

Premium Property Report

3 Manna Gum Close, Inverloch Vic 3996

Created On: January 21st, 2023

DETAILS

LOT/PLAN NUMBER OR CROWN DESCRIPTION Lot. 148 PS318180			SPI (STANDARD PARCEL IDENTIFIER) 148\PS318180		
LOCAL GOVERNMENT (COUNCIL) Bass Coast			COUNCIL PROPERTY NUMBER 26647		
LAND SIZE (APPROX) 624.63m ²	FLOOR AREA Unavailable	FRONTAGE (APPROX) 12.22m	ORIENTATION North	ROOF MATERIAL Unavailable	WALL MATERIAL Unavailable
HOUSE 🏠 0 🏡 0 🚗 0			YEAR BUILT Unavailable		
ZONES GRZ1 - General Residential Zone Schedule 1			OVERLAYS VPO3 - Vegetation Protection Overlay Schedule 3		

STATE ELECTORATES

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

SCHOOLS

CLOSEST PRIVATE SCHOOLS St Joseph's School (11080m)	CLOSEST PRIVATE SCHOOLS St Joseph's School (23267m)
CLOSEST PRIMARY SCHOOL Inverloch Primary School (388m)	CLOSEST SECONDARY SCHOOL Wonthaggi Secondary College (11808m)

BURGLARY STATISTICS Powered By

POSTCODE AVERAGE 1 in 142 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

RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

VC012 Makes changes to the SPPF, LPPF, Zones, Overlays, Particular Provisions, Definitions and list of Incorporated documents based on the general review of residential development provisions and the recommendations of the ResCode Advisory Committee. The changes include the introduction of schedules to four residential zones, a Neighbourhood Character Overlay, new residential development provisions in Clauses 54, 55 and 56 for dwellings and subdivision, and transitional arrangements for subdivision, medium-density housing and residential buildings. Corrects an inconsistency between Amendment S74 and the VPP in relation to public open space contributions in subdivision. Clarifies the definition of Trade supplies.

APPROVED 18/01/2023

VC014 Makes corrections to the Residential 1 Zone, Clause 54.04 and Clause 55.04.

APPROVED 18/01/2023

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.

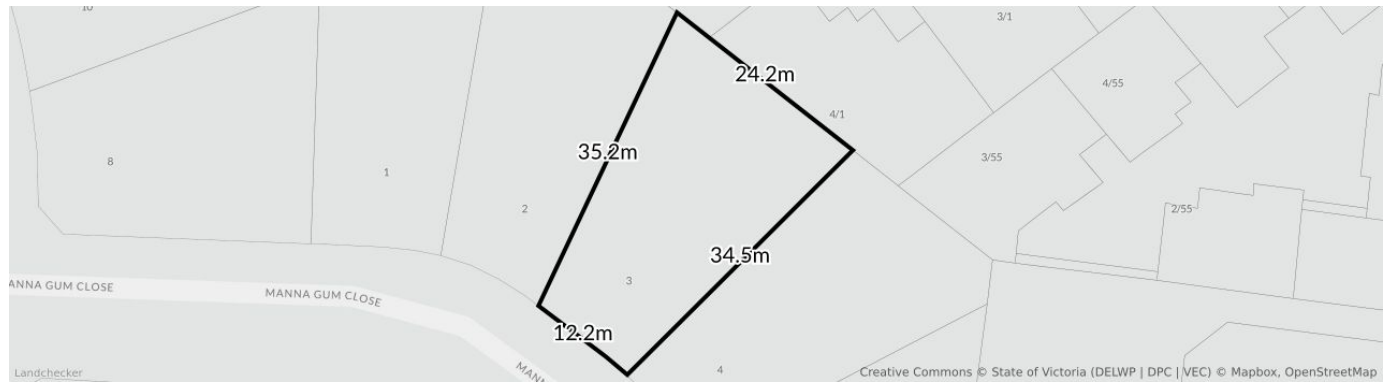
APPROVED 27/10/2022

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.

SUBMISSIONS UNDER ASSESSMENT 16/01/2023

SITE DIMENSIONS



PLANNING ZONE



GRZ1 - General Residential Zone Schedule 1

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

[General Residential Zone](#)

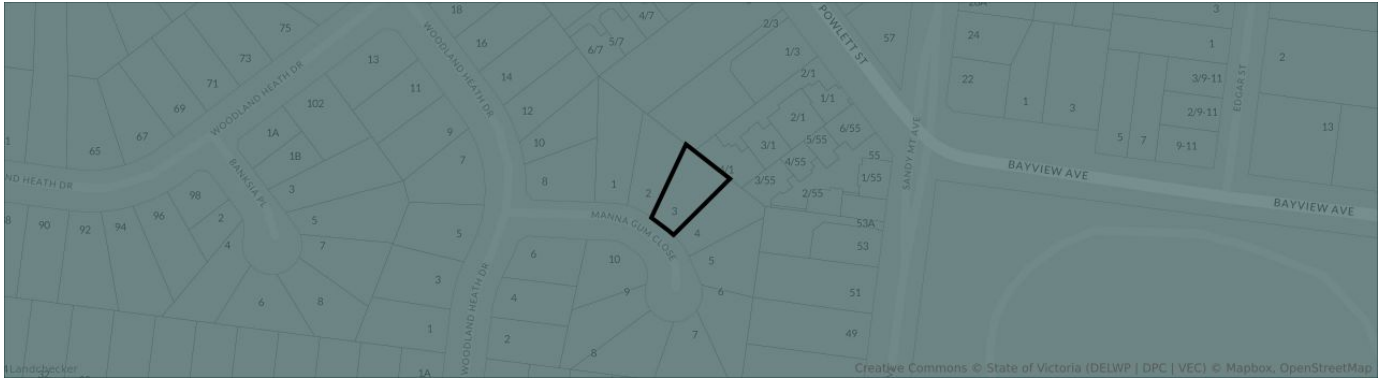
[Schedule 1 To Clause 32.08 General Residential Zone](#)

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

OTHER PLANNING ZONES IN THE VICINITY:

- GRZ - General Residential Zone
 - PPRZ - Public Park And Recreation Zone
 - PUZ - Public Use Zone
- TRZ2 - Transport Zone
 - TRZ3 - Transport Zone

PLANNING OVERLAYS



■ VPO3 - Vegetation Protection Overlay Schedule 3

To implement the Municipal Planning Strategy and the Planning Policy Framework. To protect areas of significant vegetation. To ensure that development minimises loss of vegetation. To preserve existing trees and other vegetation. To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance. To maintain and enhance habitat and habitat corridors for indigenous fauna. To encourage the regeneration of native vegetation.

[Vegetation Protection Overlay](#)

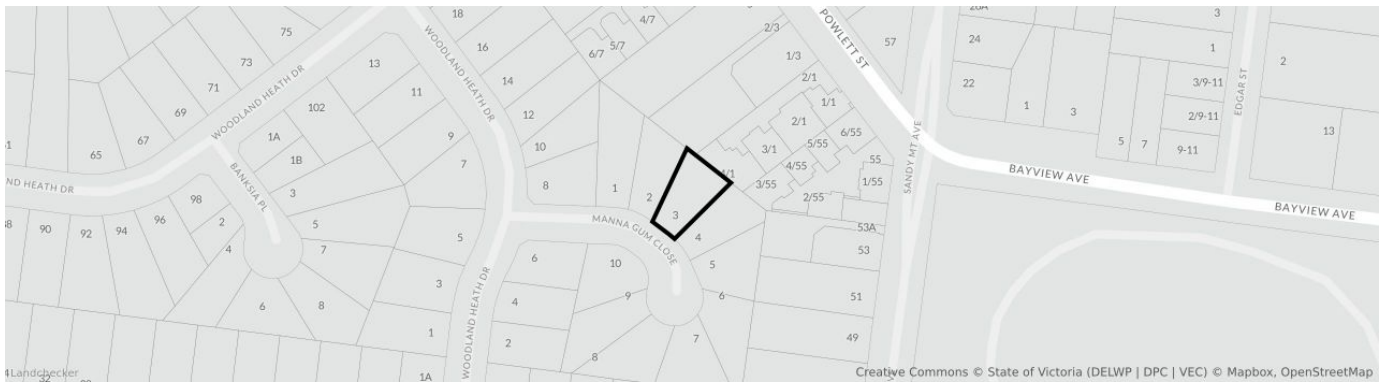
[Schedule 3 To Clause 42.02 Vegetation Protection Overlay](#)

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

3 Manna Gum Close, Inverloch Vic 3996

Created On: January 21st, 2023

OTHER OVERLAYS IN THE VICINITY



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

RECENT SALES IN THE VICINITY



28 Darling Avenue

Inverloch, VIC 3996

 2  1  0

LAND AREA 651m²
FLOOR AREA 90m²
TYPE House
LAST SALE \$850,000 (18/04/2022)
ZONE GRZ



20 Overlook Drive

Inverloch, VIC 3996

 2  1  2

LAND AREA 697m²
FLOOR AREA 101m²
TYPE House
LAST SALE \$915,000 (15/07/2022)
ZONE GRZ

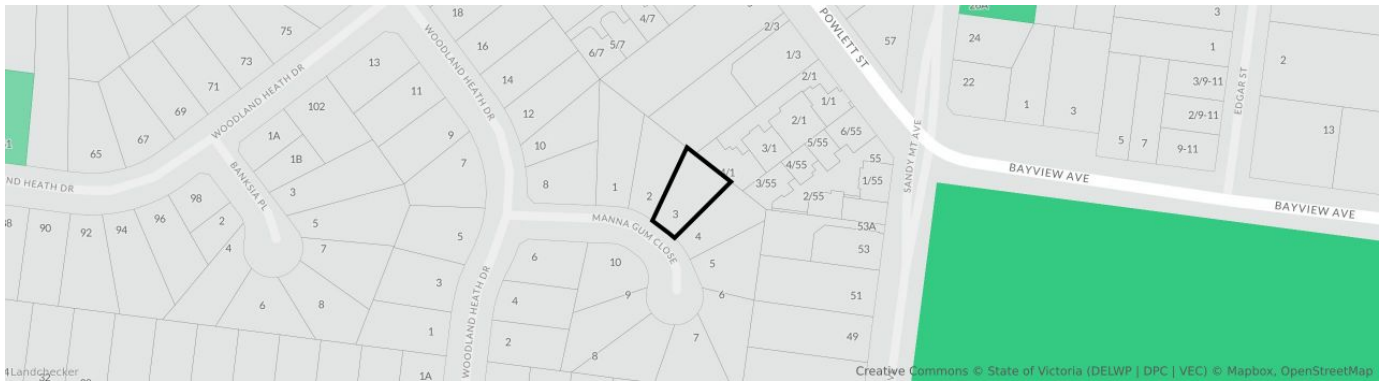
3 Manna Gum Close, Inverloch Vic 3996

Created On: January 21st, 2023

PLANNING PERMIT HISTORY

No planning permit data available for this property.

NEARBY PLANNING PERMITS



<p>APPROVED 220402 21st November 2022</p> <p><u>11-31 Reilly Street, Inverloch</u> Alterations and additions to the existing Inverloch Lions shed in a Public Parks and Recreation Zone</p>	<p>APPROVED 220197 16th June 2022</p> <p><u>11-31 Reilly Street, Inverloch</u> Alterations and additions of an existing Mens Shed in a Public Park and Recreation Zone</p>
<p>APPROVED 200011 22nd January 2020</p> <p><u>Crown Land Lease 2019376 -- Rba Holdings Pty Ltd, 11-31 Reilly Street, Inverloch</u> Removal of one tree in VPO3</p>	<p>APPROVED 200010 22nd January 2020</p> <p><u>Crown Land Lease 2019376 -- Rba Holdings Pty Ltd, 11-31 Reilly Street, Inverloch</u> Removal of one tree in VPO3</p>
<p>APPROVED 200008 22nd January 2020</p> <p><u>Crown Land Lease 2019376 -- Rba Holdings Pty Ltd, 11-31 Reilly Street, Inverloch</u> Removal of one tree in VPO3.</p>	<p>APPROVED 200009 22nd January 2020</p> <p><u>Crown Land Lease 2019376 -- Rba Holdings Pty Ltd, 11-31 Reilly Street, Inverloch</u> Removal of one tree in VPO3</p>
<p>APPROVED 140019 - 1 24th February 2016</p> <p><u>26a Sandy Mountavenue, Inverloch</u> develop a dwelling - amendment to endorsed plans</p>	<p>APPROVED 140019 5th June 2014</p> <p><u>26a Sandy Mountavenue, Inverloch</u> develop a dwelling</p>
<p>APPROVED 140002 1st May 2014</p> <p><u>61 Woodland Heathdrive, Inverloch</u> Remove vegetation</p>	

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

BASS COAST

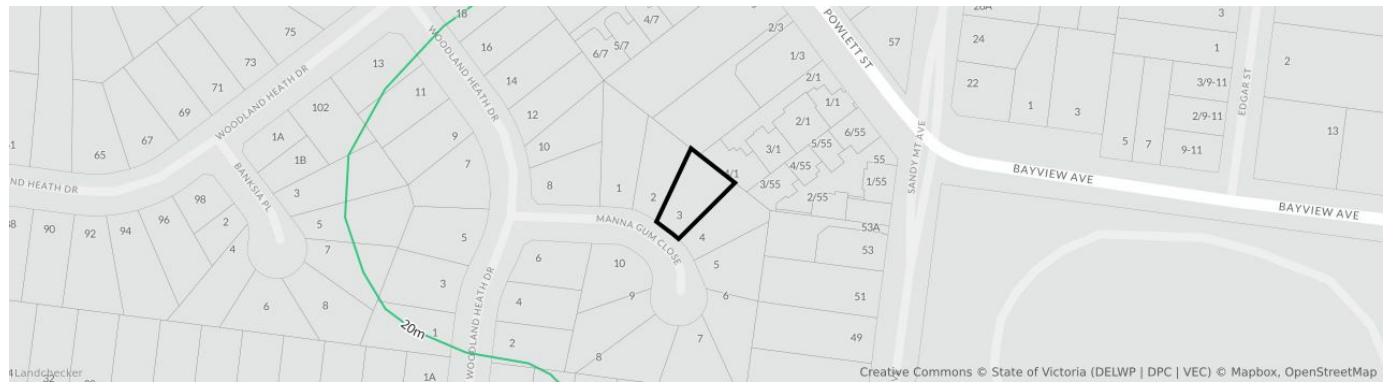
1300226278

Permit information last updated on 20/01/2023

3 Manna Gum Close, Inverloch Vic 3996

Created On: January 21st, 2023

ELEVATION CONTOURS



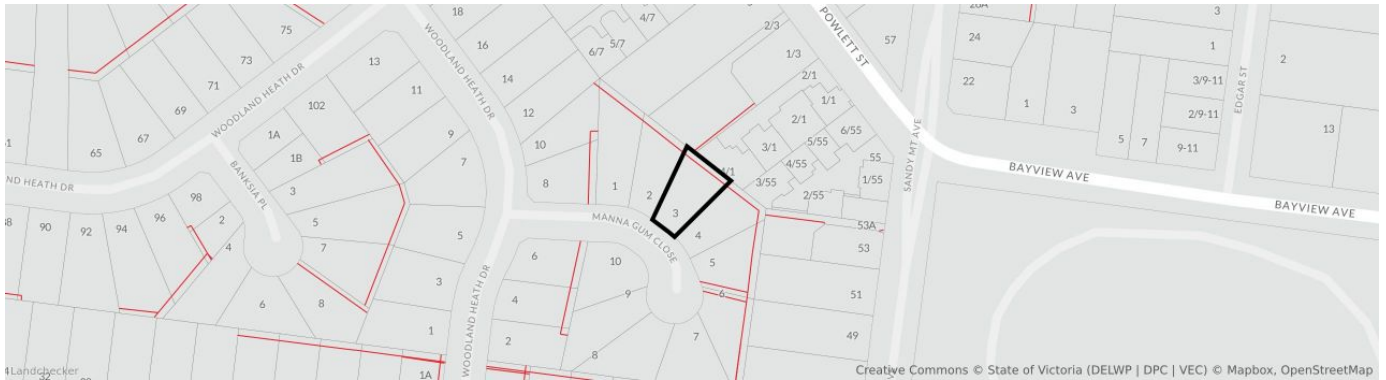
■ 10m-20m Contours

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

3 Manna Gum Close, Inverloch Vic 3996

Created On: January 21st, 2023

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 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.