



**LAST CHANCE TO  
BUY BIG LAND CLOSE  
TO BALLARAT**

# AVENUE HILL

## FINAL STAGE

# G&7

**The Very Best of Rural Lifestyle Living**

Large, Fully Serviced & Fenced Allotments  
Ranging From 2158m<sup>2</sup> to 2964m<sup>2</sup>.

**GULL & COMPANY**

20 Peel St North, Ballarat

# 6&7



AVENUEHILL

\*prices subject to change without prior notice

Lot number	Size m <sup>2</sup>	Price*	Status
104	2500m <sup>2</sup>	\$615,000	For Sale
109	2435m <sup>2</sup>	\$596,000	For Sale
114	2396m <sup>2</sup>	\$585,000	For Sale
115	3104m <sup>2</sup>	\$699,000	For Sale
120	2503m <sup>2</sup>	\$615,000	For Sale
121	2503m <sup>2</sup>	\$615,000	For Sale
128	2741m <sup>2</sup>	\$660,000	For Sale



**Kurt Mackiewicz**  
 0419 503 706  
 kurt@gullco.com.au

**GULL & COMPANY**  
 20 Peel St North, Ballarat  
[avenuehillstate.com](http://avenuehillstate.com)

PLAN OF SUBDIVISION	EDITION	PS716600J/S6
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**LOCATION OF LAND**

PARISH: WINDERMERE  
TOWNSHIP: —  
SECTION: 11  
CROWN ALLOTMENTS: 3, 5 & 10 (PARTS)  
CROWN PORTION: —  
TITLE REFERENCE: VOL.12321 FOL.290  
LAST PLAN REFERENCE: PS716600J, LOT S6

POSTAL ADDRESS: REMEMBRANCE DRIVE  
(at time of subdivision) CARDIGAN 3352

MGA CO-ORDINATES E 740 280 ZONE: 54  
(of approx. centre of land in plan) N 5 843 740 GDA 2020

Council Name: BALLARAT CITY COUNCIL



**AVENUE HILL**

*the township estate*

<b>VESTING OF ROADS AND/OR RESERVES</b>	<b>NOTATIONS</b>
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IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-7	BALLARAT CITY COUNCIL

REFER TO SHEET 5 FOR A DESCRIPTION OF RESTRICTIONS AFFECTING LOTS ON THIS PLAN.

**NOTATIONS**

**DEPTH LIMITATION** Does not apply.

**SURVEY:**  
This plan is based on survey.

**STAGING:**  
This is a staged subdivision.  
Planning Permit No. PLP/2013/62 BALLARAT CITY COUNCIL  
This survey has been connected to permanent marks no(s) 16, 17, 18 & 25  
In Proclaimed Survey Area no. —

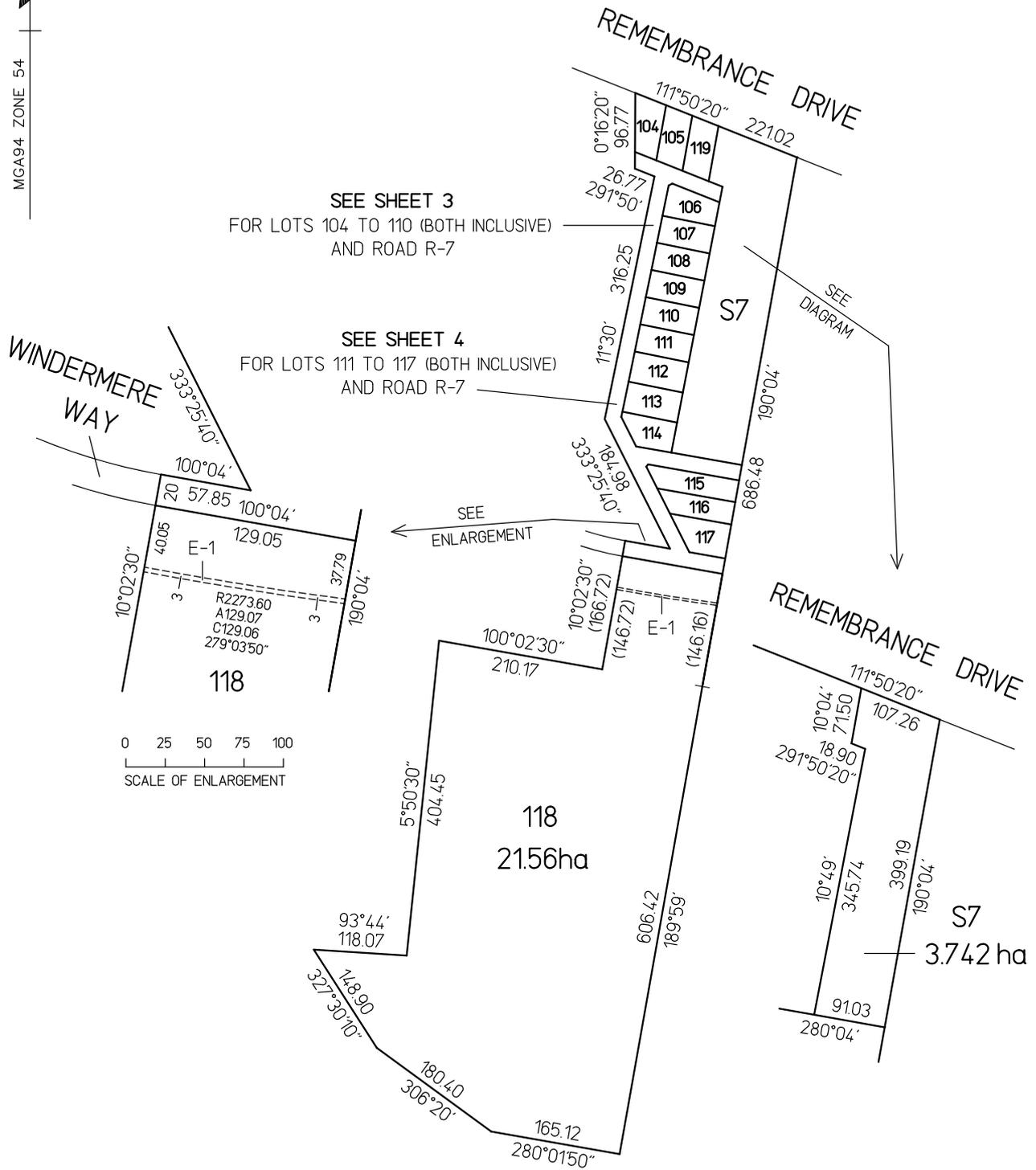
**EASEMENT INFORMATION**

LEGEND: A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	GAS SUPPLY	3	INSTRUMENT H234078	GAS & FUEL CORPORATION OF VICTORIA
E-1	GAS SUPPLY	3	PS716600J, STAGE 3	AUSNET SERVICES (GAS) PTY LTD
E-5	DRAINAGE	2	THIS PLAN	CITY OF BALLARAT

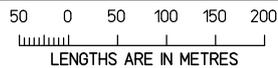
STEELE SURVEYING PTY LTD Land Surveyors 12A Webster Street, Ballarat Central 3350 Phone (03) 5333 2699	SURVEYORS FILE REF : 2694  RICHARD JOHN STEELE . VERSION 5	ORIGINAL SHEET SIZE : A3	SHEET 1 OF 5 SHEETS   AVENUE HILL <i>the township estate</i>
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MCA94 ZONE 54



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

SCALE  
1:5000



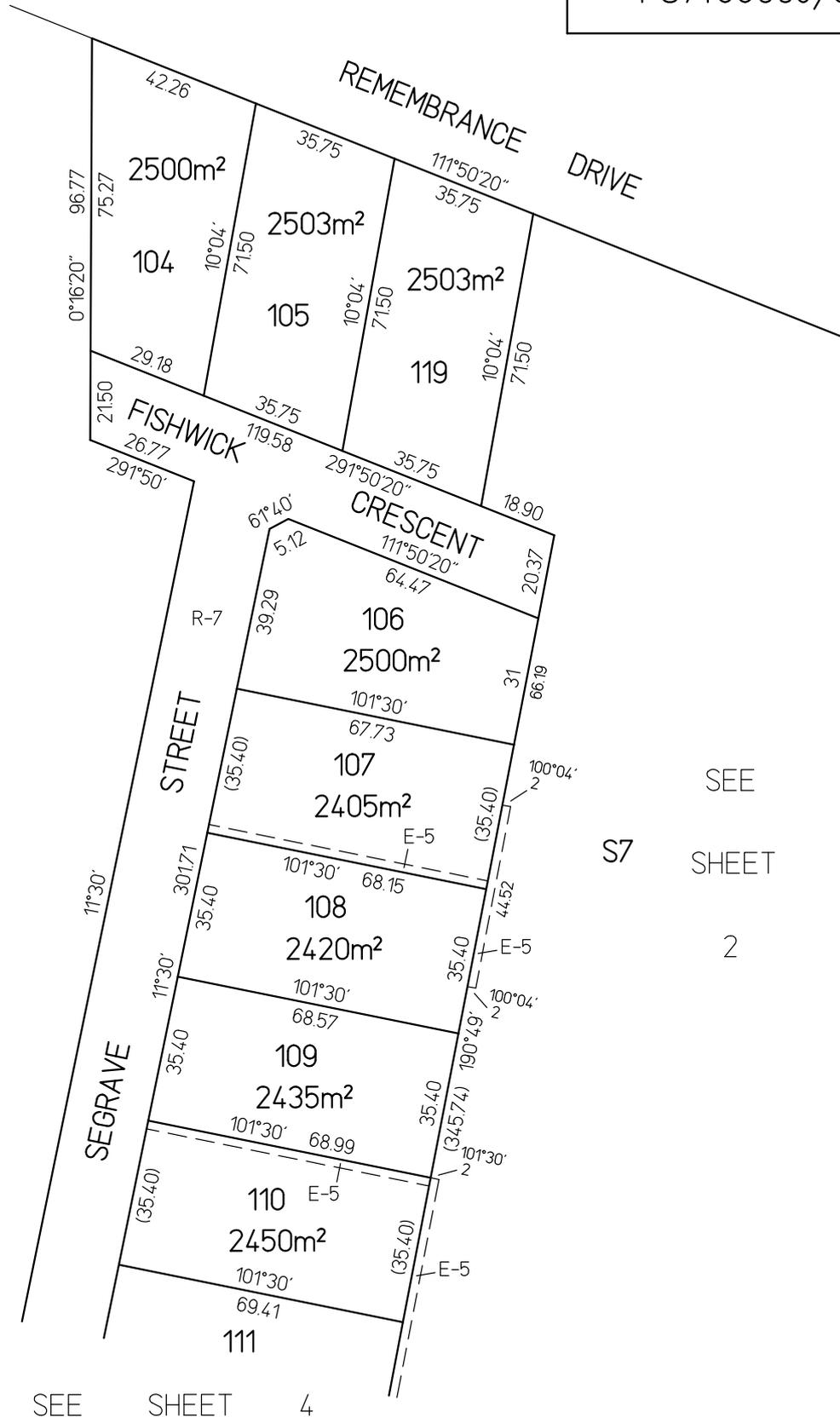
ORIGINAL SHEET  
SIZE : A3

SHEET 2

RICHARD JOHN STEELE . VERSION 5



MCA94 ZONE 54



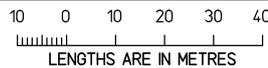
SEE SHEET 4

SEE  
S7 SHEET  
2

STEELE SURVEYING PTY LTD  
Land Surveyors

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

SCALE  
1:1000



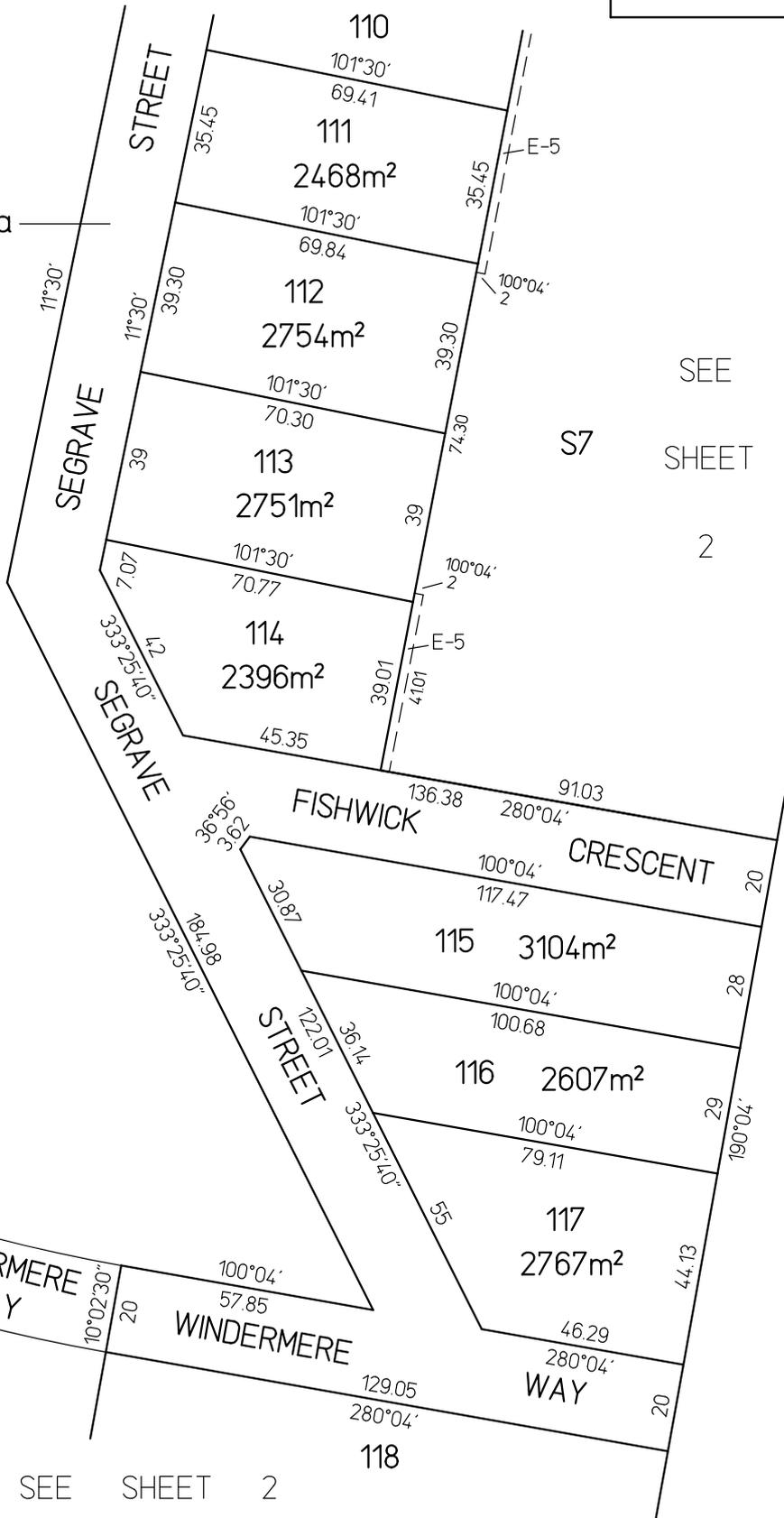
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SIZE : A3

SHEET 3

RICHARD JOHN STEELE . VERSION 5



R-7  
1.752 ha



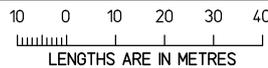
SEE  
S7  
SHEET  
2



SEE SHEET 2

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

SCALE  
1:1000



ORIGINAL SHEET  
SIZE : A3

SHEET 4

RICHARD JOHN STEELE . VERSION 5



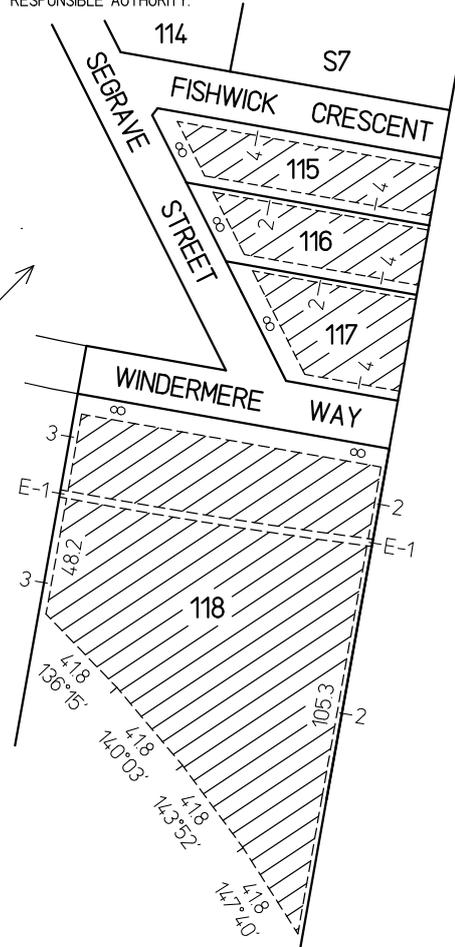
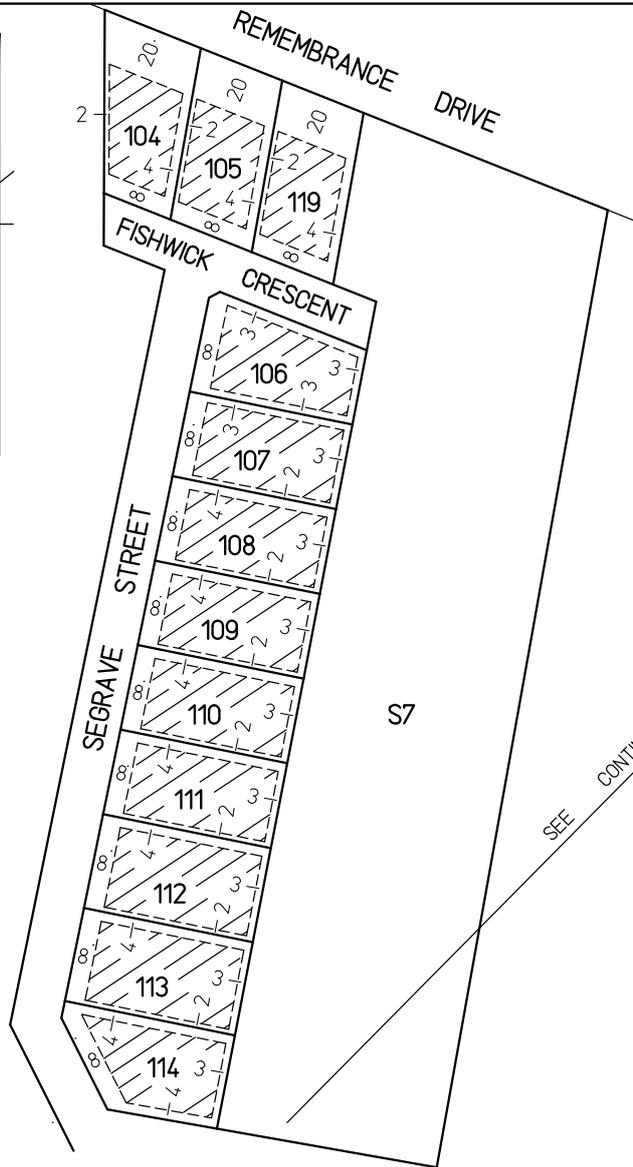
**CREATION OF RESTRICTION No.15 - BUILDING ENVELOPES**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED  
 LAND TO BE BURDENED : LOTS 104 TO 119 (BOTH INCLUSIVE) ON THIS PLAN  
 LAND TO BENEFIT : ALL LOTS ON THIS PLAN.

DESCRIPTION OF RESTRICTION : NO BUILDING SHALL BE LOCATED OUTSIDE THE BUILDING ENVELOPES SHOWN HATCHED THUS 

DEFINITIONS : "BUILDING" - ANY STRUCTURE EXCEPT A FENCE.

VARIATIONS : VARIATION OF THESE REQUIREMENTS WILL REQUIRE APPROVAL FROM THE RESPONSIBLE AUTHORITY.



SEE CONTINUATION

**CREATION OF RESTRICTION No.16 - DWELLING ORIENTATION**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED  
 LAND TO BE BURDENED: LOTS 104, 105 & 119 ON THIS PLAN.  
 LAND TO BENEFIT: ALL LOTS ON THIS PLAN.

DESCRIPTION OF RESTRICTION: NO DWELLING SHALL BE CONSTRUCTED WITH ORIENTATION OTHER THAN FACING REMEMBRANCE DRIVE

DEFINITION: "DWELLING" - A BUILDING USED AS A SELF-CONTAINED RESIDENCE WHICH MUST INCLUDE A KITCHEN SINK, FOOD PREPARATION FACILITIES, A BATH OR SHOWER AND A CLOSET PAN AND WASH BASIN.

VARIATIONS: VARIATION OF THESE REQUIREMENTS WILL REQUIRE APPROVAL FROM THE RESPONSIBLE AUTHORITY.

**CREATION OF RESTRICTION No.17**

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.

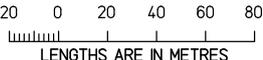
BURDENED LAND: LOTS 104 TO 119 (BOTH INCLUSIVE) ON THIS PLAN.

BENEFITED LAND: ALL LOTS IN THIS PLAN.

RESTRICTION: NO DWELLING SHALL BE CONSTRUCTED ON EACH LOT DESCRIBED AS THE BURDENED LAND, UNLESS:

- IT HAS A RAINWATER TANK THAT IS 2000 LITRES OR LARGER INSTALLED, AND
- ADEQUATE ROOF AREA OF THE DWELLING DRAINS TO THE WATER TANK TO SATISFY THE RELEVANT WATER AUTHORITY GUIDELINES, 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.

VARIATIONS: VARIATION OF THESE REQUIREMENTS WILL REQUIRE APPROVAL FROM THE RESPONSIBLE AUTHORITY.

STEELE SURVEYING PTY LTD Land Surveyors 12A Webster Street, Ballarat Central 3350 Phone (03) 5333 2699	SCALE 1:2000	 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE : A3	SHEET 5
	RICHARD JOHN STEELE . VERSION 5		 AVENUE HILL <i>the knowledge estate</i>	

PLAN OF SUBDIVISION	EDITION	PS716600J/S7
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<b>LOCATION OF LAND</b> PARISH: WINDERMERE TOWNSHIP: — SECTION: 11 CROWN ALLOTMENT: 3 (PART) CROWN PORTION: — TITLE REFERENCE: LAST PLAN REFERENCE: PS716600J, LOT S7 POSTAL ADDRESS: REMEMBRANCE DRIVE (at time of subdivision) CARDIGAN 3352 MGA CO-ORDINATES E 740 280 ZONE: 54 (of approx. centre of land in plan) N 5 843 740 GDA 2020	Council Name: BALLARAT CITY COUNCIL
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<b>VESTING OF ROADS AND/OR RESERVES</b>	<b>NOTATIONS</b>
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IDENTIFIER	COUNCIL/BODY/PERSON	REFER TO SHEET 5 FOR A DESCRIPTION OF RESTRICTIONS AFFECTING LOTS ON THIS PLAN.
ROAD R-8	BALLARAT CITY COUNCIL	

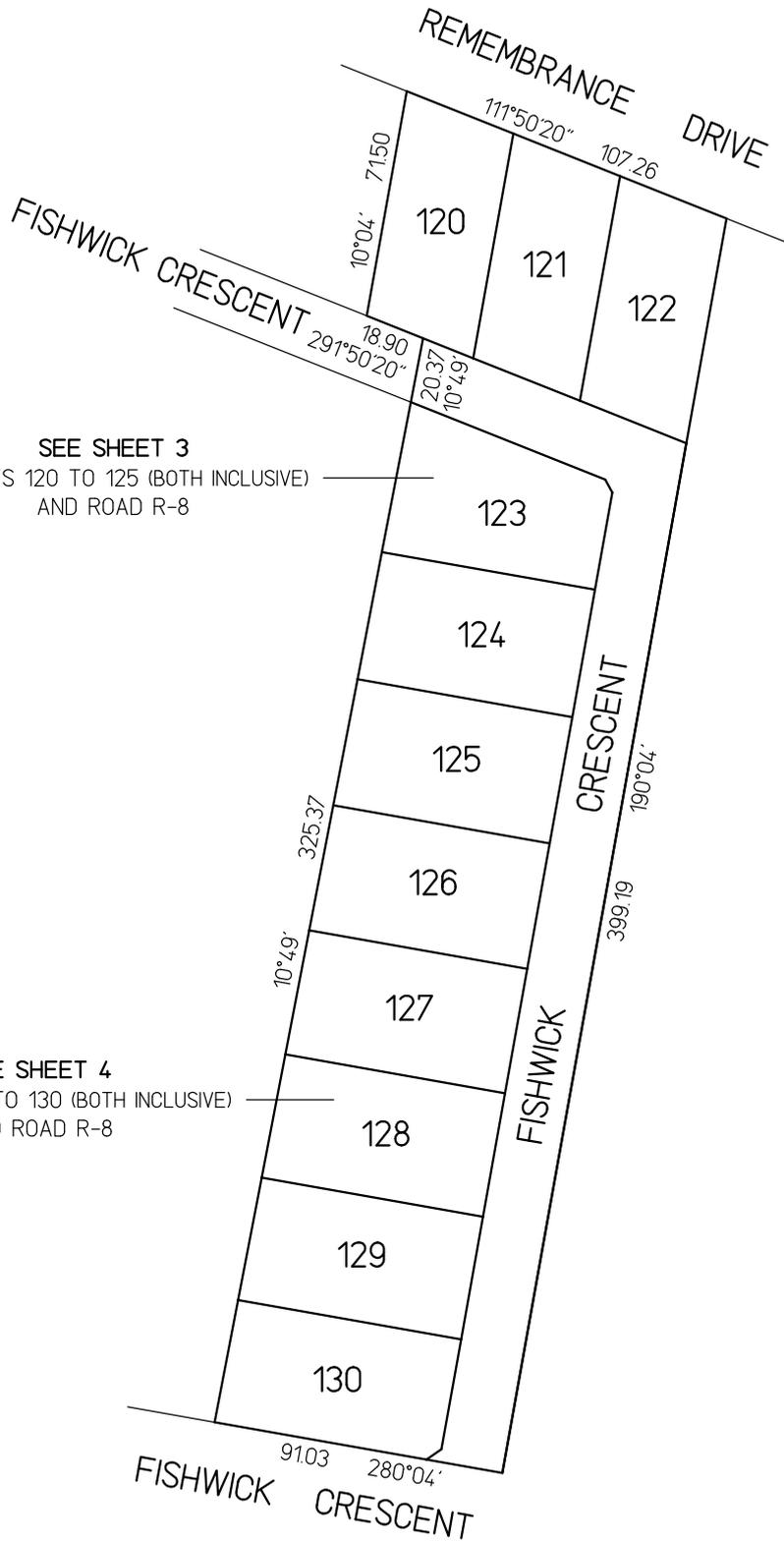
<b>NOTATIONS</b>
DEPTH LIMITATION Does not apply.
<b>SURVEY:</b> This plan is based on survey. <b>STAGING:</b> This is a staged subdivision. Planning Permit No. PLP/2013/62 BALLARAT CITY COUNCIL This survey has been connected to permanent marks no(s) 16, 17, 18 & 25 In Proclaimed Survey Area no. —

<b>EASEMENT INFORMATION</b>
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LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-5	DRAINAGE	2	PS716600J, STAGE 6	CITY OF BALLARAT

STEELE SURVEYING PTY LTD Land Surveyors 12A Webster Street, Ballarat Central 3350 Phone (03) 5333 2699	SURVEYORS FILE REF : 2694	ORIGINAL SHEET SIZE : A3	SHEET 1 OF 5 SHEETS
	RICHARD JOHN STEELE , VERSION 3	 AVENUE HILL <i>the knowledge estate</i>	

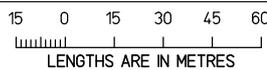


SEE SHEET 3  
FOR LOTS 120 TO 125 (BOTH INCLUSIVE)  
AND ROAD R-8

SEE SHEET 4  
FOR LOTS 126 TO 130 (BOTH INCLUSIVE)  
AND ROAD R-8

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

SCALE  
1:1500



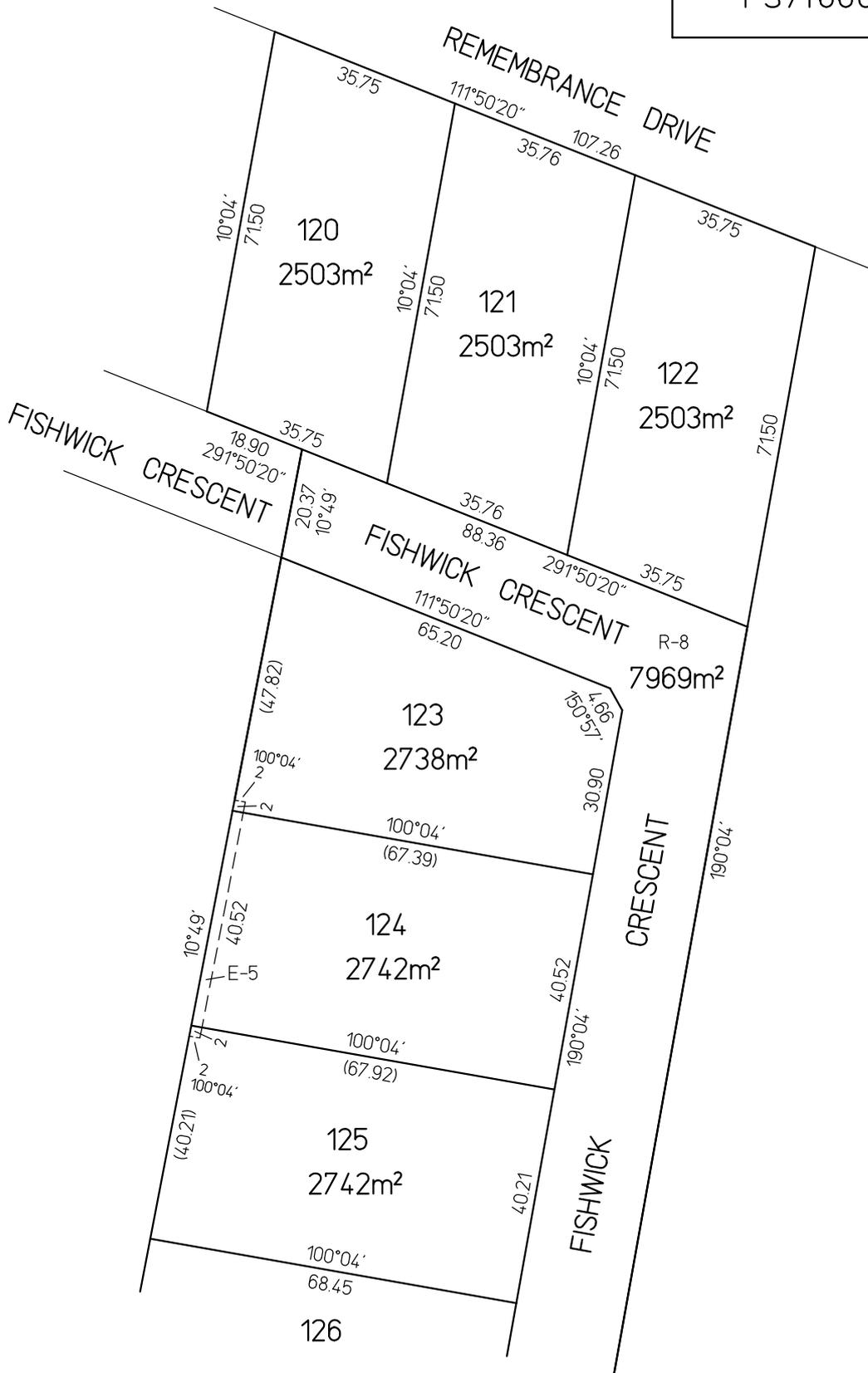
ORIGINAL SHEET  
SIZE : A3

SHEET 2

RICHARD JOHN STEELE . VERSION 3



MCA94 ZONE 54



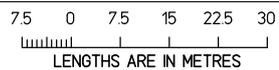
SEE SHEET 4

STEELE SURVEYING PTY LTD  
Land Surveyors

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

SCALE

1:750



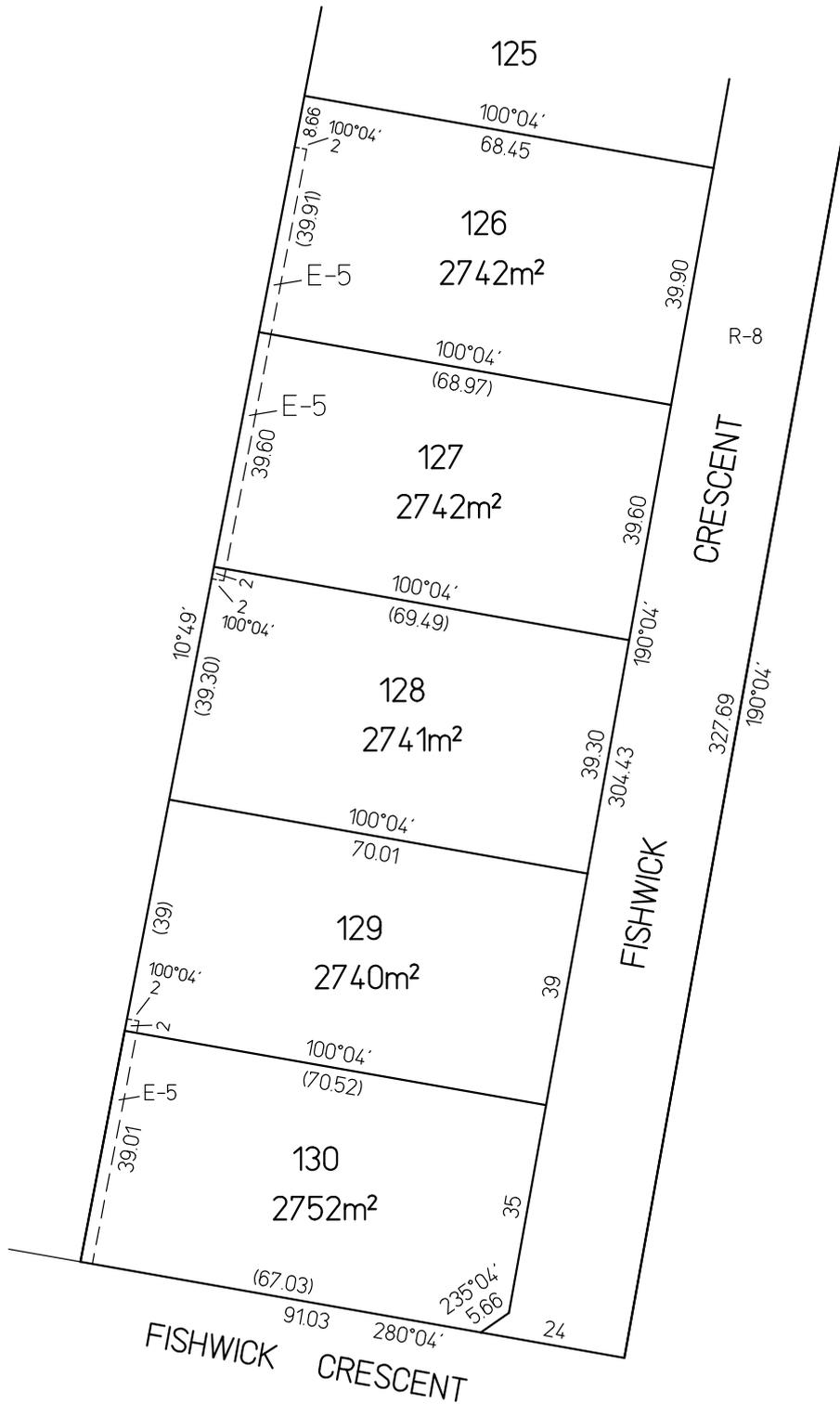
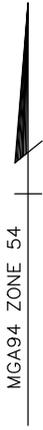
ORIGINAL SHEET  
SIZE : A3

SHEET 3

RICHARD JOHN STEELE . VERSION 3

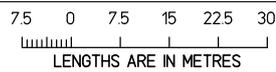


SEE SHEET 3



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

SCALE  
1:750



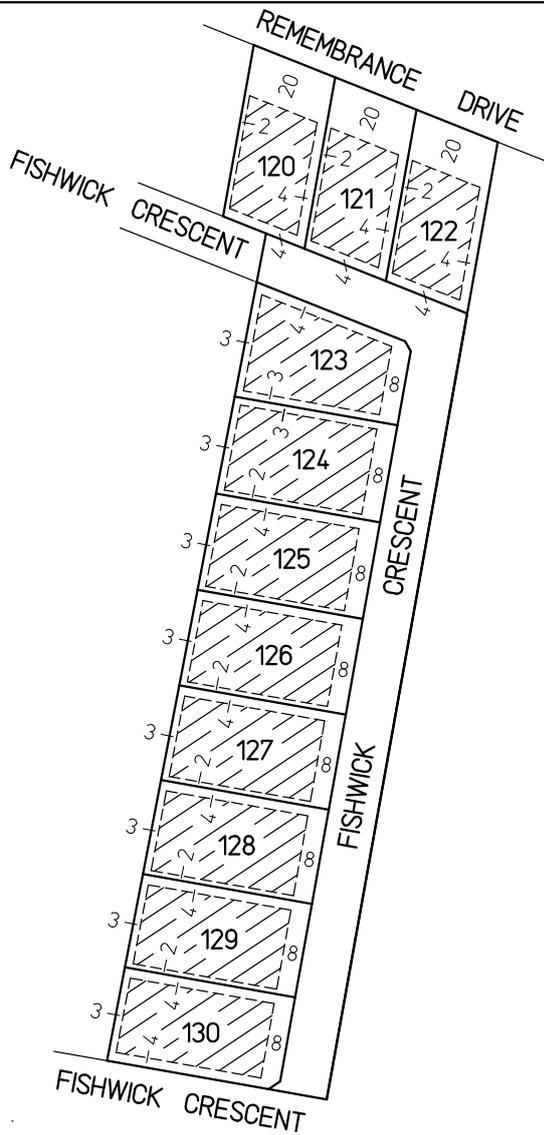
ORIGINAL SHEET  
SIZE: A3

SHEET 4

RICHARD JOHN STEELE . VERSION 3



MGA94 - ZONE 54



CREATION OF RESTRICTION No.18 - BUILDING ENVELOPES

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED  
 LAND TO BE BURDENED : LOTS 120 TO 130 (BOTH INCLUSIVE) ON THIS PLAN  
 LAND TO BENEFIT : ALL LOTS ON THIS PLAN.

DESCRIPTION OF RESTRICTION : NO BUILDING SHALL BE LOCATED OUTSIDE THE BUILDING ENVELOPES SHOWN HATCHED THUS

DEFINITIONS : "BUILDING" - ANY STRUCTURE EXCEPT A FENCE.

VARIATIONS : VARIATION OF THESE REQUIREMENTS WILL REQUIRE APPROVAL FROM THE RESPONSIBLE AUTHORITY.

CREATION OF RESTRICTION No.19 - DWELLING ORIENTATION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 120, 121 & 122 ON THIS PLAN.

LAND TO BENEFIT: ALL LOTS ON THIS PLAN.

DESCRIPTION OF RESTRICTION: NO DWELLING SHALL BE CONSTRUCTED WITH ORIENTATION OTHER THAN FACING REMEMBRANCE DRIVE

DEFINITIONS: "DWELLING" - A BUILDING USED AS A SELF-CONTAINED RESIDENCE WHICH MUST INCLUDE A KITCHEN SINK, FOOD PREPARATION FACILITIES, A BATH OR SHOWER AND A CLOSET PAN AND WASH BASIN.

VARIATIONS: VARIATION OF THESE REQUIREMENTS WILL REQUIRE APPROVAL FROM THE RESPONSIBLE AUTHORITY.

CREATION OF RESTRICTION No.20

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: LOTS 120 TO 130 (BOTH INCLUSIVE) ON THIS PLAN.

BENEFITED LAND: ALL LOTS IN THIS PLAN.

RESTRICTION: NO DWELLING SHALL BE CONSTRUCTED ON EACH LOT DESCRIBED AS THE BURDENED LAND, UNLESS:

- IT HAS A RAINWATER TANK THAT IS 2000 LITRES OR LARGER INSTALLED, AND
- ADEQUATE ROOF AREA OF THE DWELLING DRAINS TO THE WATER TANK TO SATISFY THE RELEVANT WATER AUTHORITY GUIDELINES, 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.

VARIATIONS: VARIATION OF THESE REQUIREMENTS WILL REQUIRE APPROVAL FROM THE RESPONSIBLE AUTHORITY.

STEELE SURVEYING PTY LTD Land Surveyors 12A Webster Street, Ballarat Central 3350 Phone (03) 5333 2699	SCALE 1:2000	20 0 20 40 60 80 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE : A3	SHEET 5
	RICHARD JOHN STEELE . VERSION 3		AVENUE HILL <i>the knowledge estate</i>	



# AVENUEHILL

**LARGE, FULLY SERVICED & FENCED ALLOTMENTS  
RANGING FROM 2158M<sup>2</sup> TO 2964M<sup>2</sup>.**

- All allotments require a sewerage pump—cost to the purchaser approximately \$10k.
- A 2K litre water tank is also required—cost to the purchaser approximately \$1,400.
- Due to council regulations, the purchaser will be responsible for the crossover.
- The hatched section represents the building envelope.
- Fenced to 3 sides — 2 sides on corner blocks (farm fencing).

*The Very Best of Rural Lifestyle Living*



 **Kurt Mackiewicz**

 0419 503 706

 [kurt@gullco.com.au](mailto:kurt@gullco.com.au)

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