

**Premium Property Report**

175 Lower Powlett Road, Wonthaggi Vic 3995

Created On: November 4th, 2021

**DETAILS**

LOT/PLAN NUMBER OR CROWN DESCRIPTION Lot. 2 PS438790			SPI (STANDARD PARCEL IDENTIFIER) 2\PS438790		
LOCAL GOVERNMENT (COUNCIL) Bass Coast			COUNCIL PROPERTY NUMBER 23034		
LAND SIZE (APPROX) 29866.0m <sup>2</sup>	FLOOR AREA 193m <sup>2</sup>	FRONTAGE (APPROX) 80.46m	ORIENTATION South	ROOF MATERIAL Corrugated Galvanised Iron	WALL MATERIAL Weatherboard
HOUSE 🏠 4 🛏 2 🚗 3			YEAR BUILT 1930		
ZONES FZ - Farming Zone			OVERLAYS ESO4 - Environmental Significance Overlay Schedule 4		

**STATE ELECTORATES**

LEGISLATIVE COUNCIL Eastern Victoria Region	LEGISLATIVE ASSEMBLY Bass District
--	---------------------------------------

**SCHOOLS**

CLOSEST PRIVATE SCHOOLS St Joseph's School (3895m)	CLOSEST PRIVATE SCHOOLS St Joseph's School (28624m)
CLOSEST PRIMARY SCHOOL Powlett River Primary School (3342m)	CLOSEST SECONDARY SCHOOL Wonthaggi Secondary College-Dudley Campus (1831m)

**BURGLARY STATISTICS** Powered By 

POSTCODE AVERAGE 1 in 149 Homes	COUNCIL AVERAGE 1 in 159 Homes	STATE AVERAGE 1 in 76 Homes
------------------------------------	-----------------------------------	--------------------------------

**COUNCIL INFORMATION - BASS COAST**

PHONE 1300226278 (Bass Coast)	
WEBSITE <a href="http://www.basscoast.vic.gov.au/">http://www.basscoast.vic.gov.au/</a>	EMAIL basscoast@basscoast.vic.gov.au

175 Lower Powlett Road, Wonthaggi Vic 3995

Created On: November 4th, 2021

## RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

[VC171](#) Amendment VC171 changes the Victoria Planning Provisions to strengthen coastal hazard planning, implements the Marine and Coastal Policy 2020 and makes minor administrative updates.

APPROVED 27/10/2021

[VC212](#) The amendment makes changes to Clause 35.07 (Farming Zone) and to Clause 66.05 (Notice of permit applications under State standard provisions) to support the ongoing operation of wind energy facilities and amenity protections for nearby accommodation...

APPROVED 13/10/2021

[VC196](#) Amendment VC196 reforms the Victorian planning system by introducing new zone and overlay controls to provide stronger recognition and protection to existing extractive industries, and to designate land with State-significant earth resources, where e...

APPROVED 13/10/2021

[VC202](#) VC202 introduces a definition for 'Rural worker accommodation' in clauses 73.03 (Land Use Terms) and 73.04 (Nesting Diagrams), and permit requirements to facilitate this type of accommodation in the Farming Zone (FZ).

APPROVED 12/10/2021

[VC208](#) Amends Clause 52.10 to apply the use, notice and review exemptions to other types of emergencies.

APPROVED 05/10/2021

[VC203](#) This amendment implements the new environment protection framework in the Victoria Planning Provisions and all planning schemes.

APPROVED 16/09/2021

[C157basc](#) The amendment maps and transfers existing incorporated documents specified in the schedule to 'Specific Sites and Exclusions' (Clause 51.01) into the new Specific Controls Overlay (Clause 45.12). The amendment also corrects a technical error by amend...

APPROVED 16/09/2021

[VC206](#) The amendment implements requirements of the Environment Protection Act 2017 for the regulation of wind turbine noise from a wind energy facility.

APPROVED 16/09/2021

[C160basc](#) Replaces the Local Planning Policy Framework of the Bass Coast Planning Scheme with a new Municipal Planning Strategy at Clause 02, local policies within the Planning Policy Framework at Clauses 11-19 and a selected number of local schedules to overl...

APPROVED 16/09/2021

[C150basc](#) The amendment rezones part of 126 Shetland Heights Road, San Remo from the Low Density Residential Zone to the General Residential Zone Schedule 1.

APPROVED 15/09/2021

[VC211](#) Amendment VC211 updates the notice requirements at clause 67.02 of the Victoria Planning Provisions and all planning schemes. The amendment also updates clauses 66.05 and 67, and consolidates the provisions in clauses 67.02, 67.03 and 67.04.

APPROVED 14/09/2021

[VC189](#) The amendment changes the Victoria Planning Provisions and all planning schemes by updating the reference to the Alpine Resorts Strategic Plan 2020-2025 at Clause 12.04-1S Sustainable development in alpine areas. The amendment also translates the Alp...

APPROVED 01/09/2021

[VC198](#) The amendment introduces new particular provisions at clauses 52.35 (Major Road Projects) and 52.36 (Rail Projects) and makes other changes related to delivery of projects carried out by or on behalf of Major Road Projects Victoria and Rail Projects ...

APPROVED 18/08/2021

## PROPOSED PLANNING SCHEME AMENDMENTS

[C151](#) The amendment proposes to implement the recommendations of the Cowes Activity Centre Plan by updating local policies, rezoning land, introducing new schedules to the General Residential Zone, removing the Design and Development Overlay from land parcels, introducing new schedules to the Design and Development Overlay and Development Plan Overlay, and including the Cowes Activity Centre Plan and the Phillip Island and San Remo Visitor Economy Strategy as reference documents.

EXHIBITION 14/06/2018

## Premium Property Report

175 Lower Powlett Road, Wonthaggi Vic 3995

Created On: November 4th, 2021

[C161basc](#) The amendment seeks to rezone land at 2295 Loch Wonthaggi Road Ryanston (more accurately described as Lot 3 on Plan of Subdivision 305196F) from the Public Use Zone to the Farming Zone.

SUBMISSIONS UNDER ASSESSMENT 04/11/2021

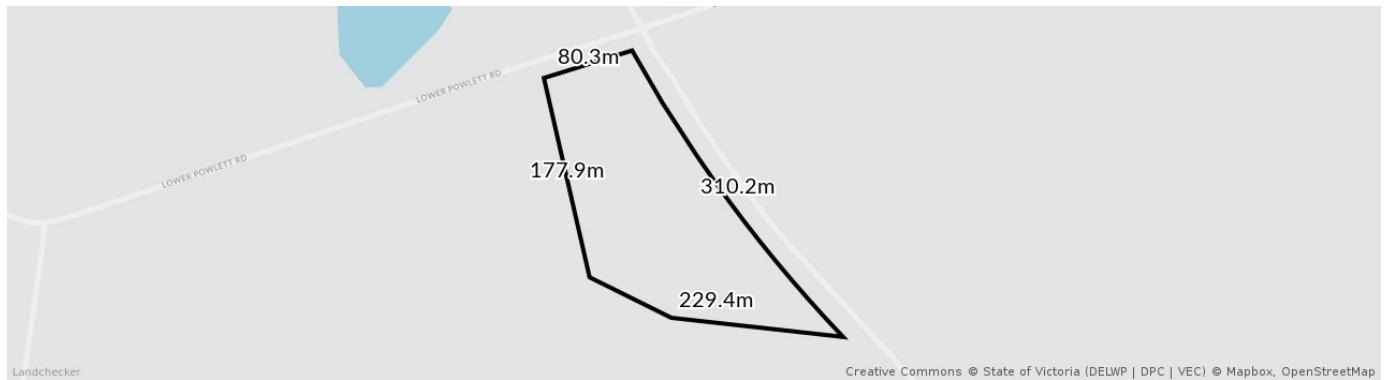
[C136basc](#) Rezones approximately 53 Ha of land north of Cape Paterson from Farming Zone to the General Residential Zone and removes the Significant Landscape Overlay and Environment Significance Overlay. Applies a Development Plan Overlay to this and a wider ar...

SUBMISSIONS UNDER ASSESSMENT 27/02/2020

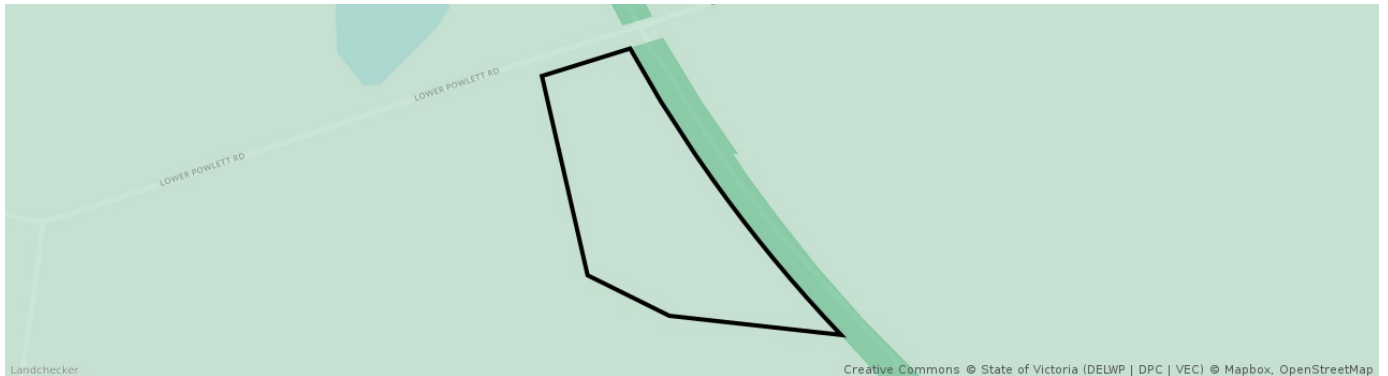
175 Lower Powlett Road, Wonthaggi Vic 3995

Created On: November 4th, 2021

SITE DIMENSIONS



### PLANNING ZONE



**FZ - Farming Zone**

To provide for the use of land for agriculture. To encourage the retention of productive agricultural land. To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture. To encourage the retention of employment and population to support rural communities. To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision. To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

[Farming Zone](#)

[Schedule to the Farming Zone](#)

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

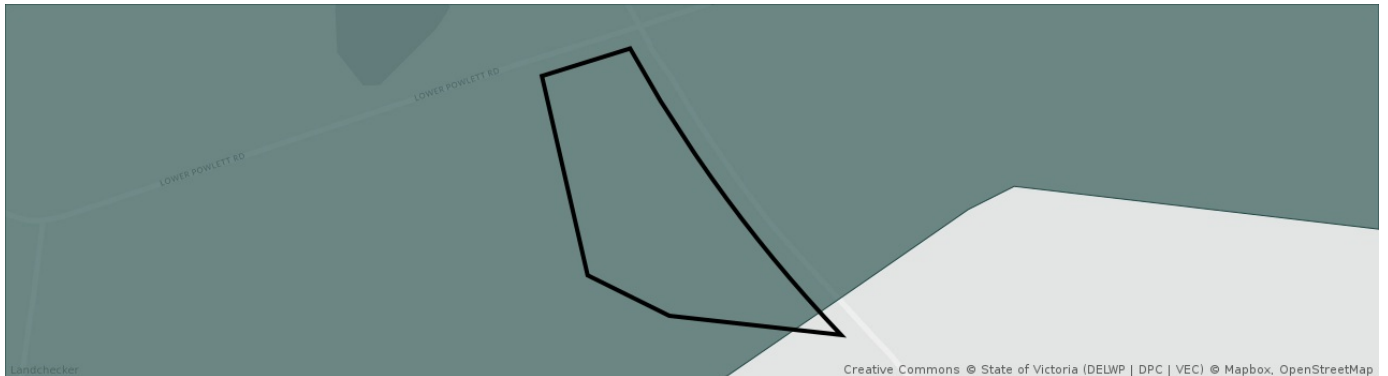
OTHER PLANNING ZONES IN THE VICINITY:

- PPRZ - Public Park And Recreation Zone

175 Lower Powlett Road, Wonthaggi Vic 3995

Created On: November 4th, 2021

## PLANNING OVERLAYS

**■ ESO4 - Environmental Significance Overlay Schedule 4**

To identify areas where the development of land may be affected by environmental constraints. To ensure that development is compatible with identified environmental values. To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.

[Environmental Significance Overlay](#)

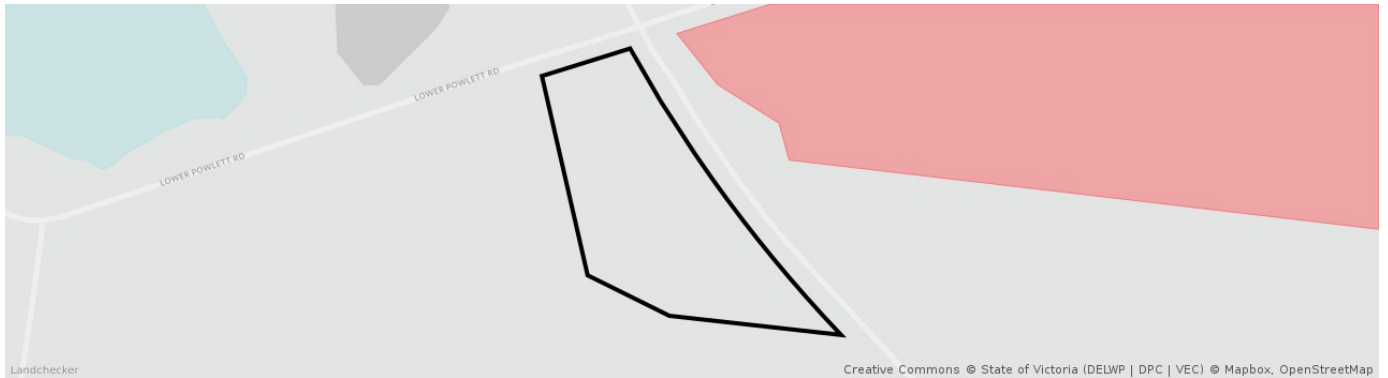
[Schedule 4 to the Environmental Significance Overlay](#)

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

175 Lower Powlett Road, Wonthaggi Vic 3995

Created On: November 4th, 2021

OTHER OVERLAYS IN THE VICINITY



 LSIO - Land Subject To Inundation Overlay

 RO - Restructure Overlay

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

**Premium Property Report**

175 Lower Powlett Road, Wonthaggi Vic 3995

Created On: November 4th, 2021

**RECENT SALES IN THE VICINITY**

No nearby recent sales data available for this property.



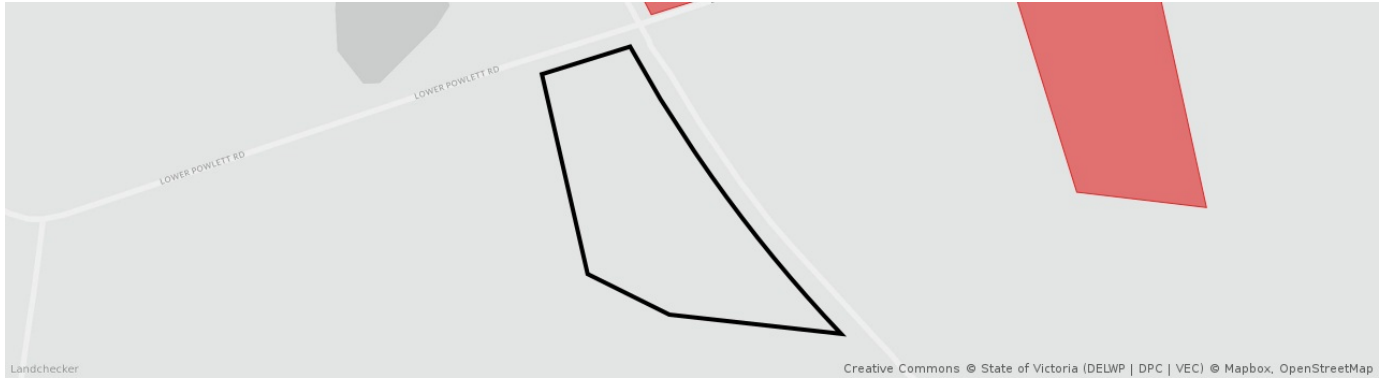
175 Lower Powlett Road, Wonthaggi Vic 3995

Created On: November 4th, 2021

## PLANNING PERMIT HISTORY

No planning permit data available for this property.

## NEARBY PLANNING PERMITS



■ **REJECTED** 140065 11th February 2015  
[Lower Powlett Road, Dalyston](#) [Lower Powlett Road, Dalyston](#)  
Dwelling and construction of fill pad and access track

For confirmation and detailed advice about these planning permits, please contact the responsible council:

**BASS COAST**

1300226278

Permit information last updated on 04/11/2021

175 Lower Powlett Road, Wonthaggi Vic 3995

Created On: November 4th, 2021

ELEVATION CONTOURS

Elevation Contours

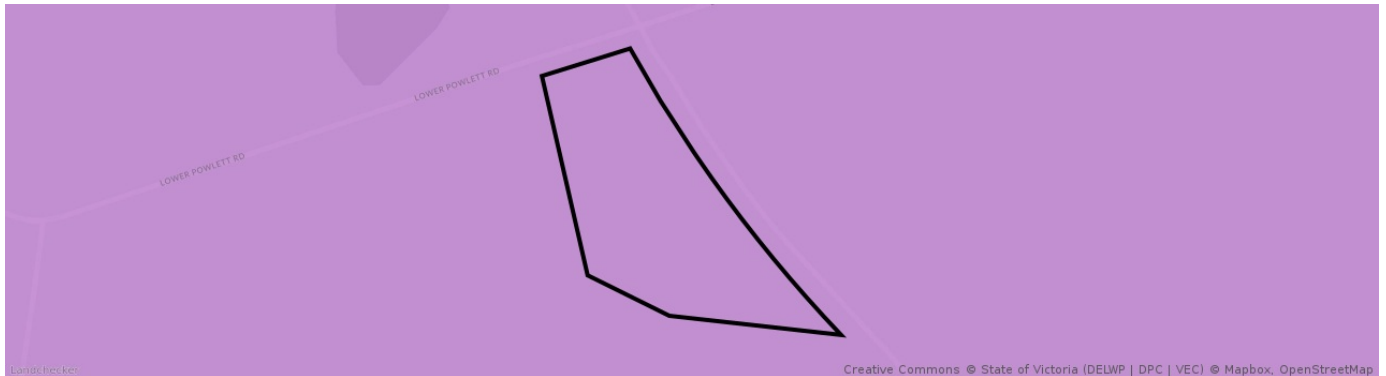
- 10m-20m Contours

For confirmation and detailed advice about the elevation of the property, please contact BASS COAST council on **1300226278**.

175 Lower Powlett Road, Wonthaggi Vic 3995

Created On: November 4th, 2021

## BUSHFIRE PRONE AREA



■ Bushfire Prone Area

This property is within a zone classified as a Bushfire Prone Area.

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

175 Lower Powlett Road, Wonthaggi Vic 3995

Created On: November 4th, 2021

#### EASEMENTS

##### 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**.

## Terms and Conditions

LANDCHECKER PTY LTD ACN 607 394 696 (Landchecker)

### 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/> in respect of data supplied by the State of Victoria;
  - ii. <https://creativecommons.org/licenses/by/4.0/> in 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. <https://www.corelogic.com.au/resources/pdf/misc/rpdata-terms-conditions-integrators.pdf>, in respect of data supplied by RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic); 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 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 be accurate, complete or reliable.
- e. acknowledge that the CoreLogic Data (as defined below) provided in this Property Report is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While CoreLogic uses commercially reasonable efforts to ensure the CoreLogic Data is current, CoreLogic does not warrant the accuracy, currency or completeness of the CoreLogic Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the CoreLogic Data.

### 3. Attributions

#### *State Government Copyright Notice and Disclaimer*

The State of Victoria owns the copyright in the property data contained in the Property Report (**Property Data**) and reproduction of that data in any way without the consent of the State of Victoria may constitute a breach of the *Copyright Act 1968* (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Data and any person using or relying on 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.

#### *RP Data Pty Ltd trading as CoreLogic Asia Pacific*

This Property Report reproduces materials and content owned or licensed by CoreLogic and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (**CoreLogic Data**). © copyright 2018. CoreLogic and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) in the CoreLogic Data contained in this publication. All rights reserved.

#### *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.

Any product that uses material published in this Property Report should not be taken to be affiliated with ACARA or have the sponsorship or approval of ACARA. A recipient of this Property Report should make their own assessment of the material in this Property Report.