
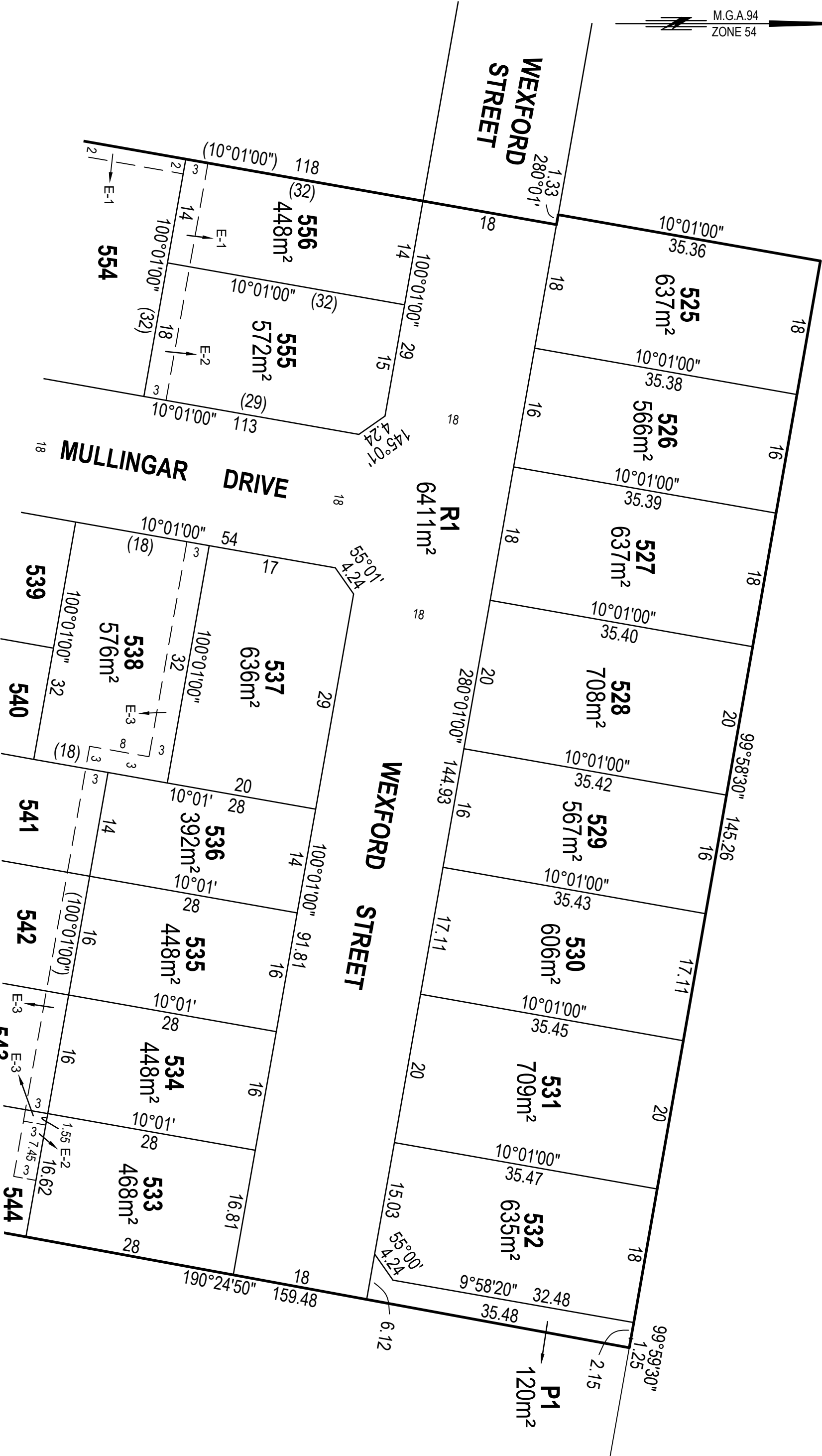


PLAN OF SUBDIVISION				EDITION 1		PS 836352 F	
LOCATION OF LAND  PARISH : CARDIGAN TOWNSHIP : ----- SECTION : 12 CROWN ALLOTMENTS : 10 & 11 (PARTS) CROWN PORTION : ----- TITLE REFERENCE : VOL. 12192 FOL. 918  LAST PLAN REFERENCE : LOT P ON PS 830181P  POSTAL ADDRESS : BALLARAT-CARNNGHAM ROAD, (At time of subdivision) ALFREDTON, 3350.  MGA Co-ordinates (of approx centre of land in plan) E 747 445 ZONE: 54 N 5 839 080 GDA 94				Council Name: Ballarat City Council  Council Reference Number: PSD/2020/042 Planning Permit Reference: PLP/2013/686/C SPEAR Reference Number: S155573B  <b>Certification</b>  This plan is certified under section 6 of the Subdivision Act 1988  Public Open Space  A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification  Digitally signed by: Rebecca Carter for Ballarat City Council on 03/08/2020			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		See sheet 4 for details of Restrictions affecting lots on this plan.			
ROAD R1		CITY OF BALLARAT					
NOTATIONS							
DEPTH LIMITATION does not apply to the land in this plan  SURVEY: This plan is based on survey (see PS 820581D).  STAGING: This is not a staged subdivision. Planning Permit No. PLP/2013/686/C  This survey has been connected to permanent marks No(s). 48, 77, 85, 109, 631 In Proclaimed Survey Area No. 49  Lots 1 to 524 (all inclusive) have been omitted from this plan.				<div>BALLYMANUS STAGE P 32 LOTS &amp; BALANCE LOT P1</div>			
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, E-3 E-2, E-3	DRAINAGE  PIPELINES OR ANCILLARY PURPOSES	SEE PLAN SEE PLAN	THIS PLAN  THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CITY OF BALLARAT  CENTRAL HIGHLANDS REGION WATER CORPORATION			
 ABN 11 125 568 461 1315 Sturt Street, Ballarat, VIC Australia (PO Box 563W, Ballarat West) 3350 Phone +61 3 5330 8888 Fax +61 3 5333 3815 Email: victoria@cardno.com.au Web: www.cardno.com		FILE REF: PF-14214-37-PS836352F(P)-05.dwg DATE: 16/06/2020		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4		
		Digitally signed by: Michael Craig Wilson, Licensed Surveyor, Surveyor's Plan Version (05), 03/08/2020, SPEAR Ref: S155573B					



SEE SHEET 3

FILE REF: PF-14214-37-PS836352F(P)-05.dwg



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SCALE  
1:500  
5 0 5 10 15 20  
LENGTHS ARE IN METRES

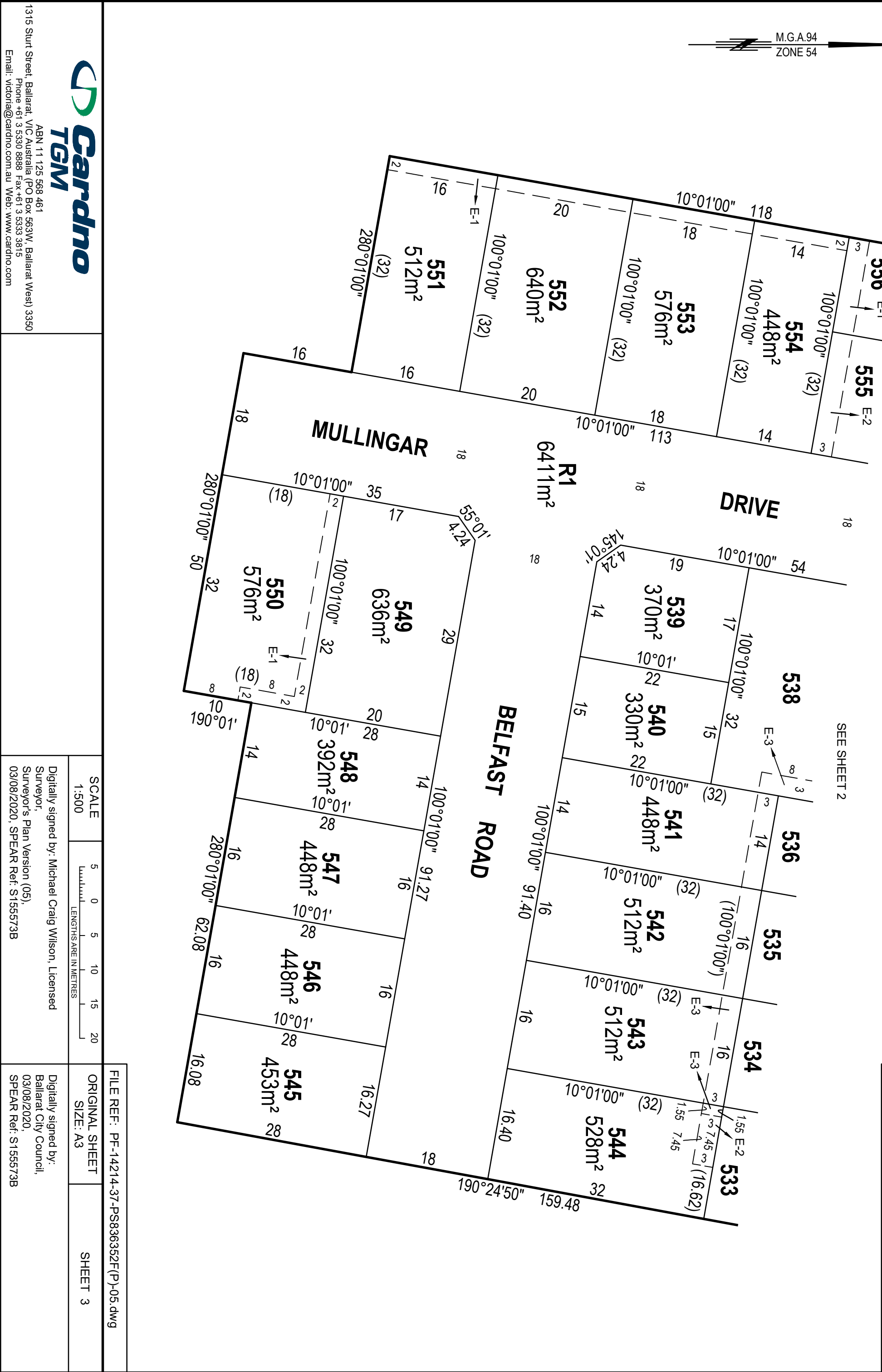
ORIGINAL SHEET  
SIZE: A3

SHEET 2

Digitally signed by: Michael Craig Wilson, Licensed Surveyor,  
Surveyor's Plan Version (05),  
03/08/2020, SPEAR Ref: S155573B

Digitally signed by:  
Ballarat City Council,  
03/08/2020,  
SPEAR Ref: S155573B

**PS 836352 F**



CREATION OF RESTRICTION

Upon registration of this plan the following restrictions are created

DESCRIPTION OF RESTRICTION No.1

The registered proprietor or proprietors of the lot on this plan shown in Column 1 below, shall not construct or cause to construct a dwelling with a finished floor level of less than the prescribed AHD level as shown in Column 2 below

Column 1	Column 2
Lot No	AHD
539	445.13

VARIATIONS

Variations to these requirements will require approval from the Responsible Authority

LAND BURDENED: Lot 539 on this plan

LAND TO BENEFIT: Lot 540 on this plan.

CREATION OF RESTRICTION

Upon registration of this plan the following restriction is created.

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 BURDENED: Lots 525 to 556 (all inclusive) in this plan

LAND TO BENEFIT: Lots 525 to 556 (all inclusive) in this plan

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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	Digitally signed by: Michael Craig Wilson, Licensed Surveyor, Surveyor's Plan Version (05), 03/08/2020, SPEAR Ref: S155573B		Digitally signed by: Ballarat City Council, 03/08/2020, SPEAR Ref: S155573B	