



# **VISTA**

BROWN HILL

The Exclusive Estate In The  
Heart Of Provincial Ballarat

## STAGE 1

## TITLED LAND



### Introducing Stage 1 of Vista Estate:

**VISTA** is the gateway to the city, being only 8 minutes from Ballarat CBD, 30 minutes from Daylesford and on the Melbourne side of Ballarat. This new estate has superb rural views and is the perfect place to build your dream family home.

| Lot number | Size m <sup>2</sup> | Price*    | Status   |
|------------|---------------------|-----------|----------|
| 1          | 828m <sup>2</sup>   | \$385,000 | For Sale |
| 2          | 870m <sup>2</sup>   | \$395,000 | For Sale |
| 3          | 812m <sup>2</sup>   | \$380,000 | For Sale |
| 4          | 822m <sup>2</sup>   | \$380,000 | For Sale |
| 6          | 1007m <sup>2</sup>  | \$425,000 | For Sale |
| 35         | 807m <sup>2</sup>   | \$410,000 | For Sale |
| 36         | 814m <sup>2</sup>   | \$400,000 | For Sale |
| 37         | 819m <sup>2</sup>   | \$390,000 | For Sale |
| 38         | 811m <sup>2</sup>   | \$390,000 | For Sale |
| 40         | 997m <sup>2</sup>   | \$440,000 | For Sale |



**Cameron Gull**

0438 341 592

cameron@gullco.com.au



## Introducing Stage 2 of Vista Estate: Your Opportunity Awaits!

Discover 14 newly released, generously sized lots in Ballarat's premier estate, Vista. With sweeping rural views and an unbeatable location just 8 minutes from the Ballarat CBD and 30 minutes from the charming town of Daylesford, Vista Estate is the ideal setting for your dream family home. Situated on the Melbourne side of Ballarat, this exclusive release offers the perfect blend of convenience and tranquillity. Don't miss out on this limited opportunity—call Travis today to secure your lot!

| Lot number | Size m <sup>2</sup> | Price*       | Status   |
|------------|---------------------|--------------|----------|
| 7          | 820m <sup>2</sup>   | \$385,000.00 | For Sale |
| 8          | 820m <sup>2</sup>   | \$380,000.00 | For Sale |
| 9          | 820m <sup>2</sup>   | \$380,000.00 | For Sale |
| 10         | 820m <sup>2</sup>   | \$380,000.00 | For Sale |
| 11         | 820m <sup>2</sup>   | \$380,000.00 | For Sale |
| 24         | 896m <sup>2</sup>   | \$400,000.00 | For Sale |
| 26         | 1017m <sup>2</sup>  | \$442,000.00 | For Sale |
| 27         | 1279m <sup>2</sup>  | \$460,000.00 | For Sale |
| 29         | 800m <sup>2</sup>   | \$425,000.00 | For Sale |
| 30         | 969m <sup>2</sup>   | \$445,000.00 | For Sale |
| 31         | 834m <sup>2</sup>   | \$385,000.00 | For Sale |
| 32         | 851m <sup>2</sup>   | \$390,000.00 | For Sale |



**Cameron Gull**

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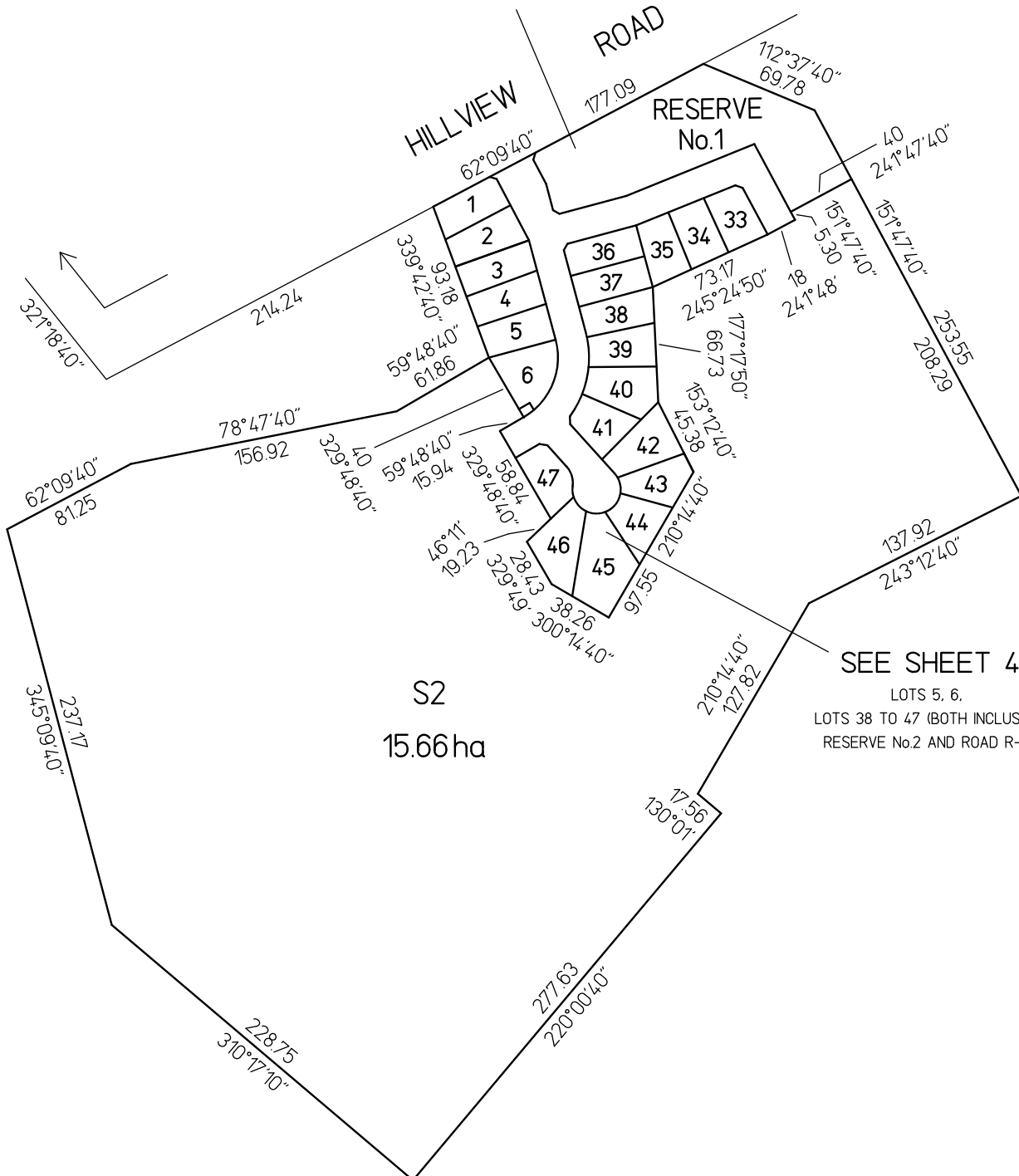
|                                                                                                                                                                                                                                                                                                                                                                                                                            |                                 |                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                            |                     |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------|--|
| PLAN OF SUBDIVISION                                                                                                                                                                                                                                                                                                                                                                                                        |                                 |                                                                                                                                                                  | EDITION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                            | PS846424A           |  |
| <b>LOCATION OF LAND</b><br><br>PARISH: BUNGAREE<br>TOWNSHIP: —<br>SECTION: 8<br>CROWN ALLOTMENT: A <sup>10</sup> (PART)<br>CROWN PORTION: —<br><br>TITLE REFERENCE: VOL.11371 FOL.717<br><br>LAST PLAN REFERENCE: PS700948E, LOT 2<br><br>POSTAL ADDRESS: HILLVIEW ROAD<br>(at time of subdivision) BROWN HILL 3350<br><br>MGA CO-ORDINATES E 757 850 ZONE: 54<br>(of approx. centre of land in plan) N 5 840 630 GDA 2020 |                                 |                                                                                                                                                                  | Council Name: Ballarat City Council<br><br>Council Reference Number: PSD/2021/045<br>Planning Permit Reference: PLP/2019/226/A<br>SPEAR Reference Number: S172454B<br><br><b>Certification</b><br><br>This plan is certified under section 11 (7) of the Subdivision Act 1988<br>Date of original certification under section 6 of the Subdivision Act 1988: 05/10/2022<br><br>Public Open Space<br><br>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied<br><br>Digitally signed by: Carolyn Harriott for Ballarat City Council on 02/08/2023<br><br><div style="text-align: center;"> <div style="background-color: #003366; color: white; padding: 5px 10px; font-weight: bold; font-size: 1.2em;">STAGE 1</div> <div style="background-color: #00FF00; color: black; padding: 5px 10px; font-weight: bold; font-size: 1.2em; margin-top: 5px;">TITLED LAND</div> </div> |                                            |                     |  |
| <b>VESTING OF ROADS AND/OR RESERVES</b>                                                                                                                                                                                                                                                                                                                                                                                    |                                 |                                                                                                                                                                  | <b>NOTATIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                            |                     |  |
| IDENTIFIER                                                                                                                                                                                                                                                                                                                                                                                                                 | COUNCIL/BODY/PERSON             |                                                                                                                                                                  | WATERWAY NOTATION : LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE<br><br>LOTS 7 TO 32 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.<br><br>ON REGISTRATION OF THIS PLAN THE EASEMENT E-1 IN C/T VOL.11371 FOL.717 WILL MERGE.<br><br>REFER TO SHEET 5 OF THIS PLAN FOR DESCRIPTION OF RESTRICTION AFFECTING LOTS ON THIS PLAN.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                            |                     |  |
| ROAD R-1                                                                                                                                                                                                                                                                                                                                                                                                                   | BALLARAT CITY COUNCIL           |                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                            |                     |  |
| RESERVE No.1                                                                                                                                                                                                                                                                                                                                                                                                               | BALLARAT CITY COUNCIL           |                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                            |                     |  |
| RESERVE No.2                                                                                                                                                                                                                                                                                                                                                                                                               | POWERCOR AUSTRALIA LTD          |                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                            |                     |  |
| <b>NOTATIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                           |                                 |                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                            |                     |  |
| DEPTH LIMITATION Does not apply.                                                                                                                                                                                                                                                                                                                                                                                           |                                 |                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                            |                     |  |
| <b>SURVEY:</b><br>This plan is based on survey.<br><br><b>STAGING:</b><br>This is a staged subdivision.<br>Planning Permit No. PLP/2019/226 BALLARAT CITY COUNCIL<br>This survey has been connected to permanent marks no(s) BUNGAREE PM 44,<br>In Proclaimed Survey Area no. 49 BALLARAT PM's<br>650, 651 & 652                                                                                                           |                                 |                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                            |                     |  |
| <b>EASEMENT INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                                                                |                                 |                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                            |                     |  |
| 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                        | 3                                                                                                                                                                | THIS PLAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | BALLARAT CITY COUNCIL                      |                     |  |
| E-1, E-2                                                                                                                                                                                                                                                                                                                                                                                                                   | PIPELINES OR ANCILLARY PURPOSES | 3                                                                                                                                                                | THIS PLAN<br>SEC.136 WATER ACT 1989                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | CENTRAL HIGHLANDS REGION WATER CORPORATION |                     |  |
| E-3                                                                                                                                                                                                                                                                                                                                                                                                                        | DRAINAGE                        | 2                                                                                                                                                                | THIS PLAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | BALLARAT CITY COUNCIL                      |                     |  |
| STEELE SURVEYING PTY LTD<br>Land Surveyors<br>12A Webster Street, Ballarat Central 3350<br>Phone (03) 5333 2699                                                                                                                                                                                                                                                                                                            |                                 | SURVEYORS FILE REF : 3103<br><br>Digitally signed by: Richard John Steele, Licensed Surveyor,<br>Surveyor's Plan Version (6),<br>20/07/2023, SPEAR Ref: S172454B |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | ORIGINAL SHEET<br>SIZE : A3                | SHEET 1 OF 5 SHEETS |  |

PS846424A

**SEE SHEET 3**

LOTS 1 TO 4 (BOTH INCLUSIVE),  
LOTS 33 TO 37 (BOTH INCLUSIVE),  
RESERVE No.1 AND ROAD R-1

MGA2020 ZONE 54



**SEE SHEET 4**

LOTS 5, 6,  
LOTS 38 TO 47 (BOTH INCLUSIVE),  
RESERVE No.2 AND ROAD R-1

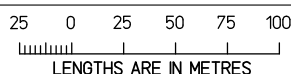
**STAGE 1**

**TITLED LAND**

STEELE SURVEYING PTY LTD  
Land Surveyors

12A Webster Street, Ballarat Central 3350  
Phone (03) 5333 2699

SCALE  
1:2500



Digitally signed by: Richard John Steele, Licensed Surveyor,  
Surveyor's Plan Version (6),  
20/07/2023, SPEAR Ref: S172454B

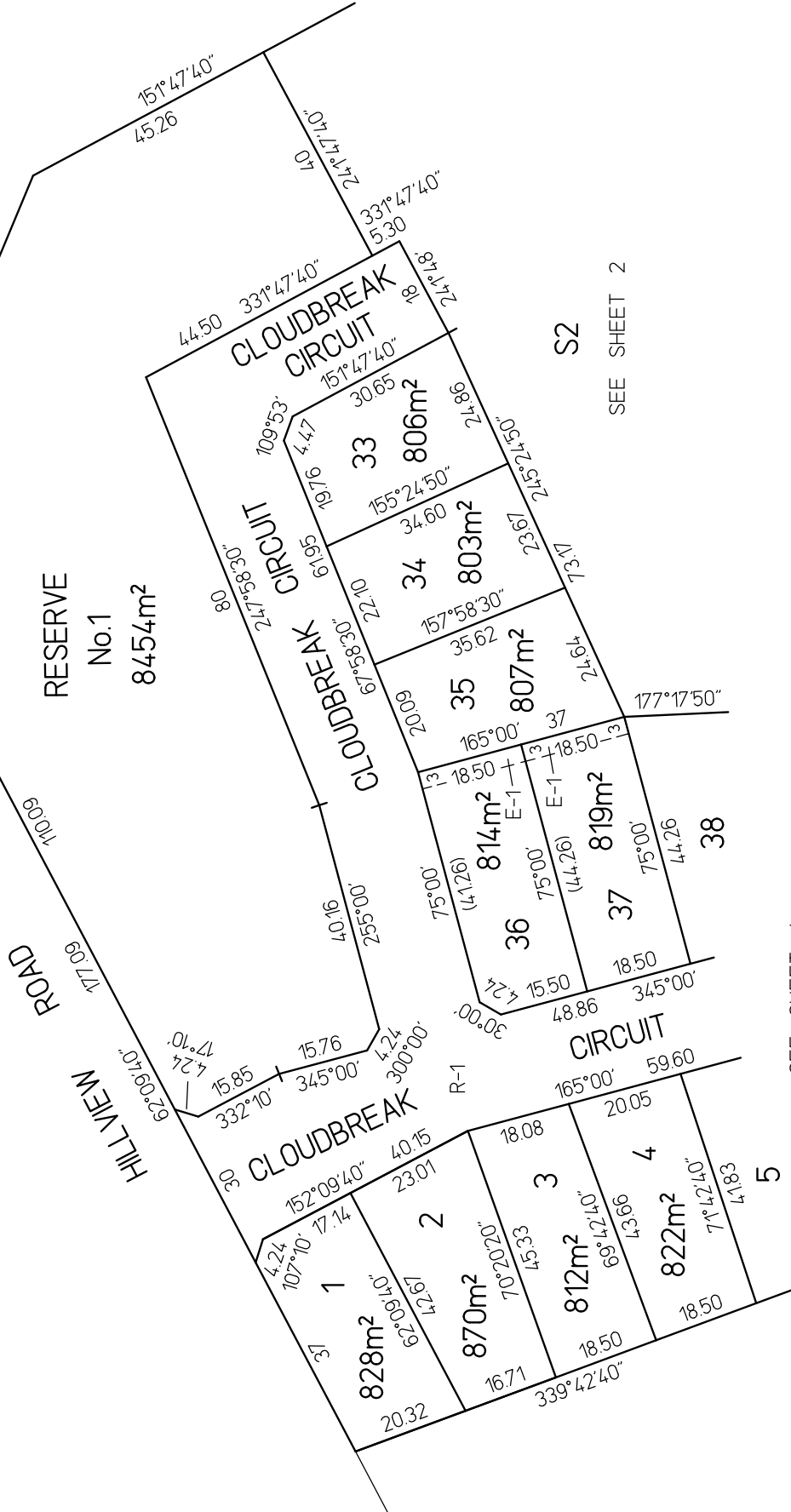
ORIGINAL SHEET  
SIZE : A3

SHEET 2

Digitally signed by:  
Ballarat City Council,  
02/08/2023,  
SPEAR Ref: S172454B

PS846424A

MGA2020 ZONE 54



STEELE SURVEYING PTY LTD  
Land Surveyors  
12A Webster Street, Ballarat Central 3350  
Phone (03) 5333 2699

**STAGE 1**

**TITLED LAND**

Digitally signed by: Richard John Steele, Licensed Surveyor,  
Surveyor's Plan Version (6),  
2007/2023, SPEAR Ref: S172454B

Digitally signed by:  
Ballarat City Council,  
02/08/2023,  
SPEAR Ref: S172454B

ORIGINAL SHEET  
SIZE: A3

7.5 0 7.5 15 22.5 30  
LENGTHS ARE IN METRES

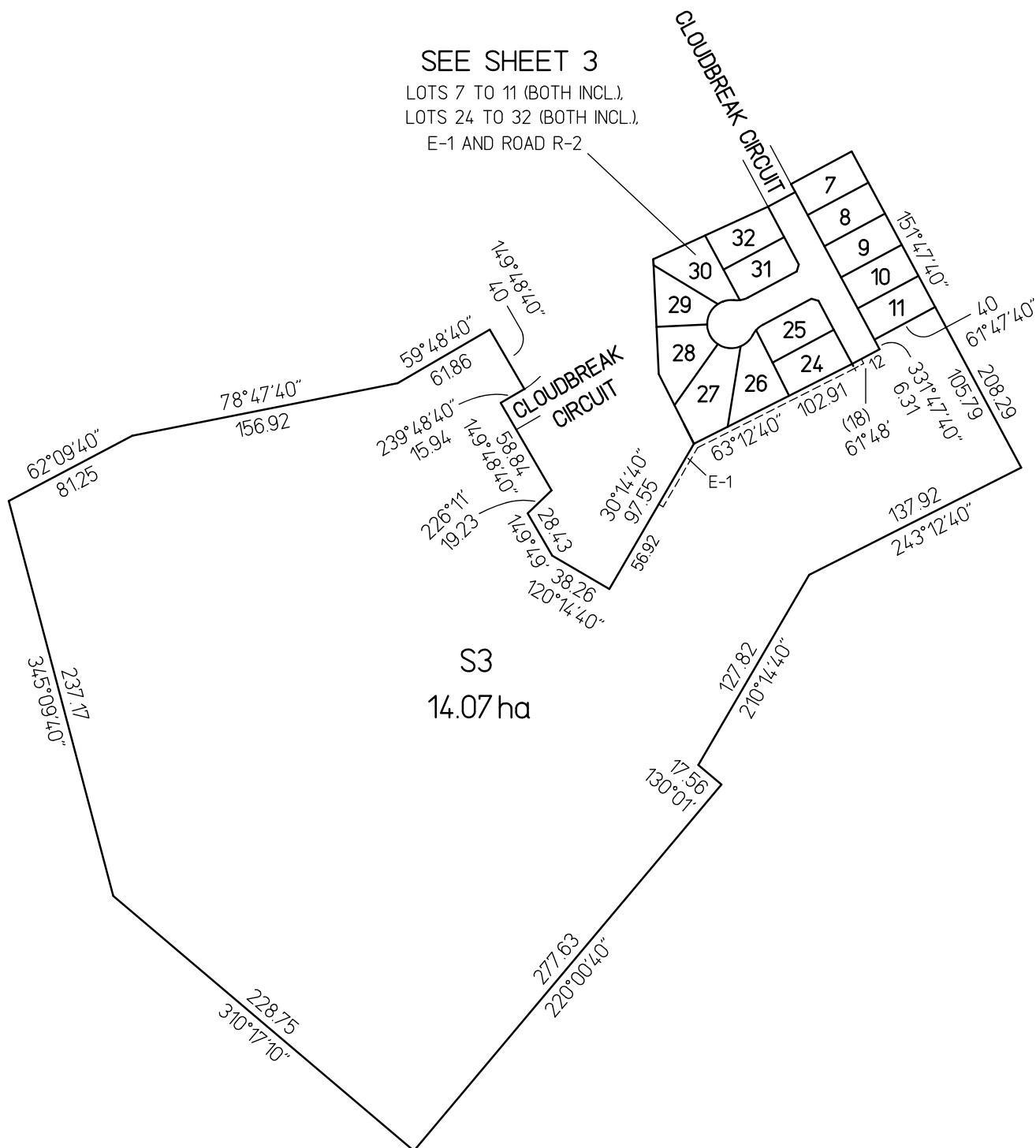
SHEET 3



|                                                                                                                                                                                                                                                                                                                                                                                                                             |                                 |                                                                                                                                                                  |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |              |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------|--|
| PLAN OF SUBDIVISION                                                                                                                                                                                                                                                                                                                                                                                                         |                                 |                                                                                                                                                                  |                                      | EDITION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                     | PS846424A/S2 |  |
| <b>LOCATION OF LAND</b><br><br>PARISH: BUNGAREE<br>TOWNSHIP: —<br>SECTION: 8<br>CROWN ALLOTMENT: A <sup>10</sup> (PART)<br>CROWN PORTION: —<br><br>TITLE REFERENCE: VOL.12495 FOL.983<br><br>LAST PLAN REFERENCE: PS846424A, LOT S2<br><br>POSTAL ADDRESS: HILLVIEW ROAD<br>(at time of subdivision) BROWN HILL 3350<br><br>MGA CO-ORDINATES E 757 850 ZONE: 54<br>(of approx. centre of land in plan) N 5 840 630 GDA 2020 |                                 |                                                                                                                                                                  |                                      | Council Name: Ballarat City Council<br><br>Council Reference Number: PSD/2022/111<br>Planning Permit Reference: PLP/2019/226/A<br>SPEAR Reference Number: S196241S<br><br><b>Certification</b><br><br>This plan is certified under section 6 of the Subdivision Act 1988<br><br>Public Open Space<br><br>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made<br><br>Digitally signed by: Carolyn Harriott for Ballarat City Council on 14/08/2024<br><br><div style="text-align: center;"> <div style="background-color: #002060; color: white; padding: 5px 10px; display: inline-block;"><b>STAGE 2</b></div> <div style="background-color: #00FFFF; color: black; padding: 5px 10px; display: inline-block; margin-left: 10px;"><b>NOW TITLED!</b></div> </div> |                     |              |  |
| <b>VESTING OF ROADS AND/OR RESERVES</b>                                                                                                                                                                                                                                                                                                                                                                                     |                                 |                                                                                                                                                                  |                                      | <b>NOTATIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                     |              |  |
| IDENTIFIER                                                                                                                                                                                                                                                                                                                                                                                                                  |                                 | COUNCIL/BODY/PERSON                                                                                                                                              |                                      | WATERWAY NOTATION : LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE<br><br>LOTS 12 TO 23 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.<br><br>REFER TO PS846424A FOR A DESCRIPTION OF RESTRICTION AFFECTING LOTS ON THIS PLAN.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                     |              |  |
| ROAD R-2                                                                                                                                                                                                                                                                                                                                                                                                                    |                                 | BALLARAT CITY COUNCIL                                                                                                                                            |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |              |  |
| <b>NOTATIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                            |                                 |                                                                                                                                                                  |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |              |  |
| DEPTH LIMITATION Does not apply.                                                                                                                                                                                                                                                                                                                                                                                            |                                 |                                                                                                                                                                  |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |              |  |
| <b>SURVEY:</b><br>This plan is based on survey.                                                                                                                                                                                                                                                                                                                                                                             |                                 |                                                                                                                                                                  |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |              |  |
| <b>STAGING:</b><br>This is a staged subdivision.<br><br>Planning Permit No. PLP/2019/226/B BALLARAT CITY COUNCIL<br><br>This survey has been connected to permanent marks no(s) Bungaree PM 44,<br>In Proclaimed Survey Area no. 49 Ballarat PM's 389, 651 & 652                                                                                                                                                            |                                 |                                                                                                                                                                  |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |              |  |
| <b>EASEMENT INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                                                                 |                                 |                                                                                                                                                                  |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |              |  |
| 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                        | 3                                                                                                                                                                | THIS PLAN                            | BALLARAT CITY COUNCIL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     |              |  |
| E-1                                                                                                                                                                                                                                                                                                                                                                                                                         | PIPELINES OR ANCILLARY PURPOSES | 3                                                                                                                                                                | THIS PLAN.<br>SEC.136 WATER ACT 1989 | CENTRAL HIGHLANDS REGION WATER CORPORATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                     |              |  |
| STEELE SURVEYING PTY LTD<br>Land Surveyors<br>12A Webster Street, Ballarat Central 3350<br>Phone (03) 5333 2699                                                                                                                                                                                                                                                                                                             |                                 | SURVEYORS FILE REF : 3103<br><br>Digitally signed by: Richard John Steele, Licensed Surveyor,<br>Surveyor's Plan Version (4),<br>03/04/2024, SPEAR Ref: S196241S |                                      | ORIGINAL SHEET<br>SIZE : A3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | SHEET 1 OF 3 SHEETS |              |  |

MGA2020 ZONE 54

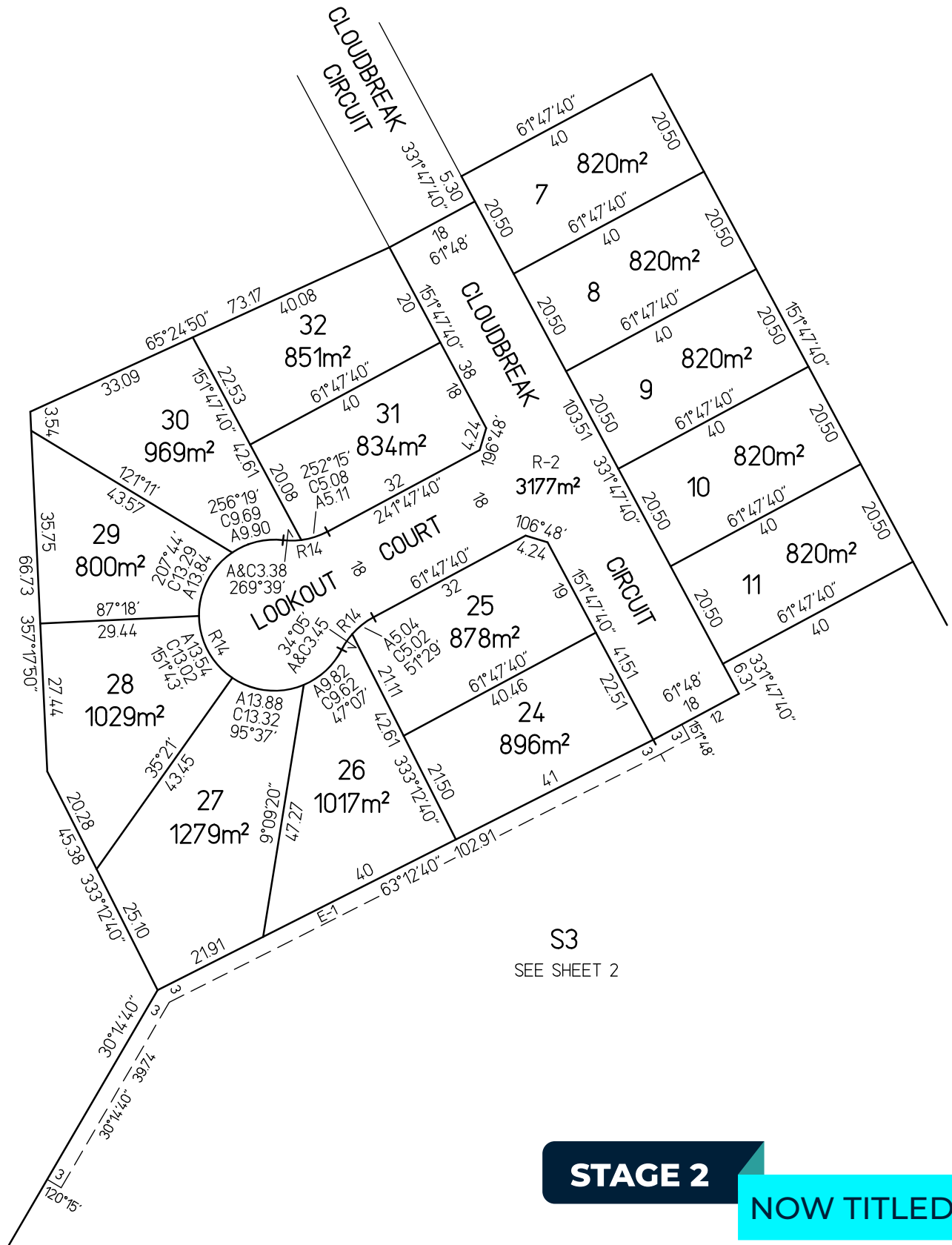
LOTS 7 TO 11 (BOTH INCL.),  
LOTS 24 TO 32 (BOTH INCL.),  
E-1 AND ROAD R-2



## NOW TITLED!

|                                                                                                                                    |                                                                                                                                          |                                                       |                                                                                                |                |
|------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|------------------------------------------------------------------------------------------------|----------------|
| <p>STEELE SURVEYING PTY LTD</p> <p>Land Surveyors</p> <p>12A Webster Street, Ballarat Central 3350</p> <p>Phone (03) 5333 2699</p> | <p>SCALE</p> <p>1:2500</p>                                                                                                               | <p>25 0 25 50 75 100</p> <p>LENGTHS ARE IN METRES</p> | <p>ORIGINAL SHEET</p> <p>SIZE : A3</p>                                                         | <p>SHEET 2</p> |
|                                                                                                                                    | <p>Digitally signed by: Richard John Steele, Licensed Surveyor,<br/>Surveyor's Plan Version (4),<br/>03/04/2024, SPEAR Ref: S196241S</p> |                                                       | <p>Digitally signed by:<br/>Ballarat City Council,<br/>14/08/2024,<br/>SPEAR Ref: S196241S</p> |                |

MGA2020 ZONE 54



**STAGE 2**

**NOW TITLED!**

STEELE SURVEYING PTY LTD  
Land Surveyors  
12A Webster Street, Ballarat Central 3350  
Phone (03) 5333 2699

SCALE  
1:750

7.5 0 7.5 15 22.5 30  
LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE : A3

SHEET 3

Digitally signed by: Richard John Steele, Licensed Surveyor,  
Surveyor's Plan Version (4),  
03/04/2024, SPEAR Ref: S196241S

Digitally signed by:  
Ballarat City Council,  
14/08/2024,  
SPEAR Ref: S196241S

PS846424A

### CREATION OF RESTRICTION

#### RESTRICTION A

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

BURDENED LAND: ALL LOTS IN THIS PLAN.

BENEFITED LAND: ALL LOTS IN THIS PLAN.

RESTRICTION: THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH THE PROVISIONS RECORDED IN MCP No. AA8538.

STEELE SURVEYING PTY LTD  
Land Surveyors

12A Webster Street, Ballarat 3350  
Phone (03) 5333 2699

SCALE

  
LENGTHS ARE IN METRES

ORIGINAL SHEET  
A3

SHEET 5

Digitally signed by: Richard John Steele, Licensed Surveyor,  
Surveyor's Plan Version (6),  
20/07/2023, SPEAR Ref: S172454B

Digitally signed by:  
Ballarat City Council,  
02/08/2023,  
SPEAR Ref: S172454B