

PLAN OF SUBDIVISION		EDITION 1	PS 908095A	
LOCATION OF LAND PARISH: CARDIGAN TOWNSHIP: SECTION: 1 CROWN ALLOTMENT: 19 (PART) CROWN PORTION: TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT J on PS908094C POSTAL ADDRESS: BROLGA BOULEVARD (at time of subdivision) WINTER VALLEY, 3358 MGA2020 CO-ORDINATES: E: 745 690 ZONE: 54 (of approx centre of land in plan) N: 5 837 600				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	Lots A to K (all inclusive) and 1 to 900 (all inclusive) have been omitted from this plan. <u>Other purpose of this plan</u> To remove those parts of Easements E-1 & E-2 created on PS845413L that lie within Road R-1 (Brolga Boulevard) on this plan. To remove those parts of Easements E-4, E-5 & E-6 created on PS845423H that lie within Road R-1 (Brolga Boulevard, Wren Way & Skylark Drive) on this plan. To remove those parts of Easements E-7 & E-8 created on PS845424F that lie within Road R-1 (Skylark Drive & Mallard Parade) on this plan. To remove that part of Easement E-15 created on PS908094C which lies within Road R-1 (Skylark Drive & Stork Street) on this plan. <u>Grounds for Removal</u> By consent of the relevant authorities under the powers of Section 6(1)(k) of the Subdivision Act 1988.		
ROAD R-1	Ballarat City Council			
Reserve No.1	Ballarat City Council			
Reserve No.2	Ballarat City Council			
NOTATIONS				
DEPTH LIMITATION : DOES NOT APPLY				
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 EASEMENT INFORMATION				
CONROY'S GREEN ESTATE - STAGE 9 (43 LOTS)				AREA OF STAGE - 5.153ha
115 Doveton Street South PO Box 668 Ballarat Central Vic 3353 T 61 3 5312 7000 spiire.com.au		SURVEYORS FILE REF: 309954SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Lyall Murray Timms Version: 2		SHEET 1 OF 8

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	Pipelines or Ancillary Purposes	See Diagram	PS845413L Section 136 of the Water Act 1989	Central Highlands Water Corporation
E-1 & E-2	Drainage	See Diagram	PS845413L	Ballarat City Council
E-3 & E-4	Pipelines or Ancillary Purposes	See Diagram	PS845423H Section 136 of the Water Act 1989	Central Highlands Water Corporation
E-4 & E-5	Drainage	See Diagram	PS845423H	Ballarat City Council
E-6 & E-7	Pipelines or Ancillary Purposes	See Diagram	PS845424F Section 136 of the Water Act 1989	Central Highlands Water Corporation
E-7	Drainage	See Diagram	PS845424F	Ballarat City Council
E-8 & E-9	Pipelines or Ancillary Purposes	See Diagram	PS848609B Section 136 of the Water Act 1989	Central Highlands Water Corporation
E-9	Drainage	See Diagram	PS848609B	Ballarat City Council
E-10	Pipelines or Ancillary Purposes	3	PS848623H Section 136 of the Water Act 1989	Central Highlands Water Corporation
E-11	Drainage	2	PS908091J	Ballarat City Council
E-12	Pipelines or Ancillary Purposes	3	PS908094C Section 136 of the Water Act 1989	Central Highlands Water Corporation
E-13	Drainage	3	PS908094C	Ballarat City Council
E-13	Pipelines or Ancillary Purposes	3	PS908094C Section 136 of the Water Act 1989	Central Highlands Water Corporation
E-14	Drainage	See Diagram	PS908094C	Ballarat City Council
E-14	Pipelines or Ancillary Purposes	See Diagram	PS908094C Section 136 of the Water Act 1989	Central Highlands Water Corporation
E-15	Pipelines or Ancillary Purposes	3	This Plan Section 136 of the Water Act 1989	Central Highlands Water Corporation
E-15	Drainage	3	This Plan	Ballarat City Council
E-16	Drainage	2	This Plan	Ballarat City Council
E-17	Pipelines or Ancillary Purposes	3	This Plan Section 136 of the Water Act 1989	Central Highlands Water Corporation

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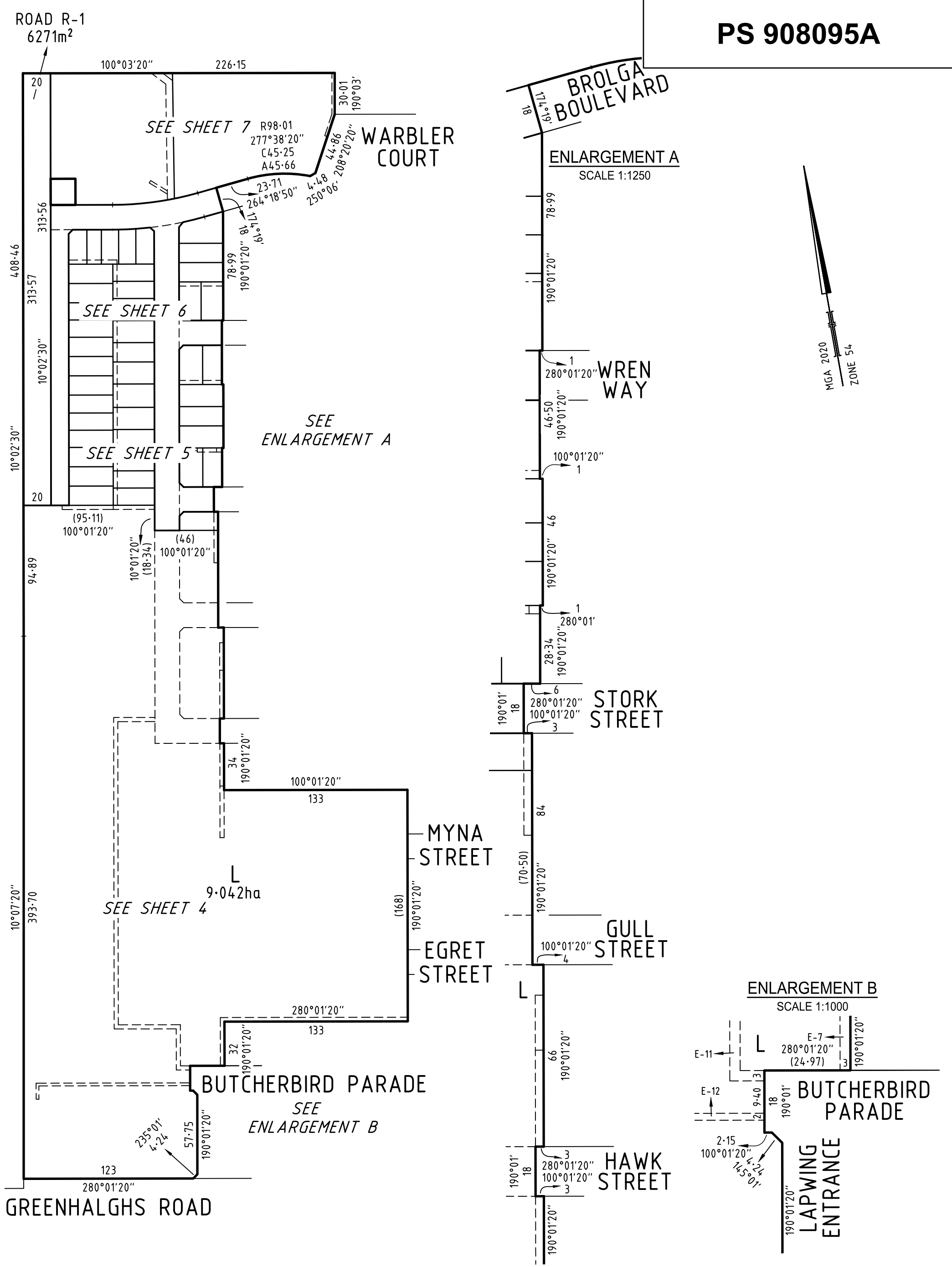
ORIGINAL SHEET
SIZE: A3

SHEET 2



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SCALE 1: 2500

25 0 25 50 75 100

LENGTHS ARE IN METRES

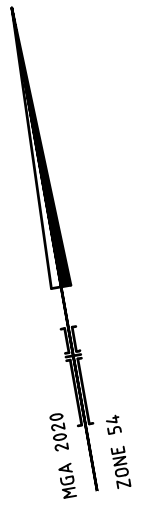
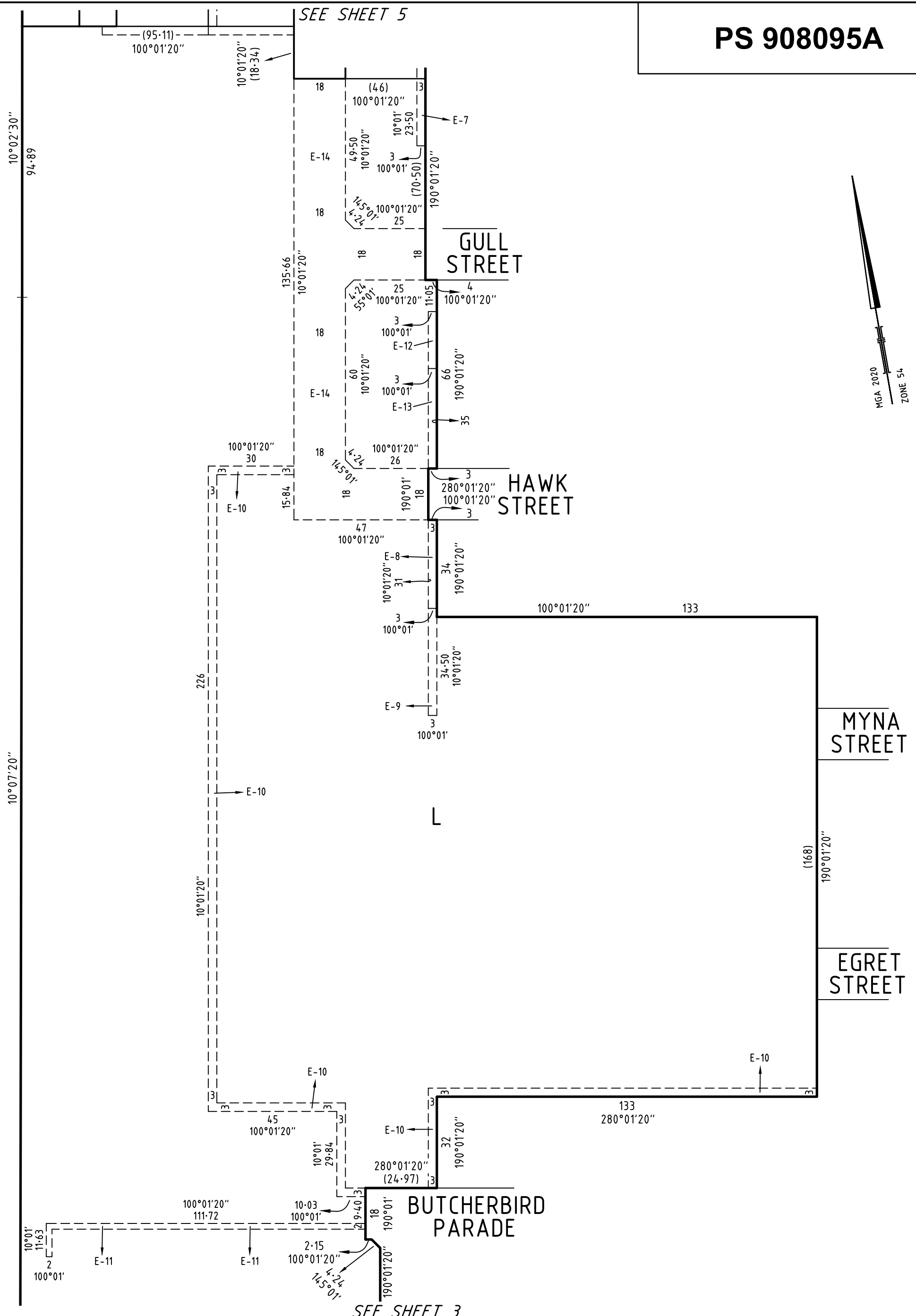
ORIGINAL SHEET SIZE: A3

SHEET 3



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SCALE 1: 1250

 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 4



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SEE SHEET 6

PS 908095A

4.08-4.6

10°02'30"

ROAD R-1
6271m²

10°02'30"

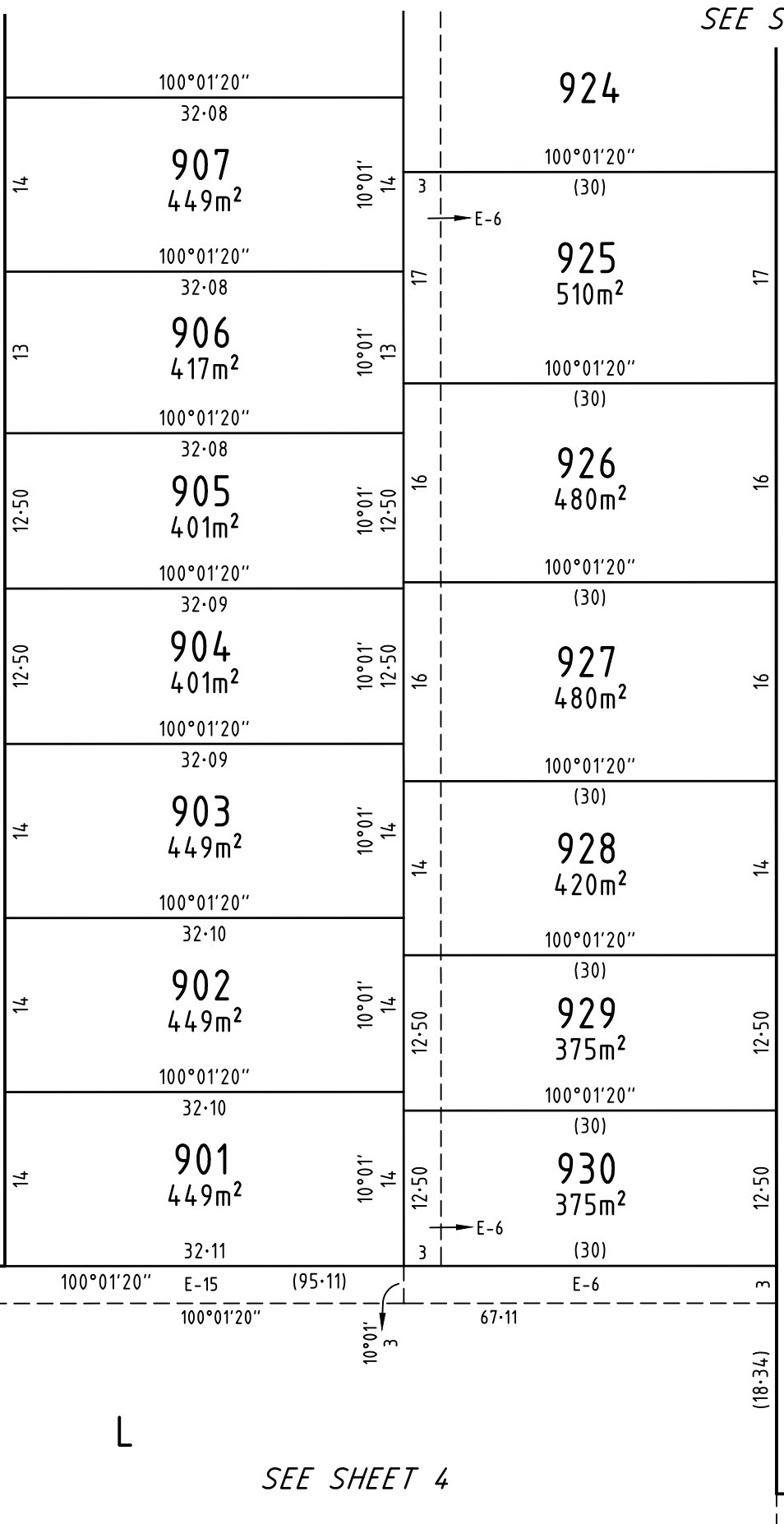
ROAD R-1
2605m²

DRIVE

MALLARD

197-01

10°02'30"



SEE SHEET 4

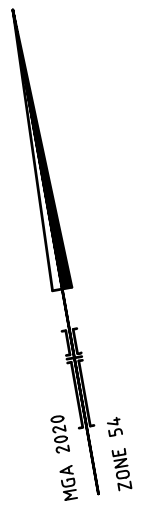
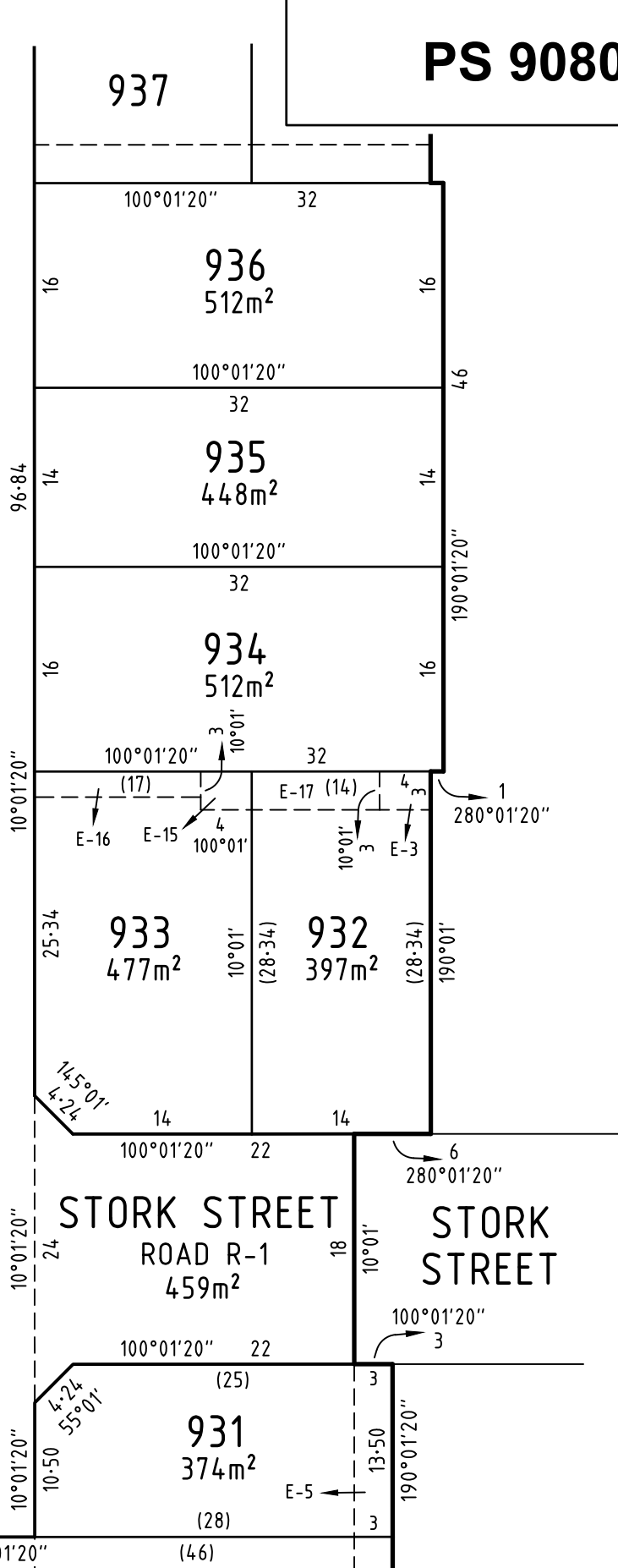
ROAD R-1
3996m²

DRIVE

SKYLARK

217-20

10°01'20"



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

ORIGINAL SHEET
SIZE: A3

SHEET 5

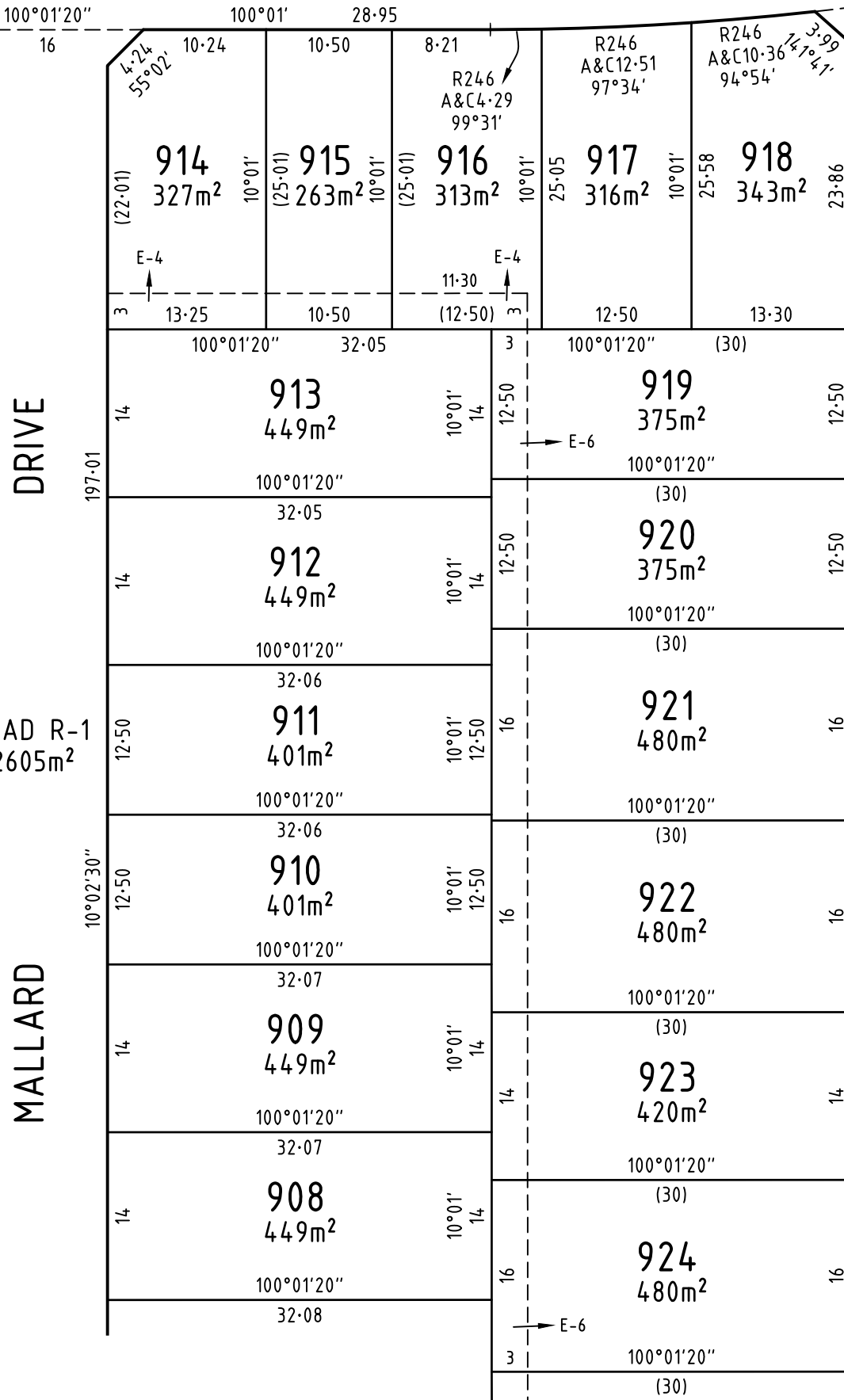
Licensed Surveyor: Lyall Murray Timms
Version: 2

SEE SHEET 7

PS 908095A

BROLGA BOULEVARD

10°02'30" 4.08-4.6
313-58



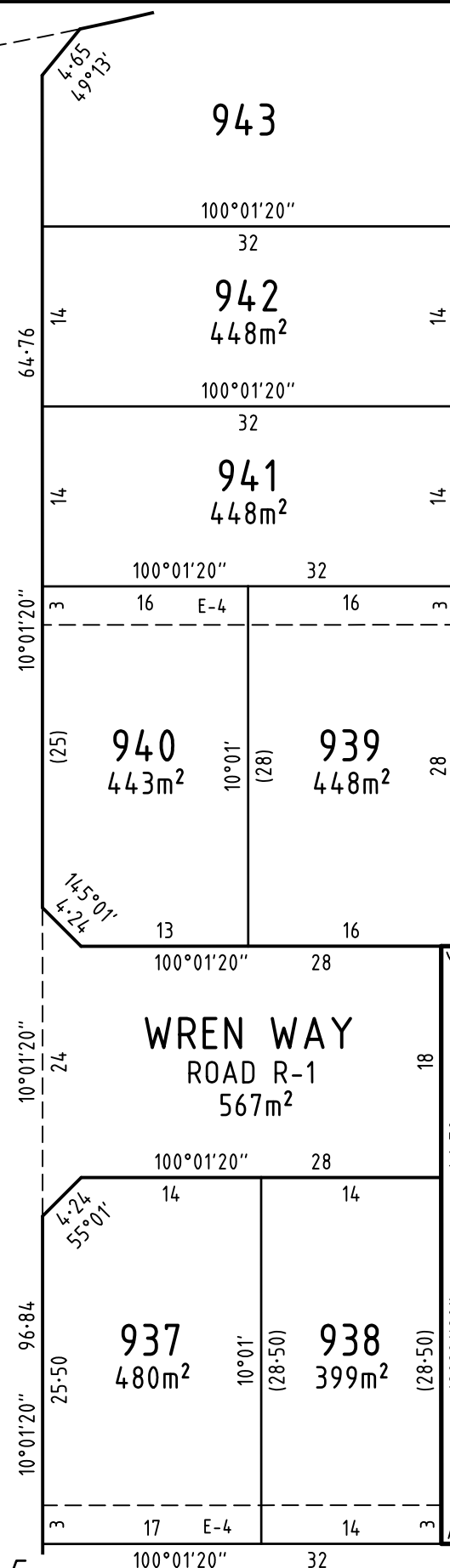
R246
A24-24
C24-23
90°52'

DRIVE

ROAD R-1
3996m²

SKYLARK

SEE SHEET 5

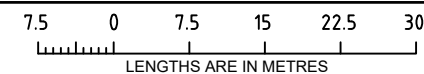


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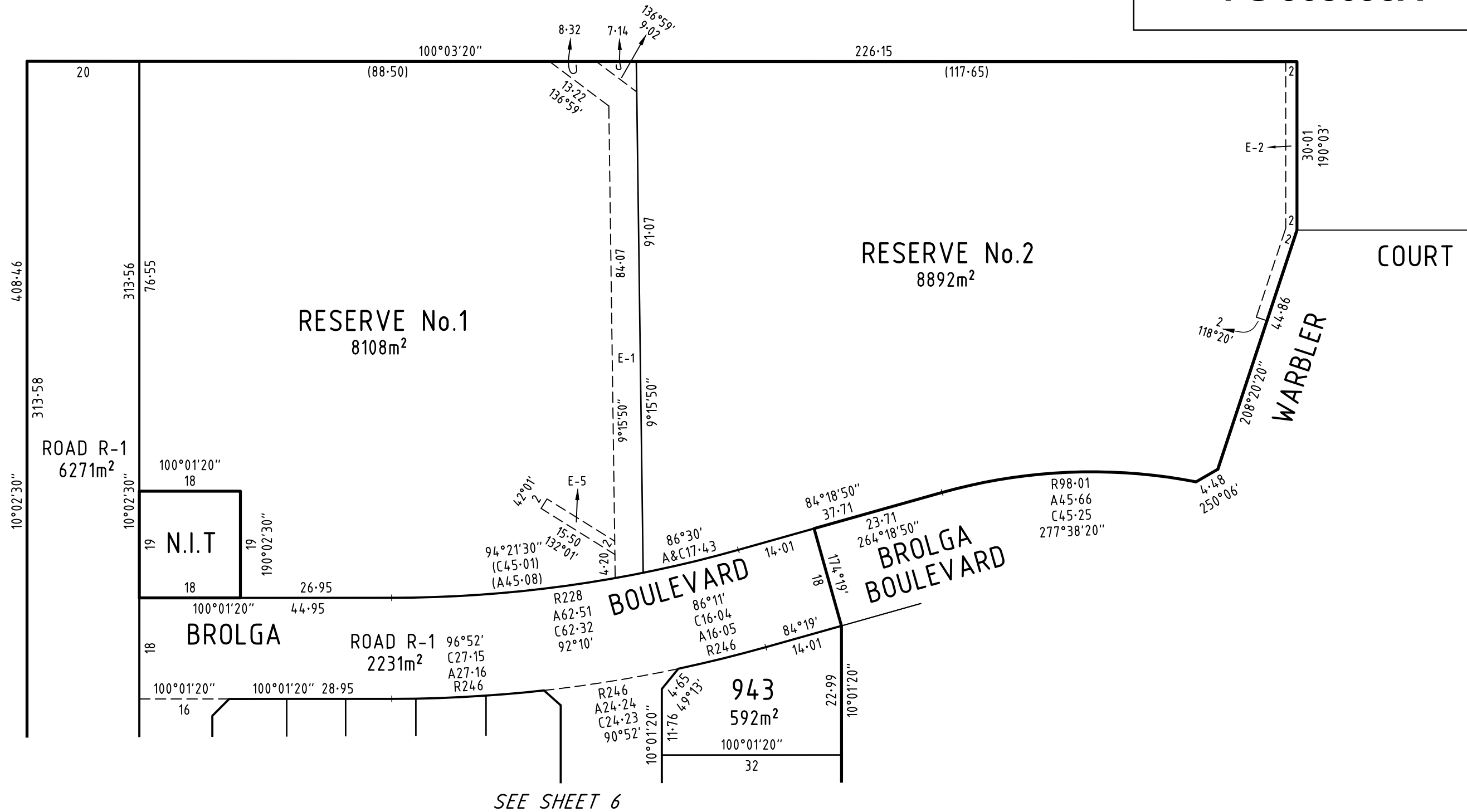
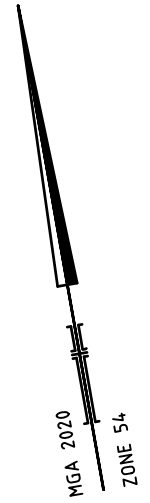
SCALE
1: 750



ORIGINAL SHEET
SIZE: A3

SHEET 6

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SEE SHEET 6

SURVEYOR'S FILE REF: 309954SV00

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

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SHEET 7



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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 901 to 943 (All inclusive)	Lots 901 to 943 (All 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 915	Lot 901 to 943 (All 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 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 8



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