

PLAN OF SUBDIVISION			EDITION 1		PS 843735 X	
<div>LOCATION OF LAND</div> <div>PARISH : BALLARAT</div> <div>TOWNSHIP : -----</div> <div>SECTION : -----</div> <div>CROWN ALLOTMENT : -----</div> <div>CROWN PORTIONS : PARTS OF 12 AND 13</div> <div>TITLE REFERENCE : VOL. FOL.</div> <div>LAST PLAN REFERENCE : LOT B ON PS 841524X</div> <div>POSTAL ADDRESS : HEINZ LANE, (At time of subdivision) INVERMAY PARK, 3350.</div> <div>MGA Co-ordinates (of approx centre of land in plan) E 752 030 ZONE: 54 N 5 843 275 GDA 94</div>			<div>Council Name: Ballarat City Council</div> <div>Council Reference Number: PSD/2024/73 Planning Permit Reference: PLP/2019/546 SPEAR Reference Number: S225566T</div> <div>Certification</div> <div>This plan is certified under section 6 of the Subdivision Act 1988</div> <div>Statement of Compliance</div> <div>This is a statement of compliance issued under section 21 of the Subdivision Act 1988</div> <div>Public Open Space</div> <div>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied</div> <div>Digitally signed by: Kylie Maree Sullivan for Ballarat City Council on 28/01/2025</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<div>OTHER PURPOSE OF THIS PLAN:</div> <div>1. To remove that part of the Pipelines or Ancillary Purposes Easements E-4 & E-5 created in PS 830179A that lies within Road R1 on this plan.</div> <div>2. To remove that part of the Pipelines or Ancillary Purposes Easement E-2 created in PS 841524X that lies within Road R1 on this plan.</div> <div>3. To remove that part of the Drainage Easement E-1 created in C/E W552100 that lies within Road R1 on this plan.</div> <div>GROUND'S FOR REMOVAL:</div> <div>By consent of the relevant Authority under the powers of Sec 6(1)(k)(iii) of the Subdivision Act 1988.</div> <div>See sheet 5 for details of Restrictions affecting lots on this plan.</div> <div>DREW'S PADDOCK STAGE 3 27 LOTS, BALANCE LOT C</div>		
ROAD R1 ROAD R2 RESERVE No.1 RESERVE No.2		CITY OF BALLARAT CITY OF BALLARAT CITY OF BALLARAT POWERCOR AUSTRALIA LIMITED				
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 300 (all inclusive) have been omitted from this plan. Easement E-1 & E-2 are not shown on this plan.						
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-3	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		
E-4	POWERLINE (UNDERGROUND)	0.50	THIS PLAN - SEC 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD		
<div><div>Stantec Australia Pty Ltd ABN: 17 007 920 322 1315 Sturt Street (PO Box 563W, Ballarat West), Ballarat, VIC Australia 3350 Tel: 03 5330 8888 Web: www.stantec.com/au</div></div>		FILE REF: 00910-203-PS843735X(S3)-09.dwg DATE: 23/01/2025		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5	
		Digitally signed by: Michael Wilson, Licensed Surveyor, Surveyor's Plan Version (09), 23/01/2025, SPEAR Ref: S225566T		Land Use Victoria Plan Registered 09:31 AM 03/02/2025 Assistant Registrar of Titles		

PS 843735 X

SEE SHEET 4

C

RAILWAY RESERVE

M.G.A.94

ZONE 54

RESERVE No.2
51.8m²

E-4 -
SEE DIAGRAM

RESERVE
No.1
3987m²

E-4 -
SEE DIAGRAM

R2
660m²

DIVOT CIRCUIT

SEE SHEET 3

DIVOT CIRCUIT

R1
523m²

18
280°18
DIVOT
CIRCUIT

DIVOT CIRCUIT

R1
1523m²

18
280°18
DIVOT
CIRCUIT

SCALE
1:500

5 0 5 10 15 20

LENGTHS ARE IN METRES

Digitally signed by: Michael Wilson, Licensed Surveyor,
Surveyor's Plan Version (09),
23/01/2025, SPEAR Ref: S225566T

ORIGINAL SHEET SIZE: A3

Digitally signed by:
Ballarat City Council,
28/01/2025,
SPEAR Ref: S225566T

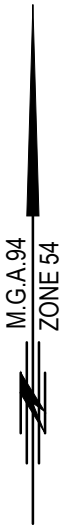
SHEET 2



Stantec Australia Pty Ltd | ABN: 17 007 920 322
1315 Sturt Street (PO Box 563W, Ballarat West), Ballarat, VIC Australia 3350
Tel: 03 5330 8888
Web: www.stantec.com/au

Amended by: Michael Wilson, Licensed Surveyor 01/02/2025.

SEE SHEET 2



RAILWAY RESERVE

RESERVE
No.1
3987m²

DIVOT CIRCUIT

317

95°59'50"
37.11

318
517m²

95°59'50"
36.70

319
511m²

95°59'50"
36.29

320
505m²

95°59'50"
35.88

321
446m²

95°59'50"
35.51

322
442m²

95°59'50"
35.14

323
632m²

324
561m²

R2
4660m²

AVENUE

BOGONG AVENUE

BOGONG

327
580m²

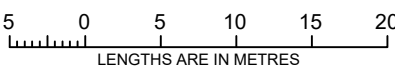
326
580m²

325
580m²



Stantec Australia Pty Ltd | ABN: 17 007 920 322
1315 Sturt Street (PO Box 563W, Ballarat West), Ballarat, VIC Australia 3350
Tel: 03 5330 8888
Web: www.stantec.com/au

SCALE
1:500



Digitally signed by: Michael Wilson, Licensed Surveyor,
Surveyor's Plan Version (09),
23/01/2025, SPEAR Ref: S225566T

FILE REF: 00910-203-PS843735X(S3)-09.dwg

ORIGINAL SHEET
SIZE: A3

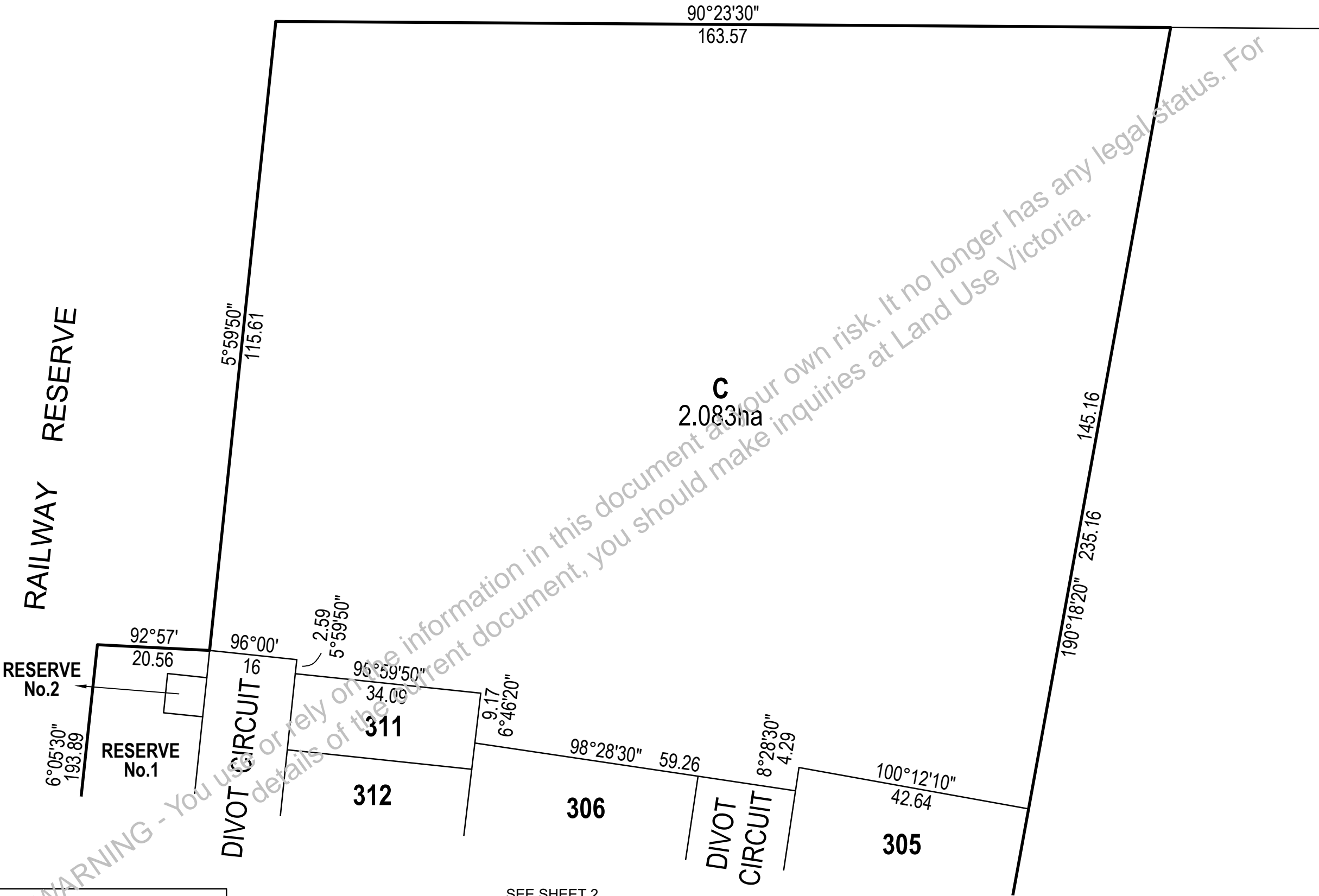
SHEET 3

Digitally signed by:
Ballarat City Council,
28/01/2025,
SPEAR Ref: S225566T

WESTERN FREEWAY
(NO ACCESS)

PS 843735 X

M.G.A.94
ZONE 54



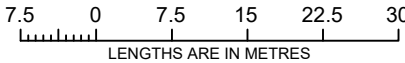
FILE REF: 00910-203-PS843735X(S3)-09.dwg

SEE SHEET 2



Stantec Australia Pty Ltd | ABN: 17 007 920 322
1315 Sturt Street (PO Box 563W, Ballarat West), Ballarat, VIC Australia 3350
Tel: 03 5330 8888
Web: www.stantec.com/au

SCALE
1:750



ORIGINAL SHEET
SIZE: A3

SHEET 4

Digitally signed by: Michael Wilson, Licensed Surveyor,
Surveyor's Plan Version (09),
23/01/2025, SPEAR Ref: S225566T

Digitally signed by:
Ballarat City Council,
28/01/2025,
SPEAR Ref: S225566T

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 301 to 327 (all inclusive) in this plan.
LAND TO BENEFIT: Lots 301 to 327 (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 Kilolitres 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 301 to 327 (all inclusive) in this plan
LAND TO BENEFIT: Lots 301 to 327 (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 311 to 323 (inclusive) and 327 in this plan
LAND TO BENEFIT: Lots 306 and 326 in this plan
EXPIRY DATE: Not applicable

VARIATIONS: Variations to restriction 2 and 3 will require approval from the Responsible Authority.

WARNING - You use or rely on the information in this document at your own risk. It no longer has any legal status. For details of the current document, you should make inquiries at Land Use Victoria.

FILE REF: 00910-203-PS843735X(S3)-09.dwg



Stantec Australia Pty Ltd | ABN: 17 007 920 322
1315 Sturt Street (PO Box 563W, Ballarat West), Ballarat, VIC Australia 3350
Tel: 03 5330 8888
Web: www.stantec.com/au

NOT TO SCALE

Digitally signed by: Michael Wilson, Licensed Surveyor,
Surveyor's Plan Version (09),
23/01/2025, SPEAR Ref: S225566T

ORIGINAL SHEET
SIZE: A3

SHEET 5

Digitally signed by:
Ballarat City Council,
28/01/2025,
SPEAR Ref: S225566T