




## Premium Property Report

709 Glen Alvie Road, Glen Alvie Vic 3979

Created On: December 19th, 2022

### DETAILS

<b>LOT/PLAN NUMBER OR CROWN DESCRIPTION</b> Lot. 1 TP410755 Lot. 2 TP410755			<b>SPI (STANDARD PARCEL IDENTIFIER)</b> 1\TP410755 2\TP410755		
<b>LOCAL GOVERNMENT (COUNCIL)</b> Bass Coast			<b>COUNCIL PROPERTY NUMBER</b> 20937		
<b>LAND SIZE (APPROX)</b> 109769.96m <sup>2</sup>	<b>FLOOR AREA</b> 173m <sup>2</sup>	<b>FRONTAGE (APPROX)</b> 22.5m	<b>ORIENTATION</b> North	<b>ROOF MATERIAL</b> Corrugated Galvanised Iron	<b>WALL MATERIAL</b> Timber Weatherboard
<b>HOUSE</b>  3  2  6			<b>YEAR BUILT</b> 1890		
<b>ZONES</b> FZ - Farming Zone			<b>OVERLAYS</b> EMO1 - Erosion Management Overlay Schedule 1 SLO1 - Significant Landscape Overlay Schedule 1		

### STATE ELECTORATES

<b>LEGISLATIVE COUNCIL</b> Eastern Victoria Region	<b>LEGISLATIVE ASSEMBLY</b> Bass District
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### SCHOOLS

<b>CLOSEST PRIVATE SCHOOLS</b> St Joseph's School (11916m)	<b>CLOSEST PRIVATE SCHOOLS</b> St Joseph's School (16111m)
<b>CLOSEST PRIMARY SCHOOL</b> Kongwak Primary School (5140m)	<b>CLOSEST SECONDARY SCHOOL</b> Wonthaggi Secondary College-Community VCAL Program Campus (11628m)

### BURGLARY STATISTICS Powered By

<b>POSTCODE AVERAGE</b> 0	<b>COUNCIL AVERAGE</b> 1 in 159 Homes	<b>STATE AVERAGE</b> 1 in 76 Homes
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### COUNCIL INFORMATION - BASS COAST

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

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## RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

**VC201** The amendment updates the Planning Policy Framework, introduces two new regional policies and a series of new Significant Landscape Overlays to recognise, protect and improve waterway health, amenity, access and community values.

APPROVED 15/12/2022

**C088** Authorisation No A1100 Implements the Cowes Silverleaves Ventnor and Wimbledon Heights Structure Plan

APPROVED 30/11/2022

**C163basc** This introduces Clause 45.12 into the Bass Coast planning scheme, which was omitted from amendment C155basc. C155basc introduced the schedule to Clause 45.12 but not the head provision.

APPROVED 24/11/2022

**VC228** Amendment VC228 makes changes to the Victoria Planning Provisions and all planning schemes to facilitate Victoria's recovery from emergencies by allowing an exemption from operation hours for extractive industries.

APPROVED 21/11/2022

**VC227** Amendment VC227 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to support the facilitation of container deposit scheme (CDS) infrastructure under the Victorian Government's, Recycling Victoria: a new economy policy.

APPROVED 13/11/2022

**VC226** Amendment VC226 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to support emergency recovery, telecommunications, solar energy systems and community care accommodation.

APPROVED 03/11/2022

**VC224** Amends the Victoria Planning Provisions and all planning schemes that relate to declared irrigation districts and solar energy facilities, delivery exemptions, electorate offices, Future Homes, healthy waterways, land use terms, stormwater management and tree removal under VicSmart.

APPROVED 27/10/2022

**VC222** Amendment VC222 makes changes to the Victoria Planning Provisions and all planning schemes to support the co-location of new government primary schools with kindergartens and facilitate projects that support the 2026 Commonwealth Games.

APPROVED 28/09/2022

## PROPOSED PLANNING SCHEME AMENDMENTS

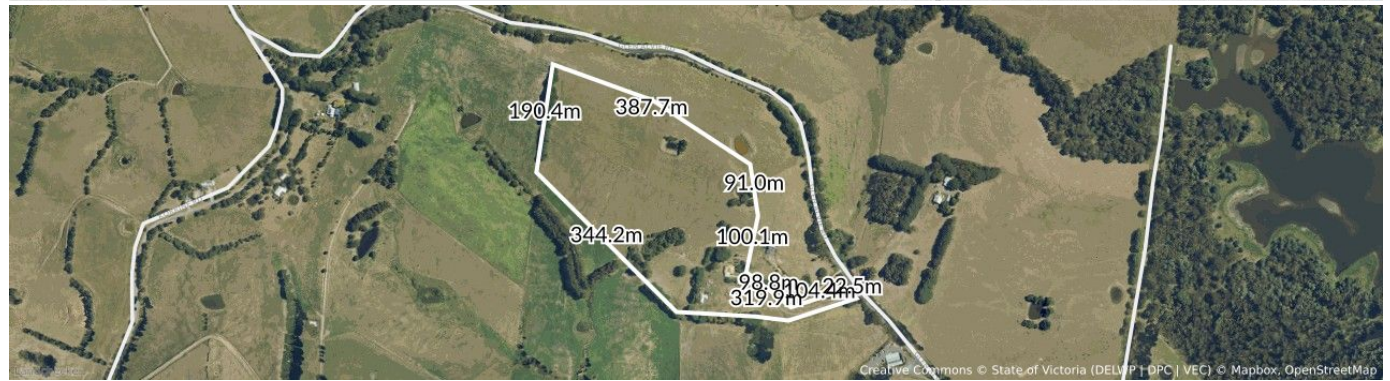
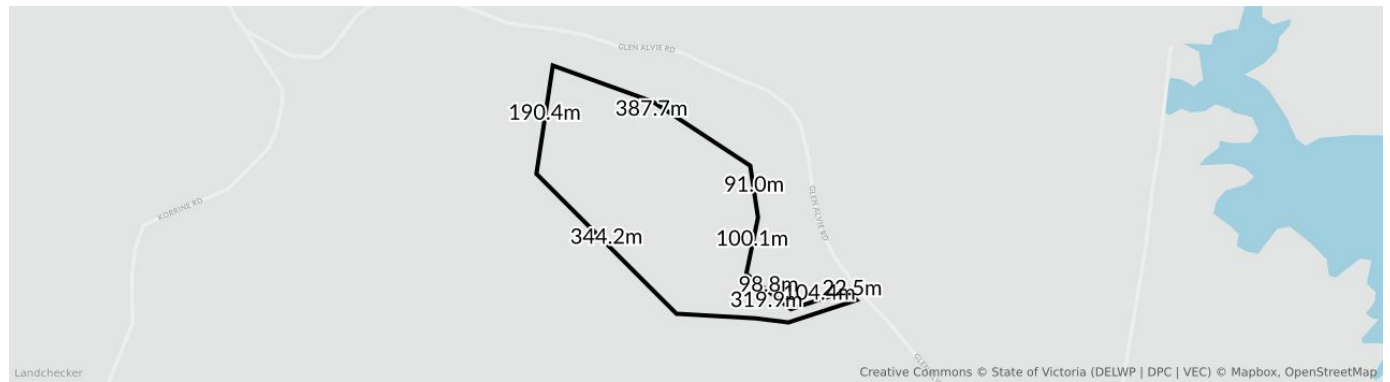
**C162basc** The amendment proposes to rezone land at Bass Road, Bass (Lot 1, LP149977) from Farming Zone to Low Density Residential Zone.

UNDER EXHIBITION 14/12/2022

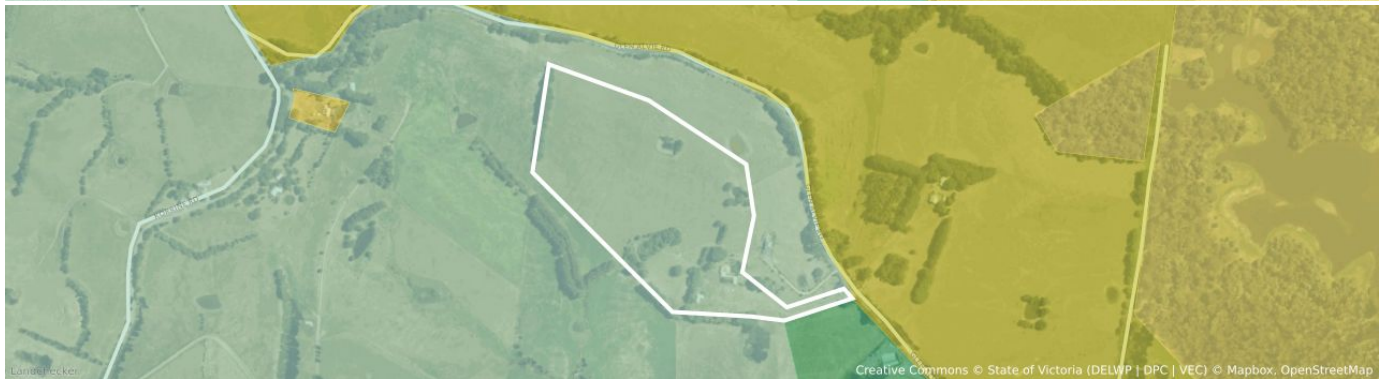
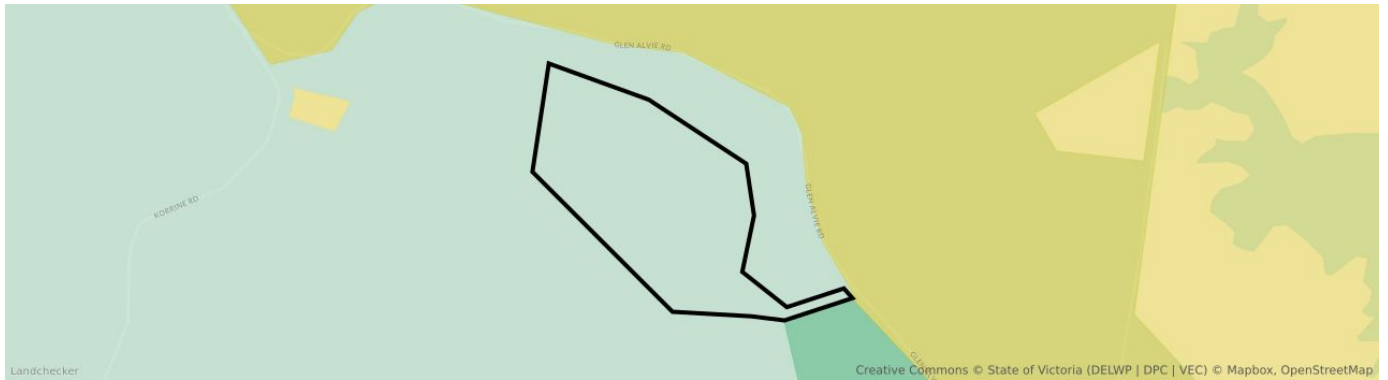
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SITE DIMENSIONS



PLANNING ZONE



FZ - Farming Zone

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

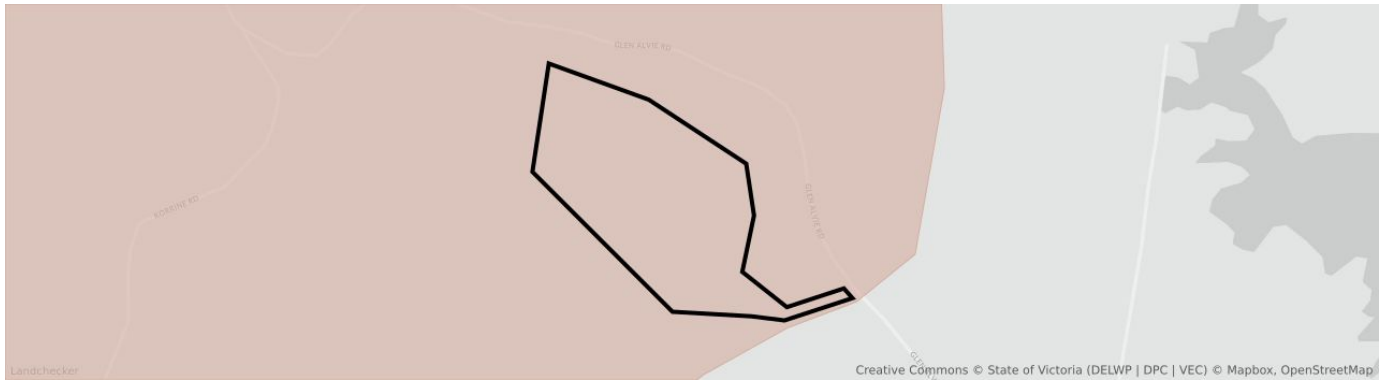
[Farming Zone](#)

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
- RCZ - Rural Conservation Zone
- PUZ - Public Use Zone

## PLANNING OVERLAYS



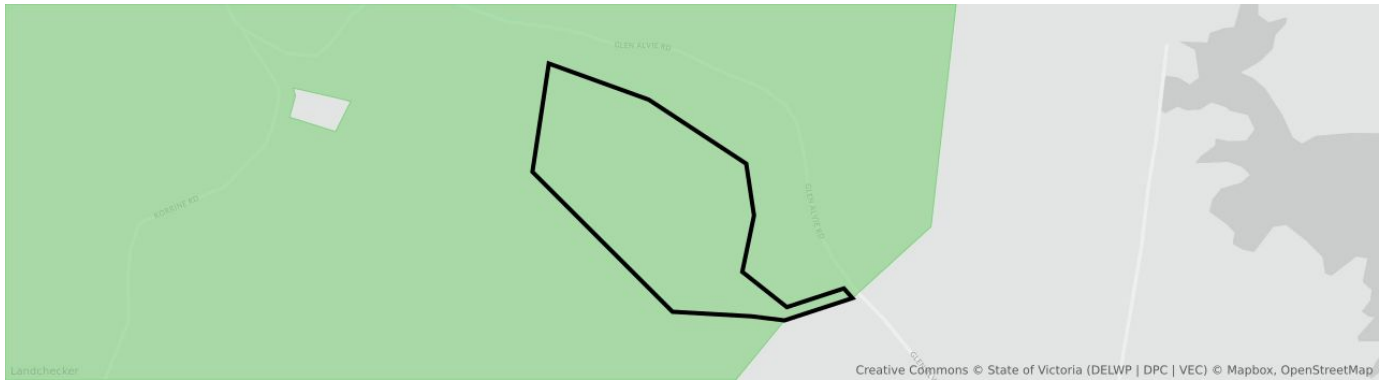
■ EMO1 - Erosion Management Overlay Schedule 1

To implement the Municipal Planning Strategy and the Planning Policy Framework. To protect areas prone to erosion, landslip, other land degradation or coastal processes by minimising land disturbance and inappropriate development.

[Erosion Management Overlay](#) ▶

[Schedule 1 To Clause 44.01 Erosion Management Overlay](#) ▶

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

**PLANNING OVERLAYS****SLO1 - Significant Landscape Overlay Schedule 1**

To implement the Municipal Planning Strategy and the Planning Policy Framework. To identify significant landscapes. To conserve and enhance the character of significant landscapes.

[Significant Landscape Overlay](#)

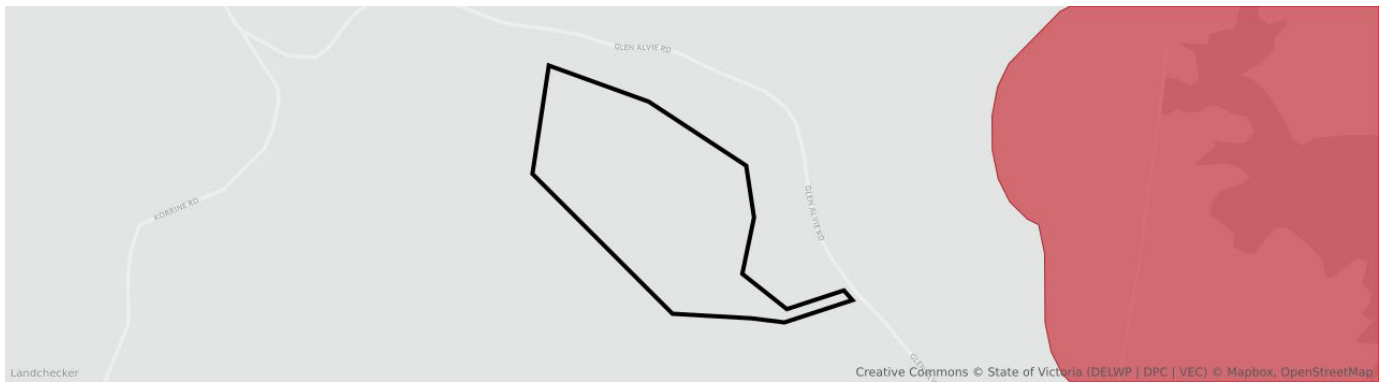
[Schedule 1 To Clause 42.03 Significant Landscape Overlay](#)

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

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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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**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



<p><b>PENDING</b> 210088</p> <p>22nd March 2021</p> <p><u>Payne Road, Glen Alvie</u>, <u>Payne Road, Glen Alvie</u></p> <p>Development of land for dwelling in FZ,EMO1, SLO1</p>	<p><b>APPROVED</b> 200210</p> <p>13th December 2020</p> <p><u>445 Korrine Road, Glen Alvie</u></p> <p>Extension to existing dwelling in the FZ,SLO1, and EMO1</p>
<p><b>APPROVED</b> 190124</p> <p>16th October 2019</p> <p><u>950B Glen Alvie Road, Glen Alvie</u>, <u>950B Glen Alvie Road, Glen Alvie</u></p> <p>Use and development of the land for groupaccommodation</p>	<p><b>APPROVED</b> 170181</p> <p>3rd August 2017</p> <p><u>25 Willmott Road, Glen Alvie</u></p> <p>Building &amp; works to the existing dwellingwithin 100 metres of a waterway</p>

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

**BASS COAST**

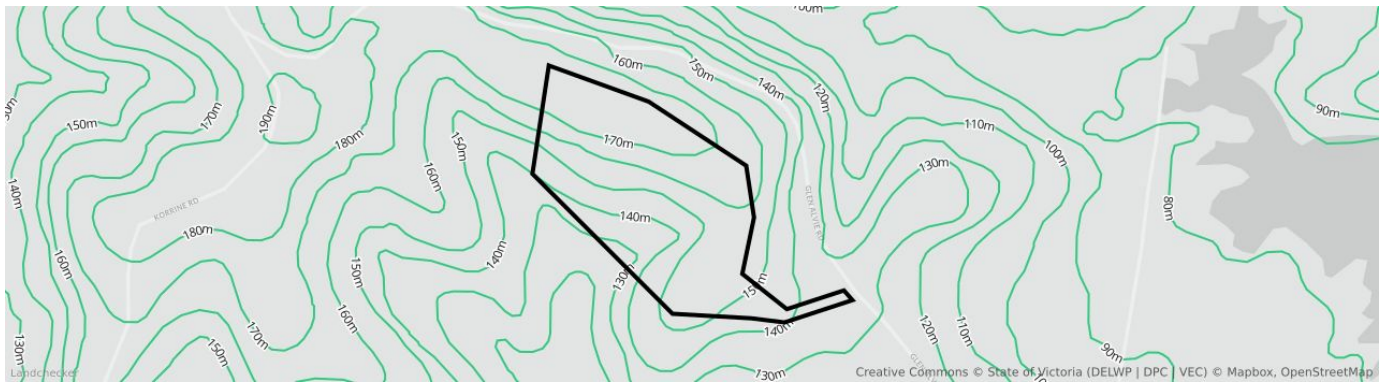
1300226278

Permit information last updated on 18/12/2022

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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

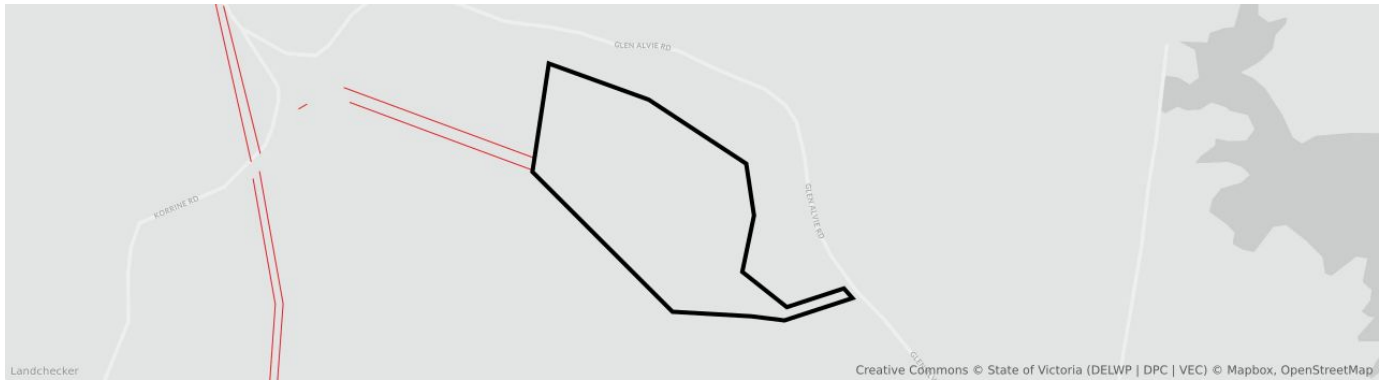
This property is within a zone classified as a Bushfire Prone Area.

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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