

PLAN OF SUBDIVISION

EDITION 1

PS 844949 W

LOCATION OF LAND

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

 LAST PLAN REFERENCE : PS 841518S (LOT H2)

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

 MGA Co-ordinates
 (of approx centre of land in plan) E 746 200 ZONE: 54
 N 5 838 900 GDA 94

COUNCIL CERTIFICATION AND ENDORSEMENT
 COUNCIL NAME: BALLARAT CITY COUNCIL

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-7 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 - 193 and 205 - 229 are not shown on this plan.
 E-4 is not shown on this plan.

ALFREDTON GROVE
STAGE 9
 31 LOTS,
 BALANCE LOT J

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	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION



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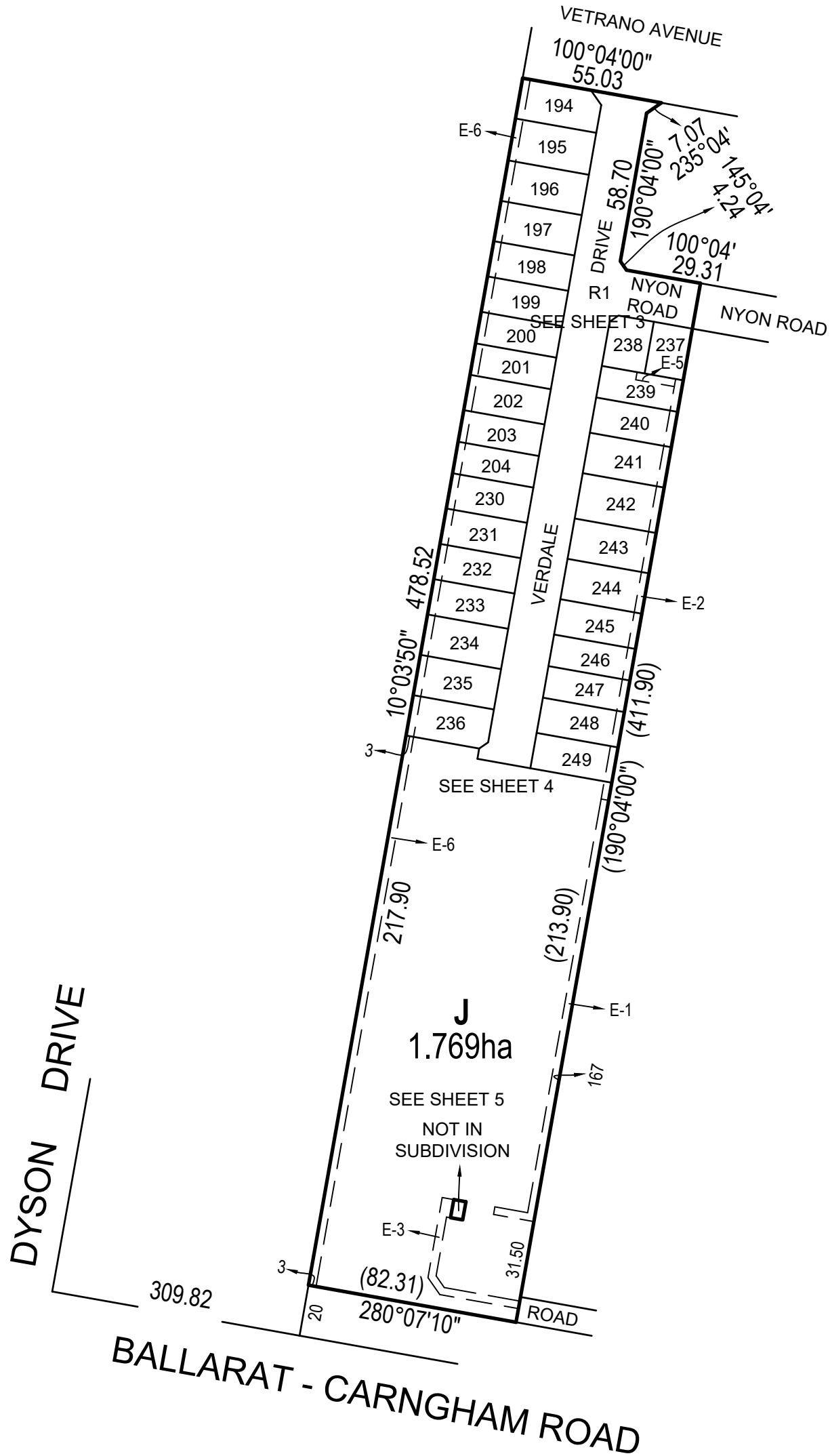
FILE REF: 13756-109-PS844949W-03.dwg
 DATE: 12/01/2021

SURVEYOR: MICHAEL CRAIG WILSON
 VERSION: 3

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 6

M.G.A.94
ZONE 54



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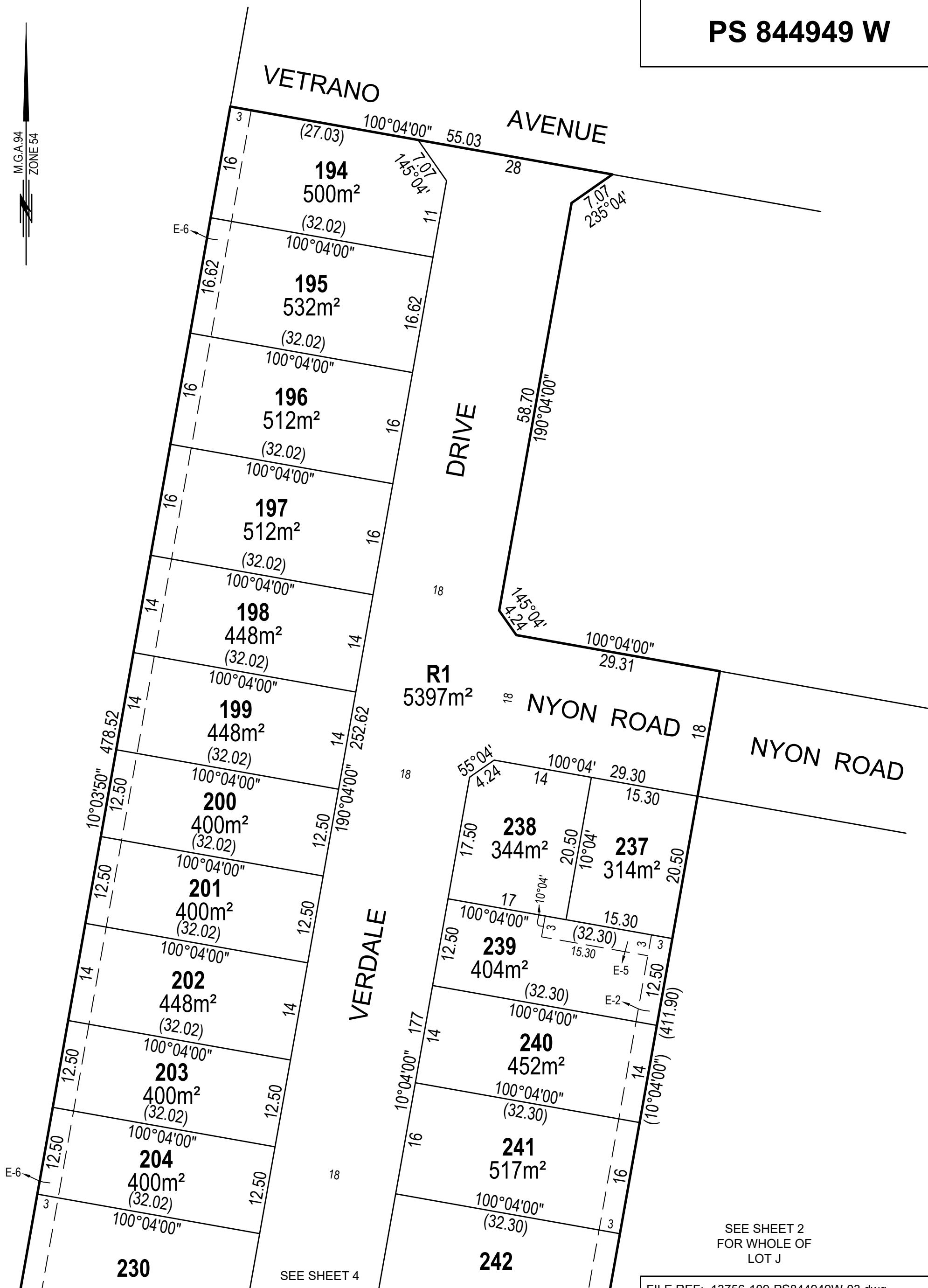
SCALE 1:2000
20 0 20 40 60 80
LENGTHS ARE IN METRES

SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 3

ORIGINAL SHEET
SIZE: A3

SHEET 2

M.G.A.94
ZONE 54



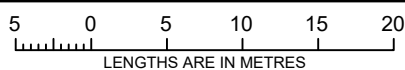
SEE SHEET 2
FOR WHOLE OF
LOT J

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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 3

SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 3

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)
194	195-204, 230-249
195	194, 196-204, 230-249
196	194-195, 197-204, 230-249
197	194-196, 198-204, 230-249
198	194-197, 199-204, 230-249
199	194-198, 200-204, 230-249
200	194-199, 201-204, 230-249
201	194-200, 202-204, 230-249
202	194-201, 203-204, 230-249
203	194-202, 204, 230-249
204	194-203, 230-249
230	194-204, 231-249
231	194-204, 230, 232-249
232	194-204, 230-231, 233-249
233	194-204, 230-232, 234-249
234	194-204, 230-233, 235-249
235	194-204, 230-234, 236-249
236	194-204, 230-235, 237-249
237	194-204, 230-236, 238-249
238	194-204, 230-237, 239-249
239	194-204, 230-238, 240-249
240	194-204, 230-239, 241-249
241	194-204, 230-240, 242-249
242	194-204, 230-241, 243-249
243	194-204, 230-242, 244-249
244	194-204, 230-243, 245-249
245	194-204, 230-244, 246-249
246	194-204, 230-245, 247-249
247	194-204, 230-246, 248-249
248	194-204, 230-247, 249
249	194-204, 230-248

Restriction: The burdened land cannot be used except in accordance with the provisions recorded in MCP AA 7012

Expiry date: 11/01/2036

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 194 - 204, 230 - 249

LAND TO BENEFIT: Lots 194 - 204, 230 - 249

RESTRICTION:

No dwelling shall be constructed on each lot described as the burdened land, unless:

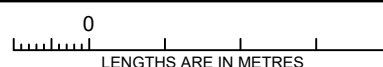
- it has a rainwater tank that is 2 Kilolitre or larger installed; and
- the roof of the dwelling drains to the rainwater tank; and
- rainwater from the rainwater tank is the primary supply for all toilets and outdoor usage provided, however, that a mains water system can be used when rainwater is unavailable.

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SCALE



ORIGINAL SHEET
 SIZE: A3

SHEET 6

SURVEYOR: MICHAEL CRAIG WILSON
 VERSION: 3