

Premium Property Report

235 Korrine Road, Glen Alvie Vic 3979

Created On: April 7th, 2022

DETAILS

LOT/PLAN NUMBER OR CROWN DESCRIPTION Lot. 1 PS446086			SPI (STANDARD PARCEL IDENTIFIER) 1\PS446086		
LOCAL GOVERNMENT (COUNCIL) Bass Coast			COUNCIL PROPERTY NUMBER 27675		
LAND SIZE (APPROX) 16196.34m ²	FLOOR AREA 174m ²	FRONTAGE (APPROX) 116.84m	ORIENTATION West	ROOF MATERIAL Zincalume	WALL MATERIAL Colorbond/Timber/Linea Board
LAND 🏠 4 🏡 1 🚗 4			YEAR BUILT 2007		
ZONES FZ - Farming Zone			OVERLAYS N/A		

STATE ELECTORATES

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

SCHOOLS

CLOSEST PRIVATE SCHOOLS St Joseph's School (9848m)	CLOSEST PRIVATE SCHOOLS St Joseph's School (18077m)
CLOSEST PRIMARY SCHOOL Kongwak Primary School (6215m)	CLOSEST SECONDARY SCHOOL Wonthaggi Secondary College-Community VCAL Program Campus (9509m)

BURGLARY STATISTICS Powered By 

POSTCODE AVERAGE 0	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

235 Korrine Road, Glen Alvie Vic 3979

Created On: April 7th, 2022

RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

[C161basc](#) The amendment rezones the 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.

APPROVED 31/03/2022

[VC219](#) The Amendment changes the VPP and all planning schemes in Victoria to support the ongoing operation of extractive industry across Victoria and increase amenity protections for nearby accommodation.

APPROVED 22/03/2022

[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

[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

[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

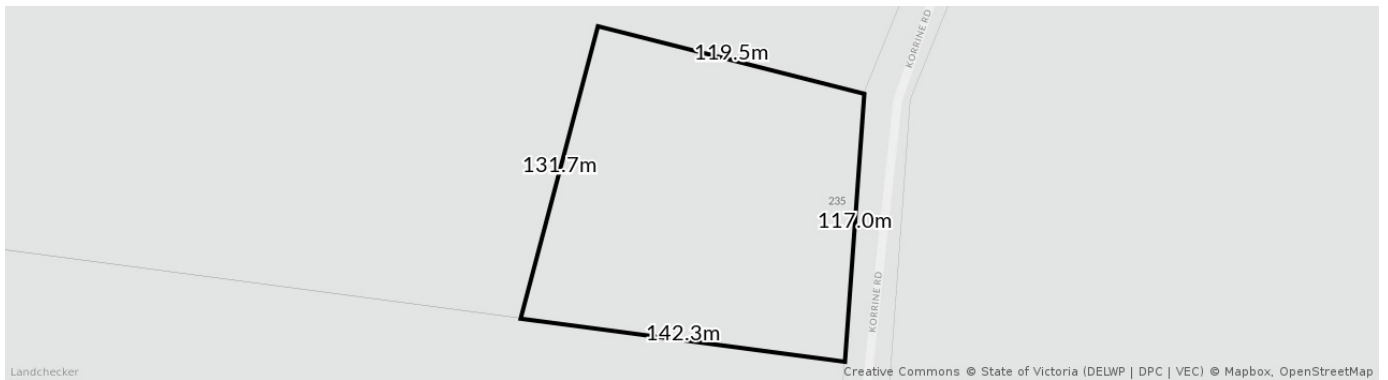
[C136basc](#) Rezones approximately 53 Ha of land north of Cape Paterson from Farming Zone to the General Residential Zone and removes the Significant Landscape Overlay and Environment Significance Overlay. Applies a Development Plan Overlay to this and a wider ar...

SUBMISSIONS UNDER ASSESSMENT 27/02/2020

235 Korrine Road, Glen Alvie Vic 3979

Created On: April 7th, 2022

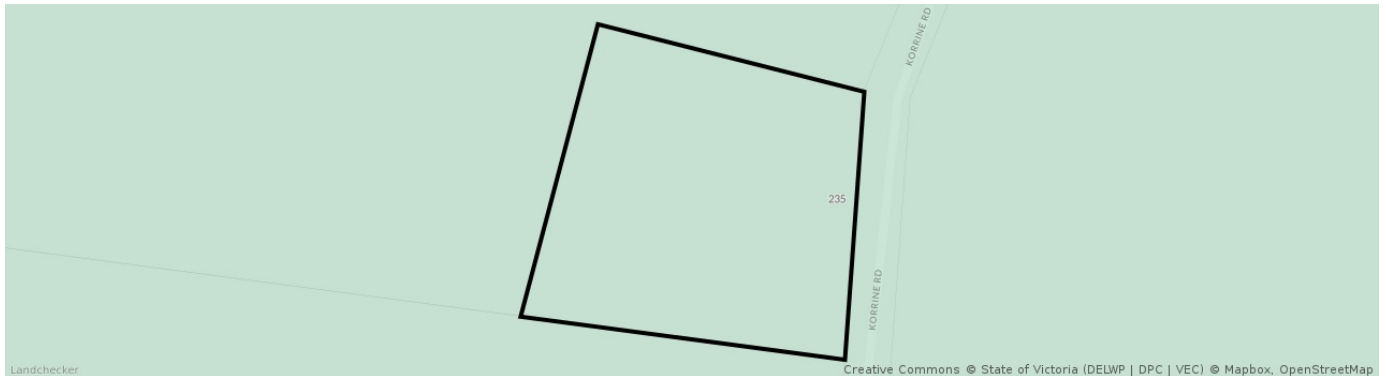
SITE DIMENSIONS



235 Korrine Road, Glen Alvie Vic 3979

Created On: April 7th, 2022

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](#) ▶

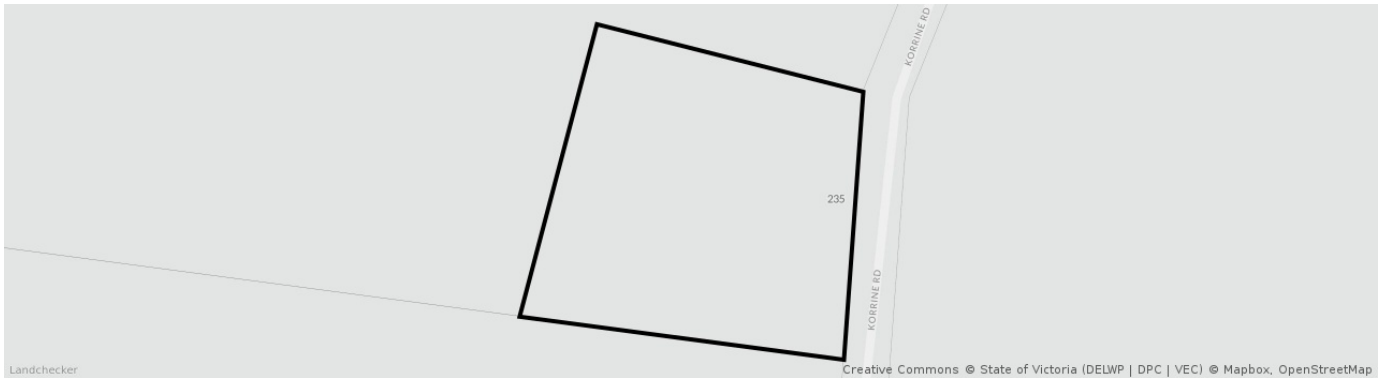
[Schedule to the Farming Zone](#) ▶

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

235 Korrine Road, Glen Alvie Vic 3979

Created On: April 7th, 2022

OTHER OVERLAYS IN THE VICINITY



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

Premium Property Report

235 Korrine Road, Glen Alvie Vic 3979

Created On: April 7th, 2022

RECENT SALES IN THE VICINITY

No nearby recent sales data available for this property.

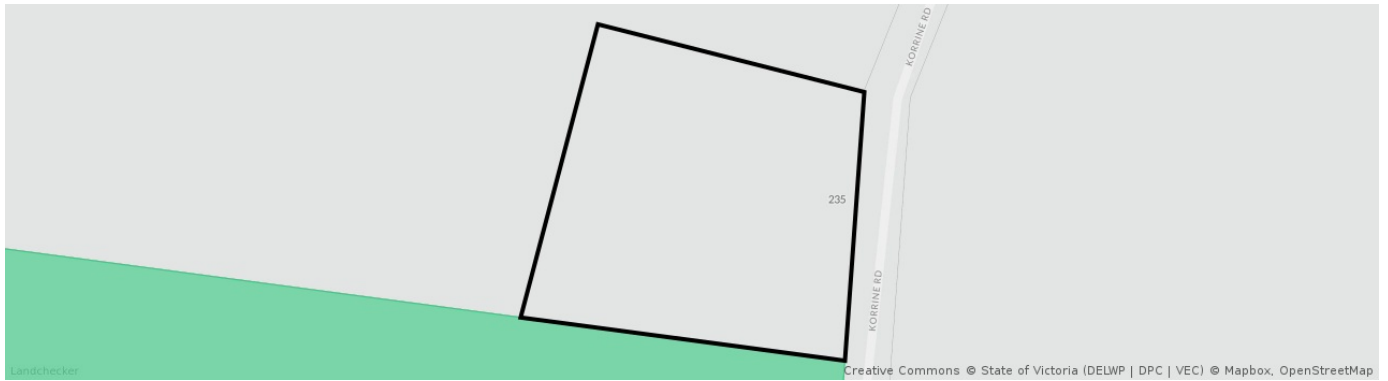
235 Korrine Road, Glen Alvie Vic 3979

Created On: April 7th, 2022

PLANNING PERMIT HISTORY

No planning permit data available for this property.

NEARBY PLANNING PERMITS



■ APPROVED 200211

27th November 2020

205 Korrine Road, Glen Alvie

Extension to existing dwelling in the FZ

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

BASS COAST

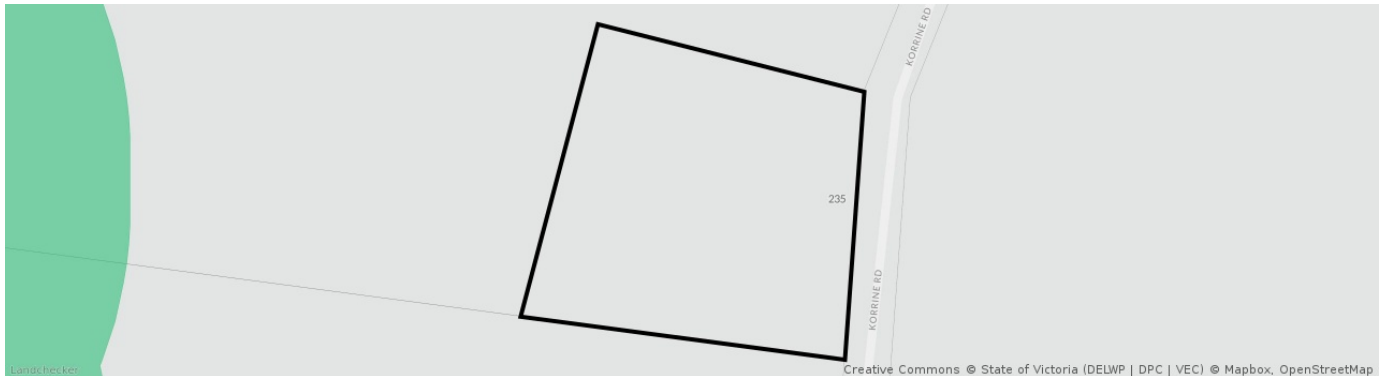
1300226278

Permit information last updated on 06/04/2022

235 Korrine Road, Glen Alvie Vic 3979

Created On: April 7th, 2022

ABORIGINAL CULTURAL HERITAGE SENSITIVITY



■ Aboriginal Cultural Heritage Sensitivity

This property is within, or in the vicinity of, one or more areas of cultural heritage sensitivity. This data is provided to assist with the decisions in relation to proposed activities on the property.

For confirmation and detailed advice about the cultural sensitivity of the property, please visit the [Victorian Aboriginal Heritage Register](#).

235 Korrine Road, Glen Alvie Vic 3979

Created On: April 7th, 2022

ELEVATION CONTOURS



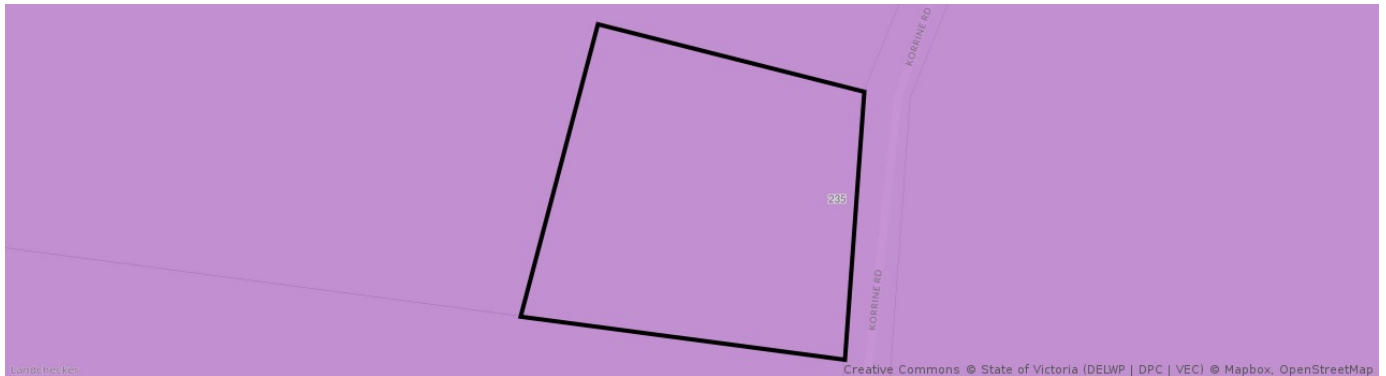
■ 10m-20m Contours

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

235 Korrine Road, Glen Alvie Vic 3979

Created On: April 7th, 2022

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**.

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 licenced 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) (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.