
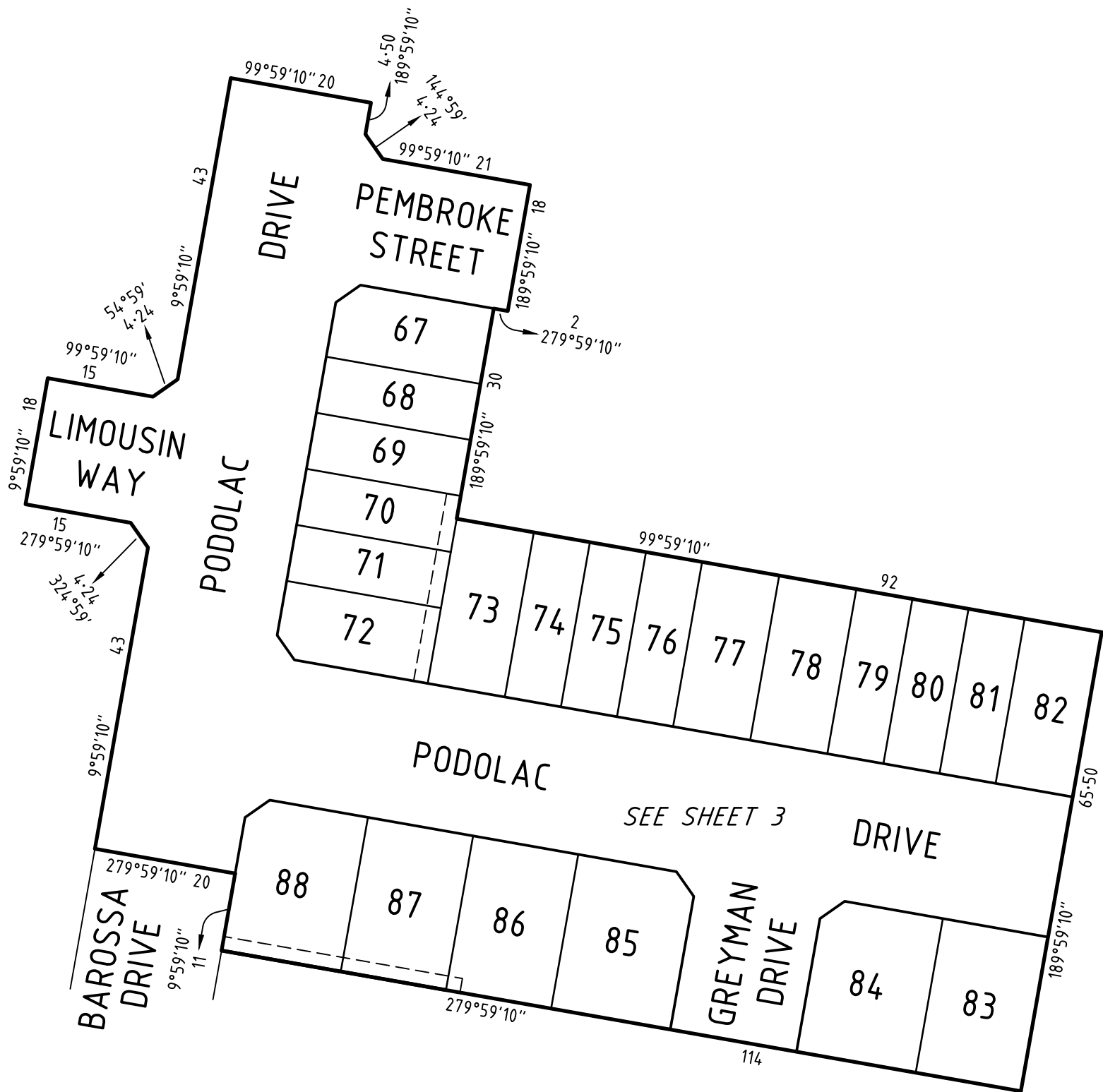
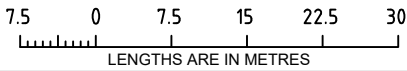


PLAN OF SUBDIVISION			EDITION 1		PS932287D	
LOCATION OF LAND PARISH: CARDIGAN TOWNSHIP: - SECTION: 2 CROWN ALLOTMENT: 7 (PART) and 19 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL ... FOL ... LAST PLAN REFERENCE: LOT D2 ON PS932288B POSTAL ADDRESS: GLENELG HIGHWAY, (at time of subdivision) WINTER VALLEY 3358 MGA 2020 CO-ORDINATES: E: 745 700 ZONE: 54 (of approx centre of land in plan) N: 5 836 240						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines Lots 1 to 66 (both) have been omitted from this plan. For details of Restrictions see Sheet 4 <u>Other purpose of this plan</u> To remove by agreement Easement E-2 created in PS922746D that lies within Barossa Drive on this plan via section 6 (1) (k) of the Subdivision Act 1988.		
ROAD R-1		CITY OF BALLARAT				
NOTATIONS						
DEPTH LIMITATION : NIL						
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. PLP/2023/80 This survey has been connected to permanent marks No(s). XRM1181, CARDIGAN PM36 In Proclaimed Survey Area No. 49						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Section 12(2) of the Subdivision Act 1988 applies to all of the land in this plan						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
E-1	DRAINAGE	SEE DIAGRAM	PS922746D	CITY OF BALLARAT		
E-2	DRAINAGE	SEE DIAGRAM	THIS PLAN	CITY OF BALLARAT		
ABERDEEN ESTATE - STAGE D2 (22 LOTS)				AREA OF STAGE - 1.110ha		
 <div>115 Doveton Street South PO Box 668 Ballarat Central Vic 3353 T 61 3 5312 7000 spiire.com.au</div>			SURVEYORS FILE REF: 321778-001SV01		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4
			Licensed Surveyor: James Philip Tyrrell Version: 1			



SURVEYOR'S FILE REF: 321778-001SV01

SCALE 1: 750



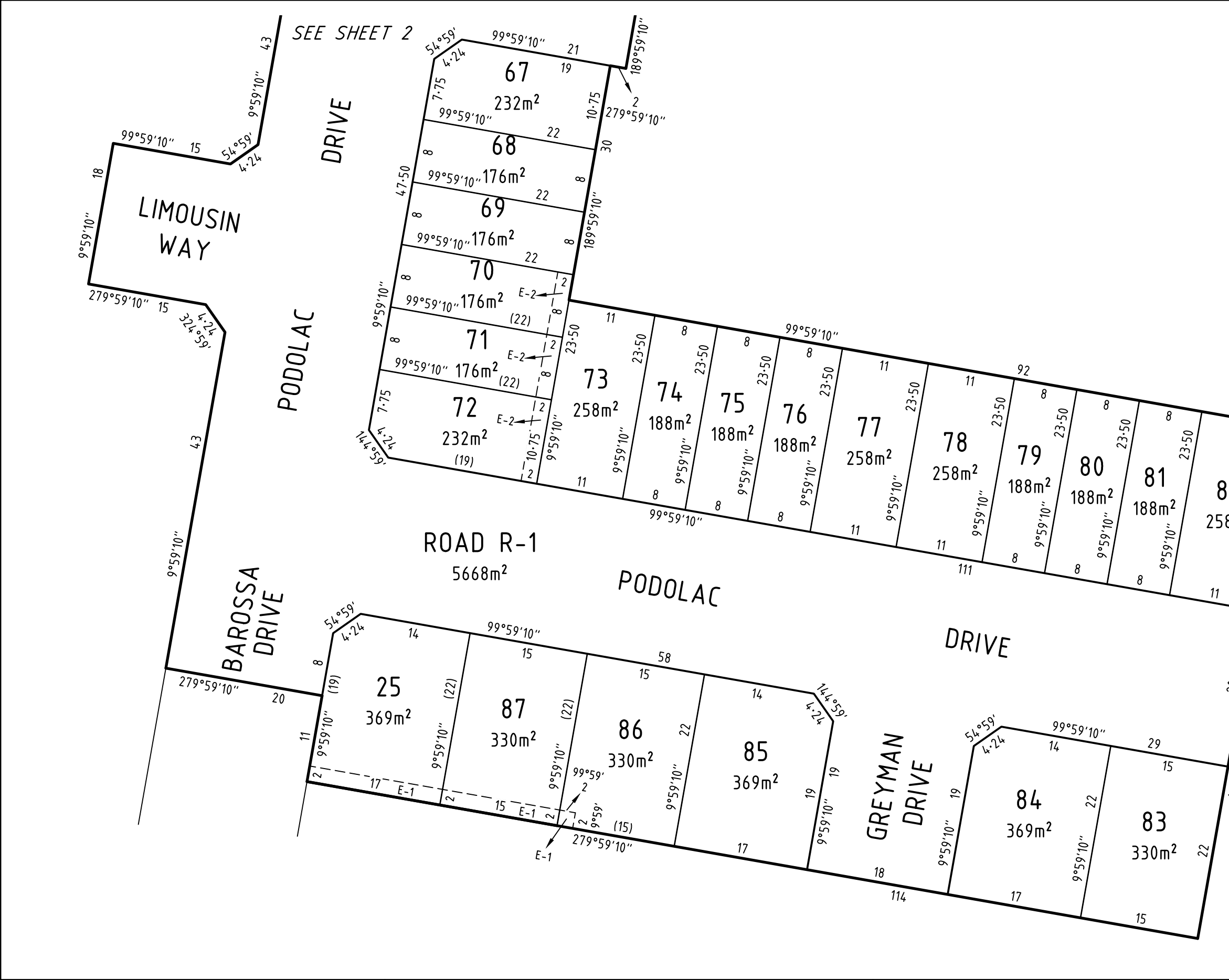
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SHEET 2

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PS932287D



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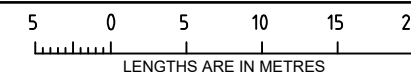


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SCALE
1: 500



LENGTHS ARE IN METRES



ORIGINAL SHEET
SIZE: A3

SHEET 3

Licensed Surveyor: James Philip Tyrrell
Version: 1

This plan is provided for marketing and information purposes only, it shows design levels only which may change during construction. Builders should check all information prior to the building process. Where discrepancies exist between the plan of subdivision and this plan, the plan of subdivision shall be taken as correct. It is the responsibility of the prospective purchaser to confirm prior to purchase, all lot levels, fill depth and all service locations are correct.

CREATION OF RESTRICTION No. 1

The following restriction is to be created upon registration of this plan:

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Burdened Land: Lots 67 to 88 (both inclusive) on this plan
Benefited Land: Lots 67 to 88 (both inclusive) on this plan

Restriction:

Other than with the consent of the Responsible Authority, the burdened land must not be used or developed other than in accordance with the provisions recorded in the Memorandum of Common Provisions with dealing number AAxxxxxx.

Expiry Date:

This restriction will expire on the 1st of January 2045.

CREATION OF RESTRICTION No. 2

The following restriction is to be created upon registration of this plan:

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Burdened Land: Lots 67 to 88 (both inclusive) on this plan
Benefited Land: Lots 67 to 88 (both inclusive) on this plan

Restriction:

Other than with the consent of the Responsible authority, no dwelling shall be constructed on each lot described as the burdened land, unless:

- it has a rainwater tank installed with a capacity of not less than 2 Kilolitres volume (noting a larger volume tank may be required by another agency); and
- the roof of the dwelling drains to the rainwater tank (noting a specified roof area may be required by another agency); and
- 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.

Definition

Dwelling - a self contained residence containing kitchen and bathroom facilities.

CREATION OF RESTRICTION No. 3

The following restriction is to be created upon registration of this plan:

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Burdened Land: Lots 67 to 82 (both inclusive) on this plan
Benefited Land: Lots 67 to 82 (both inclusive) on this plan

Restriction:

The registered proprietor or proprietors, for the time being of any lot forming part of the land to be burdened, must not build a dwelling unless in accordance with the Small Lot Housing Code. For the purpose of the Small Lot Housing Code, the burdened lots are 'Type A'.

Variation

Variation of this restriction will require planning approval from the responsible authority.

Definition:

Dwelling- a self contained residence containing kitchen and bathroom facilities.

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ORIGINAL SHEET
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SHEET 4



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