

LAND DESCRIPTION

LOT 1 ON TP 174559G
VOL. 9361 FOL. 038

CROWN DESCRIPTION

TOWNSHIP of
PARISH of CARDIGAN
SECTION 12
CROWN ALLOTMENT 6(P1)

LEVEL INFORMATION

LEGEND

SUBDIVISION BOUNDARY

PROPOSED RESIDENTIAL ZONE

PROPOSED PUBLIC OPEN SPACE

PROPOSED ROAD & KERB

PROPOSED NATURE STRIP

PROPOSED RETENTION BASIN

PROPOSED 1500mm WIDE
CONCRETE FOOTPATH

PROPOSED PEDESTRIAN LINK

PROPOSED TREE

PROPOSED STAGE BOUNDARY

EXPLANATORY NOTES

ALL ROAD RESERVES ARE TO BE
MINIMUM 18m WIDE

10 5 0 10 20 30 40 50

Scale in Metres



Planning and Environment Act 1987
BALLARAT PLANNING SCHEME
DEVELOPMENT PLAN OVERLAY
Development Plan Schedule No. 3

Signed _____
Authorised Officer for and on behalf of the
CITY OF BALLARAT
DATE 10/2/2014

IMPORTANT NOTE:

THIS PLAN IS PREPARED FOR TOWN PLANNING AND
MARKETING PURPOSES ONLY AND SHOULD NOT BE USED FOR
ANY OTHER PURPOSE.

DIMENSIONS SHOWN ARE NOT DERIVED FROM A TITLE
RE-ESTABLISHMENT SURVEY.

REV	DATE	AMENDMENTS	DRAWN	Scale	1:1000		
14	22/10/2013	REVISED RESERVE BOUNDARY AND RESERVE DETAIL	MA	Sheet Size	A1		
13	09/10/2013	REVISED RESERVE BDY & STORMWATER DETENTION PONDS	PF	Job Ref	7170-01		
12	17/06/2013	REMOVE DRAFT STAMP	PF	Drawing No.	DP14		
11	23/05/2013	REVISED LOT LAYOUT	MA	Drawn	PF, MA		
10	23/05/2013	REVISED LOT LAYOUT, STAGE BOUNDARIES ADDED	MA	Checked	ASH		
09	27/02/2013	BUFFER ZONE LOCATED	PF				
08	08/01/2013	LOT LAYOUT AMENDED	MA				

TGM Group Ballarat

1315 Sturt Street
Ballarat Vic 3350
T 03 5330 8888
F 03 5333 3815
PO Box 583W
Ballarat West Vic 3350
ABN 11 125 568 481
www.tgmgroup.com

JAS-ANZ Accredited: Quality ISO 9001 - OH&S AS/NZS 4801 - Environment ISO 14001

Client : Specification Properties Pty. Ltd.

Municipality : City of Ballarat

DEVELOPMENT PLAN
LOT 1, LEARMONTH STREET
ALFREDTON



- | LOT DENSITY SUMMARY | |
|---------------------------------|--|
| DENSITY RANGE (m ²) | |
| <350 | |
| 351 - 450 | |
| 451 - 500 | |
| >500 | |

LEGEND

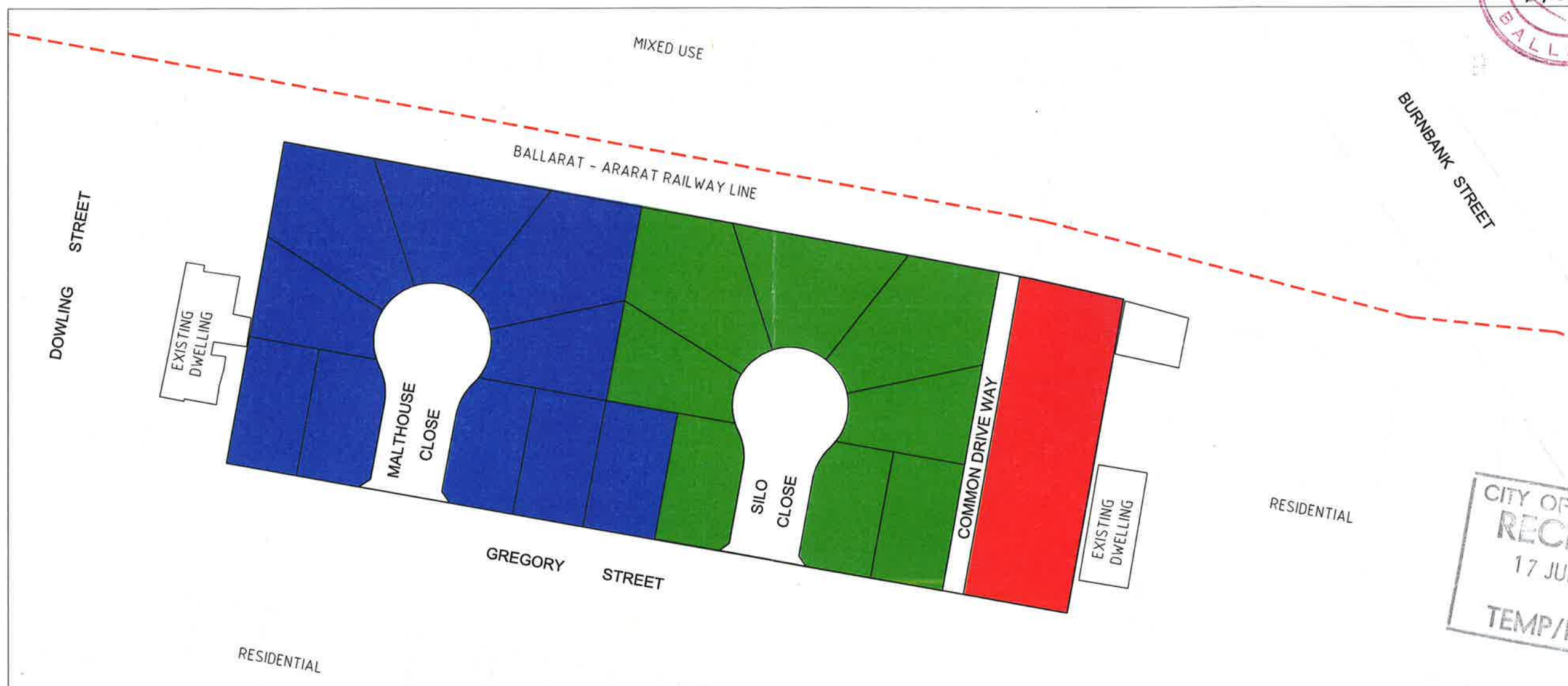
- VEHICLE ROUTES
- BUS ROUTE
- RAILWAY LINE
- DWELLING SETBACK



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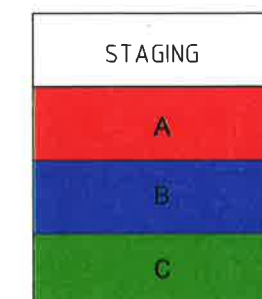
PRELIMINARY DRAWING
NOT TO BE USED FOR CONSTRUCTION

ISSUE		ISSUED FOR	DATE	DRAWN	APPROVED	ISSUE	ISSUED FOR	DATE	DRAWN	APPROVED	DESIGNED: JILES	DATE: JUNE 2012	 TGM Group Ballarat 1315 Sturt Street Ballarat Vic 3350 T 03 5330 8868 F 03 5333 3815 PO Box 563W Ballarat West Vic 3350 www.tgmgroup.com JAS-ANZ Accredited Quality ISO 9001 - OHS & AS/NZS 4801 - Environment ISO 14001	CLIENT:	PROJECT:	 PLANNING DRAWING	
01	PRELIMINARY DRAWING		06/05/12	P.N.						DRAWN: P.NICOL	SCALE: AS SHOWN	MIHALJEVIC CONSTRUCTIONS P.O. BOX 69N BALLARAT VIC. 3350		PROPOSED RESIDENTIAL DEVELOPMENT 1114, 1208 - 1210 GREGORY STREET LAKE WENDOUREE 3350	DRAWING TITLE: DEVELOPMENT PLAN		
02	COUNCIL ISSUE		17/01/13	SM						SURVEY: SHEET SIZE: A1							
										CHECKED:	APPROVED:						
										DATE:	DATE:						
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PLAN
SCALE 1:500 A1 / 1:1000 A3

NOTE: STAGING IS INDICATIVE AND MAY NOT OCCUR IN ORDER

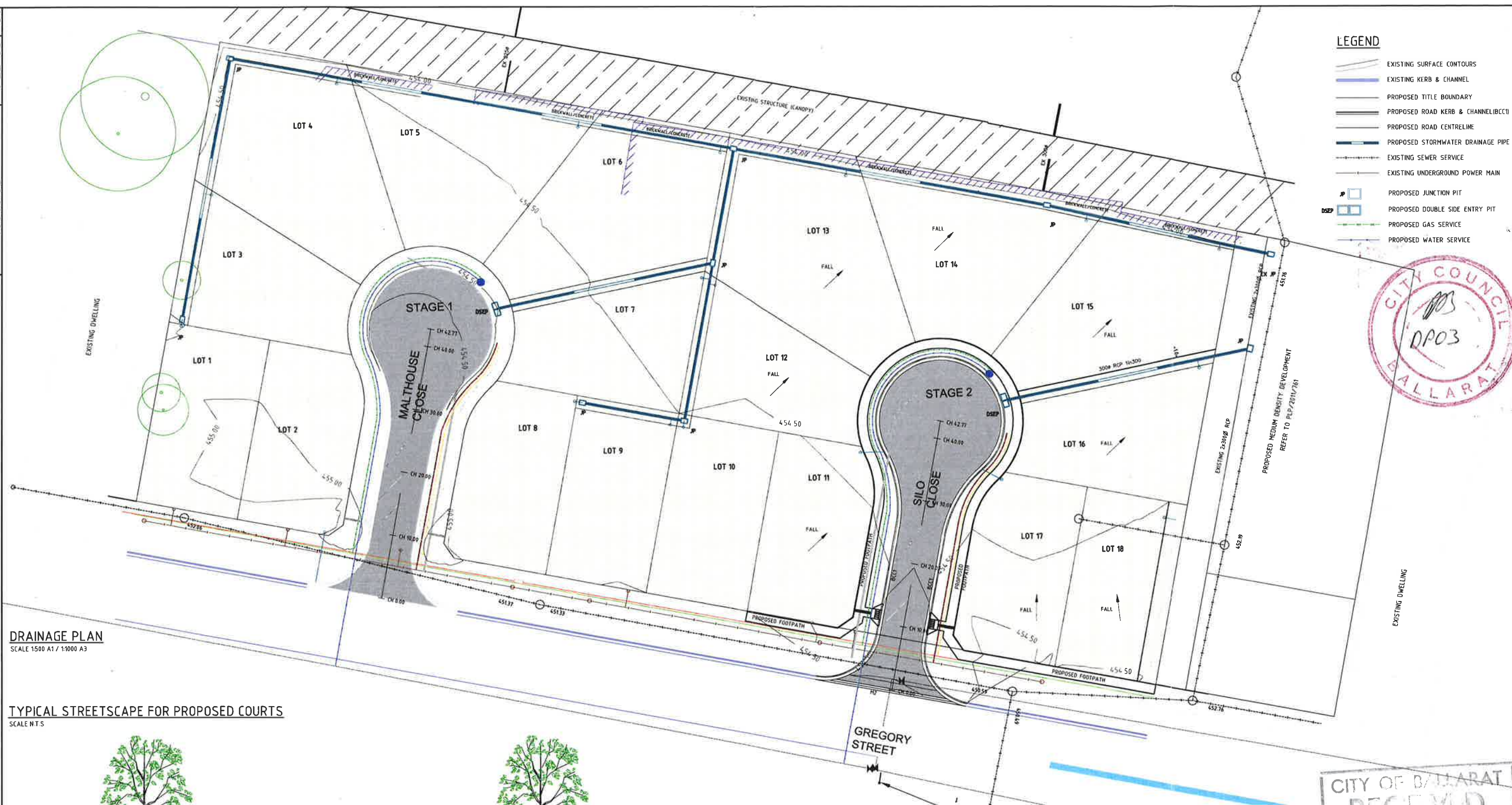


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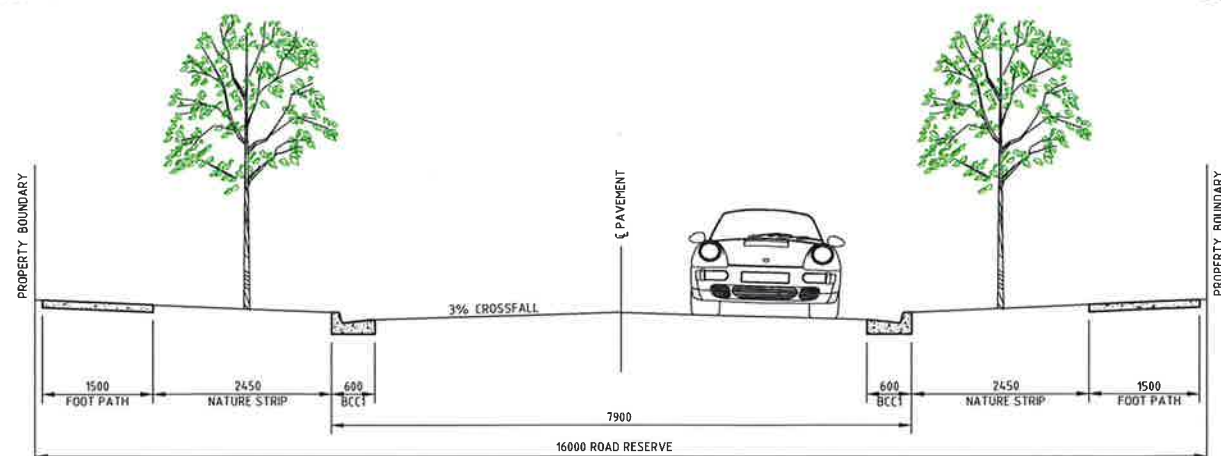
ISSUE		ISSUED FOR	DATE	DRAWN	APPROVED	ISSUE	ISSUED FOR	DATE	DRAWN	APPROVED	DESIGNED	JULES	DATE	JUNE 2012	TGM Melbourne Geelong Ballina TGM Group Ballarat 1315 Sturt Street Ballarat Vic 3350 T 03 5330 8800 F 03 5333 3815 PO Box 583W Ballarat West Vic 3350 www.tgmgroup.com JAS ANZ Accredited Quality ISO 9001 OH&S AS/NZS 4801 Environment ISO 14001	MIHALJEVIC CONSTRUCTIONS P.O. BOX 69N BALLARAT VIC. 3350	PROPOSED RESIDENTIAL DEVELOPMENT 1114, 1208 - 1210 GREGORY STREET LAKE WENDOUREE 3350	PLANNING DRAWING DEVELOPMENT PLAN: STAGING
01	PRELIMINARY DRAWING	06/05/12	P.N.							DRAWN	P. NICOL	SCALE	AS SHOWN					
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DRAINAGE PLAN

TYPICAL STREETSCAPE FOR PROPOSED COURTS



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												DATE		DATE										
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16 July 2012

Project Reference: GP10813-02
Your Reference: PLP/2011/761

Mr Seo Kun-Ho
Town Planner
City of Ballarat
PO Box 655
BALLARAT VIC 3353

Dear Seo,

**RE: Planning Permit Application No. PLP/2011/761
Construction of 5 dwellings and a 5 lot subdivision
1114 Gregory Street, LAKE WENDOUREE**

I refer to our previous meeting on 12th July 2012 regarding some minor changes to the Development Plan submitted with the further information for the above planning application for the construction of 5 dwellings and a 5 lot subdivision of land at 1114 Gregory Street, **LAKE WENDOUREE**.

I now provide you with an amended Development Plan in accordance with our discussions.

If you have any issues, please don't hesitate to contact me on 5330 8888 or 0438 571 186 during business hours.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'James Iles', written over a vertical line that extends down to the printed name.

James Iles
Senior Town Planner

Enc.





PLAN
SCALE 1:500 A1 / 1:1000 A3

- RAILWAY RESERV
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NEER, MASONRY S
E COLOURED NEW II
TO BE CONCRETE,
CH LOT TO BE IN A
DEVELOPMENT OVE
INING SCHEME
TELLINGS TO BE IN
BACKS

LOT DENSITY SUMMARY	
DENSITY RANGE (m ²)	
<350	
351 - 450	
451 - 500	
>500	

LEGEND

- VEHICLE ROUTES
- BUS ROUTE
- RAILWAY LINE
- DWELLING SETBACK

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CITY OF BALLARAT
RECEIVED
17 JUL 2012
TEMP/PERM

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ISSUE		ISSUED FOR	DATE	DRAWN	APPROVED	ISSUE	ISSUED FOR	DATE	DRAWN	APPROVED	DESIGNED	JILES	DATE:	JUNE 2012	CLIENT:		PROJECT:		PLANNING DRAWING								
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E: ballcity@ballarat.vic.gov.au
W: www.ballarat.vic.gov.au



Kaufmann Property Consultants Pty Ltd
141 Wendouree Parade
LAKE WENDOUREE VIC 3350

Date: 28 June 2016

Our Ref:

Enquiries: 03 5320 5697

Dear Sir/Madam

**Re: DEVELOPMENT PLAN OVERLAY – SCHEDULE 4
CA 9 BALLARAT - CARNHAM ROAD, ALFREDTON VIC 3350**

Please find enclosed development plan for the hereby permitted landscaped mound.

As noted in the plan itself, this plan limits approval only to the landscaped mound and a further development plan must be approved prior to the lodgement of any planning permit application for subdivision of land.

Should you have any questions in relation to this matter, please contact me on email johnciavarella@ballarat.vic.gov.au or by phone on 5320 5697.

Yours faithfully,

A handwritten signature in black ink, appearing to be "JC", written over a horizontal line.

John Ciavarella
Coordinator Statutory Planning – Ballarat West Precinct