

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 26 PS631569

LOCAL GOVERNMENT (COUNCIL)

Bass Coast

LEGAL DESCRIPTION

26\PS631569

COUNCIL PROPERTY NUMBER

33002

LAND SIZE

728m² Approx

ORIENTATION

East

FRONTAGE

18.2m Approx

ZONES

GRZ - General Residential Zone - Schedule 1

OVERLAYS

BMO - Bushfire Management Overlay - Schedule 1
DDO - Design And Development Overlay - Schedule 8

Property Sales Data

House

 -  1  -

SALE HISTORY

\$136,000
\$158,000
\$154,000
\$147,000

CONTRACT DATE

01/12/2014
23/12/2010
04/04/2010
01/03/2010

SETTLEMENT DATE

20/03/2015
07/02/2011
06/10/2010
06/10/2010

State Electorates

LEGISLATIVE COUNCIL

Eastern Victoria Region

LEGISLATIVE ASSEMBLY

Bass District

Schools

CLOSEST PRIVATE SCHOOLS

St Joseph's School (2565 m)
Newhaven College (30150 m)

CLOSEST PRIMARY SCHOOLS

Wonthaggi Primary School (1128 m)

CLOSEST SECONDARY SCHOOLS

Wonthaggi Secondary College (1384 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

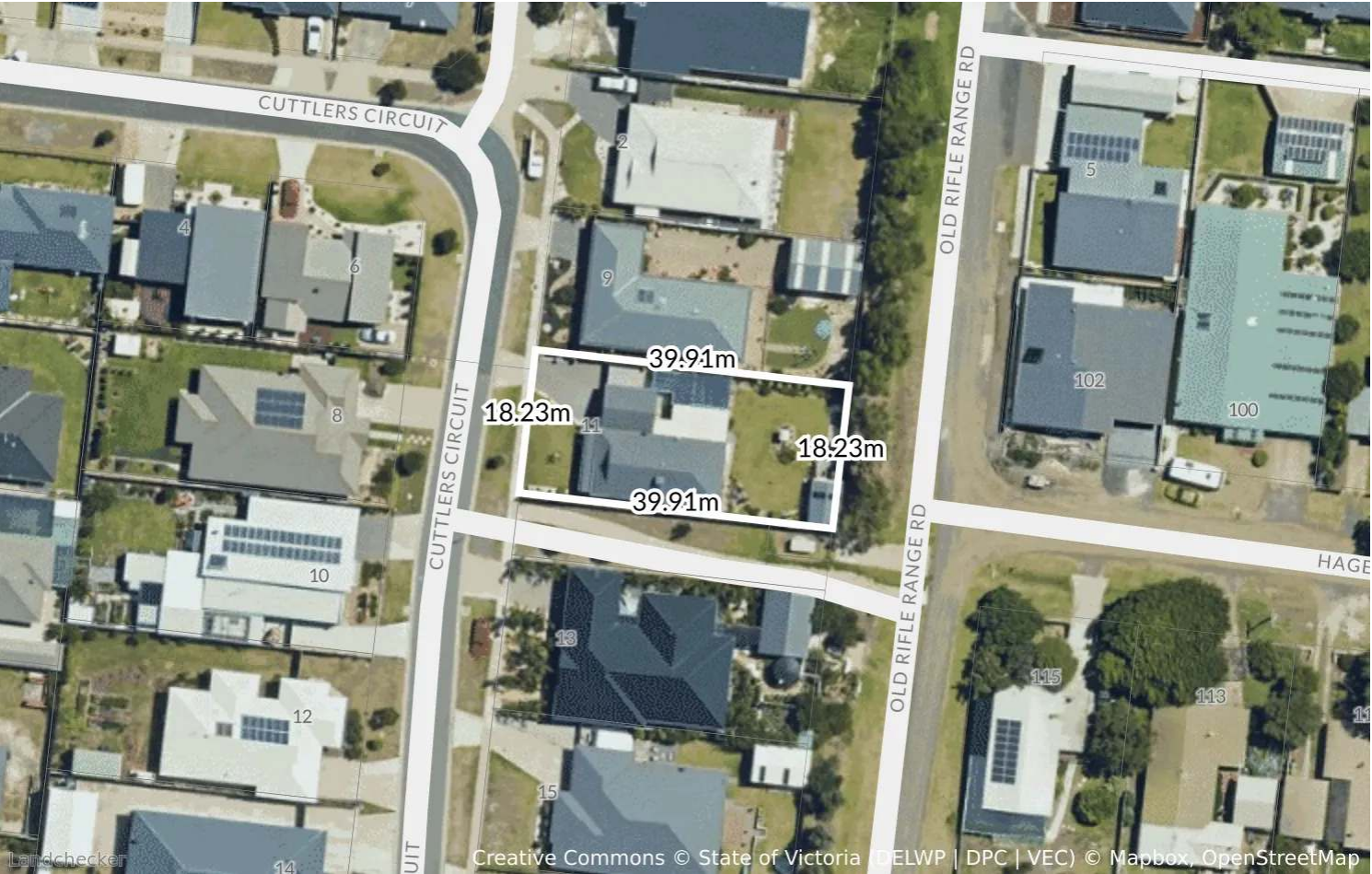
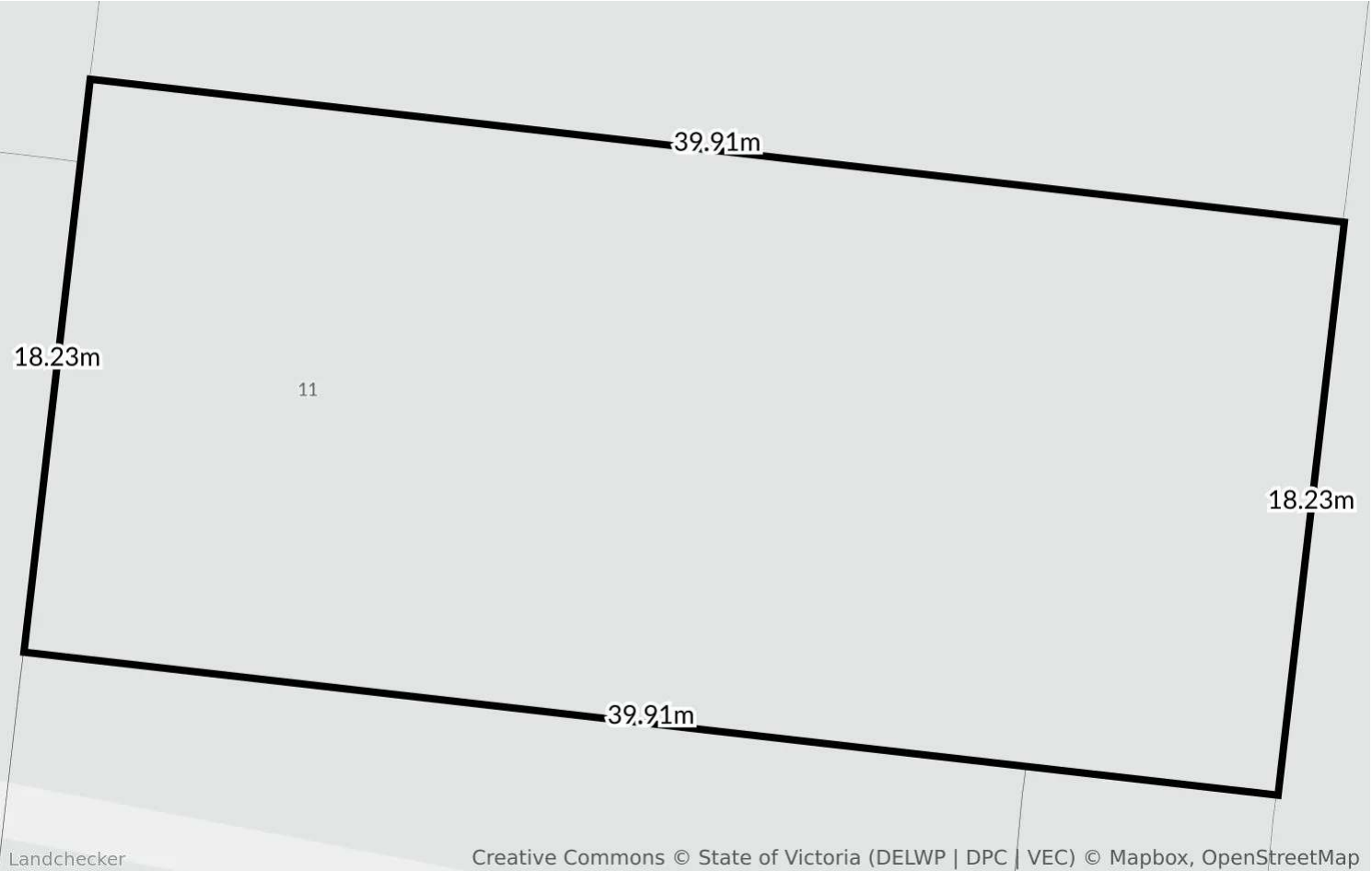
1300226278 (Bass Coast)

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



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

11 Cuttlers Circuit, Wonthaggi Vic 3995

Status	Code	Date	Description
APPROVED	C174basc	19/03/2025	Implements Section 56 of the Heritage Act 2017 to ensure that places in the Planning Scheme are consistently identified with places in the Victorian Heritage Register.
APPROVED	VC263	19/03/2025	The Amendment makes changes to state policy relating to special water supply catchments and water quality, as well as improving references to the Catchment and Land Protection Act 1994 and updating references to policy documents
APPROVED	VC267	05/03/2025	Amendment VC267 implements new residential development planning assessment provisions to boost housing construction to meet the housing needs of Victorians.
APPROVED	VC266	02/03/2025	The amendment extends the timeframe for the temporary planning provisions that allow for the use and development of land for a Dependent persons unit (DPU) by one year to 28 March 2026. The amendment also updates the permit requirements for DPU proposals affected by particular overlays.
APPROVED	VC274	27/02/2025	Amendment VC274 introduces the Precinct Zone (PRZ) at Clause 37.10 to support housing and economic growth in priority precincts across Victoria in line with Victorias Housing Statement, The Decade Ahead 2024–2034 and the Victorian Governments vision for priority precincts, including Suburban Rail Loop precincts.
APPROVED	VC257	24/02/2025	Amendment VC257 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to introduce Clause 32.10 Housing Choice and Transport Zone (HCTZ) and Clause 43.06 Built Form Overlay (BFO) to support housing growth in and around activity centres and other well-served locations in line with Victorias Housing Statement, The Decade Ahead 2024–2034
APPROVED	VC270	05/02/2025	Amendment VC270 extends the outdoor dining planning exemptions under clause 52.18 (Coronavirus (COVID 19) pandemic and recovery exemptions) for a further 12 months.
APPROVED	VC237	13/01/2025	The Amendment changes the VPP and all planning schemes in Victoria by introducing a permit exemption for a remote sellers packaged liquor licence under Clause 52.27, replacing references to EPAs Recommended Separation Distances for Industrial Residual Air Emissions document with the new Separation Distance Guideline and Landfill Buffer Guideline, replacing existing references to superseded state and regional waste and resource recovery plans with the new Victorian Recycling Infrastructure Plan, correcting typographical errors, updating formatting and ensuring language and references are accurate and up to date.

PROPOSED PLANNING SCHEME AMENDMENTS

11 Cuttlers Circuit, 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 respects 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.



Framework.

human life and strengthens community resilience to bushfire.

protection measures to be implemented. The authors also discuss the difficulties of

property from bushfire can be reduced to an acceptable level.

VIT 44.00 Business Management Overlay

construct or extend one dwelling on a lot.

LPP 44.06 Schedule 1 To Clause 44.06 Bushfire Management Overlay

For confirmation and detailed advice about this planning overlay,



DDO8 - Design And Development Overlay - Schedule 8

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 ensure that the height of new development does not encroach on the flight path areas associated with the Wonthaggi Hospital helicopter landing site. To ensure that the height of new development avoids creating a hazard to aircraft using the Wonthaggi Hospital helicopter landing site and to facilitate safe emergency medical service helicopter operations.

LPP 43.02 Schedule 8 To Clause 43.02 Design And Development Overlay

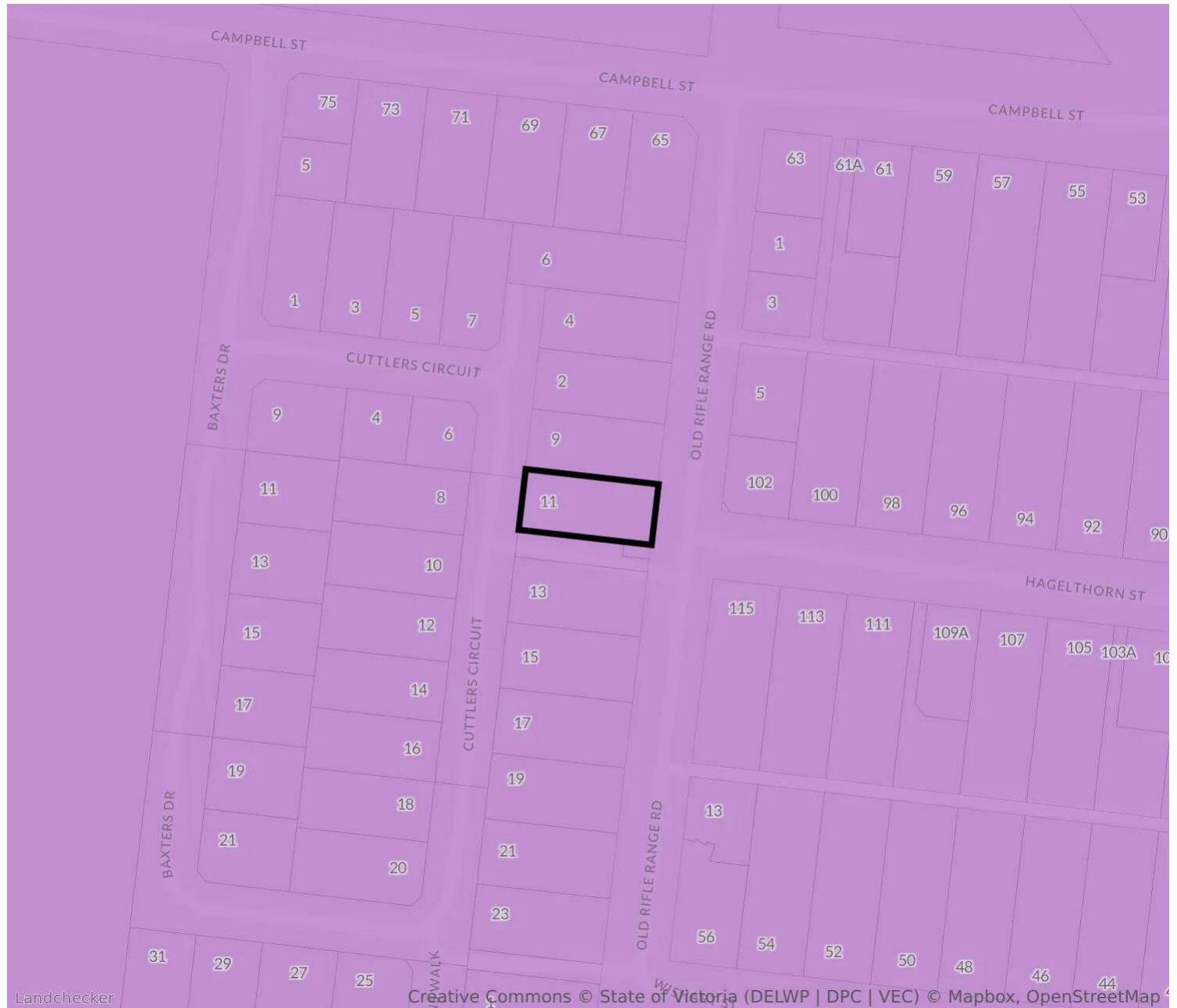
For confirmation and detailed advice about this planning overlay, please contact BASS COAST council on 1300226278.



BMO - Bushfire Management Overlay

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

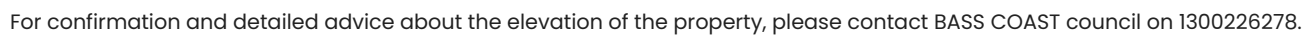


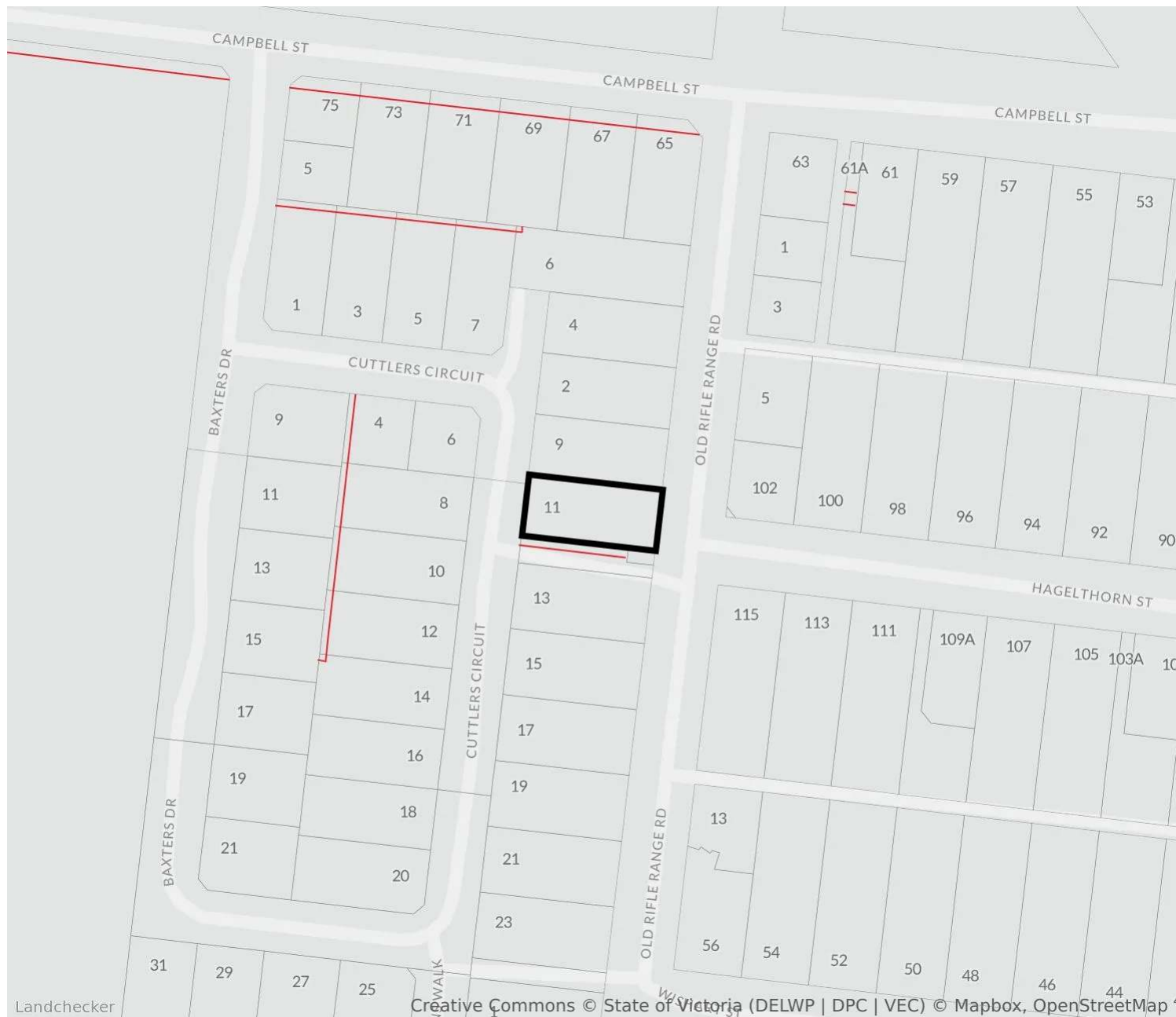


Bushfire Prone Area

This property is within a zone classified as a bushfire prone area.

For confirmation and detailed advice about the bushfire prone area of this property, please contact BASS COAST council on 1300226278.





Easements

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

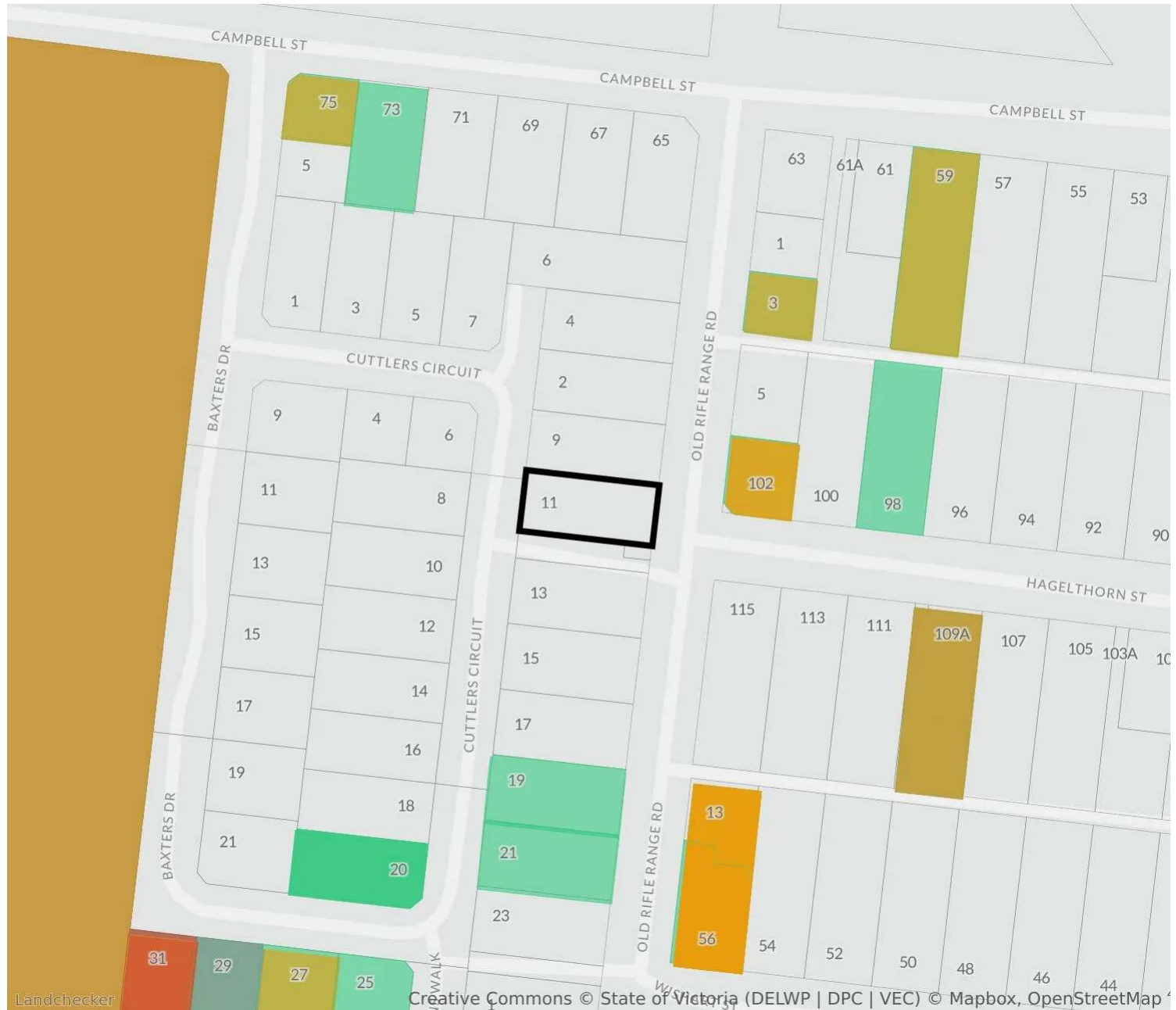
For confirmation and detailed advice about the easement on or nearby this property, please contact BASS COAST council on 1300226278.



No planning permit data available for this property.

NEARBY PLANNING PERMITS

11 Cuttlers Circuit, Wonthaggi Vic 3995



Status	Code	Date	Address	Description
PENDING	210056 - PC1	Received 31/05/2022	<u>109 Hagelthorn Street, Wonthaggi</u>	Subdivision of land into 2 lots in the GRZ - Plans to Comply - Civil Plans - Condition 10
PENDING	210369 - PC2	Received 19/04/2022	<u>88 Hagelthorn Street, Wonthaggi</u>	Subdivision of land into two lots - Plans to Comply - Drainage Plans - Condition 13
PENDING	210369 - PC1	Received 05/04/2022	<u>88 Hagelthorn Street, Wonthaggi</u>	Subdivision of land into two lots - Plans to Comply Conditions 12 & 15 S173 Agreement
PENDING	220006	Received 12/01/2022	<u>Baxters Drive, 4 Williamson Walk & 16 Grasstree Court, Wonthaggi Baxters Dr, Wonthaggi</u>	3 lot subdivision and removal of vegetation.
PENDING	180420 -PC1	Received 18/11/2019	<u>59 Campbell Street, Wonthaggi</u>	Development of the land for three dwellings -Plans to Comply - Amended Dwelling DesignPlans
PENDING	160349 -PC1	Received 07/02/2017	<u>3 Old Rifle Rangeroad, Wonthaggi</u>	Construct a single dwelling in the BMO - Plansto Comply - Condition 1 - BMP plan
PENDING	150231 -PC2	Received 18/04/2016	<u>102 Hagelthorn Street, Wonthaggi</u>	2 lot subdivision - Plans to Comply - Condition1 - Subdivision plan

Status	Code	Date	Address	Description
PENDING	150231 - PC1	Received 05/04/2016	<u>102 Hagelthorn Street, Wonthaggi</u>	2 lot subdivision - Civil Plans Condition 8
APPROVED	PDPLANPER- 2024/001393	18/03/2024	<u>98 Hagelthorn St, Wonthaggi</u>	Extend an existing dwelling in a bushfire management overlay (bmo1).
OTHER	210056 - PC2	09/08/2022	<u>109 Hagelthorn Street, Wonthaggi</u>	Subdivision of land into 2 lots in the GRZ - Plans to Comply - Section 173 Agreement - Condition 13(b)
OTHER	190410	14/01/2022	<u>Baxters Dr, Wonthaggi Baxters Drive & 16 Grasstree Ct, Wonthaggi</u>	Re-subdivision of land into 3 lots, creation of carriageway easement and removal of vegetation.
APPROVED	210369	13/12/2021	<u>88 Hagelthorn Street, Wonthaggi</u>	Subdivision of land into two lots.
APPROVED	210056	09/11/2021	<u>109 Hagelthorn Street, Wonthaggi</u>	Subdivision of land into 2 lots in the grz.
APPROVED	200269	27/09/2020	<u>19 Cuttlers Cct, Wonthaggi 19 Cuttlers Circuit, Wonthaggi</u>	Development of land for a dwelling in the bmo1.
OTHER	130081	14/11/2019	<u>Baxters Dr, Wonthaggi</u>	Subdivide the land into thirteen lots.
APPROVED	180420	28/08/2019	<u>59 Campbell Street, Wonthaggi 59 Campbell St, Wonthaggi</u>	Development of the land for three dwellings.
APPROVED	160349	29/12/2016	<u>3 Old Rifle Rangeroad, Wonthaggi 3 Old Rifle Range Rd, Wonthaggi</u>	Construct a single dwelling in the bmo.
APPROVED	150231	02/12/2015	<u>102 Hagelthorn St, Wonthaggi 102 Hagelthorn Street, Wonthaggi</u>	2 lot subdivision.
APPROVED	130242	14/01/2014	<u>53A Campbell St, Wonthaggi</u>	Develop the land for a dwelling - first extension of time granted.
APPROVED	110220	14/05/2012	<u>59 Campbell St, Wonthaggi</u>	Demolish the existing dwelling and develop the land with three dwellings.
APPROVED	100277	09/02/2011	<u>103A Hagelthorn St, Wonthaggi</u>	Construct a dwelling with a maximum height over 41.6 ahd.
APPROVED	100496	20/10/2010	<u>49 Campbell St, Wonthaggi</u>	Install a solar panel on the existing dwelling located within heritage overlay.
APPROVED	100336	11/09/2010	<u>5 Brown St, Wonthaggi</u>	Develop a dwelling in a heritage overlay.

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

PROPTRACK COMPARABLE SALES

11 Cuttlers Circuit, Wonthaggi Vic 3995



17 CUTTLERS CCT WONTHAGGI VIC 3995

4 2 2

LAND AREA 785m²
TYPE House
LAST SALE \$750,000 (07/10/2024)
ZONE GRZ



103 HAGELTHORN ST WONTHAGGI VIC 3995

3 2 -

LAND AREA 483m²
TYPE House
LAST SALE \$415,000 (24/09/2024)
ZONE GRZ



88A HAGELTHORN ST WONTHAGGI VIC 3995

- 2 -

LAND AREA 549m²
TYPE House
LAST SALE \$167,000 (23/10/2024)
ZONE GRZ



164 REED CRES WONTHAGGI VIC 3995

4 3 3

LAND AREA 5,242m²
TYPE House
LAST SALE \$960,000 (07/10/2024)
ZONE LDRZ



20 CAMPBELL ST WONTHAGGI VIC 3995

3 2 1

LAND AREA 837m²
TYPE House
LAST SALE \$652,500 (22/09/2024)
ZONE GRZ



106 BROOME CRES WONTHAGGI VIC 3995

3 2 1

LAND AREA 1,046m²
TYPE House
LAST SALE \$536,500 (27/09/2024)
ZONE GRZ



31 BROWN ST WONTHAGGI VIC 3995

2 1 1

LAND AREA 363m²
TYPE House
LAST SALE \$400,000 (13/12/2024)
ZONE GRZ



88A BROOME CRES WONTHAGGI VIC 3995

2 1 2

LAND AREA 406m²
TYPE House
LAST SALE \$485,000 (30/09/2024)
ZONE GRZ

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