



# **Vendor Statement**

**Vendor:**

**Trevor Leslie Bunn**

**Property:**

**Lot 1, 30 Canobios Road, Jeetho**

KM Law  
34 Commercial Street  
Korumburra Vic 3950  
Tel: 03 5655 2208  
Email: [info@kmlawvic.com.au](mailto:info@kmlawvic.com.au)  
Ref: KM:252042




## Vendor Statement

The Vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract. The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached document before the purchaser signed any contract.

**Note: Only check boxes marked with an "X" apply. Particulars boxes left blank do not apply**

Land	Lot 1, 30 Canobios Road, Jeetho	
Name(s) of Vendor(s)	Trevor Leslie Bunn	Date 24 / 7 / 25
Signature(s) of Vendor(s)		
Name(s) of Purchaser(s)		Date / /
Signature(s) of Purchaser(s)		



1. **FINANCIAL MATTERS**

1.1 **Particulars of any Rates, Taxes, Charges or Other Similar Outgoings** (and any interest on them)

(a) ☒ \*Their total does not exceed:

(rated with  
neighbouring lot)

\$7,500

OR

(b) ☐ \*Are contained in the attached certificate/s.

OR

(c) ☐ \*Their amounts are.

Authority		Amount		Interest (if any)	
(1)		(1)		(1)	\$
(2)		(2)		(2)	\$
(3)		(3)		(3)	\$
(4)		(4)		(4)	\$

(d) ☐ \*There are NO amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge (other than any GST in accordance with the contract) which are not included in items 1.1(a), (b) or (c) above, other than any amounts stated in the adjacent box.

\$

1.2 **Any Charge** (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge NOT referred to in item 1.1.

☒ Not applicable

1.3 **Terms Contract**

*Note: This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 1 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.*

☒ Not applicable

1.4. **Sale Subject to Mortgage**

*Note: This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.*

☒ Not applicable

2. **INSURANCE**

2.1 **Damage and Destruction**

*Note: This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.*

☒ Not applicable



**2.2 Owner-Builder**

*Note: This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the Building Act 1993 applies to the residence.*

☒ Not applicable

**3. LAND USE**

**3.1 Easements, Covenants or Other Similar Restrictions**

(a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered):-

☒ Is in the attached copies of title document/s.

*Note: Sewers/drains (if any) may be laid outside registered easements*

(b) ☒ Particulars of any existing failure to comply with that easement, covenant or other similar restriction are: None to the vendor's knowledge

**3.2 Road Access**

☒ There is access to the property by road.

**3.3 Designated Bushfire prone Area**

☒ The land is in a designated bushfire prone area within the meaning of regulations made under the *Building Act 1993*.

**3.4 Planning Scheme**

☒ Attached is a certificate or property report/s with the required specified information.

**4. NOTICES**

**4.1 Notice, Order, Declaration, Report or Recommendation**

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approval proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge.

☒ Not applicable

*Note: The Vendor has no means of knowing whether any government department or public authority has made any notice, order, declaration, report, recommendation or approved proposals affecting the property unless the same is communicated to the Vendor.*

**4.2 Agricultural Chemicals**

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock diseases contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However if this is not the case, the details of any such notices, property management plans, reports or orders are as follows.

☒ Not applicable



**4.3 Compulsory Acquisition**

The particulars of any notices or intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act 1986* are as follows:

☒ Not applicable

**5. BUILDING PERMITS**

Particulars of any building permit issued under the *Building Act 1993* in the preceding 7 years (required only where there is a residence on the land)

☒ Refer to attached building information certificate from South Gippsland Shire Council

**6. OWNERS CORPORATION**

*Note: This section 6 only applies if the land is affected by an owners corporation within the meaning of the Owners Corporations Act 2006.*

☒ Not applicable

**7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")**

*Note: If GAIC applies then particulars are required.*

☒ Not applicable

**8. SERVICES**

The services which are marked with an "X" in the accompanying square box are NOT connected to the land:

Electricity supply ☐ Gas Supply ☒ Water Supply ☒ Sewerage ☒ Telephone services ☒

**9. TITLE**

Attached are copies of the following documents:

- 9.1 ☒ A Register Search Statement.
- ☒ The document, or part of a document, referred to as the "diagram location" in the Register Search Statement which identifies the land and its location.
- 9.2 ☐ Evidence of the vendor's right to sell (where the vendor is not the registered proprietor or the owner in fee simple).

**10. SUBDIVISION**

**10.1 Unregistered Subdivision**

*Note: This section 10.1 only applies if the land is subject to a subdivision which is not registered.*

☒ Not applicable

**10.2 Staged Subdivision**

*Note: This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the Subdivision Act 1988.*

☒ Not applicable





**10.3 Further Plan of Subdivision**

*Note: This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the Subdivision Act 1988 is proposed.*

☒ Not applicable

**11. DISCLOSURE OF ENERGY INFORMATION**

*Note: Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)*

*Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the Building Energy Efficiency Disclosure Act 2010 (Cth)*

- (a) *to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and*
- (b) *which has a net lettable area of at least 2000m<sup>2</sup>; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):*

☒ Not applicable

**12. DUE DILIGENCE CHECKLIST**

*(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)*

☒ Attached

**13. ATTACHMENTS**

☒ Any other attachments not referred to in this Statement as follows:

1. South Gippsland Shire Council rates notice (contiguously rated with other land);
2. South Gippsland Shire Council building information certificate



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 03766 FOLIO 051

Security no : 124126193089B  
Produced 14/07/2025 03:31 PM

LAND DESCRIPTION

Lot 1 on Title Plan 755014P.  
PARENT TITLE Volume 02894 Folio 669  
Created by instrument 735049 14/01/1914

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
TREVOR LESLIE BUNN of BENA 3946  
U837862E 24/06/1997

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS734658U 22/11/2019  
HARGRAVES SECURED INVESTMENTS LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP755014P FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

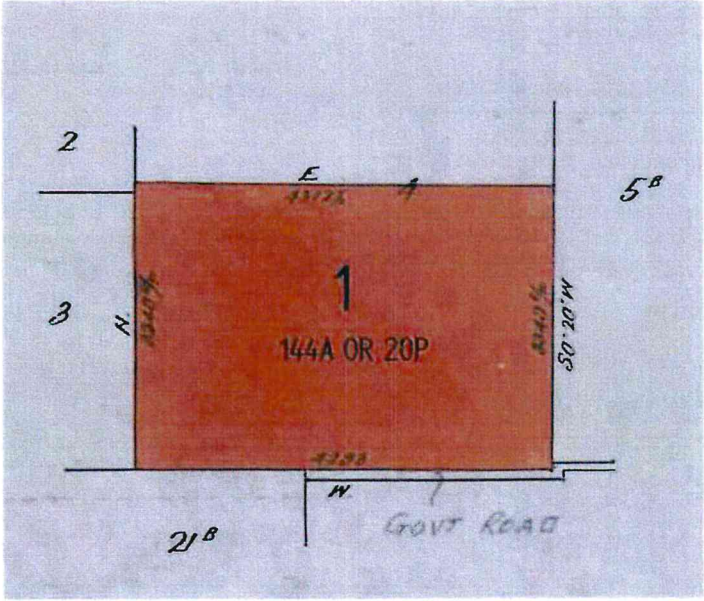
Additional information: (not part of the Register Search Statement)

Street Address: 30 CANOBIOS ROAD JEETHO VIC 3945

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 755014P						
<b>Location of Land</b> Parish: JUMBUNNA EAST Township: Section: Crown Allotment: 4 (PT) Crown Portion:  Last Plan Reference: Derived From: VOL 3766 FOL 051 Depth Limitation: NIL		<b>Notations</b>  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
<b>Description of Land / Easement Information</b> E-1 = EASEMENT TO STATE ELECTRICITY COMMISSION OF VICTORIA CREATED BY C/E 1978249  SEE SHEET 2 FOR FURTHER EASEMENT DETAILS		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 11/11/2002 VERIFIED: RZ							
									
<table border="1"> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = CA 4(PT)</td> </tr> </table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA 4(PT)	
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WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = CA 4(PT)									
LENGTHS ARE IN LINKS		Metres = 0.2048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 sheets						





# PROPERTY REPORT

From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 14 July 2025 04:01 PM

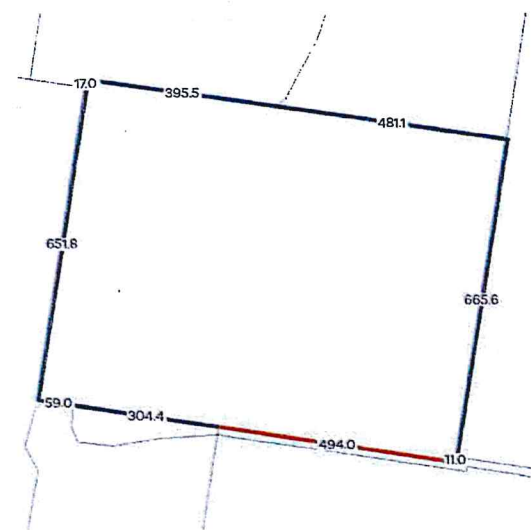
## PROPERTY DETAILS

Lot and Plan Number: **Lot 1 TP755014**  
Address: **30 CANOBIOS ROAD JEETHO 3945**  
Standard Parcel Identifier (SPI): **1\TP755014**  
Local Government Area (Council): **SOUTH GIPPSLAND**  
Council Property Number: **185991 (Part)**  
Directory Reference: **Vicroads 96 D8**

[www.southgippsland.vic.gov.au](http://www.southgippsland.vic.gov.au)

## SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



**Area:** 588601 sq. m (58.86 ha)

**Perimeter:** 3094 m

For this property:

- Site boundaries
- Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

1 overlapping dimension label is not being displayed

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

## PARCEL DETAILS

This is 1 parcel of 2 parcels comprising this property. The parcel searched for is marked with an \* in the table below

Lot/Plan or Crown Description	SPI
Lot2 PS428091	2\PS428091
* Lot1 TP755014	1\TP755014

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
Urban Water Corporation: **South Gippsland Water**  
Melbourne Water: **Outside drainage boundary**  
Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**  
Legislative Assembly: **GIPPSLAND SOUTH**

# PROPERTY REPORT



## PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information

The Planning Property Report for this parcel can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

**Vicplan** <https://mapshare.vic.gov.au/vicplan/>

**Property and parcel search** <https://www.land.vic.gov.au/property-and-parcel-search>

## Area Map




Selected Parcel



Water area

0 ————— 850 m

 Water course

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PROPERTY REPORT: Lot 1 TP755014

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# PLANNING PROPERTY REPORT



Department  
of Transport  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 14 July 2025 04:00 PM

## PROPERTY DETAILS

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Standard Parcel Identifier (SPI): **1\TP755014**  
Local Government Area (Council): **SOUTH GIPPSLAND**  
Council Property Number: **185991 (Part)**  
Planning Scheme: **South Gippsland**  
Directory Reference: **Vicroads 96 D8**

[www.southgippsland.vic.gov.au](http://www.southgippsland.vic.gov.au)

[Planning Scheme - South Gippsland](#)

This parcel is one of 2 parcels comprising the property. For full parcel details get the free Property report at [Property Reports](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
Urban Water Corporation: **South Gippsland Water**  
Melbourne Water: **Outside drainage boundary**  
Power Distributor: **AUSNET**

## STATE ELECTORATES

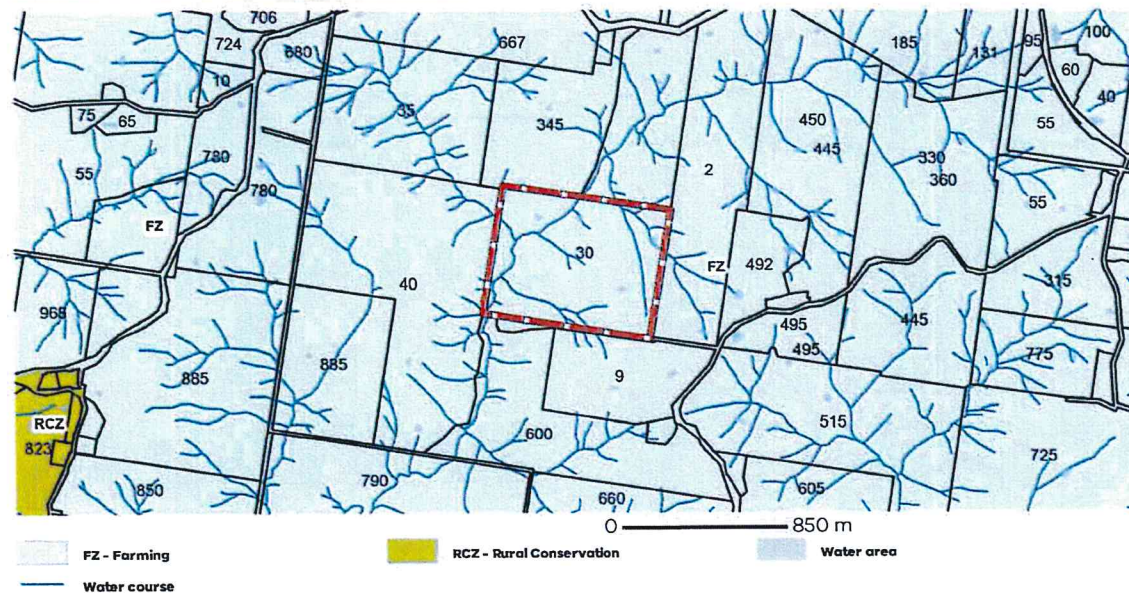
Legislative Council: **EASTERN VICTORIA**  
Legislative Assembly: **GIPPSLAND SOUTH**  
**OTHER**  
Registered Aboriginal Party: **Bunurong Land Council  
Aboriginal Corporation**  
Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

## Planning Zones

**FARMING ZONE (FZ) (SOUTH GIPPSLAND)**

**SCHEDULE TO THE FARMING ZONE (FZ) (SOUTH GIPPSLAND)**



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PLANNING PROPERTY REPORT: Lot 1 TP755014

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# PLANNING PROPERTY REPORT

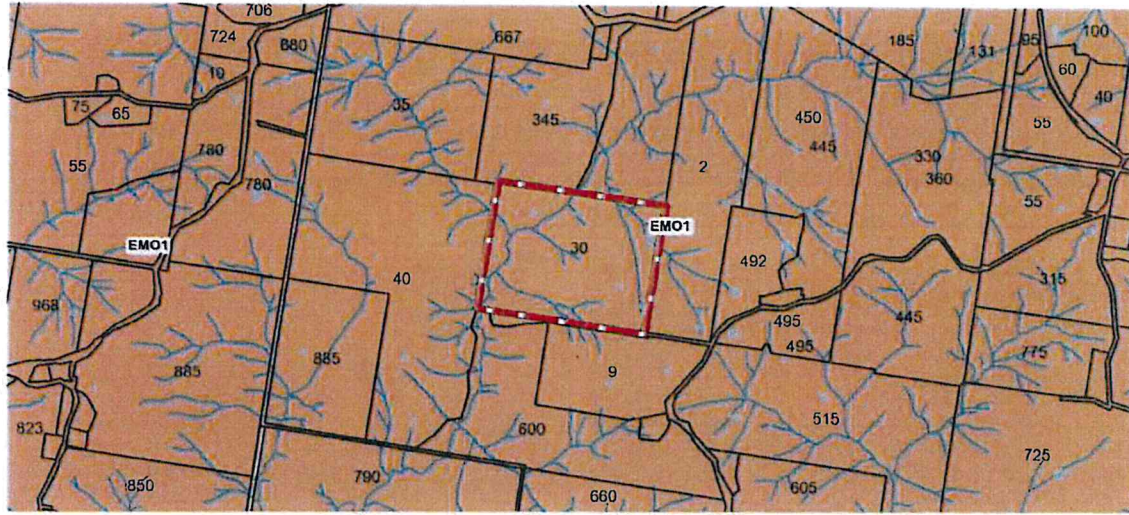


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of Transport  
and Planning

## Planning Overlays

### EROSION MANAGEMENT OVERLAY (EMO) (SOUTH GIPPSLAND)

#### EROSION MANAGEMENT OVERLAY - SCHEDULE 1 (EMO1) (SOUTH GIPPSLAND)



EMO - Erosion Management Overlay

Water area

Water course

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

#### OTHER OVERLAYS

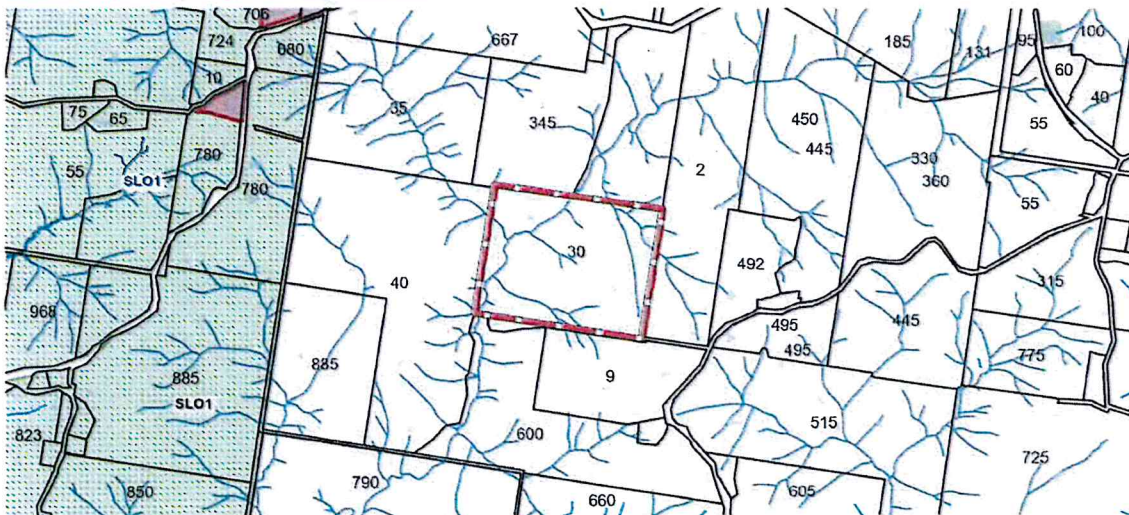
Other overlays in the vicinity not directly affecting this land

### ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO) (SOUTH GIPPSLAND)

### HERITAGE OVERLAY (HO) (BASS COAST)

### LAND SUBJECT TO INUNDATION OVERLAY (LSIO) (BASS COAST)

### SIGNIFICANT LANDSCAPE OVERLAY (SLO) (BASS COAST)



ESO - Environmental Significance Overlay

HO - Heritage Overlay

LSIO - Land Subject to Inundation Overlay

SLO - Significant Landscape Overlay

Water area

Water course

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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PLANNING PROPERTY REPORT: Lot 1TP75504

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# PLANNING PROPERTY REPORT



Department  
of Transport  
and Planning

## Further Planning Information

Planning scheme data last updated on 11 July 2025.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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PLANNING PROPERTY REPORT: Lot 1TP755014

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# PLANNING PROPERTY REPORT



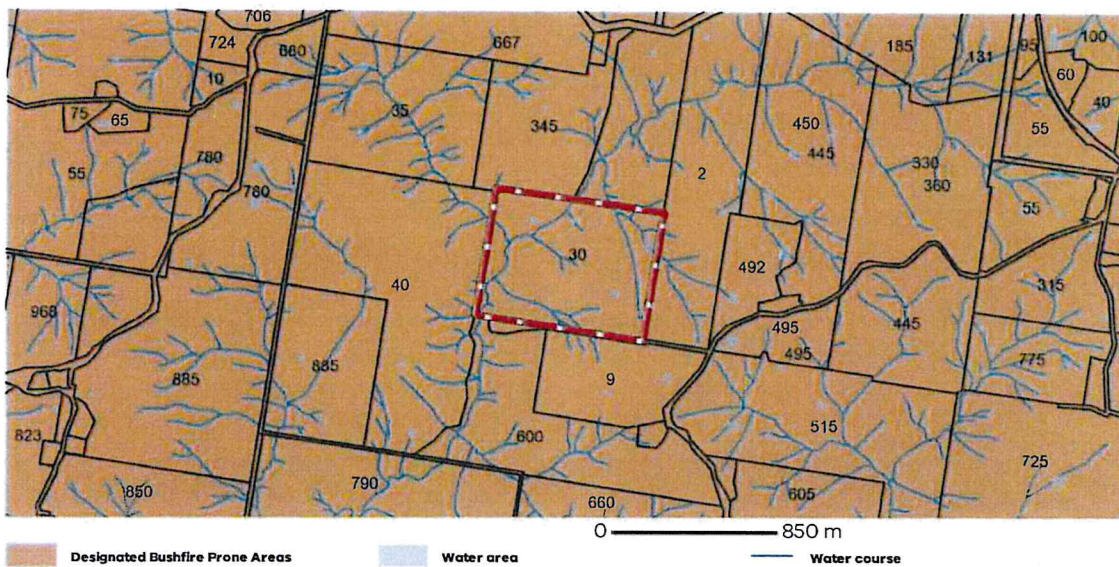
Department  
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and Planning

## Designated Bushfire Prone Areas

**This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.**

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

## Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

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PLANNING PROPERTY REPORT: Lot 1TP755014

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## SOUTH GIPPSLAND PLANNING SCHEME

**44.01**  
06/09/2021  
VC171

### EROSION MANAGEMENT OVERLAY

Shown on the planning scheme map as **EMO** with a number (if shown).

#### Purpose

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.

**44.01-1**  
31/07/2018  
VC148

### Erosion management objectives and statement of risk

A schedule to this overlay may contain:

- Erosion management objectives to be achieved.
- A statement of risk.

**44.01-2**  
14/12/2023  
VC253

### Buildings and works

A permit is required to construct a building or construct or carry out works, including:

- Roadworks (other than roadworks constructed or carried out by or on behalf of the Head, Transport for Victoria).
- A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.
- Any other matter specified in Clause 62.02-2 if specified in a schedule to this overlay.

This does not apply if a schedule to this overlay specifically states that a permit is not required.

### VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Construct a fence.	Clause 59.05
Construct a building or construct or carry out works for:	Clause 59.05
▪ A carport, garage, pergola, verandah, deck, shed or similar structure.	
▪ A rainwater tank.	
The buildings and works must be associated with a dwelling or a small second dwelling.	

**44.01-3**  
31/07/2018  
VC148

### Vegetation removal

A permit is required to remove, destroy or lop any vegetation. This does not apply:

- If a schedule to this overlay specifically states that a permit is not required.
- If the table to Clause 44.01-4 specifically states that a permit is not required.
- To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.16.

# SOUTH GIPPSLAND PLANNING SCHEME

44.01-4  
16/08/2024  
VC262

## Table of exemptions

The requirement to obtain a permit does not apply to:	
<b>Emergency works</b>	<p>Vegetation that is to be removed, destroyed or lopped:</p> <ul style="list-style-type: none"> <li>in an emergency by, or on behalf of, a public authority or municipal council to create an emergency access or to enable emergency works; or</li> <li>where it presents an immediate risk of personal injury or damage to property. Only that part of the vegetation that presents the immediate risk may be removed, destroyed or lopped under this exemption.</li> </ul>
<b>Extractive industry</b>	<p>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of extractive industry in accordance with a work plan approved under the <i>Mineral Resources (Sustainable Development) Act 1990</i> and authorised by a work authority granted under that Act.</p>
<b>Fire protection</b>	<p>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of any of the following fire protection activities:</p> <ul style="list-style-type: none"> <li>fire fighting;</li> <li>planned burning;</li> <li>making or maintenance of a fuelbreak or fire fighting access track (or any combination thereof) that does not exceed a combined width of 6 metres;</li> <li>making of a strategic fuelbreak up to 40 metres wide by, or on behalf of, a public authority in accordance with a strategic fuelbreak plan approved by the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>);</li> <li>is ground fuel within 30 metres of a building and is vegetation other than native vegetation;</li> <li>in accordance with a fire prevention notice issued under either: <ul style="list-style-type: none"> <li>section 87 of the <i>Fire Rescue Victoria Act 1958</i>;</li> <li>section 65 of the <i>Forests Act 1958</i>; or</li> <li>section 41 of the <i>Country Fire Authority Act 1958</i>.</li> </ul> </li> <li>keeping vegetation clear of, or minimising the risk of bushfire ignition from, an electric line in accordance with a code of practice prepared under Part 8 of the <i>Electricity Safety Act 1998</i>;</li> <li>minimising the risk to life and property from bushfire on a roadside of a public road managed by the relevant responsible road authority, and carried out by, or on behalf of that authority in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>). In this exemption, roadside, public road and responsible road authority have the same meanings as in section 3 of the <i>Road Management Act 2004</i>.</li> </ul> <p><i>Note: Additional permit exemptions for bushfire protection are provided at Clause 52.12.</i></p>
<b>Geothermal energy exploration and extraction</b>	<p>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the <i>Geothermal Energy Resources Act 2005</i>.</p>
<b>Greenhouse gas sequestration and exploration</b>	<p>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the <i>Greenhouse Gas Geological Sequestration Act 2008</i>.</p>



## SOUTH GIPPSLAND PLANNING SCHEME

The requirement to obtain a permit does not apply to:

<b>Land management or directions notice</b>	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land management notice or directions notice served under the <i>Catchment and Land Protection Act 1994</i> .
<b>Land use conditions</b>	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land use condition served under the <i>Catchment and Land Protection Act 1994</i> .
<b>Mineral exploration and extraction</b>	<p>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by the holder of an exploration, mining, prospecting, or retention licence issued under the <i>Mineral Resources (Sustainable Development) Act 1990</i> :</p> <ul style="list-style-type: none"> <li>▪ that is low impact exploration within the meaning of Schedule 4A of the <i>Mineral Resources (Sustainable Development) Act 1990</i> ; or</li> <li>▪ in accordance with a work plan approved under Part 3 of the <i>Mineral Resources (Sustainable Development) Act 1990</i>.</li> </ul> <p><i>Note: Schedule 4A of the Mineral Resources (Sustainable Development) Act 1990 specifies limits on the extent of native vegetation that may be removed as part of low impact exploration.</i></p>
<b>Noxious weeds</b>	Vegetation that is a noxious weed subject of a declaration under section 58 or section 58A of the <i>Catchment and Land Protection Act 1994</i> . This exemption does not apply to Australian Dodder ( <i>Cuscuta australis</i> ).
<b>Pest animal burrows</b>	<p>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the removal of pest animal burrows.</p> <p>In the case of native vegetation the written agreement of an officer of the department responsible for administering the <i>Flora and Fauna Guarantee Act 1988</i> is required before the vegetation can be removed, destroyed or lopped.</p>
<b>Planted vegetation</b>	Vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding for Crop raising or Grazing animal production.
<b>Railways</b>	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to maintain the safe and efficient function of an existing railway, or railway access road, in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i> ).
<b>Regrowth</b>	<p>Vegetation that is to be removed, destroyed or lopped that has naturally established or regenerated on land lawfully cleared of naturally established vegetation, and is:</p> <ul style="list-style-type: none"> <li>▪ bracken (<i>Pteridium esculentum</i>) ; or</li> <li>▪ within the boundary of a timber production plantation, as indicated on a Plantation Development Notice or other documented record, and has established after the plantation.</li> </ul> <p>This exemption does not apply to land on which vegetation has been destroyed or otherwise damaged as a result of flood, fire or other natural disaster.</p>
<b>Road safety</b>	Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by or on behalf of a public authority or municipal council to maintain the safe and efficient function of an existing public road in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i> ).



## SOUTH GIPPSLAND PLANNING SCHEME

### The requirement to obtain a permit does not apply to:

<b>Stone exploration</b>	<p>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of Stone exploration.</p> <p>The maximum extent of vegetation removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following:</p> <ul style="list-style-type: none"> <li>▪ 1 hectare of vegetation which does not include a tree.</li> <li>▪ 15 trees with a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level.</li> <li>▪ 5 trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.</li> </ul> <p>This exemption does not apply to costeaning and bulk sampling activities.</p>
<b>Surveying</b>	<p>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by, or on behalf of, a licenced surveyor (within the meaning of section 3 of the <i>Surveying Act 2004</i> ) using hand-held tools to establish a sightline for the measurement of land.</p>
<b>Traditional owners</b>	<p>Vegetation that is to be removed, destroyed or lopped by a person acting under, and in accordance with:</p> <ul style="list-style-type: none"> <li>▪ a natural resources agreement under Part 6 of the <i>Traditional Owners Settlement Act 2010</i> ; or</li> <li>▪ an authorisation order made under sections 82 or 84 of the <i>Traditional Owner Settlement Act 2010</i> as those sections were in force immediately before the commencement of section 24 of the <i>Traditional owners Settlement Amendment Act</i> in 2016 (1 May 2017).</li> </ul>
<b>Tram stops</b>	<p>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by or on behalf of the Head, Transport for Victoria to construct a tram stop, including a tram stop shelter.</p>
<b>Transport land</b>	<p>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by or on behalf of the Head, Transport for Victoria on land in a Transport Zone, or in a Public Acquisition Overlay if the Head, Transport for Victoria is the acquiring authority, to construct or maintain transport system infrastructure.</p>

**44.01-5**  
31/07/2018  
VC148

### **Subdivision**

A permit is required to subdivide land.

**44.01-6**  
31/07/2018  
VC148

### **Application requirements**

An application must be accompanied by any information specified in a schedule to this overlay and information showing:

- The existing site conditions, including land gradient and the extent of any existing erosion, landslip or other land degradation.
- The extent of any proposed earthworks.
- The means proposed to stabilise disturbed areas.
- Any other application requirements specified in a schedule to this overlay.

## SOUTH GIPPSLAND PLANNING SCHEME

**44.01-7**  
15/09/2022  
VC225

### Exemption from notice and review

An application under this overlay is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

**44.01-8**  
14/01/2025  
VC237

### Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- Regional Catchment Strategy ( *Catchment and Land Protection Act 1994* ).
- *Civil Construction, Building and Demolition Guide* (Publication 1834, Environment Protection Authority, November 2020).
- *Control of Erosion on Construction Sites* (Michael Ransom and Soil Conservation Authority, 1984).
- *Your Dam: an Asset or a Liability* (Department of Conservation and Natural Resources and Rural Water Corporation Victoria, 1993).
- Any proposed measures to manage concentrated runoff and site drainage.
- Any proposed measures to minimise the extent of soil disturbance.
- Whether the removal of vegetation will increase the possibility of erosion, the susceptibility to landslip or other land degradation processes, and whether such removal is consistent with sustainable land management.
- The need to stabilise disturbed areas by engineering works or revegetation.
- Whether the land is capable of providing a building envelope which is not subject to high or severe erosion concern.
- Whether buildings or works are likely to cause erosion or landslip.
- Whether access and servicing of the site or building envelope is likely to result in erosion or landslip.
- Land Capability Report (if prepared) as developed by the Department of Energy, Environment and Climate Action.
- The need to remove, destroy or lop vegetation to create a defensible space to reduce the risk of bushfire to life and property.
- Any technical information or reports required to be provided by a schedule to this overlay.
- Any other matters specified in a schedule to this overlay.

## SOUTH GIPPSLAND PLANNING SCHEME

15/08/2024  
C119sglp

### SCHEDULE 1 TO CLAUSE 44.01 EROSION MANAGEMENT OVERLAY

Shown on the planning scheme map as EMO1 .

#### AREAS SUSCEPTIBLE TO EROSION

1.0  
15/08/2024  
C119sglp

##### Erosion management objectives to be achieved

To ensure buildings and works are located and designed to avoid risk to life and property from erosion.

To ensure that environmental values are protected in areas susceptible to erosion.

To retain existing vegetation and encourage new plantings to prevent and minimise erosion.

2.0  
15/08/2024  
C119sglp

##### Statement of risk

None specified.

3.0  
15/08/2024  
C119sglp

##### Permit requirement

A permit is not required to:

- Construct a building or carry out works, including buildings and works associated with a small second dwelling, where the difference between finished ground level and natural ground level does not exceed 1 metre.
- Construct a domestic above ground swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot where the difference between finished ground level and natural ground level does not exceed 1 metre.
- Construct roadworks provided the roadworks are undertaken by or on behalf of a public land manager.
- Remove, destroy or lop non-native vegetation in a domestic garden.

A permit is required to:

- Construct a bicycle pathway or trail where the difference between finished ground level and natural ground level exceeds 1 metre.

4.0  
15/08/2024  
C119sglp

##### Application requirements

The following application requirements apply to an application for a permit under Clause 44.01, in addition to those specified in Clause 44.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority.

- All applications to include:
  - Any existing buildings and works including cut and fill, access or driveways, stormwater drainage, subsurface drainage, water supply pipelines, sewerage pipelines or effluent disposal installations and pipelines, water tanks, dams and any otherwise identified geotechnical hazards on both the subject lot(s) and adjacent land.
  - Elevations and/or cross sections which depicts the extent of the cut and fill.
  - 1 metre contours in the vicinity of proposed buildings and works or vegetation removal.
  - Details and location of existing vegetation, including any vegetation to be removed.
  - Details of the proposed accessways or driveways, including cut and fill requirements.
  - Details of any retaining walls.
- Subdivision applications to include:

#### **SOUTH GIPPSLAND PLANNING SCHEME**

- Location and details of the slope of the building envelope/s, including the slope across the building envelope.
- Details of any retaining walls or the extent of cut and fill, likely required if buildings and works were carried out.
- Dam applications to include:
  - Detailed plans, including cross sections, drawn to scale and with dimensions, showing:
    - Length, depth and width of the dam.
    - Capacity of the dam in megalitres.
    - Width at base of dam wall.
    - Width at top of dam wall.
    - Slope of the dam wall batters.
  - Details of the wall of the dam, including the material it will be constructed from, the slope of the wall batters, and how the wall will achieve stability and be watertight.
  - Details of the spillway including proposed materials.
  - Diversion mechanisms.
  - Erosion protection measures.
  - Native vegetation protection measures.
- Geotechnical Assessment report; or a completed Geotechnical Declaration and Verification Form (Form A of Appendix D of AGS 2007c (as amended/updated)) prepared by a suitably qualified Geotechnical Practitioner.

Geotechnical Practitioner means a specialist Geotechnical Engineer or Engineering Geologist who is degree qualified, is a member of a professional institute, and who has achieved chartered professional status as a:

  - Chartered Professional Engineer (CPEng); or
  - Chartered Professional Geologist (CPGeo); or
  - Registered Professional Geologist (RPGeo);

with experience in the management of slope stability problems and landslip risk as core competence to the satisfaction of the responsible authority. The Geotechnical Assessment report should state whether or not a Landslip Risk Assessment is required and if the buildings and works should be approved and specify what conditions should be included in the permit.
- A Landslip Risk Assessment report must be prepared by a Geotechnical Practitioner in accordance with AGS 2007c, if required by the Geotechnical Assessment.
- A completed Geotechnical Declaration of Minor Impact (Form D of Appendix D of AGS 2007c (as amended/updated)) prepared by a Geotechnical Practitioner to justify why a Geotechnical Assessment is not required, if applicable.
- A written Geotechnical Assessment, Landslide Hazard Assessment or Landslip Risk Assessment (as appropriate) is not required where, in the opinion of the responsible authority, the application for subdivision or buildings and works will not adversely increase the landslip risk to life or property affecting the subject lot(s) or adjoining or nearby land.
- The responsible authority may require an independent peer review of any application documentation, at the applicant's cost.

**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 44.01, in addition to those specified in Clause 44.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The extent of earthworks and its likelihood to cause erosion.
- The risk to life, property and the environment.
- Whether there is any reasonable alternative site for the proposed building and works outside of the overlay area, or any alternative land management practices or construction methods, that would better meet the objectives of this schedule, that would avoid risk to life and property from erosion and would minimise the extent of vegetation removal and site works.
  - The use of appropriate design responses such as stumps and split levels.
  - Whether the buildings and works follow the contours and step down along slopes to minimise the need for earthworks.
- The grade of any access ways or driveways to ensure safe and efficient access by vehicles or machinery.
- The soil type, slope and the proposed development's likely impact on soil and slope stability.
- Any known erosion present in the vicinity and landslip that has occurred in the past.
- Possible impacts on any nearby waterways.
- The proposed remediation of the site including planting schedule, sediment control and stabilisation methods.
- Whether the proposal avoids and minimises vegetation removal.
- Whether the subdivision layout responds to topography, is an appropriate size and considers the design and grade of road access.
- Whether the subdivision requires building envelopes.
- The impact the construction of a dam could have on erosion, river and stream stability, environmental flows and water quality.
- The recommendations of the Geotechnical Assessment, Landslip Risk Assessment and any other information accompanying the application.
- The advice of any Geotechnical Practitioner who has peer reviewed the application.
- The risks associated with the development requiring ongoing monitoring and maintenance of all mitigation measures.
- The impacts of the building or works associated with the development of a wastewater system.





## COPY RATE AND VALUATION NOTICE

Rates, Charges and Levies  
For the year 1 July 2024 to 30 June 2025  
ABN: 67 816 770 786 GST Exempt

All Current Rates & Charges due in Full by 15 February 2025

Overdue accounts are subject to ongoing interest charges and legal action costs.  
Please contact Council immediately to make payment arrangements for overdue accounts.

T L Bunn  
30 Canobios Road  
Bena VIC 3946

Assessment No:	71913-1
Date of Issue:	15-Apr-2025
Site Value (Land Only)	\$2,100,000

### PROPERTY DETAILS

**Address:** 30 Canobios Road Jeetho VIC 3945  
**Ward:** Strzelecki  
**Owner:** T L Bunn  
**AVPCC:** 530.2 Mixed farming and grazing with Infrastructure  
**Description:** L2 PS428091J Parish of Jumbunna East, L1 TP755014P Parish of Jumbunna East

Capital Improved Value (Land & Improvements)	\$2,650,000
Net Annual Value	\$132,500
Effective Date	01-Jul-2024
Level of Value Date:	01-Jan-2024

### RATES

<b>Arrears Rates</b>	<b>0.00</b>
<b>Arrears Other</b>	<b>0.00</b>
<b>Current</b>	
General Rates	5,433.80
Garbage Charge	0.00
Fire Services Property Levy	1,027.55
Municipal Charge	0.00
<b>Total Current</b>	<b>6,461.35</b>
Pension/FSPL Concession/TFN Rebate	0.00
Current Interest	162.10
Arrears Interest	0.00
Legal Fees	0.00
<b>Payments</b>	<b>0.00</b>
Overpayments	0.00
<b>Total Balance</b>	<b>\$6,623.45</b>

### Payment Methods

1. Council website – <https://www.southgippsland.vic.gov.au/pay>
2. Bpay – Biller Code: 35097 Customer Reference No: 000000000719131
3. Australia Post in person – Billpay Code: 0328 Reference: 719131
4. Council Customer Service – Phone or in person – Visa & Mastercard accepted

Leongatha Office: 9 Smith Street Leongatha 3953 – Monday and Wednesday 10:00am to 3:00pm  
Korumburra Hub: 15 Little Commercial Street Korumburra 3950 – Tuesday and Thursday 10:00am to 3:00pm  
Telephone: (03) 5662 9200 Email: [council@southgippsland.vic.gov.au](mailto:council@southgippsland.vic.gov.au) Website: [www.southgippsland.vic.gov.au](http://www.southgippsland.vic.gov.au)  
Postal Address: Private Bag 4 Leongatha VIC 3953

Our Ref: 8674/2025  
Your Ref: 77423511-026-0

15-Jul-2025

Landata  
2MQ, Level 13  
697 Collins Street  
Docklands VIC 3008



Dear Sir/Madam,

**Building Information – Regulation 51(1) Response**

**30 Canobios Road Jeetho VIC 3945  
CT-10504/533, CT-3766/051  
L2 PS428091J Parish of Jumbunna East, L1 TP755014P Parish of Jumbunna East**

I refer to your recent request for information in accordance with Regulation 51(1) of the Building Regulations 2018 and provide the following details -

- **Building Permits, Occupancy Permits and Certificates of Final Inspection issued in preceding 10 years**

According to our records, there are no Building Permits, Occupancy Permits or Certificates of Final Inspection issued in the last 10 years.

- **Current statements issued under regulation 64 and 231**

According to our records, there are no current Statements issued under Regulation 64 or Regulation 231.

- **Current Building Notices, Building Orders and Emergency Orders**

According to our records NO Building Notices/Orders have been issued against this property

Please note the above information does not guarantee that all buildings/structures at the property have the required building approvals. It is recommended that a registered building surveyor is engaged to inspect the buildings/structures on the property to compare with building permit records for the property. Should you require any further information, please do not hesitate to contact me on 5662 9200.

Yours faithfully,

ROSLYN PEARCE  
**Building & Planning Compliance Administration Officer**

**Note:** This property may have an onsite wastewater system with onsite maintenance and monitoring requirements. To clarify, please contact the Environmental Health Team on (03) 5662 9262

## Due diligence checklist

### What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the [Due diligence checklist page on the Consumer Affairs Victoria website](http://consumer.vic.gov.au/duediligencechecklist) (consumer.vic.gov.au/duediligencechecklist).

### Urban living

#### Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

#### Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

### Growth areas

#### Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

### Flood and fire risk

#### Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

### Rural properties

#### Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

#### Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

#### Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

### Soil and groundwater contamination

#### Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

(04/10/2016)

## **Land boundaries**

### **Do you know the exact boundary of the property?**

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

## **Planning controls**

### **Can you change how the property is used, or the buildings on it?**

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

### **Are there any proposed or granted planning permits?**

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

## **Safety**

### **Is the building safe to live in?**

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

## **Building permits**

### **Have any buildings or retaining walls on the property been altered, or do you plan to alter them?**

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

### **Are any recent building or renovation works covered by insurance?**

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

## **Utilities and essential services**

### **Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?**

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

## **Buyers' rights**

### **Do you know your rights when buying a property?**

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.