
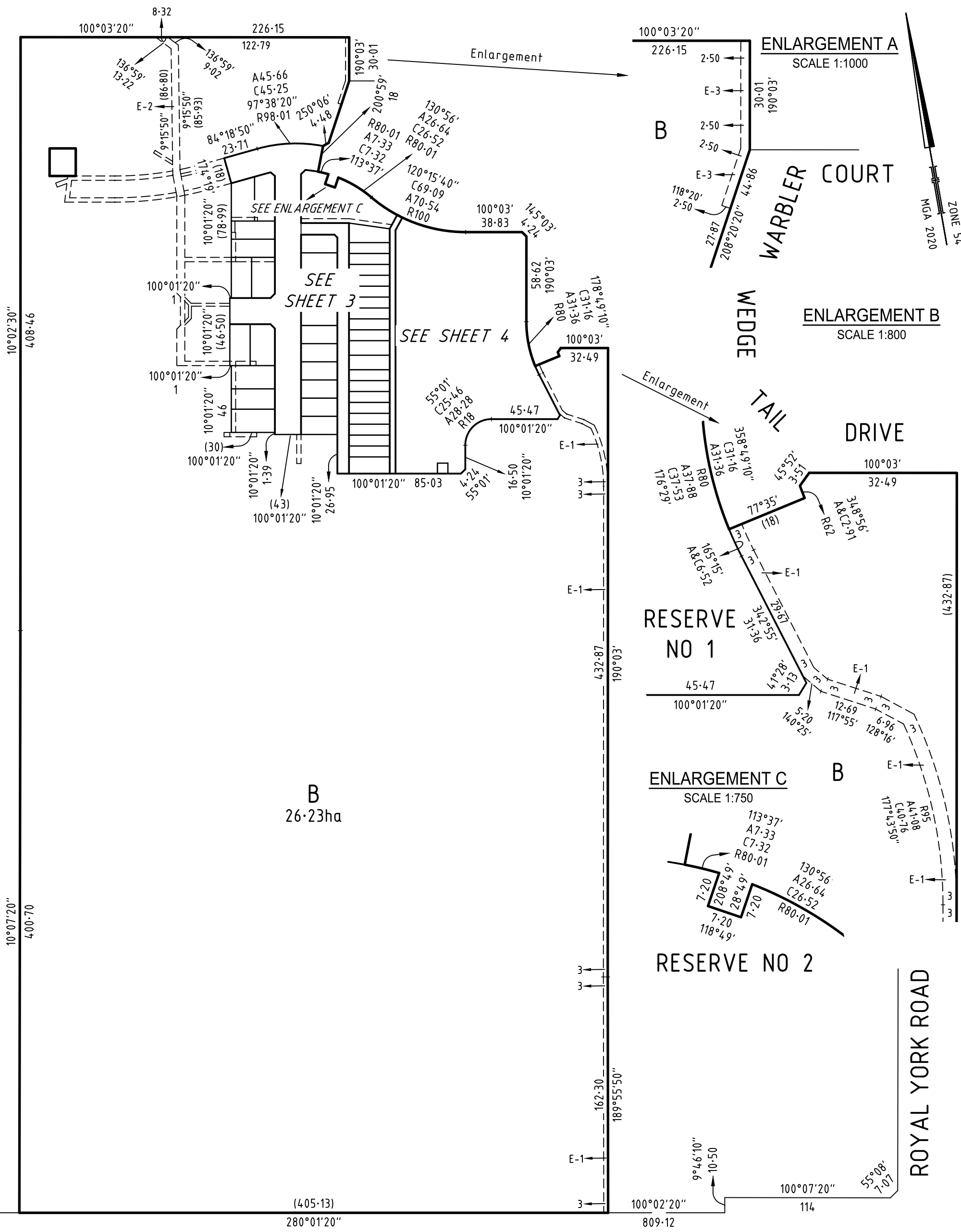


PLAN OF SUBDIVISION			EDITION 1	PS845423H
LOCATION OF LAND PARISH: CARDIGAN TOWNSHIP: SECTION: 1 CROWN ALLOTMENT: 19 (Part) CROWN PORTION: TITLE REFERENCE: C/T VOL FOL LAST PLAN REFERENCE: LOT A PS845413L POSTAL ADDRESS: 520 GREENHALGHS ROAD (at time of subdivision) WINTER VALLEY 3358 MGA2020 CO-ORDINATES: E: 745 780 ZONE: 54 (of approx centre of land in plan) N: 5 837 380				
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON		Lots 1-200, 223-239 (all inclusive) & Lot A have been omitted from this plan. Creation of Restrictions applies to lots in this plan - see sheet 5. <u>Further purpose of plan:</u> Variation of Easements shown E-1, E-2 and E-3 on PS845413L, removal where now contained within Broлга Boulevard. <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	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	This Plan - Sec 136 Water Act 1989	Central Highlands Region Water Corporation
E-5 & E-6	Drainage	See Diagram	This Plan	Ballarat City Council
CONROY'S GREEN - STAGE 2 (43 LOTS)			AREA OF STAGE - 3.616ha	
 16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au		SURVEYORS FILE REF: 308457SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Michael Meehan Version: 1		SHEET 1 OF 5



ENLARGEMENT A
SCALE 1:1000

ENLARGEMENT B
SCALE 1:800

ENLARGEMENT C
SCALE 1:750

ZONE 54
MGA 2020

B
26.23ha

RESERVE NO 1

RESERVE NO 2

GREENHALGHS ROAD

WARBLER COURT

WEDGE TAIL DRIVE

ROYAL YORK ROAD

SURVEYOR'S FILE REF: 308457SV00

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

ORIGINAL SHEET SIZE: A3

SHEET 2

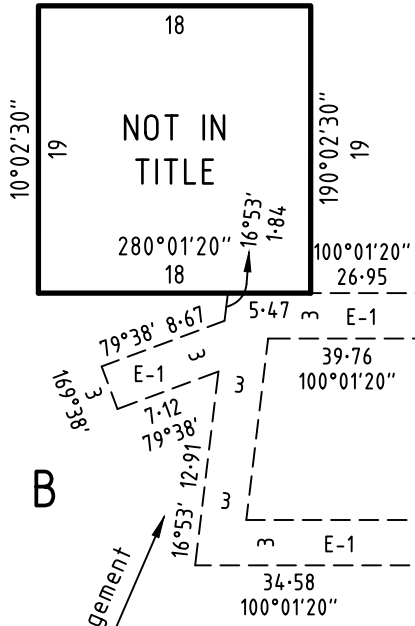


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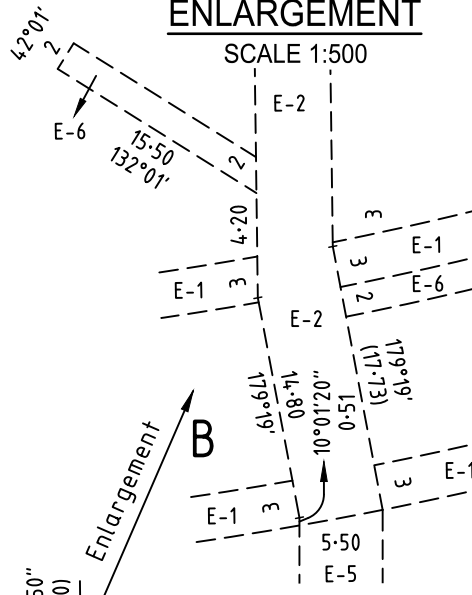
ENLARGEMENT

SCALE 1:500



ENLARGEMENT

SCALE 1:500



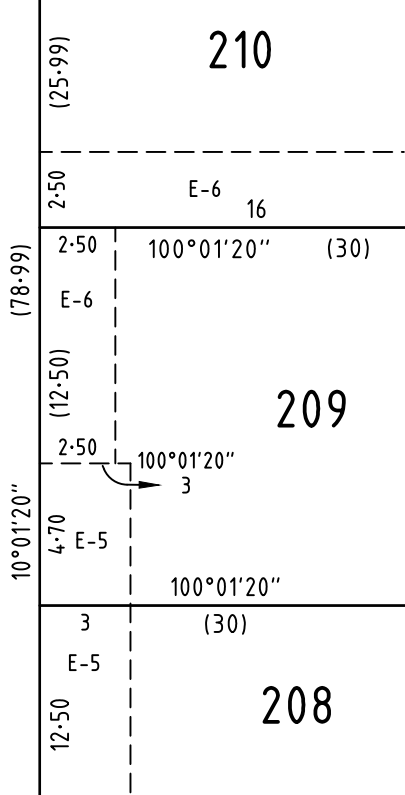
97°38'20"
C45-25
A45-66
R98-01

BROLGA BOULEVARD

236°48' 107°50'
4-11 A&C8-82
R80-01

ENLARGEMENT

SCALE 1:250



GRANGE

WREN WAY

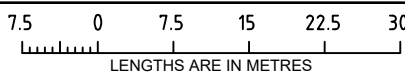
ROAD R-1 (PART)
6391m²

BOWERBIRD

SEE SHEET 4

SURVEYOR'S FILE REF: 308457SV00

SCALE 1: 750



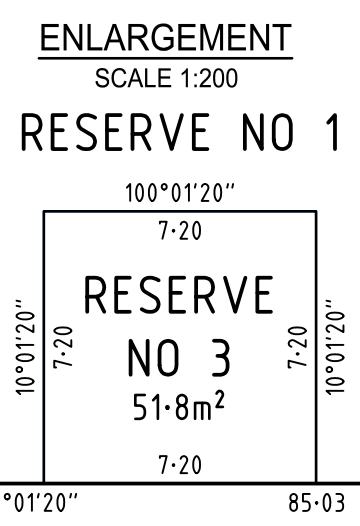
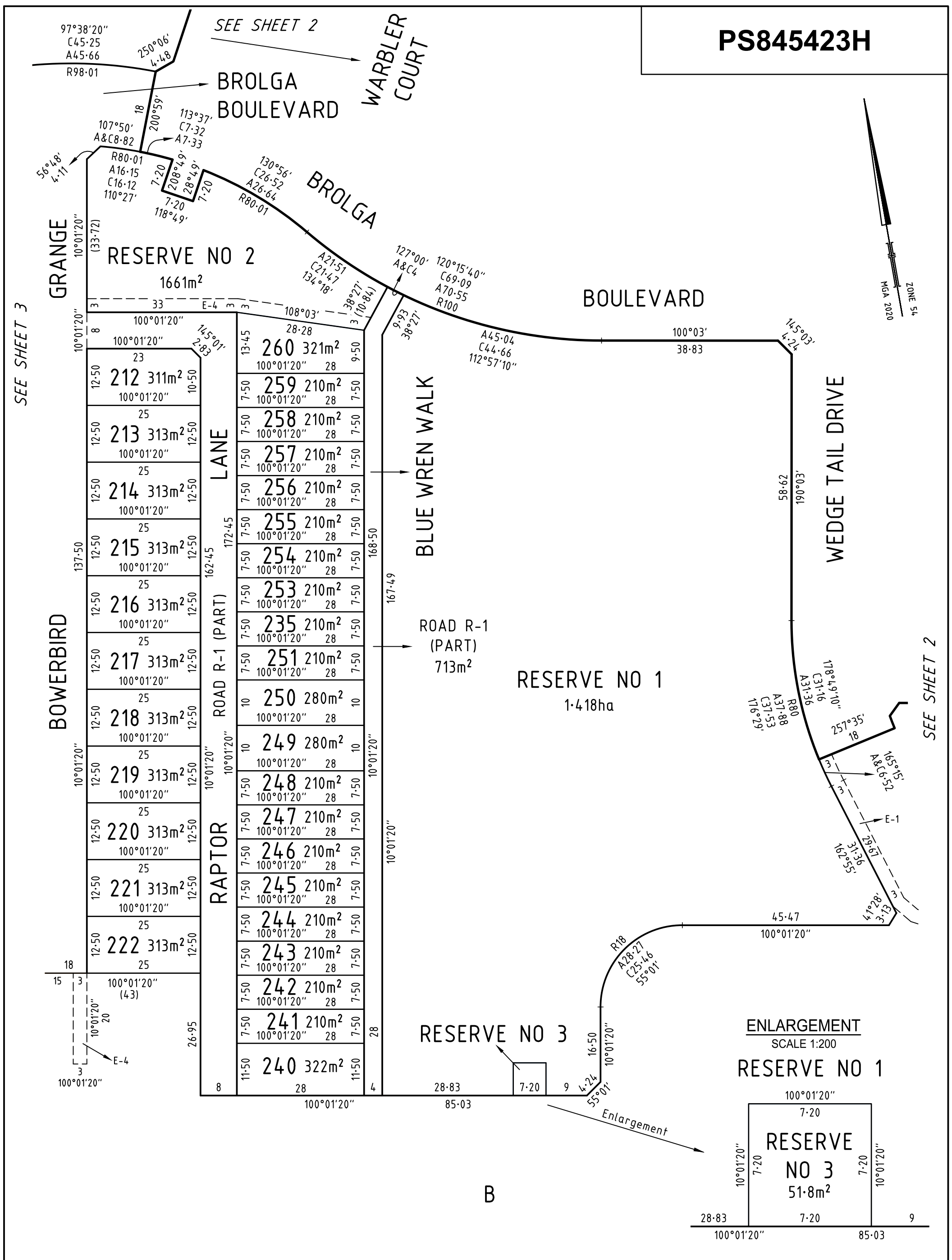
ORIGINAL SHEET SIZE: A3

SHEET 3



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SEE SHEET 3

SEE SHEET 2

**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 201 to 222 (both Inclusive) and Lots 240 to 260 (both Inclusive)

BENEFITED LOT

Lots 201 to 222 (both Inclusive) and Lots 240 to 260 (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

SURVEYOR'S FILE REF: 308457SV00

ORIGINAL SHEET
SIZE: A3

SHEET 5



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