

PLAN OF SUBDIVISION

EDITION 1

PS922747B

LOCATION OF LAND

PARISH: CARDIGAN

TOWNSHIP: -

SECTION: 2

CROWN ALLOTMENT: 19 (Part)

CROWN PORTION: -

TITLE REFERENCE: C/T VOL FOL ...

LAST PLAN REFERENCE: LOTS A AND 1003 ON PS922746D

POSTAL ADDRESS: 520 GLENELG HIGHWAY
(at time of subdivision) WINTER VALLEY 3358MGA 2020 CO-ORDINATES: E: 745 636 ZONE: 54
(of approx centre of land in plan) N: 5 836 014

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL / BODY / PERSON
ROAD R-1	CITY OF BALLARAT
RESERVE No. 1	CITY OF BALLARAT
RESERVE No. 2	POWERCOR AUSTRALIA LTD

Other purpose of this plan

To remove by agreement that part of Easement E-4 created in PS922746D that lies within Barossa Drive, Maronesa Drive and Telemark Street on this plan via Section 6(1)(k)(iii) of the Subdivision Act 1988 with the consent of the relevant authorities.

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).

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	Drainage	See Diagram	PS922746D	City of Ballarat

ABERDEEN ESTATE STAGE A (31 LOTS)

AREA OF STAGE - 2.300ha

115 Doveton Street South
PO Box 668
Ballarat Central Vic 3353
T 61 3 5312 7000
spiire.com.au

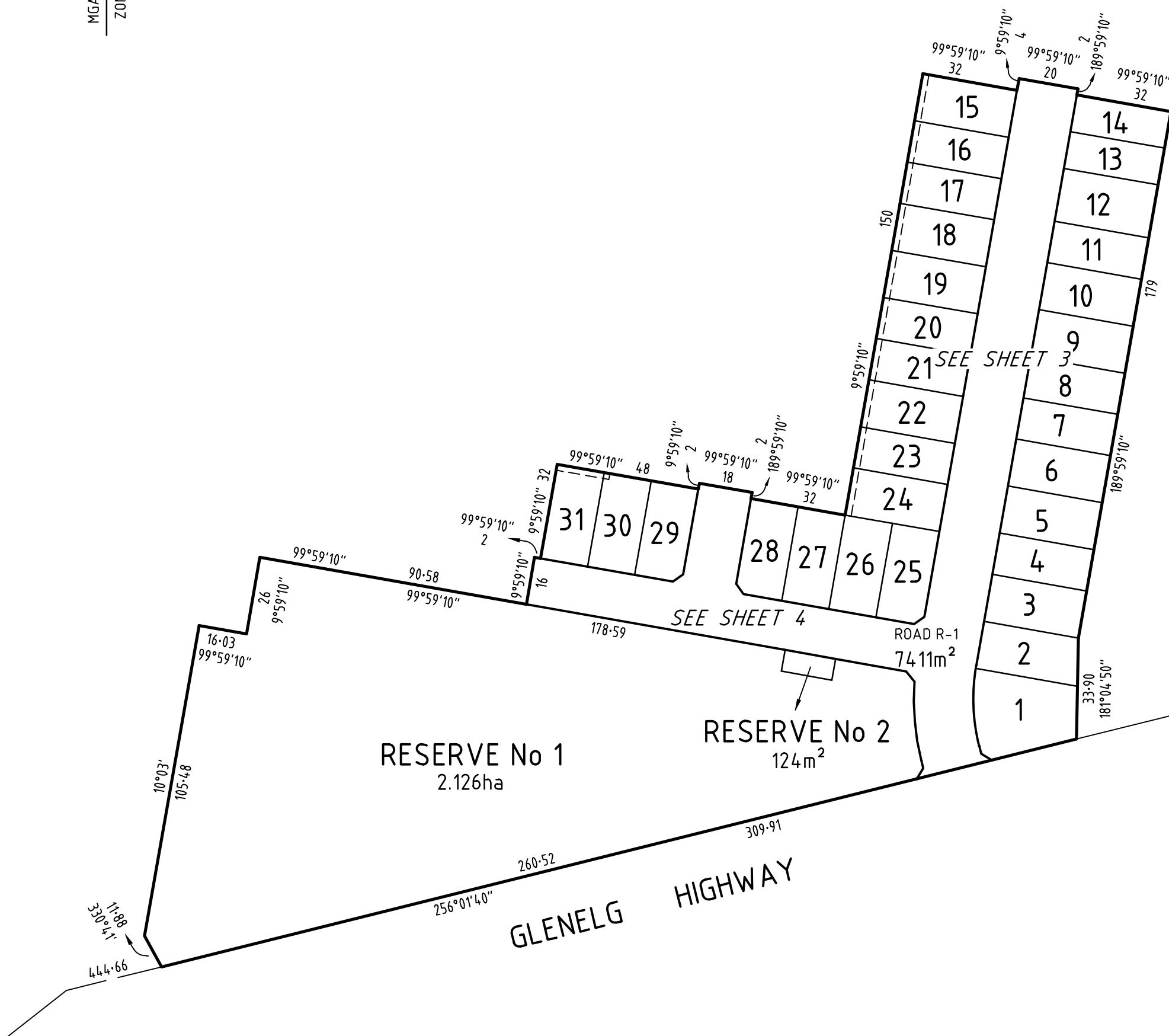
SURVEYORS FILE REF: 321778SV01

Licensed Surveyor: James Philip Tyrrell

Version: 9

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 5



SURVEYOR'S FILE REF: 321778SV01

SCALE 1: 1500
 15 0 15 30 45 60
 LENGTHS ARE IN METRES

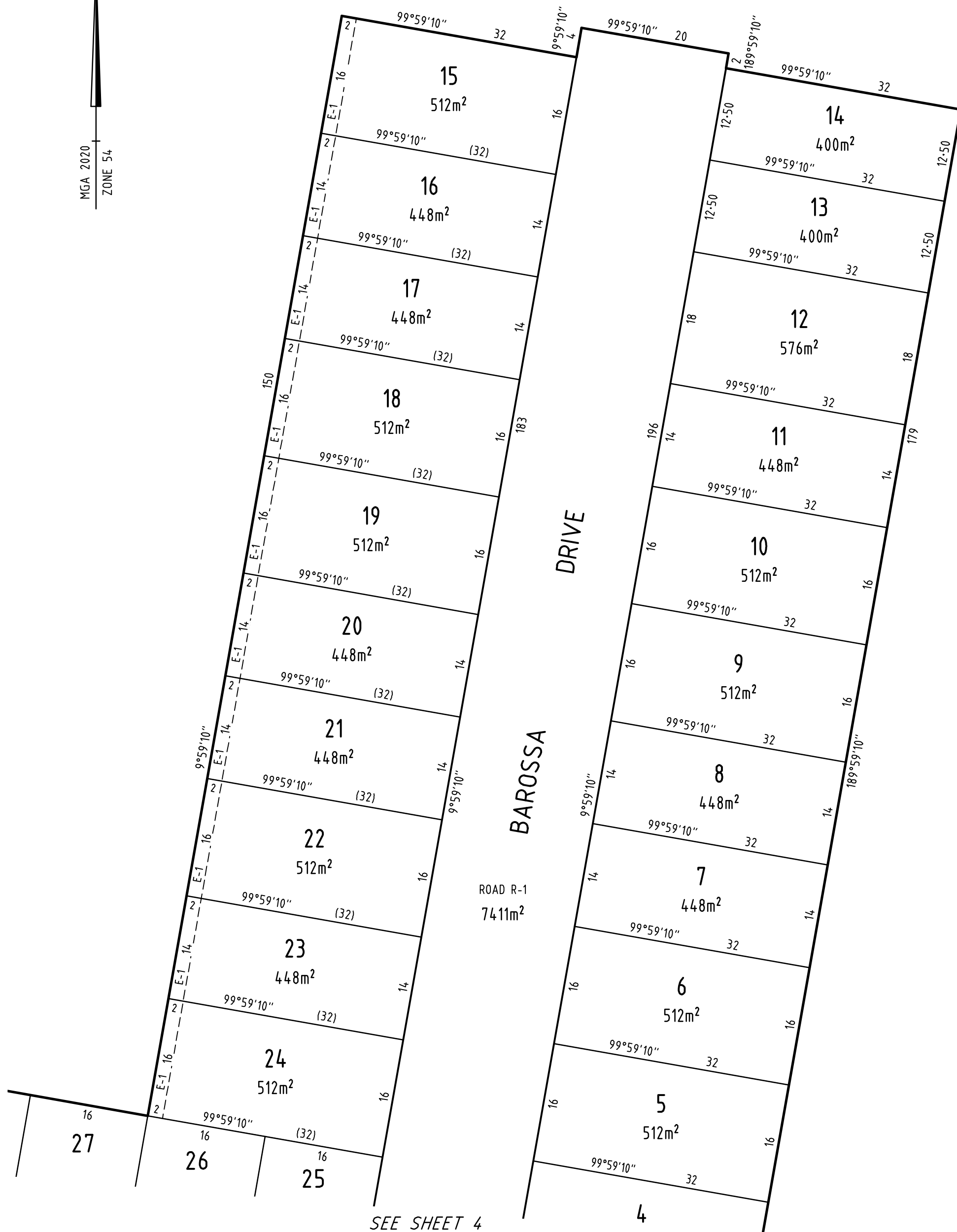
ORIGINAL SHEET SIZE: A3

SHEET 2

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MGA 2020
ZONE 54



SURVEYOR'S FILE REF: 321778SV01

SCALE 1: 500
5 0 5 10 15 20
LENGTHS ARE IN METRES

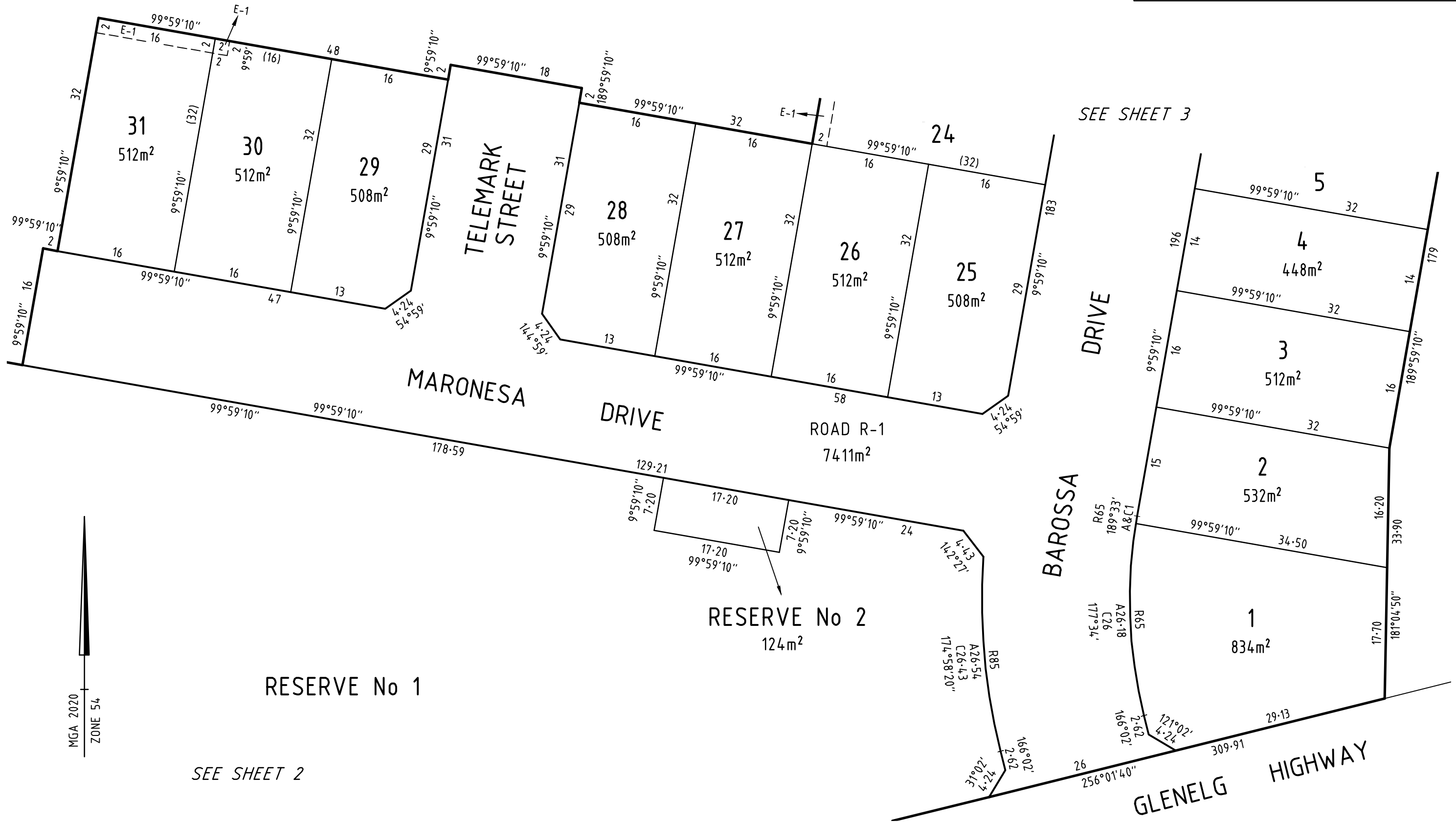
ORIGINAL SHEET SIZE: A3

SHEET 3



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RESERVE No 1

SEE SHEET 2

SEE SHEET 3

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SCALE 1: 500
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 4



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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 1 to 31 (both inclusive) on this plan
Benefited Land: Lots 1 to 31 (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 AA_____.

Expiry Date:

This restriction will expire on 31 December 2035.

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 1 to 31 (both inclusive) on this plan
Benefited Land: Lots 1 to 31 (both inclusive) on this plan

Restriction:

Other than with the consent of the Responisble 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.

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SHEET 5



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