

South Gippsland Highway
Woodside, VIC 3874
Australia



Lot 2 PS95649



Volume 8952 Folio 272



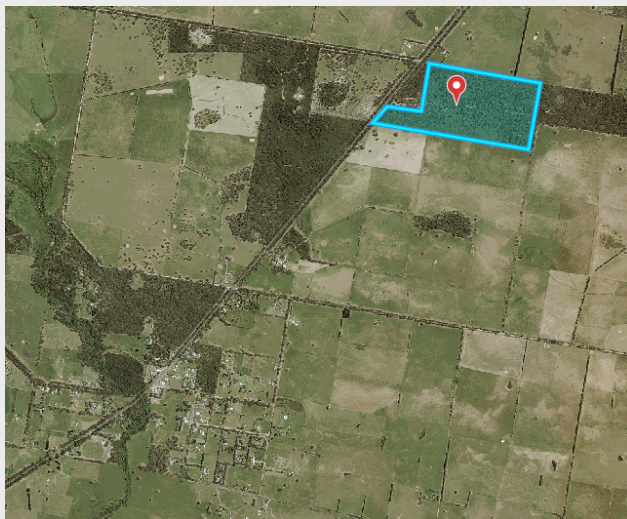
41.14 ha

Overview

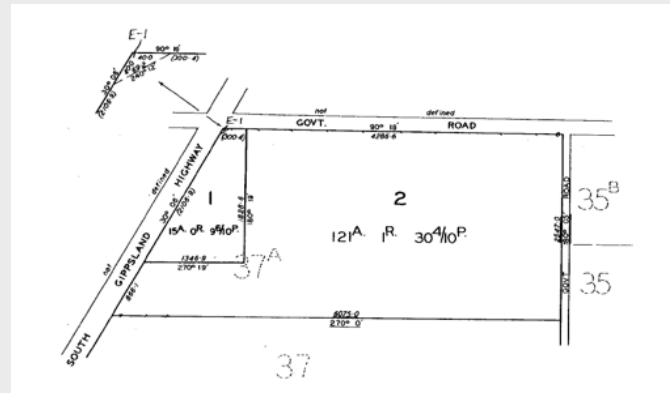
This is an opportunity to own 41 hectares of pristine bushland in South Gippsland, combining conservation with income potential. Located close to the charming Woodside Village and the stunning Woodside Beach, this private haven offers the perfect blend of tranquillity, recreational opportunities and convenience.

The property is protected under a BushBroker Agreement, to ensure its permanent protection for habitat. A management plan is in place to guide ongoing protection and management of the site. Unsold offset payments of approximately \$65,000 are also attached to the land and available to be sold by a future landowner.

Location



Woodside is located near Yarram, South Gippsland, Victoria



Accessibility

- The site is accessed from a gate onto the South Gippsland Highway.
- There is a vehicular track running through the site from east to west.

Planning zone, overlays and other considerations

- Farming Zone (40ha minimum area for which no permit is required to use land for a dwelling)
- Bushfire Management Overlay
- Aboriginal Cultural heritage (part)
- Bushfire Prone

Disclaimer: This information has been prepared as a high level summary only, for ease of reference. If there is any discrepancy with the original documentation, the latter prevails.



Infrastructure and Fencing

- Fencing is in adequate condition.
- Shed

Agreements and/or Covenants on title

Bushbroker agreement BB-2855/LA01, including a Management Plan, has been entered into to improve the condition of the site and to protect it perpetuity. The agreement created native vegetation offset credits which have been traded through the credit register. The Bushbroker agreement and management plan relate to the hatched area on the site plan. Circa 7.4ha have been excluded from the agreement and its obligations, as illustrated on the plan.

The Department of Environment, Land, Water and Planning (now the Department of Energy, Environment and Climate Action - DEECA) issued the Year 10 confirmation of compliance on 18 December 2025.

For details of the landowner obligations see the Bushbroker Agreement contained in the Vendors Statement

Native flora, fauna and habitat

- Vegetation includes Swampy Woodland, Swamp Scrub and Plains Grassy Forest
- Potential habitat for Eastern Curlew, New Holland Mouse, Glossy Grass Skink, Purple Diuris and Grey Billy-buttons

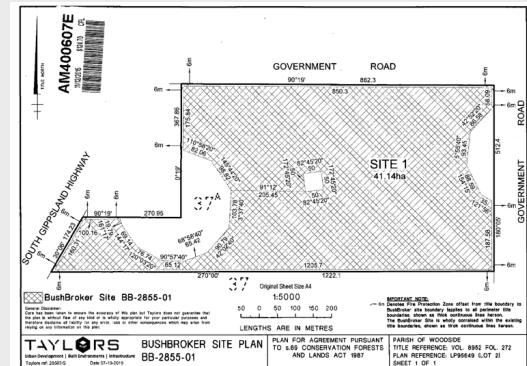
Use and development

The BushBroker Agreement places restrictions on what development and activities can be carried out on the offset site. For example the following are not permitted: livestock, subdivision, structures or dwellings, the use of fertiliser, non-indigenous animals (including any cat, dogs, other domestic animals) except for up to two dogs to be kept under control at all times. For details and a full list see the legal agreement.

Three areas, totalling circa 7.5ha have been excluded from the agreement and its obligations, allowing the potential for use and development subject to the Planning Scheme and Local Laws.

Services and water availability

- No water, power adjacent to the west



Other features- views, location, environment etc

- Beautiful orchids on site
- A private bushland
- A site with high biodiversity, including wombats on site
- Easy access