

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 CERTIFICATION AND ENDORSEMENT
 COUNCIL NAME: CITY OF BALLARAT

THIS IS A PRELIMINARY PLAN SUBJECT TO APPROVAL BY REFERRAL AUTHORITIES, COUNCIL AND EXAMINATION AND REGISTRATION BY LAND USE VICTORIA.

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

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



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 ABN: 17 007 820 322
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FILE REF: 00910-202-PS841524X(S2)-07.dwg
 DATE: 21/11/2023

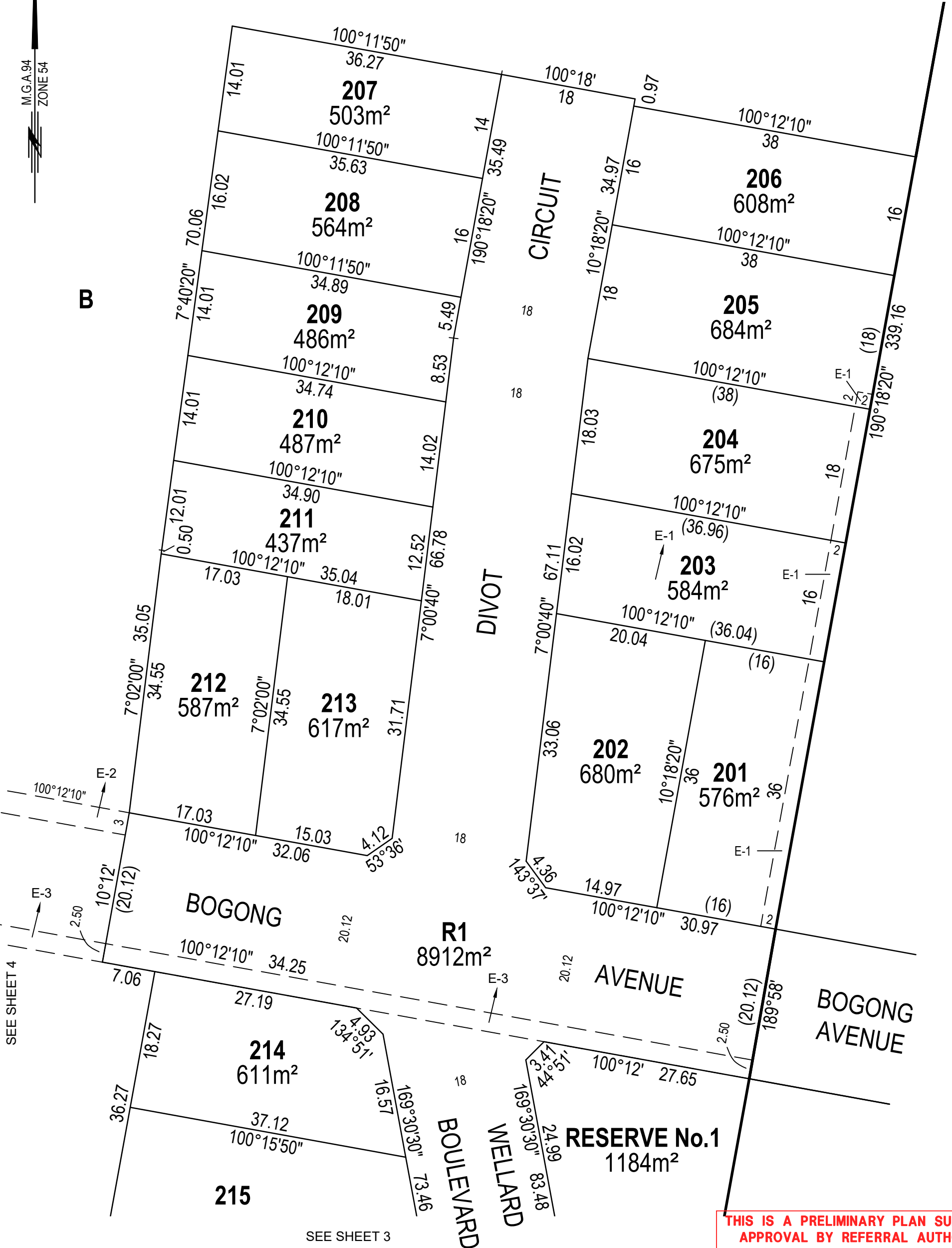
SURVEYOR: MICHAEL CRAIG WILSON
 VERSION: 7

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 6

M.G.A.94
ZONE 54

B



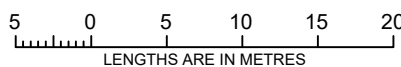
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SCALE
1:500



SURVEYOR: MICHAEL CRAIG WILSON
 VERSION: 7

ORIGINAL SHEET
SIZE: A3

SHEET 2

M.G.A.94
ZONE 54

B

SEE SHEETS 2 & 5

BOGONG AVENUE

BOGONG AVENUE

BOGONG AVENUE

214

215
730m²

216
600m²

218

217
807m²

WEDGE CIRCUIT

225

226
560m²

227
608m²

228
578m²

WELLARD BOULEVARD

WELLARD BOULEVARD

R1
8912m²

RESERVE No.1
1184m²

NOT IN
SUBDIVISION

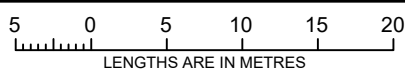
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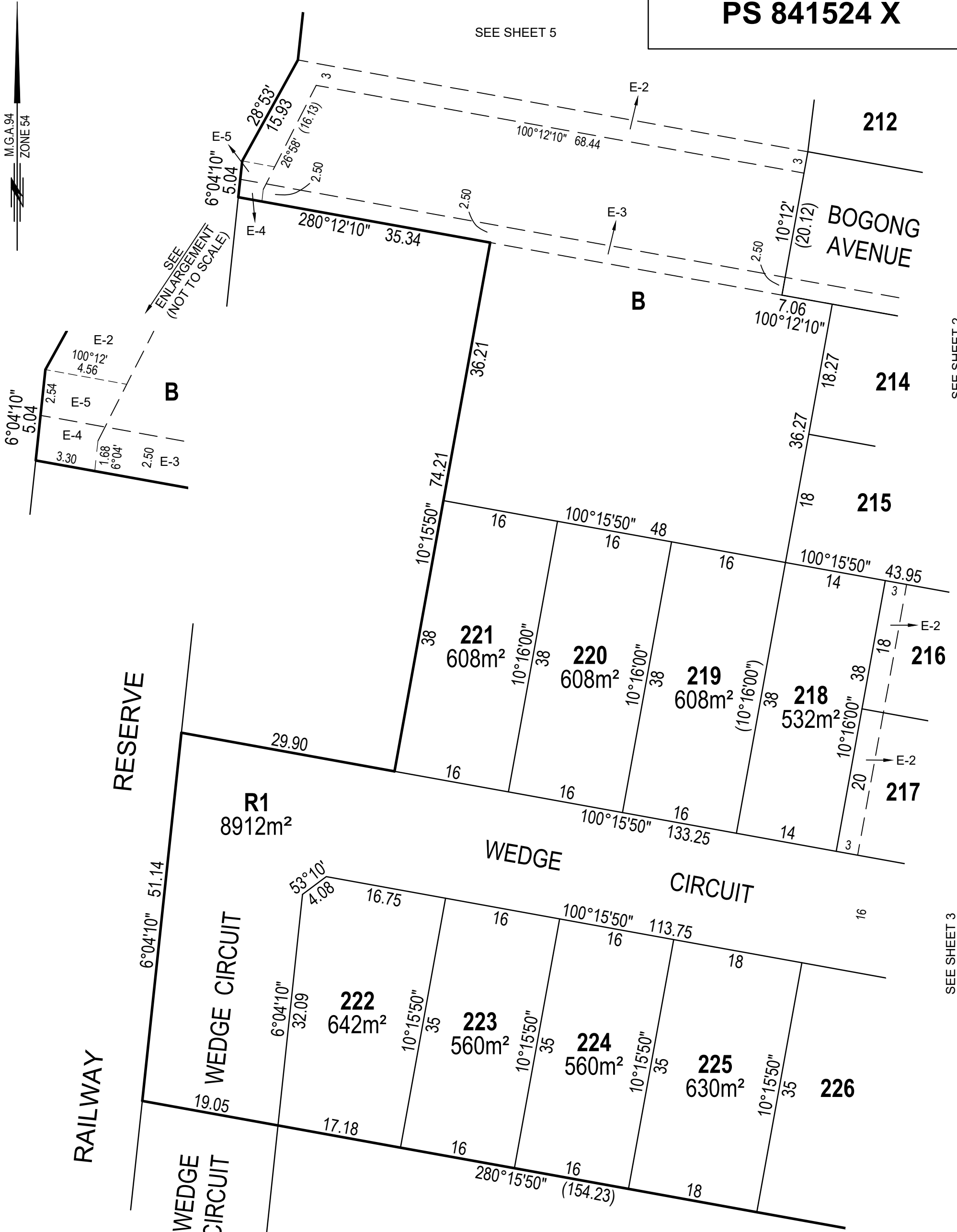
SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 7

ORIGINAL SHEET
SIZE: A3

SHEET 3

SEE SHEET 5

M.G.A.94
ZONE 54



SEE SHEET 2

SEE SHEET 3

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SCALE 1:500
5 0 5 10 15 20
LENGTHS ARE IN METRES

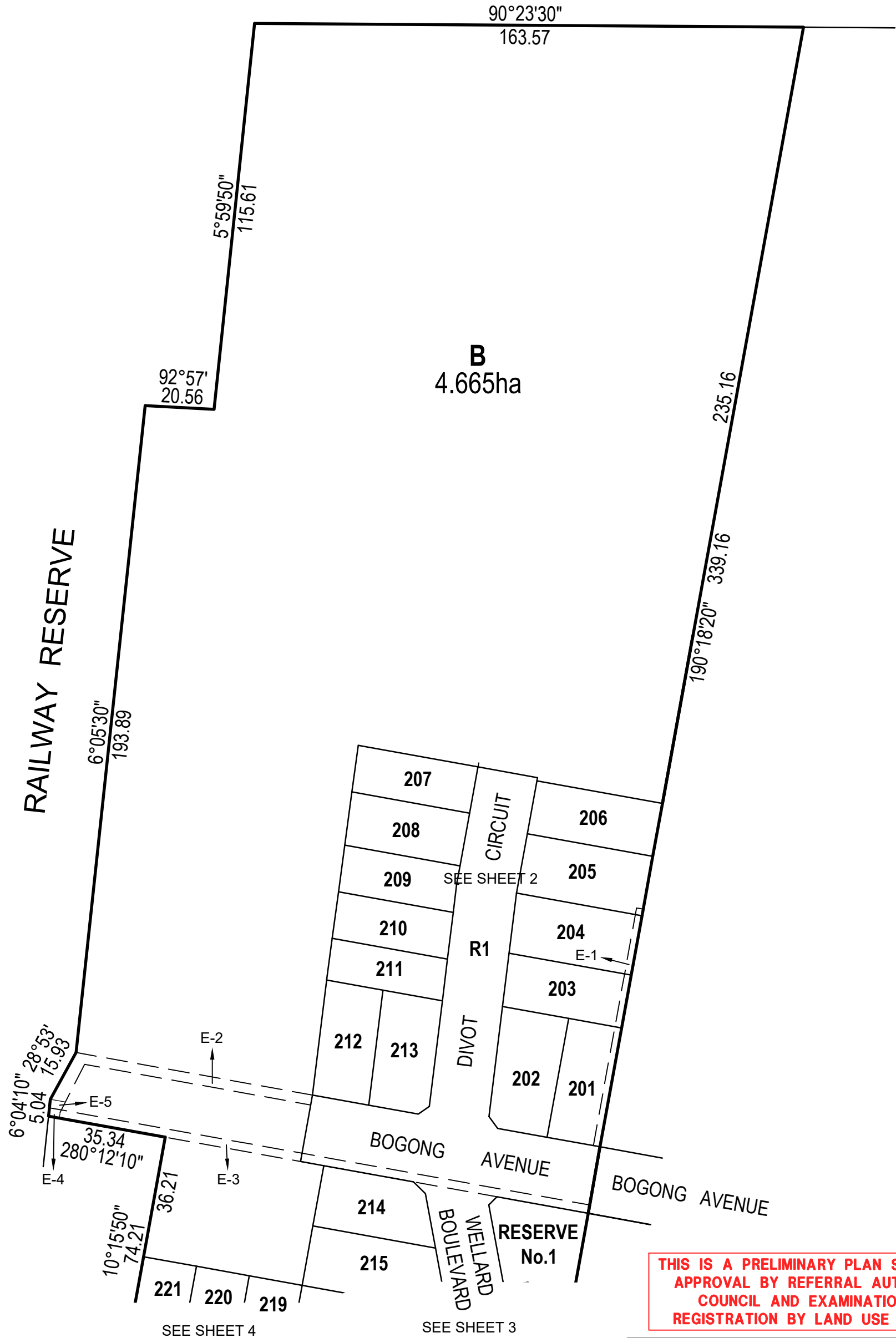
SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 7

ORIGINAL SHEET SIZE: A3

SHEET 4

WESTERN FREEWAY
(NO ACCESS)

M.G.A.94
ZONE 54



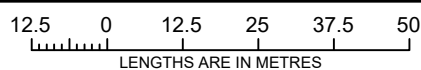
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SCALE
1:1250



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VERSION: 7

ORIGINAL SHEET
SIZE: A3

SHEET 5

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:

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

- it has a rainwater tank that is 2 Kilolitre or larger installed; and
- at least 80% of the roof of the dwelling drains to the rainwater tank; and
- rainwater from the rainwater tank is the primary supply for all toilets, 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 2:

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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NOT TO SCALE

SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 7

ORIGINAL SHEET
SIZE: A3

SHEET 6