



# 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 documents before the purchaser signed any contract.

<b>Land</b>	46 JUNIER STREET, MORWELL VIC 3840
-------------	------------------------------------

Vendor's name	Grant Harold Gibson	Date	/ /
Vendor's signature	 <small>Grant Gibson (Jul 21, 2025 12:14 GMT+10)</small>	Jul 21, 2025	
Vendor's name	Benjamin Edward McAllister	Date	/ /
Vendor's signature	 <small>Signed by: ABAS714E9A004BA...</small>	29/7/2025	

Purchaser's name		Date	/ /
Purchaser's signature	<hr/>		
Purchaser's name		Date	/ /
Purchaser's signature	<hr/>		



# 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: \$4,500.00

## 1.2 Particulars of 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 Applicable

## 1.3 Terms Contract

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 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

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

## 1.5 Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPC No. n/a
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR <input checked="" type="checkbox"/> Not applicable

# 2. INSURANCE

## 2.1 Damage and Destruction

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

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

(b) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easements, covenants or other similar restriction.

## 3.2 Road Access

There is NO access to the property by road if the square box is marked with an 'X'

**3.3 Designated Bushfire Prone Area**

The land is in a designated bushfire prone area within the meaning of section 192A of the *Building Act* 1993 if the square box is marked with an 'X'

**3.4 Planning Scheme**

Attached is a certificate 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 approved 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:

Are contained in the attached certificates and/or statements

**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 disease or 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:

NIL

**4.3 Compulsory Acquisition**

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

NIL

**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):

Not Applicable

**6. OWNERS CORPORATION**

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")**

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act* 1987.

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 <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input type="checkbox"/>
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**9. TITLE**

Attached are copies of the following documents:

9.1  (a) Registered Title

A Register Search Statement and the document, or part of a document, referred to as the 'diagram location' in

that statement which identifies the land and its location.

## 10. SUBDIVISION

### 10.1 Unregistered Subdivision

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

Not Applicable

### 10.2 Staged Subdivision

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*.

- (a) Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.
- (b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:

NIL

- (c) The proposals relating to subsequent stages that are known to the vendor are as follows:

NIL

- (d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:

NIL

### 10.3 Further Plan of Subdivision

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

*(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.)*

Is attached

## 13. GST NOTICE

The Purchaser is not required to make a payment under Section 14-250 of Schedule 1 of the Taxation Administration Act 1953 (Cwlth) in relation to the supply of the above property.

## 14. ATTACHMENTS

*(Any certificates, documents and other attachments may be annexed to this section 13)*

*(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)*

*(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)*

## 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](https://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.

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 08525 FOLIO 037

Security no : 124126194748Y  
Produced 14/07/2025 03:55 PM

LAND DESCRIPTION

Lot 30 on Plan of Subdivision 058879.  
PARENT TITLES :  
Volume 08311 Folio 674  
Volume 08311 Folio 688 to Volume 08311 Folio 689  
Created by instrument B444847 23/12/1964

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
GRANT HAROLD GIBSON  
BENJAMIN EDWARD MCALLISTER both of 8 TAMARIND COURT FORREST BEACH QLD 4850  
AV902447X 28/07/2022

ENCUMBRANCES, CAVEATS AND NOTICES

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP058879 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY955754N (E)	DISCHARGE OF MORTGAGE	Registered	13/03/2025
AY955821A (E)	TRANSFER CONTROL TO REG	Completed	13/03/2025

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

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

Street Address: 46 JUNIER STREET MORWELL VIC 3840

ADMINISTRATIVE NOTICES

NIL

eCT Control REGISTRAR OF TITLES  
Effective from 13/03/2025

DOCUMENT END

**MORWELL ESTATE**

PLAN OF SUBDIVISION OF  
 PART OF CROWN ALLOTMENT 74

**PARISH OF MARYVALE**  
 COUNTY OF BULN BULN

VOL 8311 FOL 689  
 8311 674  
 8311 688

**Measurements are in Feet & Inches**

Conversion Factor  
 FEET X 0.3048 = METRES

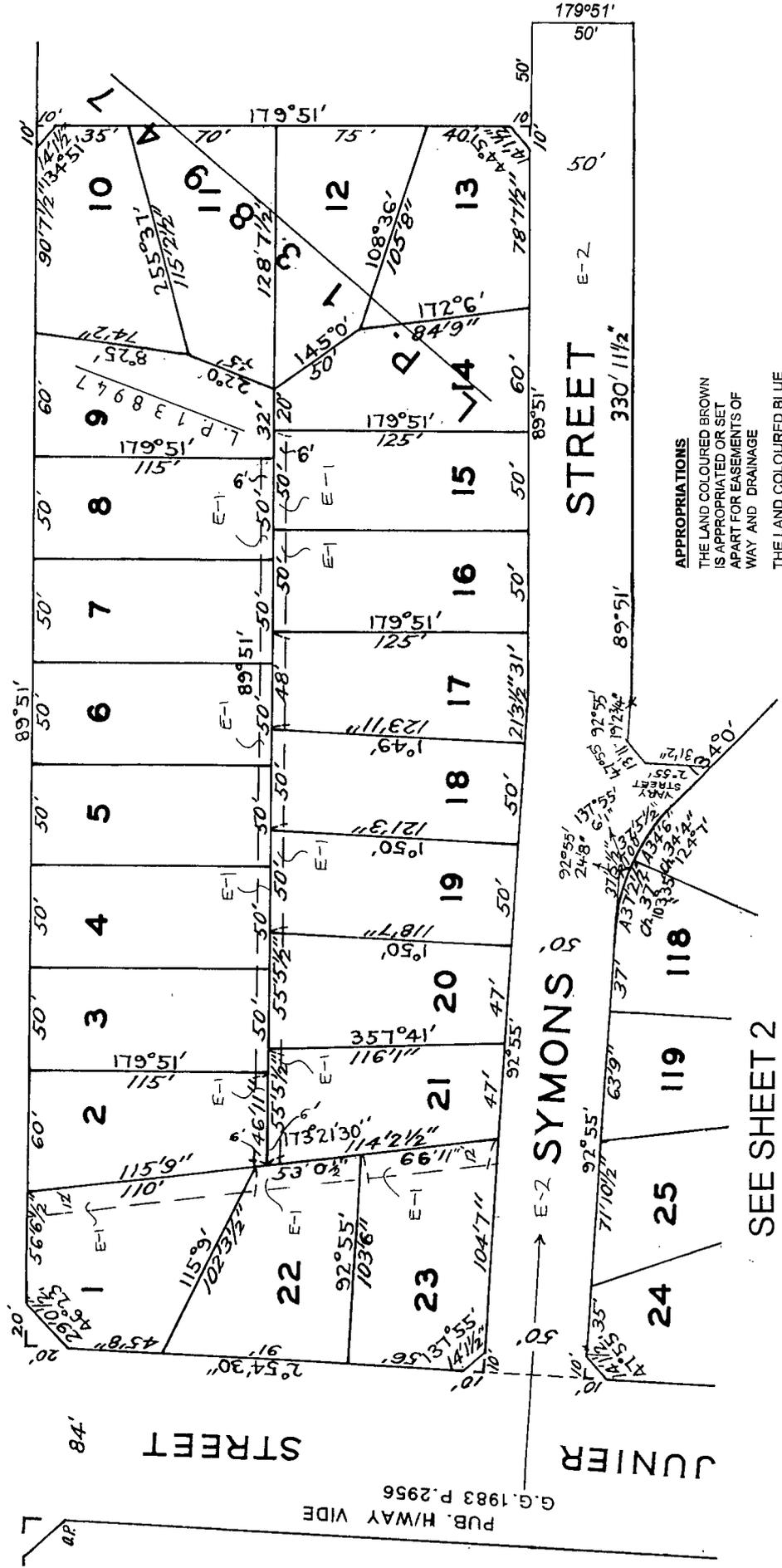
LIST OF MODIFICATIONS		APPROVAL DATE	EDN. No.
LAND	MODIFICATION	DATE	A.R.T.
	REMOVAL OF EASEMENT	24/11/16	15
	WAY AND DRAINAGE EASEMENTS	24/11/16	2
	EXTINGUISHED		
	REMOVAL OF EASEMENT	22/12/05	P.R.W. 3
	ROAD DISCONTINUED	22/12/05	P.R.W. 3

**LP58879**  
**EDITION 3**  
 APPROVED 08/10/1964

**3. SHEETS**  
**SHEET 1.**

COLOUR CONVERSION  
 E-1 = BLUE  
 E-2 = BROWN

**CRINIGAN ROAD**



**APPROPRIATIONS**  
 THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY AND DRAINAGE  
 THE LAND COLOURED BLUE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND SEWERAGE

**SEE SHEET 2**

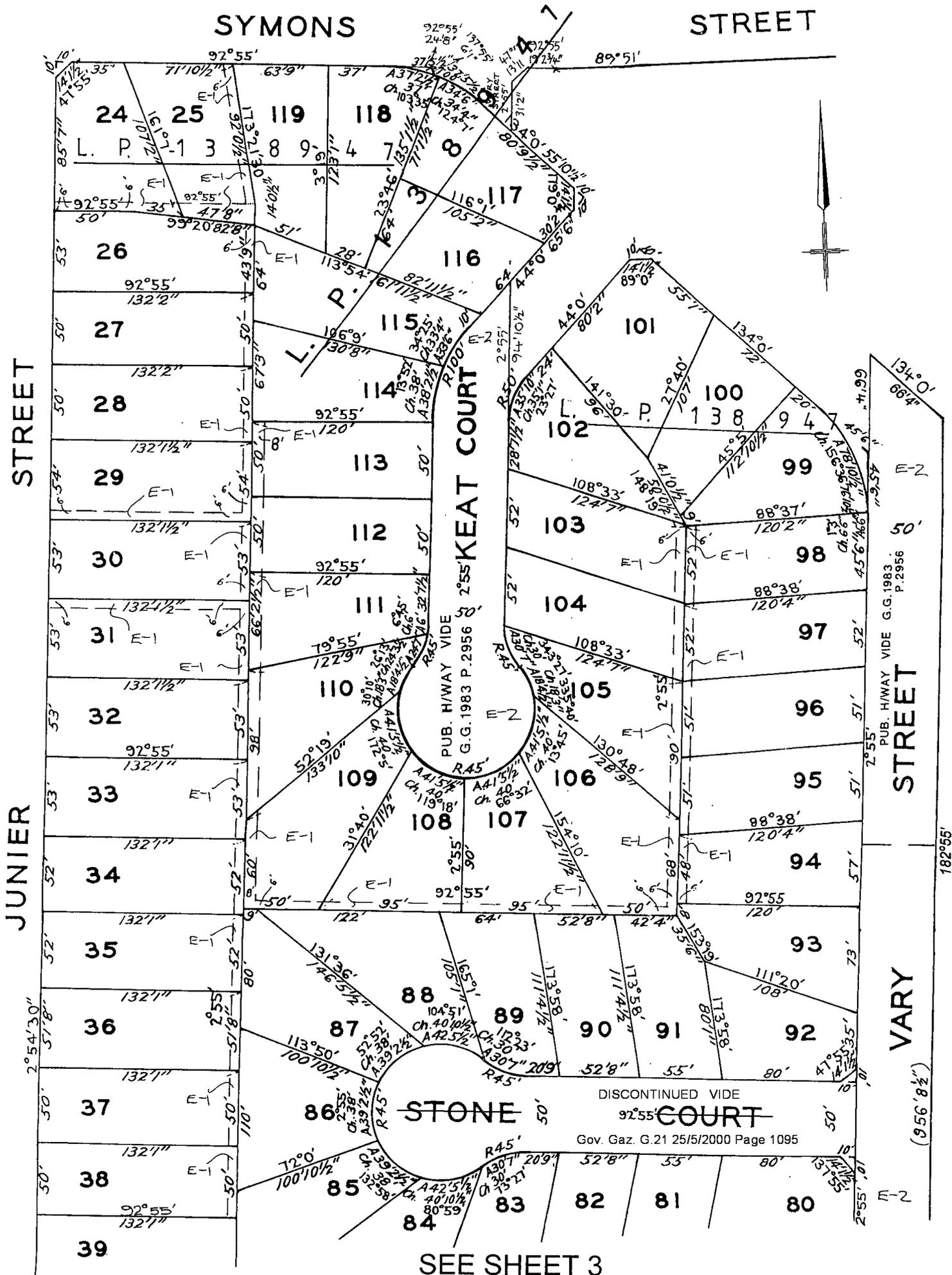
WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

PUB. H/WAY WIDE  
 G.G. 1983 P. 2956

SEE SHEET 1

3 SHEETS  
SHEET 2

LP58879



SEE SHEET 3



# PROPERTY REPORT

## Details

**LOT/PLAN NUMBER OR CROWN DESCRIPTION**

Lot. 30 LP58879

**LOCAL GOVERNMENT (COUNCIL)**

Latrobe

**LEGAL DESCRIPTION**

30\LP58879

**COUNCIL PROPERTY NUMBER**

13231

**LAND SIZE**651m<sup>2</sup> Approx**ORIENTATION**

East

**FRONTAGE**

16.16m Approx

**ZONES**

NRZ - Neighbourhood Residential Zone - Schedule 4

**OVERLAYS**

DDO - Design And Development Overlay - Schedule 10

## State Electorates

**LEGISLATIVE COUNCIL**

Eastern Victoria Region

**LEGISLATIVE ASSEMBLY**

Morwell District

## Schools

**CLOSEST PRIVATE SCHOOLS**

St Vincent de Paul's School (1591 m)  
Sacred Heart School (2953 m)  
Berry Street School - Morwell Campus (4057 m)

**CLOSEST PRIMARY SCHOOLS**

Morwell Park Primary School (934 m)

**CLOSEST SECONDARY SCHOOLS**

Kurnai College (1103 m)

## Burglary Statistics

**POSTCODE AVERAGE**

1 in 41 Homes

**STATE AVERAGE**

1 in 76 Homes

**COUNCIL AVERAGE**

1 in 54 Homes

## Council Information - Latrobe

**PHONE**

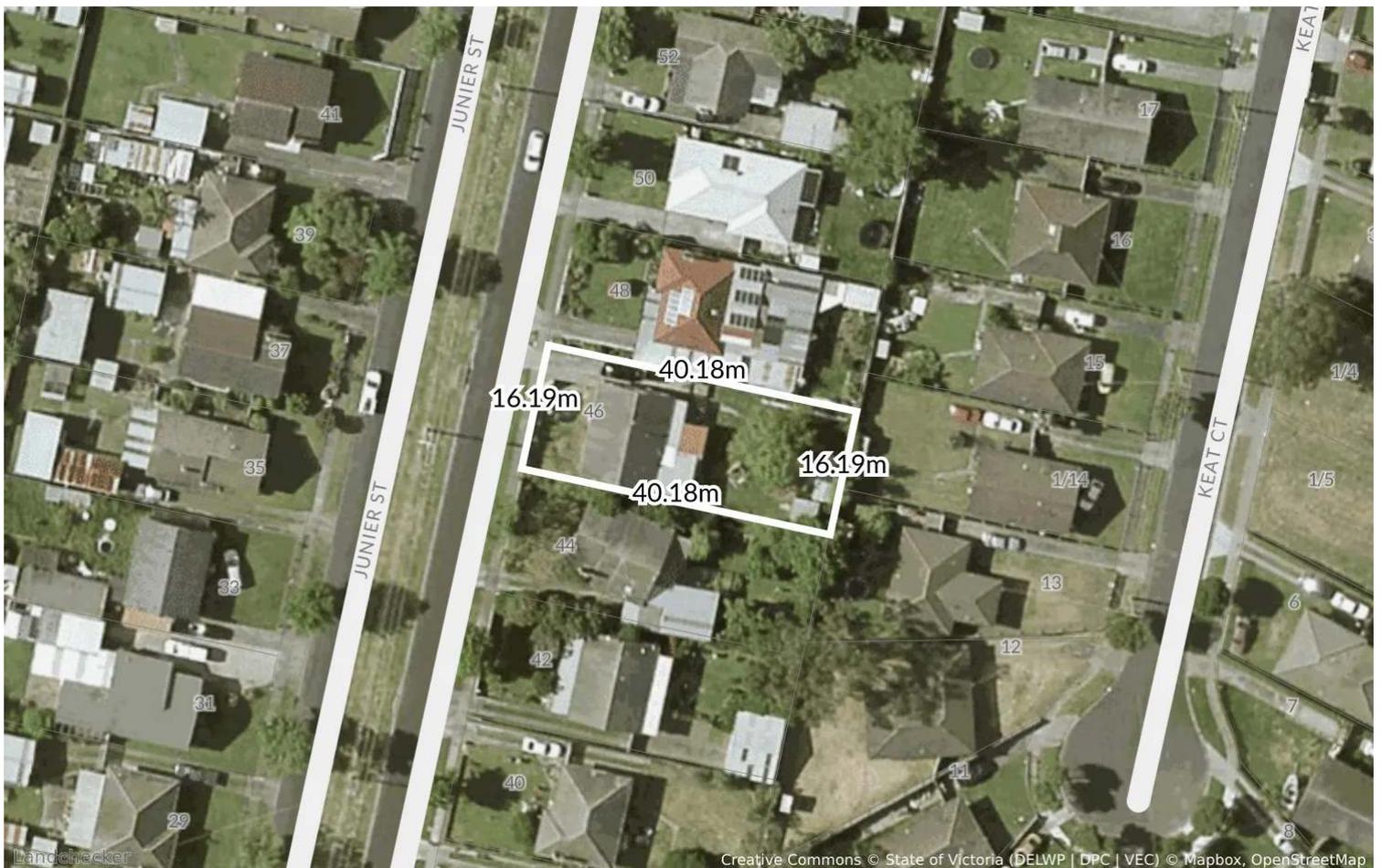
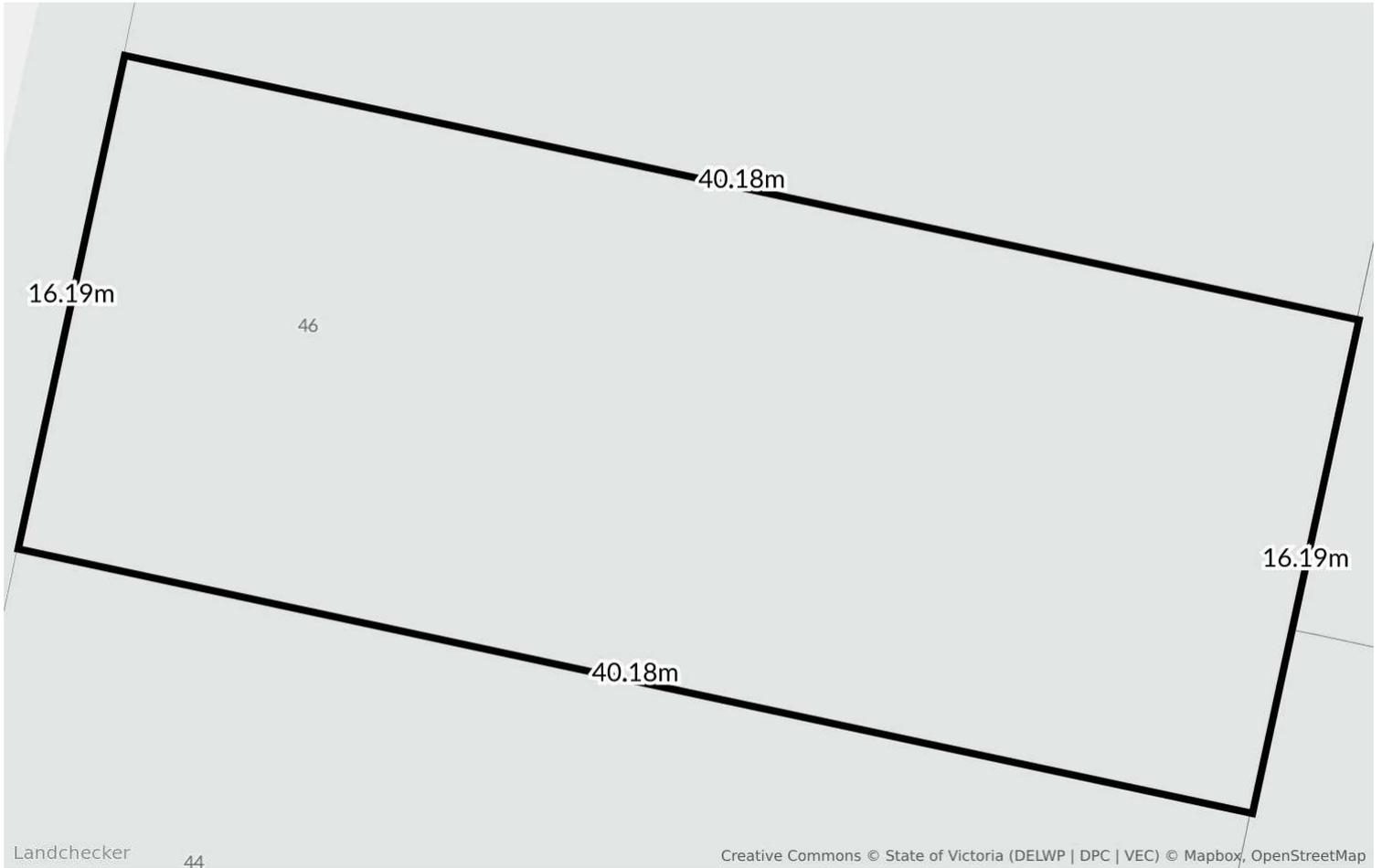
1300367700 (Latrobe)

**EMAIL**

latrobe@latrobe.vic.gov.au

**WEBSITE**<http://www.latrobe.vic.gov.au/>

# SITE DIMENSIONS



# RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

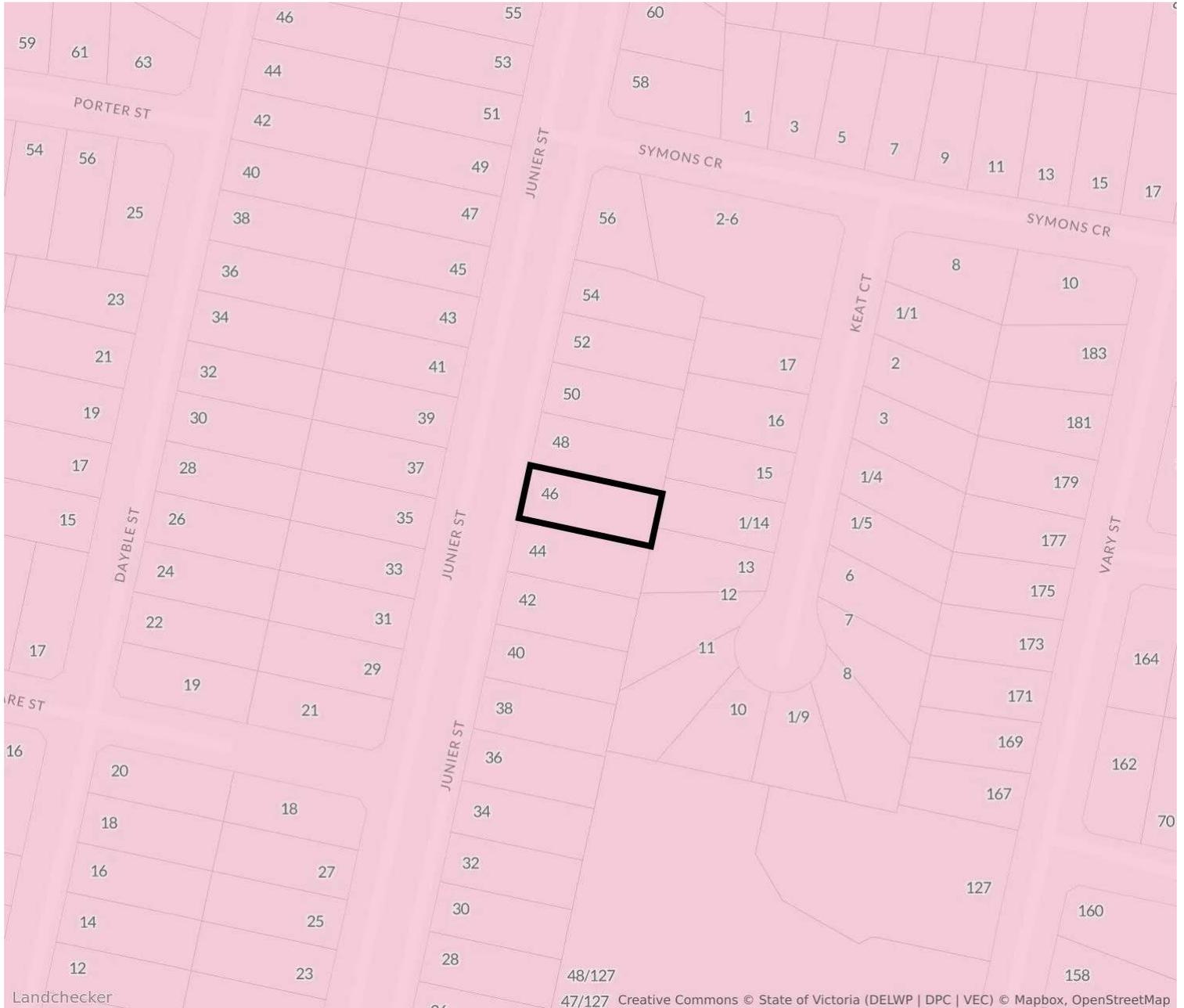
Status	Code	Date	Description
APPROVED	VC258	03/07/2025	The amendment improves the operation of the existing Development Facilitation Program (DFP) planning provisions at clauses 53.22 and 53.23 and expands the program eligibility to include gas projects and saleyards.
APPROVED	VC219	02/07/2025	The Amendment changes the VPP and all planning schemes in Victoria to support the ongoing operation of extractive industry across Victoria and increase amenity protections for nearby accommodation.
APPROVED	VC247	02/07/2025	Amendment VC247 extends planning exemptions under clauses 52.07 (Emergency recovery) and 52.18 (Coronavirus (COVID 19) pandemic and recovery exemptions) and makes corrections to ordinance introduced in VC246 related to Container deposit scheme centres.
APPROVED	VC250	02/07/2025	The amendment supports Victorias Gas Substitution Roadmap (Victorian Government, 2022) by prohibiting new gas connections for new dwellings, apartments and residential subdivisions where a planning permit is required.
APPROVED	VC253	02/07/2025	Amendment VC253 introduces a new land use term and siting, design and amenity requirements for a small second dwelling into the Victoria Planning Provisions (VPP) and all planning schemes to implement Victorias Housing Statement: The decade ahead 2024-2034 by making it easier to build a small second dwelling.
APPROVED	C140latr	02/07/2025	The Amendment alters the planning scheme maps and the Schedule to the Heritage Overlay so that the Latrobe Planning Scheme is consistent with the Victorian Heritage Register.
APPROVED	VC267	01/07/2025	Amendment VC267 implements new residential development planning assessment provisions to boost housing construction to meet the housing needs of Victorians.
APPROVED	VC269	01/07/2025	The amendment makes changes to the VPP and all planning schemes to improve the operation of clause 53.24 Future Homes.
APPROVED	VC286	30/06/2025	The Amendment changes the VPP and all planning schemes in Victoria by removing the requirement for a planning permit for licensed premises.
APPROVED	VC275	26/06/2025	The amendment introduces a planning exemption for outdoor dining on public land
APPROVED	VC274	28/05/2025	Amendment VC274 introduces the Precinct Zone (PRZ) at Clause 37.10 to support housing and economic growth in priority precincts across Victoria in line with Victorias Housing Statement, The Decade Ahead 2024-2034 and the Victorian Governments vision for priority precincts, including Suburban Rail Loop precincts.

Status	Code	Date	Description
APPROVED	VC266	28/05/2025	The amendment extends the timeframe for the temporary planning provisions that allow for the use and development of land for a Dependent persons unit (DPU) by one year to 28 March 2026. The amendment also updates the permit requirements for DPU proposals affected by particular overlays.
APPROVED	VC257	28/05/2025	Amendment VC257 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to introduce Clause 32.10 Housing Choice and Transport Zone (HCTZ) and Clause 43.06 Built Form Overlay (BFO) to support housing growth in and around activity centres and other well-serviced locations in line with Victorias Housing Statement, The Decade Ahead 2024-2034

# PROPOSED PLANNING SCHEME AMENDMENTS

Status	Code	Date	Description
PROPOSED	C143latr	05/06/2025	The amendment applies the Public Acquisition Overlay (PAO – Schedule 2 or 3) to 23 properties across the municipality to reserve land for road, drainage and open space projects identified in the Lake Narracan Precinct Structure Plan and Development Contribution Plan (DCP), Morwell North West Development Plan (DP) and DCP and Traralgon North DP and DCP.
PROPOSED	C149latr	30/04/2025	Implements the Latrobe Planning Scheme Review 2024 by updating the Municipal Planning Strategy and Planning Policy Framework, amending zone and overlay mapping and amending the schedules to zones, overlays, general provisions and operational provisions.
PROPOSED	C127latr	07/03/2023	The amendment implements recommendations of the Latrobe City Rural Living Strategy (2024) into the Latrobe Planning Scheme which includes rural living rezonings and the applications of development plan overlays to manage the bushfire risk in new rural living estates as well as design and development overlays to manage the bushfire risk in existing estates, where required.

# ZONES



**NRZ4 - Neighbourhood Residential Zone - Schedule 4**

To implement the Municipal Planning Strategy and the Planning Policy Framework.  
 To recognise areas of predominantly single and double storey residential development.  
 To manage and ensure that development is responsive to the identified neighbourhood character, heritage, environmental or landscape characteristics.  
 To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

VPP 32.09 Neighbourhood Residential Zone

To reinforce a spacious regional suburban character of existing and new neighbourhoods by providing generous front and side building setbacks and landscaped front setbacks with canopy trees. To minimise the prominence of buildings within the streetscape by setting back upper levels of buildings and siting garages and carports behind the front façade. To encourage walls on boundaries to be setback from the building façade to provide space for landscaping, building articulation and appearance of space between dwellings.

LPP 32.09 Schedule 4 To Clause 32.09 Neighbourhood Residential Zone  
 For confirmation and detailed advice about this planning zone, please contact LATROBE council on 1300367700.

**Other nearby planning zones**

- PPRZ - Public Park And Recreation Zone

# OVERLAYS ON THE PROPERTY



## DDO10 - Design And Development Overlay - Schedule 10

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

To identify areas which are affected by specific requirements relating to the design and built form of new development.

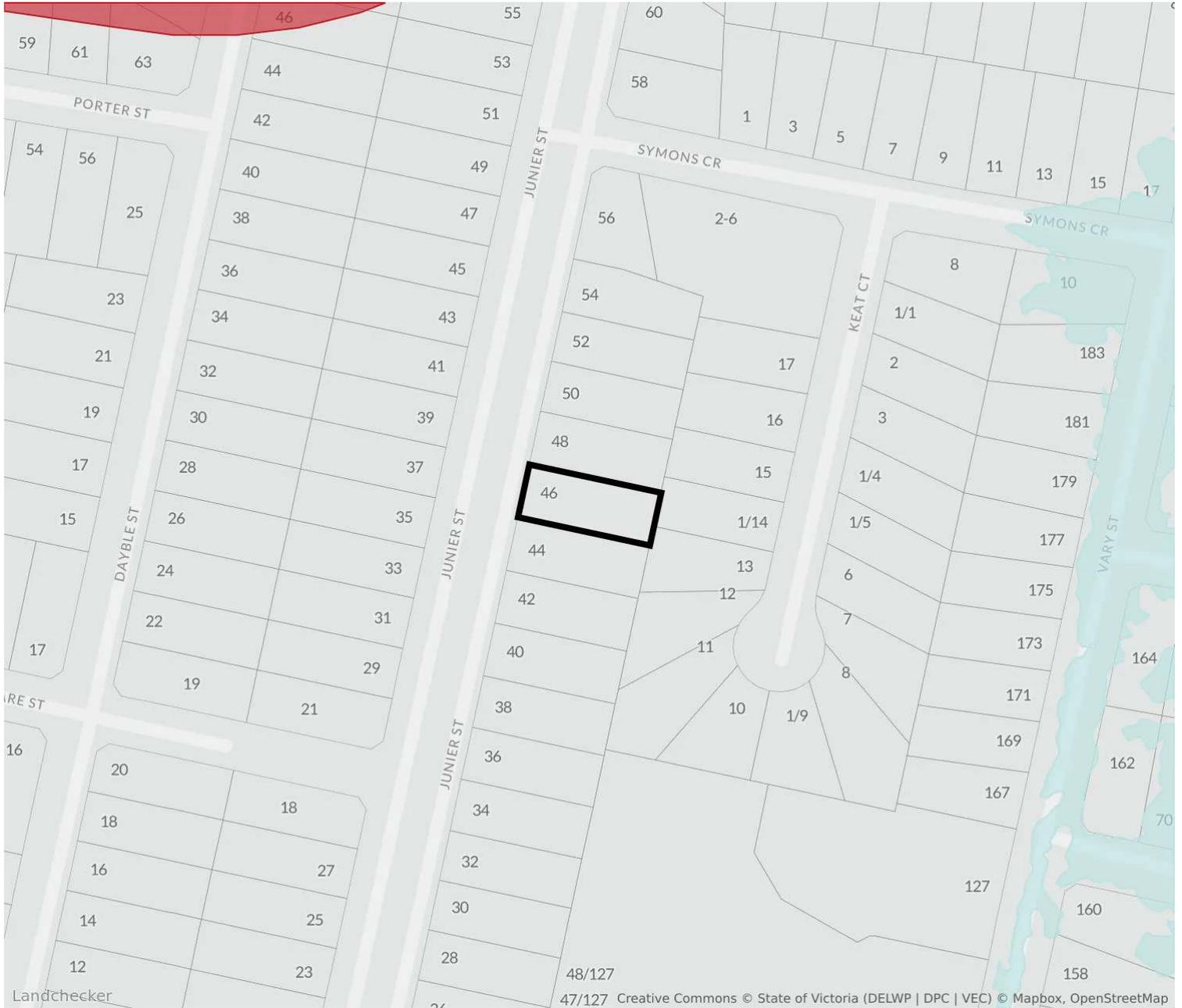
### VPP 43.02 Design And Development Overlay

To ensure that all buildings and works are within specified height limits. To ensure that appropriate external building materials are used, to avoid creating a hazard to aircraft flight paths in the vicinity of Latrobe Regional Airport. To ensure that flight paths associated with Latrobe Regional Airport are protected from the encroachment of inappropriate obstacles which may affect the safe and effective operation of the Airport.

### LPP 43.02 Schedule 10 To Clause 43.02 Design And Development Overlay

For confirmation and detailed advice about this planning overlay, please contact LATROBE council on 1300367700.

# NEARBY OVERLAYS



## LSIO - Land Subject To Inundation Overlay

For confirmation and detailed advice about this planning overlay, please contact LATROBE council on 1300367700.

# CULTURAL HERITAGE SENSITIVITY



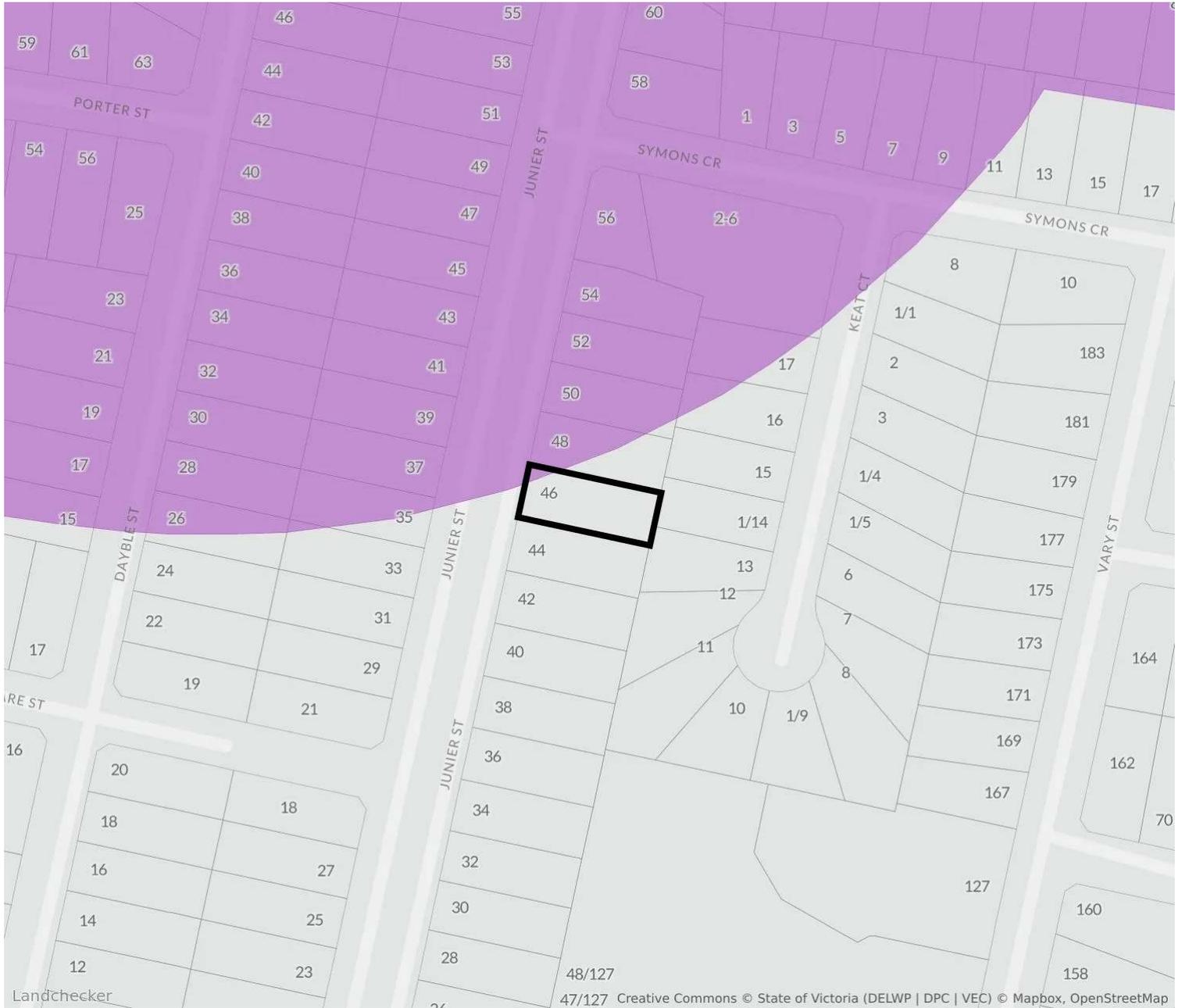
**Aboriginal Cultural Heritage Sensitivity**

This property is within, or in the vicinity of, one or more areas of cultural heritage sensitivity.

For confirmation and detailed advice about the cultural sensitivity of this property, please contact LATROBE council on 1300367700.

# BUSHFIRE PRONE AREA

46 Junier Street, Morwell Vic 3840



**Bushfire Prone Area**

This property is within a zone classified as a bushfire prone area.

For confirmation and detailed advice about the bushfire prone area of this property, please contact LATROBE council on 1300367700.

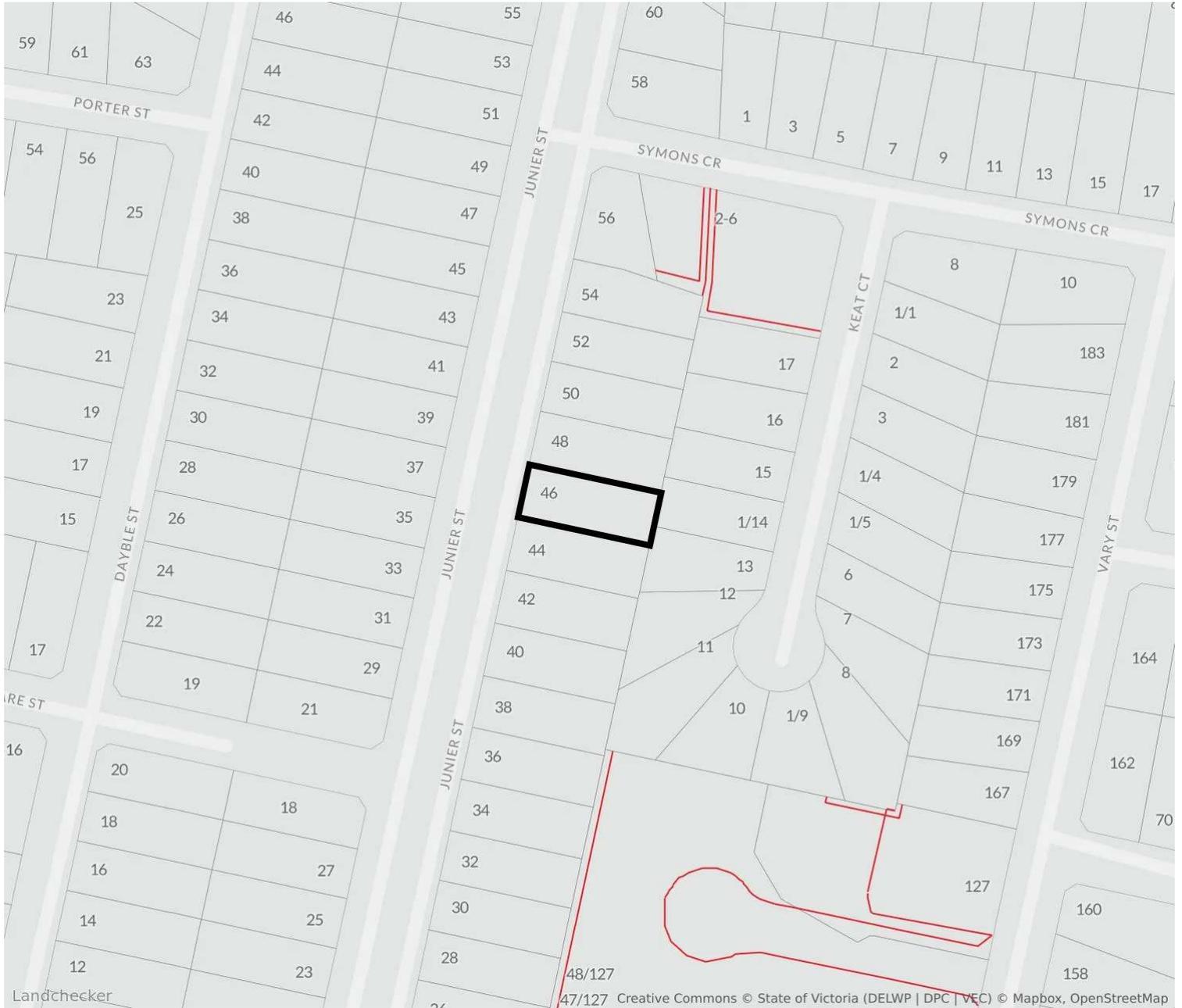
# TOPOGRAPHY



10 - 20m Contours

For confirmation and detailed advice about the elevation of the property, please contact LATROBE council on 1300367700.

# EASEMENTS



## ■ 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 LATROBE council on 1300367700.

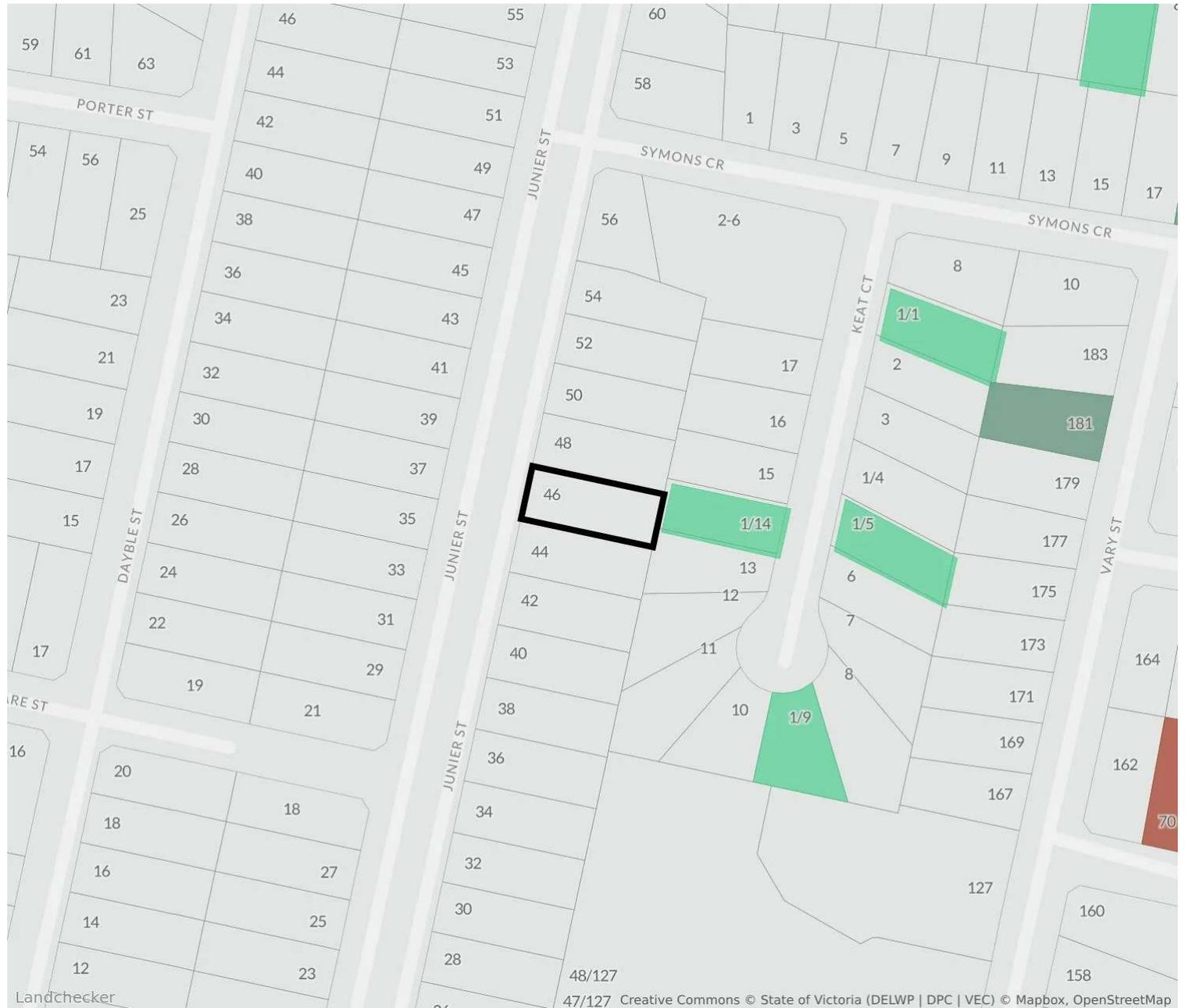
# PLANNING PERMIT HISTORY



No planning permit data available for this property.

# NEARBY PLANNING PERMITS

46 Junier Street, Morwell Vic 3840



Status	Code	Date	Address	Description
PENDING	2025/58	Received 28/03/2025	<u>126 Crinigan Road, Morwell</u>	Clause 52.19-1 - construct a building or construct or carry out works for a telecommunications facility clause 36.06-2 - construct a building or construct or carry out works clause 44.04-2 - construct a building or construct or carry out works.
OTHER	2011/68		<u>16 Mulcare Street, Morwell</u>	Buildings and works associated with the construction of a second dwelling and a two (2) lot subdivision.
REJECTED	2018/129		<u>70 Beattie Crescent, Morwell</u>	Development of land with a dependent persons unit in the land subject to inundation overlay (Isio).
APPROVED	2020/80		<u>5 Keat Court, Morwell</u>	Development of land with two (2) dwellings on a lot.
APPROVED	2021/229		<u>1 Keat Court, Morwell</u>	Development of two (2) new dwellings.
APPROVED	2021/235		<u>14 Keat Court, Morwell</u>	Development of two (2) dwellings on a lot.
APPROVED	2021/262		<u>9 Keat Court, Morwell</u>	Development of land with two dwellings.

Status	Code	Date	Address	Description
OTHER	2021/32		<u>181 Vary Street, Morwell</u>	Development of land for three dwellings on a lot.
APPROVED	2021/386		<u>25 Symons Crescent, Morwell</u>	Development of land with a dependent person's unit.
APPROVED	2022/322		<u>181 Vary Street, Morwell</u>	Development of land for a single dwelling.
APPROVED	2022/48		<u>70 Beattie Crescent, Morwell</u>	Development of land for a dependent persons unit (dpu).

For confirmation and detailed advice about this planning permits, please contact LATROBE council on 1300367700.

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# Updated S32\_46 Junier Street, Morwell

Final Audit Report

2025-07-21

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