

PLAN OF SUBDIVISION		EDITION 1	PS908091J	
LOCATION OF LAND PARISH: CARDIGAN TOWNSHIP: SECTION: 1 CROWN ALLOTMENT: 19 (PART) CROWN PORTION: TITLE REFERENCE: C/T VOL FOL LAST PLAN REFERENCE: LOT F on PS903680Q POSTAL ADDRESS: GOLDFINCH ROAD (at time of subdivision) WINTER VALLEY 3358 MGA2020 CO-ORDINATES: E: 745 780 ZONE: 54 (of approx centre of land in plan) N: 5 837 345				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	Lots 1-700 (both inclusive) and Lots A to F (both inclusive) have been omitted from this plan. Creation of restrictions applies to lots in this plan - See Sheet 6 <u>Further purpose of plan:</u> To remove that part of Easement E-13 created on PS903680Q that lies within Road R-1 (Butcherbird Parade) on this plan. <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	BALLARAT CITY COUNCIL			
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
			SEE SHEET 2 FOR DETAILS	
CONROY'S GREEN - STAGE 7 (17 LOTS)			AREA OF STAGE - 1.113ha	
16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au		SURVEYORS FILE REF: 309784SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Lyall Murray Timms Version: 1		DRAFT
				SHEET 1 OF 6

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 Section 136 of the 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 Section 136 of the Water Act 1989	Central Highlands Region Water Corporation
E-5 & E-6	Drainage	See Diagram	PS845423H	Ballarat City Council
E-7 & E-8	Pipelines or Ancillary Purposes	See Diagram	PS845424F Section 136 of the Water Act 1989	Central Highlands Region Water Corporation
E-8 & E-9	Drainage	See Diagram	PS845424F	Ballarat City Council
E-10 & E-11	Pipelines or Ancillary Purposes	See Diagram	PS848609B Section 136 of the Water Act 1989	Central Highlands Region Water Corporation
E-11 & E-12	Drainage	See Diagram	PS848609B	Ballarat City Council
E-13	Pipelines or Ancillary Purposes	3	PS848623H Section 136 of the Water Act 1989	Central Highlands Region Water Corporation
E-14	Pipelines or Ancillary Purposes	3	PS848623H Section 136 of the Water Act 1989	Central Highlands Region Water Corporation
E-14	Drainage	3	PS848623H	Ballarat City Council
E-15	Drainage	2	PS848623H	Ballarat City Council
E-16	Sewerage	3	This Plan	Central Highlands Region Water Corporation

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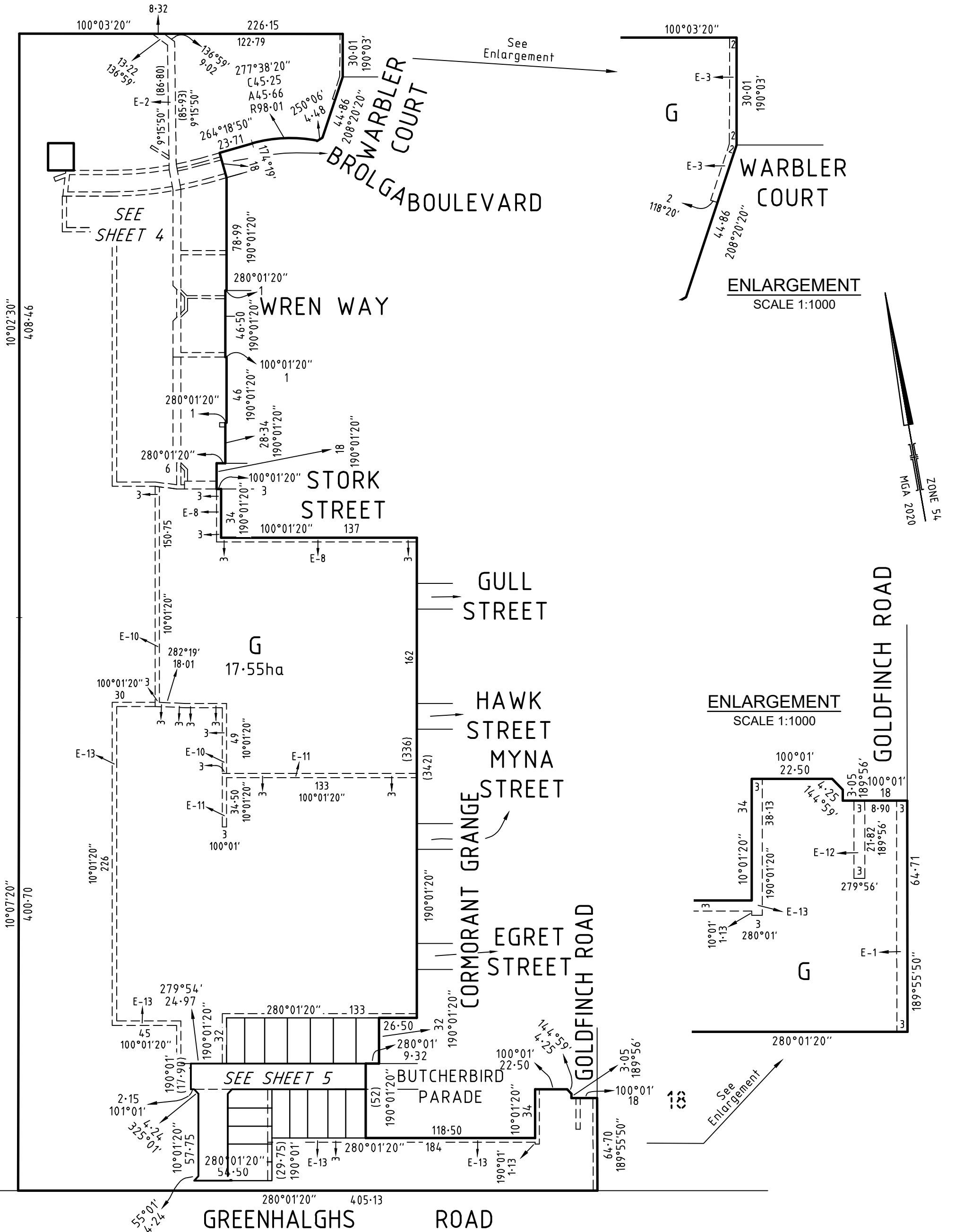
SHEET 2



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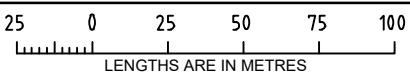


ENLARGEMENT
SCALE 1:1000

ENLARGEMENT
SCALE 1:1000

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SCALE 1: 2500



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SHEET 3

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SEE SHEET 3

PS908091J

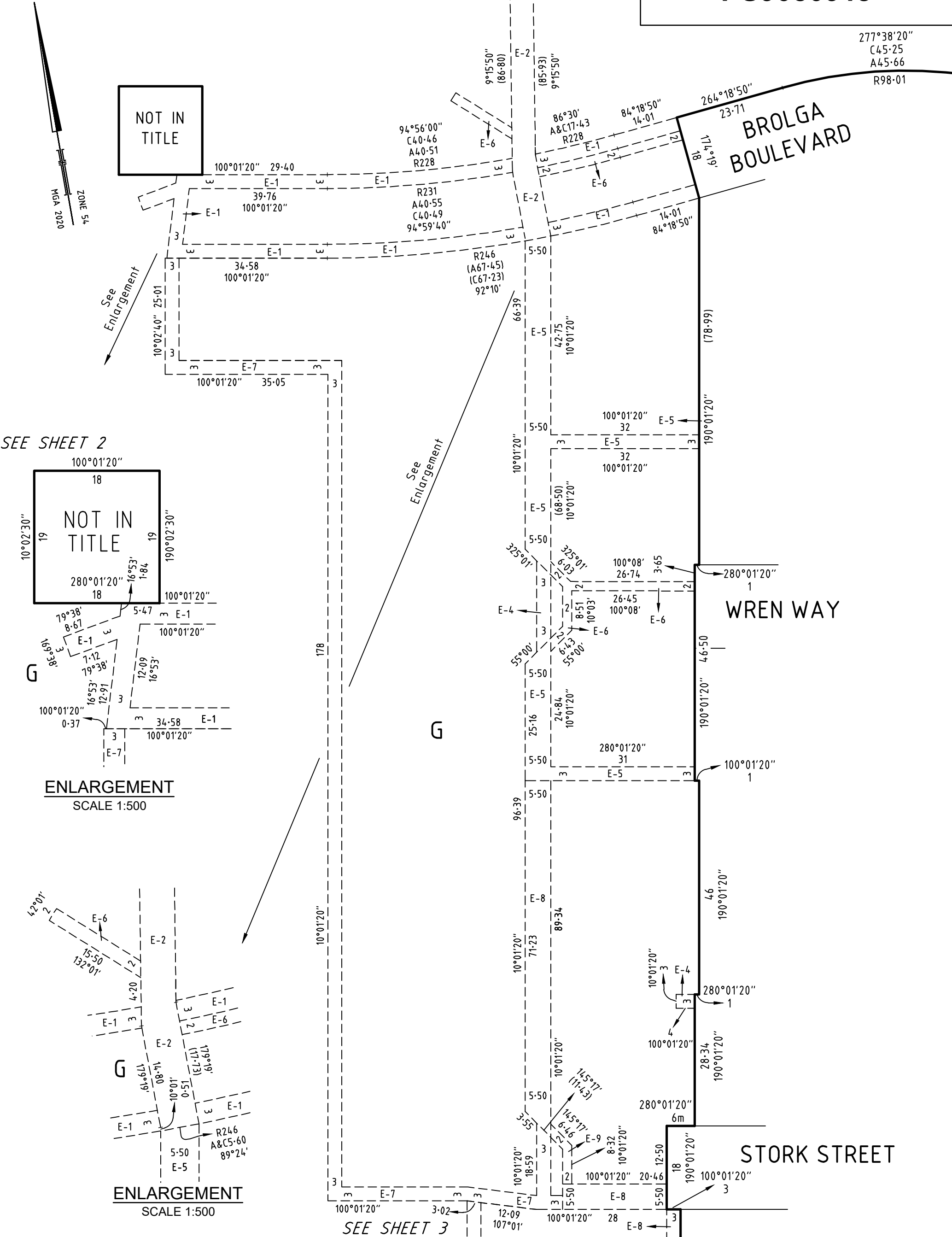
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R98:01

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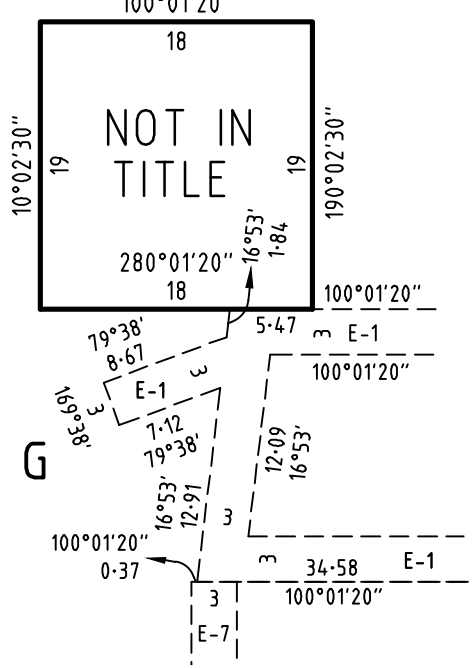
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WREN WAY

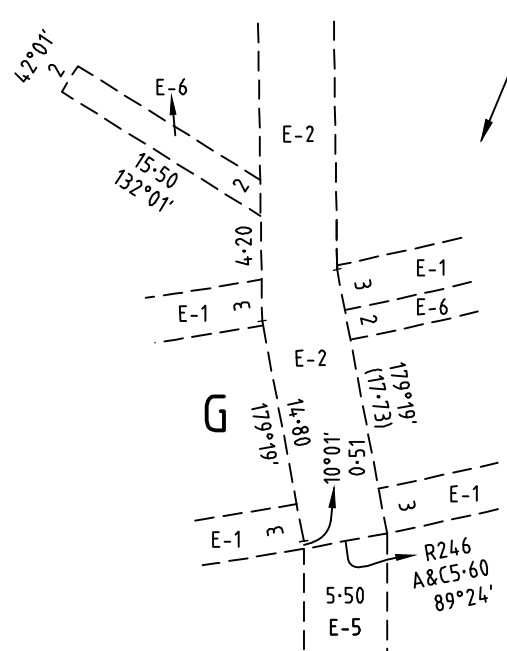
STORK STREET



SEE SHEET 2



ENLARGEMENT
SCALE 1:500



ENLARGEMENT
SCALE 1:500

SEE SHEET 3

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SCALE 1:750
7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

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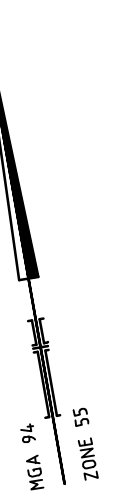
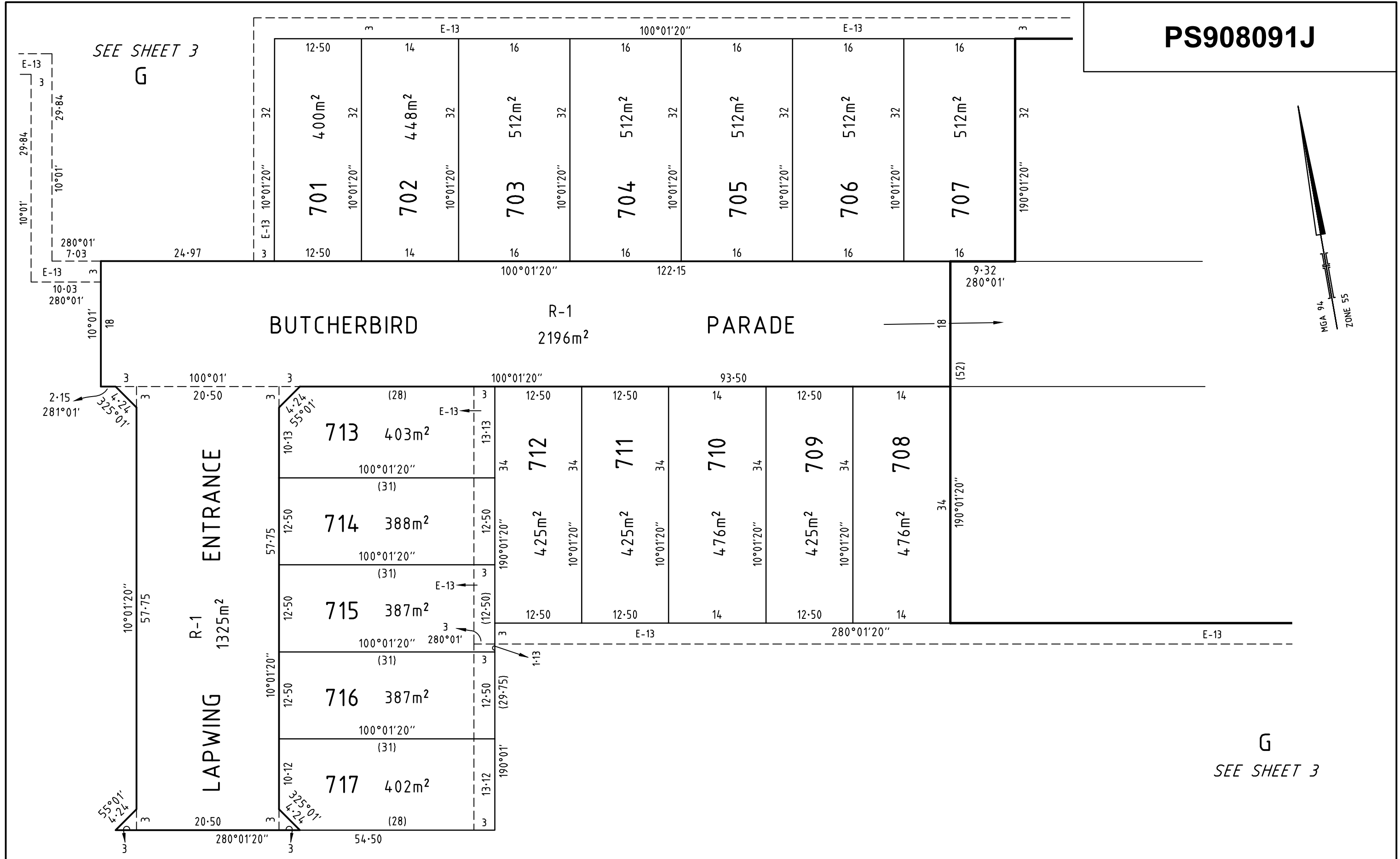
SHEET 4



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G
SEE SHEET 3

SURVEYOR'S FILE REF: 309784SV00

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

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SHEET 5



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**SUBDIVISION ACT 1988
CREATION OF RESTRICTION 'A'**

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	BENEFITED LOT
Lots 701 to 717 (both Inclusive)	Lots 701 to 717 (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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SHEET 6



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