

Raine & Horne®

Dynamic Development
Opportunity.

227 Station Road,
New Gisborne

Expressions of Interest.

Closing May 17th 2024

ESR \$2,000,000 - \$2,200,000

Information Summary.

- Land size approx. 4047m²
- Ideally positioned with Main Road frontage
- Negotiable road access to rear boundary of property
- Zoning GRZ1. Abuts TRZ2 Station Road
- Great opportunity to develop further into residential allotments or a Town house complex (Subject to Council Approval)

Other possible applications. (List not exhaustive)

- Medical Centre
- Place of Worship
- Residential Aged Care Facility

Permit Required (List not exhaustive)

- Car Wash (TRZ2 access)
- Office Space
- Retail Premises
- Convenience Restaurant
- Child Care facility

Reference:

<https://api.app.planning.vic.gov.au/planning/v2/schemes/macr/or dinances/11451119/pdf/>

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 Neighbourhood character objectives

27/03/2017
VC110

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

32.08-2 Table of uses

01/01/2024
VC250

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.

Use	Condition
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.
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	

Use	Condition
<p>Domestic animal husbandry (other than Domestic animal boarding) – if the Section 1 condition is not met</p>	<p>Must be no more than 5 animals.</p>
<p>Food and drink premises (other than Convenience restaurant and Take away food premises)</p> <p>Grazing animal production</p> <p>Leisure and recreation (other than Informal outdoor recreation and Motor racing track)</p> <p>Market</p>	
<p>Office (other than Medical centre)</p>	<p>The use must be associated with a use or development to which clause 53.23 (Significant residential development with affordable housing) applies.</p>
<p>Place of assembly (other than Amusement parlour, Carnival, Cinema based entertainment facility, Circus, Nightclub and Place of worship)</p> <p>Plant nursery</p>	
<p>Retail premises (other than Convenience shop, Food and drink premises, Market and Plant nursery)</p>	<p>The use must be associated with a use or development to which clause 53.23 (Significant residential development with affordable housing) applies.</p>
<p>Service station</p>	<p>The site must either:</p> <ul style="list-style-type: none"> ▪ Adjoin a commercial zone or industrial zone. ▪ Adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3. <p>The site must not exceed either:</p> <ul style="list-style-type: none"> ▪ 3000 square metres. ▪ 3600 square metres if it adjoins on two boundaries a road in a Transport Zone 2 or a Transport Zone 3.
<p>Store</p>	<p>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.</p>
<p>Take away food premises</p>	<p>The site must adjoin, or have access to, a road in a</p>

Use	Condition
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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)

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:

Expressions of Interest Form

227 Station Road, New Gisborne

Parties interested in the purchase of the above property are invited to complete this form and return it to Raine & Horne Gisborne by close of business 17th May 2024

Hand Delivery:

Att: David Oliver
Raine & Horne
42 Brantome Street
Gisborne VIC 3437

By Email:

David Oliver
David.oliver@gisborne.rh.com.au

Section 32 with special condition is attached to this Expressions of Interest Form.

Registration Details

Purchaser's name

Street Address

Telephone:

Email:

Registrants Solicitor

Company:

Street Address:

Telephone

Email:

Proposed Purchase Terms:

Purchase Price:

Deposit:

Settlement Period

.....

Special Conditions if any:

.....

.....

.....

.....

Signed for and on behalf of the Registrant

Date

Note: The Vendor has the right and sole discretion to vary the sales process to postpone or cancel the sale of the property and to modify or add any terms and conditions to any Contract of sale or Vendor's statement which may be made available to a potential purchaser

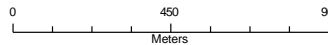
MACEDON RANGES PLANNING SCHEME - LOCAL PROVISION



LEGEND

- | | | |
|--|---|--------------------|
| C1Z - Commercial 1 Zone | PUZ2 - Public Use Zone - Education | Municipal Boundary |
| GRZ - General Residential Zone | PUZ6 - Public Use Zone - Local Government | |
| INZ - Industrial 1 Zone | RCZ - Rural Conservation Zone | |
| LDRZ - Low Density Residential Zone | RLZ - Rural Living Zone | |
| PCRZ - Public Conservation and Resource Zone | TRZ1 - State Transport Infrastructure | |
| PPRZ - Public Park and Recreation Zone | TRZ2 - Principal Road Network | |
| PUZ1 - Public Use Zone - Service and Utility | TRZ3 - Significant Municipal Road | |

Disclaimer
 This publication may be of assistance to you but the State of Victoria and its employees do not guarantee the accuracy, completeness or appropriateness of any information in this publication.
 The State of Victoria Department of Environment, Land, Water and Planning 2022



Australian Map Grid Zone 55
 Planning Group
AMENDMENT VC205
 Printed: 13/01/2022



INDEX TO ADJOINING SCHEME MAPS



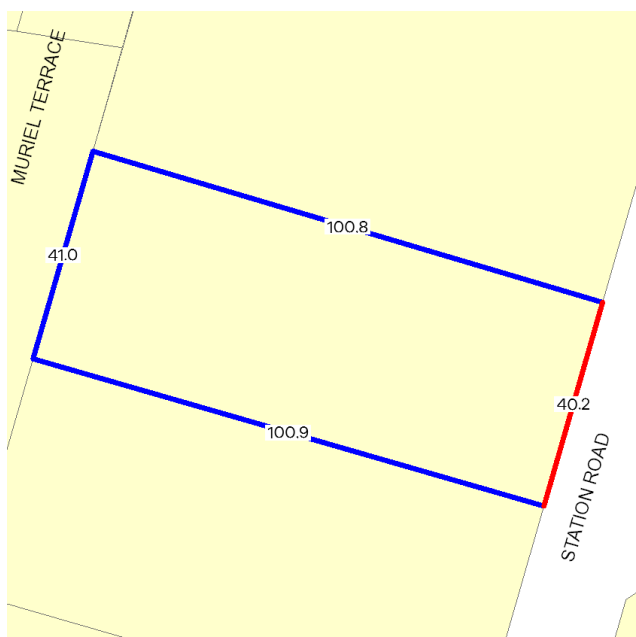
PROPERTY DETAILS

Address: **227 STATION ROAD NEW GISBORNE 3438**
Lot and Plan Number: **Lot 1 TP571500**
Standard Parcel Identifier (SPI): **1\TP571500**
Local Government Area (Council): **MACEDON RANGES**
Council Property Number: **1169728**
Directory Reference: **Melway 658 D9**

www.mrsc.vic.gov.au

SITE DIMENSIONS

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



Area: 4094 sq. m

Perimeter: 283 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**
Melbourne Water Retailer: **Greater Western Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
Legislative Assembly: **MACEDON**

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>

Area Map



 Selected Property

 Water course

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 26 March 2024 01:33 PM

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www.mrsc.vic.gov.au

[Planning Scheme - Macedon Ranges](#)

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OTHER

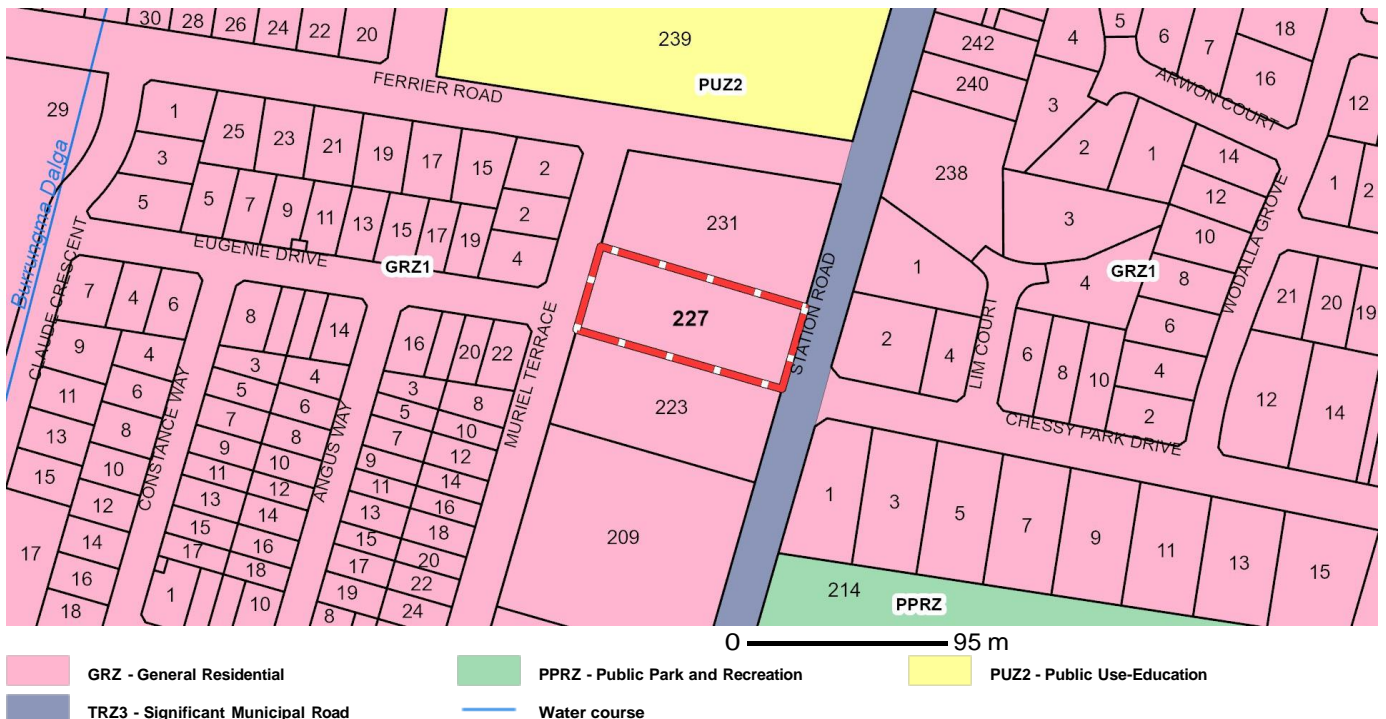
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

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

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



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

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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 1962 (Vic).

Planning Overlays

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)



DCPO - Development Contributions Plan Overlay Water course

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

DEVELOPMENT PLAN OVERLAY (DPO)

DEVELOPMENT PLAN OVERLAY - SCHEDULE 16 (DPO16)



DPO - Development Plan Overlay Water course

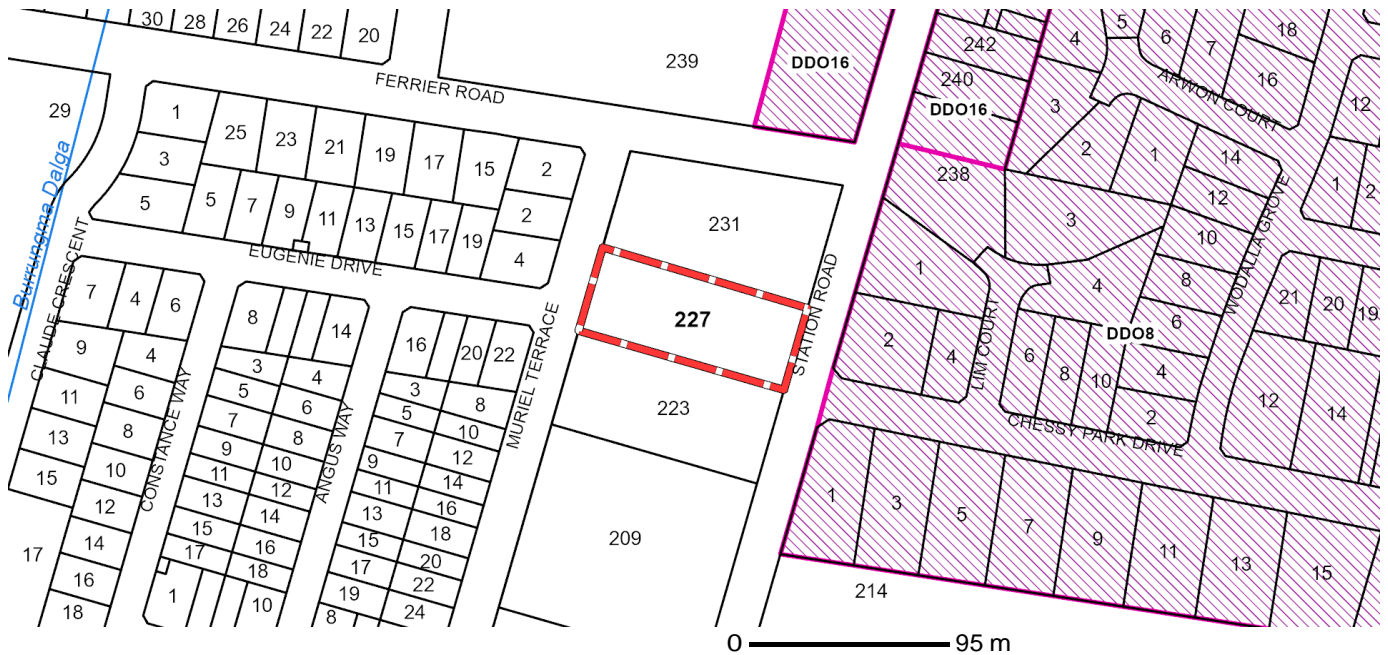
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO)



 DDO - Design and Development Overlay  Water course

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

Further Planning Information

Planning scheme data last updated on 7 December 2023.

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>.

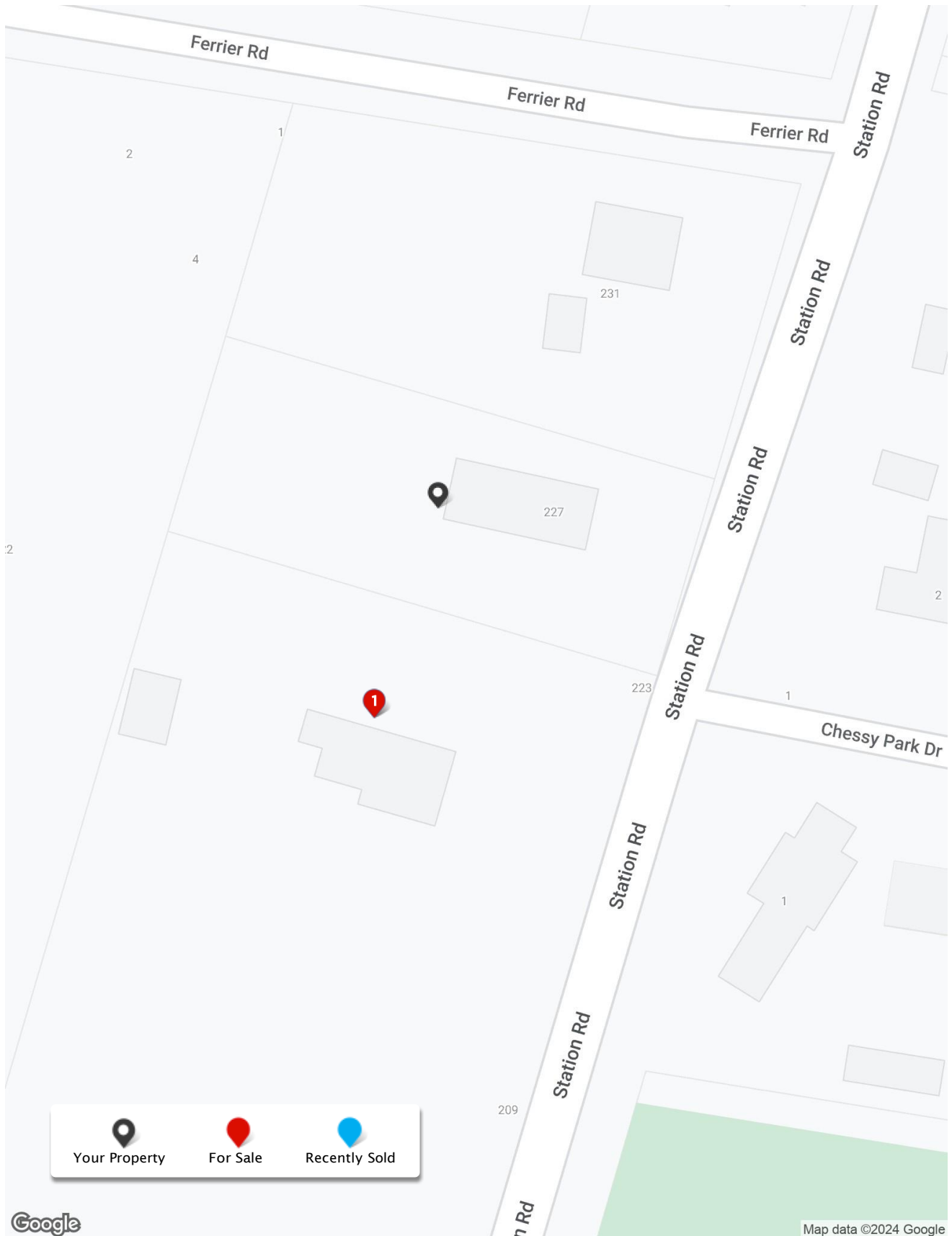
Native Vegetation

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](#)

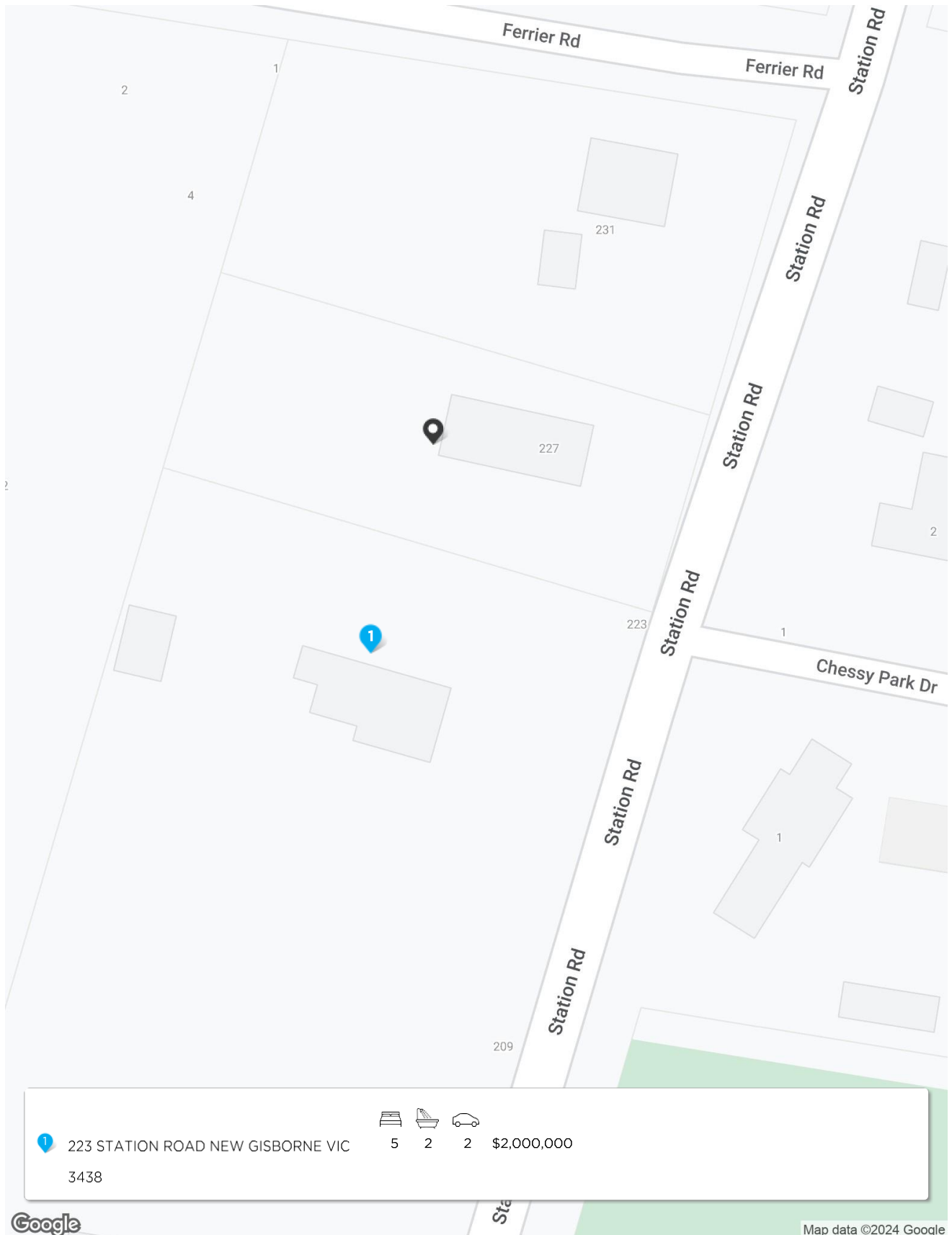
To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

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

Comparables Map: Sales & Listings



Comparables Map: Sales



Comparable Sales



223 STATION ROAD NEW GISBORNE VIC 3438

Sold Price \$2,000,000



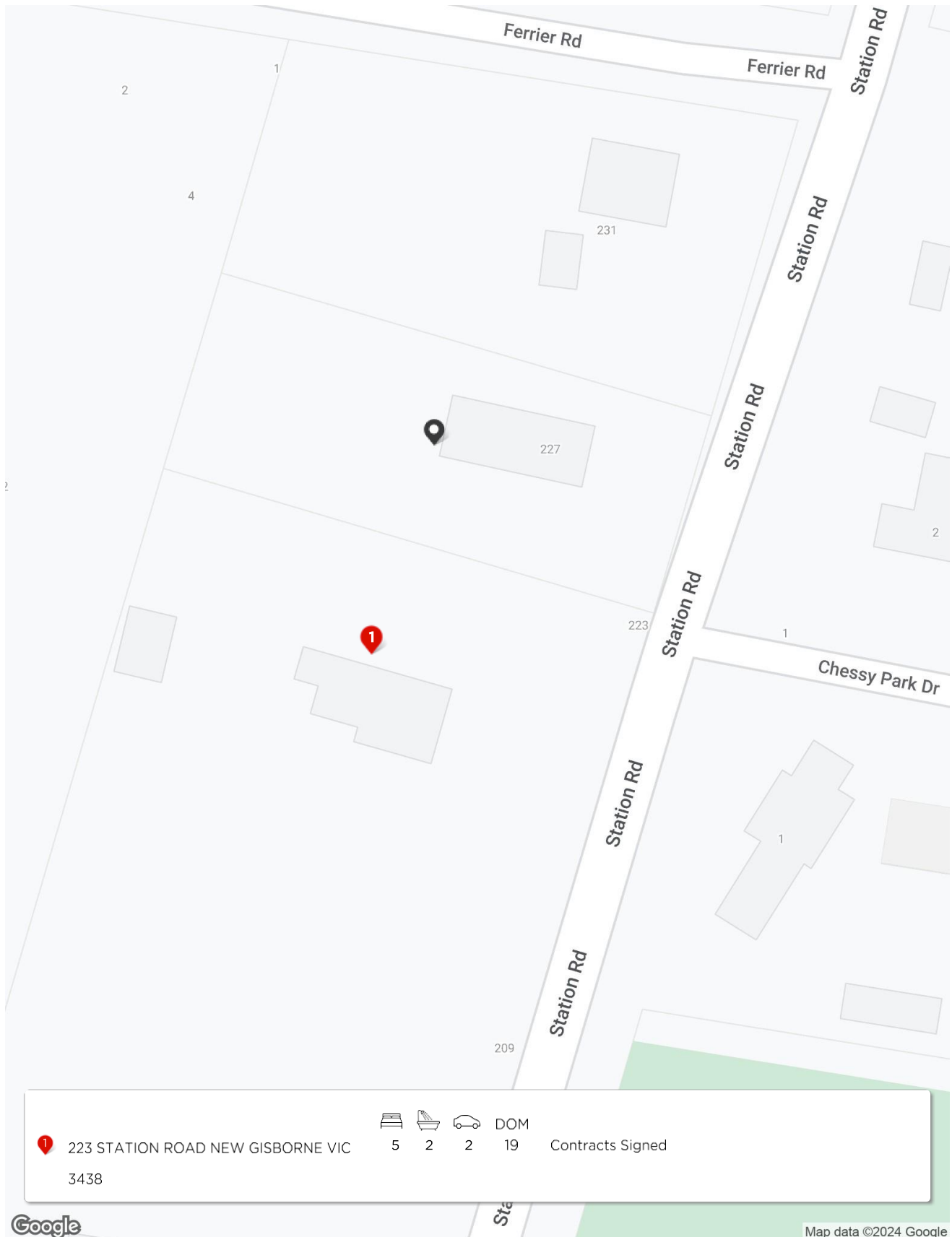
5 2 2 4,632m² 250m²
 Year Built 2004 DOM 19
 Sold Date 05-Sep-22 Distance 0.04km
 First Listing Auction 1/10/2022 at 2pm - unless sold prior
 Last Listing Contracts Signed

DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparables Map: Listings



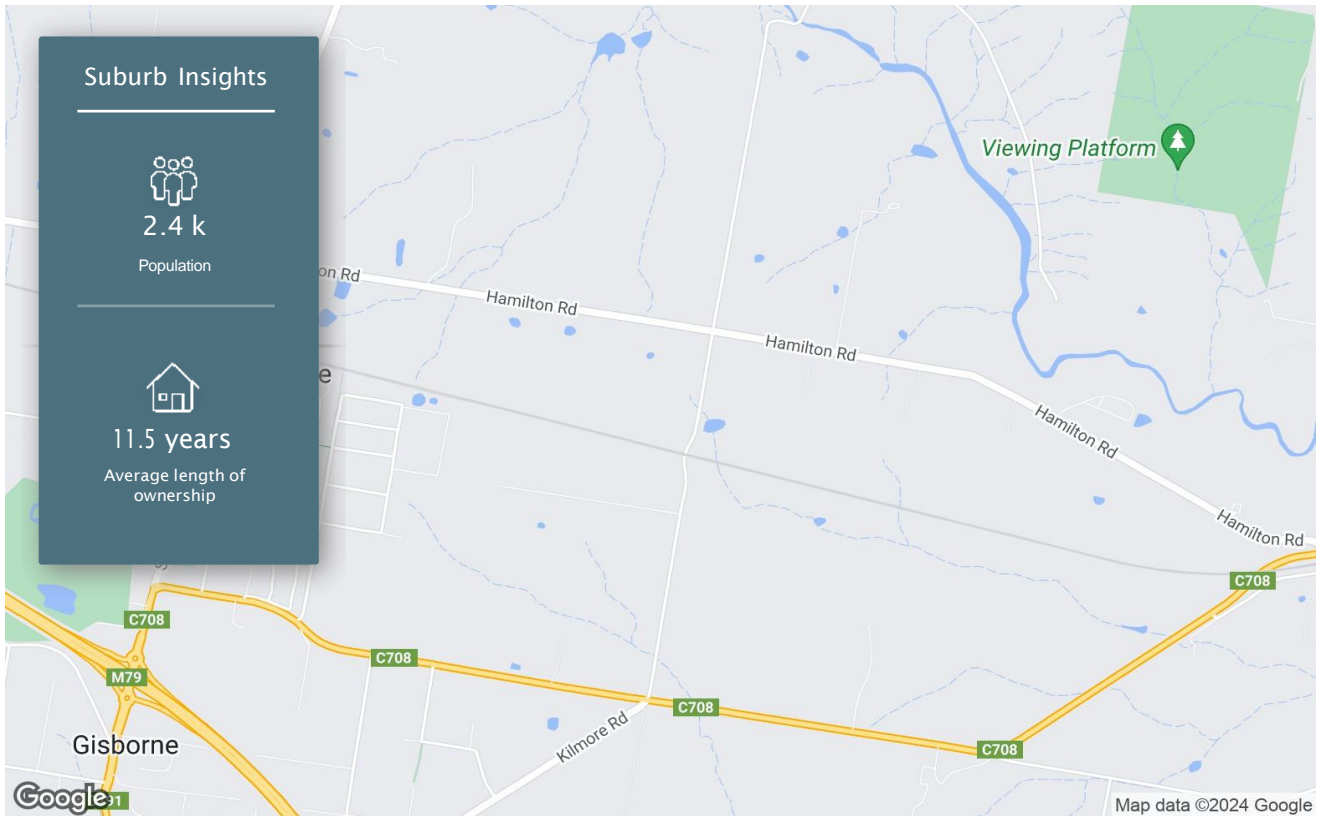
Google

Map data ©2024 Google

* This data point was edited by the author of this CMA and has not been verified by CoreLogic

New Gisborne

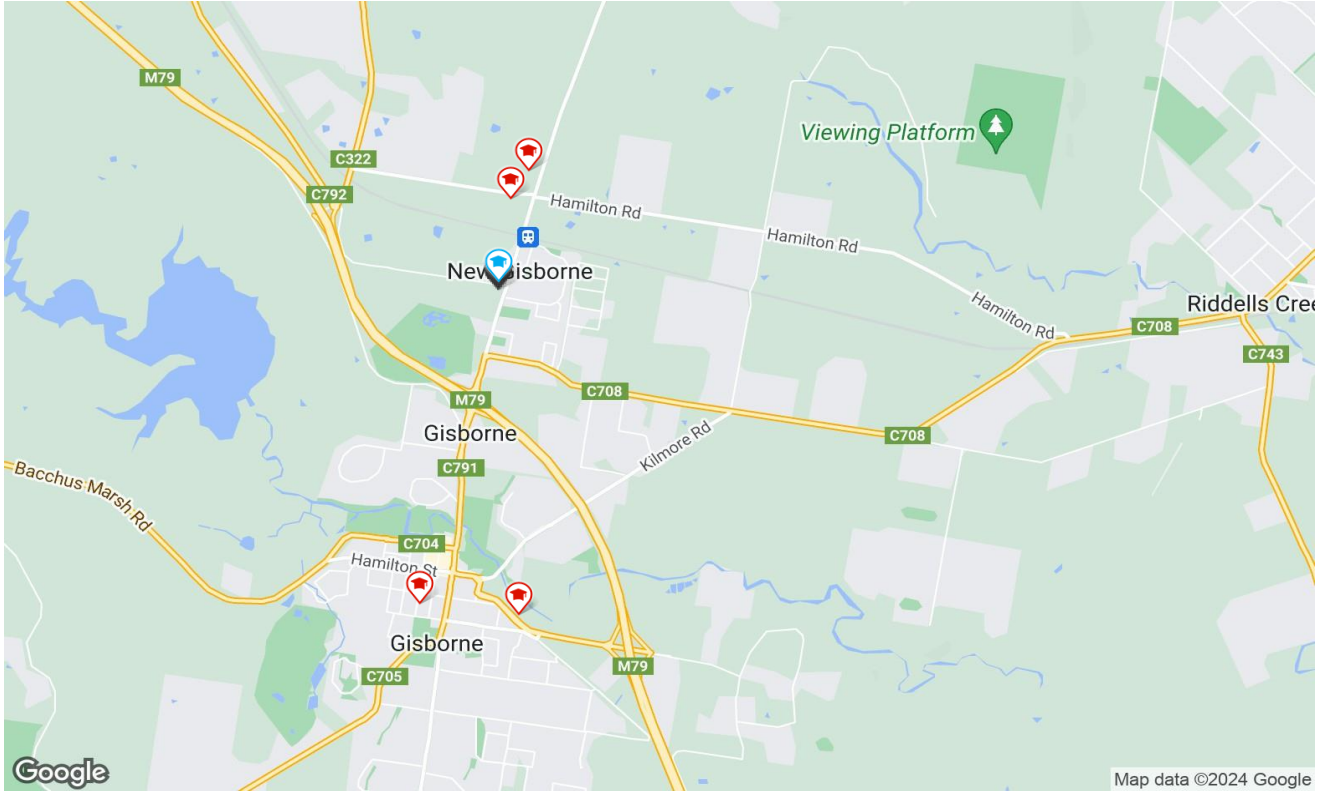
Demographic



The size of New Gisborne is approximately 26.2 square kilometres. It has 8 parks covering nearly 3.2% of total area. The population of New Gisborne in 2011 was 2,380 people. By 2016 the population was 2,373 showing a population decline of 0.3% in the area during that time. The predominant age group in New Gisborne is 40-49 years. Households in New Gisborne are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in New Gisborne work in a professional occupation. In 2011, 87% of the homes in New Gisborne were owner-occupied compared with 85.9% in 2016. Currently the median sales price of houses in the area is \$850,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	31.1	Owns Outright	35.3	0-15.6K	2.6	0-9	16.0
Couples with Children	55.7	Purchaser	50.6	15.6-33.8K	9.2	10-19	15.4
Single Parents	11.5	Renting	11.9	33.8-52K	9.4	20-29	8.0
Other	1.1	Other	0.9	52-78K	14.5	30-39	11.7
		Not Stated	1.3	78-130K	23.5	40-49	16.7
				130-182K	14.0	50-59	12.1
				182K+	16.5	60-69	9.1
						70-79	7.1
						80-89	2.6
						90-99	0.7

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	New Gisborne Primary School 239 Station Road New Gisborne VIC 3438	0.11km	Primary	Mixed	Government	0-6
	Holy Cross Primary School 158 Hamilton Road New Gisborne VIC 3438	0.9km	Primary	Mixed	Non-Government	0-6
	Gisborne Montessori School 57 Barringo Road New Gisborne VIC 3438	1.2km	Primary	Mixed	Non-Government	0-6
	Gisborne Primary School 35 Fisher Street Gisborne VIC 3437	3.08km	Primary	Mixed	Government	0-6
	St Brigid's Primary School	3.12km	Primary	Mixed	Non-Government	0-0



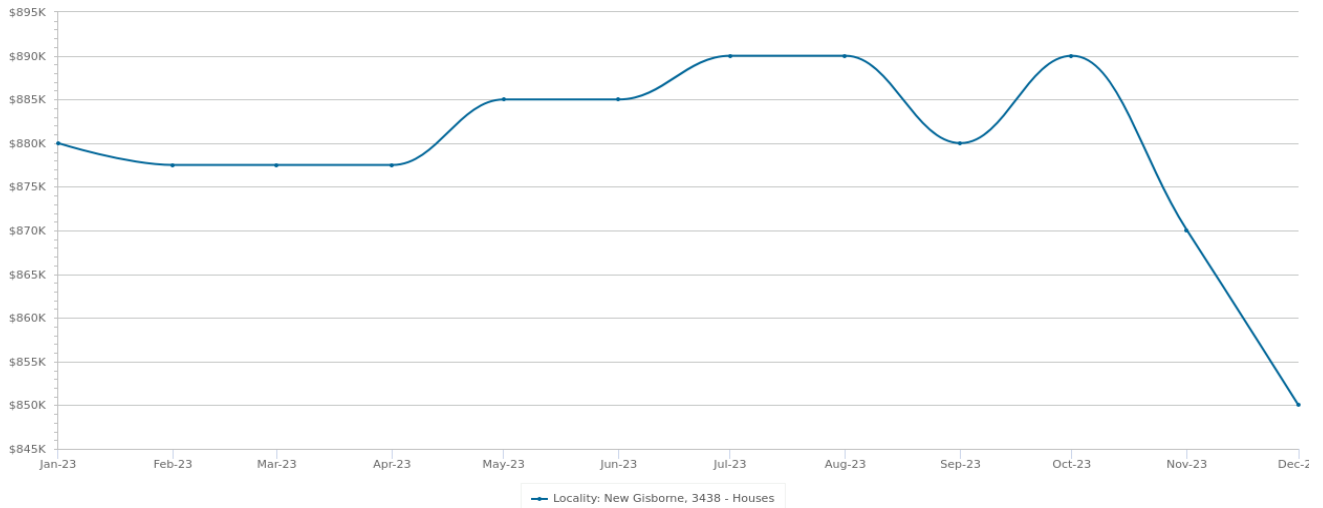
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

Median Sale Price - 12 months (House)

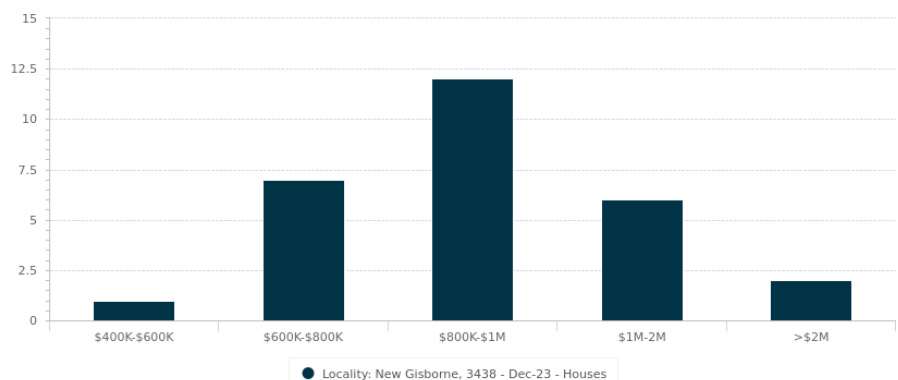


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Dec 2023	1	\$850,000	-2.3% ▼	77	26	\$627
Nov 2023	1	\$870,000	-2.2% ▼	75	27	\$630
Oct 2023	2	\$890,000	1.1% ▲	73	26	\$630
Sep 2023	1	\$880,000	-1.1% ▼	72	22	\$620
Aug 2023	1	\$890,000	0.0%	72	16	\$615
Jul 2023	-	\$890,000	0.6% ▲	63	13	\$620
Jun 2023	2	\$885,000	0.0%	51	14	\$605
May 2023	3	\$885,000	0.9% ▲	37	21	\$600
Apr 2023	7	\$877,500	0.0%	30	24	\$600
Mar 2023	5	\$877,500	0.0%	28	26	\$600
Feb 2023	5	\$877,500	-0.3% ▼	29	24	\$600
Jan 2023	-	\$880,000	0.3% ▲	21	16	\$580

Sales by Price - 12 months (House)

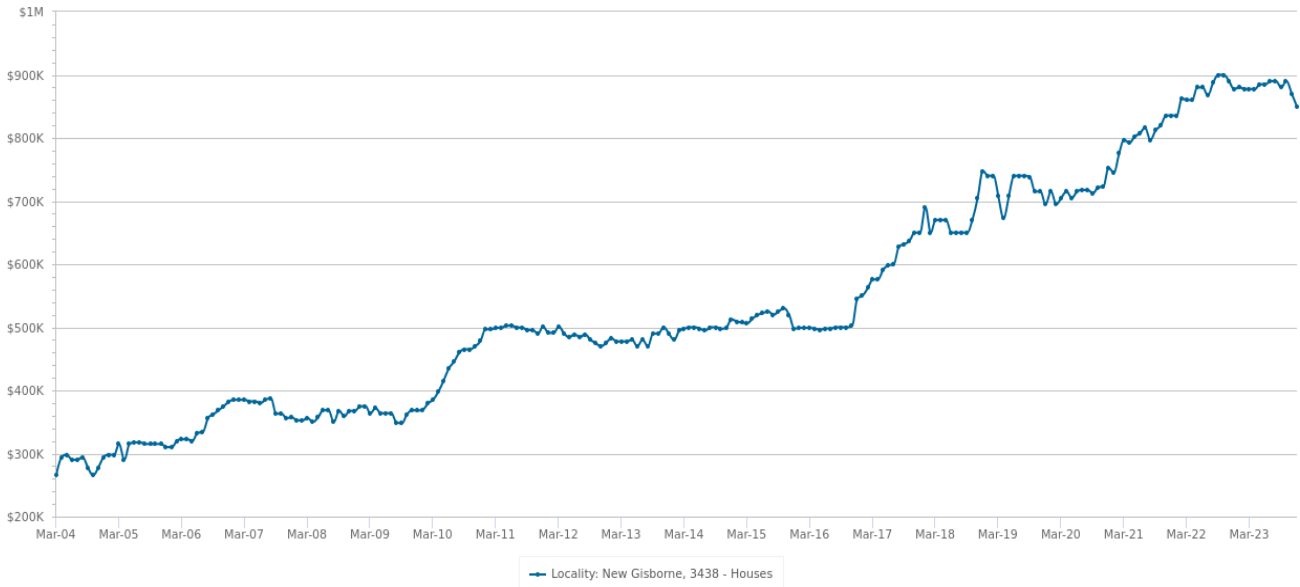
PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	1
\$600K-\$800K	7
\$800K-\$1M	12
\$1M-\$2M	6
>\$2M	2



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Sale Price - 20 years (House)



Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2024	-	-	-	-	60	\$600
2023	28	\$850,000	-3.1% ▼	77	45	\$600
2022	16	\$877,500	5.0% ▲	25	36	\$550
2021	26	\$835,500	11.0% ▲	36	41	\$540
2020	28	\$752,500	8.3% ▲	66	47	\$540
2019	25	\$695,000	-7.0% ▼	53	41	\$550
2018	20	\$747,500	15.0% ▲	28	45	\$500
2017	38	\$650,000	19.3% ▲	36	47	\$459
2016	24	\$545,000	9.5% ▲	44	57	\$450
2015	44	\$497,750	-2.9% ▼	49	69	\$450
2014	50	\$512,500	4.6% ▲	75	52	\$450
2013	33	\$490,000	3.2% ▲	85	50	\$425
2012	26	\$475,000	-5.2% ▼	67	47	\$385
2011	32	\$501,000	4.8% ▲	48	37	\$400
2010	39	\$478,000	29.9% ▲	32	43	\$340
2009	47	\$368,000	0.1% ▲	85	38	-
2008	35	\$367,500	2.9% ▲	58	54	-
2007	45	\$357,000	-6.7% ▼	52	39	\$230
2006	24	\$382,500	23.4% ▲	77	33	-
2005	33	\$310,000	5.4% ▲	49	24	-