

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION
Lot 4 PS341526

ORIENTATION
West

LOCAL GOVERNMENT (COUNCIL)
Bass Coast

FRONTAGE
157.15m Approx

LEGAL DESCRIPTION
4\PS341526

ZONES
RLZ - Rural Living Zone

COUNCIL PROPERTY NUMBER
4704

OVERLAYS
BMO - Bushfire Management Overlay

LAND SIZE
42,272m² Approx

PropTrack Property Data

HOUSE
🏠 3 🏡 2 🚗 4

Property Sales Data

SALE HISTORY	CONTRACT DATE	SETTLEMENT DATE
\$670,000	18/06/2014	03/10/2014
\$240,000	08/05/2006	16/06/2006

State Electorates

LEGISLATIVE COUNCIL
Eastern Victoria Region

LEGISLATIVE ASSEMBLY
Bass District

Schools

CLOSEST PRIVATE SCHOOLS
St Joseph's School (10153 m)
Koonwarra Village School (19973 m)

CLOSEST PRIMARY SCHOOLS
Kongwak Primary School (5999 m)

CLOSEST SECONDARY SCHOOLS
Wonthaggi Secondary College (11311 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

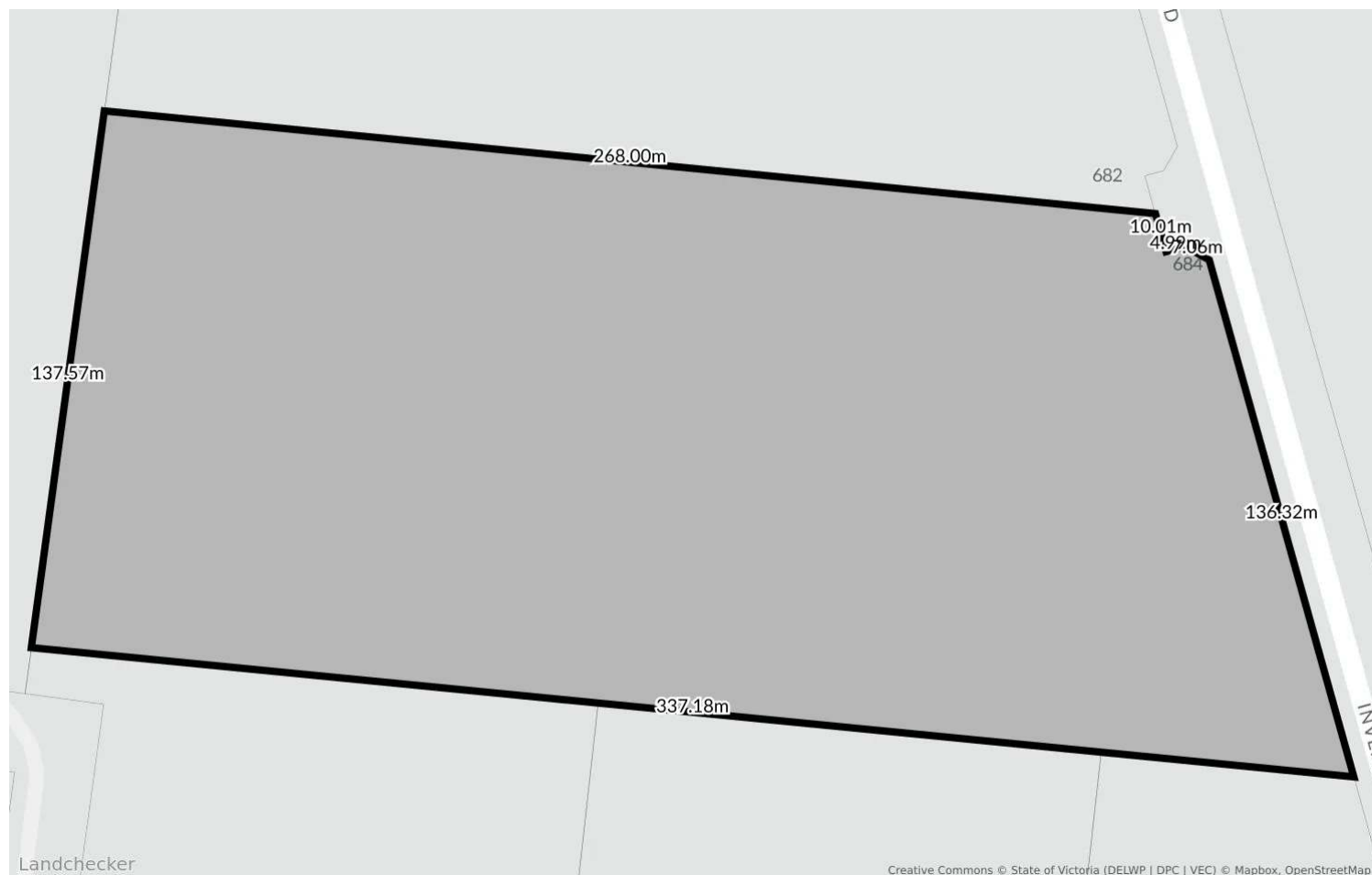
PHONE
1300226278 (Bass Coast)

EMAIL
basscoast@basscoast.vic.gov.au

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

SITE DIMENSIONS

684 Inverloch-Kongwak Road, Wattle Bank Vic 3995



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

684 Inverloch-Kongwak Road, Wattle Bank Vic 3995

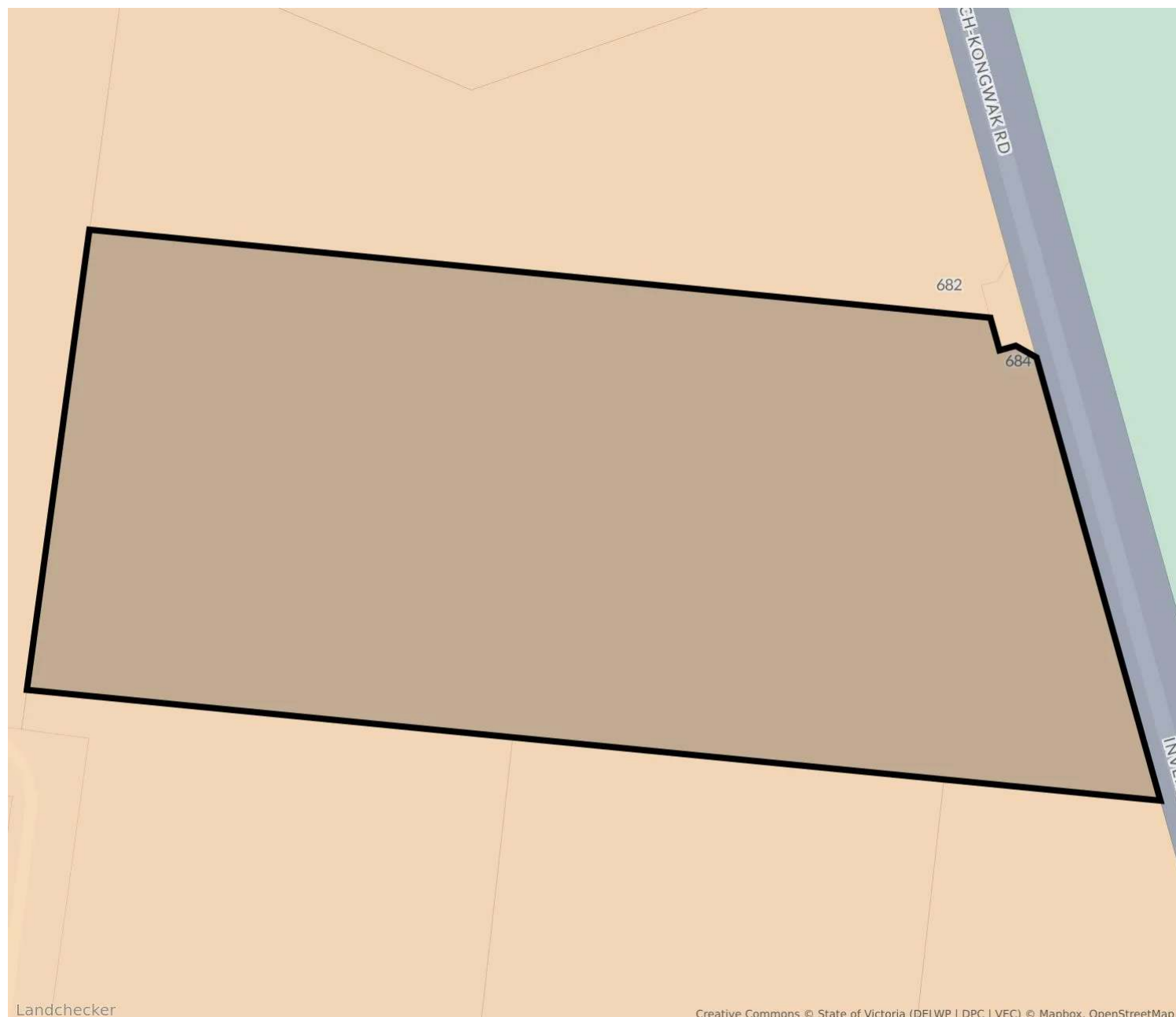
Status	Code	Date	Description
APPROVED	VC245	13/05/2026	Amendment VC245 makes changes to give effect to the Surf Coast Statement of Planning Policy (SPP) and Bellarine Peninsula SPP. The amendment improves the clarity of the VPP and Macedon Ranges Planning Scheme by removing the particular provision at Clause 51.07 (Macedon Ranges SPP). The amendment also makes administrative changes to the Greater Geelong Planning Scheme.
APPROVED	GC148	13/05/2026	Applies the Specific Control Overlay and inserts the Victorian Desalination Project - Infrastructure Protection Incorporated Document, January 2026 into three Planning Schemes - Bass Coast, Cardinia and Casey, and makes associated changes to the three planning schemes over the Victorian Desalination Project area and adjoining land.
APPROVED	VC271	13/05/2026	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	VC309	11/05/2026	The amendment clarifies that hemp brick production is included as a rural industry and requires a planning permit to produce hemp bricks in rural zones.
APPROVED	C176basc	07/05/2026	This amendment rectifies various technical errors within the planning scheme, specifically regarding the Heritage Overlay (HO). It does so by implementing the recommendations provided within the Bass Coast Shire Heritage Audit Report 2025. The specific changes recommended in this report vary from by site and are considered administrative only as they do not change the context or intent of the Heritage Overlay.
APPROVED	VC248	04/05/2026	The amendment improves bushfire planning by updating terminology and measures, increasing and clarifying planning permit exemptions for dwellings and other buildings, and updating decision guidelines that apply to the Bushfire Management Overlay. The amendment also inserts decision guidelines for specified development within the bushfire prone area at clause 53.02 Bushfire Planning.
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.

Status	Code	Date	Description
			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	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.

PROPOSED PLANNING SCHEME AMENDMENTS

684 Inverloch-Kongwak Road, Wattle Bank Vic 3995

No proposed planning scheme amendments for this property



RLZ - Rural Living Zone

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

To provide for residential use in a rural environment.

To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.

To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.

To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

[VPP 35.03 Rural Living Zone](#)

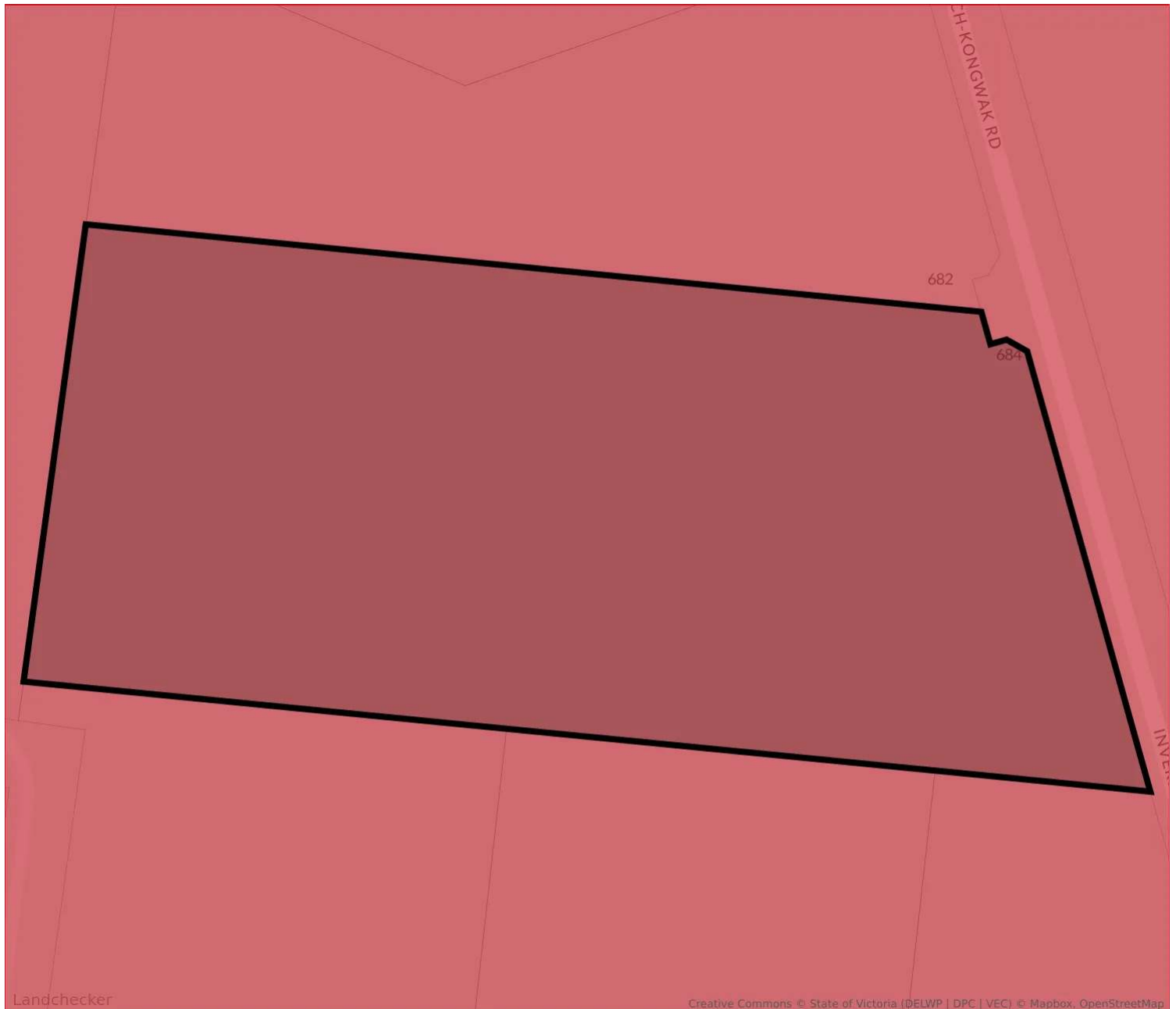
[LPP 35.03 Schedule 1 To Clause 35.03 Rural Living Zone](#)

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



BMO - Bushfire Management Overlay

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

To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.

To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.

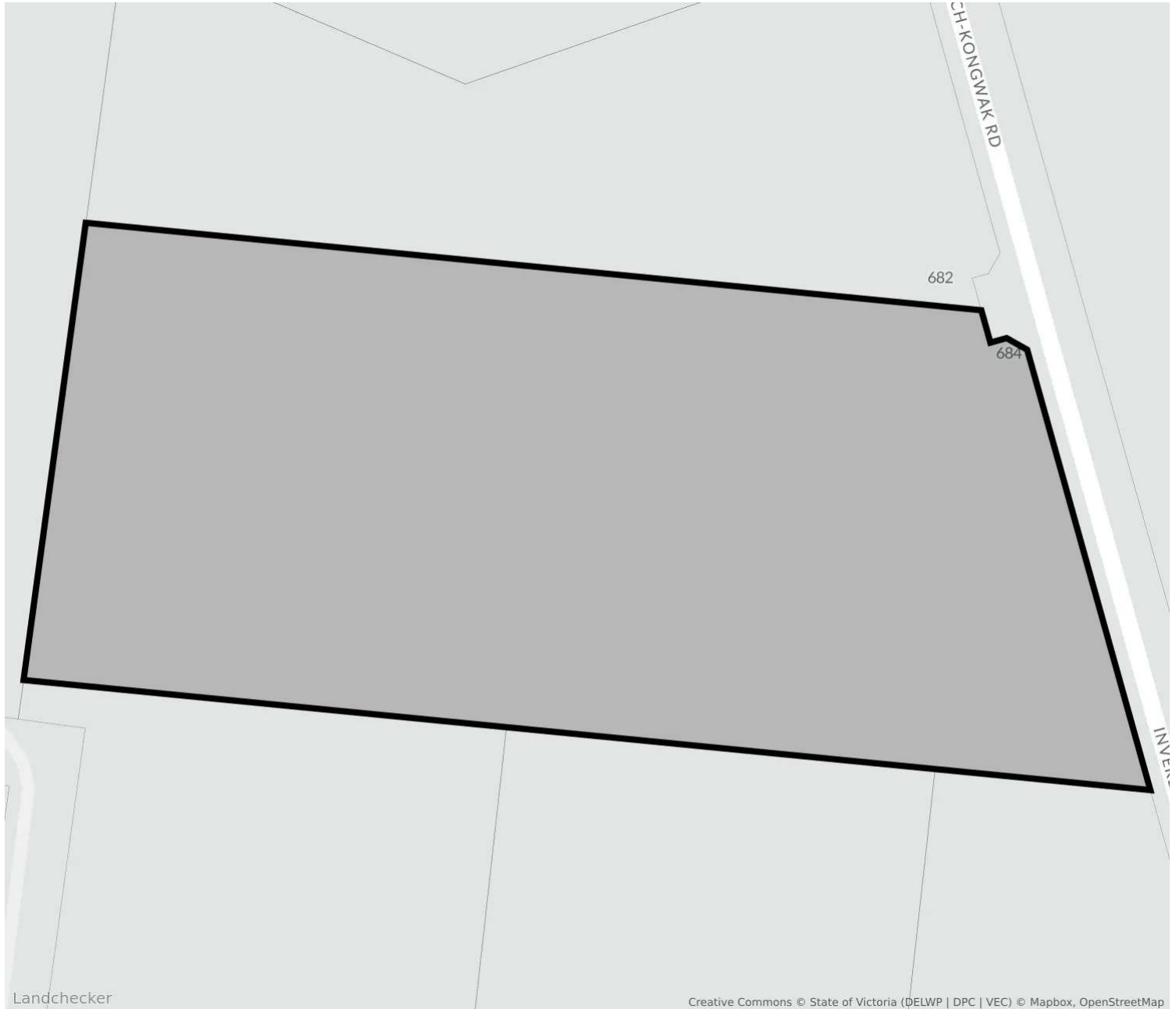
To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

[VPP 44.06 Bushfire Management Overlay](#)

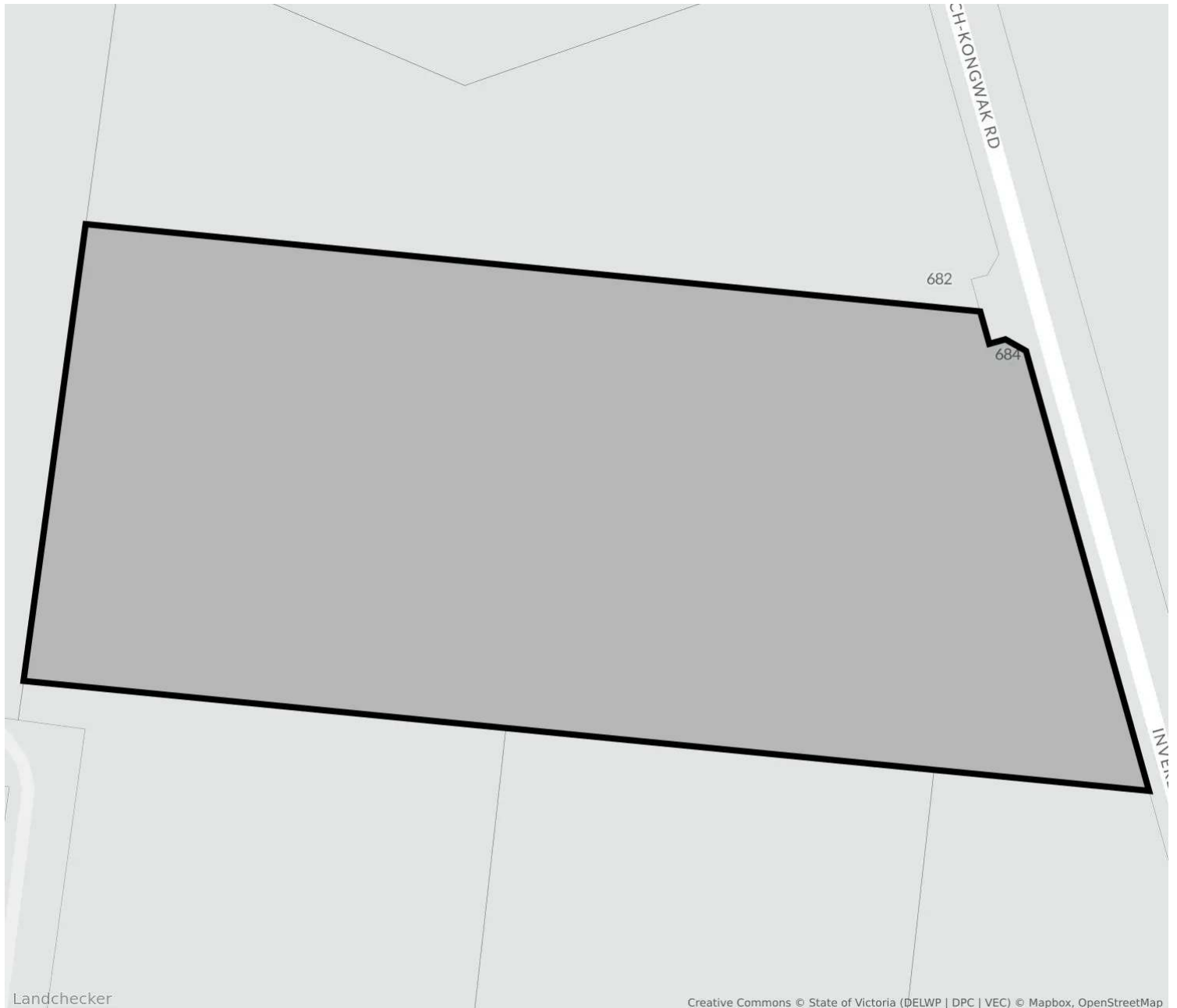
For confirmation and detailed advice about this planning overlay, please contact BASS COAST council on 1300226278.

NEARBY OVERLAYS

684 Inverloch-Kongwak Road, Wattle Bank Vic 3995



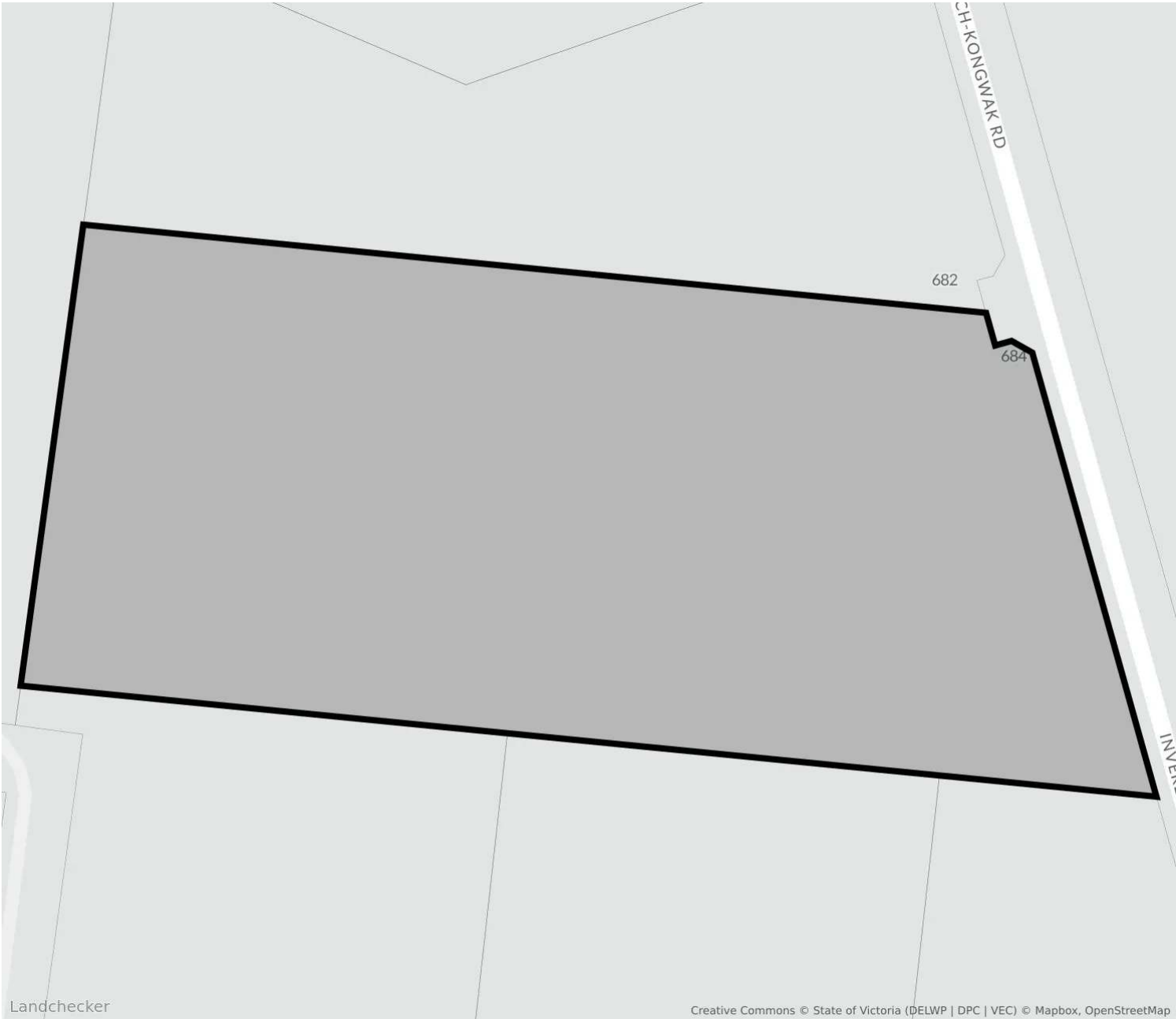
There are no overlays in the vicinity



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.

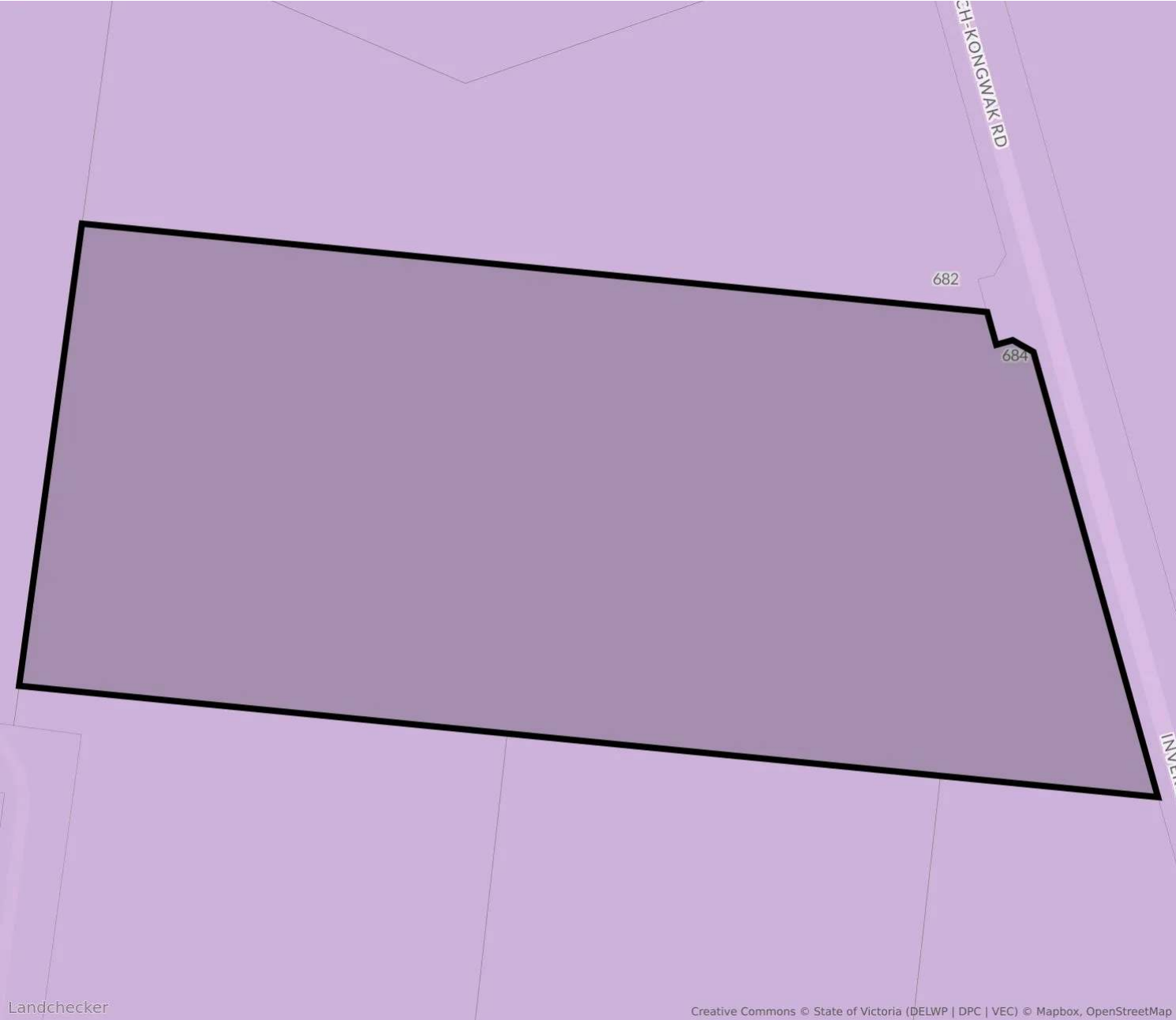


Flood

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

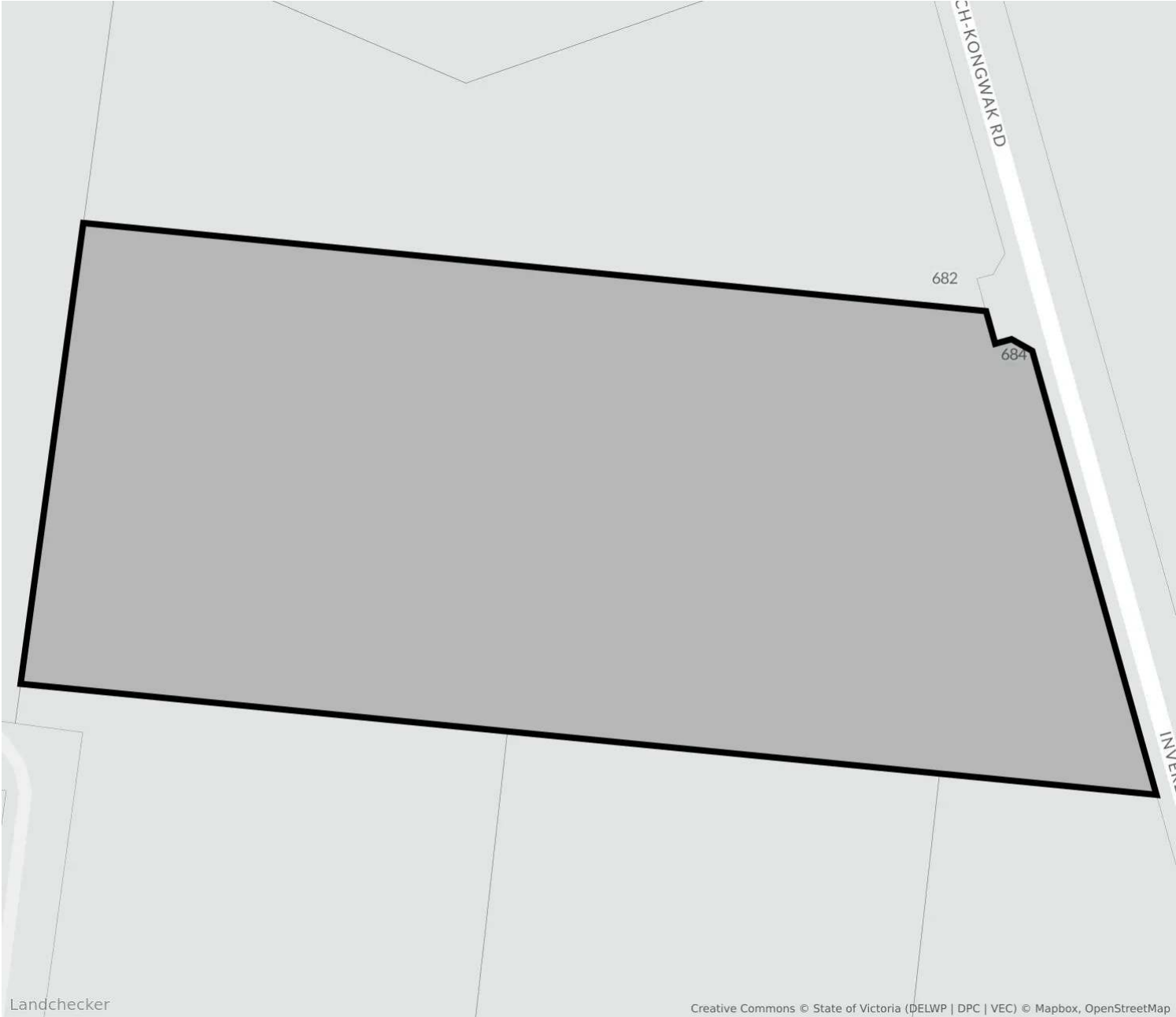


Bushfire Prone Area

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 BMO	Affected	State	09/03/2026
Department of Environment, Land, Water and Planning BPA	Affected	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.

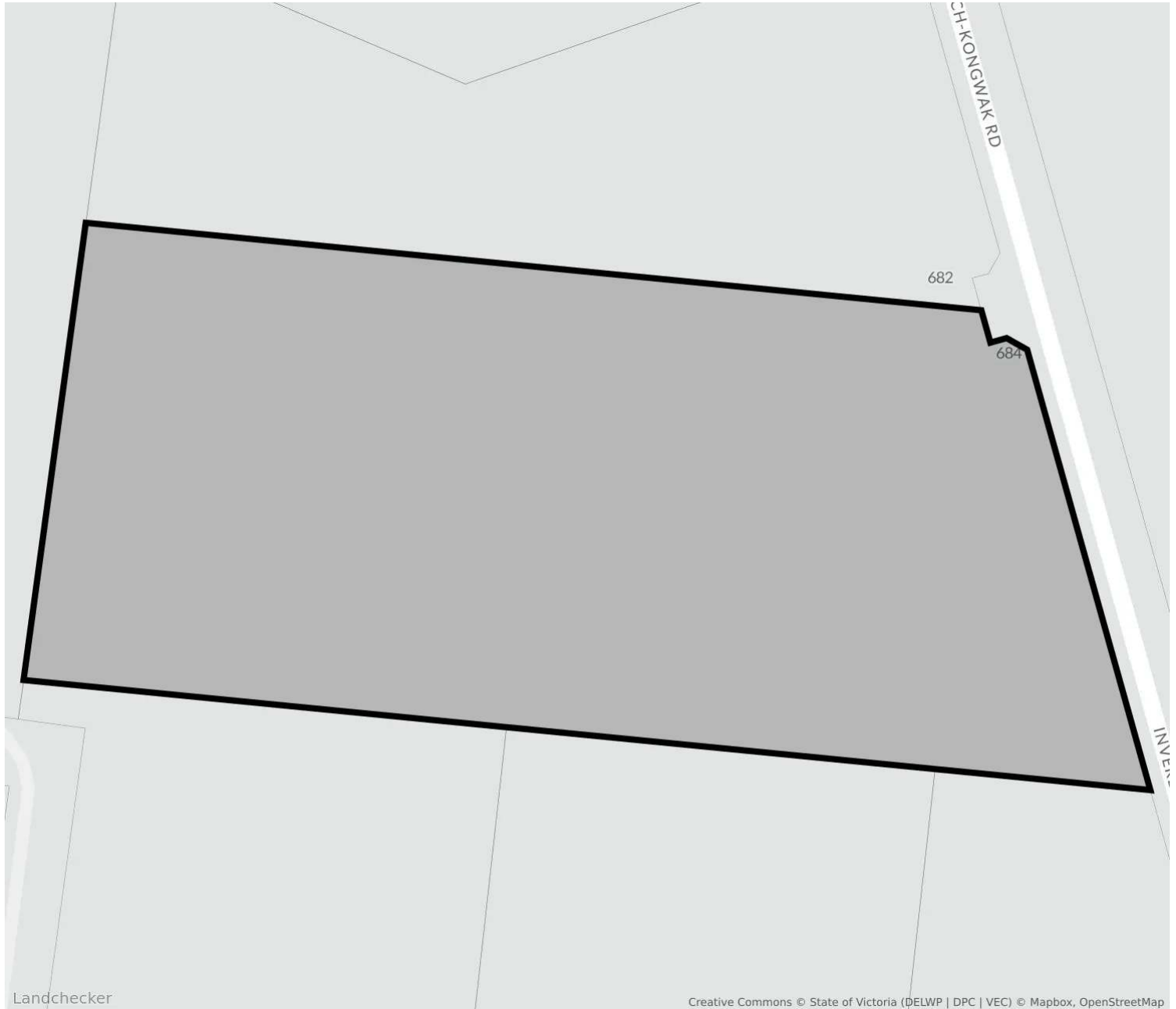
Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning EMO	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning EMO1	Unaffected	State	09/03/2026
Department of Environment, Land, Water and Planning EMO2	Unaffected	State	09/03/2026
Department 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

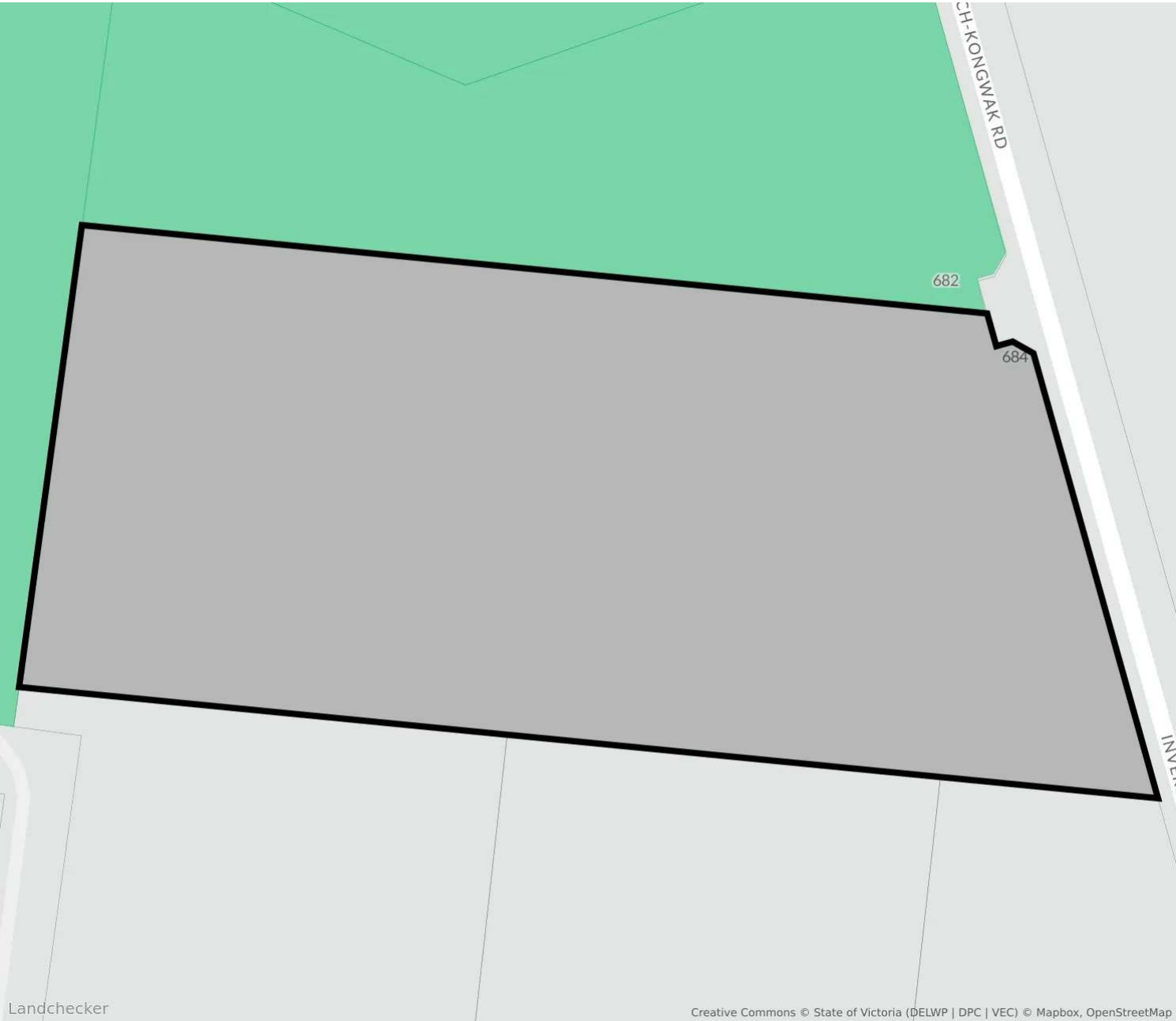
PROPTRACK COMPARABLE SALES

684 Inverloch-Kongwak Road, Wattle Bank Vic 3995

No comparable sales found nearby



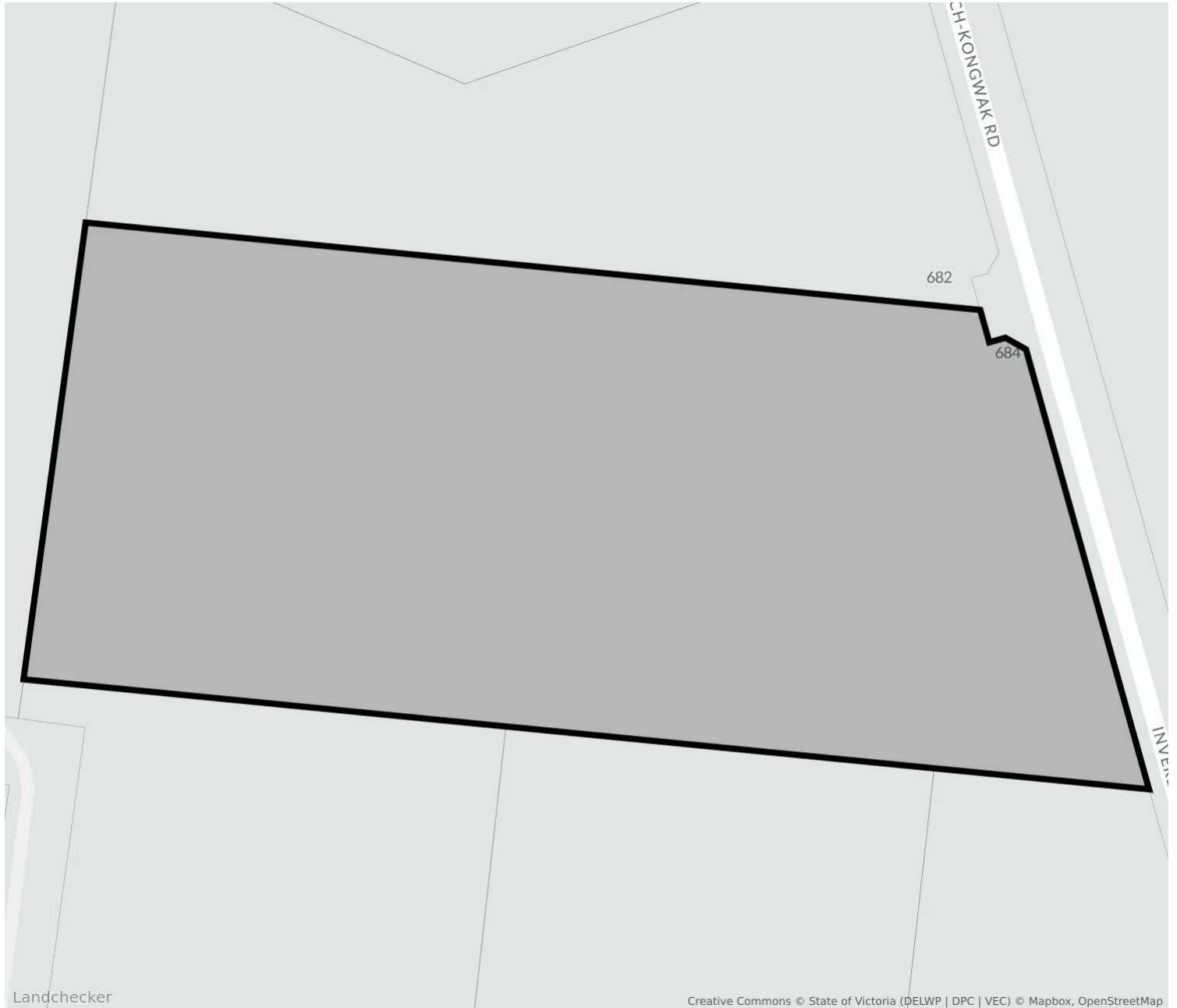
No planning permit data available for this property.



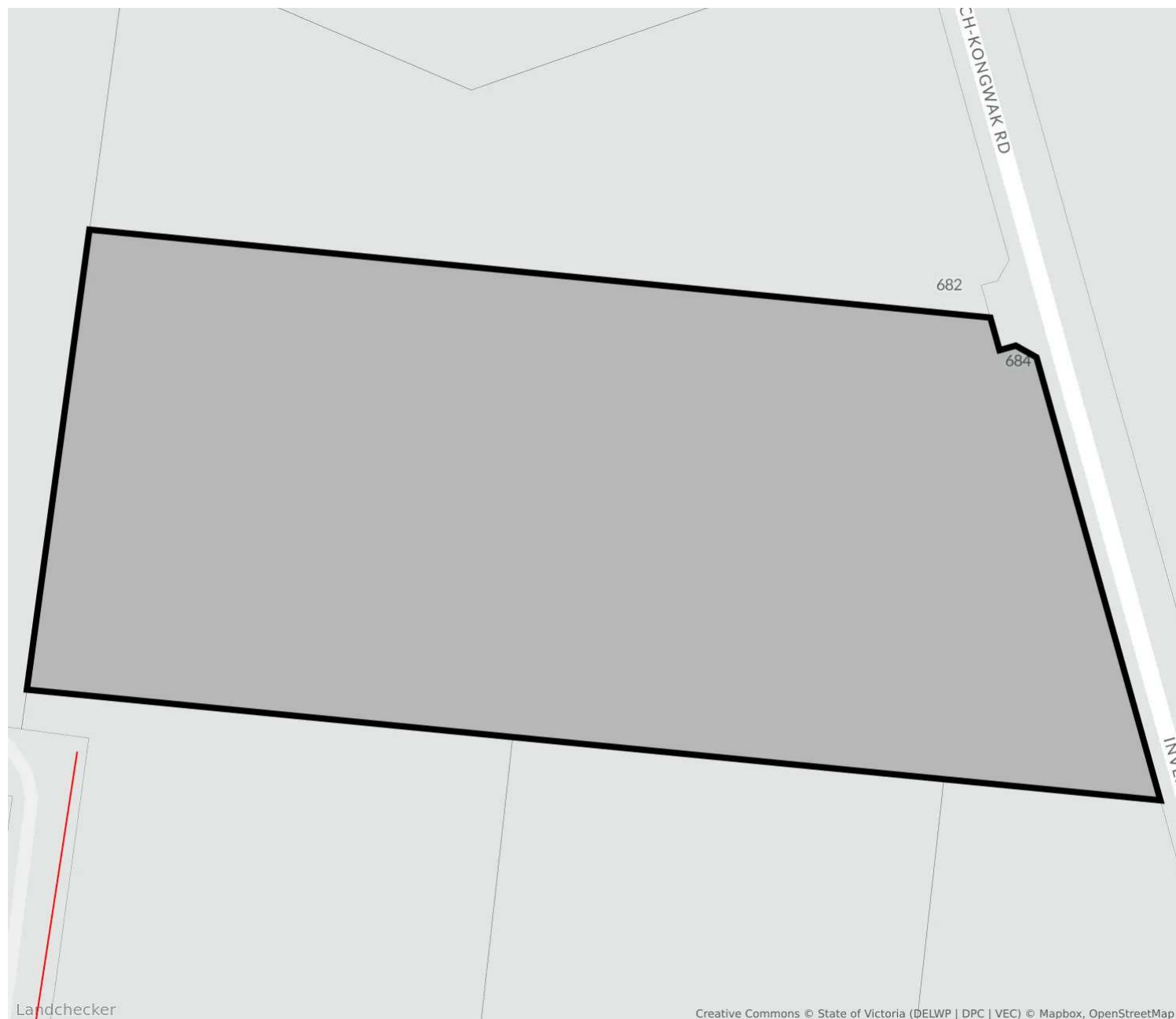
Status	Code	Date	Address	Description
APPROVED	PDPLANPER-2023/000604	06/08/2024	34 Rainbow Rise, Wattle Bank	Six (6) lot staged subdivision and removal of native vegetation (spear s215189s).
APPROVED	190127	06/05/2019	682 Inverloch-Kongwak Road, Wattle Bank	Development of the land for an outbuilding (farm machinery shed) in the rlz.
APPROVED	180424	31/01/2019	668inverloch-Kongwakroad, Wattle Bank	Development of a dwelling in the bmo.
OTHER	150169	30/06/2015	Lynnes Road, Wattle Bank Lynnes Road, Wattle Bank Lynnes Road, Wattle Bank Lynnes Road, Wattle Bank 655 Lynnes Rd, Wattle Bank	Construct a shed.
APPROVED	120061	22/10/2013	Lynnes Rd, Wattle Bank Lynnes Rd, Wattle Bank Lynnes Rd, Wattle Bank Lynnes Rd, Wattle Bank	3 lot subdivision in the wmo.

Status	Code	Date	Address	Description
OTHER	110104	25/03/2011	<u>34 Rainbow Rise, Wattle Bank</u>	Construct a shed.
APPROVED	090540	30/12/2009	<u>731 Lynnes Rd, Wattle Bank</u>	Construct a dwelling.
APPROVED	090005a	01/04/2009	<u>Lynnes Rd, Wattle Bank</u> <u>Lynnes Rd, Wattle Bank</u> <u>Lynnes Rd, Wattle Bank</u> <u>Lynnes Rd, Wattle Bank</u>	Construct a dwelling and shed.
APPROVED	090005	16/03/2009	<u>Lynnes Rd, Wattle Bank</u> <u>Lynnes Rd, Wattle Bank</u> <u>Lynnes Rd, Wattle Bank</u> <u>Lynnes Rd, Wattle Bank</u>	Construct a dwelling and shed.
REJECTED	050543	11/10/2005	<u>741 Lynnes Rd, Wattle Bank</u>	Construct a dwelling and additions to the existing barn.
APPROVED	040412	10/08/2004	<u>741 Lynnes Rd, Wattle Bank</u>	Re-construct the existing barn into a dwelling.
APPROVED	00374	11/07/2000	<u>731 Lynnes Rd, Wattle Bank</u>	Construct a shed.

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



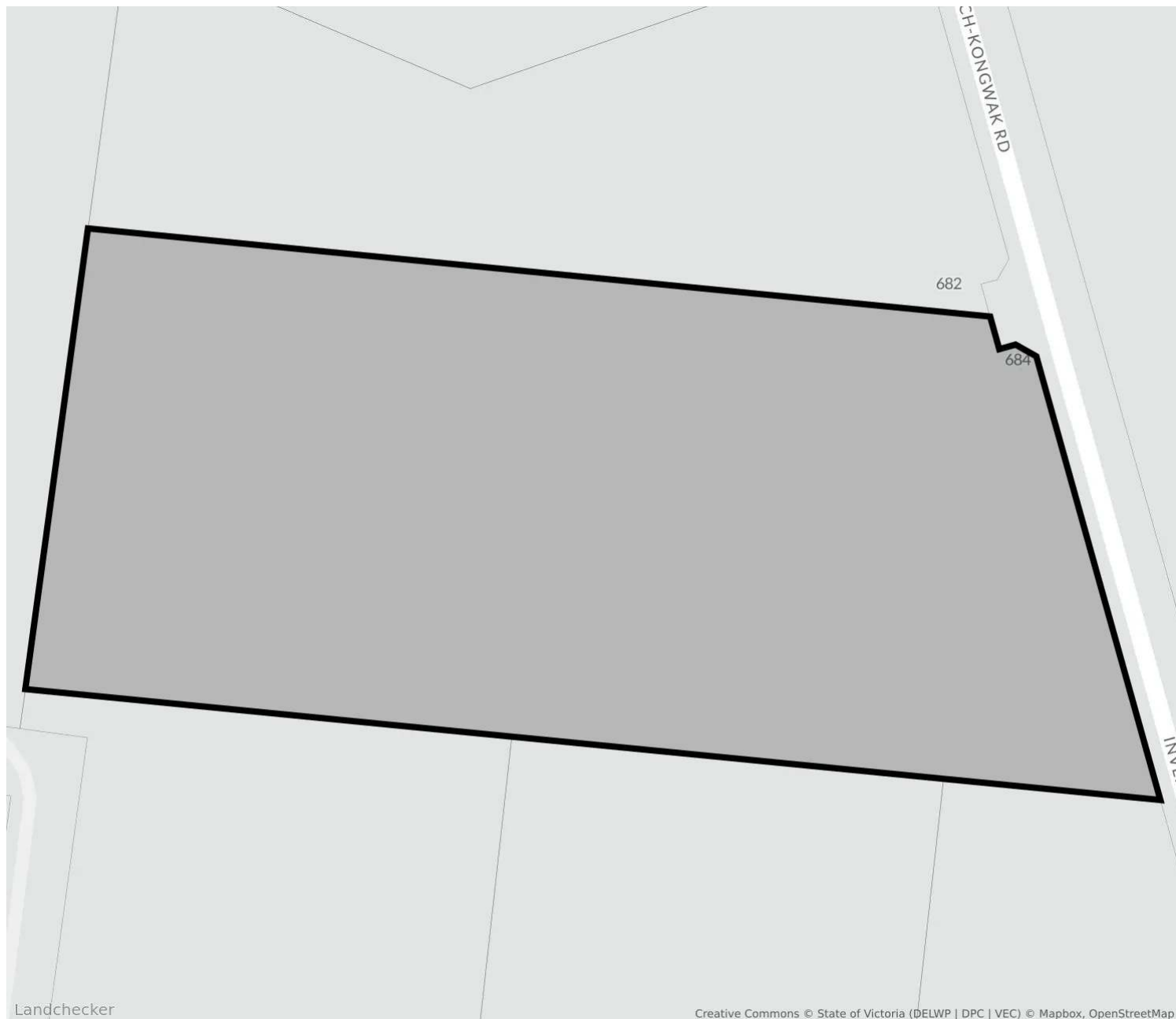
No easements for this property



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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