

Premium Property Report

Coghlan Road, Cowes Vic 3922

Created On: January 11th, 2021

DETAILS

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 1 LP148964

SPI (STANDARD PARCEL IDENTIFIER)

1\LP148964

AREA

19968.1 m² Approx

COUNCIL PROPERTY NUMBER

20190

LOCAL GOVERNMENT (COUNCIL)

Bass Coast

PROPERTY TYPE & ATTRIBUTES

Property type unknown  -  - **STATE ELECTORATES**

LEGISLATIVE COUNCIL

Eastern Victoria Region

LEGISLATIVE ASSEMBLY

Bass District

SCHOOLS

CLOSEST PRIVATE SCHOOLS

Newhaven College (1390m)

CLOSEST PRIVATE SCHOOLS

Our Lady Star of the Sea Catholic Primary School (1664m)

CLOSEST PRIMARY SCHOOL

Cowes Primary School (2720m)

CLOSEST SECONDARY SCHOOL

Western Port Secondary College (20139m)

BURGLARY STATISTICS Powered By 

POSTCODE AVERAGE

1 in 148 Homes

COUNCIL AVERAGE

1 in 159 Homes

STATE AVERAGE

1 in 76 Homes

COUNCIL INFORMATION - BASS COAST

PHONE

1300226278 (Bass Coast)

WEBSITE

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

EMAIL

basscoast@basscoast.vic.gov.au

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RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

[VC183](#) The amendment introduces a new state planning policy Clause 13.07-3S (Live Music) and makes changes to Clause 53.06 (Live Music Entertainment Venues) of the Victoria Planning Provisions (VPP) and all planning schemes to encourage, create and protect ...

APPROVED 05/01/2021

[VC188](#) Removes Clause 52.13 2009 Bushfire: Recovery Exemptions and references to it from all planning schemes following its expiry.

APPROVED 14/12/2020

[VC180](#) Facilitates the development of new, and the upgrade and expansion of existing, non-government primary and secondary schools.

APPROVED 04/12/2020

[VC190](#) Introduces a new particular provision, Victoria's Big Housing Build at clause 52.20 of the Victoria Planning Provisions and all planning schemes. Clause 52.20 removes the need for a planning permit to develop a housing project if funded under Victori...

APPROVED 01/12/2020

[VC187](#) Introduces a new particular provision, Housing by or on behalf of the Director of Housing at clause 53.20 of the Victoria Planning Provisions and all planning schemes to streamline the planning permit process to construct or extend a dwelling, or to ...

APPROVED 01/12/2020

[VC192](#) amend the Victoria Planning Provisions (clause 72.01-1) to make the Minister the responsible authority for all large energy generation facilities and utility installations..

APPROVED 16/11/2020

[VC176](#) Amends Clause 52.12 (Bushfire Protection: Exemptions) to align the 10/30 and fence line vegetation exemptions with the Bushfire Prone Area map across all Victorian councils, make administrative updates and further clarify the exemptions for dwellings...

APPROVED 12/11/2020

[VC191](#) VC191 amends the Combustible cladding rectification exemptions at 52.01

APPROVED 05/11/2020

[VC030](#) Introduces the Melbourne Airport Environs Overlay. Amends Clause 18 to update reference to the Australian Noise Exposure Forecast (ANEF) and relevant reference documents. Removes the referral requirements under the Schedule to Clause 45.02 and provid...

APPROVED 28/10/2020

[VC193](#) The amendment amends clause 52.18 (State of emergency exemption) to support Victoria's social and economic recovery from the coronavirus (COVID-19) pandemic through temporary planning scheme and permit condition exemptions that enable outdoor dining ...

APPROVED 21/10/2020

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

[VC189](#) The amendment changes the Victoria Planning Provisions by implementing the Alpine Resorts Strategic Plan 2020-2025 at Clause 12.04-1S Sustainable development in alpine areas. The amendment also translates the Alpine Resorts Planning Scheme into the n...

APPROVAL UNDER CONSIDERATION 28/08/2020

[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

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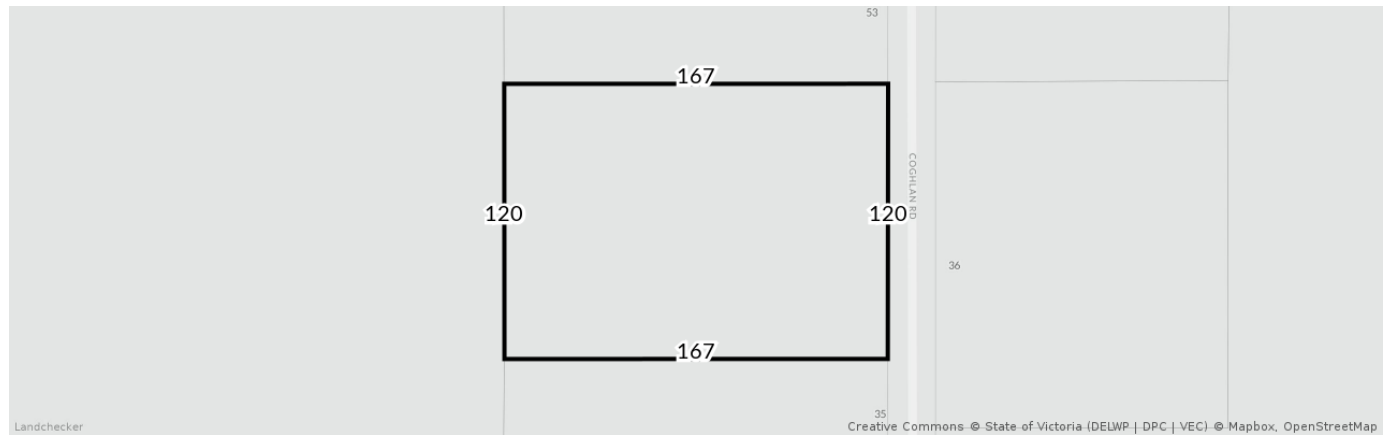
[C150basc](#) The amendment proposes to rezone part of 126 Shetland Heights Road, San Remo from the Low Density Residential Zone (LDRZ) to the General Residential Zone Schedule 1 (GRZ1).

APPROVAL UNDER CONSIDERATION 21/12/2020

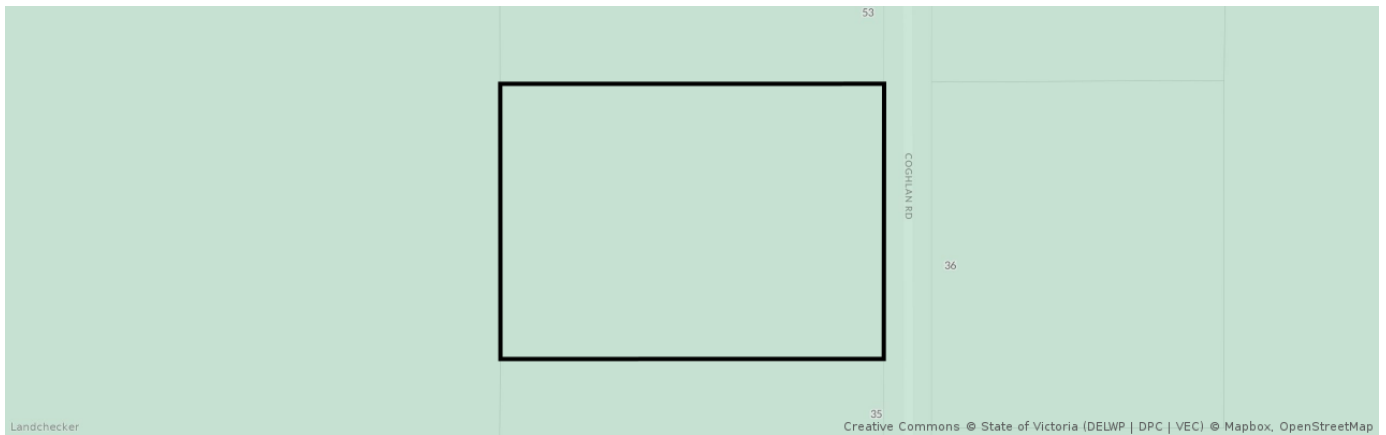
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SITE DIMENSIONS



PLANNING ZONE



FZ - Farming Zone

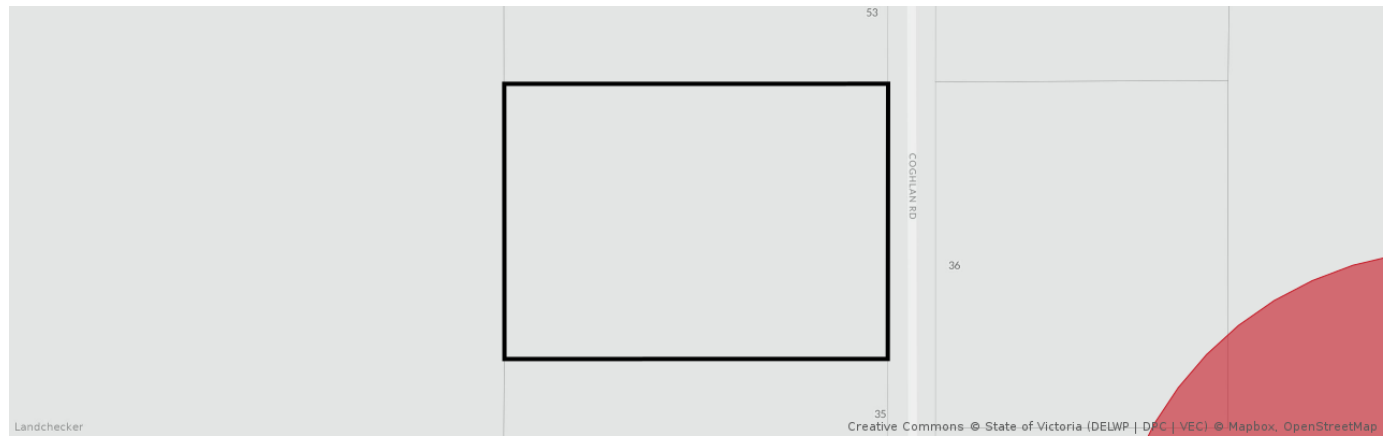
To provide for the use of land for agriculture. To encourage the retention of productive agricultural land. To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture. To encourage the retention of employment and population to support rural communities. 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 OVERLAYS IN THE VICINITY



 BMO - Bushfire Management Overlay

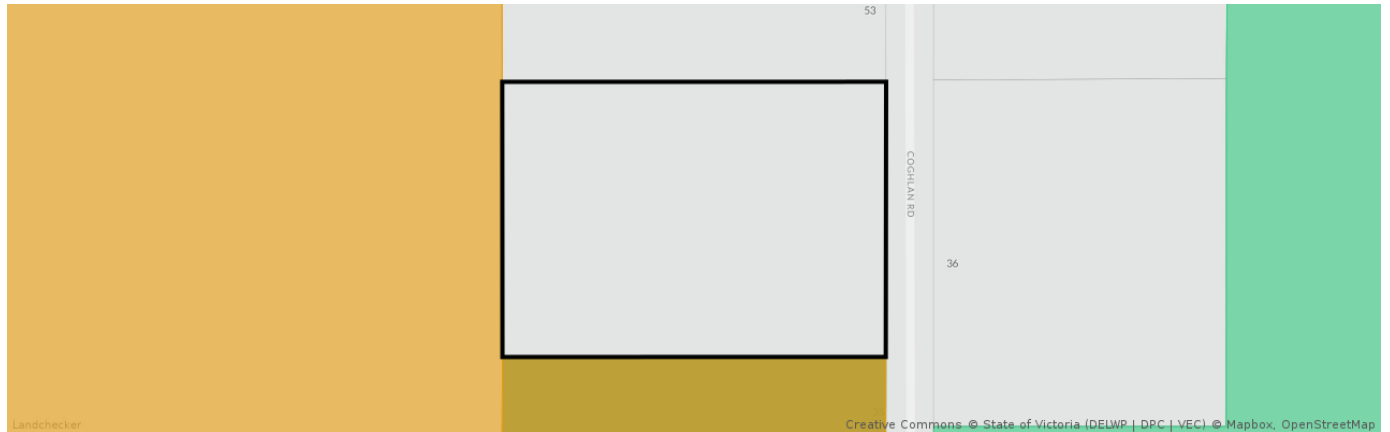
For confirmation and detailed advice about these planning overlays, please contact BASS COAST council on **1300226278**.

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PLANNING PERMIT HISTORY

No planning permit data available for this property.

NEARBY PLANNING PERMITS


<p>PENDING</p> <p>35 Coghlan Road, Cowes</p> <p>Use of land for Industry and Manufacturing Sales</p>	16th September 2020	<p>PENDING</p> <p>1950 Phillip Island road, Cowes</p> <p>Ending Section 173 Agreements AC987973 Land AE112357B</p>	17th May 2018
<p>APPROVED</p> <p>35 Coghlan Road, Cowes</p> <p>Buildings and works alterations to dwelling in farming zone</p>	20th August 2019	<p>REJECTED</p> <p>35 Coghlan Road, Cowes</p> <p>Use and development of a storage facility in a Farming Zone; and permission to build outside the building envelope established under a Section 173 Agreement</p>	23rd February 2018
<p>APPROVED</p> <p>28 Coghlan Road, Rhyll</p> <p>Use and development of an agricultural shed in a farming zone, heritage overlay and within 100m of a dwelling in different ownership</p>	16th November 2017		

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

BASS COAST

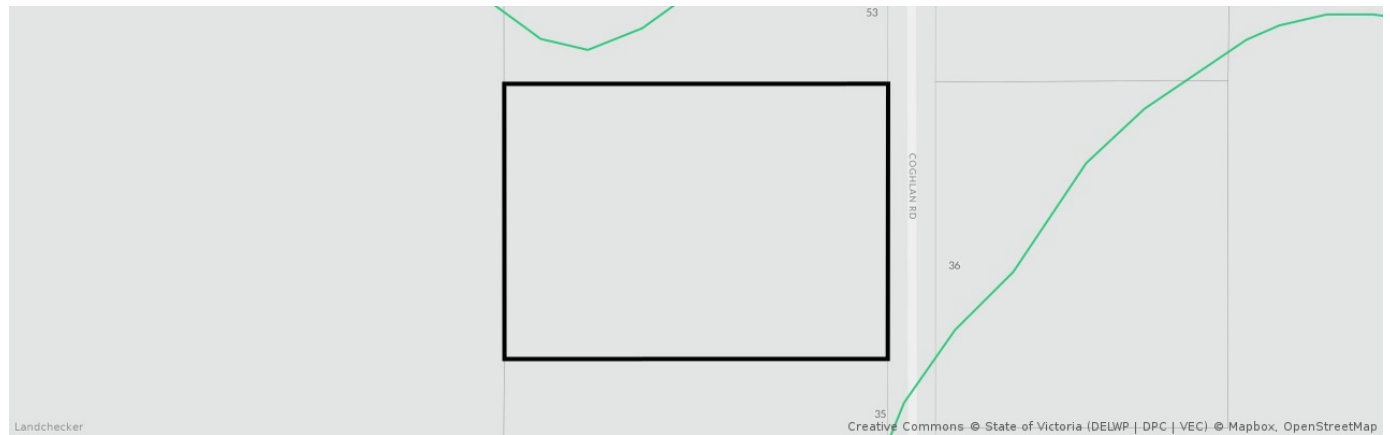
1300226278

Permit information last updated on 11/01/2021

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ELEVATION CONTOURS



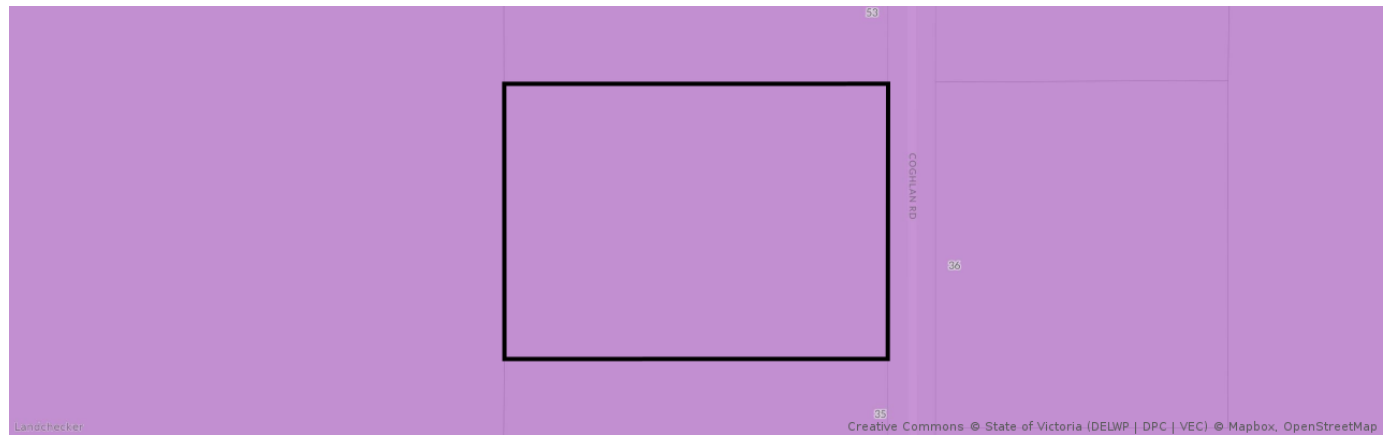
■ 10m-20m Contours

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

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BUSHFIRE PRONE AREA



 Bushfire Prone Area

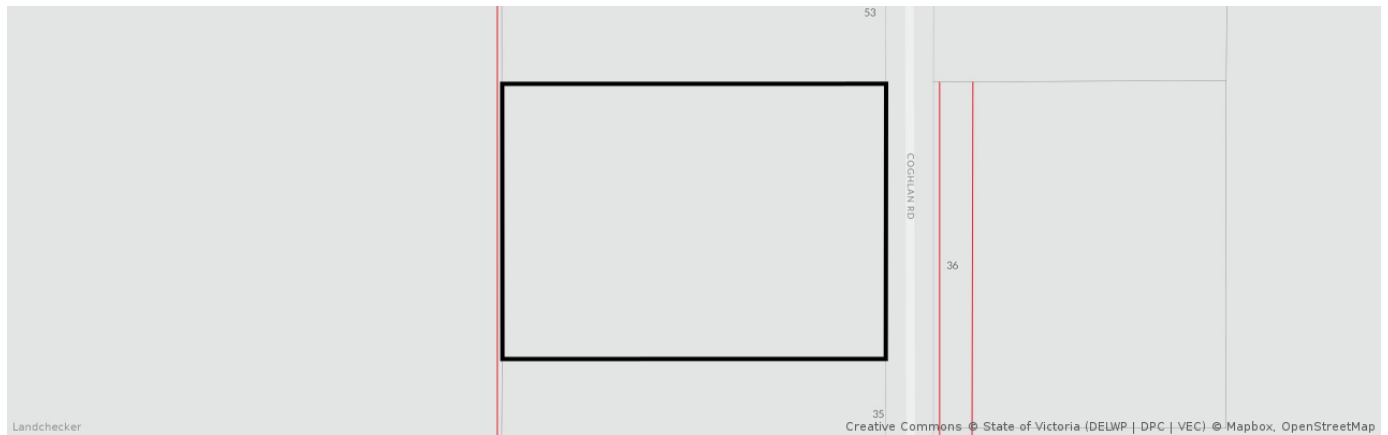
This property is within a zone classified as a Bushfire Prone Area.

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

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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**.

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