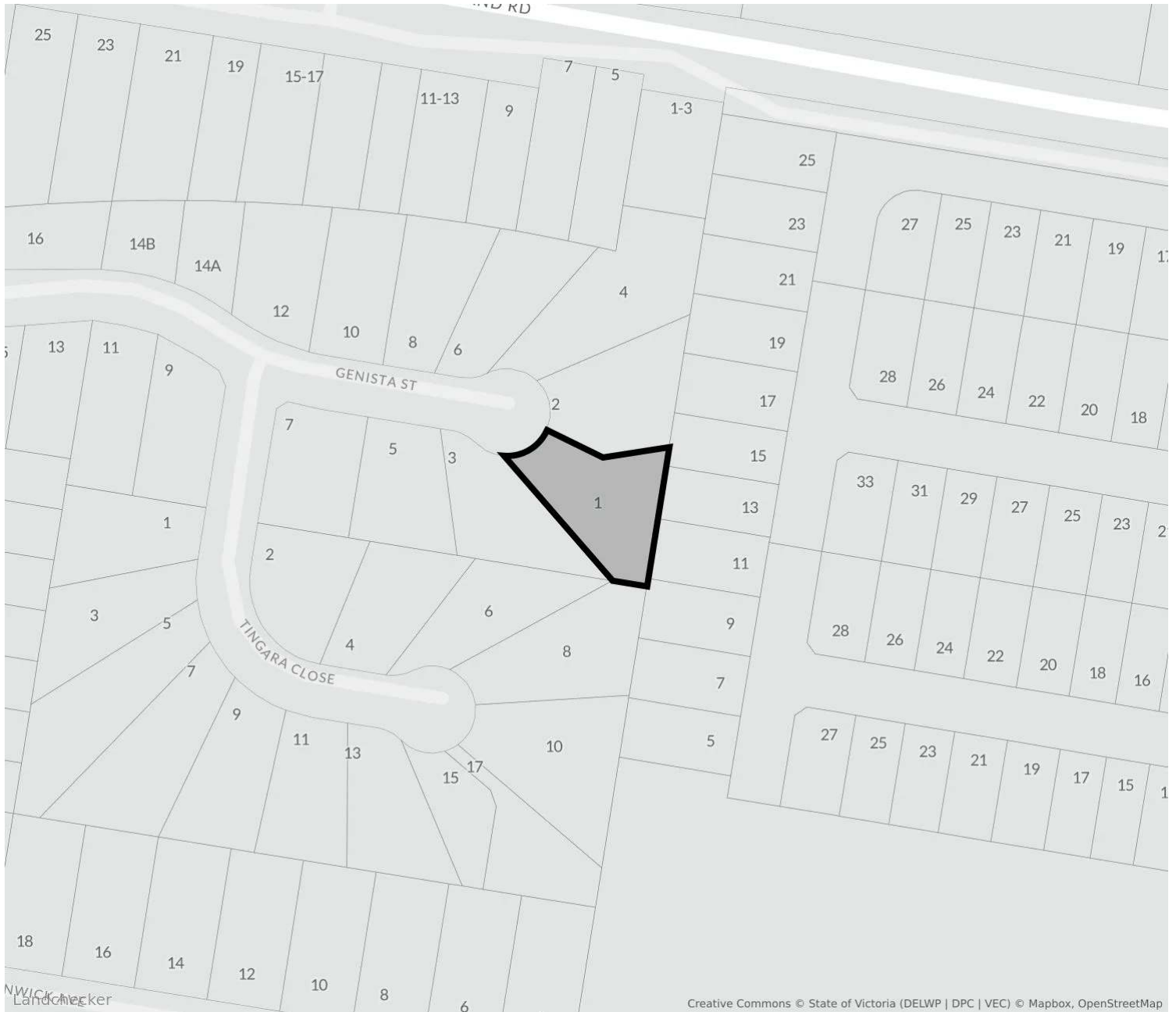
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For confirmation and detailed advice about the easement(s) on this property, please contact the relevant source authority.



Easements

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



NWICK
Landchecker

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10 - 20m Contours

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