

PLAN OF SUBDIVISION

EDITION 1

PS 830180 R

LOCATION OF LAND

PARISH : CARDIGAN
TOWNSHIP : ----
SECTION : 1
CROWN ALLOTMENT : 8 (PART)
CROWN PORTION : ----
TITLE REFERENCE : VOL. FOL.

LAST PLAN REFERENCE : LOTK, PS 825905B

POSTAL ADDRESS : PRESENTATION BOULEVARD
(At time of subdivision) WINTER VALLEY 3358

MGA Co-ordinates
(of approx centre of land in plan) E 746 370 ZONE: 54
N 5 837 700 GDA 2020

COUNCIL CERTIFICATION AND ENDORSEMENT
COUNCIL NAME: CITY OF BALLARAT

**THIS IS A PRELIMINARY PLAN SUBJECT TO
APPROVAL BY REFERRAL AUTHORITIES,
COUNCIL AND EXAMINATION AND
REGISTRATION BY LAND USE VICTORIA.**

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF BALLARAT

OTHER PURPOSE OF THIS PLAN:
To remove that part of the Pipelines or Ancillary Purposes Easement E-1 on PS 825905B that lies within Road R1 on this plan.

GROUND FOR REMOVAL:
By consent of the relevant Authority under the powers of Sec 6(1)(k)(iii) of the Subdivision Act 1988.

CREATION OF RESTRICTION
Refer to Sheet 5 for details of a restriction affecting all lots 155 - 182 (inclusive) in this plan.

NOTATIONS

DEPTH LIMITATION does not apply to the land in this plan

SURVEY:
This plan is based on survey (see PS 742230T).

STAGING:
This is not a staged subdivision.
Planning Permit No. PLP/2016/423

This survey has been connected to permanent marks No(s). 48, 77
In Proclaimed Survey Area No. 49

Lots 1-154 (inclusive) are not shown on this plan.

**CHAMPIONS ESTATE
STAGE 8
28 LOTS**

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-2	PIPELINES OR ANCILLARY PURPOSES	3	PS824374M - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-2	DRAINAGE	4	PS 824374M	CITY OF BALLARAT



ABN 11 125 568 461
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Phone +61 3 5330 8888 Fax +61 3 5333 3815
Email: victoria@cardno.com.au Web: www.cardno.com

FILE REF: 14921-13-PS830180R-01.dwg
DATE: 11/02/2020

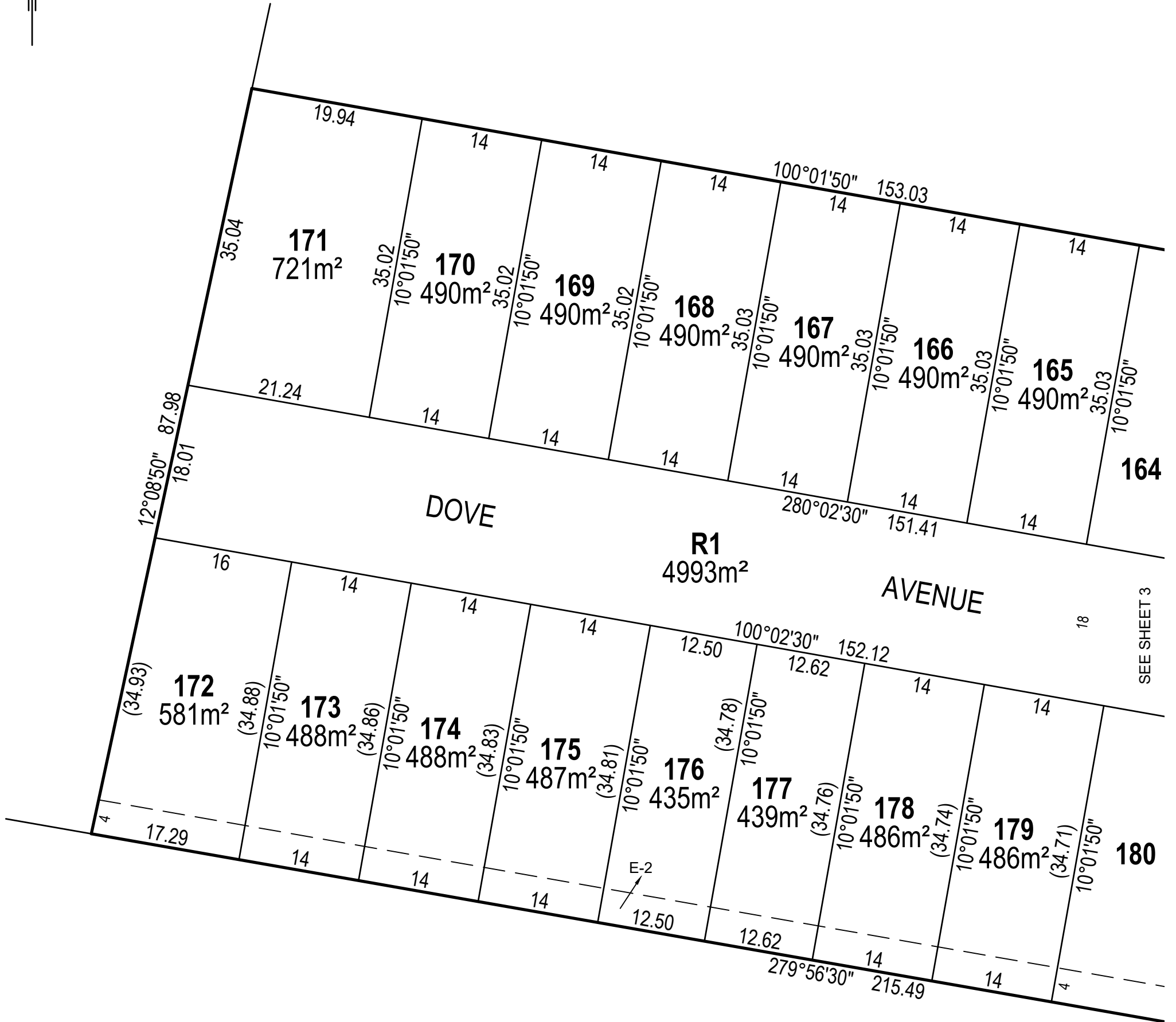
ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 4

SURVEYOR: ANDREW STUART HARMAN
VERSION: 1

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M.G.A.2020
ZONE 54



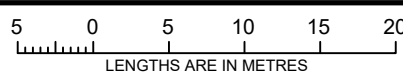
SEE SHEET 3

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SCALE
1:500



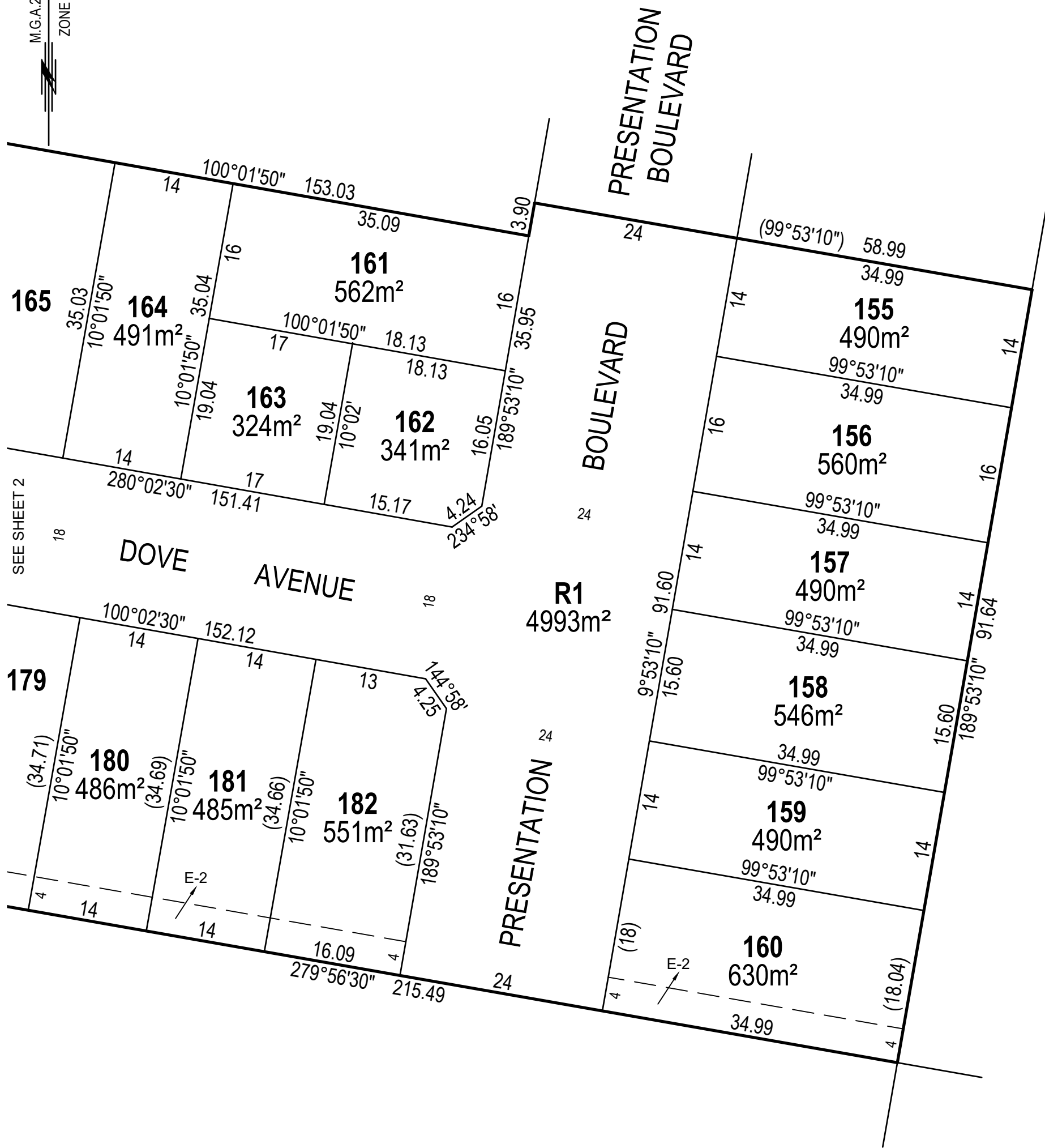
ORIGINAL SHEET
SIZE: A3

SHEET 2

SURVEYOR: ANDREW STUART HARMAN
VERSION: 1

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M.G.A. 2020
ZONE 54



SEE SHEET 2

20

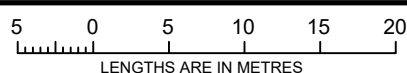
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ORIGINAL SHEET
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SHEET 3

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CREATION OF RESTRICTION

Upon registration of this plan the following restriction is created.

DESCRIPTION OF RESTRICTION

The registered proprietors of the burdened land covenant with the registered proprietors of the benefitted 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 benefitted land.

LAND BURDENED: Lots 155-182


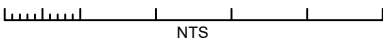
LAND TO BENEFIT: Lots 155-182

RESTRICTION:

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 and outdoor usage provided, however, that a mains water system can be used when rainwater is unavailable.

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