

Premium Property Report

76 Toorak Road, Inverloch Vic 3996

Created On: April 7th, 2021

DETAILS

LOT/PLAN NUMBER OR CROWN DESCRIPTION Lot. 46 LP216777		SPI (STANDARD PARCEL IDENTIFIER) 46\LP216777	
LOCAL GOVERNMENT (COUNCIL) Bass Coast		COUNCIL PROPERTY NUMBER 7647	
LAND SIZE 671.0m ² Approx	FLOOR AREA 260m ²	ROOF MATERIAL Colourbond Roof	WALL MATERIAL Brick Veneer
LAND 🏠 4 🚗 2 🚘 1		YEAR BUILT N/A	

STATE ELECTORATES

LEGISLATIVE COUNCIL Eastern Victoria Region	LEGISLATIVE ASSEMBLY Bass District
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SCHOOLS

CLOSEST PRIVATE SCHOOLS St Joseph's School (10059m)	CLOSEST PRIVATE SCHOOLS St Joseph's School (24284m)
CLOSEST PRIMARY SCHOOL Inverloch Primary School (1775m)	CLOSEST SECONDARY SCHOOL Wonthaggi Secondary College (10705m)

BURGLARY STATISTICS Powered By

POSTCODE AVERAGE 1 in 142 Homes	COUNCIL AVERAGE 1 in 159 Homes	STATE AVERAGE 1 in 76 Homes
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COUNCIL INFORMATION - BASS COAST

PHONE 1300226278 (Bass Coast)	
WEBSITE http://www.basscoast.vic.gov.au/	EMAIL basscoast@basscoast.vic.gov.au

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RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

C151basc The amendment proposes to implement the recommendations of the Cowes Activity Centre Plan 2015 by updating local policies, rezoning land, introducing new schedules to the General Residential Zone and Residential Growth Zone, removing the Design and D...

APPROVED 31/03/2021

VC194 The amendment inserts two new particular provisions at clauses 52.30 and 52.31 to facilitate state projects and local government projects.

APPROVED 25/03/2021

VC187 Introduces a new particular provision, Housing by or on behalf of the Director of Housing at clause 53.20 of the Victoria Planning Provisions and all planning schemes to streamline the planning permit process to construct or extend a dwelling, or to ...

APPROVED 17/03/2021

VC190 Introduces a new particular provision, Victoria's Big Housing Build at clause 52.20 of the Victoria Planning Provisions and all planning schemes. Clause 52.20 removes the need for a planning permit to develop a housing project if funded under Victori...

APPROVED 17/03/2021

VC195 Amendment VC195 changes the Victoria Planning Provisions and all planning schemes by modifying the particular provision at clause 52.32 (Wind energy facilities) to streamline the application process for minor changes to approved wind energy facilitie...

APPROVED 11/03/2021

VC192 amend the Victoria Planning Provisions (clause 72.01-1) to make the Minister the responsible authority for all large energy generation facilities and utility installations..

APPROVED 03/03/2021

GC175 Update the existing Schedules to Clause 53.06 to make them consistent with the Ministerial Direction on the Form and Content of Planning Schemes.

APPROVED 18/02/2021

VC191 VC191 amends the Combustible cladding rectification exemptions at 52.01

APPROVED 17/02/2021

VC193 The amendment amends clause 52.18 (State of emergency exemption) to support Victoria's social and economic recovery from the coronavirus (COVID-19) pandemic through temporary planning scheme and permit condition exemptions that enable outdoor dining ...

APPROVED 03/02/2021

VC169 Amendment VC169 changes the Planning Policy Framework to help direct balanced outcomes for housing growth and built form, while also clarifying and consolidating housing policy.

APPROVED 03/02/2021

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

VC189 The amendment changes the Victoria Planning Provisions by implementing the Alpine Resorts Strategic Plan 2020-2025 at Clause 12.04-1S Sustainable development in alpine areas. The amendment also translates the Alpine Resorts Planning Scheme into the n...

APPROVAL UNDER CONSIDERATION 28/08/2020

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

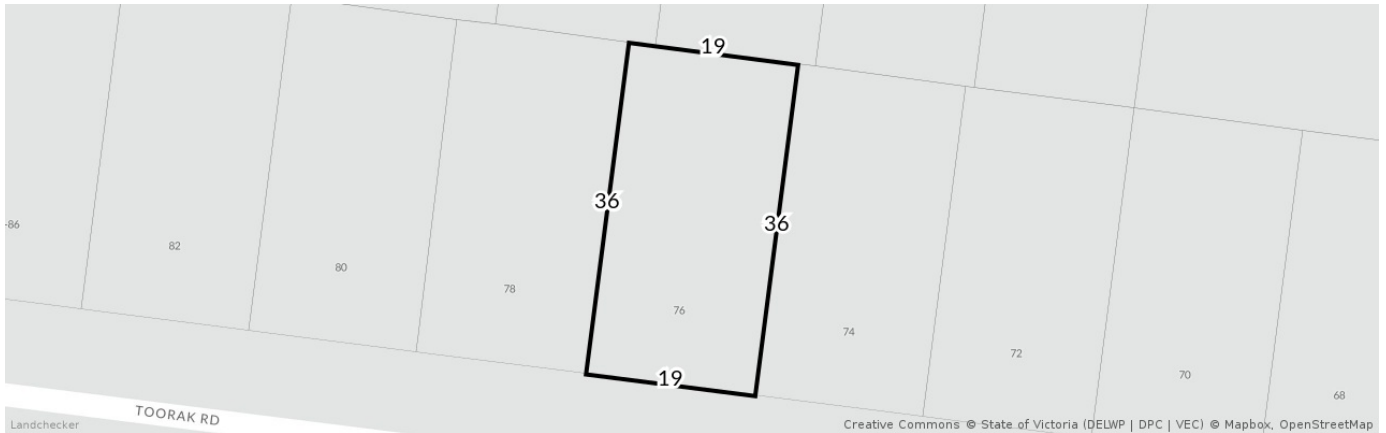
C150basc The amendment rezones part of 126 Shetland Heights Road, San Remo from the Low Density Residential Zone to the General Residential Zone Schedule.

APPROVAL UNDER CONSIDERATION 21/12/2020

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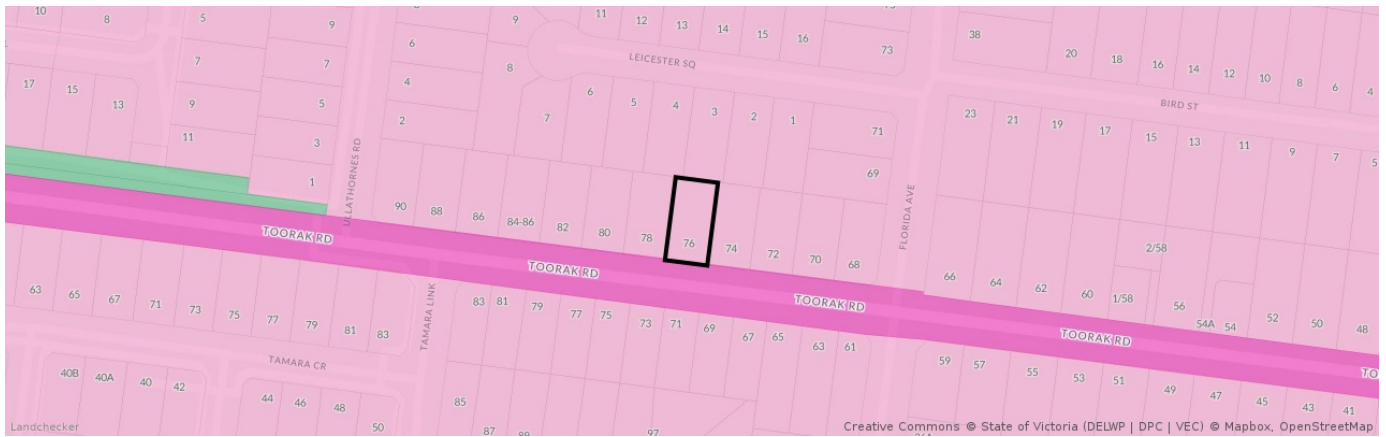
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SITE DIMENSIONS



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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 the General Residential Zone](#)

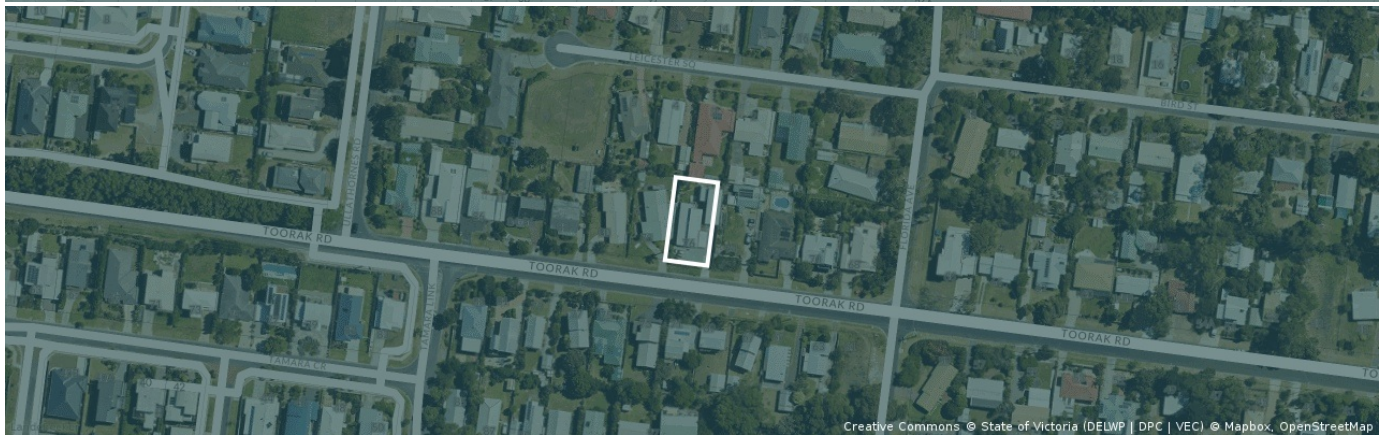
For confirmation and detailed advice about this planning zone, please contact BASS COAST council on **1300226278**.

OTHER PLANNING ZONES IN THE VICINITY:
 PPRZ - Public Park And Recreation Zone

 RDZ1 - Road Zone

 GRZ - General Residential Zone

PLANNING OVERLAYS



■ VPO3 - Vegetation Protection Overlay Schedule 3

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. To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.

[Vegetation Protection Overlay](#)

[Schedule 3 to the Vegetation Protection 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



■ DDO - Design And Development 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

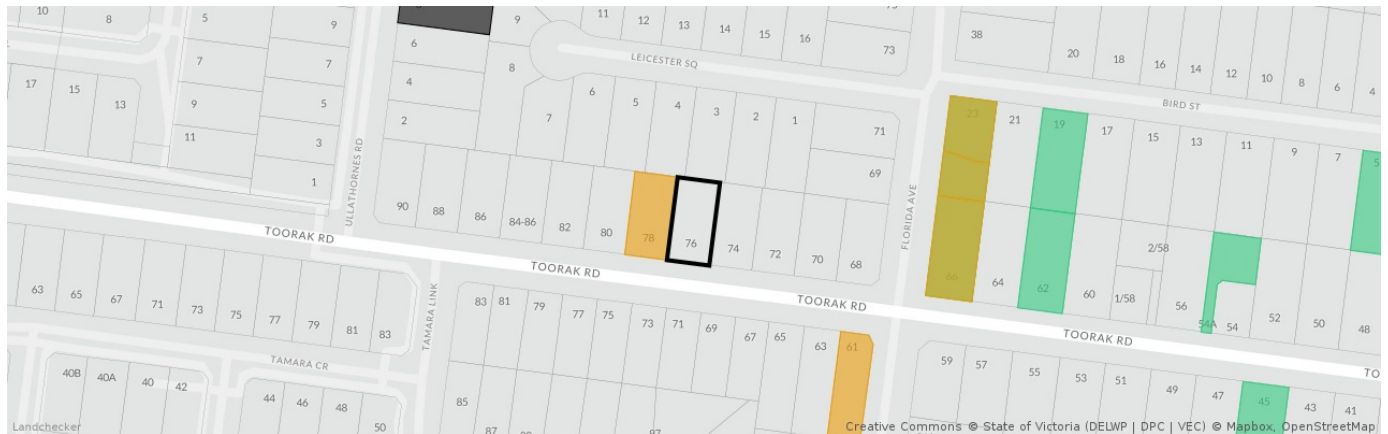
No nearby recent sales data available for this property.

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PLANNING PERMIT HISTORY

No planning permit data available for this property.

NEARBY PLANNING PERMITS


PENDING 26th February 2021 23 Bird Street, Inverloch, 23 Bird Street, Inverloch Subdivision of land into Two Lots - Plans to Comply Condition 8(a) - Civil Plans	PENDING 11th June 2020 78 Toorak Road, Inverloch Creation of an access to a Road Zone Category 1
PENDING 3rd October 2019 61 Toorak Road, Inverloch Subdivision of land into two lots	PENDING 18th May 2015 66 Toorak Road, Inverloch Construct a new crossover - Plans to Comply - Conditions 1 and 9
APPROVED 10th March 2021 62 Toorak Road, Inverloch Extension to existing dwelling in DDO9	APPROVED 5th October 2020 23 Bird Street, Inverloch, 23 Bird Street, Inverloch Subdivision of land into Two Lots
WITHDRAWN 19th January 2017 8 Ullathornes Road, Inverloch Vegetation removal to aid crossover to be built & drainage	APPROVED 11th November 2016 45 Toorak Road, Inverloch Construction of a deck and pergola on land affected by the Design and Development Overlay
APPROVED 4th September 2015 19 Bird Street, Inverloch Buildings and works incorporating installation of a spa and gazebo	APPROVED 3rd February 2015 66 Toorak Road, Inverloch Construct a new crossover
APPROVED 25th November 2014 54A Toorak Road, Inverloch Variation to build outside the building envelope shown on the restrictive covenant PS604735J	APPROVED 9th October 2014 5 Bird Street, Inverloch Tree removal

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

BASS COAST

1300226278

Permit information last updated on 06/04/2021

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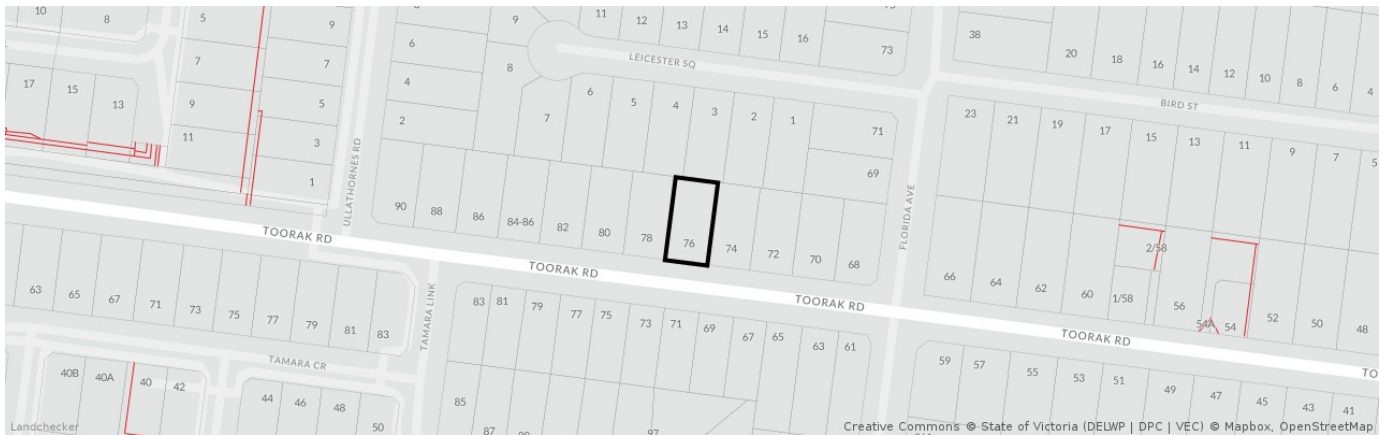
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ELEVATION CONTOURS



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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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