

25 BORONIA GROVE
WENDOUREE VICTORIA 3355

VENDORS STATEMENT

Volume: 11575 Folio: 834

FOOTNER WREN
— L E G A L —

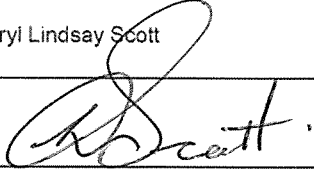
Footner Wren Legal
Level 10, 224 Queen Street
Melbourne VIC 3000
T: (03) 9602 5761
E: leigh@fwlegal.com.au
Ref: LW/24718

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.

Land	25 BORONIA GROVE, WENDOUREE VIC 3355 (Vol: 11575 Fol: 834)	
Vendor's name	Daryl Lindsay Scott	Date 30/1/25
Vendor's signature		
Purchaser's name		Date
Purchaser's signature		
Purchaser's name		Date
Purchaser's signature		

Important information

InfoTrack is not liable in any way, including, without limitation, in negligence, for the use to which this document may be put, for any errors or omissions in this document. It is advised you should also check for any subsequent changes in the law.

1. FINANCIAL MATTERS

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

Are contained in the attached certificate/s.

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

\$ To \$

Other particulars (Including dates) and times of payments:

1.3 Terms of 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 Land subject to Tax Reform scheme

Is the land tax reform scheme land within the meaning of the **Commercial and Industrial Property Tax**

(a) Reform Act 2024?

N/A

(b) If yes to 1.5(a), please provide:

i. the AVPCC* most recently allocated to the land; AND

ii. the entry date within the meaning of the Commercial and Industrial Property Tax Reform Act 2024

* AVPCC means an Australian Valuation Property Classification Code based on the Valuation Best Practice Specifications Guidelines, or as otherwise defined under the **Commercial and Industrial Property Tax Reform Act 2024**.

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.

Note: There may be additional legislative obligations in respect of the sale of land on which there is a building on which building work has been carried out.

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.

☐ *Is as follows:

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

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 under section 192A of the *Building Act* 1993 if the square box is marked with an 'X' ☐

3.4 Planning Scheme

The required specified information is as follows:

(a)	Name of planning scheme	Ballarat Planning Scheme
(b)	Name of responsible authority	City Of Ballarat
(c)	Zoning of the land	General Residential Zone (GRZ) & General Residential Zone Schedule 1 (GRZ1)
(d)	Name of planning overlay	N/A

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:

Not applicable.

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:

Not Applicable

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:

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).

Are contained in the attached certificate.

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*

6.1 Not applicable.

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

Not applicable.

8. SERVICES

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

Electric Supply ☐	Gas supply ☐	Water supply ☐	Sewerage ☐	Telephone services ☐
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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

Not applicable.

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 2000m²; (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.)

13. 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)

25 BORONIA GROVE, WENDOUREE VIC 3355
Register Search Statement (Copy of Title) - Volume 11575 Folio 834
Copy of Plan - PS733454V
Ballarat: Land Information Certificate
Central Highlands Water: Water Information Statement
DEECA Property Report
DTP Planning Property Report
General Residential Zone (GRZ) Information
General Residential Zone - Schedule 1(GRZ1) Information
Copy of Relevant Building Permit - Permit No: BS-U 1273 20142569/0
Copy of VMIA Domestic Building Insurance - Policy No: 420009576BWI-90
Due Diligence Checklist



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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

Page 1 of 1

VOLUME 11575 FOLIO 834

Security no : 124120830099P
Produced 20/12/2024 12:34 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 733454V.
PARENT TITLE Volume 08411 Folio 997
Created by instrument PS733454V 11/06/2015

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
DARYL LINDSAY SCOTT of 25 BORONIA GROVE WENDOUREE VIC 3355
AW351007N 08/12/2022

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS733454V 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: 25 BORONIA GROVE WENDOUREE VIC 3355

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

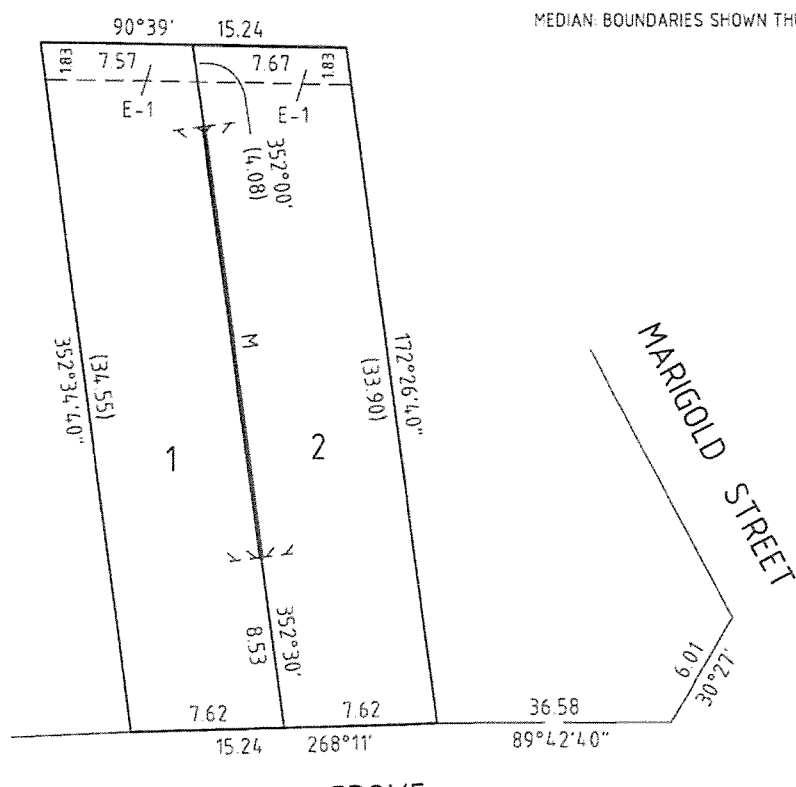
Document Type	Plan
Document Identification	PS733454V
Number of Pages (excluding this cover sheet)	2
Document Assembled	20/12/2024 12:34

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Signed by Council: Ballarat City Council, PP Ref: PLP/2014/169, Cert Ref: PSD2014228, Original Certification: 29/04/2015, S.O.C.: 29/04/2015

PLAN OF SUBDIVISION		LRS use only EDITION 1	Plan Number PS733454V
Location of Land Parish: DOWLING FOREST Township: — Section: 4 Crown Allotment: 32 (PART) Crown Portion: — Title Reference: VOL 8411 FOL 997 Last Plan Reference: LP55600 LOT 446 Postal Address: 23 BORONIA GROVE (at time of subdivision) WENDOUREE 3355 MGA94 Co-ordinates E 749 430 Zone 54 (of approx. centre of land in plan) N 5 843 120 GDA 94		Council Certification and Endorsement Council Name: BALLARAT CITY COUNCIL Ref: 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Open Space (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has / has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate Council seal Date / / Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /	
		LRS use only Statement of Compliance / Exemption Statement Received ☒ Date 01/05/2015 LRS use only PLAN REGISTERED TIME 3:15PM DATE 11/06/2015 H.YILDIRIM Assistant Registrar of Titles	
		Notations DEPTH LIMITATION: 15.24 metres below the surface applies to all land in this plan. THIS IS A SPEAR PLAN Planning Permit No. PLP/2014/169 BALLARAT CITY COUNCIL SURVEY: This plan is based on survey. This survey has been connected to permanent marks no(s) 15, 73 & 97 In Proclaimed Survey Area no. 49	
Easement Information			
Legend: E - Encumbering Easement A - Appurtenant Easement R - Encumbering Easement (Road)			
EASEMENTS AND RIGHTS IMPLIED BY SEC. 12(2) OF THE SUBDIVISION ACT 1988 APPLY TO ALL THE LAND IN THIS PLAN			
Easement Reference	Purpose	Width (Metres)	Origin
E-1	DRAINAGE	1.83	LP55600
Land Benefited/In Favour Of LOTS IN LP55600			
BOUNDARIES SHOWN BY CONTINUOUS THICK LINES ARE DEFINED BY BUILDINGS LOCATION OF BOUNDARIES DEFINED BY BUILDINGS MEDIAN BOUNDARIES SHOWN THUS <u>M</u>			
			
STEELE SURVEYING PTY LTD Land Surveyors 6 Dawson Street North Ballarat 3350 Phone (03) 5333 2699			
Sheet 1 of 1 Sheet			
ORIGINAL SCALE 1:250 SHEET SIZE A3		SCALE 2.5 0 2.5 5 7.5 10 LENGTHS ARE IN METRES LICENSED SURVEYOR (PRINT) RICHARD JOHN STEELE SIGNATURE _____ DIGITALLY SIGNED _____ DATE / / REF 2824 VERSION 2	
		DATE / / COUNCIL DELEGATE SIGNATURE _____	

Plan of Subdivision PS733454V
Concurrent Certification and Statement of Compliance
(Form 3)

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S060300P

Plan Number: PS733454V

Responsible Authority Name: Ballarat City Council

Responsible Authority Permit Ref. No.: PLP/2014/169

Responsible Authority Certification Ref. No.: PSD2014228

Surveyor's Plan Version: 2

Certification

☒ This plan is certified under section 6 of the Subdivision Act 1988

Statement of Compliance

☒ This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

 Has not been made at Certification

Digitally signed by Council Delegate: Rebecca Carter

Organisation: Ballarat City Council

Date: 29/04/2015

LAND INFORMATION CERTIFICATE

In accordance with section 121 of the *Local Government Act 2020*

Applicant: Landata
Delwp - Accounts Payable
Locked Bag 32017
COLLINS STREET EAST VIC 8003

Date: 20-Dec-2024
Certificate No: 62132
eServices Certificate Ref: 75343626-012-7:128802

This certificate provides information regarding valuation, rates, charges, other moneys owing and any orders and notices made under the *Local Government Act 2020*, *Local Government Act 1989*, and the *Local Government Act 1958* or under a local law of the Council.

This certificate is not required to include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from Council or the relevant authority. A fee may be charged for such information.

Rate Assessment Number: 4581328
Property Address: 25 Boronia Grove, WENDOUREE VIC 3355
Property Description: Lot 2 PS733454
Area: 257M2

Statement of rates and charges for YEAR ENDING 30/06/2025 and payable in full by 15/02/2025 (except where paying by instalments):

RATES & CHARGES		(\$)	AMOUNT/BALANCE (\$)
Arrears			0.00
Current Levied	General Rates	1,041.60	
	Service Charges	491.00	
	Fire Services Levy	162.45	
Current Total:		1,695.05	1,695.05
Interest (Interest will accrue on any overdue rates & charges)			0.00
Legal Fees			0.00
Other Monies			0.00
Sundry Monies			0.00
Less Pension Rebate			-419.50
Less Payments Received			-510.22
Overpayments			0.00
TOTAL OUTSTANDING			765.33

NOTE: There is an Active Direct Debit on this Property. Please call prior to settlement for updated figures.

PROPERTY VALUATIONS

Description	Valuation	Level of Value Date	Operational Date
Net Annual	\$17,500	01/01/2024	01/07/2024
Site	\$121,500	01/01/2024	01/07/2024
Capital Improved	\$350,000	01/01/2024	01/07/2024

Verbal confirmation or variations will only be given for a period of 90 days from the date of issue, however Council will not be held responsible for information provided verbally. For settlement purposes another certificate should be obtained after 90 days.

OTHER INFORMATION

Notices or orders on the land served by Council under the *Local Government Act 2020*, *Local Government Act 1989*, and the *Local Government Act 1958* or under a local law of the Council, which have a continuing application at the date of the Certificate, details being (if any): *SV*

There are no moneys owed for works under the *Local Government Act 1958* or *Local Government Act 1989*.

There is no potential liability for rates under the *Cultural and Recreational Lands Act 1963*.

There is no potential liability for the land to become rateable under section 173 or 174A of the *Local Government Act 1989*.

There are no moneys owed in relation to the land under section 94(5) of the *Electricity Industry Act 2000*.

There are no outstanding amounts required to be paid for recreational purposes or any transfer of land to the Council for recreational purposes under section 18 of the *Subdivision Act 1988*, or the *Local Government Act 1958*.

There are no moneys owed under section 119 of the *Local Government Act 2020*.

There are no moneys owed in regards to an environmental upgrade charge in relation to the land under section 181C of the *Local Government Act 1989*.

GENERAL NOTES

I hereby certify that as at the date of issue, the information given in this certificate is a correct disclosure of the rates, charges, interest and other moneys payable to the City of Ballarat together with any Notices pursuant to the *Local Government Act 2020* and *Local Government Act 1989*, Local Laws or any other legislation.

LU Bennett

Authorised Officer

Central Highlands Region Water Corporation

ABN/GST 75 224 340 348



CENTRAL
HIGHLANDS
WATER

7 Learmonth Road
Wendouree Victoria 3355
PO Box 152 Ballarat
Victoria 3353 Australia
Telephone 1800 061 514
information.statements@chw.net.au

Footner Wren Legal. C/- Infotrack (leap) C/-
Landata

Your Ref: 75343626-022-6
Statement No: 103193

Account No: 175810-006
Lodgement Date: 20/12/2024

Information Statement

Water Act 1989 Section 158

Statement of encumbrances, works required, outstanding matters, tariffs and other charges including outstanding amounts and other information which the Corporation considers relevant for the property known as:

25 Boronia GR WENDOUREE

Title(s):

Lot 2, PS, 733454V, Volume 11575, Folio 834, Parish of Ballarat

Owner(s):

Daryl Lindsay Scott

Account Calculation:

Fees and Charges (including interest)	\$-75.00
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Total Amount in arrears as at 20 Dec 2024:	<u>\$-75.00</u>
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Access fees: 20 Dec 2024 (from page 2)	\$99.48
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Total Amount:	<u>\$24.48</u>
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Note: Central Highlands Water will perform a special meter reading on all metered properties 10-14 days prior to settlement. Enquires can be made to information.statements@chw.net.au
The lodgement date on the Information Statement is the date received, not the date of issue.

Property No: 14-0290-0250
Property Address: 25 Boronia GR WENDOUREE

Details of services provided and their tariffs:

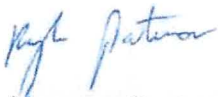
Water Service Charge: From 14/11/2024 To 20/12/2024 = 36 Days @ 0.6569 Per Day = \$23.65

Wastewater Access: From 14/11/2024 To 20/12/2024 = 36 Days @ 2.1063 Per Day = \$75.83

Encumbrances and other information:

The Corporation Has No Record Of The Above Matters Affecting The Property.

The information supplied on this Statement in relation to encumbrances is valid as at the date of issue only.



Manager Customer Services
Central Highlands Water

Fees and Charges \$24.48



Billers Code : 1677
Ref : 175810 006 3

Contact your financial institution to pay
from your cheque, savings, credit account.

Melbourne Water Charges \$ 0.00



Billers Code : 1677
Ref : Not Applicable

Contact your financial institution to pay
from your cheque, savings, credit account.

Private Scheme Charges \$ 0.00



Billers Code : 1677
Ref : Not Applicable

Contact your financial institution to pay from
your cheque, savings, credit account.

PROPERTY REPORT



Energy,
Environment
and Climate Action

From www.land.vic.gov.au at 13 January 2025 04:42 PM

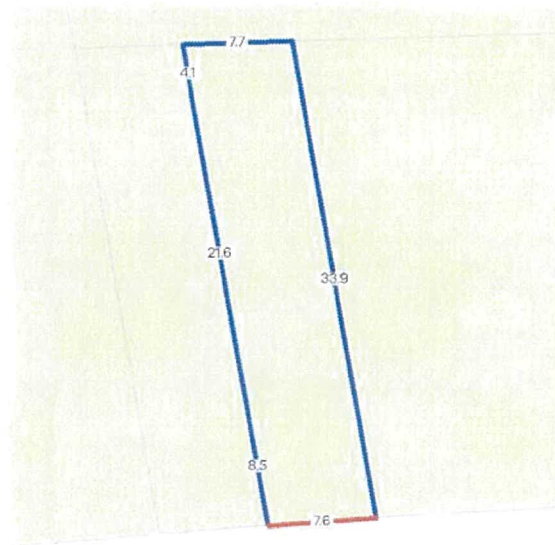
PROPERTY DETAILS

Address: **25 BORONIA GROVE WENDOUREE 3355**
Lot and Plan Number: **Lot 2 PS733454**
Standard Parcel Identifier (SPI): **2\PS733454**
Local Government Area (Council): **BALLARAT**
Council Property Number: **2059350**
Directory Reference: **Vicroads 561 S12**

www.ballarat.vic.gov.au

SITE DIMENSIONS

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



Area: 258 sq. m

Perimeter: 83 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.

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](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Urban Water Corporation: **Central Highlands Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
Legislative Assembly: **WENDOUREE**

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 property 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>

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PROPERTY REPORT: 25 BORONIA GROVE WENDOUREE 3355

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PROPERTY REPORT



Energy,
Environment
and Climate Action

Area Map



Selected Property

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PROPERTY REPORT: 25 BORONIA GROVE WENDOUREE 3355

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PLANNING PROPERTY REPORT



Department
of Transport
and Planning

From www.planning.vic.gov.au at 13 January 2025 04:42 PM

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Planning Scheme: **Ballarat**
Directory Reference: **Vicroads 561 S12**

www.ballarat.vic.gov.au

[Planning Scheme - Ballarat](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Urban Water Corporation: **Central Highlands Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
Legislative Assembly: **WENDOUREE**

OTHER

Registered Aboriginal Party: **Wadawurrung Traditional Owners Aboriginal Corporation**

[View location in VicPlan](#)

PLANNING SUMMARY

Bushfire Prone Area This property is not in a designated bushfire prone area.

Planning Zone [GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)

Planning Overlay None

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



GRZ - General Residential

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 25 BORONIA GROVE WENDOUREE 3355

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Planning Overlays

No planning overlay found

Further Planning Information

Planning scheme data last updated on 09 January 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>

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. 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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Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1992 (Vic).

PLANNING PROPERTY REPORT: 25 BORONIA GROVE WENDOUREE 3355

Page 3 of 3

32.08
31/07/2018
VC148

GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ** , **R1Z** , **R2Z** or **R3Z** with a number (if shown).

Purpose

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

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.

32.08-1
27/03/2017
VC110

Neighbourhood character objectives

A schedule to this zone may contain neighbourhood character objectives to be achieved for the area.

32.08-2
01/01/2024
VC250

Table of uses

Section 1 - Permit not required

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Community care accommodation	Must meet the requirements of Clause 52.22-2.
Domestic animal husbandry (other than Domestic animal boarding)	Must be no more than 2 animals.
Dwelling (other than Bed and breakfast) Home based business Informal outdoor recreation	
Medical centre	The gross floor area of all buildings must not exceed 250 square metres. Must not require a permit under Clause 52.06-3. The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Place of worship	The gross floor area of all buildings must not exceed 250 square metres. The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.

BALLARAT PLANNING SCHEME

Use	Condition
Racing dog husbandry	Must be no more than 2 animals.
Railway	
Residential aged care facility	
Rooming house	Must meet the requirements of Clause 52.23-2.
Small second dwelling	Must be no more than one dwelling existing on the lot. Must be the only small second dwelling on the lot. Reticulated natural gas must not be supplied to the building, or part of a building, used for the small second dwelling.
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Accommodation (other than Community care accommodation, Dwelling, Residential aged care facility, Rooming house and Small second dwelling) Agriculture (other than Animal production, Animal training, Apiculture, Domestic animal husbandry, Horse husbandry and Racing dog husbandry)	
Car park	Must be used in conjunction with another use in Section 1 or 2.
Car wash	The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Convenience restaurant	The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Convenience shop	
Domestic animal husbandry (other than Domestic animal boarding) – if the Section 1 condition is not met	Must be no more than 5 animals.
Food and drink premises (other than Convenience restaurant and Take away food premises) Grazing animal production Leisure and recreation (other than Informal outdoor recreation and Motor racing track) Market	

BALLARAT PLANNING SCHEME

Use	Condition
Office (other than Medical centre)	The use must be associated with a use or development to which clause 53.23 (Significant residential development with affordable housing) applies.
Place of assembly (other than Amusement parlour, Carnival, Cinema based entertainment facility, Circus, Nightclub and Place of worship)	
Plant nursery	
Retail premises (other than Convenience shop, Food and drink premises, Market and Plant nursery)	The use must be associated with a use or development to which clause 53.23 (Significant residential development with affordable housing) applies.
Service station	The site must either: ▪ Adjoin a commercial zone or industrial zone. ▪ Adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3. The site must not exceed either: ▪ 3000 square metres. ▪ 3600 square metres if it adjoins on two boundaries a road in a Transport Zone 2 or a Transport Zone 3.
Store	Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
Take away food premises	The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Amusement parlour
Animal production (other than Grazing animal production)
Animal training
Cinema based entertainment facility
Domestic animal boarding
Extractive industry
Horse husbandry
Industry (other than Automated collection point and Car wash)

Use

Motor racing track

Nightclub

Saleyard

Small second dwelling – if the Section 1 condition is not met

Transport terminal

Warehouse (other than Store)

32.08-3
14/12/2023
VC253

Subdivision**Permit requirement**

A permit is required to subdivide land.

An application to subdivide land that would create a vacant lot less than 400 square metres capable of development for a dwelling or residential building, must ensure that each vacant lot created less than 400 square metres contains at least 25 percent as garden area. This does not apply to a lot created by an application to subdivide land where that lot is created in accordance with:

- An approved precinct structure plan or an equivalent strategic plan;
- An incorporated plan or approved development plan; or
- A permit for development.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

Class of subdivision	Objectives and standards to be met
60 or more lots	All except Clause 56.03-5.
16 – 59 lots	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3 – 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

A permit must not be granted which would allow a separate lot to be created for land containing a small second dwelling.

BALLARAT PLANNING SCHEME

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
Subdivide land to realign the common boundary between 2 lots where: ▪ The area of either lot is reduced by less than 15 percent. ▪ The general direction of the common boundary does not change.	Clause 59.01
Subdivide land into lots each containing an existing building or car parking space where: ▪ The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme. ▪ An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.	Clause 59.02
Subdivide land into 2 lots if: ▪ The construction of a building or the construction or carrying out of works on the land: – Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired. – Has started lawfully. ▪ The subdivision does not create a vacant lot.	Clause 59.02

32.08-4
14/12/2023
VC253

Construction or extension of a dwelling, small second dwelling or residential building

Minimum garden area requirement

An application to construct or extend a dwelling, small second dwelling or residential building on a lot must provide a minimum garden area as set out in the following table:

Lot size	Minimum percentage of a lot set aside as garden area
400 - 500 sqm	25%
Above 500 - 650 sqm	30%
Above 650 sqm	35%

This does not apply to:

- An application to construct or extend a dwelling, small second dwelling or residential building if specified in a schedule to this zone as exempt from the minimum garden area requirement;

BALLARAT PLANNING SCHEME

- An application to construct or extend a dwelling, small second dwelling or residential building on a lot if:
 - The lot is designated as a medium density housing site in an approved precinct structure plan or an approved equivalent strategic plan;
 - The lot is designated as a medium density housing site in an incorporated plan or approved development plan; or
- An application to alter or extend an existing building that did not comply with the minimum garden area requirement of Clause 32.08-4 on the approval date of Amendment VC110.

32.08-5
14/12/2023
VC253

Construction and extension of one dwelling on a lot

Permit requirement

A permit is required to construct or extend one dwelling on a lot less than 300 square metres.

A permit is required to construct or extend a front fence within 3 metres of a street if the fence is associated with one dwelling on a lot less than 300 square metres and the fence exceeds the maximum height specified in Clause 54.06-2.

A development must meet the requirements of Clause 54.

No permit required

No permit is required to:

- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.
- Make structural changes to a dwelling provided the size of the dwelling is not increased or the number of dwellings is not increased.

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 or extend a dwelling on a lot less than 300 square metres if the development meets the requirements in the following standards of Clause 54: ▪ A3 Street setback. ▪ A10 Side and rear setbacks. ▪ A11 Walls on boundaries. ▪ A12 Daylight to existing windows. ▪ A13 North-facing windows. ▪ A14 Overshadowing open space. ▪ A15 Overlooking.	Clause 59.14
For the purposes of this class of VicSmart application, the Clause 54 standards specified above are mandatory.	

Class of application	Information requirements and decision guidelines
----------------------	--

If a schedule to the zone specifies a requirement of a standard different from a requirement set out in the Clause 54 standard, the requirement in the schedule to the zone applies and must be met.

Construct or extend a front fence within 3 metres of a street if the fence is associated with one dwelling on a lot less than 300 square metres. Clause 59.03

32.08-6
14/12/2023
VC253

Construction and extension of a small second dwelling on a lot

Permit requirement

A permit is required to construct or extend a small second dwelling on a lot of less than 300 square metres.

A development must meet the requirements of Clause 54.

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 or extend a small second dwelling on a lot less than 300 square metres if the development meets the requirements in the following standards of Clause 54: Clause 59.14

- A3 Street setback.
- A9 Building setback.
- A9.1 Safety and accessibility.
- A10 Side and rear setbacks.
- A11 Walls on boundaries.
- A12 Daylight to existing windows.
- A13 North-facing windows.
- A14 Overshadowing open space.
- A15 Overlooking.

For the purposes of this class of VicSmart application, the Clause 54 standards specified above are mandatory.

If a schedule to the zone specifies a requirement of a standard different from a requirement set out in the Clause 54 standard, the requirement in the schedule to the zone applies and must be met.

32.08-7
14/12/2023
VC253

Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

Permit requirement

A permit is required to:

- Construct a dwelling if there is at least one dwelling existing on the lot.

BALLARAT PLANNING SCHEME

- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling if it is on common property.
- Construct or extend a residential building.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with 2 or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 55.06-2.

A development must meet the requirements of Clause 55. This does not apply to a development of five or more storeys, excluding a basement.

An apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.

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 or extend a front fence within 3 metres of a street if the fence is associated with 2 or more dwellings on a lot or a residential building.	Clause 59.03

Transitional provisions

Clause 55 of this scheme, as in force immediately before the approval date of Amendment VC136, continues to apply to:

- An application for a planning permit lodged before that date.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date.

Clause 58 does not apply to:

- An application for a planning permit lodged before the approval date of Amendment VC136.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before the approval date of Amendment VC136.

Clauses 55 and 58 of this scheme, as in force immediately before the approval date of Amendment VC174, continue to apply to:

- An application for a planning permit lodged before that date.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date.

32.08-8
14/12/2023
VC253

Requirements of Clause 54 and Clause 55

A schedule to this zone may specify the requirements of:

- Standards A3, A5, A6, A10, A11, A17 and A20 of Clause 54 of this scheme.
- Standards B6, B8, B9, B13, B17, B18, B28 and B32 of Clause 55 of this scheme.

BALLARAT PLANNING SCHEME

If a requirement is not specified in a schedule to this zone, the requirement set out in the relevant standard of Clause 54 or Clause 55 applies.

32.08-9
14/12/2023
VC253

Residential aged care facility

Permit requirements

A permit is required to construct a building or construct or carry out works for a residential aged care facility.

A development must meet the requirements of Clause 53.17 - Residential aged care facility.

32.08-10
14/12/2023
VC253

Buildings and works associated with a Section 2 use

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2.

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 building or construct or carry out works where:	Clause 59.04
▪ The building or works are not associated with a dwelling, primary school or secondary school and have an estimated cost of up to \$100,000; or ▪ The building or works are associated with a primary school or secondary school and have an estimated cost of up to \$500,000; and ▪ The requirements in the following standards of Clause 54 are met, where the land adjoins land in a residential zone used for residential purposes: — A10 Side and rear setbacks. — A11 Walls on boundaries. — A12 Daylight to existing windows. — A13 North-facing windows. — A14 Overshadowing open space. — A15 Overlooking.	
For the purposes of this class of VicSmart application, the Clause 54 standards specified above are mandatory.	
If a schedule to the zone specifies a requirement of a standard different from a requirement set out in the Clause 54 standard, the requirement in the schedule to the zone applies and must be met.	

32.08-11
14/12/2023
VC253

Maximum building height requirement for a dwelling, small second dwelling or residential building

A building must not be constructed for use as a dwelling, small second dwelling or a residential building that:

- exceeds the maximum building height specified in a schedule to this zone; or
- contains more than the maximum number of storeys specified in a schedule to this zone.

If no maximum building height or maximum number of storeys is specified in a schedule to this zone:

- the building height must not exceed 11 metres; and
- the building must contain no more than 3 storeys at any point.

A building may exceed the applicable maximum building height or contain more than the applicable maximum number of storeys if:

- It replaces an immediately pre-existing building and the new building does not exceed the building height or contain a greater number of storeys than the pre-existing building.
- There are existing buildings on both abutting allotments that face the same street and the new building does not exceed the building height or contain a greater number of storeys than the lower of the existing buildings on the abutting allotments.
- It is on a corner lot abutted by lots with existing buildings and the new building does not exceed the building height or contain a greater number of storeys than the lower of the existing buildings on the abutting allotments.
- It is constructed pursuant to a valid building permit that was in effect prior to the introduction of this provision.

An extension to an existing building may exceed the applicable maximum building height or contain more than the applicable maximum number of storeys if it does not exceed the building height of the existing building or contain a greater number of storeys than the existing building.

A building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.

A basement is not a storey for the purposes of calculating the number of storeys contained in a building.

The maximum building height and maximum number of storeys requirements in this zone or a schedule to this zone apply whether or not a planning permit is required for the construction of a building.

Building height if land is subject to inundation

If the land is in a Special Building Overlay, Land Subject to Inundation Overlay or is land liable to inundation the maximum building height specified in the zone or schedule to the zone is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

32.08-12
14/12/2023
VC253

Application requirements

An application must be accompanied by the following information, as appropriate:

- For a residential development of four storeys or less, the neighbourhood and site description and design response as required in Clause 54 and Clause 55.
- For an apartment development of five or more storeys, an urban context report and design response as required in Clause 58.01.
- For an application for subdivision, a site and context description and design response as required in Clause 56.
- Plans drawn to scale and dimensioned which show:
 - Site shape, size, dimensions and orientation.
 - The siting and use of existing and proposed buildings.
 - Adjacent buildings and uses.

BALLARAT PLANNING SCHEME

- The building form and scale.
- Setbacks to property boundaries.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of good and materials, hours of operation and light spill, solar access and glare.
- Any other application requirements specified in a schedule to this zone.

If in the opinion of the responsible authority an application requirement is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

32.08-13
14/12/2023
VC253

Exemption from notice and review

Subdivision

An application to subdivide land into lots each containing an existing dwelling or car parking space 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.

32.08-14
14/12/2023
VC253

Decision guidelines

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

General

- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of this zone.
- The objectives set out in a schedule to this zone.
- Any other decision guidelines specified in a schedule to this zone.
- The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.

Subdivision

- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.

Dwellings, small second dwellings and residential buildings

- For the construction and extension of one dwelling on a lot and a small second dwelling, the applicable objectives, standards and decision guidelines of Clause 54.
- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55. This does not apply to an apartment development of five or more storeys, excluding a basement.
- For the construction and extension of an apartment development of five or more storeys, excluding a basement, the objectives, standards and decisions guidelines of Clause 58.

Non-residential use and development

- Whether the use or development is compatible with residential use.
- Whether the use generally serves local community needs.
- The scale and intensity of the use and development.

- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The provision of car and bicycle parking and associated accessways.
- Any proposed loading and refuse collection facilities.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.

32.08-15
14/12/2023
VC253

Signs

Sign requirements are at Clause 52.05. This zone is in Category 3.

32.08-16
14/12/2023
VC253

Transitional provisions

The minimum garden area requirements of Clause 32.08-4 and the maximum building height and number of storeys requirements of Clause 32.08-9 introduced by Amendment VC110 do not apply to:

- A planning permit application for the construction or extension of a dwelling or residential building lodged before the approval date of Amendment VC110.
- Where a planning permit is not required for the construction or extension of a dwelling or residential building:
 - A building permit issued for the construction or extension of a dwelling or residential building before the approval date of Amendment VC110.
 - A building surveyor has been appointed to issue a building permit for the construction or extension of a dwelling or residential building before the approval date of Amendment VC110. A building permit must be issued within 12 months of the approval date of Amendment VC110.
 - A building surveyor is satisfied, and certifies in writing, that substantial progress was made on the design of the construction or extension of a dwelling or residential building before the approval date of Amendment VC110. A building permit must be issued within 12 months of the approval date of Amendment VC110.

The minimum garden area requirement of Clause 32.08-3 introduced by Amendment VC110 does not apply to a planning permit application to subdivide land for a dwelling or a residential building lodged before the approval date of Amendment VC110.

11/08/2022
C214ball

SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ1**.

GENERAL RESIDENTIAL AREAS

1.0
11/08/2022
C214ball

Neighbourhood character objectives

None specified.

2.0
26/04/2024
VC252

Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement

Is the construction or extension of a dwelling, small second dwelling or residential building exempt from the minimum garden area requirement?

No

3.0
26/04/2024
VC252

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

4.0
26/04/2024
VC252

Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

5.0
26/04/2024
VC252

Application requirements

None specified.

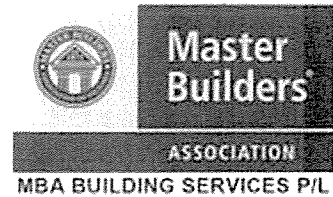
6.0
26/04/2024
VC252

Decision guidelines

None specified.

BUILDING PERMIT

FORM 2
Building Act 1993
Building Regulations 2006
Reg 313



ABN: 12 103 020 382
14 Albert Street
SEBASTOPOL VIC 3356
Phone: 03 5320 9999
Fax: 03 5320 9900
Web: www.mbav.com.au

PERMIT NO: BS-U 1273 20142569 / 0
MBA FILE NO: 14002622

Issued to Applicant Mihaljevic Constructions Pty Ltd
PO Box 69N
Ballarat North VIC 3350

Ph: 0407 335 646
Fax:

Ownership Details Applesed Properties Pty Ltd & Arcoona Holdings Pty Ltd
PO Box 2417
Bakery Hill VIC 3353

Property Details **23 Boronia Grove, Wendouree VIC 3355**

Lot 446	LP/PS 055600	Vol. 08411	Fol. 997
CA	Sect.	Parish	County

Municipal District Ballarat City Council **Allotment area** 518.8 m²

Builder Mihaljevic Constructions Pty Ltd
Alan Mihaljevic
PO Box 69N
Ballarat North VIC 3350

Details of Practitioners & Architects:

(a) to be engaged in the building work

Name	Class	Registration No
Alan Mihaljevic	Builder	DB-U18232

(b) who were engaged to prepare documents forming part of the application for this permit

Name	Class	Registration No
Tony DeJong	Architects	DP-AD 244
Bruce Cossins	Civil Engineer	EC 1070

Details of domestic building work insurance

Insurer: QBE Policy Number 420009576BWI-89, 420009576-BWI-90

Details of Relevant Planning Permit

Permit No: PLP/2014/169 **Issue Date:** 18 Aug 2014

Description of Building Work: Construction of Dwellings x 2, Garages & Verandahs

Extent of Building Work: As shown on the approved plans

Number of storeys: 1 **Area of new building work** 257.5 m²

Estimated total value work: \$294,690.00

Building Classification:

Part of Building	Permitted Use	BCA Class
Dwelling	Residential Dwellings	1a
Garage	Garages	10a
Verandah	Verandahs	10a

Alternative Solutions - Not Applicable

Building Appeals Board determinations - Not Applicable

Reporting Authorities

The following bodies are reporting authorities for the purposes of the application for this permit in relation to the matters set out below:

<i>Reporting authority</i>	<i>Matter reported on</i>	<i>Regulation / BCA Clause</i>
City of Ballarat	Storm Water Discharge	610(2)

Inspection requirements

The mandatory notification stages are:

- PreSlab (Footings)
- Steel Reinforcement
- Frame
- Final

Occupation of Building: An Occupancy Permit is required prior to use or occupation.

Commencement and Completion: This building work must commence by 24 October 2015 and must be completed by 24 October 2016

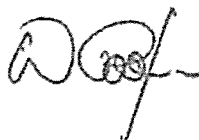
GENERAL CONDITIONS: Refer to notations below

SPECIFIC CONDITIONS:

1. Development works are to comply with Planning Permit no PLP/2014/169 dated 18/08/2014 issued by the Ballarat City Council.
2. Many councils have local laws requiring permits and payments such as crossing fees and asset protection fees. The owner/agent is responsible to comply with any applicable Council Local Laws which may affect the development. Contact your local council for more information.
3. Prior to the frame inspection the builder/owner must submit a copy of the manufacturer's truss computations, layout and wall bracing plan to this office.
4. Provide mechanical ventilation in accordance with AS1668.2 and AS/NZS 3666.1 to a habitable room, office, shop, factory, workroom, sanitary compartment, bathroom, shower room, laundry and other rooms that are occupied.

Building Surveyor: Wayne Cooper

Registration No: BS-U 1273



Signature:

Date of Issue:

24 October 2014

PERMIT NO: BS-U 1273 20142569 / 0

PREFABRICATED TRUSSES / FLOORS / WALLS

Where used, the builder/owner must submit three (3) copies of the manufacturer's truss / floor / wall computations and layout and a bracing plan to the Relevant building Surveyor for approval prior to the commencement of frame construction.

CERTIFICATES

Prior to issuing an Occupancy Permit or Certificate of Final Inspection a number of certificates will be required. Certificates will cover areas including but not limited to glazing, insulation, termites, waterproofing & plumbing. Refer to the Application for occupancy at www.mbav.com.au for more information.

SITE SIGNS

Regulation 317 of the Building Regulations 2006 requires that the person in charge of the carrying out of building work on an allotment ensure that the registration numbers and contact details of the builder and building surveyor, as well as the building permit number and date of issue are displayed on the allotment in a position accessible to the public prior to the commencement of building work. This sign must remain visible for the duration of the building work.

CHANGE OF DETAILS

Under Regulation 318 an owner of a building or land, for which a building permit has been issued, must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work.

LOCATION OF PERMIT & APPROVED DOCUMENTS

The person in charge of the building work must ensure that there is one complete set of approved plans, specifications and other documents on site until all work has been completed and approved.



Domestic Building Insurance Certificate of Insurance

Policy Number 420009576BWI-90

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



APPLESEED PROPERTIES P/L
PO BOX 2417
BAKERY HILL 3354

Name of Intermediary
AON-HIA (VIC)
4 / 70 JOLIMONT STREET
MELBOURNE VIC 3002

Account Number
42HIAVIC
Date Issued
13/10/2014

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035 for and on behalf of the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

Domestic Building Work

NEW SINGLE DWELLING CONSTRUCTION CONTRACT

At the property

2/23 BORONIA GROVE
WENDOUREE VIC 3355

Carried out by the builder

MIHALJEVIC CONSTRUCTIONS PTY L
ACN: 066 267 212

Important note: If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact QBE **IMMEDIATELY**. If these details are incorrect, the domestic building work will not be covered.

For the building owner

APPLESEED PROPERTIES P/L
ARCOONA HOLDINGS P/L

Pursuant to a domestic building contract dated

02/10/2014

For the contract price of

\$147,345.00

Type of cover

Cover is only provided if MIHALJEVIC CONSTRUCTIONS PTY L has died, becomes insolvent or has disappeared*

Period of cover

Cover commences on the earlier of the date of the domestic building contract or date of building permit for the domestic building work and concludes:

- Two years from completion of the domestic building work or termination of the domestic building contract for non structural defects*
- Six years from completion of the domestic building work or termination of the domestic building contract for structural defects*

The maximum policy limit for all claims made under this policy is

\$300,000 all inclusive of costs and expenses*

The maximum policy limit for all claims for non-completion of the domestic building works is

20% of the contract price*

*The cover and policy limits described in this Certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to, the terms, limitations and exclusions contained in the policy terms and conditions.

QM1824-1207



Domestic Building Insurance Certificate of Insurance

Policy Number 420009576BWI-90

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ABN: 78 003 191 035
AFS License No: 239545



Subject to the Building Act 1993, and the Ministerial Order and the conditions of the insurance contract, cover will be provided to the Building Owner named in the domestic building contract and to the successors in title to the Building Owner in relation to the domestic building work undertaken by the builder.

Issued by QBE Insurance (Australia) Limited for and on behalf of

Victorian Managed Insurance Authority (VMIA)

IMPORTANT:

This certificate must be read in conjunction with the policy terms and conditions and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the period of cover.

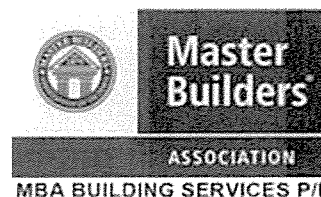
If the information on this Certificate does not match what's on your domestic building contract, please contact QBE IMMEDIATELY on 1300 790 723

Below are some examples of what to look for:

CERTIFICATE OF INSURANCE		YOUR DOMESTIC BUILDING CONTRACT
Owner: Carried out by the builder: 	MATCH <i>Both name of builder and ACN or ABN match</i> 	Owner: Builder:
Owner: Carried out by the builder: 	NO MATCH <i>Call QBE, name of builder does not match</i> 	Owner: Builder:
Owner: Carried out by the builder: 	NO MATCH <i>Call QBE, ABN or ACN does not match</i> 	Owner: Builder:

OCCUPANCY PERMIT

FORM 6
Building Act 1993
Building Regulations 2006
Reg 1005



ABN: 12 103 020 382
14 Albert Street
SEBASTOPOL VIC 3356
Phone 03 5320 9999
Fax: 03 5320 9900
Web: www.mbav.com.au

PERMIT NO: BS-U 1273 20142569 / 0
MBA FILE NO: 14002622

Property Details Lot 446, Unit 2, 23 Boronia Grove Wendouree VIC 3355

Lot 446	LP/PS 055600	Vol. 08411	Fol.997
CA	Sect.	Parish	County

Municipal District Ballarat City Council

Project Description Construction of Dwellings x 2 & Garages & Verandahs

BUILDING DETAILS:

Part of Building	Permitted Use	BCA Class
Dwelling	Residential Dwelling	1a
Garage	Garage	10a
Verandah	Verandah	10a

Allowable floor loading 1.5kpa

Alternative Solutions *Not Applicable*

Building Appeals Board determinations *Not Applicable*

Reporting Authorities *Not Applicable*

SUITABILITY FOR OCCUPATION:

The building or part of a building to which this permit applies is suitable for occupation.

CONDITIONS:

DATE OF FINAL INSPECTION: 25 March 2015

Building Surveyor: Wayne Cooper

Registration no: BS-U 1273

Signature:

Date of issue: 2 April 2015

Copy to Council

Ballarat City Council
PO Box 655
BALLARAT VIC 3353

Owner

Appleseed Properties Pty Ltd & Arcoona Holdings Pty Ltd
PO Box 2417
Bakery Hill VIC 3353

Builder

Mihaljevic Constructions Pty Ltd
PO Box 69N
Ballarat North VIC 3350

Due Diligence Checklist

Consumer Affairs Victoria

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.

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.