
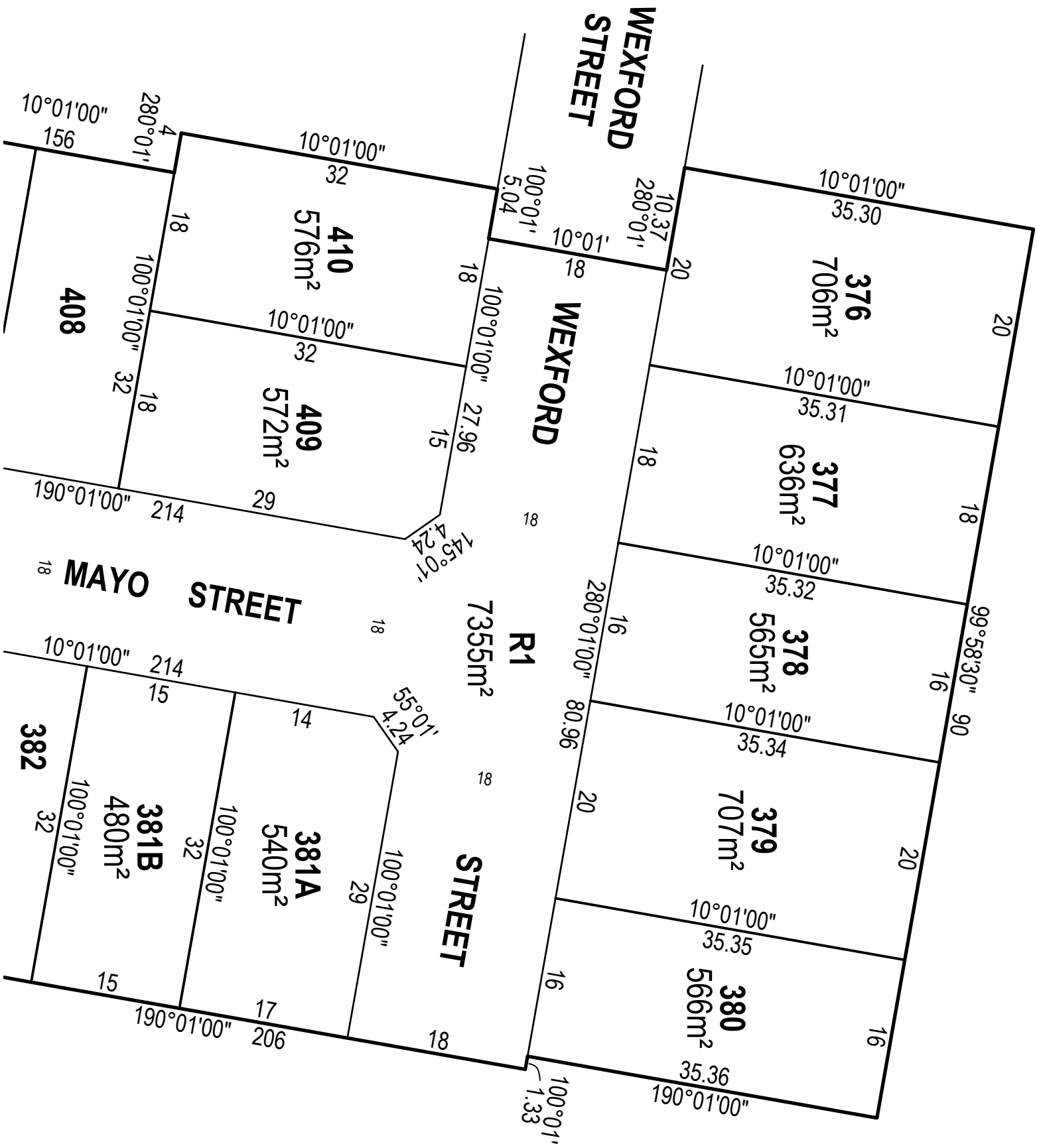
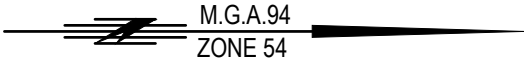


PLAN OF SUBDIVISION			EDITION 1		PS 820584 W	
<div>LOCATION OF LAND</div> <div>PARISH : CARDIGAN</div> <div>TOWNSHIP : -----</div> <div>SECTION : 12</div> <div>CROWN ALLOTMENT : 10 (PART)</div> <div>CROWN PORTION : -----</div> <div>TITLE REFERENCE : VOL. FOL.</div> <div>LAST PLAN REFERENCE : LOT U ON PS 820583Y</div> <div>POSTAL ADDRESS : BALLARAT-CARNNGHAM ROAD, ALFREDTON, 3350.</div> <div>MGA Co-ordinates (of approx centre of land in plan) E 747 310 ZONE: 54 N 5 839 020 GDA 94</div>			<div>Council Name: Ballarat City Council</div> <div>Council Reference Number: PSD/2018/204 Planning Permit Reference: PLP/2013/686/C SPEAR Reference Number: S132027A</div> <div>Certification</div> <div>This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 14/03/2019</div> <div>Public Open Space</div> <div>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</div> <div>Digitally signed by: Rebecca Carter for Ballarat City Council on 14/10/2019</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<div>OTHER PURPOSE OF THIS PLAN:</div> <div>To remove that part of the Pipelines or Ancillary Purposes Easement E-4 on PS 803282L that lies within Road Reserve R1 on this plan.</div> <div>GROUND FOR REMOVAL:</div> <div>By consent of the relevant Authority under the powers of Sec 6(1)(k)(iii) of the Subdivision Act 1988.</div> <div>See sheet 5 for details of Restrictions affecting lots on this plan.</div> <div>Lots 1 to 375 and easement identifiers E-1 to E-4 (all inclusive) have been omitted from this plan.</div> <div>BALLYMANUS STAGE U 36 LOTS</div>		
ROAD R1		CITY OF BALLARAT				
NOTATIONS						
<div>DEPTH LIMITATION does not apply to the land in this plan</div> <div>SURVEY:</div> <div>This plan is based on survey (see PS 716774X).</div> <div>STAGING:</div> <div>This is not a staged subdivision.</div> <div>Planning Permit No. PLP/2013/686/C</div> <div>This survey has been connected to permanent marks No(s). 48, 77, 85, 109, 631</div> <div>- Cardigan PM 85 Height AHD 436.211 (12/07/2018)</div> <div>In Proclaimed Survey Area No. 49</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-6	PIPELINES OR ANCILLARY PURPOSES	3	PS 816466C - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION		
E-5, E-6	DRAINAGE	SEE PLAN	PS 816466C	CITY OF BALLARAT		
E-7, E-8	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION		
E-8	DRAINAGE	3	THIS PLAN	CITY OF BALLARAT		
<div><div>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</div></div>		FILE REF: 14214-27-PS820584W(U)-06.dwg DATE: 19/09/2019		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5	
		Digitally signed by: Michael Craig Wilson, Licensed Surveyor, Surveyor's Plan Version (06), 04/10/2019, SPEAR Ref: S132027A				



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Email: [vic@cardno.com.au](mailto:vic@cardno.com.au) Web: [www.cardno.com](http://www.cardno.com)

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

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Surveyor's Plan Version (06),  
04/10/2019, SPEAR Ref: S132027A

ORIGINAL SHEET  
SIZE: A3

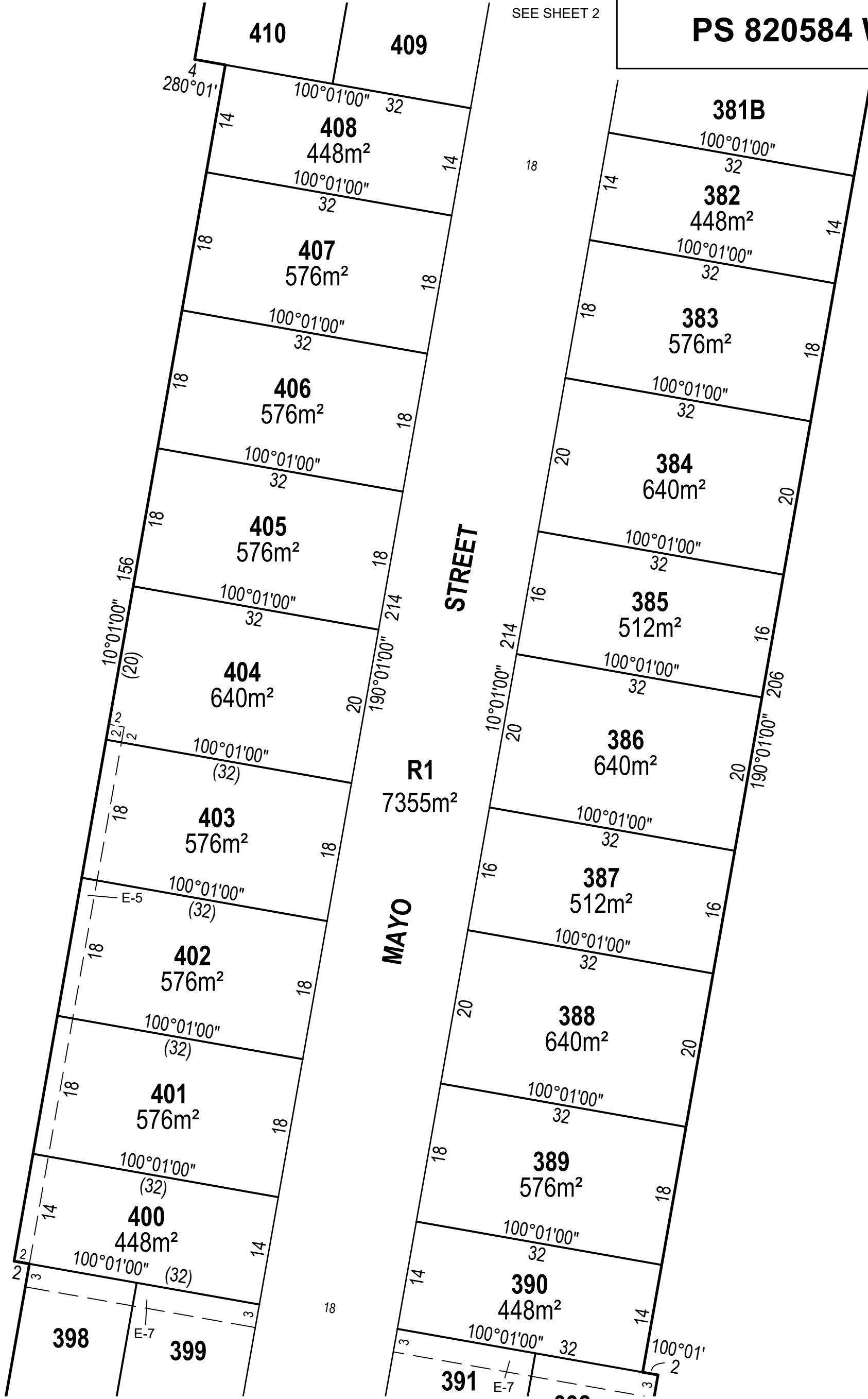
SHEET 2

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14/10/2019,  
SPEAR Ref: S132027A

M.G.A.94  
ZONE 54

SEE SHEET 2

PS 820584 W



SEE SHEET 4

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505101520

LENGTHS ARE IN METRES

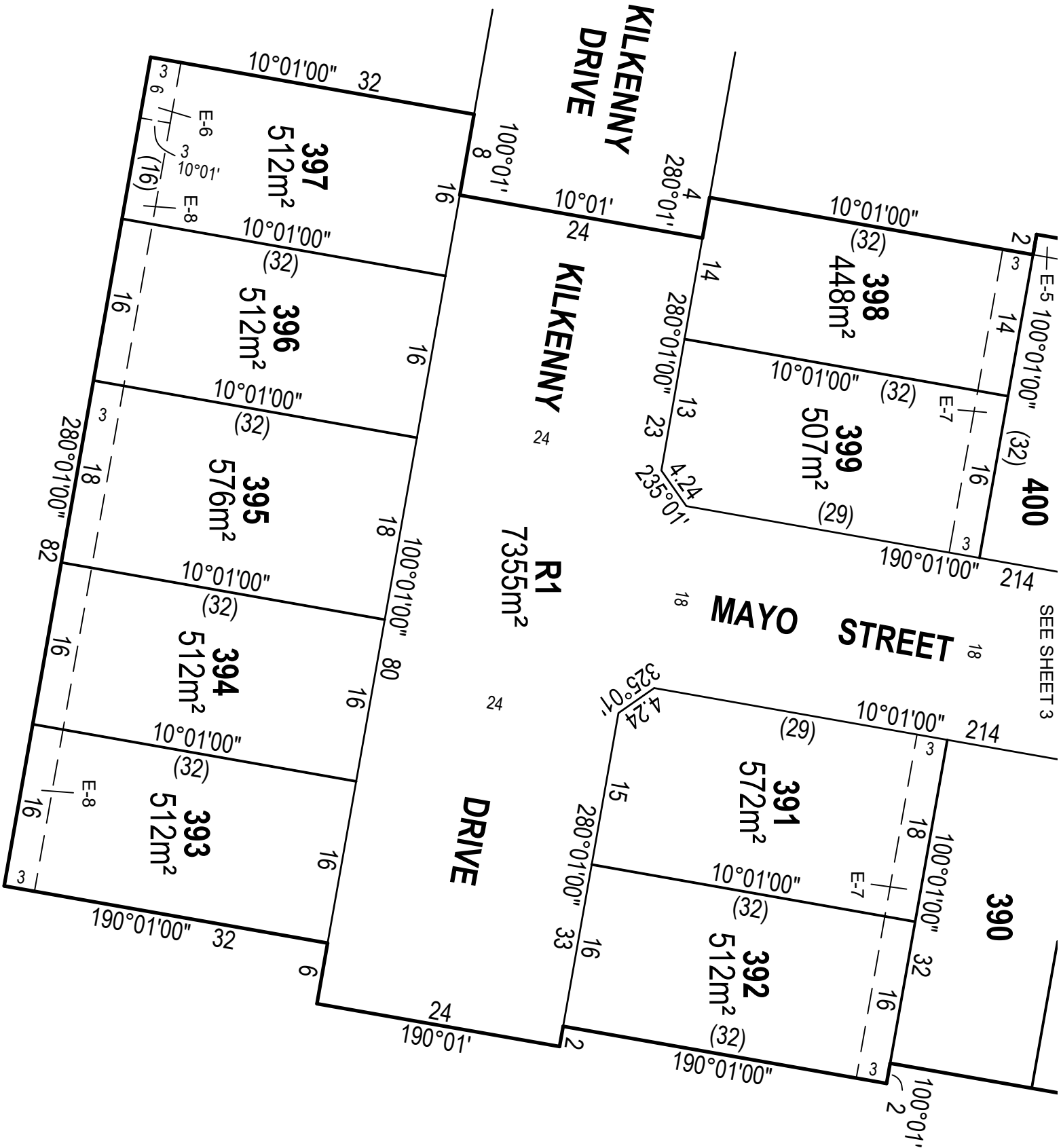
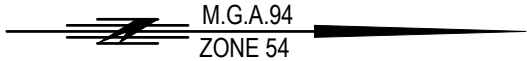
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ORIGINAL SHEET  
SIZE: A3

SHEET 3

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PS 820584 W



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SCALE  
1:500



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Ballarat City Council,  
14/10/2019,  
SPEAR Ref: S132027A

ORIGINAL SHEET  
SIZE: A3

SHEET 4

This plan is provided for marketing and information purposes only, it shows design levels only which may change during construction. Builders should check all information prior to the building process. Where discrepancies exist between the plan of subdivision and this plan, the plan of subdivision shall be taken as correct. It is the responsibility of the prospective purchaser to confirm prior to purchase, all lot levels, fill depth and all service locations are correct.

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 lots 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 Lot No	Column 2 AHD
398	441.07RL
399	441.10RL

VARIATIONS

Variations to these requirements will require approval from the Responsible Authority

LAND BURDENED: Lots 398 and 399 on this plan

LAND TO BENEFIT: Lot 400 on this plan.

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: All Lots in this plan



LAND TO BENEFIT: All Lots 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 (06), 04/10/2019, SPEAR Ref: S132027A		Digitally signed by: Ballarat City Council, 14/10/2019, SPEAR Ref: S132027A	