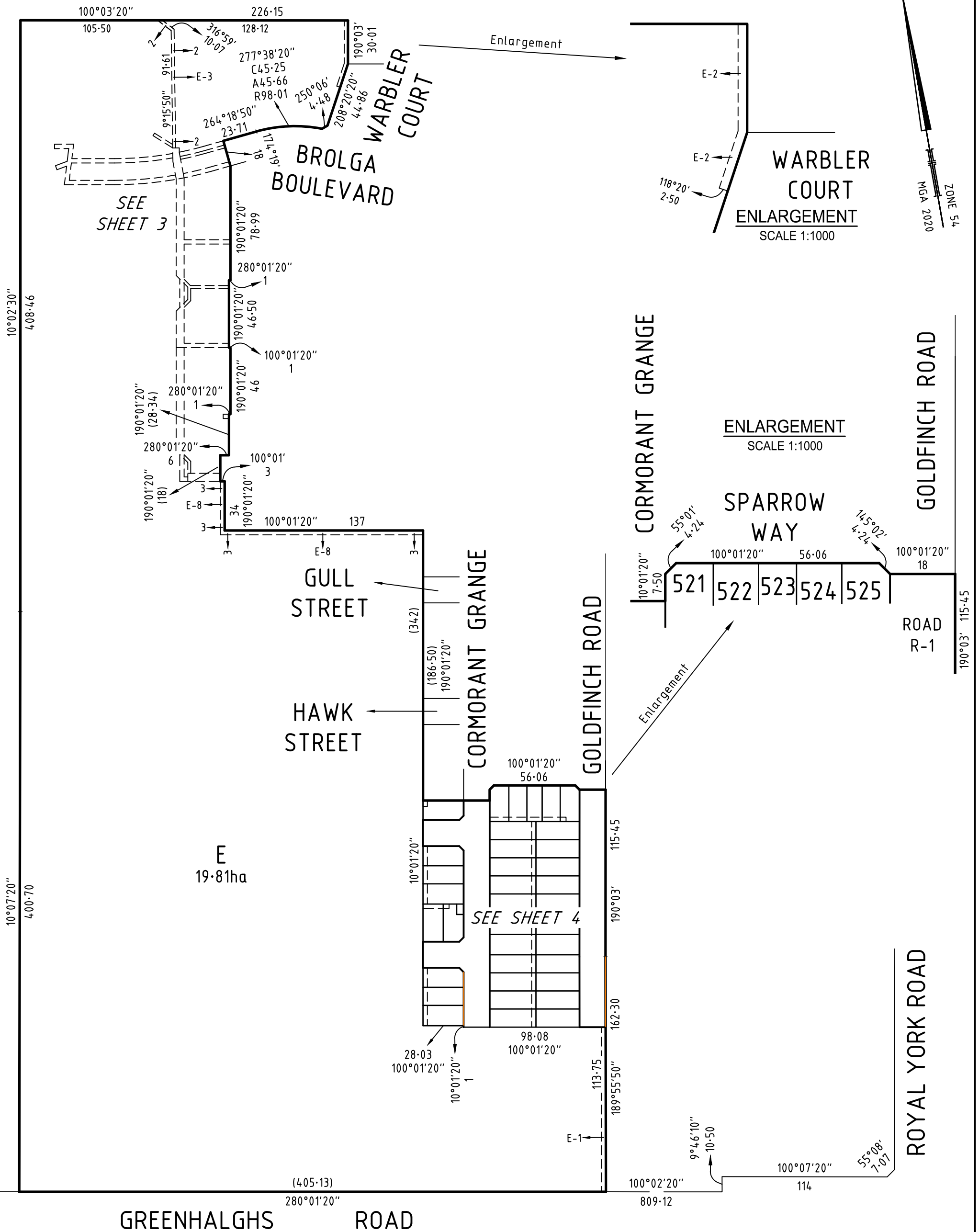


PLAN OF SUBDIVISION			EDITION 1	PS848623H
LOCATION OF LAND PARISH: CARDIGAN TOWNSHIP: SECTION: 1 CROWN ALLOTMENT: 19 (Part) CROWN PORTION: TITLE REFERENCE: C/T VOL FOL LAST PLAN REFERENCE: LOT D PS848609B POSTAL ADDRESS: 520 GREENHALGHS ROAD (at time of subdivision) WINTER VALLEY 3358 MGA2020 CO-ORDINATES: E: 745 900 ZONE: 54 (of approx centre of land in plan) N: 5 837 310				
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON		Lots 1-400 (both inclusive) and Lots A, B & C have been omitted from this plan. Creation of restrictions applies to lots in this plan - see sheet 6 Further purpose of plan: Variation of Easement shown E-1 on PS845413L, removal where now contained within Goldfinch Road. Variation of Easement shown E-7 on PS845424F, removal where now contained within Gull Street. <u>Grounds for Removal:</u> By consent of the relevant authority under the powers of Section 6(1)(k) Subdivision Act 1988.	
ROAD R-1 RESERVE No.1	Ballarat City Council Powercor Australia Limited			
NOTATIONS				
DEPTH LIMITATION : NIL				
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. PLP/2018/682 This survey has been connected to permanent marks No(s). 48, 85, 21 In Proclaimed Survey Area No. 49				
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-2	Pipelines or Ancillary Purposes	See Diagram	PS845413L - Sec 136 Water Act 1989	Central Highlands Region Water Corporation
E-2 & E-3	Drainage	See Diagram	PS845413L	Ballarat City Council
E-4 & E-5	Pipelines or Ancillary Purposes	See Diagram	PS845423H - Sec 136 Water Act 1989	Central Highlands Region Water Corporation
E-5 & E-6	Drainage	See Diagram	PS845423H	Ballarat City Council
E-7, E-8 & E-12	Pipelines or Ancillary Purposes	See Diagram	PS845424F - Sec 136 Water Act 1989	Central Highlands Region Water Corporation
E-8 & E-9	Drainage	See Diagram	PS845424F	Ballarat City Council
E-10	Pipelines or Ancillary Purposes	See Diagram	PS848609B - Sec 136 Water Act 1989	Central Highlands Region Water Corporation
E-11 & E-12	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 Water Act 1989	Central Highlands Region Water Corporation
E-12 & E-13	Drainage	See Diagram	This Plan	Ballarat City Council
CONROY'S GREEN - STAGE 5 (36 LOTS)			AREA OF STAGE - 2.456ha	
16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au		SURVEYORS FILE REF: 309150SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Michael Meehan Version: PRELIMINARY V2		DRAFT



ZONE 54
MGA 2020

ENLARGEMENT
SCALE 1:1000

SPARROW WAY

ROAD R-1

SURVEYOR'S FILE REF: 309150SV00

SCALE 1: 2500
25 0 25 50 75 100
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 2

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Version: PRELIMINARY V2

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SEE SHEET 2

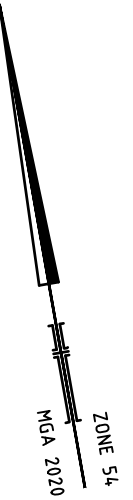
PS848623H

SPARROW WAY

CORMORANT GRANGE

GRANGE

CORMORANT



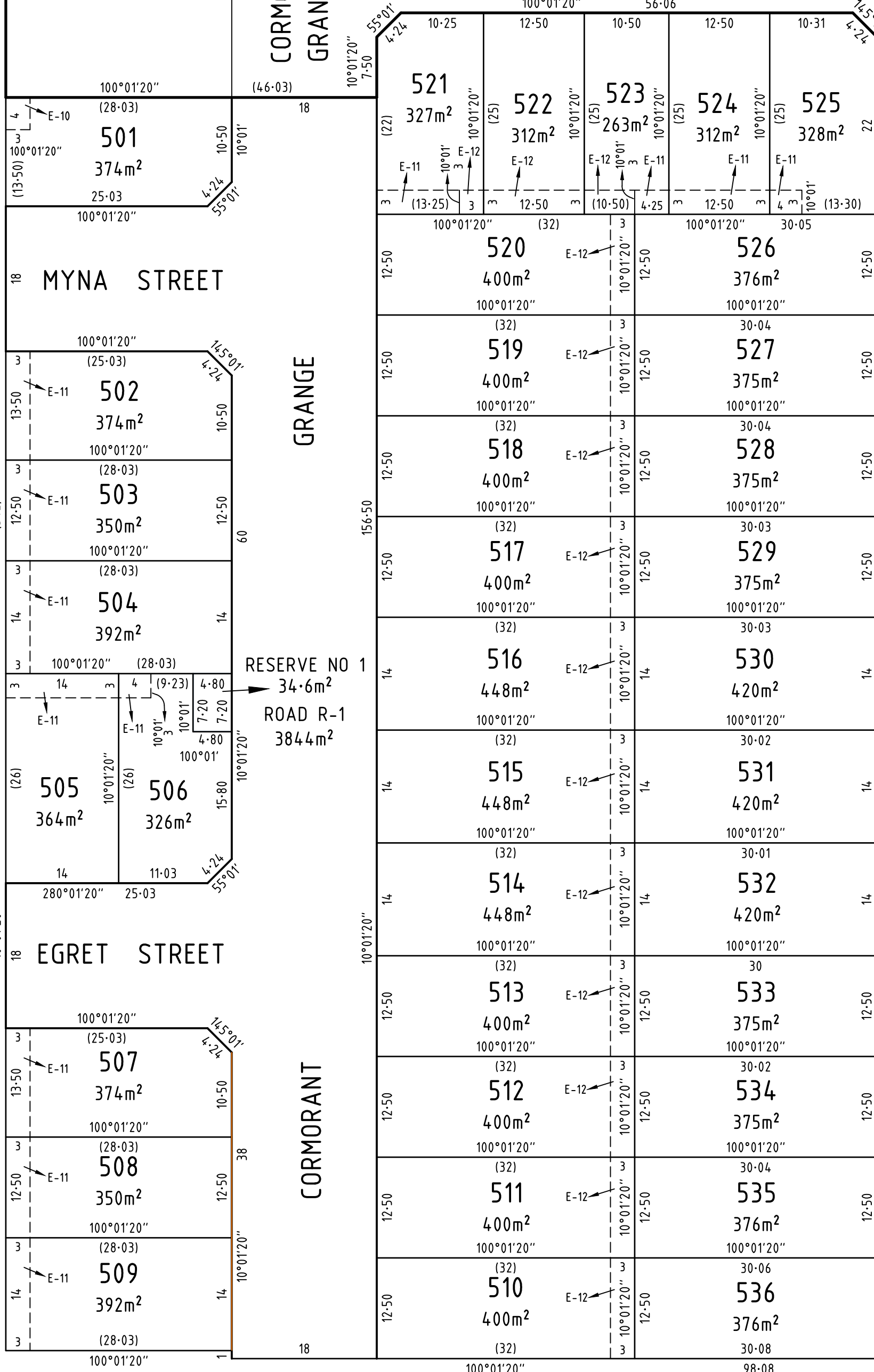
ROAD

ROAD R-1
2952m²

GOLDFINCH

SEE SHEET 2

E-1



RESERVE NO 1
34.6m²
ROAD R-1
3844m²

SURVEYOR'S FILE REF: 309150SV00

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

ORIGINAL SHEET
SIZE: A3

SHEET 4



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**SUBDIVISION ACT 1988
CREATION OF RESTRICTION**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BENEFIT & TO BE BURDENED:

THE LAND IS BURDENED AND BENEFITED IN ACCORDANCE WITH THE FOLLOWING TABLE OF BURDENED AND BENEFITED LAND

TABLE OF BURDENED AND BENEFITED LAND

BURDENED LOT

Lots 501 to 536 (both Inclusive)

BENEFITED LOT

Lots 501 to 536 (both inclusive)

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THE PLAN OF SUBDIVISION SHALL NOT CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY DWELLING UNLESS:

- (A) IT HAS A RAINWATER TANK THAT IS TWO KILOLITRES OR LARGER INSTALLED; AND
- (B) THE ROOF OF THE DWELLING DRAINS TO THE RAINWATER TANK; AND
- (C) RAINWATER FROM THE RAINWATER TANK IS THE PRIMARY SUPPLY FOR ALL TOILETS, COLD WATER LAUNDRY AND OUTDOOR USAGE PROVIDED, HOWEVER, THAT A MAINS WATER SYSTEM CAN BE USED WHEN RAINWATER IS UNAVAILABLE

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SURVEYOR'S FILE REF: 309150SV00

ORIGINAL SHEET
SIZE: A3

SHEET 5



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