

## Premium Property Report

83 Bambrook Road, Inverloch Vic 3996

Created On: July 2nd, 2020

### DETAILS

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 1 LP139386

SPI (STANDARD PARCEL IDENTIFIER)

1\LP139386

AREA

41897.89 m<sup>2</sup> Approx

COUNCIL PROPERTY NUMBER

8021000200.0000

LOCAL GOVERNMENT (COUNCIL)

Bass Coast

PROPERTY TYPE & ATTRIBUTES

Land  4  2  2

SALE HISTORY

\$610,000

25/05/2007

\$260,000

02/07/1999

### STATE ELECTORATES

LEGISLATIVE COUNCIL

Eastern Victoria Region

LEGISLATIVE ASSEMBLY

Bass District

### SCHOOLS

CLOSEST PRIVATE SCHOOLS

St Joseph's School (7661m)

CLOSEST PRIVATE SCHOOLS

St Joseph's School (23985m)

CLOSEST PRIMARY SCHOOL

Inverloch Primary School (3677m)

CLOSEST SECONDARY SCHOOL

Wonthaggi Secondary College (8374m)

### 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 (Planning Team)

WEBSITE

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

EMAIL

basscoast@basscoast.vic.gov.au

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## RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

[C153basc](#) The amendment applies the Public Acquisition Overlay Schedule 4 to land described as Lot 1 PS 706350M, Phillip Island Road, Cowes, for the purpose of protecting land suitable to meet the projected open space requirements of the Bass Coast Shire commu...

APPROVED 18/06/2020

[VC115](#) Changes the Victoria Planning Provisions and relevant planning schemes by providing that the permit exemptions at Clauses 62.01 62.02-1 and 62.02-2 do not apply to permit requirements in Clause 36.03 Public Conservation and Resource Zone. Amending Cl...

APPROVED 05/06/2020

[VC175](#) Improves the way the planning system addresses buffers for amenity, human health and safety impacts by updating the Planning Policy Framework (PPF) and Clause 53.10.

APPROVED 26/05/2020

[VC034](#) Introduces a new Clause 12 with consequential changes to other clauses in the State Planning Policy Framework, including Clauses 14, 15, 17, 18 & 19. Includes reference to Alpine Resorts 2020 Strategy in Clause 15.13 and Activity Centre Design Guidel...

APPROVED 21/05/2020

[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) and to remove the Significant Landscape Overlay - Schedule 1 (SLO1) provisions ...

16/05/2020

[VC179](#) The amended inserts a new provision at Clause 52.10 to facilitate rebuilding following the 2019/20 bushfires and amends the Schedule to Clause 72.01 in all planning schemes to designate the CEO as the responsible authority for Clause 52.10.

APPROVED 06/05/2020

[VC154](#) Implementation of the integrated water management reforms

APPROVED 21/04/2020

[GC112](#) The Amendment amends the Bass Coast, Baw Baw, Colac Otway, East Gippsland, Glenelg, Greater Bendigo, Greater Geelong, Hepburn, Latrobe, Mitchell, Moorabool, Moyne, Pyrenees, South Gippsland, Southern Grampians, Strathbogie, Warrnambool, Wellington an...

APPROVED 20/04/2020

[VC178](#) The Amendment changes the Victoria Planning Provisions (VPP) and all planning schemes by amending Clause 52.13-7 (2009 Bushfire - Recovery Exemptions) to extend the expiry date to 30 June 2020. The Amendment also changes the Victorian Planning Provis...

APPROVED 09/04/2020

[VC181](#) The amendment changes the Victoria Planning Provisions and all planning schemes by replacing Clause 52.18 [No content] with a new Clause 52.18 (State of emergency exemption), to facilitate the delivery of food and other essential goods during and fol...

APPROVED 05/04/2020

## PROPOSED PLANNING SCHEME AMENDMENTS

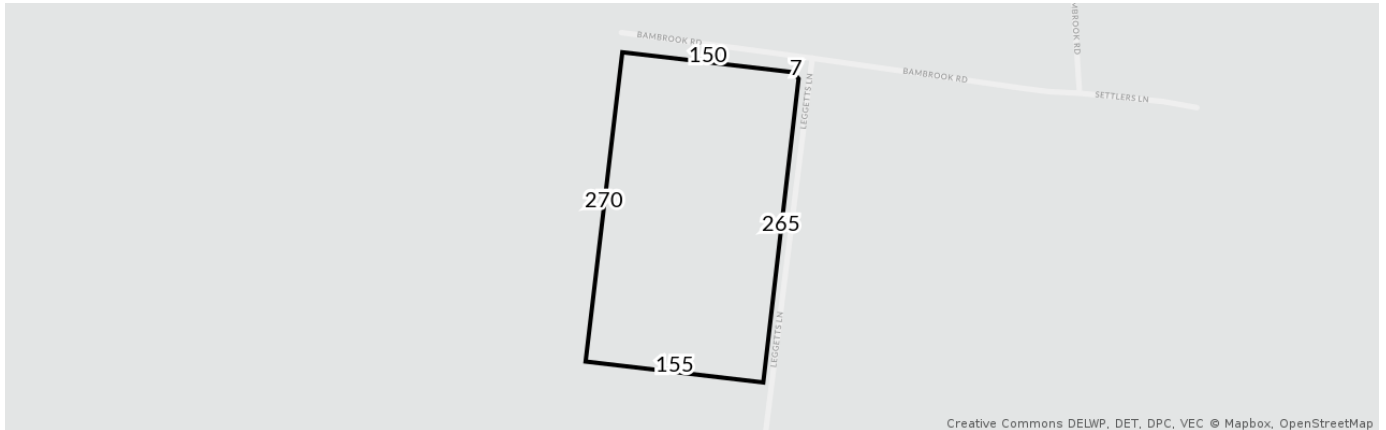
[C151](#) The amendment proposes to implement the recommendations of the Cowes Activity Centre Plan by updating local policies, rezoning land, introducing new schedules to the General Residential Zone, removing the Design and Development Overlay from land parcels, introducing new schedules to the Design 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

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SITE DIMENSIONS



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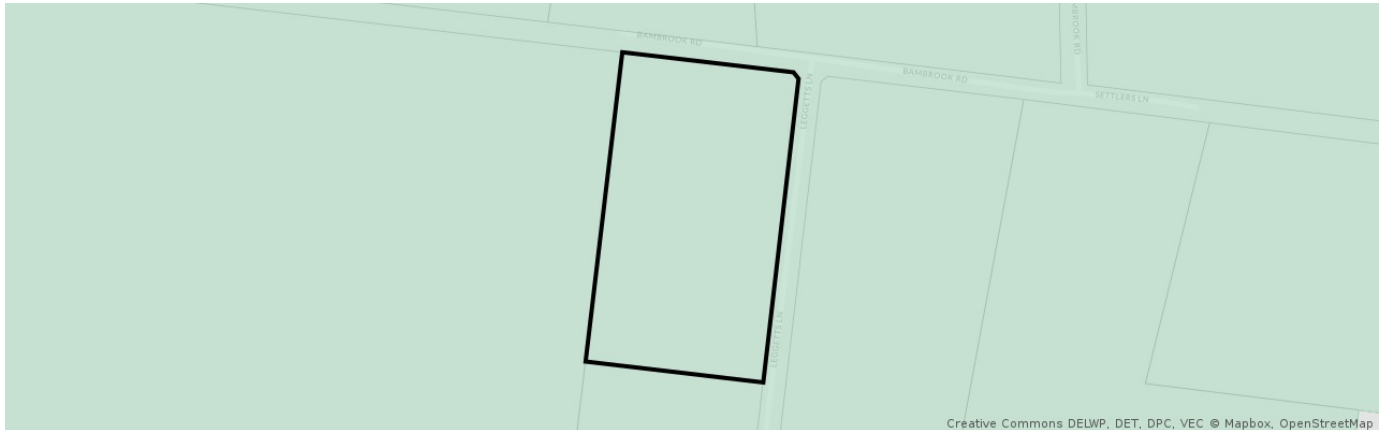


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### PLANNING ZONE



#### ■ 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](#) ▶

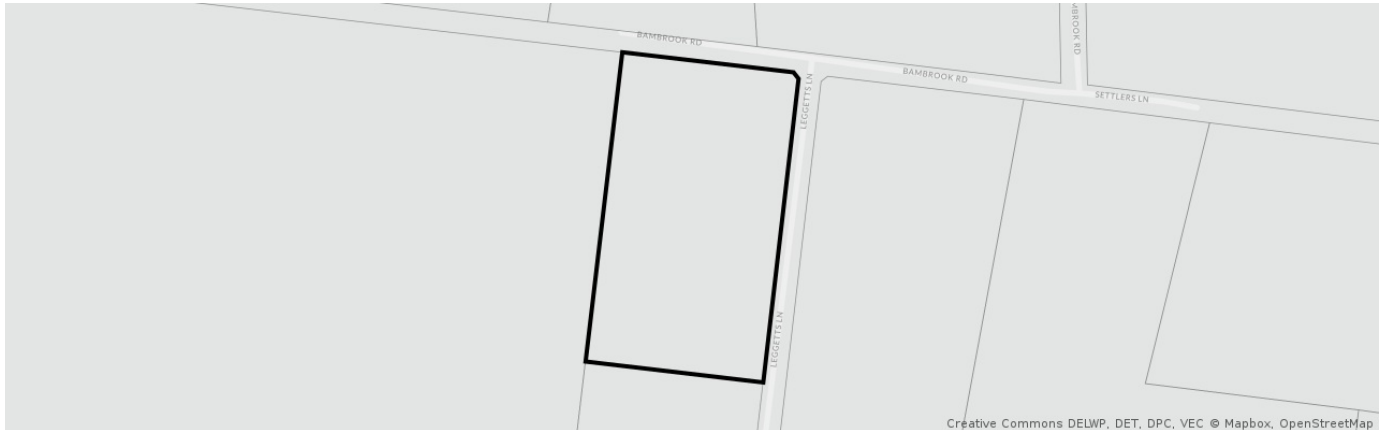
[Schedule to the Farming Zone](#) ▶

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

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OTHER OVERLAYS IN THE VICINITY

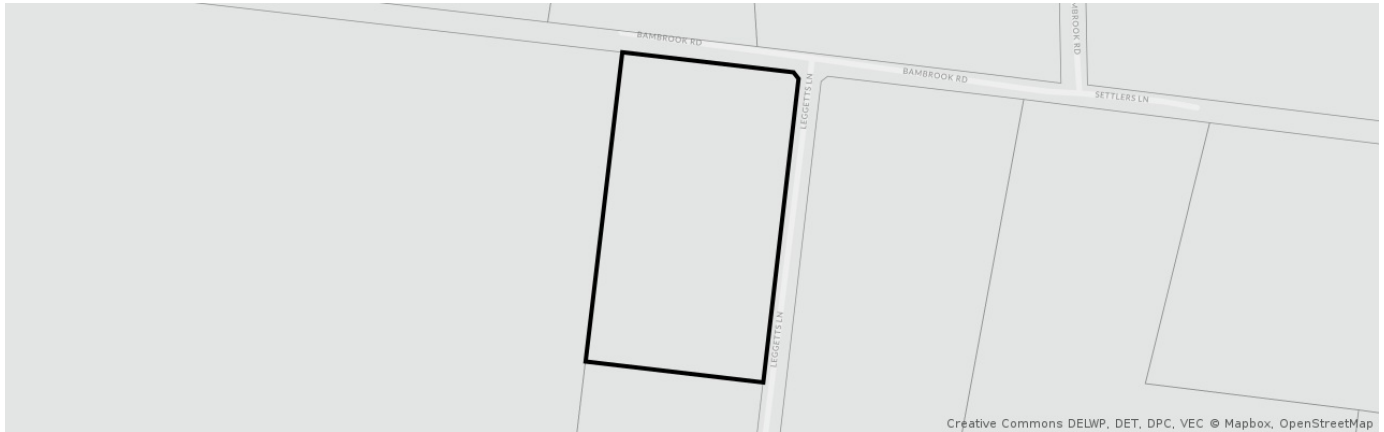


For confirmation and detailed advice about these planning overlays, please contact BASS COAST council on **1300226278**.

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## PLANNING PERMIT HISTORY

 **REJECTED**

8th August 2014

83 Bambrook Road, Inverloch

2 Lot Subdivision

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

**BASS COAST**

1300226278

Permit information last updated on 01/07/2020

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**NEARBY PLANNING PERMITS**

No planning permit data available.

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ELEVATION CONTOURS



10m-20m Contours

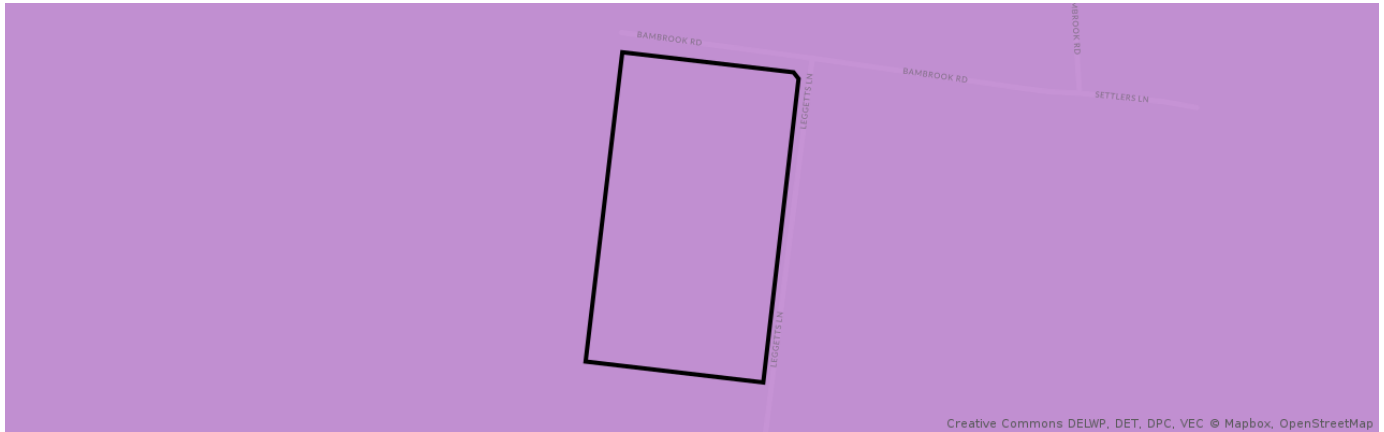
For confirmation and detailed advice about the elevation of the property, please contact BASS COAST council on **1300226278**.



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## BUSHFIRE PRONE AREA

 Bushfire Prone Area

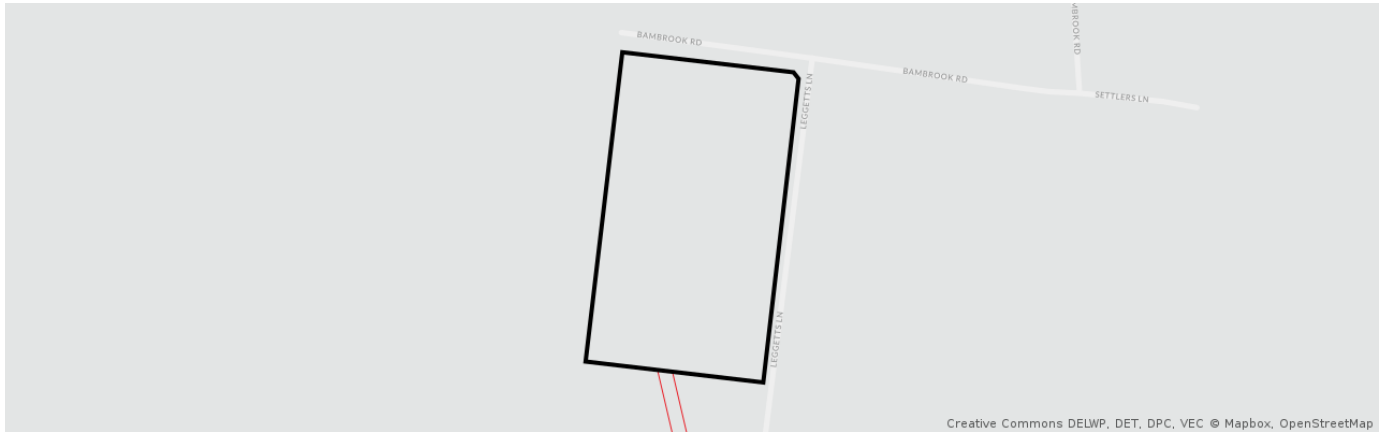
This property is within a zone classified as a Bushfire Prone Area.

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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