

PLAN OF SUBDIVISION

EDITION 1

PS 903719 P

LOCATION OF LAND

PARISH : BALLARAT
TOWNSHIP : ----
SECTION : ----
CROWN ALLOTMENT : ----
CROWN PORTIONS : PARTS OF 12 AND 13
TITLE REFERENCE : VOL. FOL.

LAST PLAN REFERENCE : LOT C ON PS 843735X

POSTAL ADDRESS : HEINZ LANE,
(At time of subdivision) INVERMAY PARK, 3350.

MGA Co-ordinates
(of approx centre of land in plan) E 752 050 ZONE: 54
N 5 843 380 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

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 400 (all inclusive) have been omitted from this plan.

See sheet 4 for details of Restrictions affecting lots on this plan.

**DREW'S PADDOCK
STAGE 4
25 LOTS**

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	DRAINAGE	2	THIS PLAN	CITY OF BALLARAT



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: 00910-204-PS903719P(S4)-04.dwg
DATE: 05/12/2023

SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 4

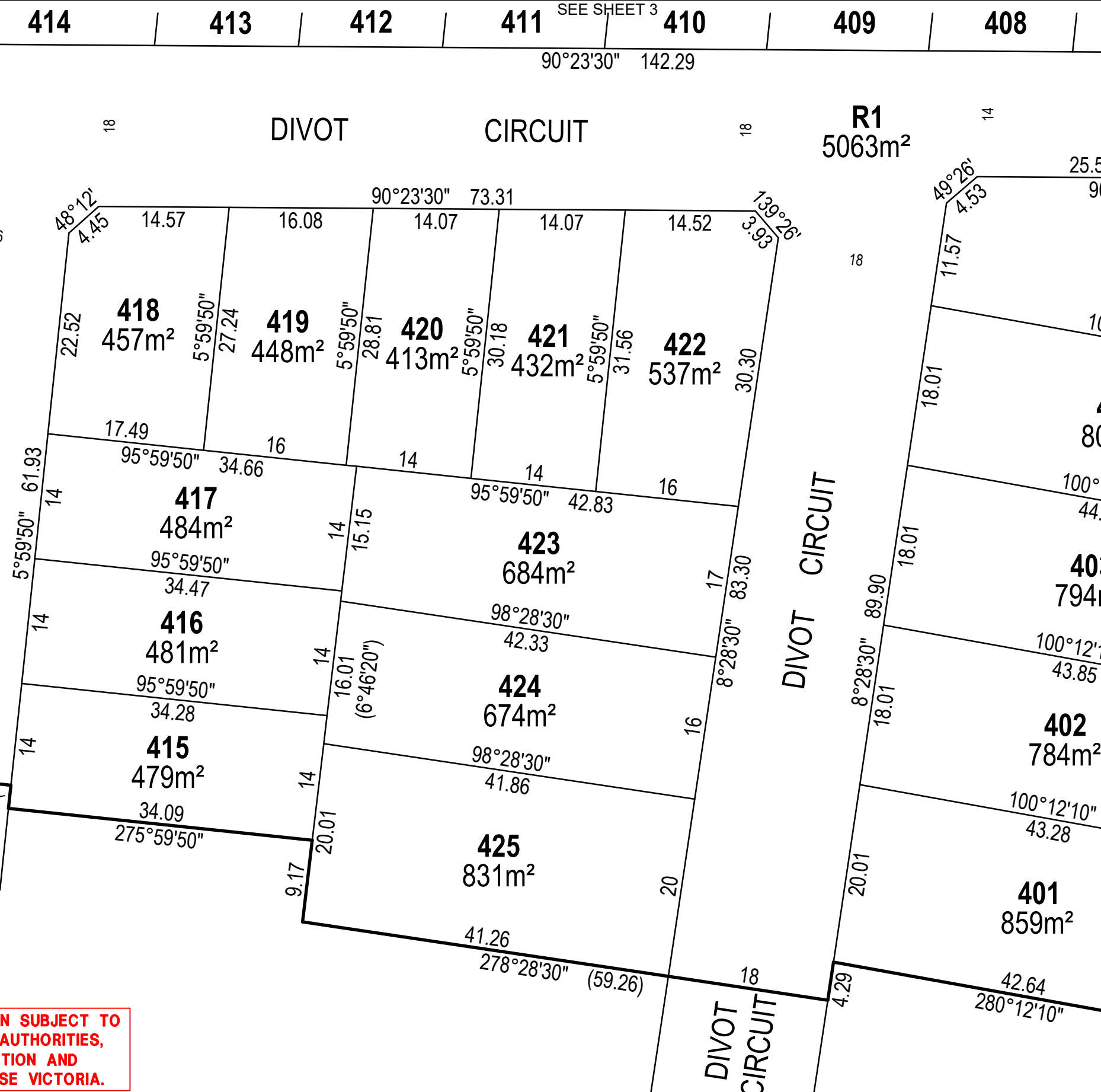
ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 4

M.G.A.94
ZONE 54

RAILWAY RESERVE

DIVOT CIRCUIT



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

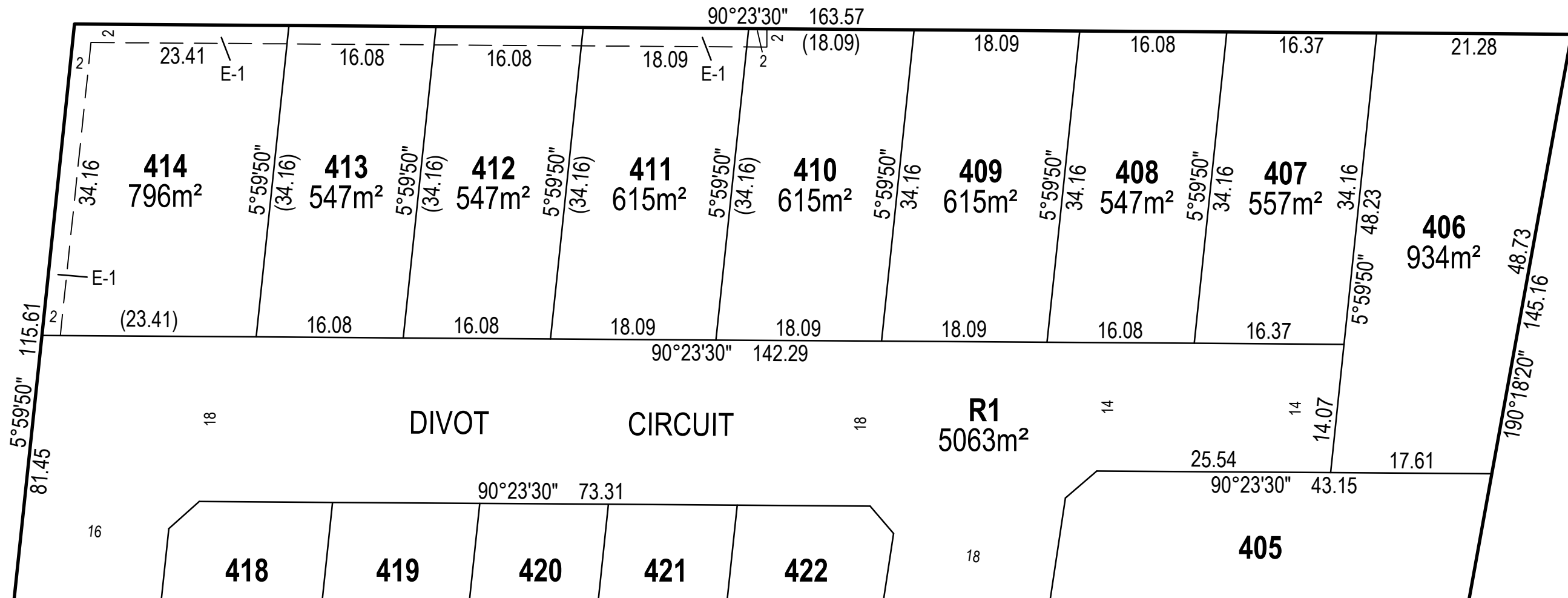
SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 4

ORIGINAL SHEET SIZE: A3 SHEET 2

M.G.A.94
ZONE 54

WESTERN FREEWAY
(NO ACCESS)

RAILWAY RESERVE



SEE SHEET 2

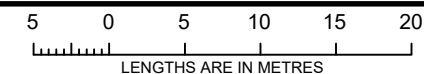
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SCALE
1:500



SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 4

ORIGINAL SHEET
SIZE: A3

SHEET 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
- the roof of the dwelling drains to the rainwater tank; and
- rainwater from the rainwater tank is the primary supply for all toilets and outdoor usage provided, however, that a mains water system can be used when rainwater is unavailable.

LAND BURDENED: All Lots in this plan

LAND TO BENEFIT: All Lots 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 406 to 418 (inclusive) in this plan

LAND TO BENEFIT: Lots 405 and 419 in this plan

EXPIRY DATE: Not applicable

DESCRIPTION OF RESTRICTION 3:

- No dwellings are permitted outside the areas shown hatched or cross-hatched in diagram 1.
- The registered proprietor or proprietors of any burdened lot to which this restriction applies must not allow the construction of any dwelling inside the hatched area in diagram 1 unless it achieves a Bushfire Attack Level (BAL) rating of either BAL19 or BAL29 in accordance with Australian Standards 3959-2018 "Construction of buildings in bushfire-prone areas (AS3959-2018)".
- The registered proprietor or proprietors of any burdened lot to which this restriction applies must not allow the construction of any dwelling inside the cross-hatched area in diagram 1 unless it achieves a Bushfire Attack Level (BAL) rating of BAL29 in accordance with Australian Standards 3959-2018 "Construction of buildings in bushfire-prone areas (AS3959-2018)".

LAND BURDENED: Lots 406 to 414 (inclusive) in this plan

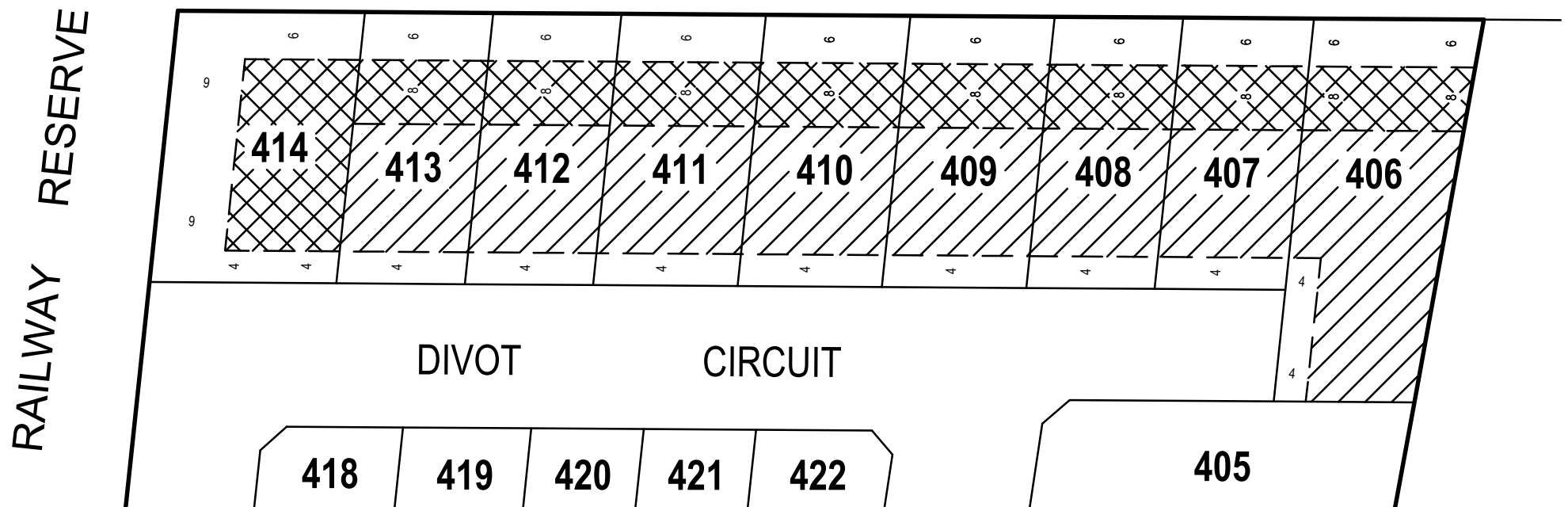
LAND TO BENEFIT: Lots 405 and 418 in this plan

EXPIRY DATE: Not applicable

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

DIAGRAM 1

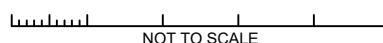
**WESTERN FREEWAY
(NO ACCESS)**



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ORIGINAL SHEET
 SIZE: A3

SHEET 4