

# PLAN OF SUBDIVISION

EDITION 1

# PS 843735 X

## LOCATION OF LAND

PARISH : BALLARAT  
TOWNSHIP : -----  
SECTION : -----  
CROWN ALLOTMENT : -----  
CROWN PORTIONS : PARTS OF 12 AND 13  
TITLE REFERENCE : VOL. FOL.  
  
LAST PLAN REFERENCE : LOT B ON PS 841524X  
  
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 5 843 275 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	CITY OF BALLARAT
ROAD R2	CITY OF BALLARAT
RESERVE No.1	CITY OF BALLARAT

### OTHER PURPOSE OF THIS PLAN:

- 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.
- 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.

### 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 5 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 300 (all inclusive) have been omitted from this plan.  
Easement E-1 & E-2 are not shown on this plan.

**DREW'S PADDOCK  
STAGE 3  
27 LOTS,  
BALANCE LOT C**

## 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



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: 00910-203-PS843735X(S3)-03.dwg  
DATE: 20/11/2023

SURVEYOR: MICHAEL CRAIG WILSON  
VERSION: 3

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 5

C

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RAILWAY RESERVE

M.G.A.94  
ZONE 54

RESERVE No.1  
4039m<sup>2</sup>

R2  
4660m<sup>2</sup>

DIVOT CIRCUIT

DIVOT CIRCUIT

R1  
1523m<sup>2</sup>

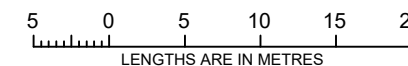
SEE SHEET 3

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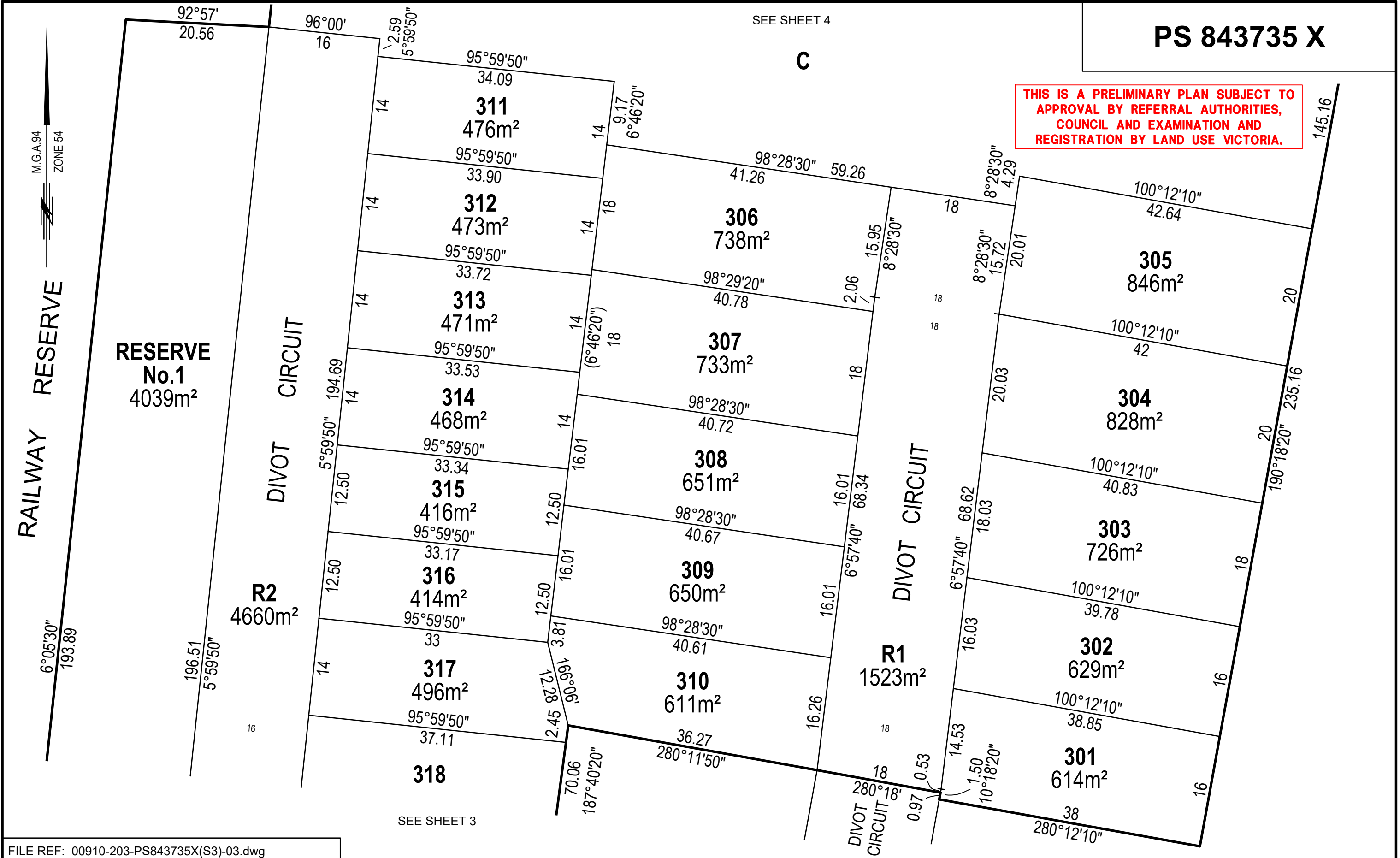
SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 2

SURVEYOR: MICHAEL CRAIG WILSON  
VERSION: 3



SEE SHEET 2

M.G.A.94  
ZONE 54

RAILWAY RESERVE

RESERVE  
No.1  
4039m<sup>2</sup>

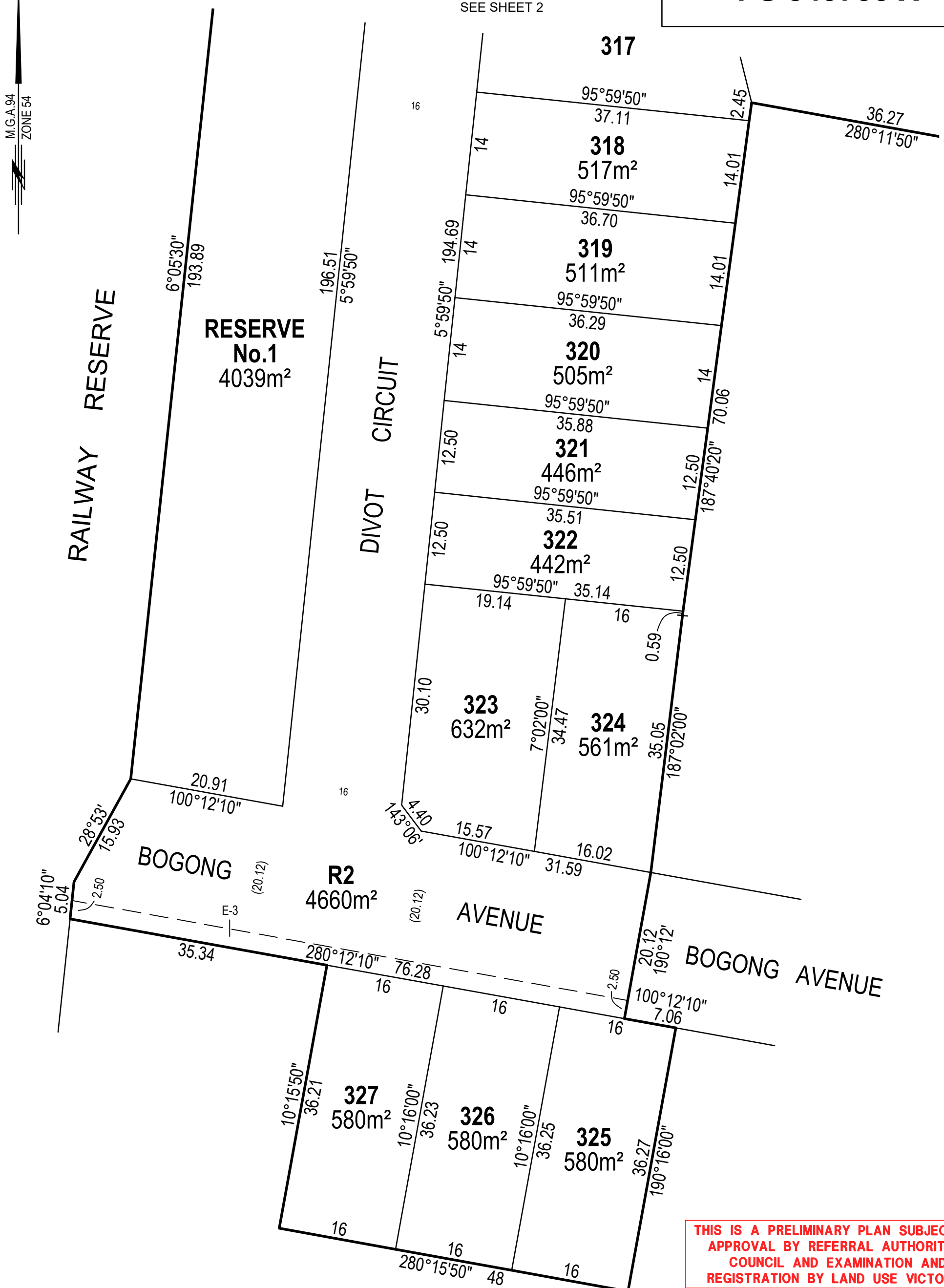
DIVOT CIRCUIT

BOGONG

R2  
4660m<sup>2</sup>

AVENUE

BOGONG AVENUE



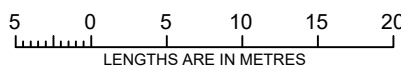
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SCALE  
1:500



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ORIGINAL SHEET  
SIZE: A3

SHEET 3

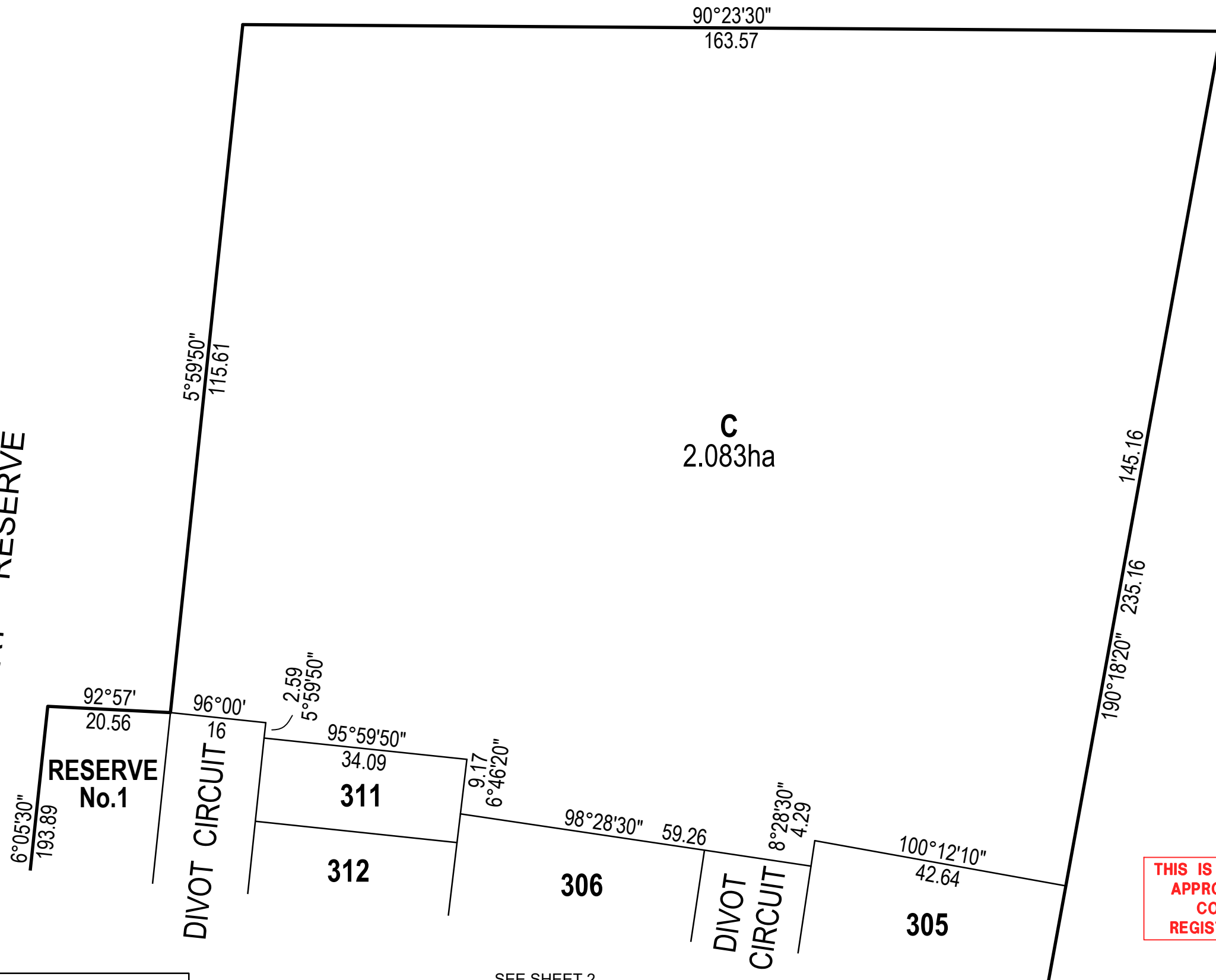
WESTERN FREEWAY  
(NO ACCESS)

PS 843735 X

M.G.A.94  
ZONE 54

RAILWAY RESERVE

C  
2.083ha



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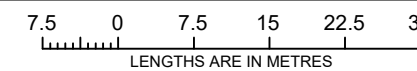
SEE SHEET 2

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SCALE  
1:750



ORIGINAL SHEET  
SIZE: A3

SHEET 4

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VERSION: 3

## 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 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 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 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 of these requirements will require approval from the Responsible Authority.

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NOT TO SCALE

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ORIGINAL SHEET  
SIZE: A3

SHEET 5