

PLAN OF SUBDIVISION

EDITION 1

PS 841518 S

LOCATION OF LAND

PARISH : CARDIGAN
 TOWNSHIP : ----
 SECTION : 12
 CROWN ALLOTMENT : PARTS 7 & 8
 CROWN PORTION : ----
 TITLE REFERENCE : VOL. FOL.

 LAST PLAN REFERENCE : PS 836357U (LOT G)

 POSTAL ADDRESS : 190 BALLARAT-CARNGHAM ROAD
 (At time of subdivision) ALFREDTON 3350

 MGA Co-ordinates
 (of approx centre of land in plan) E 746 220 ZONE: 54
 N 5 839 000 GDA 94

COUNCIL CERTIFICATION AND ENDORSEMENT
 COUNCIL NAME: BALLARAT CITY COUNCIL

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 Pipelines or Ancillary Purposes Easement E-6 on PS 836357U 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 -165 are not shown on this plan.
 E-4 is not shown on this plan.

**ALFREDTON GROVE
 STAGE 7
 28 LOTS,
 BALANCE LOTS H1, H2**

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 E-5	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-3	POWERLINE	3	PS 824371T - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LIMITED
E-6	PIPELINES OR ANCILLARY PURPOSES	3	PS 836357U - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION



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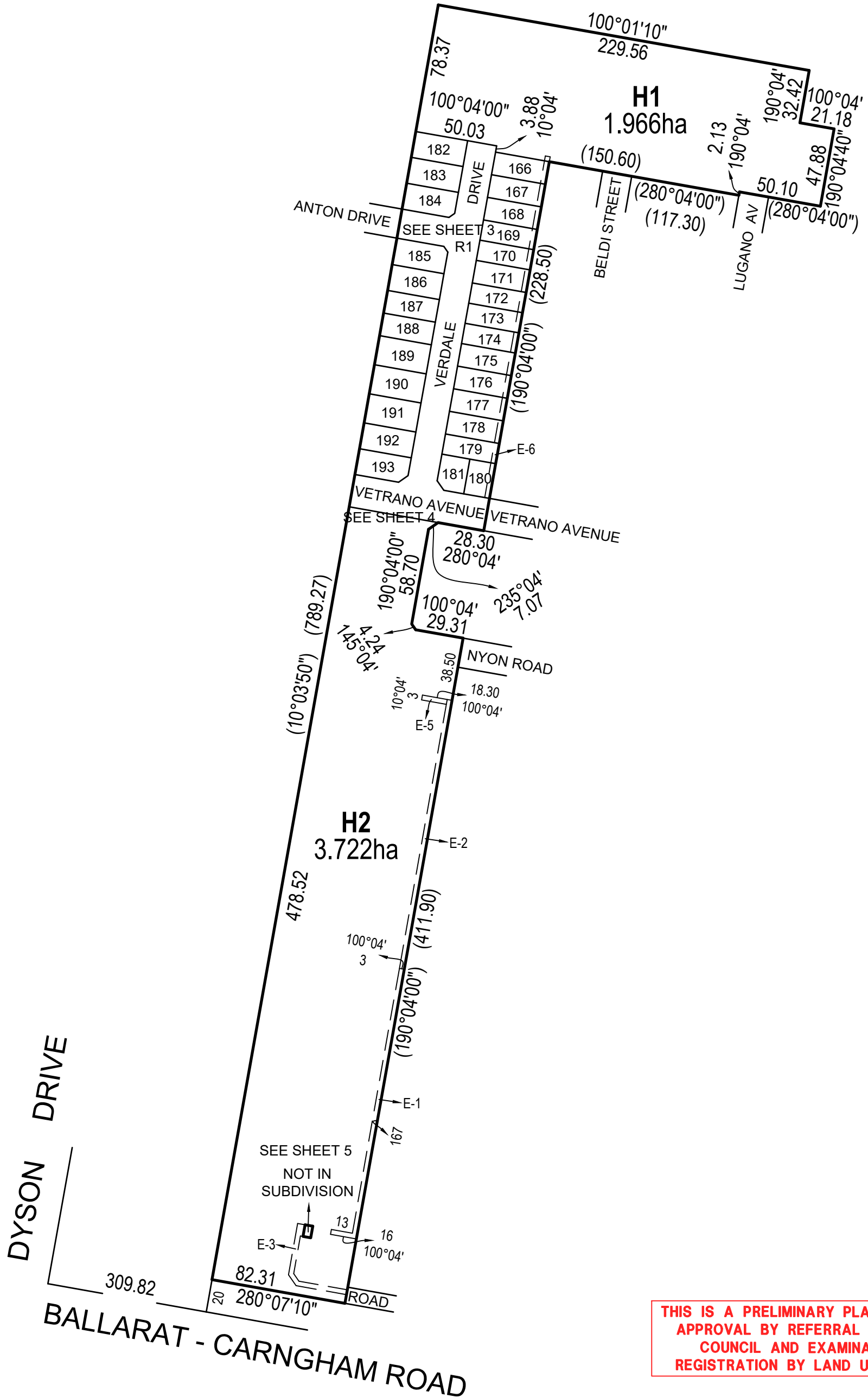
FILE REF: 13756-107-PS841518S-03.dwg
 DATE: 30/07/2020

SURVEYOR: MICHAEL CRAIG WILSON
 VERSION: 3

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 6

M.G.A.94
ZONE 54



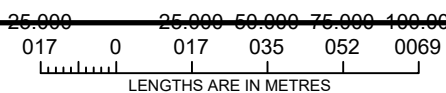
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SCALE
1:2500



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VERSION: 3

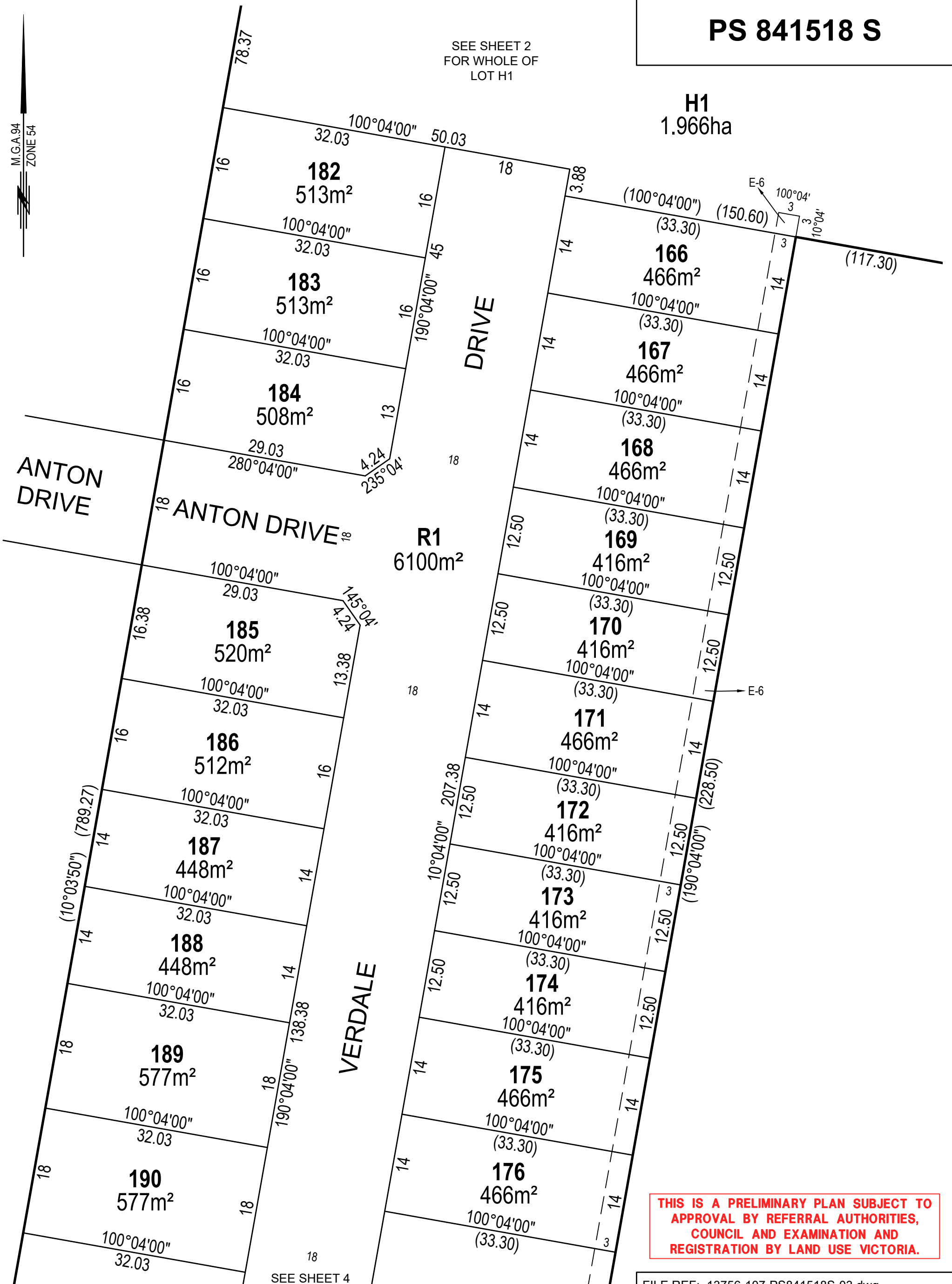
ORIGINAL SHEET
SIZE: A3

SHEET 2

SEE SHEET 2
FOR WHOLE OF
LOT H1

H1
1.966ha

M.G.A.94
ZONE 54



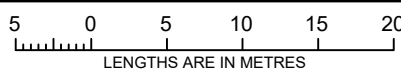
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SCALE
1:500



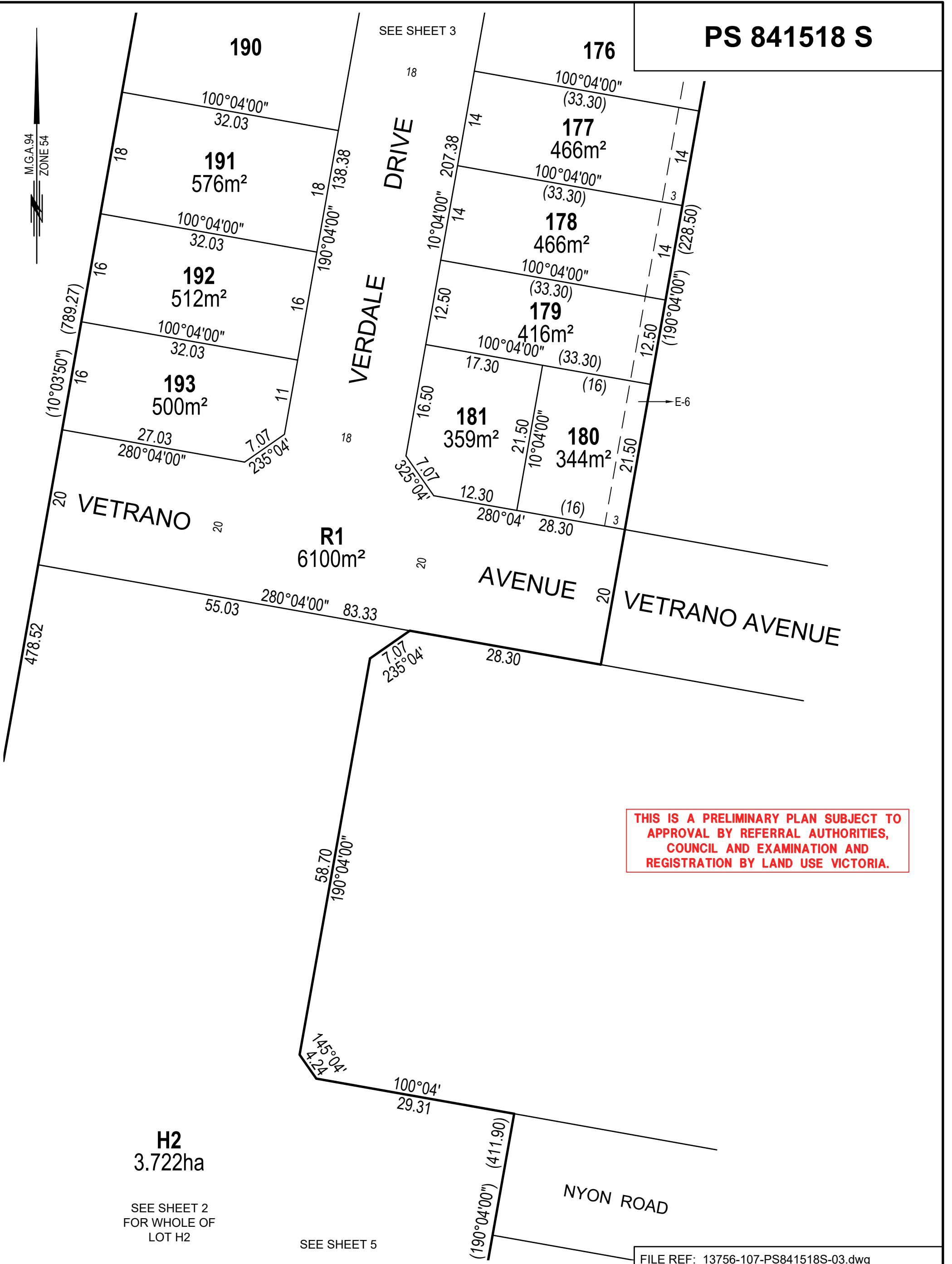
SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 3

ORIGINAL SHEET
SIZE: A3

SHEET 3

SEE SHEET 3

M.G.A.94
ZONE 54



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

H2
3.722ha
SEE SHEET 2 FOR WHOLE OF LOT H2

SEE SHEET 5

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SCALE 1:500

 SURVEYOR: MICHAEL CRAIG WILSON
 VERSION: 3

ORIGINAL SHEET SIZE: A3
 SHEET 4

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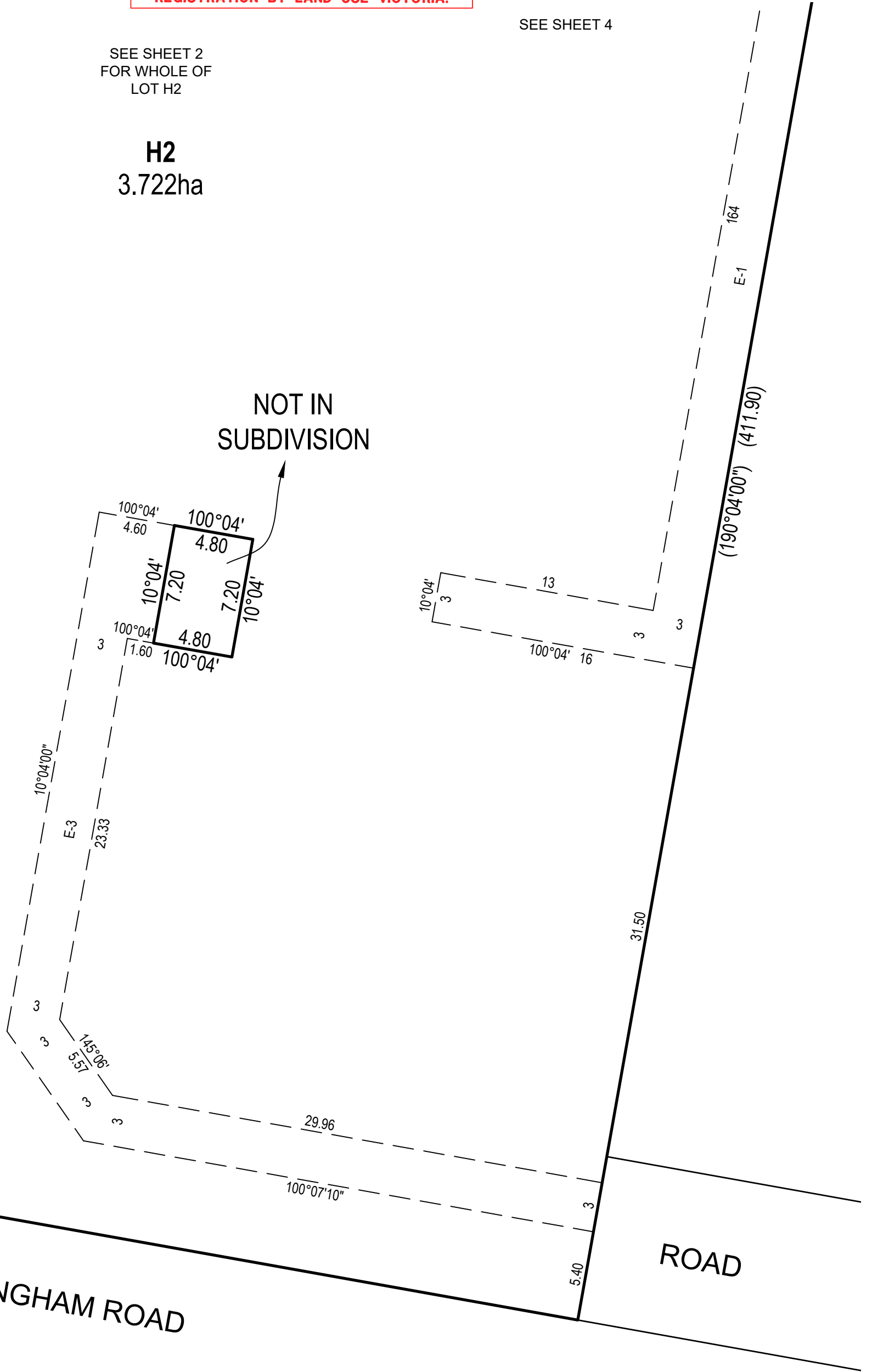
SEE SHEET 4

SEE SHEET 2 FOR WHOLE OF LOT H2

H2
3.722ha

M.G.A.94
ZONE 54

NOT IN SUBDIVISION

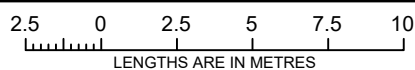


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SCALE
1:250



ORIGINAL SHEET
SIZE: A3

SHEET 5

SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 3

CREATION OF RESTRICTION

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)
166	167-193
167	166, 168-193
168	166-167, 169-193
169	166-168, 170-193
170	166-169, 171-193
171	166-170, 172-193
172	166-171, 173-193
173	166-172, 174-193
174	166-173, 175-193
175	166-174, 176-193
176	166-175, 177-193
177	166-176, 178-193
178	166-177, 179-193
179	166-178, 180-193
180	166-179, 181-193
181	166-180, 182-193
182	166-181, 183-193
183	166-182, 184-193
184	166-183, 185-193
185	166-184, 186-193
186	166-185, 187-193
187	166-186, 188-193
188	166-187, 189-193
189	166-188, 190-193
190	166-189, 191-193
191	166-190, 192-193
192	166-191, 193
193	166-192

Restriction: The burdened land cannot be used except in accordance with the provisions recorded in MCP AA6365

Expiry date: 20/07/2035

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 166-193

LAND TO BENEFIT: Lots 166-193

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.

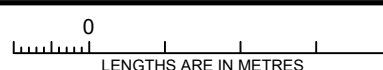
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SCALE



ORIGINAL SHEET
 SIZE: A3

SHEET 6

SURVEYOR: MICHAEL CRAIG WILSON
 VERSION: 3