


<b>PLAN OF SUBDIVISION</b>			EDITION 1	<b>PS903680Q</b>
<b>LOCATION OF LAND</b> PARISH: CARDIGAN TOWNSHIP: SECTION: 1 CROWN ALLOTMENT: 19 (PART) CROWN PORTION: TITLE REFERENCE: C/T VOL FOL  LAST PLAN REFERENCE: LOT E on PS848623H  POSTAL ADDRESS: GOLDFINCH ROAD (at time of subdivision) WINTER VALLEY 3358 MGA2020 CO-ORDINATES: E: 745 830 ZONE: 54 (of approx centre of land in plan) N: 5 837 040				
<b>VESTING OF ROADS AND/OR RESERVES</b>			<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL / BODY / PERSON		Lots 1-600 (both inclusive) and Lots A to E (both inclusive) have been omitted from this plan.  Creation of restrictions applies to lots in this plan - See Sheet 7  <u>Further purpose of plan:</u> To remove that part of Easement E-1 created on PS845413L and that part of Easement E-12 created on PS848609B that lies within Road R-1 (Goldfinch Road) 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			
RESERVE No.1	BALLARAT CITY COUNCIL			
RESERVE No.2	BALLARAT CITY COUNCIL			
RESERVE No.3	BALLARAT CITY COUNCIL			
<b>NOTATIONS</b>				
DEPTH LIMITATION : NIL				
<b>SURVEY:</b> This plan is based on survey  <b>STAGING:</b> 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				
<b>EASEMENT INFORMATION</b>				
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	
<b>CONROY'S GREEN - STAGE 6 (18 LOTS)</b>			<b>AREA OF STAGE - 1.109ha</b>	
 16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au		SURVEYORS FILE REF: 309528SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Lyall Murray Timms Version: 2		SHEET 1 OF 7

## 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

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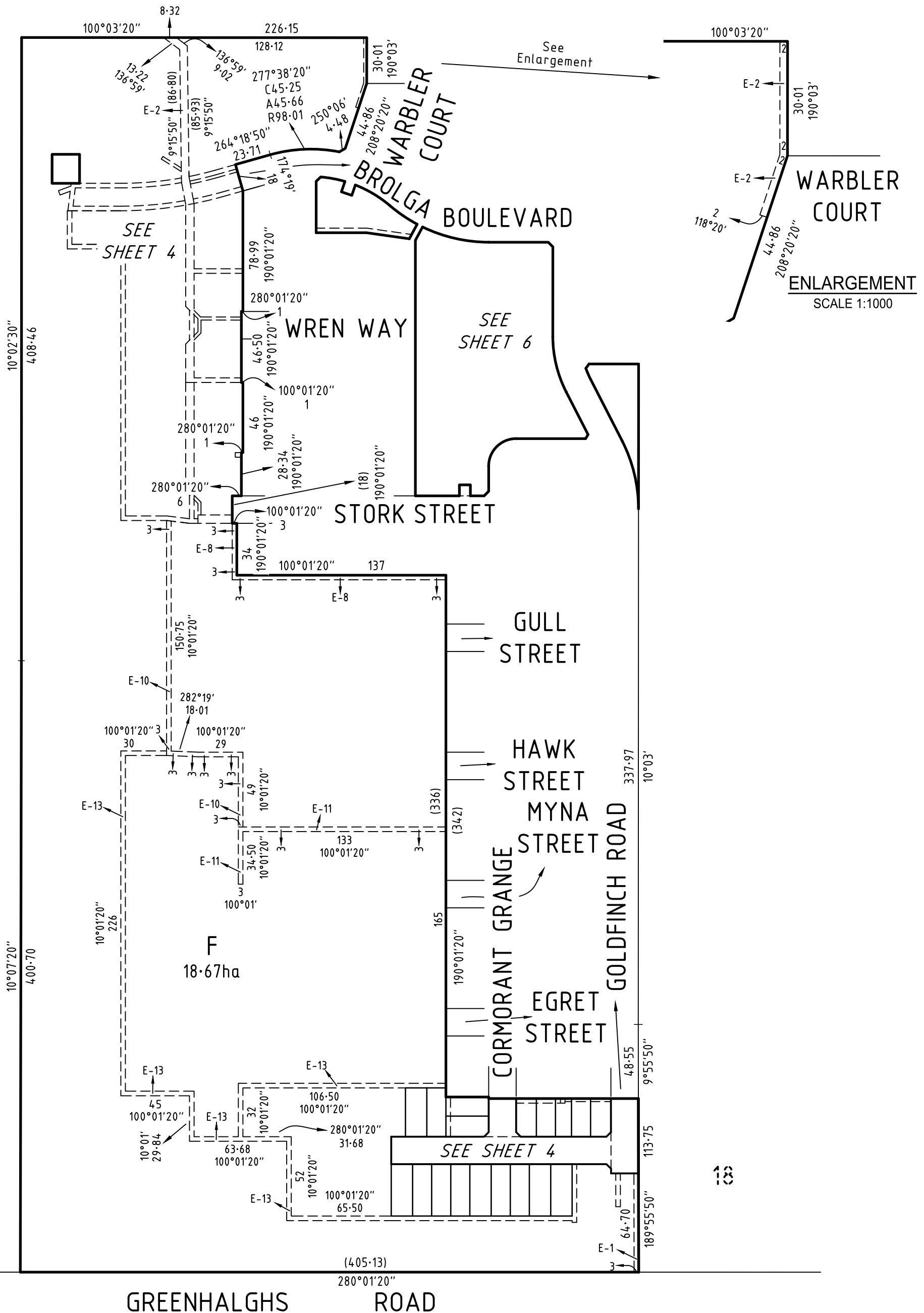
ORIGINAL SHEET  
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SHEET 2



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SCALE 1: 2500

LENGTHS ARE IN METRES

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SHEET 3



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SEE SHEET 3

PS903680Q

277°38'20"  
C45:25  
A45:66  
R98:01

NOT IN TITLE

BROLGA BOULEVARD

WREN WAY

STORK STREET

See Enlargement

See Enlargement

SEE SHEET 2

NOT IN TITLE

ENLARGEMENT  
SCALE 1:500

ENLARGEMENT  
SCALE 1:500

SEE SHEET 3

SURVEYOR'S FILE REF: 309528SV00

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

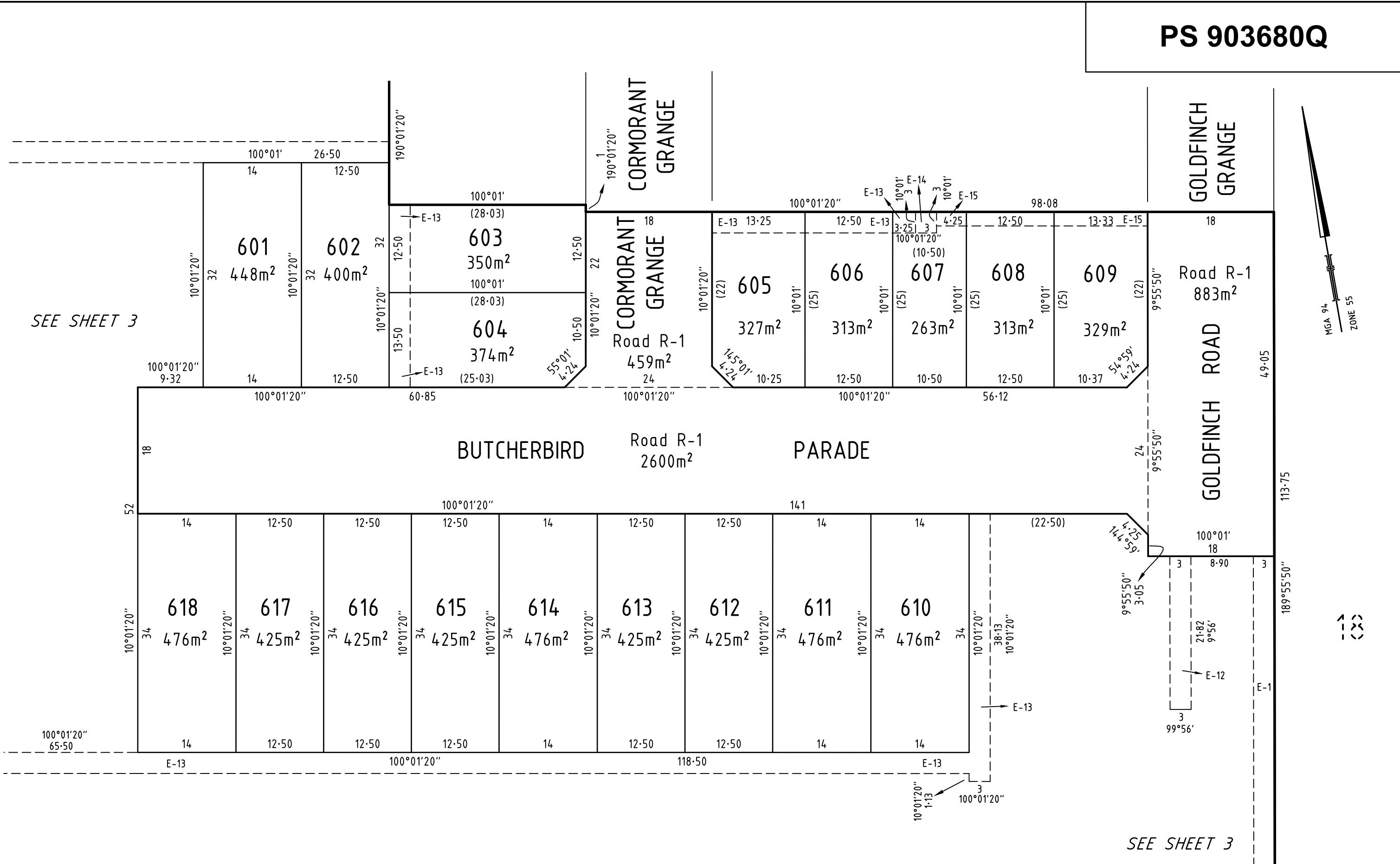
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SHEET 4



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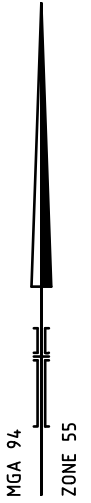
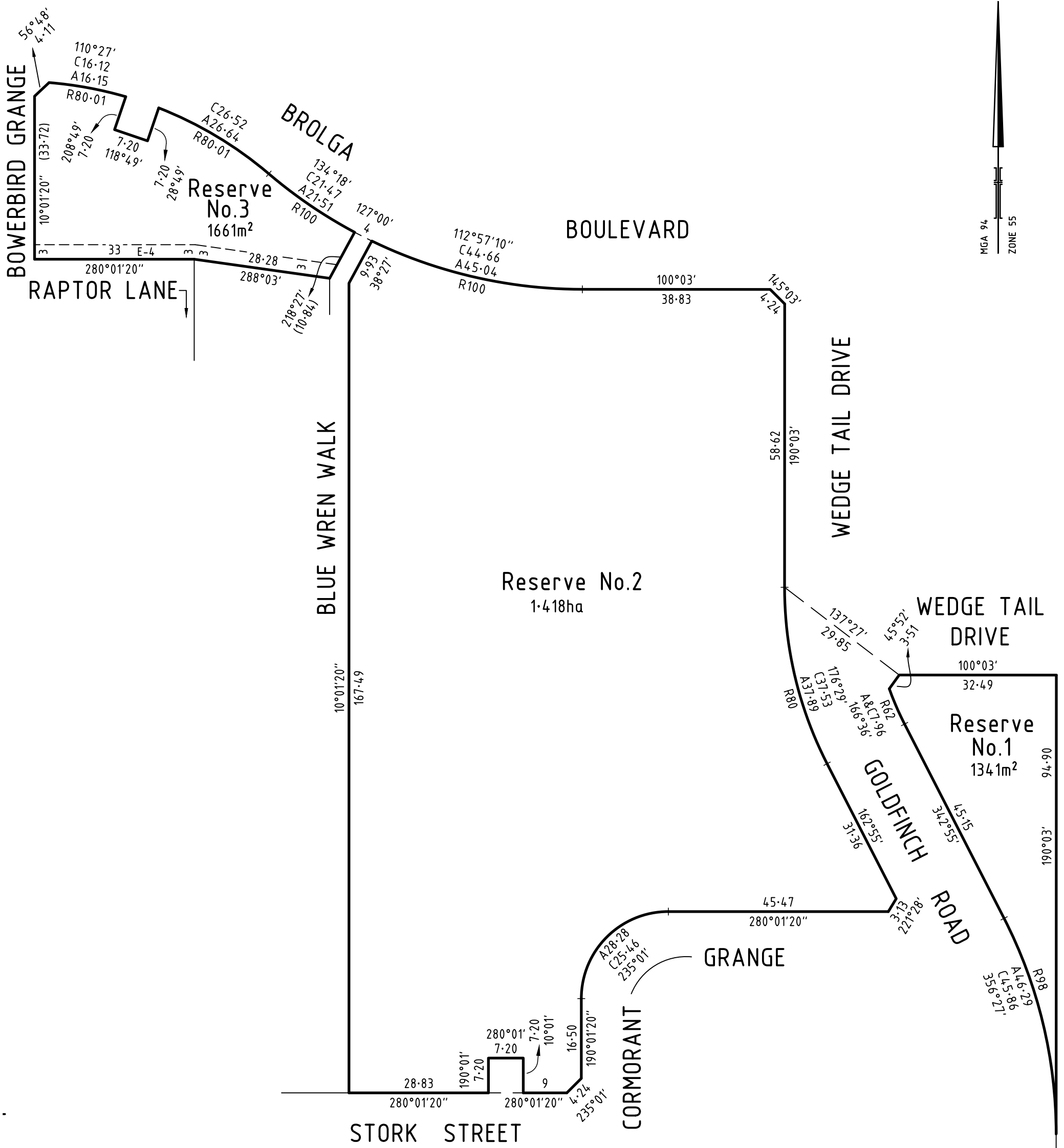
414 La Trobe Street  
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SCALE 1: 500  
LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3

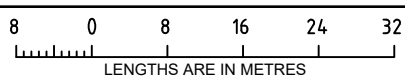
SHEET 5



SEE SHEET 3

SURVEYOR'S FILE REF: 309528SV00

SCALE  
1: 800



ORIGINAL SHEET  
SIZE: A3

SHEET 6



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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 601 to 618 (both Inclusive)	Lots 601 to 618 (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

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

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
Lot 607	Lots 601 to 606 and 608 to 618 (all inclusive)

DESCRIPTION OF RESTRICTION:

- (D) 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 ON THE LAND THAT DOES NOT COMPLY WITH THE REQUIREMENTS OF TYPE A LOTS UNDER THE SMALL LOT HOUSING CODE IN THE BALLARAT WEST PRECINCT STRUCTURE PLAN UNLESS THE CONSTRUCTION OR EXTENSION OF THE DWELLING HAS BEEN APPROVED BY THE RESPONSIBLE AUTHORITY UNDER THE RELEVANT PLANNING REGULATIONS.

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SHEET 7



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