

Vantage 26

Facade: Blackman - Single Storey



TOTAL FIXED PRICE CONTRACT

\$741,327

Address: 902 Mallard Parade Winter Valley VIC 3358

Estate: CONROY'S GREEN WINTER

Land Size (m²): 449

Title Date: Titled

Land Contract: \$285,000

Build Contract: \$456,327

Minimum Lot Size 12.50m x 32.00m

Overall Width 11.31m

Overall Length 23.90m

Living 188.50 m²

Porch 2.13 m²

Garage 37.18 m²

Alfresco 12.00 m²

Total 239.81 m²

Turnkey Inclusions

- Ducted Refrigerated Heating & Cooling
- Tiled Flooring & Carpet throughout
- 20mm Stone Benchtops Throughout (zero silica)
- Kitchen Appliance Package including Dishwasher
- LED Downlights
- Holland Blinds & Flyscreens
- Coloured Concrete Driveway
- Front & Rear landscaping
- Full Share Fencing
- Letterbox and Clothesline



* Price includes GST. Purchasers must carefully review the plans and specifications within the contract of sale prior to purchase. The information, images, plans and artist's impressions used in this brochure are indicative only and may depict fixtures, finishes, features, furnishings and landscaping not included. This brochure was completed prior to completion of the design and construction of the project therefore development details and timing are subject to change. VIC Builder's Licence CBD-U 58278.

Specifications & Inclusions

PRELIMINARY WORKS

- Property Information, Site Survey, Soil Test and Site.
- Inspection/s as and when required.
- Drafting of Plans and Structural Engineering Design.
- Building Permit Application and Homeowners Warranty Insurance.
- Construction of a Class 1 dwelling.
- Three-month Maintenance Guarantee.
- Community Infrastructure Levies.
- Bushfire compliance up to BAL 12.5.

GENERAL SITE WORKS

- Installation of underground power, water, and telecommunications provisions.

7 STAR ENERGY RATING

- Wool insulation batts as required to meet 7-star energy rating.
- Double glazing as required by 7 star report.

SEWER & DRAINAGE

- Sewer line connected to the existing sewer connection point.
- Stormwater line connected to the existing stormwater legal point of discharge.
- Stormwater drainage riser points where required – Located at Builders Discretion.

FOUNDATIONS

- Earthworks and site levelling up to 300mm in fall or rise.
- Site Classification up to and including a "H2" Class.
- Concrete Waffle slab design.
- Protekta Termicoat Termite Protection System – Only where required by relevant authority.

FRAMING & PARTY WALLS

- Pine wall frame, subfloor, and roof trusses throughout.

ROOFING

- Concrete Roof Tiles.
- Colourbond Rain Heads, Downpipes, Fascia, Guttering and Capping's.

WINDOWS, DOORS & FLYSCREENS

- Solid core front entrance door.
- Aluminium framed, lockable rear sliding door and windows.
- Aluminium Framed Nylon flyscreens to all openable windows and one sliding door (Positioned at Builder Discretion).
- Double glazing as required by 7- Star report

EXTERNAL FEATURES

- Natural clay bricks and rolled mortar joints.
- Fibre Cement Sheet infill panels installed above side and rear elevation windows and doors.
- Acrylic Texture Render and cladding as per design.

GARAGE CAR ACCOMMODATION

- Double or Single Lock Up Garage as per design.
- Brick Veneer and Timber Framed external walls.
- Structural Plain Concrete Floor.
- Plaster Ceiling.
- Tiled Skirting to plaster wall locations.
- Motorized panel lift garage door with 2 handset remote controls.

ELECTRICAL

- Cool White LED Down Light fittings throughout.
- LED Batten light to garage.
- Floodlight to Each External Rear and Side Yard Entrance / Exit Point.
- Double power points throughout as per design.
- Allowance for Two Free to Air TV Points.
- Roof Mounted TV Antenna.
- Two pre-wired telecommunication points.
- Hardwired Surface Mounted Smoke Detector(s) with battery backup.
- Doorbell to front entrance area with Internal Bell.

HEATING & COOLING

- Ducted Refrigerated Heating and Cooling system with outlets nominated as per design.

PLASTER

- Plasterboard to Ceilings and Walls.
- Water Resistant Plasterboard to Bathroom and Ensuite
- Wet area walls.
- Cove cornice to all Ceiling areas.

PAINT – 2 COAT APPLICATION

- Gloss Enamel to Entry Doors, Internal Doors, Jambes and Mouldings.
- Flat Acrylic Paint applied to all Ceiling Areas.
- Washable Low Sheen Acrylic Paint applied to all Internal Wall Areas.
- Exterior Low Sheen Sola-shield to external Cladding, Eaves and Soffits, Doors, Jambes and Trims.

STAIRCASE (IF APPLICABLE)

- MDF Base Staircase with Carpet Finish.
- MDF Fixed and Visible Painted Stringers.
- Timber Painted or Varnished Handrail fixed to wall.

WARDROBE & LINEN STORAGE

- Walk-In Robe with Melamine Shelf and Hanging Rail.
- Built-In Robes with Melamine shelf and Hanging Rail.
- Vinyl Finish Roller Robe Doors and Satin Chrome Tracks.
- Linen Cupboard with 4 Fixed Melamine shelves.
- Broom Cupboard with White Melamine Interior shelf.

KITCHEN

- 20mm zero silica stone benchtops.
- Stainless Steel Kitchen Sink with Chrome Finish Kitchen.
- Sink Mixer Tapware.
- Pantry and Cabinetry with melamine shelving.
- 600mm Fan Forced Electric Oven.
- 600mm Electric cooktop.
- 600mm Canopy Rangehood.
- 600mm Stainless Steel Dishwasher.
- Overhead cabinetry to kitchen and fridge space.

BATHROOM & ENSUITE

- Cabinetry with Laminate Door/s and Drawer/s and Melamine interior shelving.
- White Ceramic Vanity Basin/s with Mounted Chrome
- Flip Mixer Per Vanity Unit.
- Polished Edge 4mm Mirror to Vanity Area.
- White Acrylic or Steel Bath in Tiled Podium.
- One step free inset tiled shower base to one ensuite or bathroom, 900x900mm white polymarble shower bases to remaining ensuites and bathrooms.
- Aluminium Semi-Framed Shower Screens with clear Glazing and Pivot Door Shower Tapware.
- White Ceramic Toilet Suite/s throughout.
- Chrome finish Toilet Roll Holders to toilets.
- 600mm Single Chrome Towel Rails to bathroom and ensuite.
- 20mm zero silica stone benchtops.

LAUNDRY

- Cabinetry with melamine interior shelving.
- Laundry Trough with bypass and flip mixer tap ware.
- Set of Chrome Hot and Cold Washing Machine Taps.
- 20mm stone benchtops.

TILING

- Ceramic Wall Tile to Shower walls.
- Ceramic Splash Back Wall Tiles to Kitchen, Bathroom,
- Ensuite, WC and Laundry Cabinetry, Vanity, Wall Basin or Bath Areas.
- Ceramic Floor Tile to Entry Hallway, Kitchen, Meals,
- Bathroom, Ensuite, WC and Laundry Wet Areas.
- Ceramic Skirting tile to Bathroom, Ensuite, WC and Laundry Wet Areas.

CARPET

- Category 1 Floor Carpet with Underlay to the following areas:
- All Bedrooms
- All Robe Areas
- Study Room (If a separate room)
- Living and Rumpus Areas (If Applicable)
- Theatre Room (If Applicable)
- Staircase (If Applicable)
- All First Floor Areas (Other than Wet Areas and WC/Powder Rooms)

WINDOWS FURNISHINGS

- Internal Holland Blinds to all accessible Windows and sliding doors.

CONCRETE DRIVEWAY

- Colour Concrete Finish to Driveway, Porch and Path Areas.

FENCING & LANDSCAPING

- Full share 1800mm high fence with wing return fence to front.*
- Topsoil to Garden Bed and Seeded Grass areas.
- Feature Pebble as per design.
- Pine Mulching's to all remaining Garden Bed areas.
- Tuscan Toppings (or similar) to path, side or walkways.
- Feature tree to front and rear landscaping.
- Garden Plants located at Builders discretion.
- Preformed Letterbox.
- Wall Mounted single fold down Clothesline.
- Concrete pavers as per design.

HOT WATER SYSTEM

- 170L electric boosted heat pump water unit.

WATER SERVICES

- Provision of either 2000L water tank or recycled water connection to toilets as required by developer or site conditions.



CONROY'S GREEN ESTATE - WINTER VALLEY

Conroys Green is a warm and inviting neighbourhood in the making with over 6 acres of landscaped parkland, wide tree-studded streets and all the room to breathe and grow.

Positioned in one of Ballarat's most exciting growth corridors and just 10-15mins to Ballarat's City Centre access to shopping centres, hospitals, schools and employment hubs are just moments away.

Education is on your doorstep, with the future Winterfield school present, including planned primary and secondary schools adjacent to Conroys Green. Select from your choice of premium local early learning centres and enjoy the easy drive to Ballarat's most highly regarded private and public schools including Ballarat Clarendon College, one of Victoria's top-performing VCE schools.

With the upgraded and expanded Delacombe Town centre and future retail developments, Winter Valley is seeing an ongoing investment in local infrastructure, located just off the Geelong Highway and with easy access to the Western Freeway. It's a practical choice for people who work in Ballarat or commute to Melbourne.

Ballarat's population is growing and the demand for housing is increasing making Winter Valley a popular destination rental destination while providing reliable rental yields for investors.



Investment Data

\$100M

INFRASTRUCTURE
GOVHUB

\$540M

BALLARAT BASE
HOSPITAL

\$634,438

MEDIAN HOUSE
PRICE



PLAN OF SUBDIVISION		EDITION 1	PS 908095A	
LOCATION OF LAND PARISH: CARDIGAN TOWNSHIP: SECTION: 1 CROWN ALLOTMENT: 19 (PART) CROWN PORTION: TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT J on PS908094C POSTAL ADDRESS: BROLGA BOULEVARD (at time of subdivision) WINTER VALLEY, 3358 MGA2020 CO-ORDINATES: E: 745 690 ZONE: 54 (of approx centre of land in plan) N: 5 837 600				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	Lots A to K (all inclusive) and 1 to 900 (all inclusive) have been omitted from this plan. <u>Other purpose of this plan</u> To remove those parts of Easements E-1 & E-2 created on PS845413L that lie within Road R-1 (Brolga Boulevard) on this plan. To remove those parts of Easements E-4, E-5 & E-6 created on PS845423H that lie within Road R-1 (Brolga Boulevard, Wren Way & Skylark Drive) on this plan. To remove those parts of Easements E-7 & E-8 created on PS845424F that lie within Road R-1 (Skylark Drive & Mallard Parade) on this plan. To remove that part of Easement E-15 created on PS908094C which lies within Road R-1 (Skylark Drive & Stork Street) on this plan. <u>Grounds for Removal</u> By consent of the relevant authorities under the powers of Section 6(1)(k) of the Subdivision Act 1988.		
ROAD R-1	Ballarat City Council			
Reserve No.1	Ballarat City Council			
Reserve No.2	Ballarat City Council			
NOTATIONS				
DEPTH LIMITATION : DOES NOT APPLY				
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. PLP/2018/682 This survey has been connected to permanent marks No(s). 48, 85, 21 In Proclaimed Survey Area No. 49				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
SEE SHEET 2 FOR EASEMENT INFORMATION				
CONROY'S GREEN ESTATE - STAGE 9 (43 LOTS)				AREA OF STAGE - 5.153ha
 115 Doveton Street South PO Box 668 Ballarat Central Vic 3353 T 61 3 5312 7000 spiire.com.au		SURVEYORS FILE REF: 309954SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Lyall Murray Timms Version: 2		SHEET 1 OF 8

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-1	Pipelines or Ancillary Purposes	See Diagram	PS845413L Section 136 of the Water Act 1989	Central Highlands Water Corporation
E-1 & E-2	Drainage	See Diagram	PS845413L	Ballarat City Council
E-3 & E-4	Pipelines or Ancillary Purposes	See Diagram	PS845423H Section 136 of the Water Act 1989	Central Highlands Water Corporation
E-4 & E-5	Drainage	See Diagram	PS845423H	Ballarat City Council
E-6 & E-7	Pipelines or Ancillary Purposes	See Diagram	PS845424F Section 136 of the Water Act 1989	Central Highlands Water Corporation
E-7	Drainage	See Diagram	PS845424F	Ballarat City Council
E-8 & E-9	Pipelines or Ancillary Purposes	See Diagram	PS848609B Section 136 of the Water Act 1989	Central Highlands Water Corporation
E-9	Drainage	See Diagram	PS848609B	Ballarat City Council
E-10	Pipelines or Ancillary Purposes	3	PS848623H Section 136 of the Water Act 1989	Central Highlands Water Corporation
E-11	Drainage	2	PS908091J	Ballarat City Council
E-12	Pipelines or Ancillary Purposes	3	PS908094C Section 136 of the Water Act 1989	Central Highlands Water Corporation
E-13	Drainage	3	PS908094C	Ballarat City Council
E-13	Pipelines or Ancillary Purposes	3	PS908094C Section 136 of the Water Act 1989	Central Highlands Water Corporation
E-14	Drainage	See Diagram	PS908094C	Ballarat City Council
E-14	Pipelines or Ancillary Purposes	See Diagram	PS908094C Section 136 of the Water Act 1989	Central Highlands Water Corporation
E-15	Pipelines or Ancillary Purposes	3	This Plan Section 136 of the Water Act 1989	Central Highlands Water Corporation
E-15	Drainage	3	This Plan	Ballarat City Council
E-16	Drainage	2	This Plan	Ballarat City Council
E-17	Pipelines or Ancillary Purposes	3	This Plan Section 136 of the Water Act 1989	Central Highlands Water Corporation

SURVEYOR'S FILE REF: 309954SV00

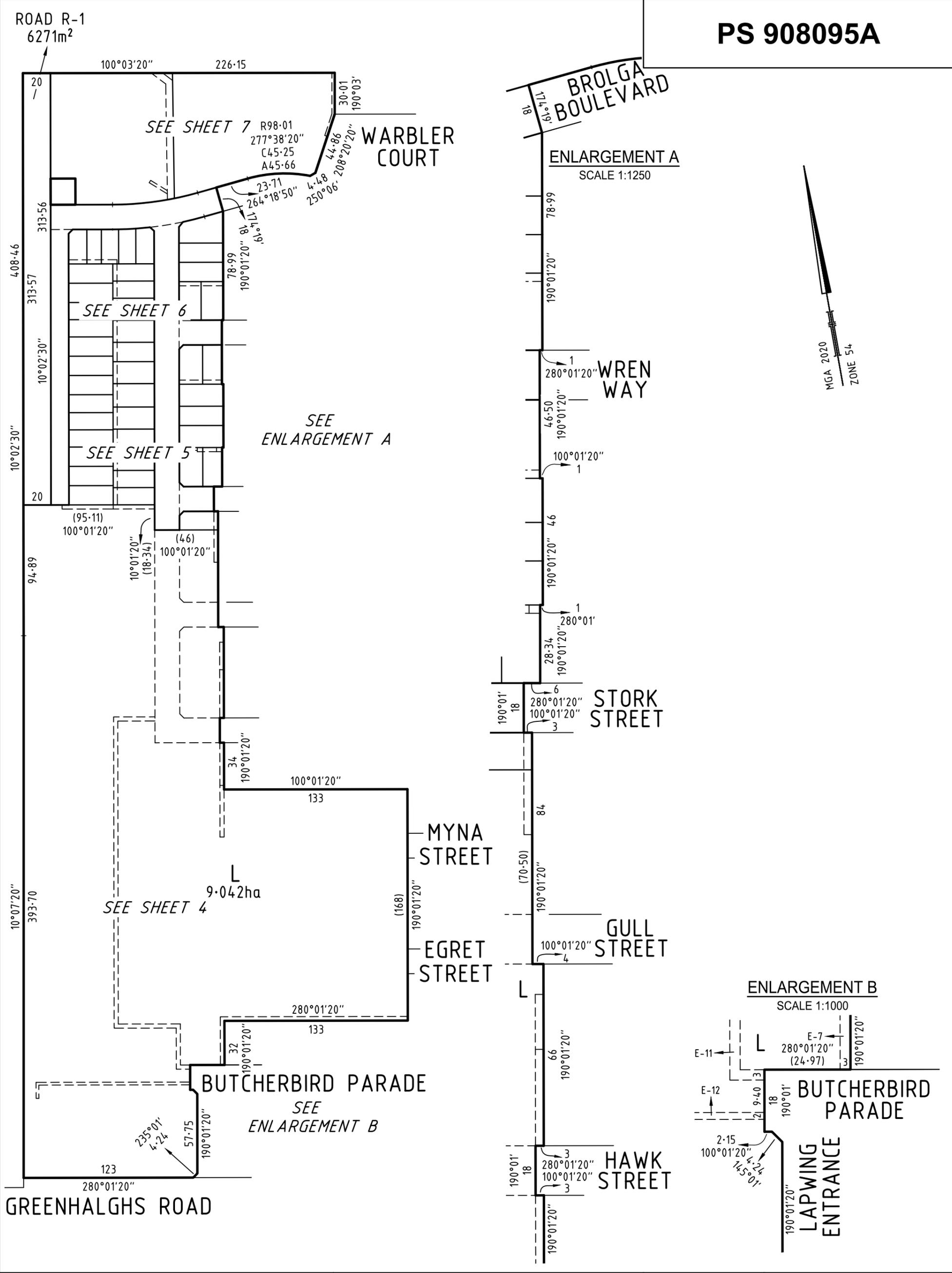
ORIGINAL SHEET
SIZE: A3

SHEET 2



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Version: 2



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LENGTHS ARE IN METRES

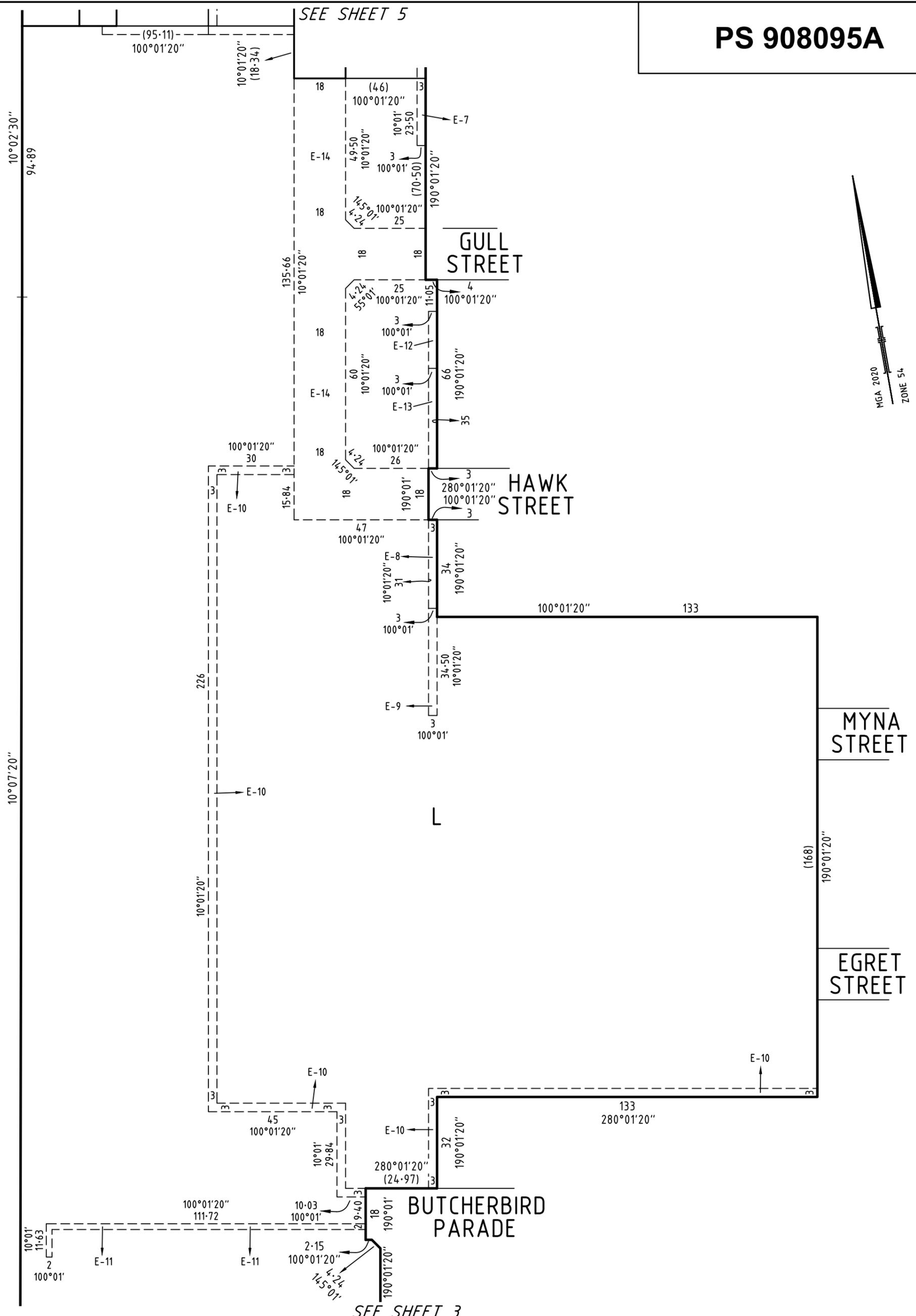
ORIGINAL SHEET SIZE: A3

SHEET 3



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SURVEYOR'S FILE REF: 309954SV00	SCALE 1: 1250 12.5 0 12.5 25 37.5 50 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 4
 115 Doveton Street South PO Box 668 Ballarat Central Vic 3353 T 61 3 5312 7000 spiire.com.au	Licensed Surveyor: Lyall Murray Timms Version: 2		

SEE SHEET 6

PS 908095A

4.08.46

10°02'30"

ROAD R-1
6271m²

10°02'30"

200.01

ROAD R-1
2605m²

197.01

MALLARD

10°02'30"

DRIVE

14

100°01'20"
32.08
907
449m²

100°01'20"
32.08
906
417m²

100°01'20"
32.08
905
401m²

100°01'20"
32.09
904
401m²

100°01'20"
32.09
903
449m²

100°01'20"
32.10
902
449m²

100°01'20"
32.10
901
449m²

100°01'20"
32.11
901
449m²

10°02'
3

L

100°01'20" E-15 (95.11)
100°01'20"

10°01'
3

10°01'
3

67.11

924

100°01'20"
(30)

925
510m²

100°01'20"
(30)

926
480m²

100°01'20"
(30)

927
480m²

100°01'20"
(30)

928
420m²

100°01'20"
(30)

929
375m²

100°01'20"
(30)

930
375m²

100°01'20"
(30)

E-6

E-6

E-6

SEE SHEET 4

217.20

10°01'20"

ROAD R-1
3996m²

SKYLARK

DRIVE

937

936
512m²

935
448m²

934
512m²

933
477m²

STORK STREET
ROAD R-1
459m²

931
374m²

(28)

16

16

16

16

14

24

10°01'20"

18

100°01'20"

(4.6)

96.84

10°01'20"

25.34

14.5°01'

4.24

10°01'20"

10°01'20"

10.50

4.24

55°01'

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SEE SHEET 7

BROLGA BOULEVARD

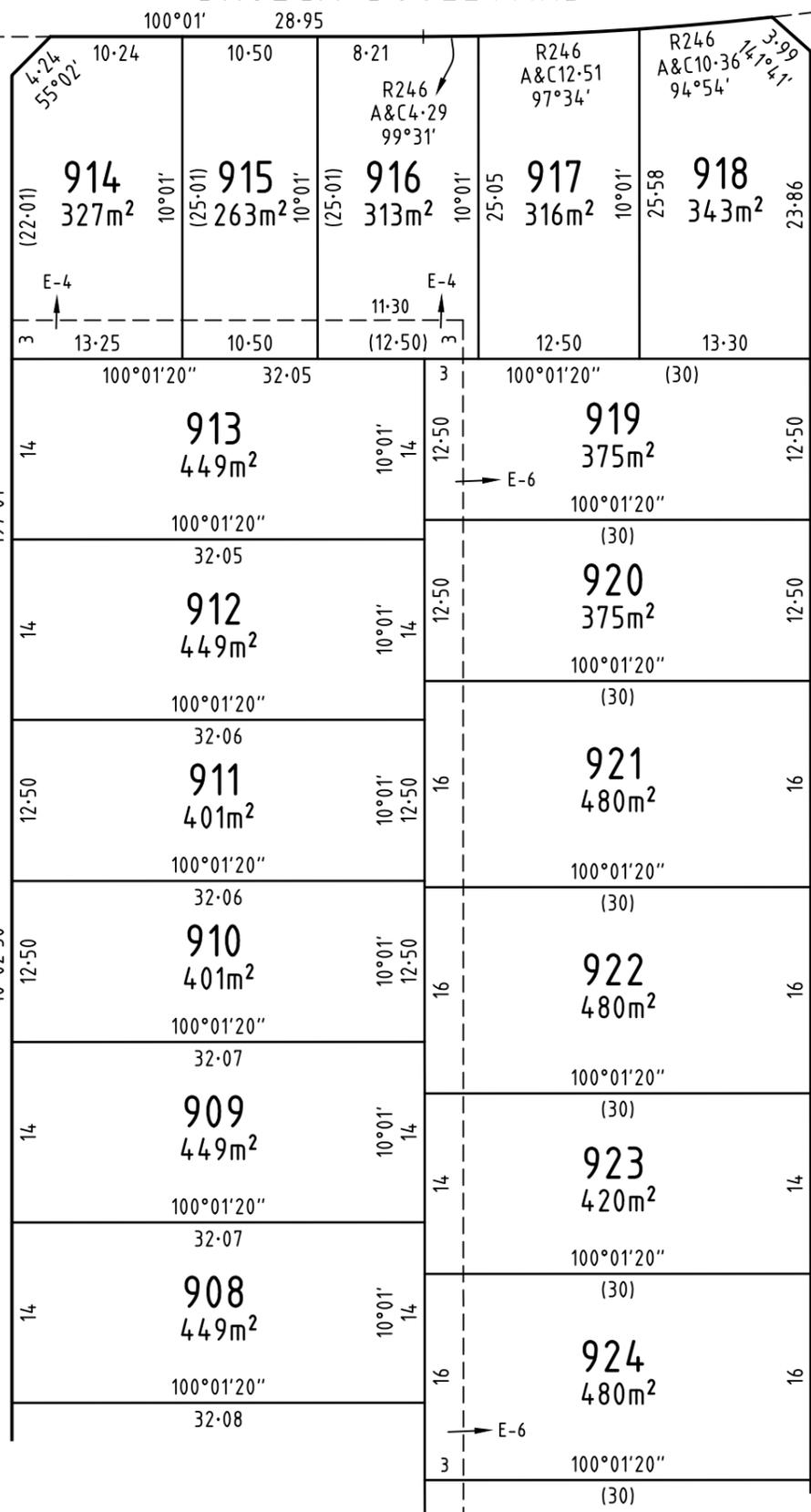
10°02'30" 4.08-4.6
313-58

10°02'30" 313-56
200-01

DRIVE MALLARD

ROAD R-1
6271m²

ROAD R-1
2605m²



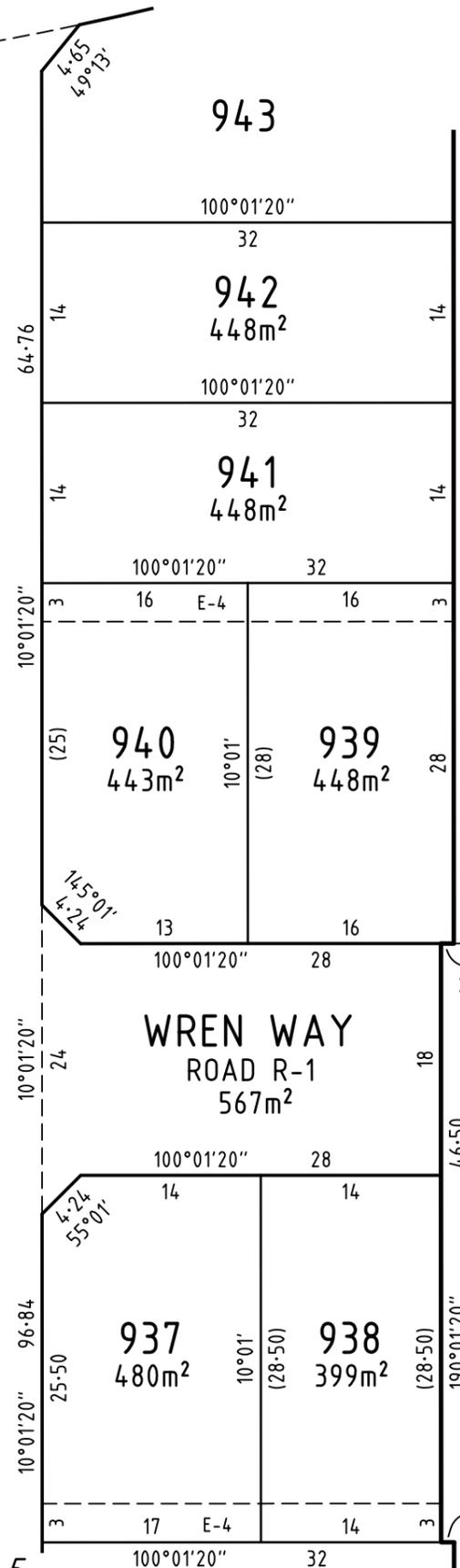
R246
A24-24
C24-23
90°52'

DRIVE

ROAD R-1
3996m²

SKYLARK

SEE SHEET 5



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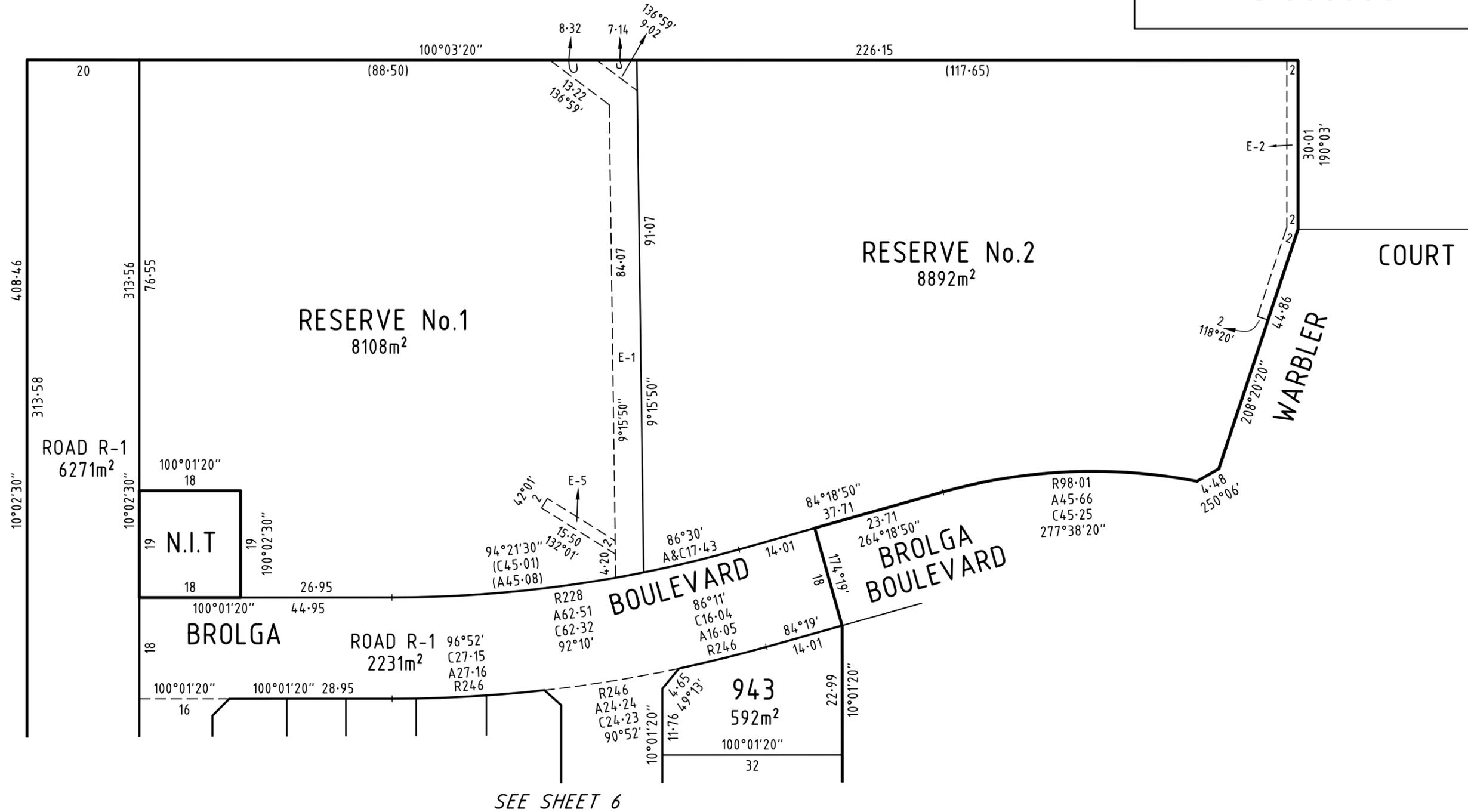
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SCALE 1: 750
7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

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Version: 2

ORIGINAL SHEET
SIZE: A3

SHEET 6



SEE SHEET 6

SURVEYOR'S FILE REF: 309954SV00

SCALE 1: 750

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 7



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**SUBDIVISION ACT 1988
CREATION OF RESTRICTION 'A'**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BENEFIT & TO BE BURDENED:

THE LAND IS BURDENED AND BENEFITED IN ACCORDANCE WITH THE FOLLOWING TABLE OF BURDENED AND BENEFITED LAND

TABLE OF BURDENED AND BENEFITED LAND

BURDENED LOT	BENEFITED LOT
Lots 901 to 943 (All inclusive)	Lots 901 to 943 (All inclusive)

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THE PLAN OF SUBDIVISION SHALL NOT CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY DWELLING UNLESS:

- (A) IT HAS A RAINWATER TANK THAT IS TWO KILOLITRES OR LARGER INSTALLED; AND
- (B) THE ROOF OF THE DWELLING DRAINS TO THE RAINWATER TANK; AND
- (C) RAINWATER FROM THE RAINWATER TANK IS THE PRIMARY SUPPLY FOR ALL TOILETS, COLD WATER LAUNDRY AND OUTDOOR USAGE PROVIDED, HOWEVER, THAT A MAINS WATER SYSTEM CAN BE USED WHEN RAINWATER IS UNAVAILABLE

**SUBDIVISION ACT 1988
CREATION OF RESTRICTION 'B'**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BENEFIT & TO BE BURDENED:

THE LAND IS BURDENED AND BENEFITED IN ACCORDANCE WITH THE FOLLOWING TABLE OF BURDENED AND BENEFITED LAND

TABLE OF BURDENED AND BENEFITED LAND

BURDENED LOT	BENEFITED LOT
Lot 915	Lot 901 to 943 (All inclusive)

DESCRIPTION OF RESTRICTION:

The registered proprietor or proprietors for the time being of any burdened lot on the plan of subdivision shall not construct or allow to be constructed any dwelling on the land that does not comply with the requirements of Type A lots under the small lot housing code in the Ballarat West Precinct Structure Plan unless the construction or extension of the dwelling has been approved by the responsible authority under the relevant planning regulations.

SURVEYOR'S FILE REF: 309954SV00

ORIGINAL SHEET
SIZE: A3

SHEET 8



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