

SUBDIVISION ACT 1988 <b>PLAN OF SUBDIVISION</b>	<b>EDITION 1</b>	PLAN NUMBER <b>PS846711W</b>
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<b>LOCATION OF LAND</b> PARISH: CARDIGAN TOWNSHIP: ---- SECTION: 2 CROWN ALLOTMENT: 10 (PART) & 11 (PART) CROWN PORTION: ---- TITLE REFERENCES: VOL. FOL. ---- LAST PLAN REFERENCE: PS828395G LOT AH POSTAL ADDRESS: 316 GLENELG HIGHWAY (at time of subdivision) WINTER VALLEY, VIC 3358  MGA CO-ORDINATES: E 746 830 ZONE: 54 (of approximate centre of land in plan) N 5 836 380 GDA 94	COUNCIL NAME : BALLARAT CITY COUNCIL
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WARNING  
 THIS PLAN IS AN UNREGISTERED PLAN OF  
 SUBDIVISION. DIMENSIONS AND LAYOUT MAY  
 VARY PRIOR TO FINAL APPROVAL OF PLAN

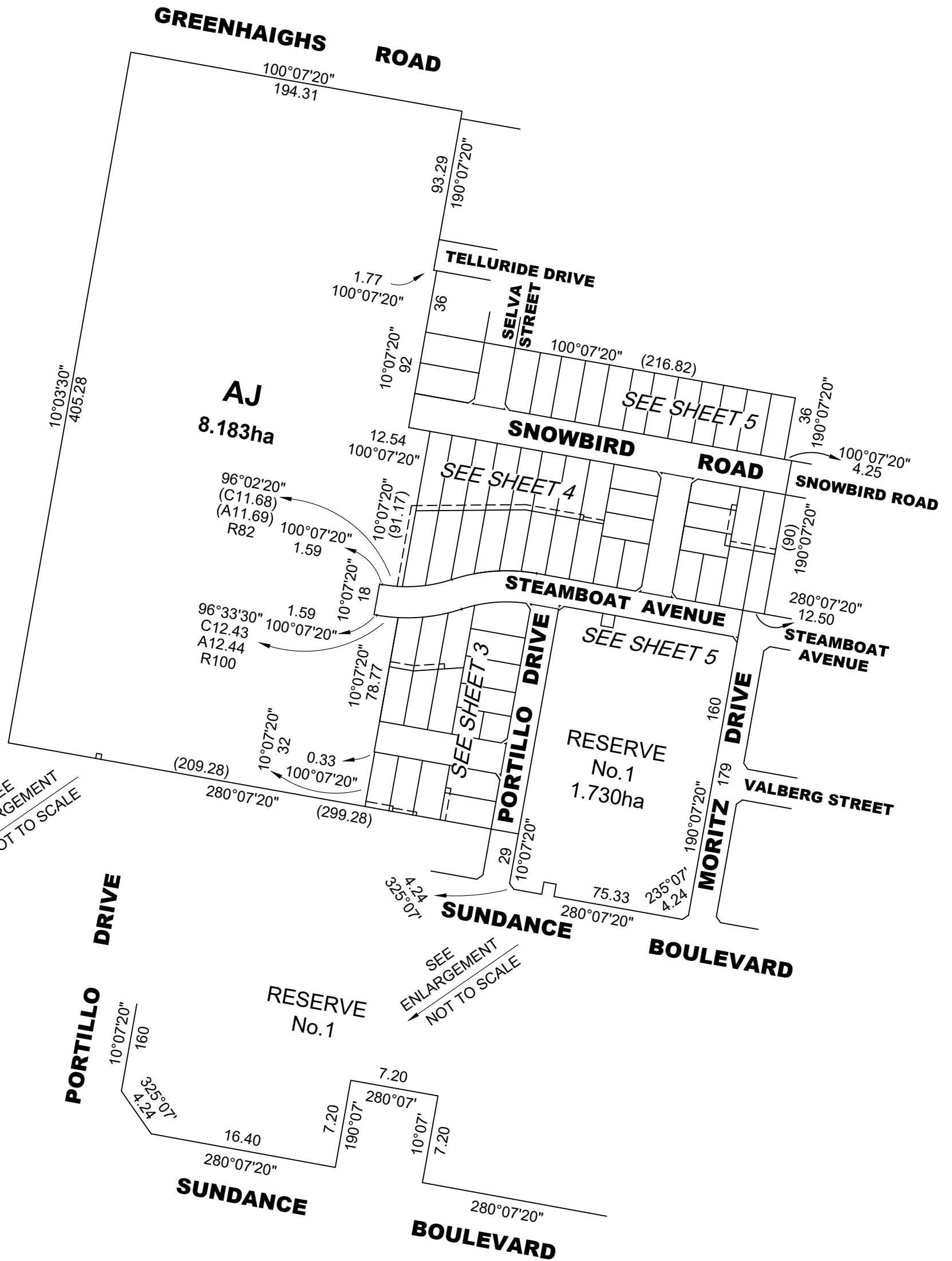
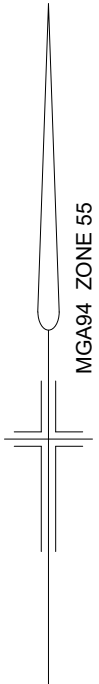
VESTING OF ROADS OR RESERVES		<b>WINTERFIELD - RELEASE 13</b> NUMBER OF LOTS IN THIS PLAN: 61 TOTAL AREA OF LAND IN THIS PLAN: 14.15ha (INCLUDES BALANCE 8.183ha) DEPTH LIMITATION: DOES NOT APPLY
IDENTIFIER	COUNCIL / BODY / PERSON	
ROADS, R-1 RESERVE No.1 RESERVE No.2	BALLARAT CITY COUNCIL BALLARAT CITY COUNCIL POWERCOR AUSTRALIA LTD.	

<b>NOTATIONS</b>	
LOTS 1 TO 1300(BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. <b>OTHER PURPOSE OF THIS PLAN -</b> <b>CREATION OF RESTRICTION No.1</b> THE FOLLOWING RESTRICTIONS IS TO BE CREATED UPON REGISTRATION OF THIS PLAN. LAND TO BENEFIT: LOTS 1301-1361 (BOTH INCLUSIVE). LAND TO BE BURDENED: LOTS 1301-1361 (BOTH INCLUSIVE). <b>DESCRIPTION OF RESTRICTION:</b> 1. THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN MUST NOT BUILD OR ERECT OR ALLOW TO BE BUILT OR ERECTED ANY BUILDING OR STRUCTURE, OTHER THAN A BUILDING OR STRUCTURE WHICH IS BUILT OR ERECTED IN ACCORDANCE WITH THE PROVISIONS OF THE MEMORANDUM OF COMMON PROVISIONS REGISTERED IN APPLICATION No. AA6776 WHICH ARE INCORPORATED INTO & BY THIS PLAN. 2. THIS CREATION OF RESTRICTION No.1 SHALL CEASE TO HAVE EFFECT 10 YEARS AFTER REGISTRATION OF THIS PLAN. <b>CREATION OF RESTRICTION No.2</b> THE FOLLOWING RESTRICTIONS IS TO BE CREATED UPON REGISTRATION OF THIS PLAN. LAND TO BENEFIT: LOTS 1301-1361 (BOTH INCLUSIVE). LAND TO BE BURDENED: LOTS 1301-1361 (BOTH INCLUSIVE).	<b>DESCRIPTION OF RESTRICTION:</b> 1. NO DWELLING SHALL BE CONSTRUCTED ON EACH LOT DESCRIBED AS THE BURDENED LAND UNLESS: -IT HAS A RAINWATER TANK THAT IS 2 KILOLITRE OR LARGER INSTALLED; AND -THE ROOF OF THE DWELLING DRAINS TO THE RAINWATER TANK; 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. <b>CREATION OF RESTRICTION No.3</b> THE FOLLOWING RESTRICTIONS IS TO BE CREATED UPON REGISTRATION OF THIS PLAN. LAND TO BENEFIT: LOTS 1301-1361 (BOTH INCLUSIVE). LAND TO BE BURDENED: LOTS 1352 & 1353 <b>DESCRIPTION OF RESTRICTION:</b> THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN MUST NOT BUILD OR ERECT OR ALLOW TO BE BUILT OR ERECTED ANY BUILDING OR STRUCTURE, OTHER THAN A BUILDING OR STRUCTURE WHICH IS BUILT OR ERECTED IN ACCORDANCE WITH THE PROVISIONS OF THE SMALL LOT HOUSING CODE FOR TYPE A BUILDINGS.

<b>EASEMENT INFORMATION</b>					STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.  SURVEY: THIS PLAN IS BASED ON SURVEY  THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). PM17, PM35, PM45, PM74 IN PROCLAIMED SURVEY AREA No. 49
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)					
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED /IN FAVOUR OF	
E-3	PIPELINE OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN & SECTION 136, WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION	
E-2, E-3	DRAINAGE	SEE DIAG.	THIS PLAN	BALLARAT CITY COUNCIL	
E-4	DRAINAGE	SEE DIAG.	PS828393L	BALLARAT CITY COUNCIL	
E-4	PIPELINE OR ANCILLARY PURPOSES	SEE DIAG.	PS828393L	CENTRAL HIGHLANDS REGION WATER CORPORATION	

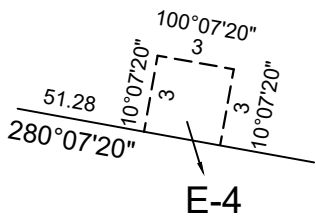
REF: 23718/13	VERSION: B	DATE: 12/08/21 23718-13-PS-B.dwg		ORIGINAL SHEET SIZE A3	SHEET 1 OF 5 SHEETS
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	Reeds Consulting Pty Ltd Lvl 6, 440 Elizabeth Street Melbourne Victoria 3000 p (03) 8660 3000 www.reedsconsulting.com.au survey@reedsconsulting.com.au	LICENSED SURVEYOR ..... THOMAS ANDREW MILLAR .....
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SEE ENLARGEMENT  
NOT TO SCALE

SEE ENLARGEMENT  
NOT TO SCALE

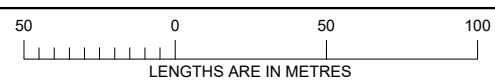


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23718/13

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SCALE  
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ORIGINAL SHEET  
SIZE A3

SHEET 2 OF 5 SHEETS



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LICENSED SURVEYOR  
..... THOMAS ANDREW MILLAR .....

SEE SHEET 4

**1342**

**1341**

**1340**

**1339**

**1338**

**1344**

**1343**

**E-3**

87°18'  
C13.33  
A13.35

77°19'  
C15.19  
A15.21

251°50'  
A&C0.49  
75°28'  
C13.27  
A13.28

83°28'  
C14.61  
A14.63

91°17'  
C12.65  
A12.66

97°31'  
C9.10  
A9.11

4.90

14

100°07'20"

R100  
A49.68  
C49.17  
85°53'20"

84°50'40"  
C37.40  
A37.74  
R82

**AVENUE**

R-1  
3633m<sup>2</sup>

85°53'20"  
C49.17  
A49.68  
R100

A37.74  
C37.40

**1348**  
567m<sup>2</sup>

A12.44  
C12.43  
96°33'

A14.28  
C14.27  
88°54'

A14.87  
C14.86  
80°33'

**1347**  
499m<sup>2</sup>

**1349**  
512m<sup>2</sup>

**1345**  
420m<sup>2</sup>

**1346**  
450m<sup>2</sup>

**E-3**

**1350**  
512m<sup>2</sup>

**1356**  
448m<sup>2</sup>

**1355**  
472m<sup>2</sup>

**1354**  
533m<sup>2</sup>

**1351**  
448m<sup>2</sup>

**1353**  
256m<sup>2</sup>

**1352**  
251m<sup>2</sup>

**ASPEN**

R-1  
1347m<sup>2</sup>

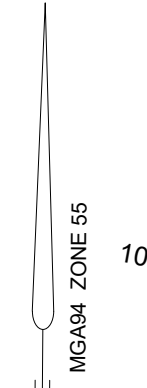
**STREET**

**PORTILLO**

R-1  
2116m<sup>2</sup>

RESERVE  
No.1  
SEE SHEET 2

**AJ**  
SEE SHEET 2

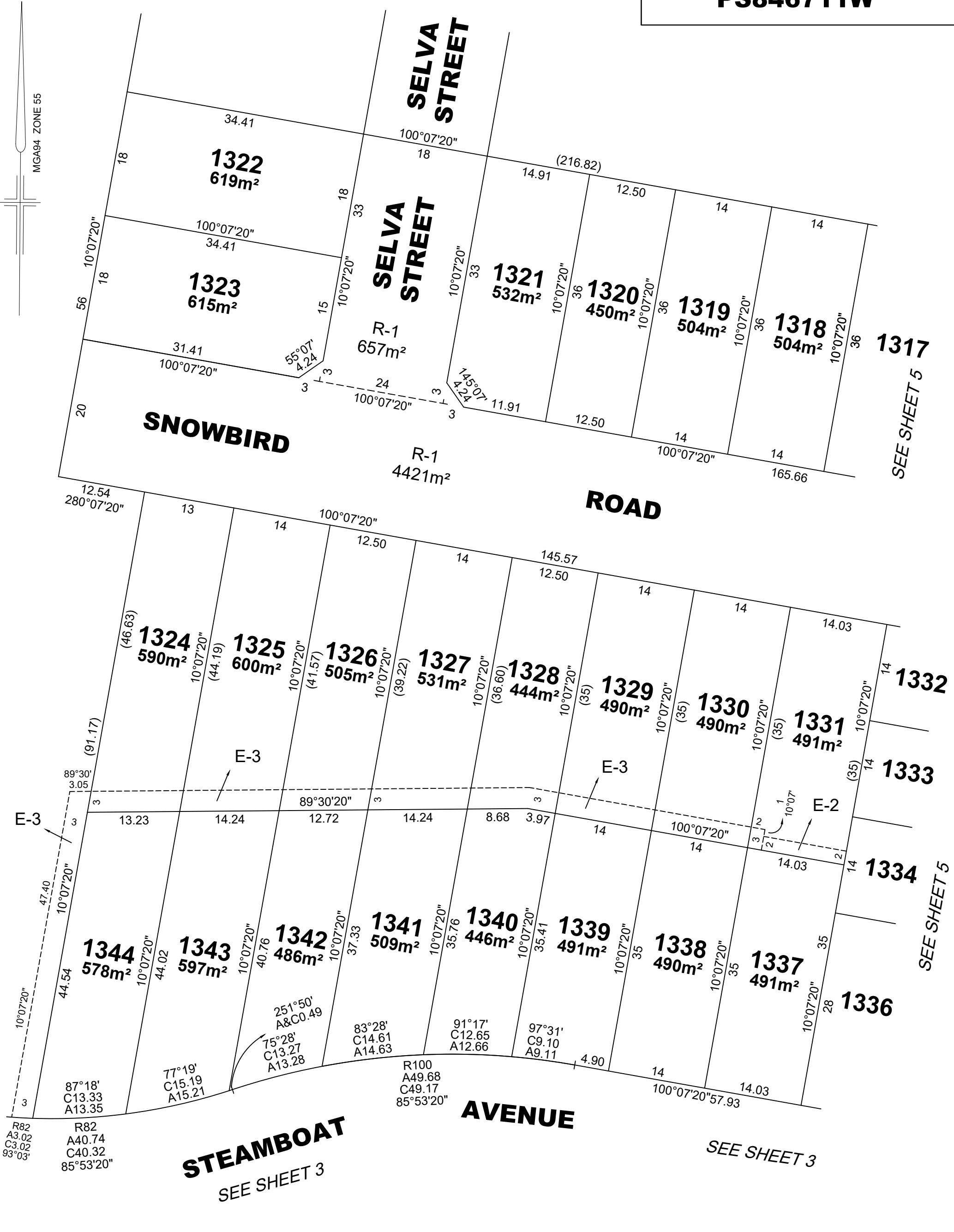
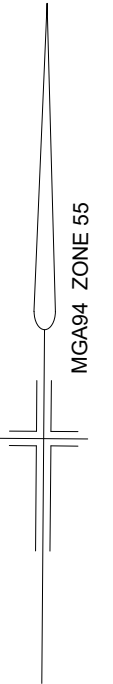


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LICENSED SURVEYOR  
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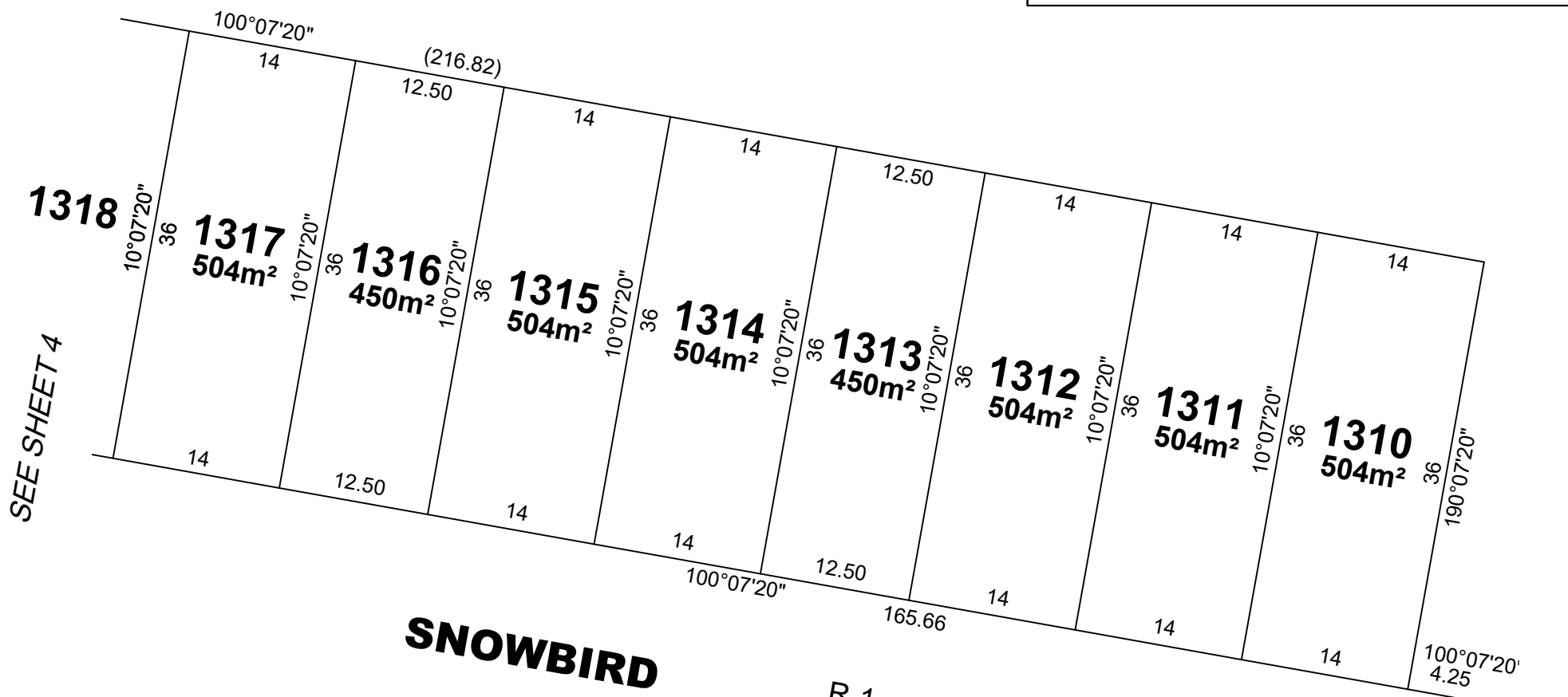
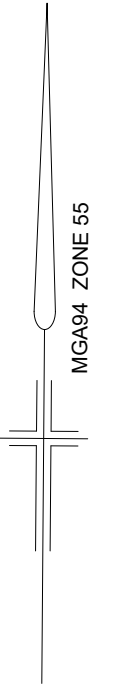
ORIGINAL SHEET  
SIZE A3

SHEET 4 OF 5 SHEETS



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**SNOWBIRD**

R-1  
4421m<sup>2</sup>

**ROAD**

20 **SNOWBIRD ROAD**



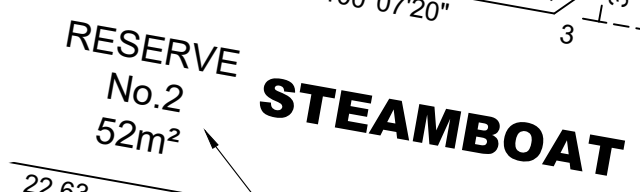
**VALDES AVENUE**

R-1  
1278m<sup>2</sup>

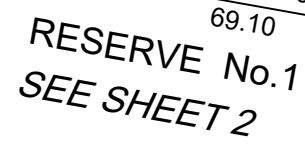
**AVENUE**

R-1  
3633m<sup>2</sup>

**STEAMBOAT AVENUE**



**STEAMBOAT**



RESERVE No.1  
SEE SHEET 2