

# PLAN OF SUBDIVISION

EDITION 1

# PS 841524 X

## LOCATION OF LAND

PARISH : BALLARAT  
TOWNSHIP : -----  
SECTION : -----  
CROWN ALLOTMENT : -----  
CROWN PORTIONS : PARTS OF 12 AND 13  
TITLE REFERENCE : VOL. 12261 FOL. 231  
VOL. 10300 FOL. 818  
VOL. 6628 FOL. 596  
LAST PLAN REFERENCE : LOT A ON PS 830179A  
LOT 3 ON TP 7901K  
LOT 1 ON TP 444238A  
POSTAL ADDRESS : HEINZ LANE,  
(At time of subdivision) INVERMAY PARK, 3350.  
  
MGA Co-ordinates  
(of approx centre of land in plan) E 752 030 ZONE: 54  
N 5 843 210 GDA 94

Council Name: Ballarat City Council

Council Reference Number: PSD/2024/72  
Planning Permit Reference: PLP/2019/546  
SPEAR Reference Number: S225561S

### Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988  
Date of original certification under section 6 of the Subdivision Act 1988: 16/10/2024

### 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 or 18A of the Subdivision Act 1988 has not been made

Digitally signed by: Carolyn Harriott for Ballarat City Council on 29/10/2024

## VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1	CITY OF BALLARAT CITY OF BALLARAT

## NOTATIONS

### OTHER PURPOSE OF THIS PLAN:

- To remove that part of the Pipelines or Ancillary Purposes Easement E-1, E-4, E-5 & E-8 created in PS 830179A that lies within Road R1 on this plan.
- To remove that part of the Carriageway Easement E-5 and E-6 created in PS 830179A that lies within Road R1 on this plan.
- To remove that part of the Powerline Easement E-7 created in PS 830179A that lies within Road R1 on this plan.

### GROUND FOR REMOVAL:

By consent of the Relevant Authority under the powers of Sec 6(1)(k)(iii) of the Subdivision Act 1988.

See sheet 6 for details of Restrictions affecting lots on this plan.

## NOTATIONS

DEPTH LIMITATION does not apply to the land in this plan

SURVEY:  
This plan is based on survey (see PS 830179A).

STAGING:  
This is not a staged subdivision.  
Planning Permit No. PLP/2019/546

This survey has been connected to permanent marks No(s). 471, 578, 1325  
In Proclaimed Survey Area No. 49

Lots 1 to 200 (all inclusive) have been omitted from this plan.

**DREW'S PADDOCK**  
STAGE 2  
28 LOTS,  
BALANCE LOT B

## 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 E-2	DRAINAGE PIPELINES OR ANCILLARY PURPOSES	2 SEE PLAN	THIS PLAN THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CITY OF BALLARAT CENTRAL HIGHLANDS REGION WATER CORPORATION
E-4, E-5	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 830179A - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-3, E-4	AS SET OUT IN THE PROVISIONS CONTAINED IN A MEMORANDUM OF COMMON PROVISIONS RETAINED BY THE REGISTRAR OF TITLES IN SPECIAL SERIES No. AA506	2.50	INSTRUMENT AC425889M	TXU NETWORKS (GAS) PTY LTD



Stantec Australia Pty. Ltd.  
ABN: 17 007 820 322  
1315 Sturt Street (PO Box 563W, Ballarat West), Ballarat, VIC Australia 3350  
Tel: 03 5330 8888 Fax: 03 5333 3815  
Email: BusinessServices.VIC@stantec.com Web: www.stantec.com/australia

FILE REF: 00910-202-PS841524X(S2)-10.dwg  
DATE: 23/10/2024

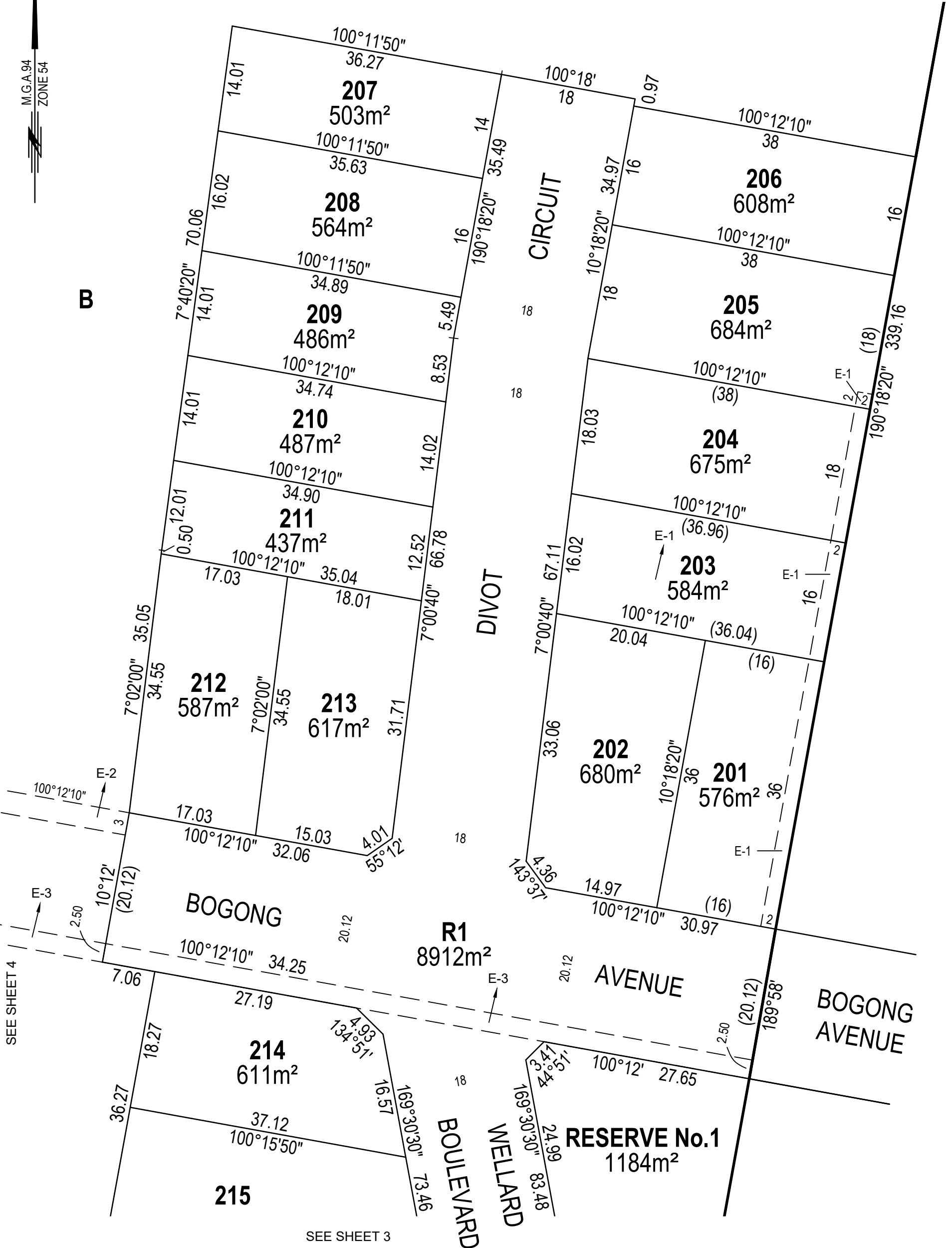
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Surveyor's Plan Version (10),  
29/10/2024, SPEAR Ref: S225561S

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 6

M.G.A.94  
ZONE 54

B



SEE SHEET 4

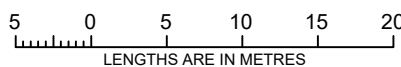
SEE SHEET 3

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SCALE  
1:500



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ORIGINAL SHEET  
SIZE: A3

SHEET 2

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M.G.A.94  
ZONE 54

B

SEE SHEETS 2 & 5

BOGONG AVENUE

BOGONG AVENUE

BOGONG AVENUE

214

215  
730m<sup>2</sup>

216  
600m<sup>2</sup>

218

217  
807m<sup>2</sup>

WEDGE CIRCUIT

225

226  
560m<sup>2</sup>

227  
608m<sup>2</sup>

228  
578m<sup>2</sup>

WELLARD BOULEVARD

WELLARD BOULEVARD

R1  
8912m<sup>2</sup>

RESERVE No.1  
1184m<sup>2</sup>

NOT IN  
SUBDIVISION

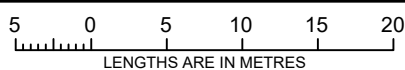
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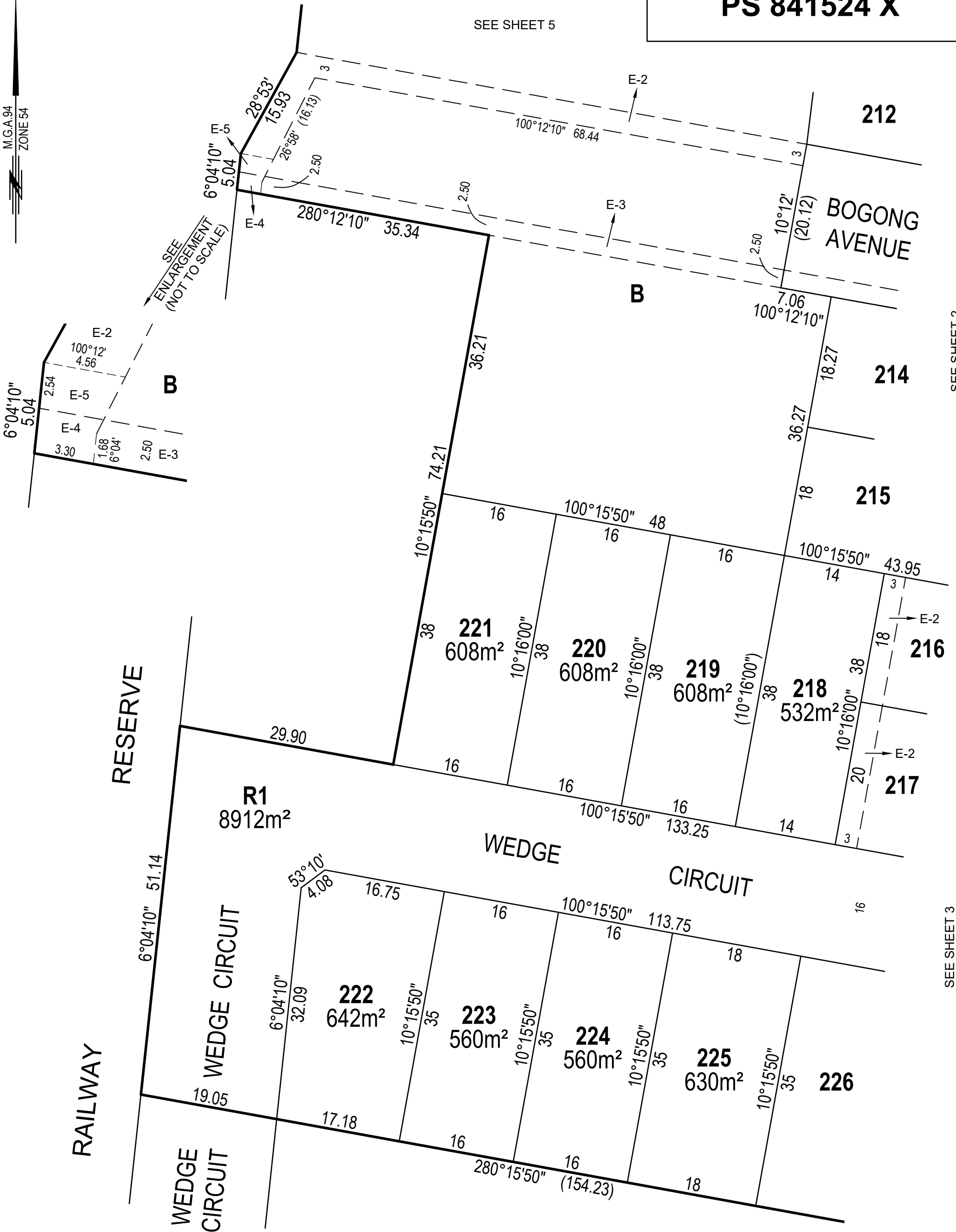
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SHEET 3

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SEE SHEET 5

M.G.A.94  
ZONE 54



SEE SHEET 2

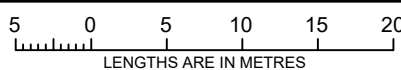
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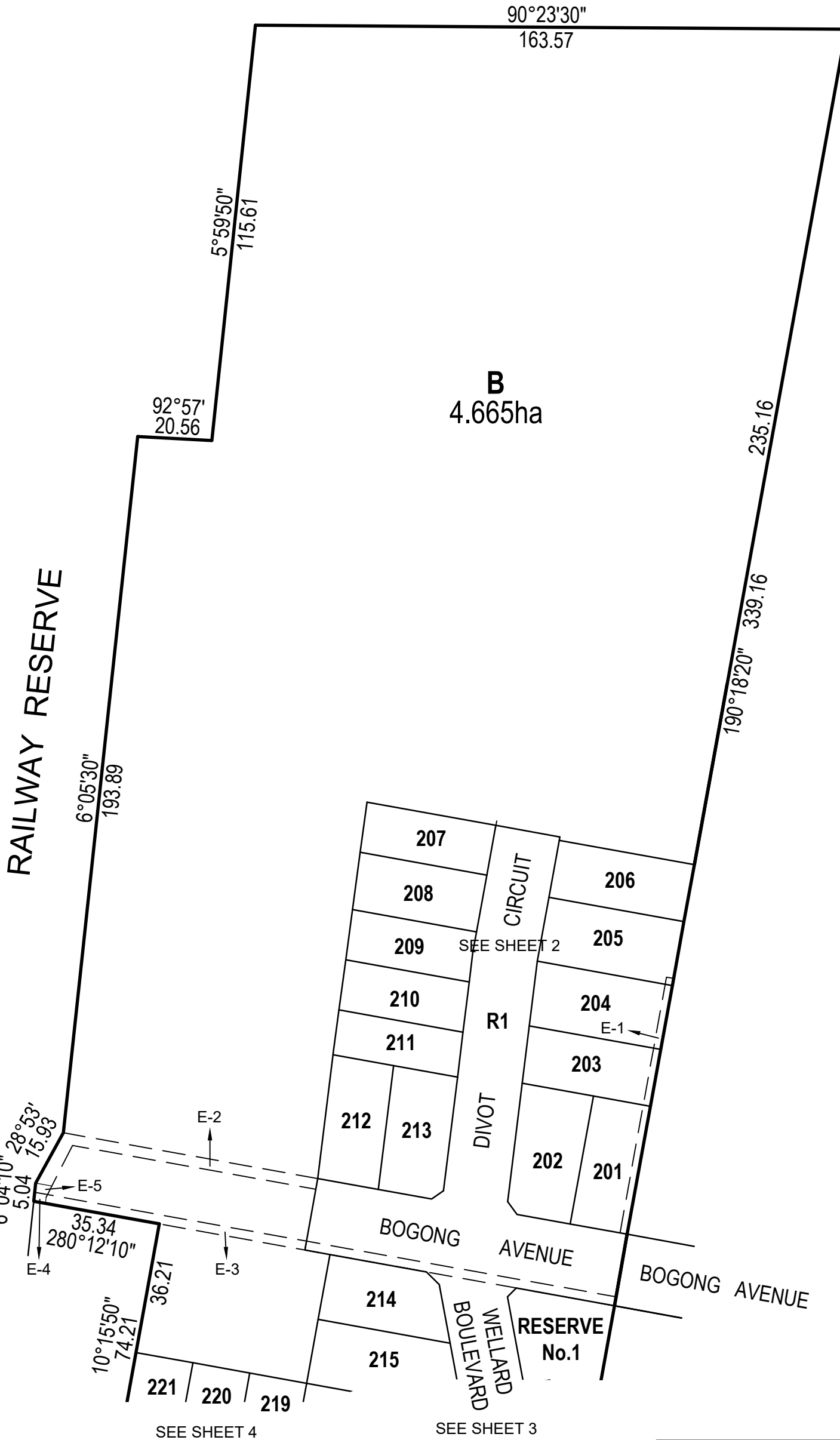
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SHEET 4

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WESTERN FREEWAY  
(NO ACCESS)

M.G.A.94  
ZONE 54

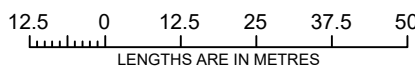


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SCALE  
1:1250



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ORIGINAL SHEET  
SIZE: A3

SHEET 5

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## CREATION OF RESTRICTIONS

Upon registration of this plan the following restrictions are created.

The registered proprietors of the burdened land covenant with the registered proprietors of the benefitted land as set out in the restrictions with the intent that the burden of the restrictions run with and binds the burdened land and the benefit of the restrictions are annexed to and run with the benefitted land.

### DESCRIPTION OF RESTRICTION 1:

The burdened land cannot be used except in accordance with the provisions recorded in MCP AA010365.

LAND BURDENED: Lots 201 to 228 (all inclusive) in this plan.

LAND TO BENEFIT: Lots 201 to 228 (all inclusive) in this plan.

EXPIRY DATE: 10 years from the registration of the plan of subdivision creating the lots.

### DESCRIPTION OF RESTRICTION 2:

No dwelling shall be constructed on each lot described as the burdened land, unless:

- It has a rainwater tank installed with a capacity of not less than 2 Kilotres volume (noting a larger volume tank may be required by another agency); and
- The roof of the dwelling drains to the rainwater tank (noting a specified roof area may be required by another agency); and
- 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.

LAND BURDENED: Lots 201 to 228 (all inclusive) in this plan

LAND TO BENEFIT: Lots 201 to 228 (all inclusive) in this plan

EXPIRY DATE: Not applicable

### DESCRIPTION OF RESTRICTION 3:

No dwelling shall be constructed on each lot described as the burdened land, unless the dwelling is designed and constructed to address condition 1(e) of Planning Permit PLP/2019/546 to Councils satisfaction.

LAND BURDENED: Lots 221 and 222 in this plan.

LAND TO BENEFIT: Lots 220 and 223 in this plan

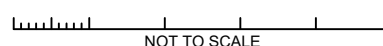
EXPIRY DATE: Not applicable

VARIATIONS: Variations of these requirements will require approval from the Responsible Authority.

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SIZE: A3

SHEET 6

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