

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	
105 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.

PROPOSED LIGHT INDUSTRIAL SUBDIVISION
 (APPROVED IN PERMIT No. PLP/2008/956)

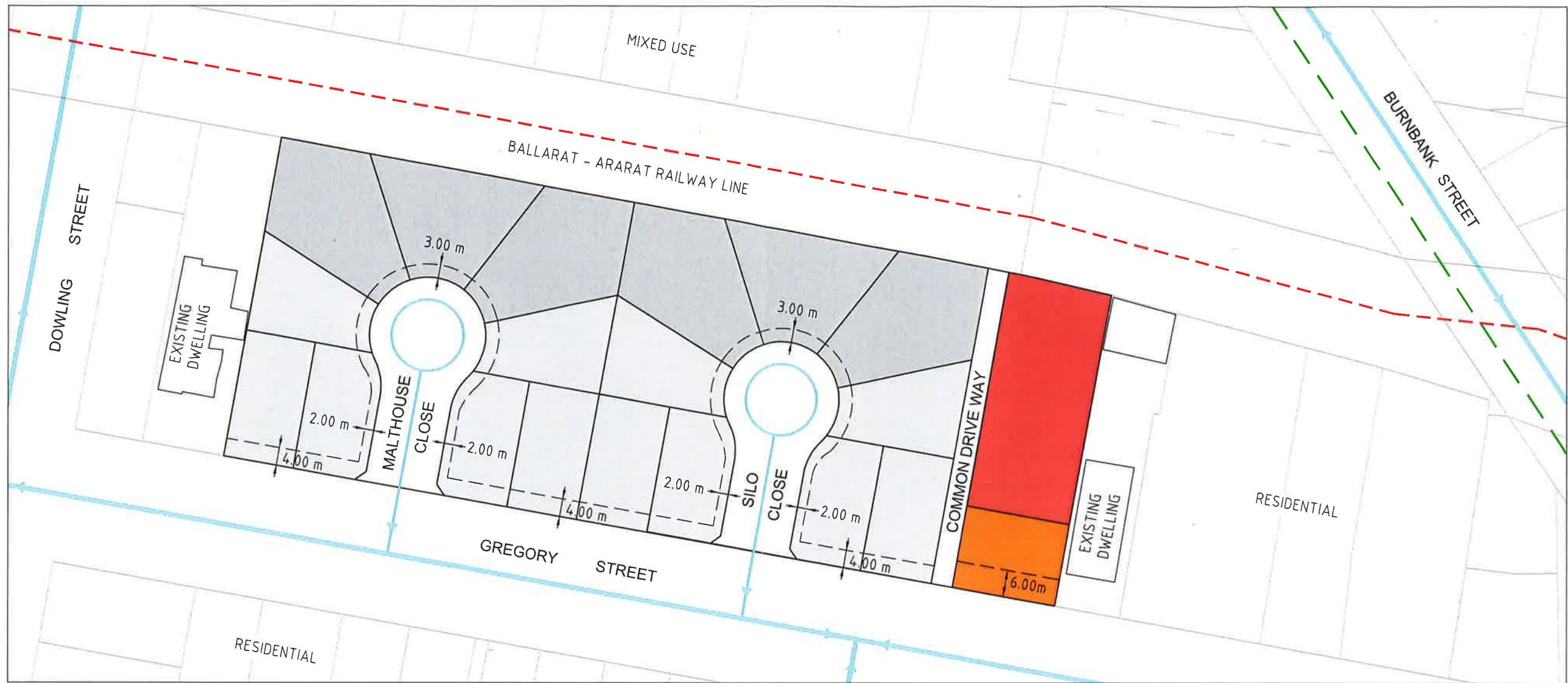
REV	DATE	AMENDMENTS	DRAWN	Scale
14	22/10/2013	REVISED RESERVE BOUNDARY AND RESERVE DETAIL	MA	1:1000
13	09/10/2013	REVISED RESERVE BDY & STORMWATER DETENTION PONDS	PF	Sheet Size A1
12	17/06/2013	REMOVE DRAFT STAMP	PF	Job Ref 7170-01
11	23/05/2013	REVISED LOT LAYOUT	MA	Drawing No. DP14
10	23/05/2013	REVISED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

TGM Group Ballarat
 1315 Sturt Street
 Ballarat Vic 3380
 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 - OHS AS/NZS 4801 - Environment ISO 14001

Melbourne | Geelong | Ballina

Client : Specification Properties Pty. Ltd. Municipality : City of Ballarat

DEVELOPMENT PLAN
LOT 1, LEARMONTH STREET
ALFREDTON



PLAN
SCALE 1:500 A1 / 1:1000 A3

- NOTE:**
- FENCING ALONG RAILWAY RESERVE TO BE CONSISTENT IN HEIGHT AND MATERIALS
 - ALL DWELLING EXTERNALS TO BE AT LEAST 75% CONSTRUCTED OF BRICK, BRICK VENEER, MASONRY STONE OR EQUIVALENT TEXTURED FINISHES
 - ALL ROOFS TO BE COLOURED NEW IRON, TILES SLATE OR SHINGLES
 - ALL DRIVEWAYS TO BE CONCRETE, PAVERS OR CRUSHED ROCK.
 - DWELLINGS ON LOTS FRONTING GREGORY STREET ARE TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 3 TO THE BALLARAT PLANNING SCHEME.
 - LOCATION OF DWELLINGS TO BE IN ACCORDANCE WITH THE DESIGNATED SETBACKS

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

LEGEND	
	VEHICLE ROUTES
	BUS ROUTE
	RAILWAY LINE
	DWELLING SETBACK



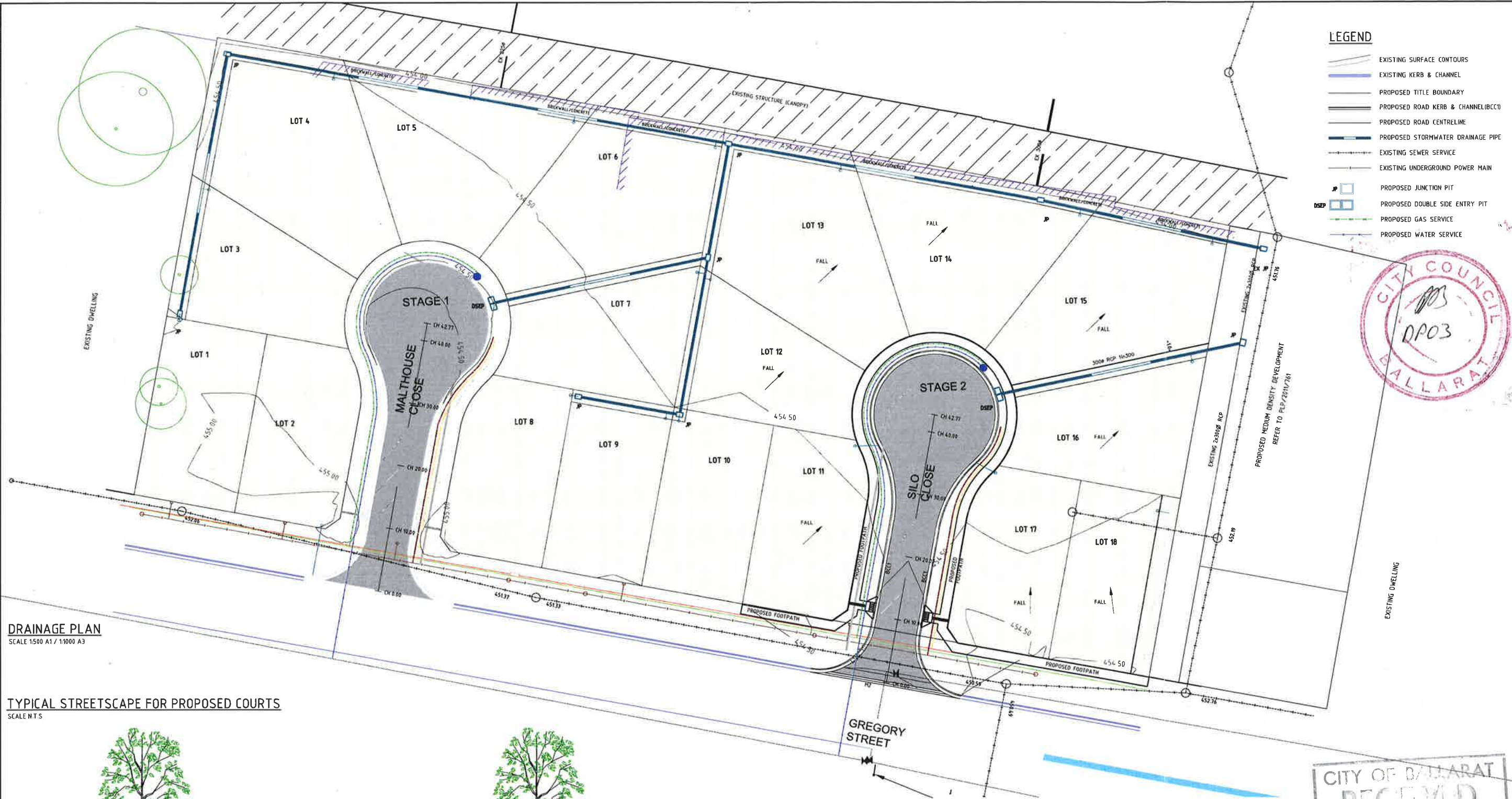
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PRELIMINARY DRAWING
NOT TO BE USED FOR CONSTRUCTION

ISSUE	ISSUED FOR	DATE	DRAWN	APPROVED	ISSUE	ISSUED FOR	DATE	DRAWN	APPROVED	DESIGNED	DATE	SCALE	CLIENT	PROJECT	TGM REF. No.	SHEET	OF	REV	
01	PRELIMINARY DRAWING	06/05/12	P.N.							JILES	JUNE 2012	AS SHOWN	TGM Group Ballarat 1315 Sturt Street Ballarat Vic. 3350 T 03 5330 8888 F 03 5333 3815 PO Box 563W Ballarat West Vic 3350 ABN 11 125 568 461 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	10813-02	PL1	03	02
02	COUNCIL ISSUE	17/01/13	SH							P.NICOL		A1							



PLANNING DRAWING	
DRAWING TITLE: DEVELOPMENT PLAN	
TGM REF. No.	10813-02
SHEET	PL1 03 REV 02

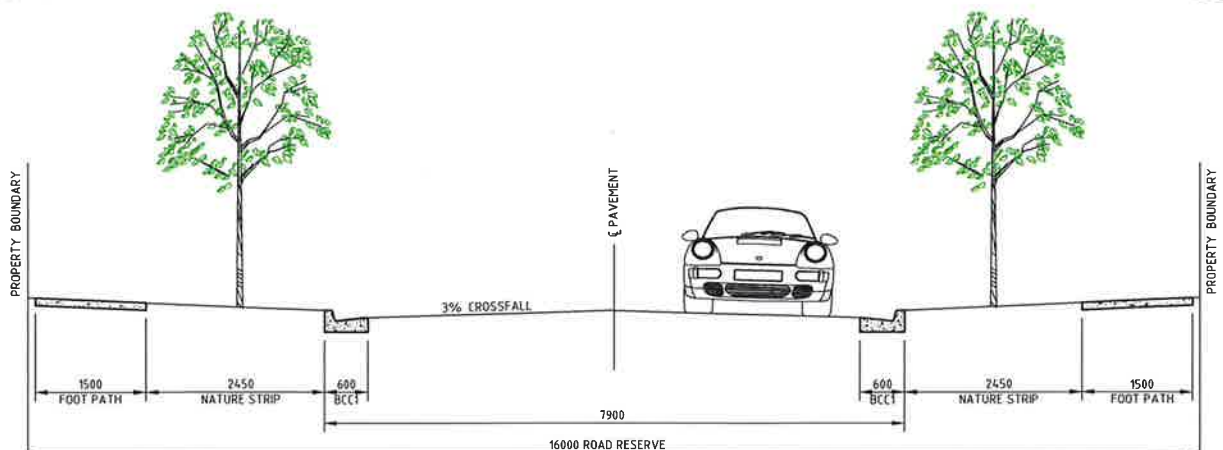


- LEGEND**
- EXISTING SURFACE CONTOURS
 - EXISTING KERB & CHANNEL
 - PROPOSED TITLE BOUNDARY
 - PROPOSED ROAD KERB & CHANNEL (BCC1)
 - PROPOSED ROAD CENTRELINE
 - PROPOSED STORMWATER DRAINAGE PIPE
 - EXISTING SEWER SERVICE
 - EXISTING UNDERGROUND POWER MAIN
 - PROPOSED JUNCTION PIT
 - PROPOSED DOUBLE SIDE ENTRY PIT
 - PROPOSED GAS SERVICE
 - PROPOSED WATER SERVICE



DRAINAGE PLAN
SCALE 1500 A1 / 1:1000 A3

TYPICAL STREETSCAPE FOR PROPOSED COURTS
SCALE NTS



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CITY OF BALLARAT
RECEIVED
17 JUL 2012
TEMP/PERM

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 8888	F 03 5333 3815	PO Box 563W	Ballarat West Vic 3350	ABN 11 125 568 461	www.tgmgroup.com	JAS ANZ Accredited Quality ISO 9001	OH&S AS/NZS 4801	Environment ISO 14001
01	PRELIMINARY DRAWING	06/05/12	P.N.																						



MIHALJEVIC CONSTRUCTIONS
P.O. BOX 69N
BALLARAT VIC. 3350

PROPOSED RESIDENTIAL DEVELOPMENT
1114, 1208 - 1210 GREGORY STREET
LAKE WENDOUREE 3350

PLANNING DRAWING

DRAWING TITLE:
DEVELOPMENT PLAN: INFRASTRUCTURE



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.

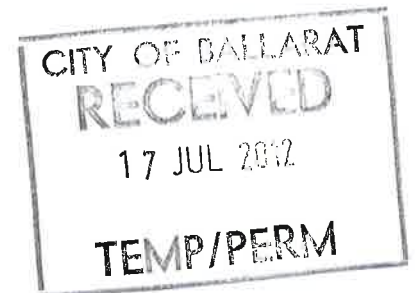
If you have any issues, please don't hesitate to contact me on 5330 8888 or 0438 571 186 during business hours.

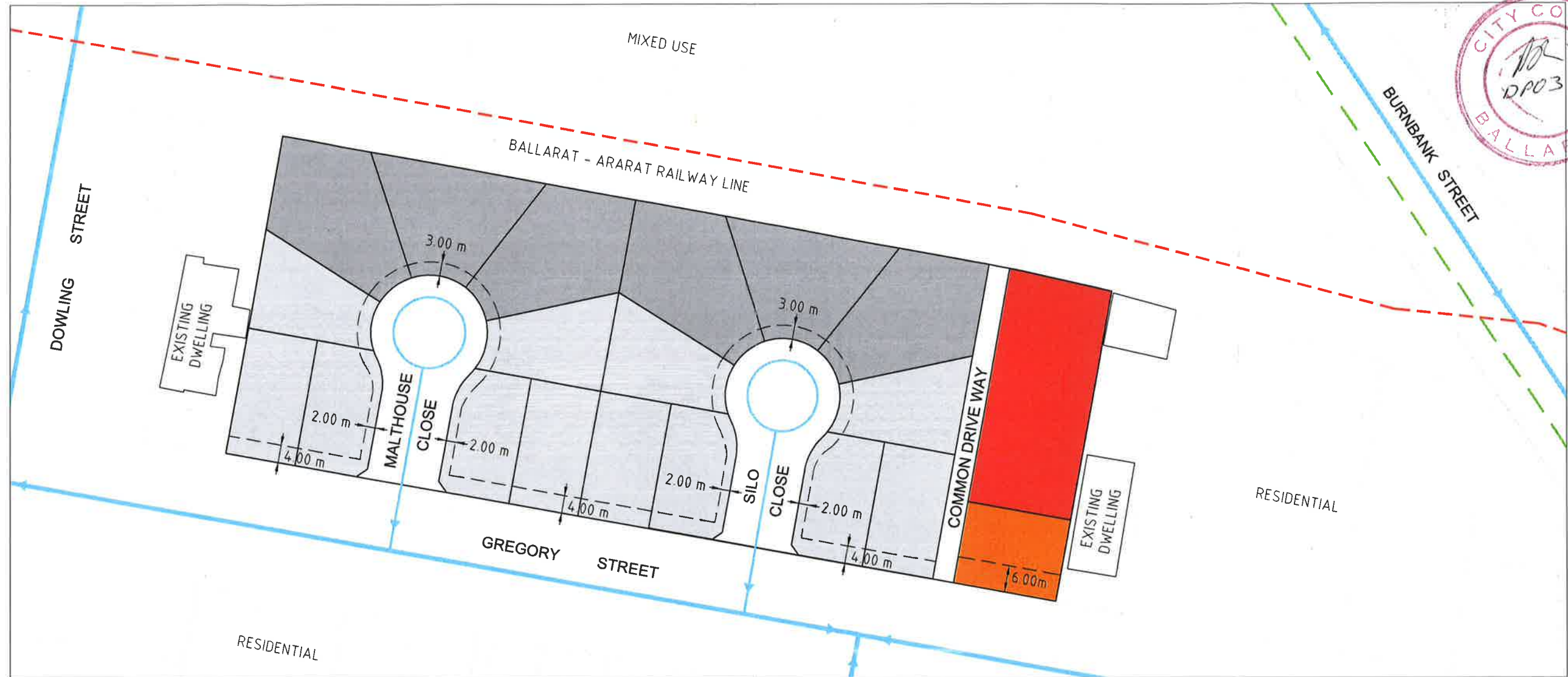
Yours faithfully,

A handwritten signature in blue ink, appearing to read 'James Iles', written over a vertical line.

James Iles
Senior Town Planner

Enc.





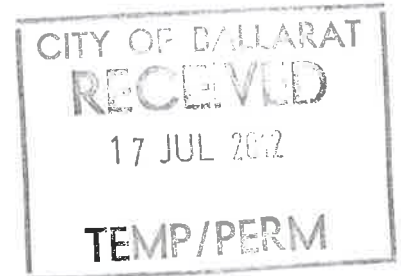
PLAN
SCALE 1:500 A1 / 1:1000 A3

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 - DWELLING ON EACH LOT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 3 TO THE BALLARAT PLANNING SCHEME
 - LOCATION OF DWELLINGS TO BE IN ACCORDANCE WITH THE DESIGNATED SETBACKS

Plan Superseded

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
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ISSUE	ISSUED FOR	DATE	DRAWN	APPROVED	ISSUED FOR	DATE	DRAWN	APPROVED	DESIGNED	DATE	 TGM Group Ballarat 1315 Surf Street Ballarat Vic 3350 T 03 5330 8868 F 03 5333 3815 PO Box 563W Ballarat West Vic 3350 ABN 11 125 568 461 www.tgmgroup.com <small>JAS-ANZ Accredited Quality ISO 9001 - OH&S AS/NZS 4801 - Environment ISO 14001</small>	MIHALJEVIC CONSTRUCTIONS P.O. BOX 69N BALLARAT VIC. 3350	PROPOSED RESIDENTIAL DEVELOPMENT 1114, 1208 - 1210 GREGORY STREET LAKE WENDOUREE 3350	PLANNING DRAWING		
01	PRELIMINARY DRAWING	06/05/12	P.N						J. JILES	JUNE 2012				SCALE: AS SHOWN	SHEET SIZE: A1	DRAWING TITLE: DEVELOPMENT PLAN
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																DRAWING TITLE: DEVELOPMENT PLAN
																DRAWING TITLE: DEVELOPMENT PLAN
											COPYRIGHT T & M GROUP PTY. LTD.			PROJECT REF. NO: 10813-02	SHEET PL1 03	REV: 01

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F: 03 5333 4061
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 - CARNGHAM 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" or similar initials, written in a cursive style.

John Ciavarella
Coordinator Statutory Planning – Ballarat West Precinct