

# PLAN OF SUBDIVISION

EDITION 1

# PS 846872 V

## LOCATION OF LAND

PARISH : CARDIGAN  
TOWNSHIP : ----  
SECTION : 12  
CROWN ALLOTMENT : PART 7  
CROWN PORTION : ----  
TITLE REFERENCE : VOL. FOL.  
  
LAST PLAN REFERENCE : PS 844949W (LOT J)  
  
POSTAL ADDRESS : 190 BALLARAT-CARNGHAM ROAD  
(At time of subdivision) ALFREDTON 3350  
  
MGA Co-ordinates  
(of approx centre of land in plan) E 746 160 ZONE: 54  
N 5 838 700 GDA 94

COUNCIL CERTIFICATION AND ENDORSEMENT  
COUNCIL NAME: CITY OF BALLARAT

**THIS IS A PRELIMINARY PLAN SUBJECT TO  
APPROVAL BY REFERRAL AUTHORITIES,  
COUNCIL AND EXAMINATION AND  
REGISTRATION BY LAND USE VICTORIA.**

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	BALLARAT CITY COUNCIL

OTHER PURPOSE OF THIS PLAN:  
To remove that part of the Powerline Easement E-3 on PS 824371T that lies within Road Reserve R1 on this plan.  
To remove that part of the Pipeline or Ancillary Purposes Easement E-6 on PS 844949W that lies within Road Reserve R1 on this plan.  
  
GROUNDS FOR REMOVAL:  
By consent of the relevant Authority under the powers of Sec 6(1)(k)(iii) of the Subdivision Act 1988.

## NOTATIONS

DEPTH LIMITATION does not apply to the land in this plan

SURVEY:  
This plan is based on survey (PS824371T) .

STAGING:  
This is not a staged subdivision.  
Planning Permit No.PLP/2017/406

This survey has been connected to permanent marks No(s).21, 48, 49, 77 (CARDIGAN)  
631 (BALLARAT)

In Proclaimed Survey Area No. 49  
Lots 1 - 249 are not shown on this plan.  
E-3, E-4 & E-5 are not shown on this plan.

**ALFREDTON GROVE  
STAGE 10  
28 LOTS**

## 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	PIPELINES OR ANCILLARY PURPOSES	3	PS 824371T - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-1	DRAINAGE	3	PS 824371T	CITY OF BALLARAT
E-2	PIPELINES OR ANCILLARY PURPOSES	3	PS 824372R - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-2	DRAINAGE	3	PS 824372R	CITY OF BALLARAT
E-6	PIPELINES OR ANCILLARY PURPOSES	3	PS 844949W - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION



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FILE REF: 13756-110-PS846872V-02.dwg  
DATE: 21/01/2021

SURVEYOR: MICHAEL CRAIG WILSON  
VERSION: 2

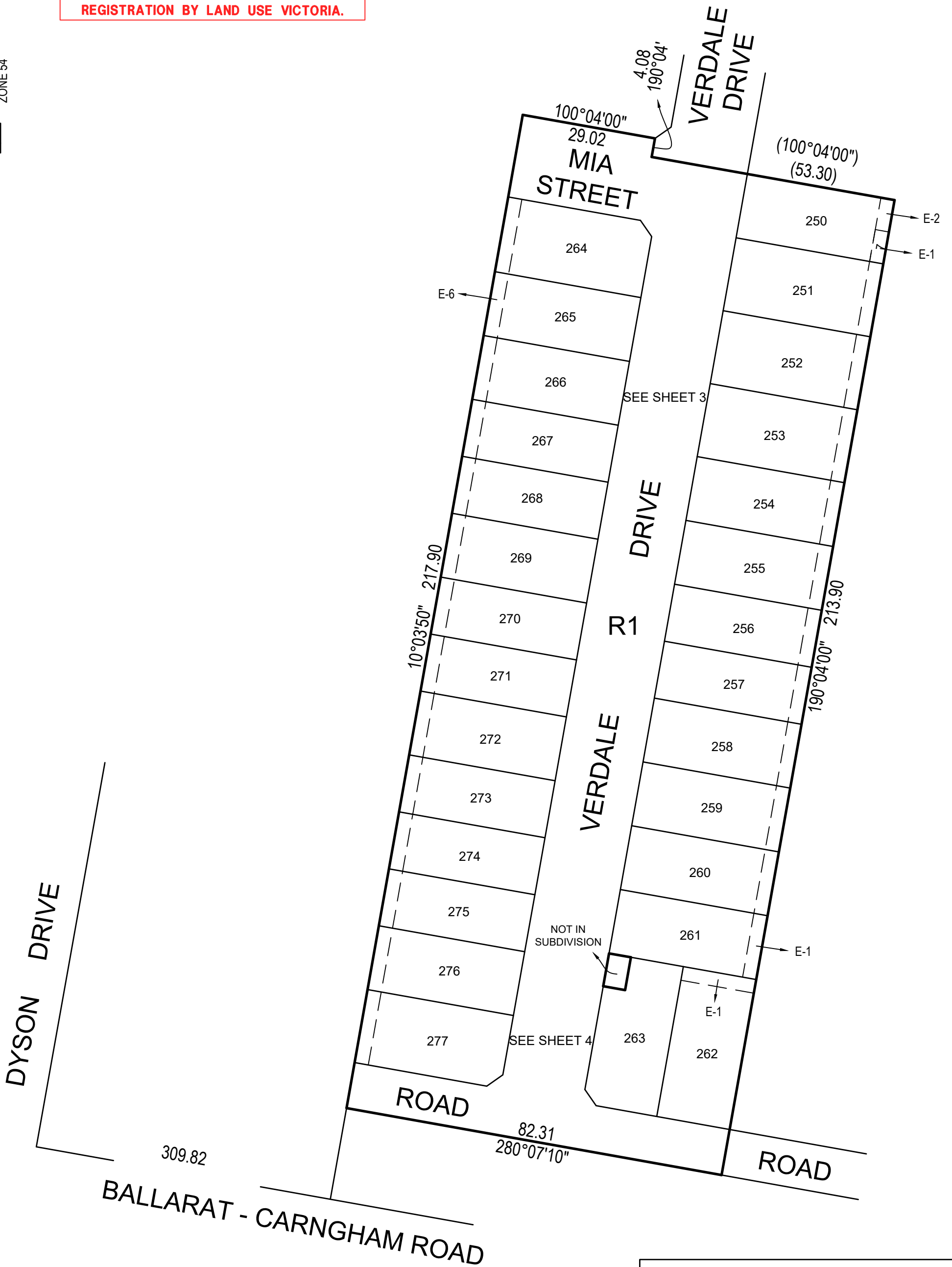
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SIZE: A3

SHEET 1 OF 5

PS 846872 V

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M.G.A.94  
ZONE 54

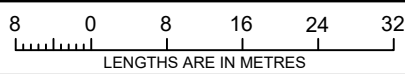


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SCALE  
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VERSION: 2

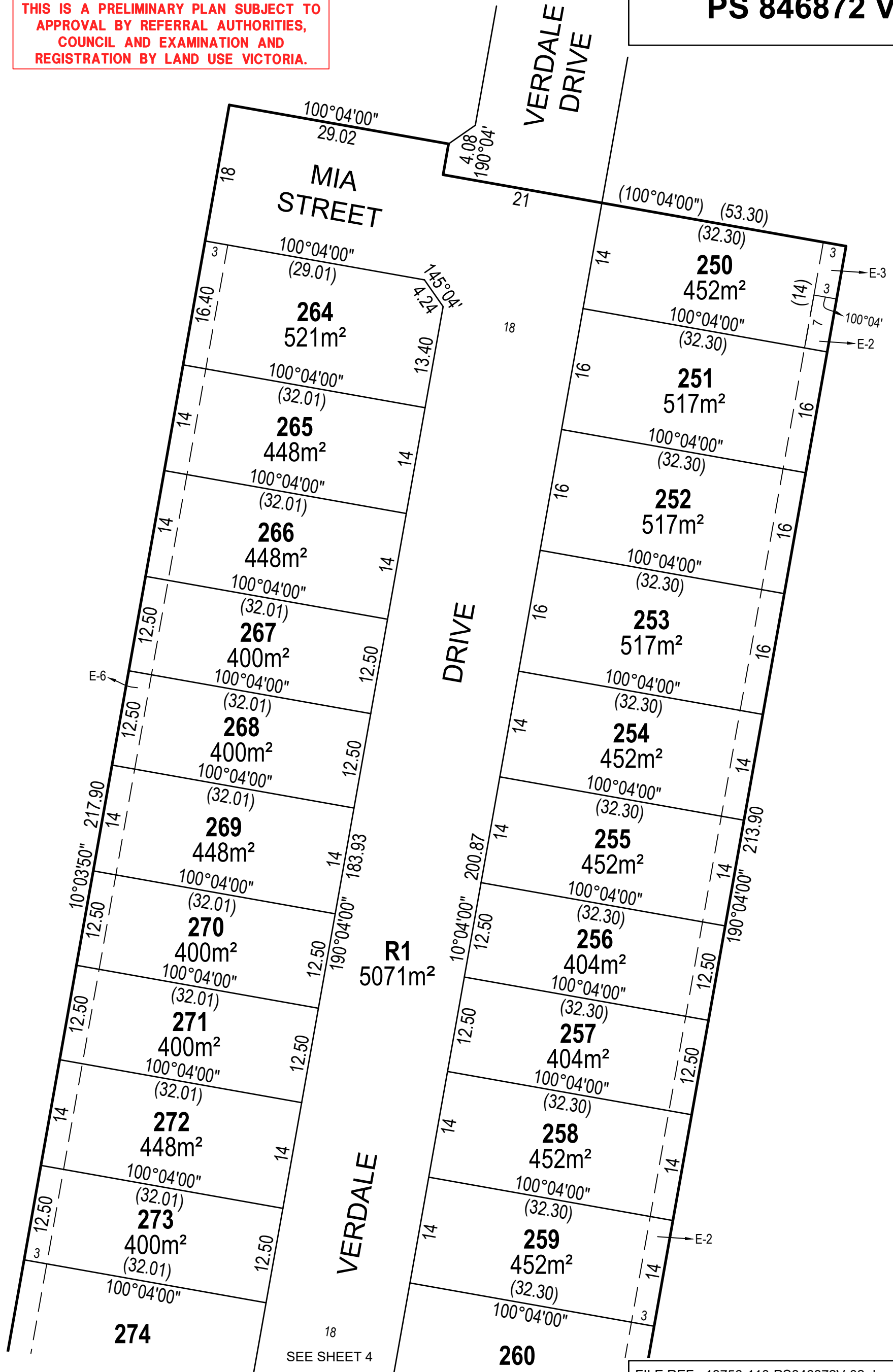
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SIZE: A3

SHEET 2

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PS 846872 V

M.G.A.94  
ZONE 54

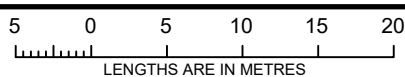


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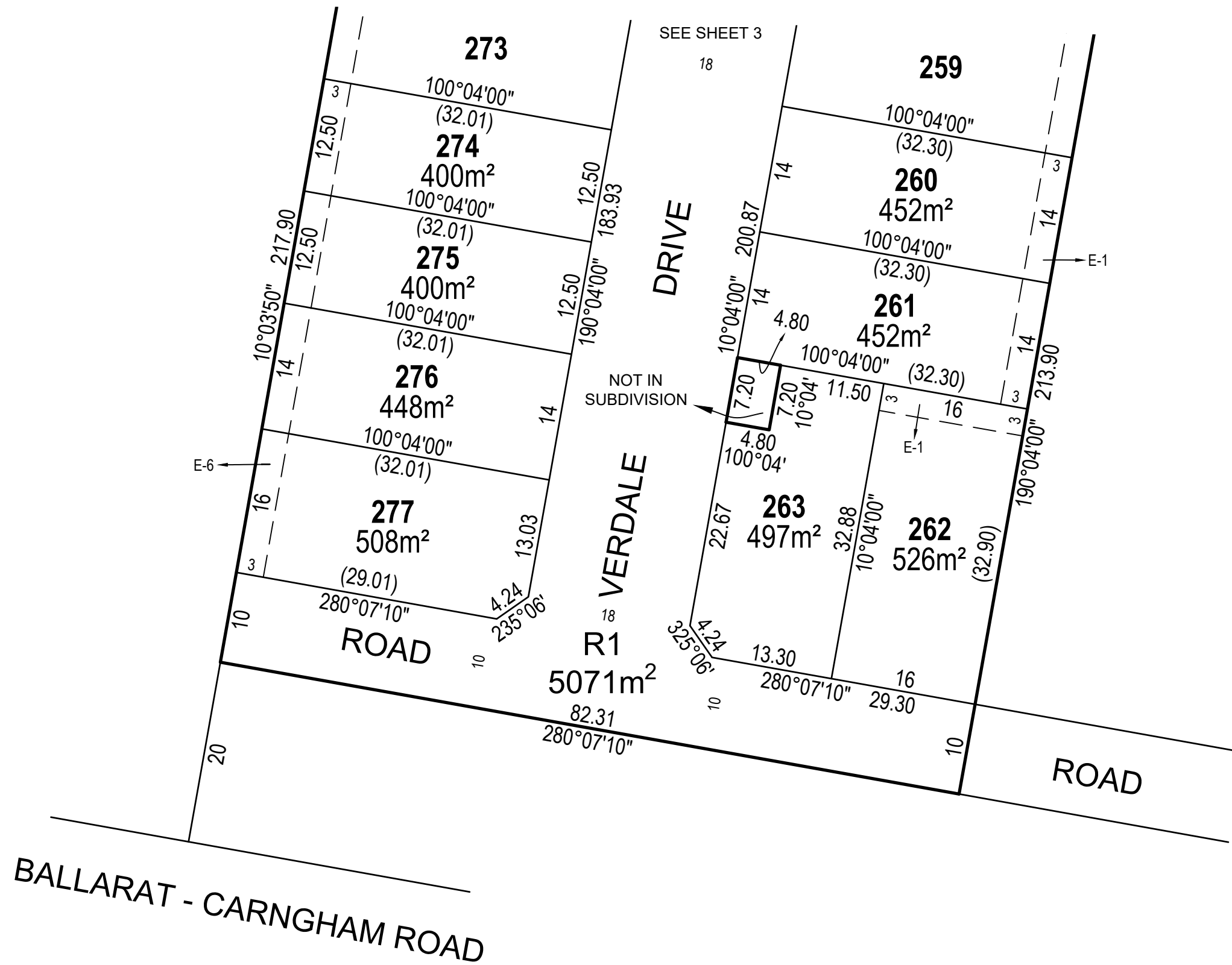


ORIGINAL SHEET  
SIZE: A3

SHEET 3

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VERSION: 2

M.G.A.94  
ZONE 54



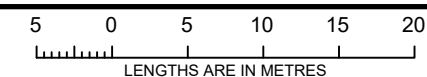
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SCALE  
1:500



ORIGINAL SHEET  
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SHEET 4

SURVEYOR: MICHAEL CRAIG WILSON  
VERSION: 2

## CREATION OF RESTRICTIONS

Upon registration of this plan the following restrictions are created.

### DESCRIPTION OF RESTRICTION No.1

The registered proprietors of the burdened land covenant with the registered proprietors of the benefitted land as set 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 benefitted land.

Burdened land: As set out in the table below

Benefitted land: As set out in the table below

### TABLE OF BURDENED AND BENEFITTED LAND

BURDENED LOT(S)	BENEFITTED LOT(S)
250	251-277
251	250, 252-277
252	250-251, 253-277
253	250-252, 254-277
254	250-253, 255-277
255	250-254, 256-277
256	250-255, 257-277
257	250-256, 258-277
258	250-257, 259-277
259	250-258, 260-277
260	250-259, 261-277
261	250-260, 262-277
262	250-261, 263-277
263	250-262, 264-277
264	250-263, 265-277
265	250-264, 266-277
266	250-265, 267-277
267	250-266, 268-277
268	250-267, 269-277
269	250-268, 270-277
270	250-269, 271-277
271	250-270, 272-277
272	250-271, 273-277
273	250-272, 274-277
274	250-273, 275-277
275	250-274, 276-277
276	250-275, 277
277	250-276

Restriction: The burdened land cannot be used except in accordance with the provisions recorded in MCP AA7032

Expiry date: 21/01/2036

### DESCRIPTION OF RESTRICTION No.2

The registered proprietors of the burdened land covenant with the registered proprietors of the benefitted 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 benefitted land.

LAND TO BE BURDENED: Lots 250 - 277

LAND TO BENEFIT: Lots 250 - 277

### RESTRICTION:

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 and outdoor usage provided, however, that a mains water system can be used when rainwater is unavailable.

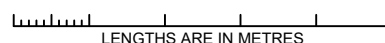
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SCALE  
NTS



SURVEYOR: MICHAEL CRAIG WILSON  
VERSION: 2

ORIGINAL SHEET  
SIZE: A3

SHEET 5