

PLAN OF SUBDIVISION

EDITION 1

PS 836364 X

LOCATION OF LAND

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

LAST PLAN REFERENCE : PS 841518S (LOT H1)

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

MGA Co-ordinates
(of approx centre of land in plan) E 746 350 ZONE: 54
N 5 839 300 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	CITY OF BALLARAT

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 1-135 are not shown on this plan.
Easements E-1 to E-5 and E-7 are not shown on this plan.

**ALFREDTON GROVE
STAGE 8
30 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-6	PIPELINES OR ANCILLARY PURPOSES	3	PS 836357U - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-8	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION



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FILE REF: 13756-108-PS836364X-03.dwg
DATE: 22/09/2020

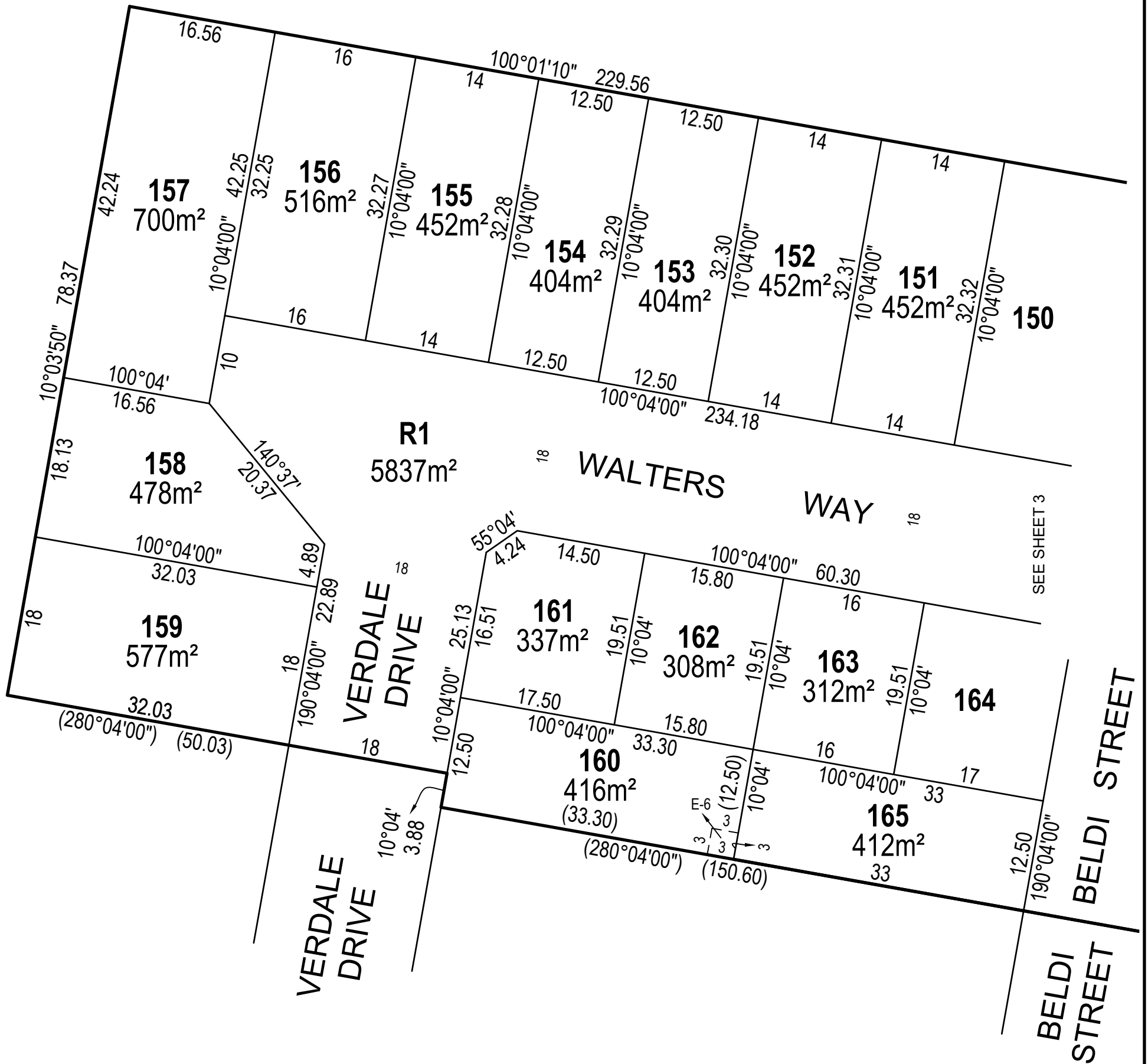
ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 4

SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 3

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

PS 836364 X



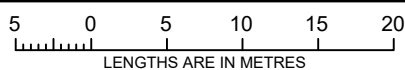
SEE SHEET 3

FILE REF: 13756-108-PS836364X-03.dwg



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SCALE
 1:500

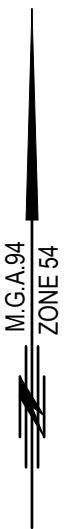
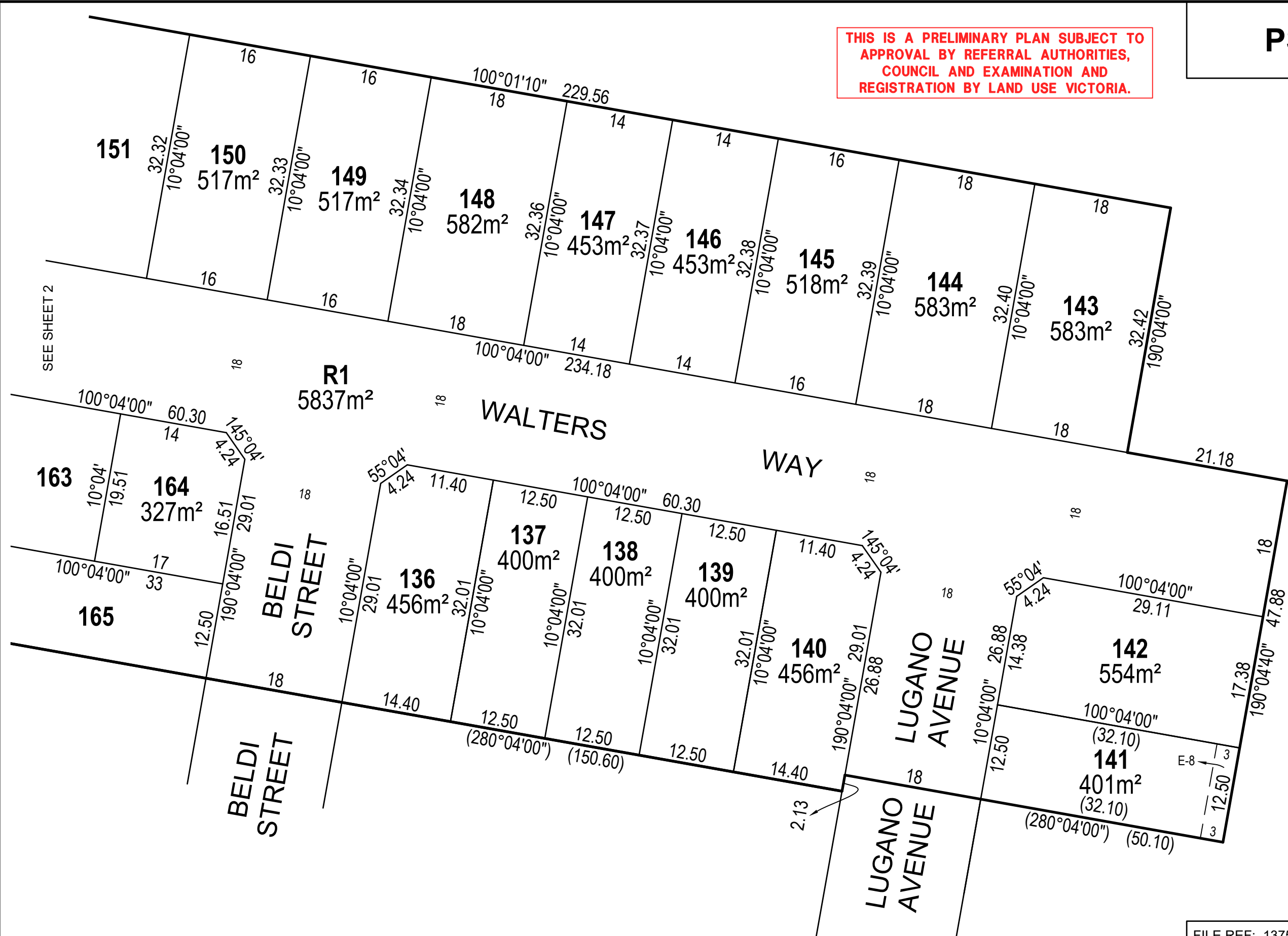


SURVEYOR: MICHAEL CRAIG WILSON
 VERSION: 3

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SHEET 2

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SCALE 1:500

 LENGTHS ARE IN METRES

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ORIGINAL SHEET
 SIZE: A3

SHEET 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)
136	137-165
137	136, 138-165
138	136-137, 139-165
139	136-138, 140-165
140	136-139, 141-165
141	136-140, 142-165
142	136-141, 143-165
143	136-142, 144-165
144	136-143, 145-165
145	136-144, 146-165
146	136-145, 147-165
147	136-146, 148-165
148	136-147, 149-165
149	136-148, 150-165
150	136-149, 151-165
151	136-150, 152-165
152	136-151, 153-165
153	136-152, 154-165
154	136-153, 155-165
155	136-154, 156-165
156	136-155, 157-165
157	136-156, 158-165
158	136-157, 159-165
159	136-158, 160-165
160	136-159, 161-165
161	136-160, 162-165
162	136-161, 163-165
163	136-162, 164-165
164	136-163, 165
165	136-164

Restriction: The burdened land cannot be used except in accordance with the provisions recorded in MCP AA6486

Expiry date: 09/09/2035

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 136-165

LAND TO BENEFIT: Lots 136-165

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: 3

ORIGINAL SHEET
SIZE: A3

SHEET 4