

SUBDIVISION ACT 1988 PLAN OF SUBDIVISION	EDITION 1	PLAN NUMBER PS900396D
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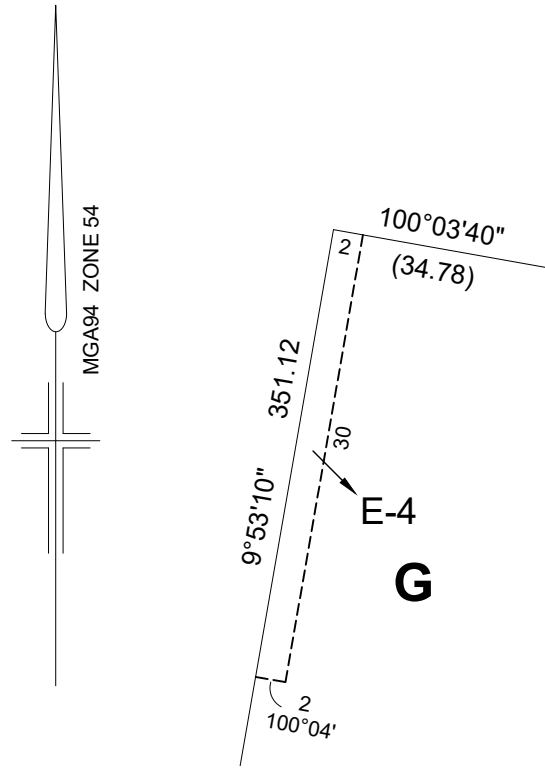
LOCATION OF LAND PARISH: CARDIGAN TOWNSHIP: ---- SECTION: 1 CROWN ALLOTMENT: 9 (PT) CROWN PORTION: ---- TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT F ON PS900395F POSTAL ADDRESS: 155 BALLARAT-CARNGHAM ROAD <small>(at time of subdivision)</small> WINTER VALLEY, VIC 3358 MGA CO-ORDINATES: E 746 670 ZONE: 54 <small>(of approximate centre of land in plan)</small> N 5 837 790 GDA 94	COUNCIL NAME : BALLARAT CITY COUNCIL
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VESTING OF ROADS OR RESERVES		ALLUVIUM ESTATE - RELEASE 6 NUMBER OF LOTS IN THIS PLAN: 32 PLUS 1 BALANCE TOTAL AREA OF LAND IN THIS PLAN: 13.50 ha (INCLUDING BALANCE LOT 11.56 ha) DEPTH LIMITATION: DOES NOT APPLY
IDENTIFIER	COUNCIL / BODY / PERSON	
ROAD, R-1	BALLARAT CITY COUNCIL	

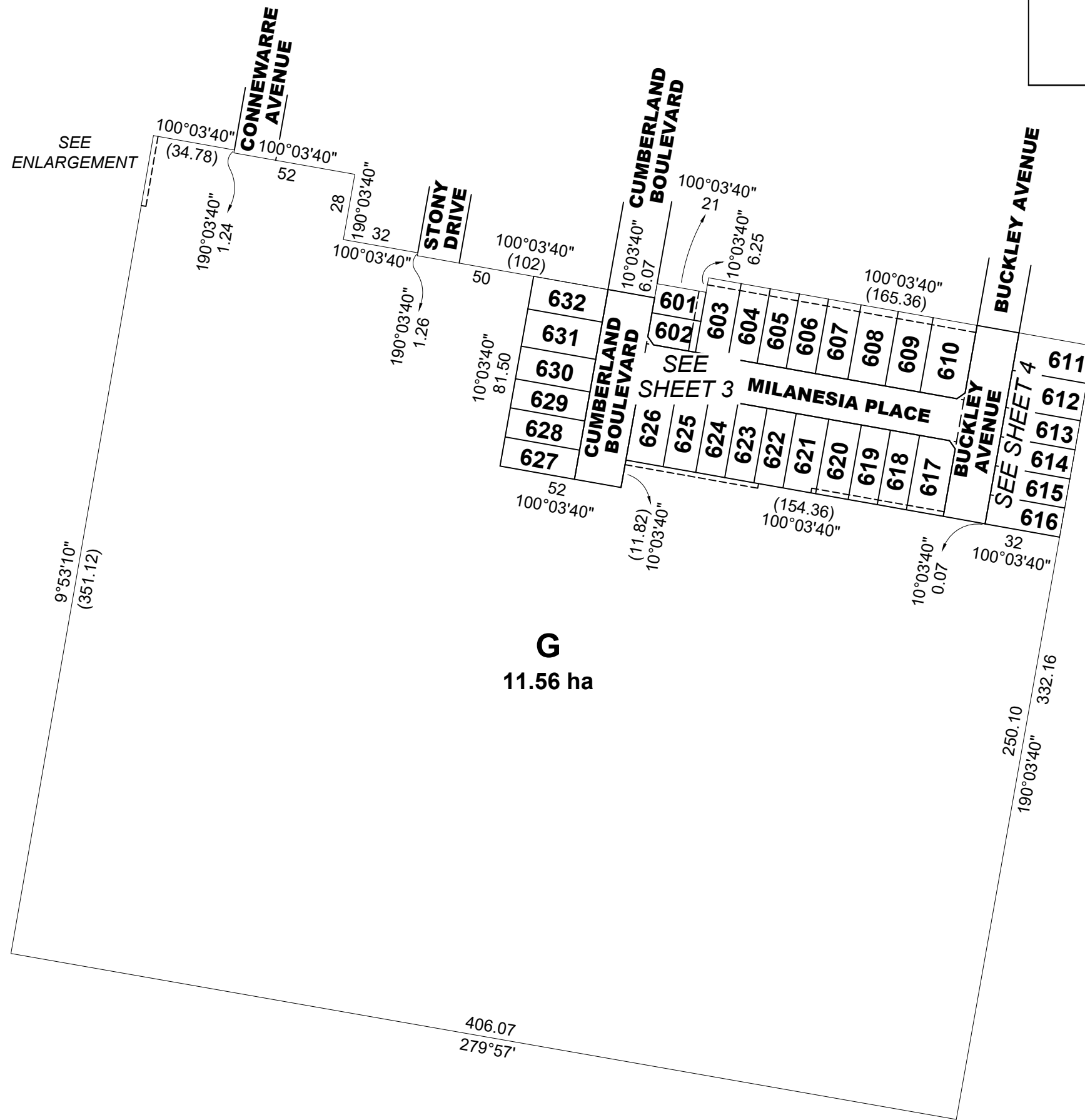
NOTATIONS	
LOTS 1- 600 HAVE BEEN OMITTED FROM THIS PLAN. CREATION OF RESTRICTION No.1 THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THIS RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND BURDENED LAND: LOTS 601 - 632 (BURDENED LOTS) BENEFITED LAND: LOTS 601 - 632 (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 AA..... EXPIRY DATE: 31st DECEMBER 2029. <div style="border: 1px solid black; padding: 2px; font-size: 8px;"> WARNING THIS PLAN IS AN UNREGISTERED PLAN OF SUBDIVISION. DIMENSIONS AND LAYOUT MAY VARY PRIOR TO FINAL APPROVAL OF PLAN </div>	CREATION OF RESTRICTION No.2 THE FOLLOWING RESTRICTION IS TO BE CREATED UPON REGISTRATION OF THIS PLAN LAND TO BENEFIT: LOTS 601 - 632 (BOTH INCLUSIVE) LAND TO BE BURDENED: LOTS 601 - 632 (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. ANY EASEMENTS SHOWN ON PREVIOUS PLANS AS IT AFFECTS ROADS R-1 ON THIS PLAN ARE REMOVED VIDE SCHEDULE 5, CLAUSE 14 OF THE ROAD MANAGEMENT ACT 2004.

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 & 47 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-2	PIPELINE OR ANCILLARY PURPOSES	SEE DIAG.	PS812424R SEC 136 WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION	
E-2	DRAINAGE	SEE DIAG.	PS812424R	BALLARAT CITY COUNCIL	
E-3	DRAINAGE	SEE DIAG.	THIS PLAN	BALLARAT CITY COUNCIL	
E-4	DRAINAGE	SEE DIAG.	PS900395F	BALLARAT CITY COUNCIL	

REF: 22558/6	VERSION: D	DATE: 17/03/23 22558-6-PS-D.dwg		ORIGINAL SHEET SIZE A3	SHEET 1 OF 4 SHEETS
		Reeds Consulting Pty Ltd Lvl 6, 440 Elizabeth Street Melbourne Victoria 3000 p (03) 8660 3000 www.reedsconsulting.com.au survey@reedsconsulting.com.au		LICENSED SURVEYOR THOMAS ANDREW MILLAR	



ENLARGEMENT
NOT TO SCALE



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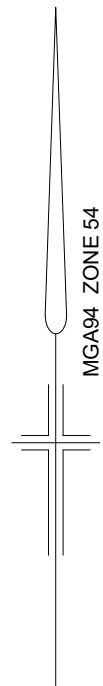
Reeds Consulting Pty Ltd
Lvl 6, 440 Elizabeth Street
Melbourne Victoria 3000
p (03) 8660 3000
www.reedsconsulting.com.au
survey@reedsconsulting.com.au

SCALE 1:2000
50 0 50
LENGTHS ARE IN METRES

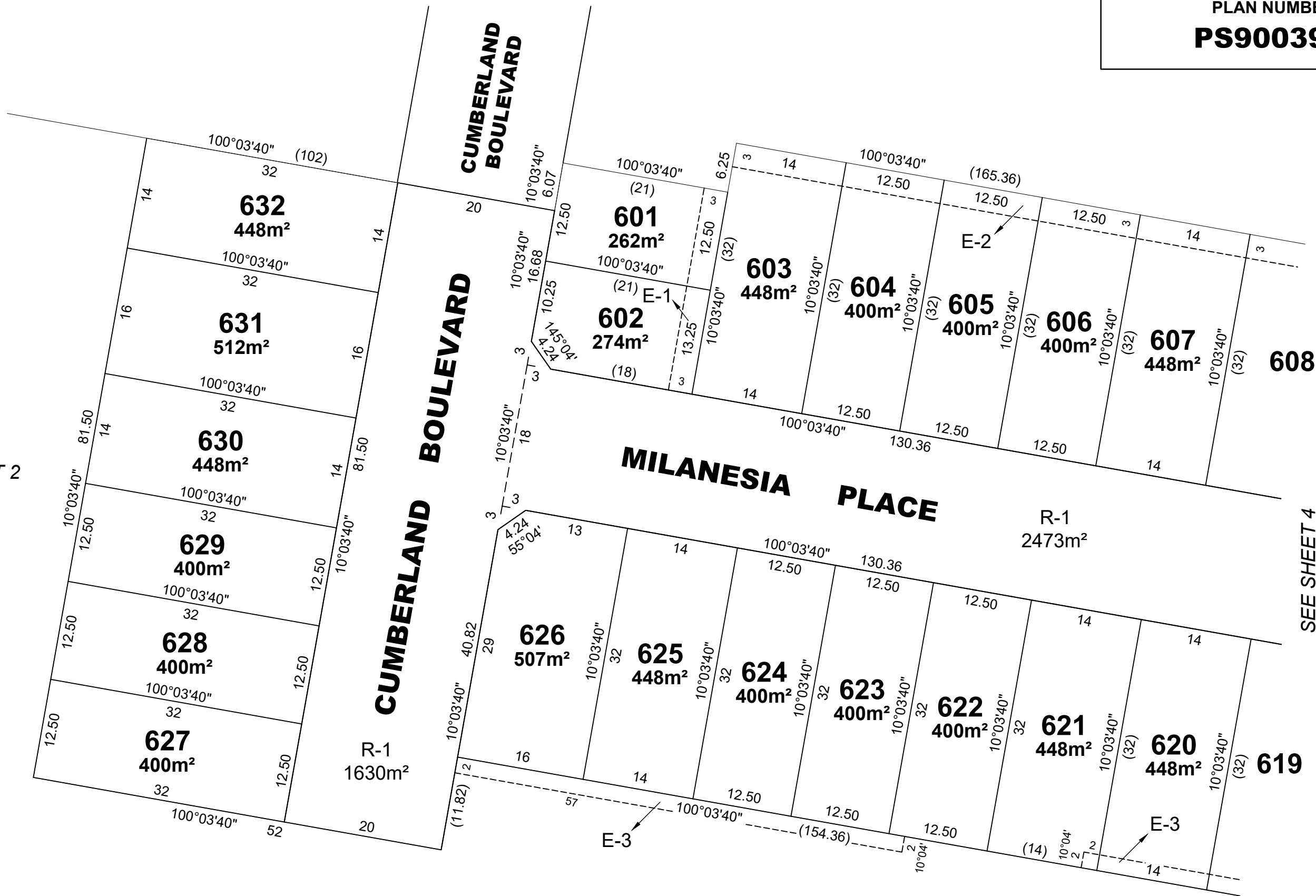
LICENSED SURVEYOR
THOMAS ANDREW MILLAR

ORIGINAL SHEET
SIZE A3

SHEET 2



G
SEE SHEET 2



SEE SHEET 4

G
SEE SHEET 2

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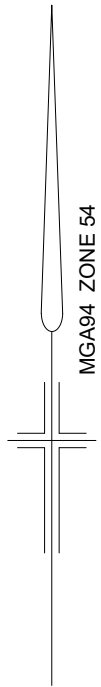
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SCALE 1:500
LENGTHS ARE IN METRES

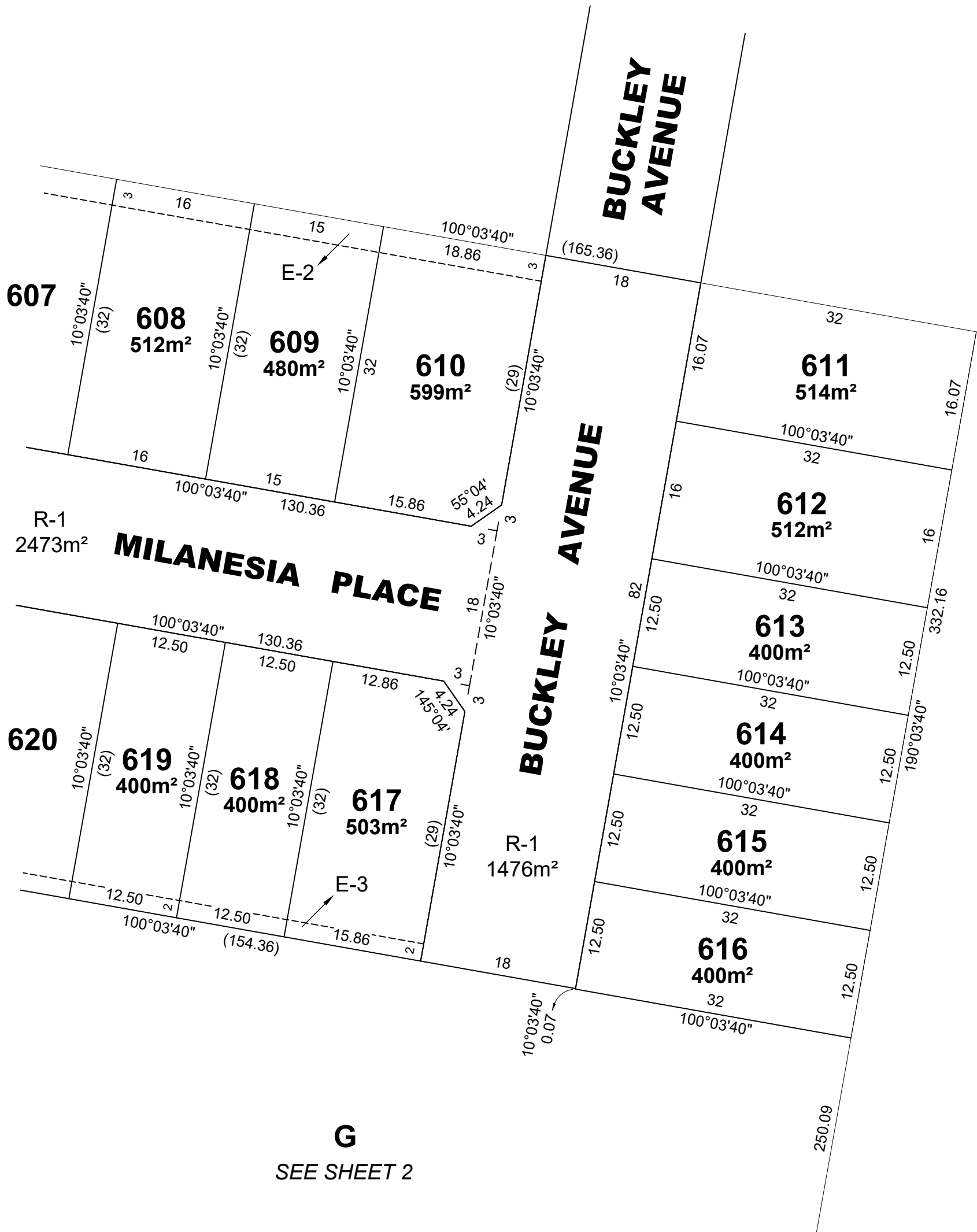
ORIGINAL SHEET
SIZE A3

SHEET 3

LICENSED SURVEYOR
THOMAS ANDREW MILLAR



SEE SHEET 3



G
SEE SHEET 2

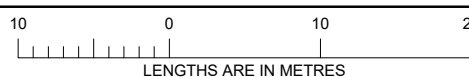
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SCALE
1:500



ORIGINAL SHEET
SIZE A3

SHEET 4

REEDS
CONSULTING

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