

SUBDIVISION ACT 1988 PLAN OF SUBDIVISION	EDITION 1	PLAN NUMBER PS 812424R
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LOCATION OF LAND PARISH: CARDIGAN TOWNSHIP: ----- SECTION: 1 CROWN ALLOTMENT: 9 (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: PS 812422V LOT B POSTAL ADDRESS: 155 BALLARAT - CARNGHAM ROAD, <small>(at time of subdivision)</small> WINTER VALLEY 3358 MGA CO-ORDINATES: E 746 618 ZONE: 54 <small>(of approximate centre of land in plan)</small> N 5 838 077 GDA 94	COUNCIL NAME : BALLARAT CITY COUNCIL
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VESTING OF ROADS OR RESERVES		ALLUVIUM ESTATE - RELEASE 3 NUMBER OF LOTS IN THIS PLAN : 35 + 1 BALANCE TOTAL AREA OF LAND IN THIS PLAN : 24.31ha (INCLUDING BALANCE LOT 22.13 ha)
IDENTIFIER	COUNCIL / BODY / PERSON	
ROADS, R-1 RESERVE No. 1	BALLARAT CITY COUNCIL POWERCOR AUSTRALIA LIMITED	DEPTH LIMITATION: DOES NOT APPLY

NOTATIONS	
LOTS 1 - 300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. OTHER PURPOSE OF THIS PLAN : CREATION OF RESTRICTION No. 1 THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THIS 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 301 - 335 (BURDENED LOTS) BENEFITED LAND: LOTS 301 - 335 (BENEFITED LOTS) RESTRICTION: UNLESS WITH THE PRIOR APPROVAL OF THE RESPONSIBLE AUTHORITY, THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH THE PROVISIONS RECORDED IN THE MCP ----- EXPIRY DATE: 31st DECEMBER 2029.	CREATION OF RESTRICTION No.2 THE FOLLOWING RESTRICTION IS TO BE CREATED UPON REGISTRATION OF THIS PLAN LAND TO BENEFIT: LOTS 301-335 (BOTH INCLUSIVE) LAND TO BE BURDENED LOTS 301-335 (BOTH INCLUSIVE) DESCRIPTION OF RESTRICTION 1. NO DWELLING SHALL BE CONSTRUCTED ON EACH LOT DESCRIBED AS THE BURDENED LAND UNLESS: · IT HAS A RAINWATER TANK THAT IS 2 KILOLITRE OR LARGER INSTALLED; AND · THE ROOF OF THE DWELLING DRAINS TO THE RAINWATER TANK; AND · RAINWATER FROM THE RAINWATER TANK IS THE PRIMARY SUPPLY FOR ALL TOILETS, COLD WATER LAUNDRY AND OUTDOOR USAGE PROVIDED, HOWEVER, THAT A MAINS WATER SYSTEM CAN BE USED WHEN RAINWATER IS UNAVAILABLE.

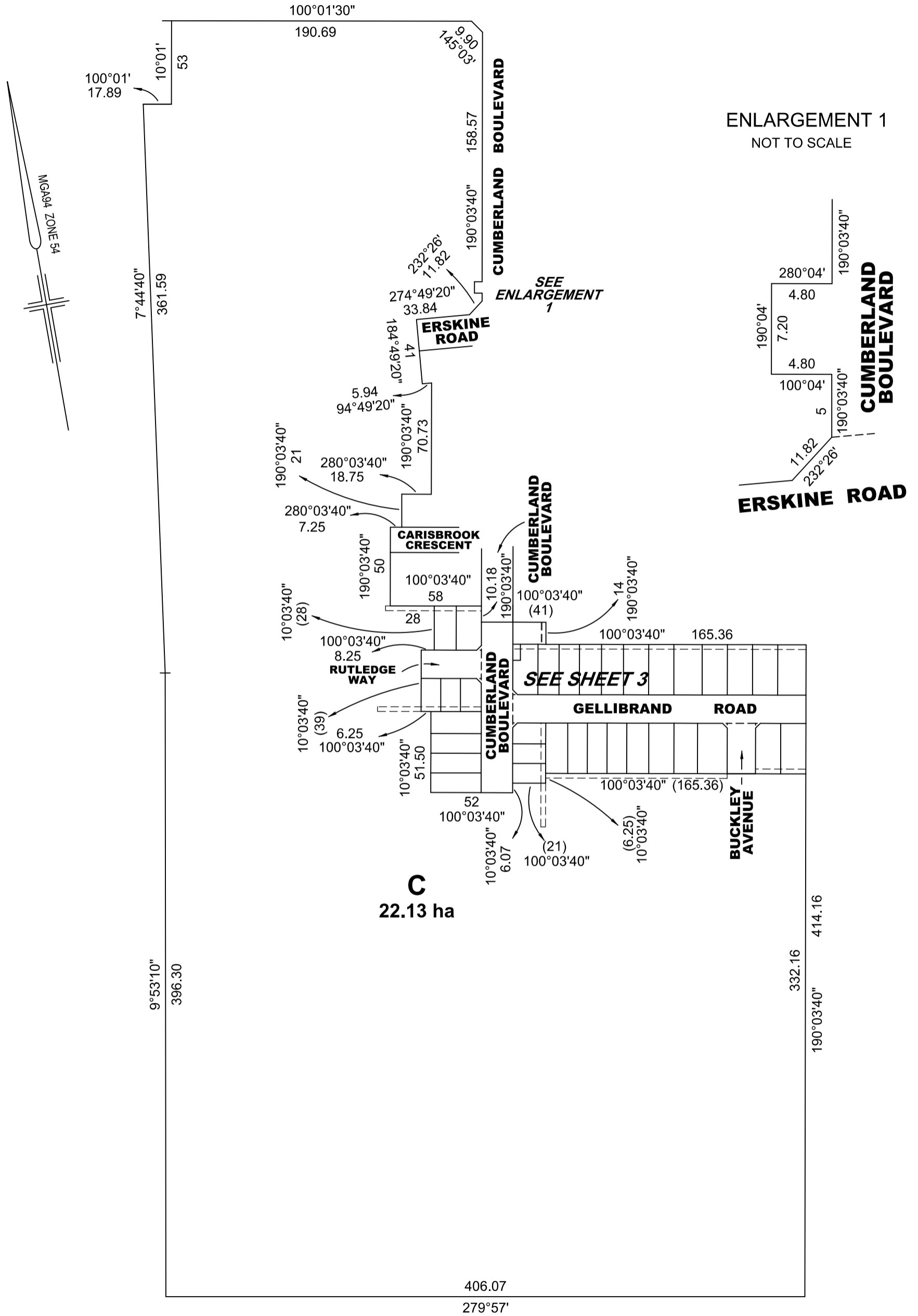
EASEMENT INFORMATION					STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. PLP/2015/888 SURVEY: THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). 48 AND 77 IN PROCLAIMED SURVEY AREA No. 49
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)					
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED /IN FAVOUR OF	
E-1, E-5	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	PS812422V SEC 136 WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION	
E-3, E-5	DRAINAGE	SEE DIAG.	THIS PLAN	BALLARAT CITY COUNCIL	
E-3, E-4	PIPELINE OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN SEC 136 WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION	

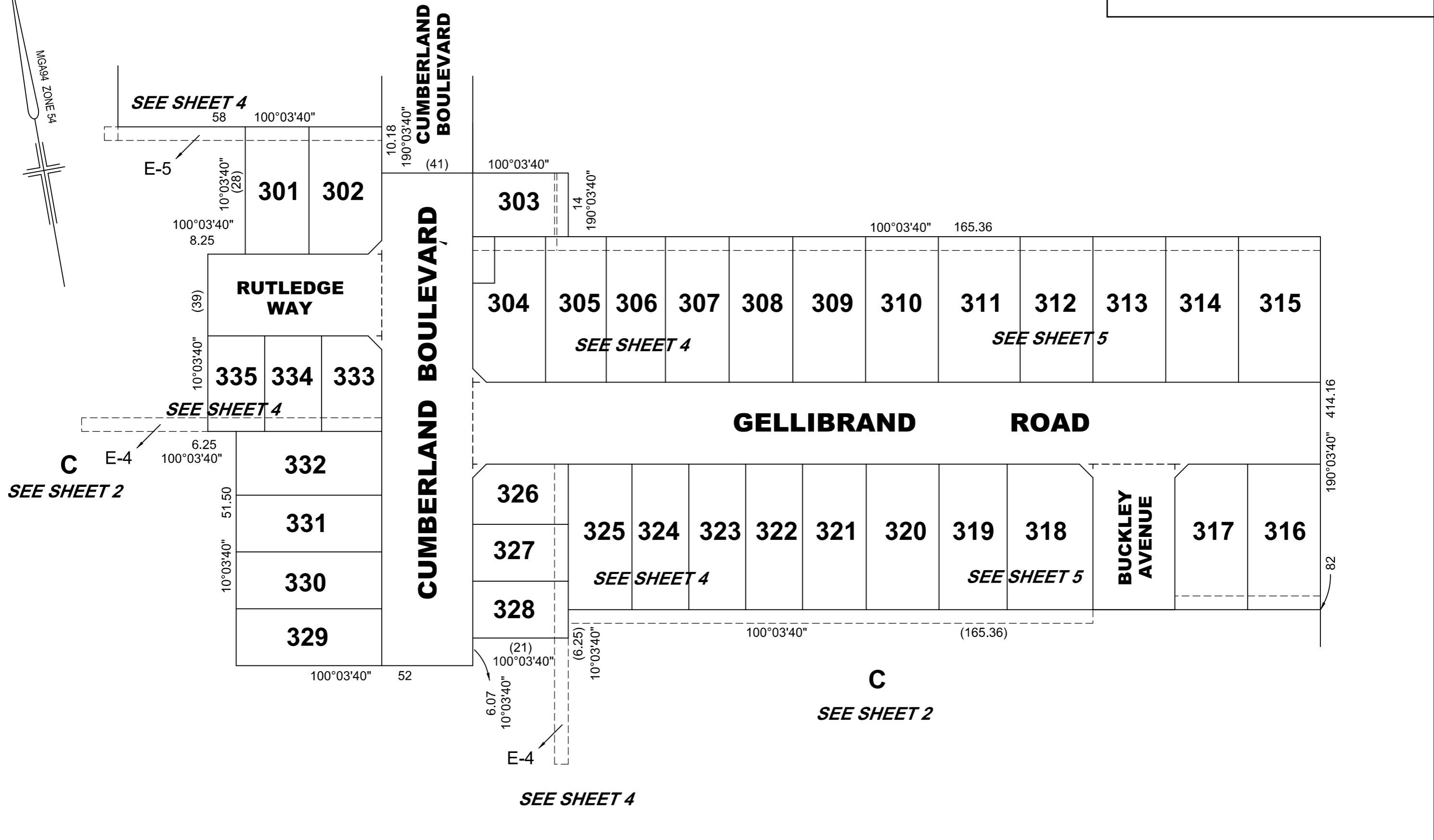
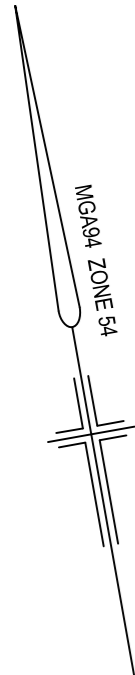
REF: 22558/3PS	VERSION: F	DATE: 17/01/22 22558-3-PS-M-F.DGN		ORIGINAL SHEET SIZE A3	SHEET 1 OF 5 SHEETS
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<p style="font-size: 8px; margin-top: 5px;"> Reeds Consulting Pty Ltd Lvl 6, 440 Elizabeth Street Melbourne Victoria 3000 p [03] 8660 3000 www.reedsconsulting.com.au survey@reedsconsulting.com.au </p>	LICENSED SURVEYOR THOMAS ANDREW MILLAR	
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BALLARAT - CARNGHAM ROAD

ENLARGEMENT 1
NOT TO SCALE





REF: 22558/3PS VERSION: F DATE: 17/01/22
22558-3-PS-M-F.DGN



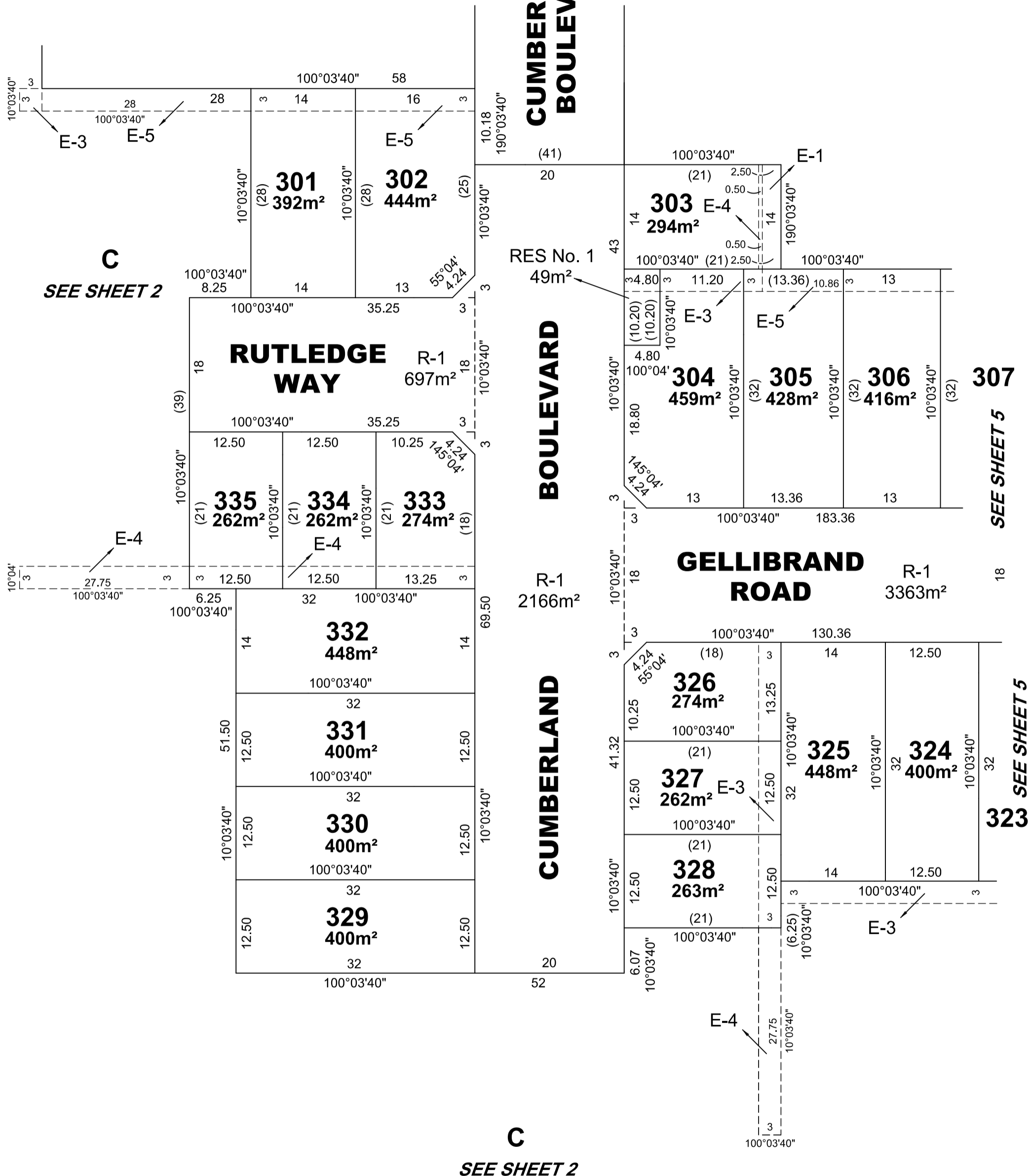
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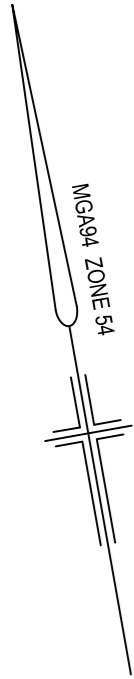
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LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE A3

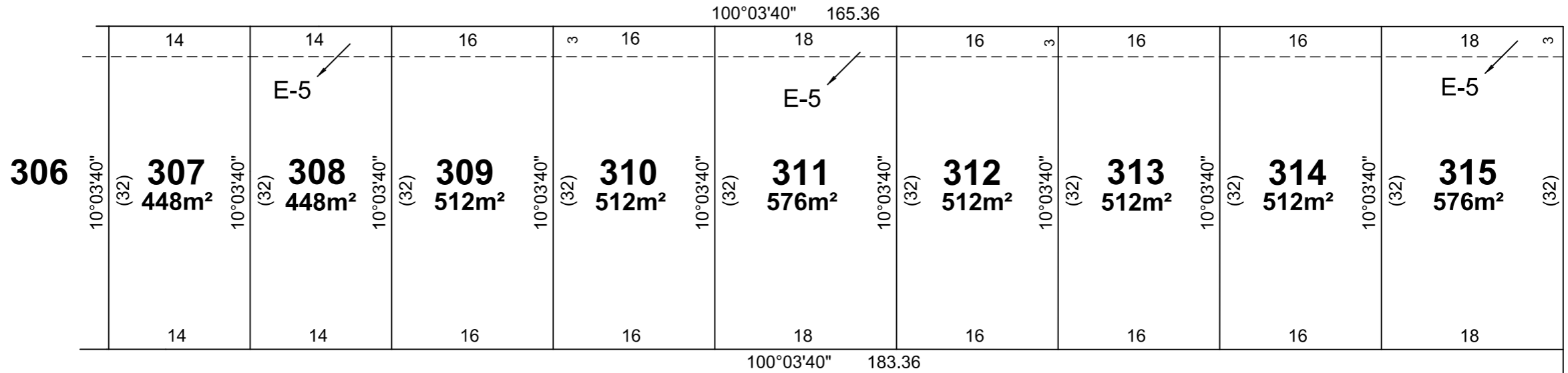
SHEET 3

LICENSED SURVEYOR
THOMAS ANDREW MILLAR





SEE SHEET 4



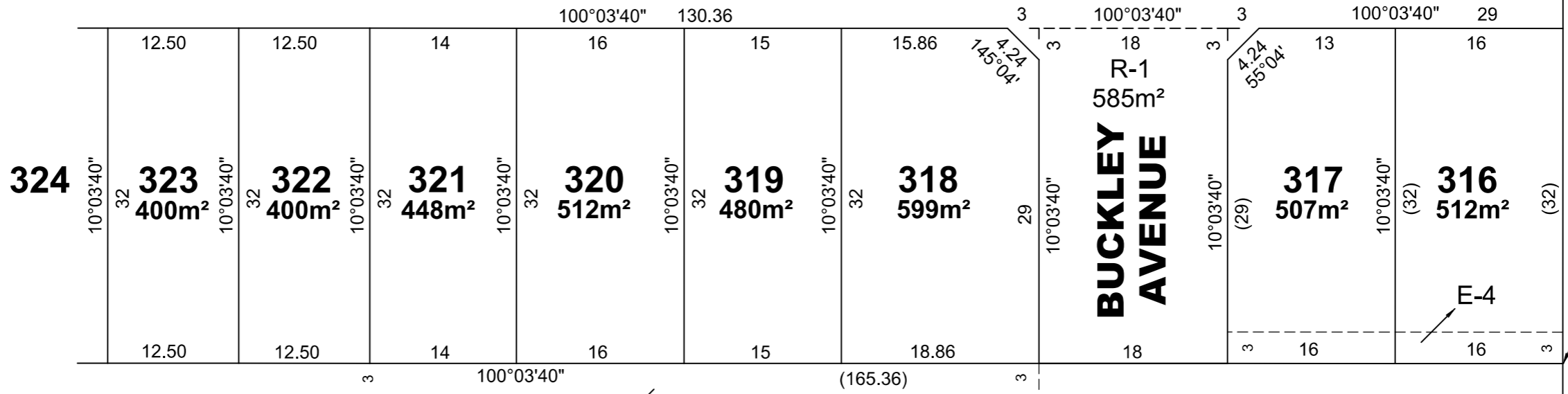
18

GELLIBRAND

R-1
3363m²

ROAD

SEE SHEET 4



E-3

C
SEE SHEET 2

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SCALE 1:500
LENGTHS ARE IN METRES

LICENSED SURVEYOR
THOMAS ANDREW MILLAR

ORIGINAL SHEET
SIZE A3

SHEET 5