

<b>SUBDIVISION ACT 1988</b>  <b>PLAN OF SUBDIVISION</b>	<b>EDITION</b>	<b>PLAN NUMBER</b>  <b>PS836935E</b>
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<b>LOCATION OF LAND</b>  <b>PARISH:</b> CARDIGAN <b>TOWNSHIP:</b> ---- <b>SECTION:</b> 2 <b>CROWN ALLOTMENT:</b> 10 (PART) & 11 (PART) <b>CROWN PORTION:</b> ---- <b>TITLE REFERENCES:</b> VOL. FOL.  <b>LAST PLAN REFERENCE:</b> LOT AG ON PS828395G <b>POSTAL ADDRESS:</b> 316 GLENELG HIGHWAY <small>(at time of subdivision)</small> WINTER VALLEY, VIC 3358  <b>MGA CO-ORDINATES:</b> E 746 850 ZONE: 54 <small>(of approximate centre of land in plan)</small> N 5 836 380 GDA 94	<b>COUNCIL NAME :</b> BALLARAT CITY COUNCIL
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<b>VESTING OF ROADS OR RESERVES</b>	<b>WINTERFIELD - RELEASE 11</b>								
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:20%;">IDENTIFIER</th> <th>COUNCIL / BODY / PERSON</th> </tr> <tr> <td>ROAD R-1</td> <td>BALLARAT CITY COUNCIL</td> </tr> <tr> <td>RESERVE No.1</td> <td>BALLARAT CITY COUNCIL</td> </tr> <tr> <td>RESERVE No.2</td> <td>BALLARAT CITY COUNCIL</td> </tr> </table>	IDENTIFIER	COUNCIL / BODY / PERSON	ROAD R-1	BALLARAT CITY COUNCIL	RESERVE No.1	BALLARAT CITY COUNCIL	RESERVE No.2	BALLARAT CITY COUNCIL	NUMBER OF LOTS IN THIS PLAN: 67+ 1 BALANCES TOTAL AREA OF LAND IN THIS PLAN: 9.369ha (INCLUDING BALANCE LOTS 2.366ha)
IDENTIFIER	COUNCIL / BODY / PERSON								
ROAD R-1	BALLARAT CITY COUNCIL								
RESERVE No.1	BALLARAT CITY COUNCIL								
RESERVE No.2	BALLARAT CITY COUNCIL								
	<b>DEPTH LIMITATION:</b> DOES NOT APPLY								

**NOTATIONS**

<p>LOTS 1 TO 1099 (BOTH INCLUSIVE) AND LOTS AA TO AX (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p><b>OTHER PURPOSE OF THIS PLAN - REMOVAL OF EASEMENT:</b>  <b>EASEMENT TO BE REMOVED</b>          DRAINAGE EASEMENT E-5 ON PS828395G INsofar AS IT AFFECTS RESERVE No. 3 ON THIS PLAN</p> <p><b>GROUNDS FOR REMOVAL</b>          BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN PURSUANT TO SECTION 6 (1)(k)(iii) OF THE SUBDIVISION ACT 1988</p> <p><b>OTHER PURPOSE OF THIS PLAN - CREATION OF RESTRICTIONS</b>  <b>CREATION OF RESTRICTION No.1</b>          THE FOLLOWING RESTRICTION IS TO BE CREATED UPON REGISTRATION OF THIS PLAN          LAND TO BENEFIT: LOTS 1100-1166 (BOTH INCLUSIVE)          LAND TO BE BURDENED LOTS 1100-1166 (BOTH INCLUSIVE)</p> <p><b>DESCRIPTION OF RESTRICTION</b></p> <ol style="list-style-type: none"> <li>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 &amp; BY THIS PLAN.</li> <li>THIS CREATION OF RESTRICTION No. 1 SHALL CEASE TO HAVE EFFECT 10 YEARS AFTER REGISTRATION OF THE PLAN.</li> </ol>	<p><b>CREATION OF RESTRICTION No.2</b>          THE FOLLOWING RESTRICTION IS TO BE CREATED UPON REGISTRATION OF THIS PLAN          LAND TO BENEFIT: LOTS 1100-1166 (BOTH INCLUSIVE)          LAND TO BE BURDENED LOTS 1100-1166 (BOTH INCLUSIVE)</p> <p><b>DESCRIPTION OF RESTRICTION</b></p> <ol style="list-style-type: none"> <li>NO DWELLING SHALL BE CONSTRUCTED ON EACH LOT DESCRIBED AS THE BURDENED LAND UNLESS:           <ul style="list-style-type: none"> <li>IT HAS A RAINWATER TANK THAT IS 2 KILOLITRE OR LARGER INSTALLED; AND</li> <li>THE ROOF OF THE DWELLING DRAINS TO THE RAINWATER TANK; AND</li> <li>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.</li> </ul> </li> </ol> <p><b>CREATION OF RESTRICTION No.3</b>          THE FOLLOWING RESTRICTION IS TO BE CREATED UPON REGISTRATION OF THIS PLAN          LAND TO BENEFIT: LOTS 1100-1166 (BOTH INCLUSIVE)          LAND TO BE BURDENED LOTS 1153 &amp; 1154</p> <p><b>DESCRIPTION OF RESTRICTION</b>          THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT TO WHICH THIS RESTRICTION APPLIES 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.</p>
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<b>EASEMENT INFORMATION</b>					<b>STAGING:</b> THIS IS NOT A STAGED SUBDIVISION  PLANNING PERMIT No.  <b>SURVEY:</b> 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
<b>LEGEND:</b> A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)					
<b>EASEMENT REFERENCE</b>	<b>PURPOSE</b>	<b>WIDTH (METRES)</b>	<b>ORIGIN</b>	<b>LAND BENEFITED /IN FAVOUR OF</b>	
<b>SEE SHEET 2 FOR EASEMENT DETAILS</b>					

REF: 23718/11PS	VERSION: K	DATE: 10/02/22	23718-11-PS-K.DGN	ORIGINAL SHEET SIZE A3	SHEET 1 OF 7 SHEETS
		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 <b>THOMAS ANDREW MILLAR</b>	

**EASEMENT INFORMATION**

A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)

EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED /IN FAVOUR OF
E-1	PIPELINE OR ANCILLARY PURPOSES	SEE DIAG.	PS828393L & SECTION 136, WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-1, E-2	DRAINAGE	SEE DIAG.	PS828393L	BALLARAT CITY COUNCIL
E-3	DRAINAGE	SEE DIAG.	PS828395G	BALLARAT CITY COUNCIL
E-3	PIPELINE OR ANCILLARY PURPOSES	SEE DIAG.	PS828395G & SECTION 136, WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-5, E-6	DRAINAGE	SEE DIAG.	THIS PLAN	BALLARAT CITY COUNCIL
E-5, E-7	PIPELINE OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN & SECTION 136, WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-8	POWERLINE	SEE DIAG.	PS828393L	POWERCOR AUSTRALIA LIMITED

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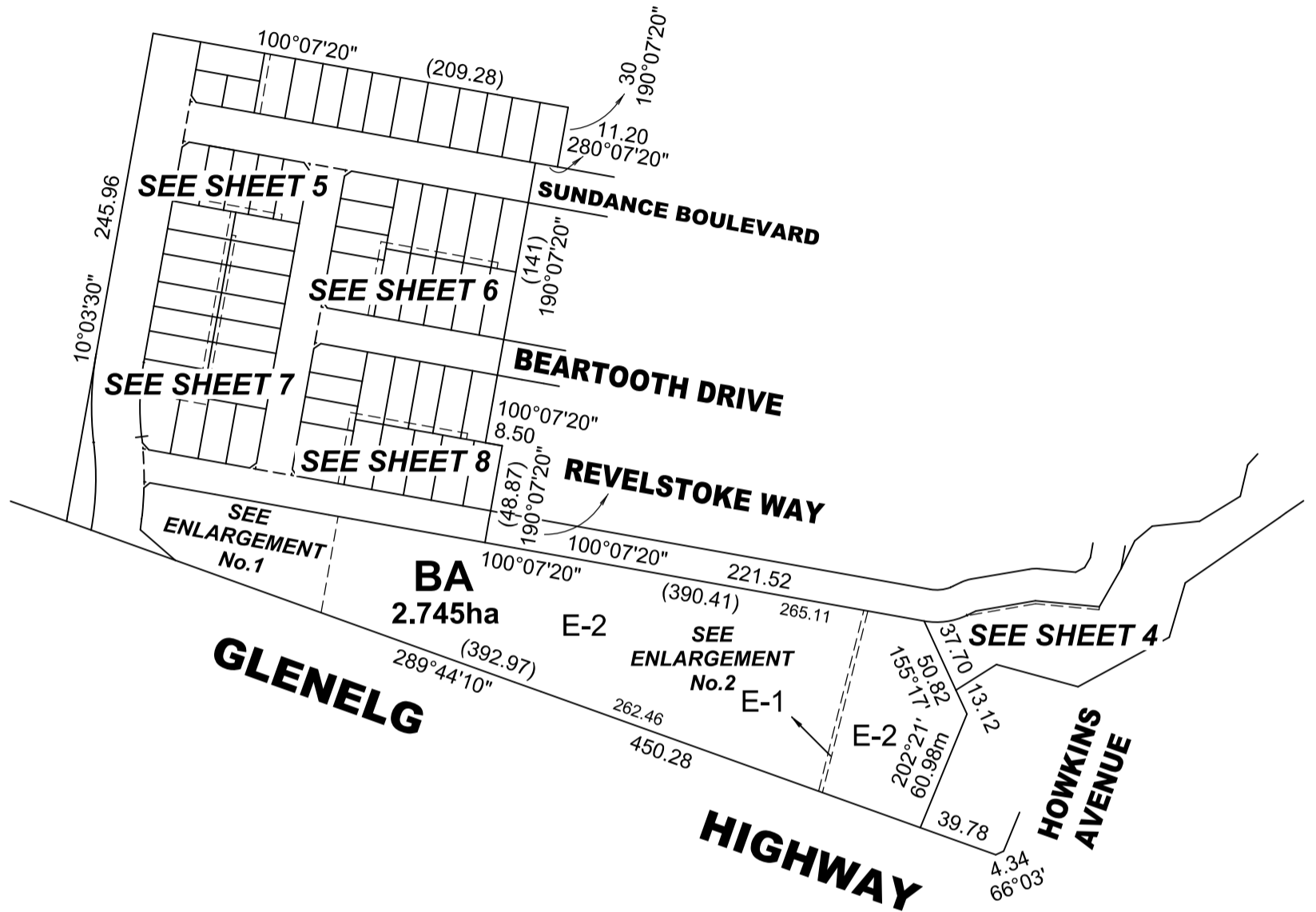
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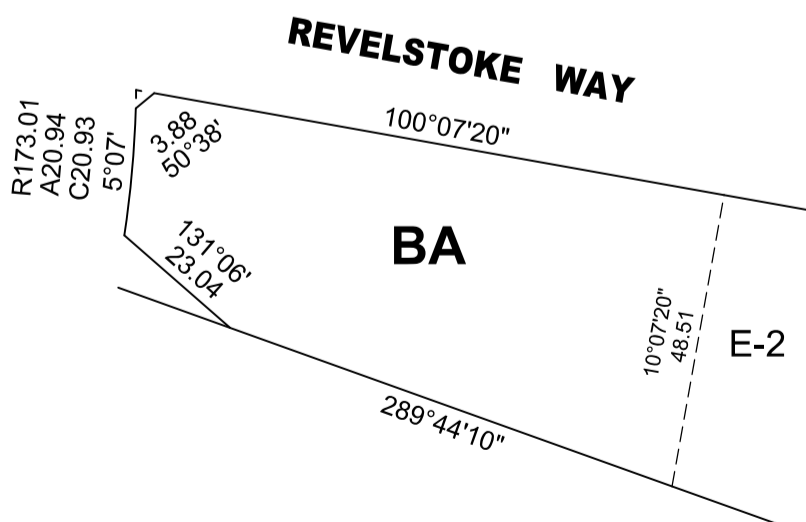
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survey@reedsconsulting.com.au

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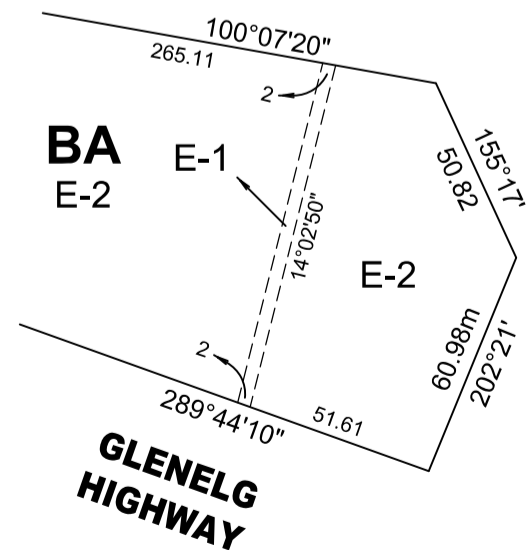
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ENLARGEMENT No.1  
NOT TO SCALE



ENLARGEMENT No.2  
NOT TO SCALE



REF: 23718/11PS  
VERSION: K  
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LENGTHS ARE IN METRES

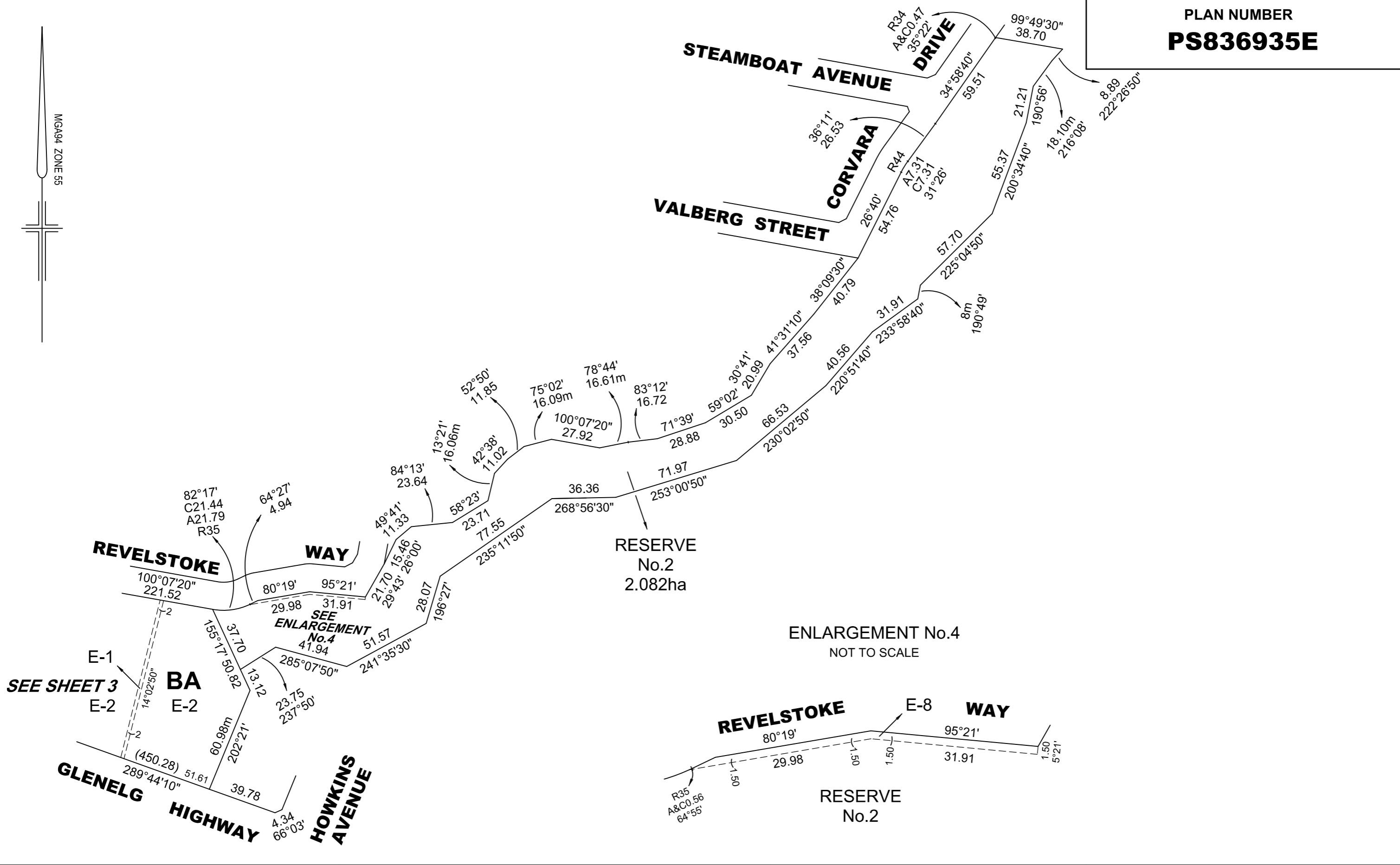
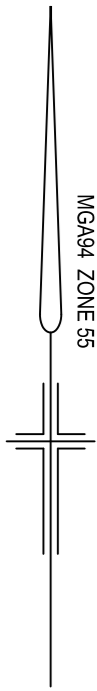
ORIGINAL SHEET  
SIZE A3

SHEET 3

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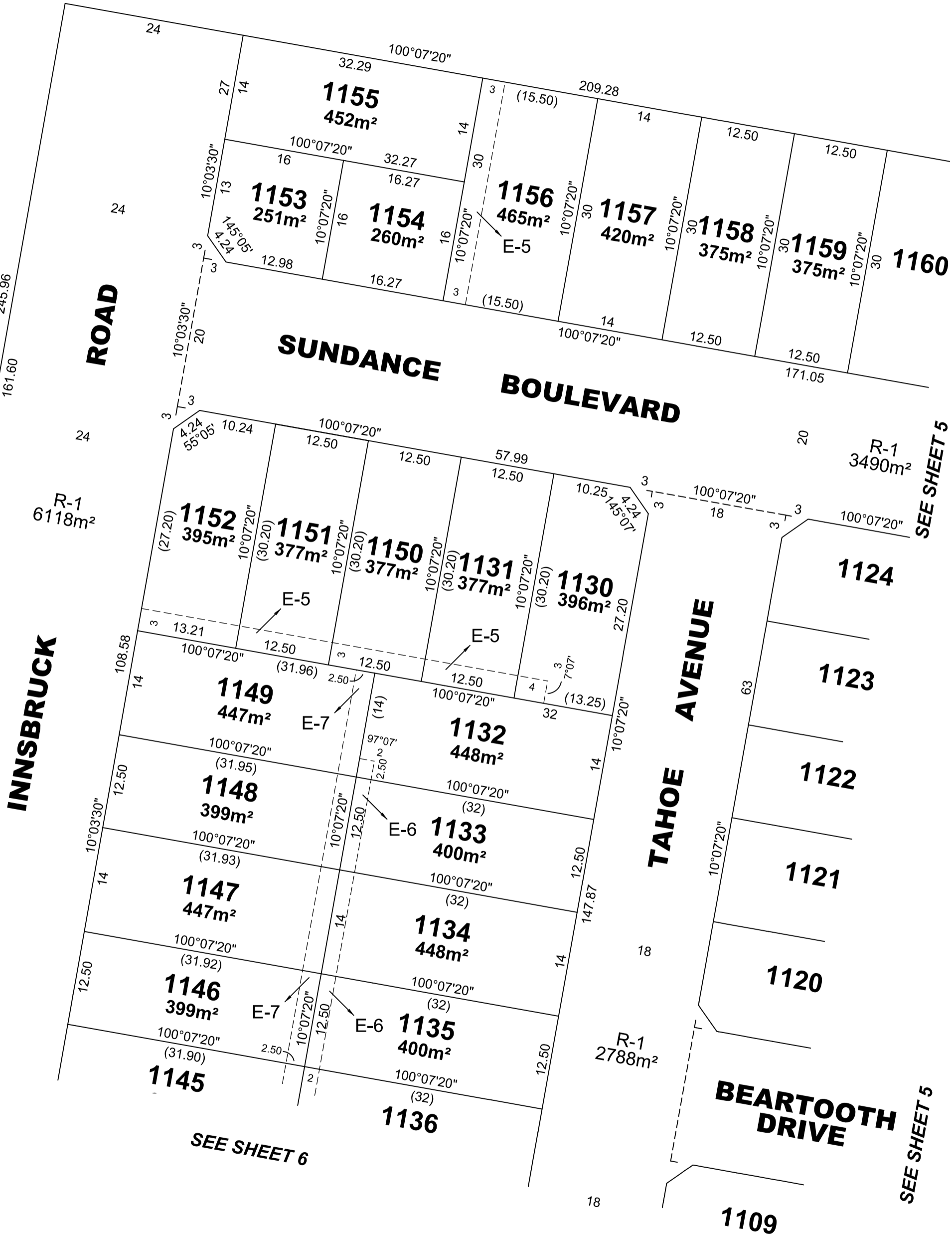
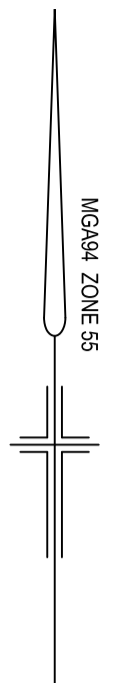
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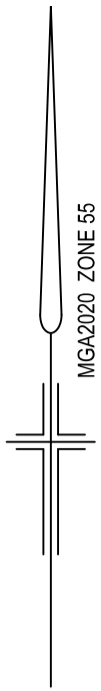
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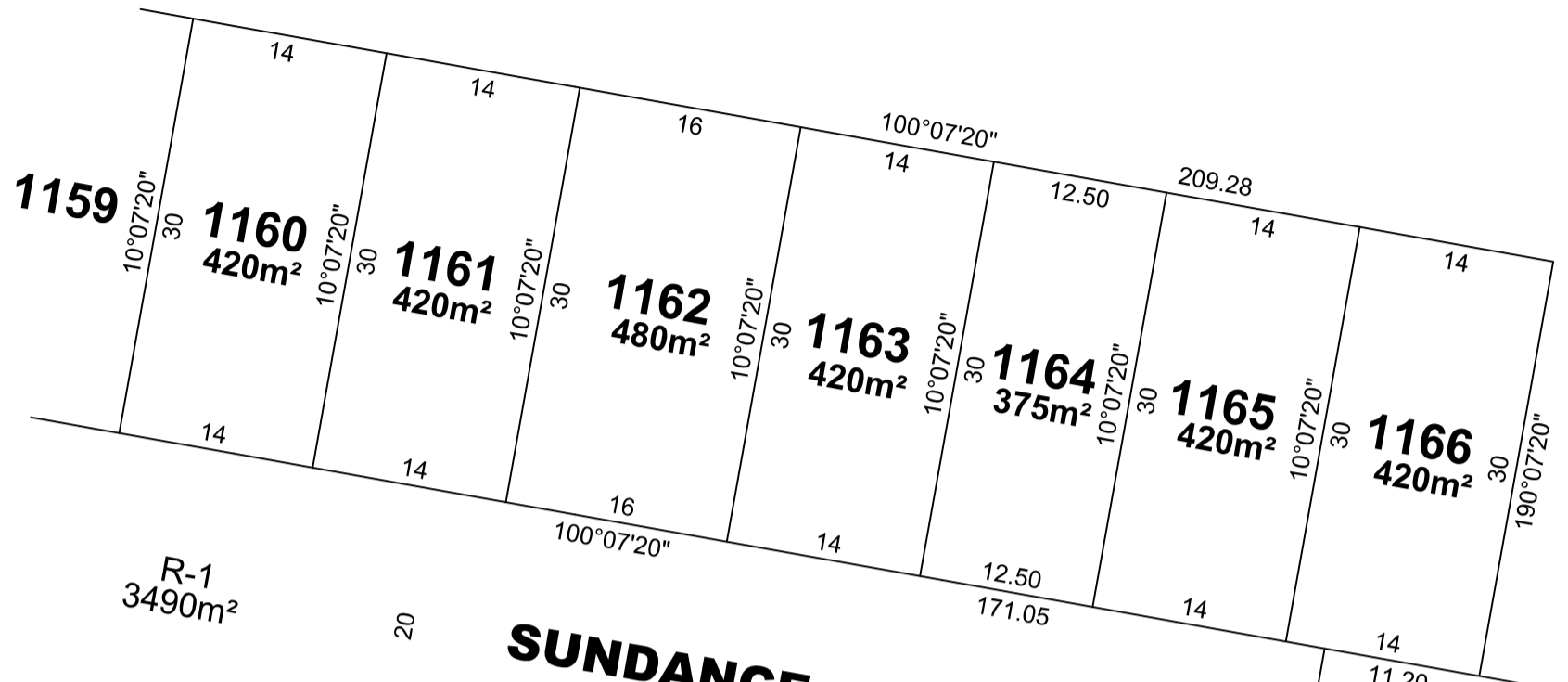
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ORIGINAL SHEET SIZE A3    SHEET 4





SEE SHEET 4



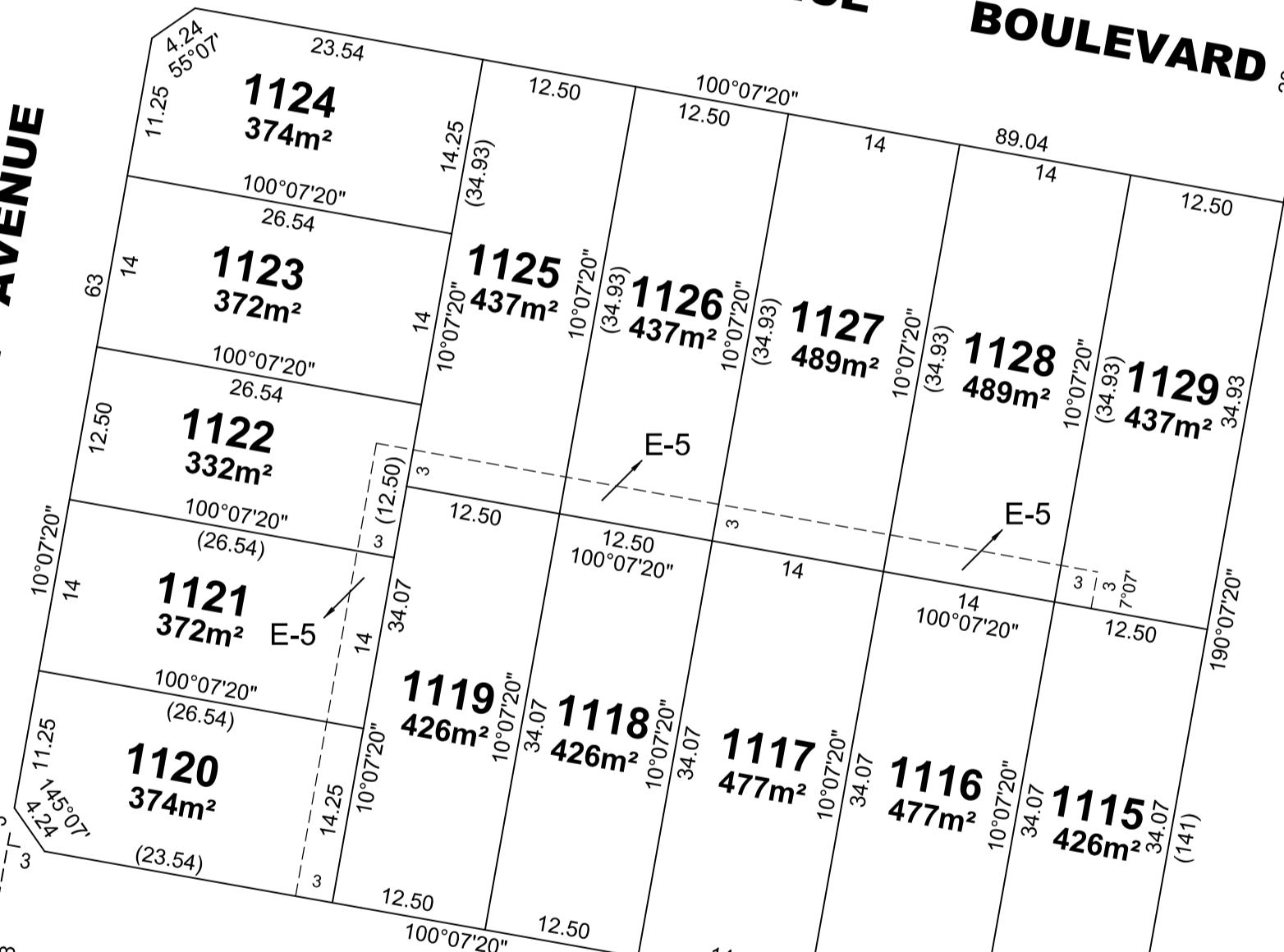
**SUNDANCE BOULEVARD**

**SUNDANCE BOULEVARD**

**SUNDANCE BOULEVARD**

**TAHOE AVENUE**

SEE SHEET 4



**BEARTOOTH DRIVE**

**DRIVE**

**BEARTOOTH DRIVE**

SEE SHEET 7

1109

1110

1111

1112

1113

1114

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SCALE 1:500

LENGTHS ARE IN METRES

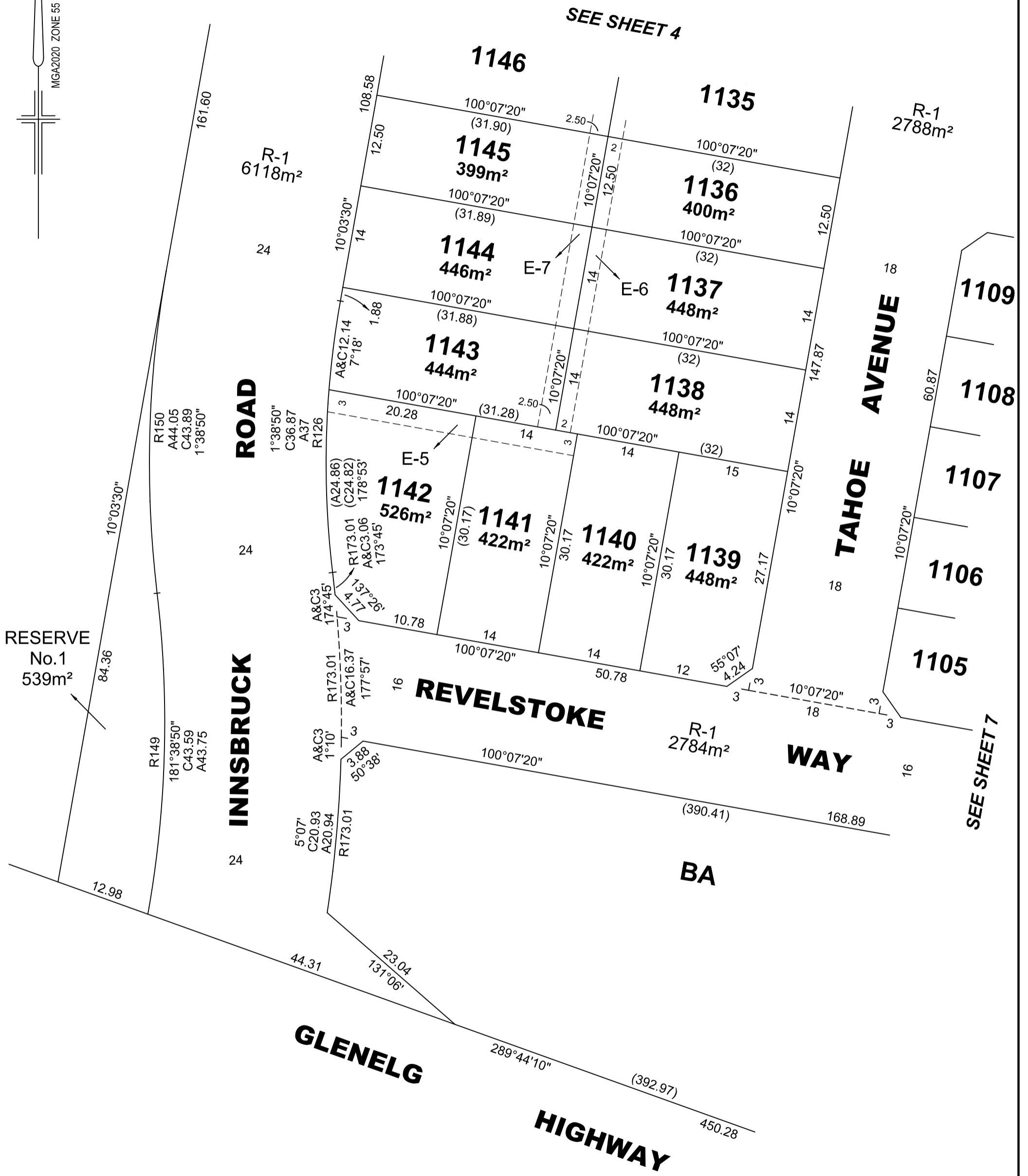
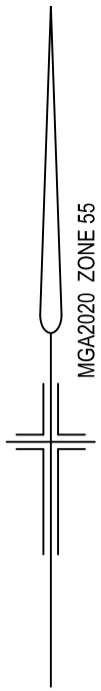
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SHEET 6

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SEE SHEET 4

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LENGTHS ARE IN METRES

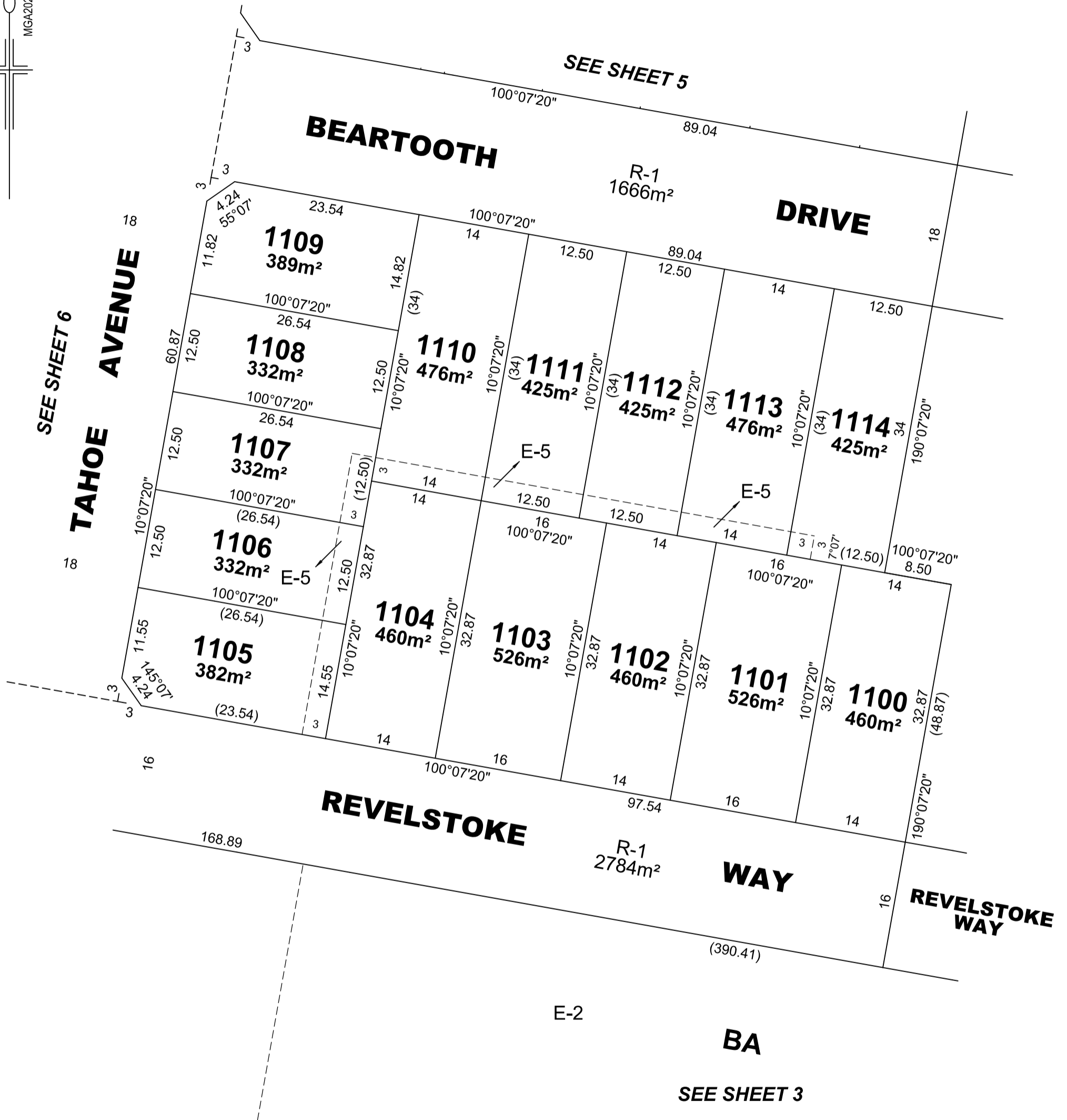
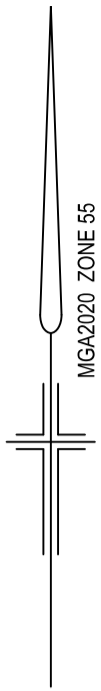
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