


**Premium Property Report**

7 Walsh Court, Leongatha Vic 3953

Created On: March 21st, 2022

**DETAILS**

LOT/PLAN NUMBER OR CROWN DESCRIPTION Lot. 33 LP118225			SPI (STANDARD PARCEL IDENTIFIER) 33\LP118225		
LOCAL GOVERNMENT (COUNCIL) South Gippsland			COUNCIL PROPERTY NUMBER 177625		
LAND SIZE (APPROX) 797.33m <sup>2</sup>	FLOOR AREA Unavailable	FRONTAGE (APPROX) 13.15m	ORIENTATION North	ROOF MATERIAL Unavailable	WALL MATERIAL Unavailable
LAND 			YEAR BUILT Unavailable		
ZONES GRZ1 - General Residential Zone Schedule 1			OVERLAYS N/A		

**STATE ELECTORATES**

LEGISLATIVE COUNCIL Eastern Victoria Region	LEGISLATIVE ASSEMBLY Gippsland South District
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**SCHOOLS**

CLOSEST PRIVATE SCHOOLS Chairo Christian School - Leongatha Campus (277m)	CLOSEST PRIVATE SCHOOLS ECG College Leongatha (404m)
CLOSEST PRIMARY SCHOOL Leongatha Primary School (666m)	CLOSEST SECONDARY SCHOOL Leongatha Secondary College (652m)

**BURGLARY STATISTICS** Powered By 

POSTCODE AVERAGE 1 in 288 Homes	COUNCIL AVERAGE 1 in 248 Homes	STATE AVERAGE 1 in 76 Homes
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**COUNCIL INFORMATION - SOUTH GIPPSLAND**

PHONE 03 5662 9200 (South Gippsland)	
WEBSITE <a href="http://www.southgippsland.vic.gov.au/">http://www.southgippsland.vic.gov.au/</a>	EMAIL council@southgippsland.vic.gov.au

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## RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

[VC219](#) Extractives.

APPROVED 15/03/2022

[C126sgip](#) Applies the Heritage Overlay to the Aroyn homestead at 379 Lang Lang Poowong Road, Nyora and includes the Statement of Significance as an Incorporated Document in the Schedule to Clause 72.04

APPROVED 11/03/2022

[GC195](#) The amendment corrects technical errors in accordance with Regulation 8 (1)(c) of the Planning and Environment Regulations (2015) in the South Gippsland, Port Phillip, Yarra Ranges, Darebin, Macedon Ranges and Casey Planning Schemes which arose follo...

APPROVED 11/03/2022

[VC214](#) This amendment will amend the public land exemptions in clause 52.18 (State of emergency and recovery exemptions) to apply to a broad range of uses.

APPROVED 11/03/2022

[VC209](#) Amendment VC209 facilitates the end of the Secondary Dwelling Pilot Program by deleting clause 51.06 (Secondary dwelling) from the Victoria Planning Provisions and the Greater Bendigo, Kingston, Moreland and Murrindindi planning schemes. The amendmen...

APPROVED 08/03/2022

[C127sgip](#) Replaces the Local Planning Policy Framework of the South Gippsland 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 ...

APPROVED 03/03/2022

[GC179](#) Amendment GC179 makes amendments to the Bushfire Management Overlay maps in the Ballarat, Greater Bendigo, Mornington Peninsula, Nillumbik and South Gippsland Planning Schemes. The Bushfire Management Overlay maps are reviewed twice a year by the Vic...

APPROVED 25/02/2022

[VC200](#) The amendment introduces exemptions for projects carried out by or on behalf of the Head, Transport for Victoria, and makes the Minister for Planning the responsible authority for planning permit applications made by or behalf of the Head, Transport ...

APPROVED 17/02/2022

[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 09/02/2022

[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 09/02/2022

[VC199](#) General VC

APPROVED 03/02/2022

[VC205](#) The amendment introduces a new Transport Zone to replace the Road Zone and Public Use Zone Schedule 4. The amendment also makes consequential changes.

APPROVED 20/01/2022

## PROPOSED PLANNING SCHEME AMENDMENTS

[C090](#) The amendment proposes to implement the recommendations of the South Gippsland Housing and Settlement Strategy 2013 by introducing changes to the Municipal Strategic Statement and the Local Planning Policies at Clause 22.05, Clause 22.06 and Clause 22.07; applying the Restructure Overlay to old and inappropriate subdivisions across the municipality; making zone and overlay changes to land in Jumbunna and Venus Bay, and updating the schedule to Clause 81.01 by introducing the 'Restructure Plans for Old and Inappropriate Subdivisions in South Gippsland Shire August 2017' and deleting a redundant incorporated document.

EXHIBITION 16/11/2017

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[C117](#) Proposes to rezone land from Public Use Zone (PUZ) 6 (local government) and 7 (other public uses) to Commercial 1 Zone and deletes the Public Acquisition Overlay (PAO) that affects the proposed supermarket site.

EXHIBITION 23/08/2018

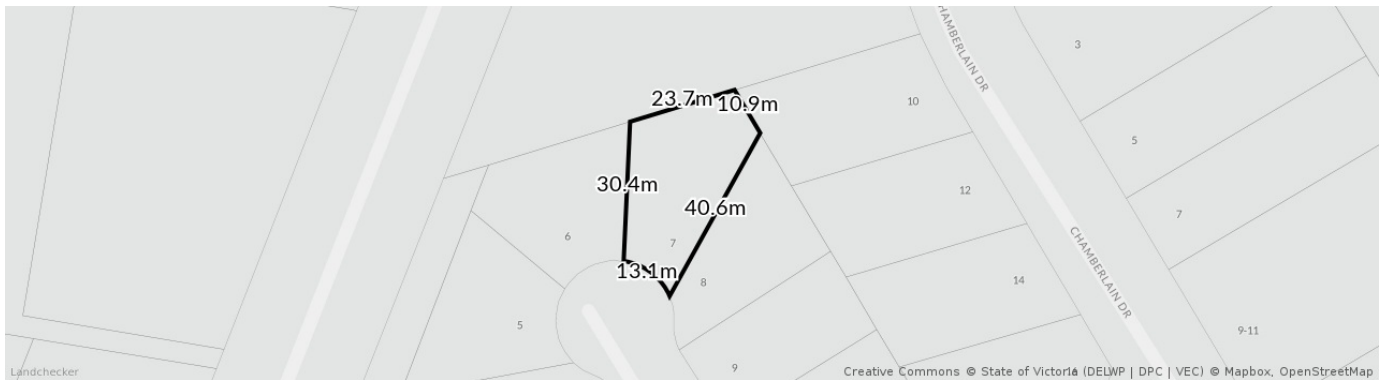
[C125sgip](#) The amendment amends various provisions of the South Gippsland Planning Scheme to correct minor mapping anomalies, remove redundant overlays and make administrative corrections to planning scheme ordinance. The amendment also proposes to rezone land ...

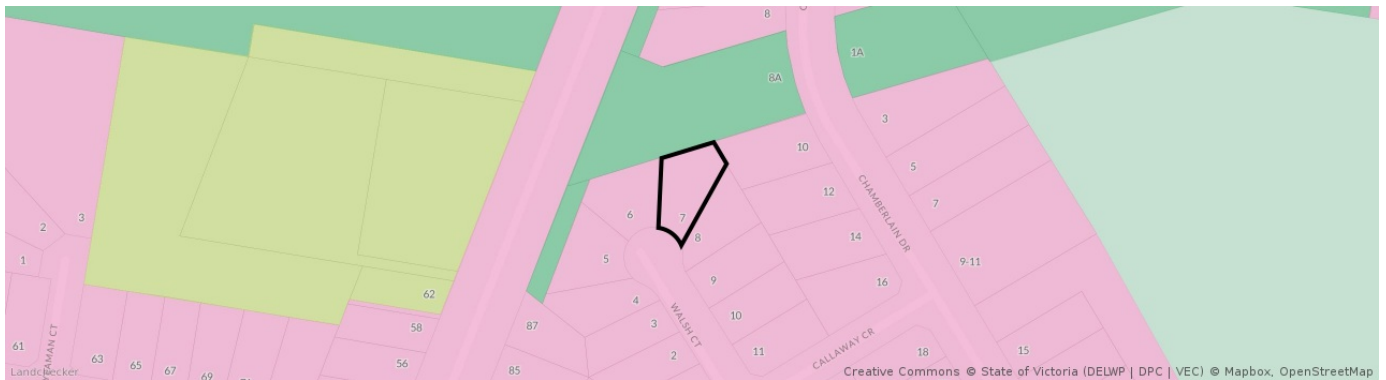
SUBMISSIONS UNDER ASSESSMENT 03/12/2021

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SITE DIMENSIONS



**PLANNING ZONE**


**GRZ1 - General Residential Zone Schedule 1**

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. Neighbourhood character objectives A schedule to this zone may contain neighbourhood character objectives to be achieved for the area.

[General Residential Zone](#)

[Schedule 1 to General Residential Zone](#)

For confirmation and detailed advice about this planning zone, please contact SOUTH GIPPSLAND council on **03 5662 9200**.

OTHER PLANNING ZONES IN THE VICINITY:

■ FZ - Farming Zone

■ SUZ - Special Use Zone


■ PPRZ - Public Park And Recreation Zone

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OTHER OVERLAYS IN THE VICINITY



-  EAO - Environmental Audit Overlay
-  ESO - Environmental Significance Overlay
-  LSIO - Land Subject To Inundation Overlay

For confirmation and detailed advice about these planning overlays, please contact SOUTH GIPPSLAND council on 03 5662 9200.

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**RECENT SALES IN THE VICINITY**

No nearby recent sales data available for this property.

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**PLANNING PERMIT HISTORY**

No planning permit data available for this property.

**NEARBY PLANNING PERMITS**

No planning permit data available.



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ELEVATION CONTOURS



For confirmation and detailed advice about the elevation of the property, please contact SOUTH GIPPSLAND council on 03 5662 9200.

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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 SOUTH GIPPSLAND council on 03 5662 9200.

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