
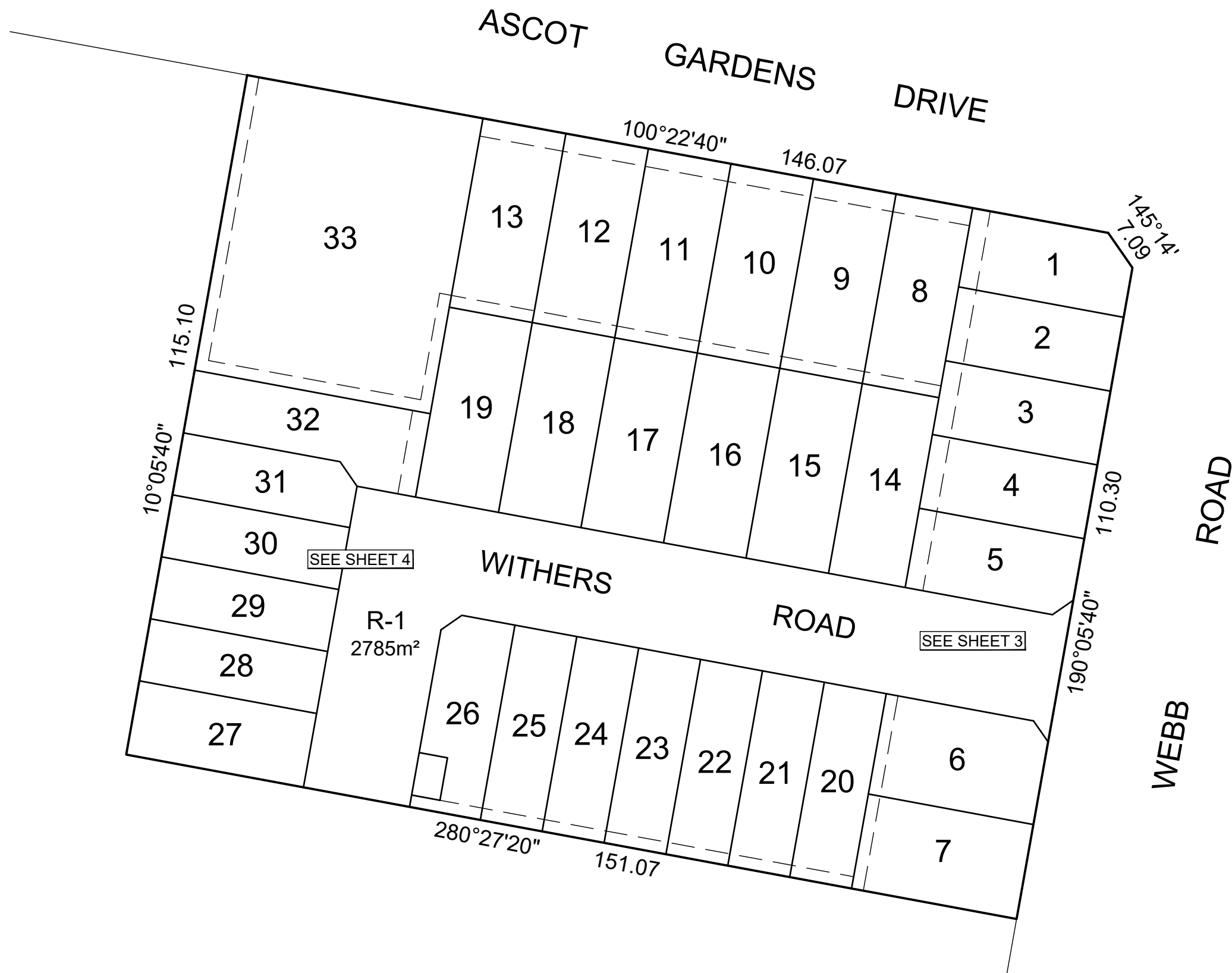
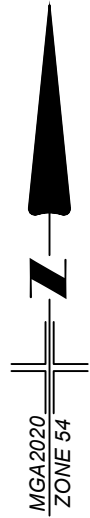


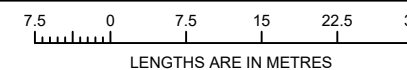
<b>PLAN OF SUBDIVISION</b>			<b>EDITION 1</b>	<b>PS841975M</b>
<b>LOCATION OF LAND</b>  PARISH: CARDIGAN TOWNSHIP: - SECTION: 5 CROWN ALLOTMENT: 1, 2, 5 & 6 (PARTS) CROWN PORTION: - TITLE REFERENCE: Vol. 12008 Fol. 494  LAST PLAN REFERENCE: LOT 1 ON PS807477X POSTAL ADDRESS: 64 WEBB ROAD, (at time of subdivision) BONSHAW VIC 3352  MGA CO-ORDINATES:   E: 748 190                    ZONE: 54 (of approx centre of land   N: 5 835 410                    GDA 2020 in plan)			Council Name: Ballarat City Council  Council Reference Number: PSD/2021/197 Planning Permit Reference: PLP/2021/491 SPEAR Reference Number: S185812C  <b>Certification</b>  This plan is certified under section 6 of the Subdivision Act 1988  Public Open Space  A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification  Digitally signed by: Rebecca Carter for Ballarat City Council on 23/11/2022	
<b>VESTING OF ROADS AND/OR RESERVES</b>			<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL/BODY/PERSON		<b>OTHER PURPOSE OF THIS PLAN</b>  CREATION OF RESTRICTIONS AS NOTED ON SHEET 5.	
R-1 RESERVE No.1	BALLARAT CITY COUNCIL POWERCOR AUSTRALIA LTD			
<b>NOTATIONS</b>				
DEPTH LIMITATION: NIL				
SURVEY: This plan is based on survey.  STAGING: This is not a staged subdivision. Planning Permit No.  This survey has been connected to permanent marks No(s). 30  In Proclaimed Survey Area No. 49				
<b>EASEMENT INFORMATION</b>				
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	2	THIS PLAN	BALLARAT CITY COUNCIL
E-2	PIPELINES AND ANCILLARY PURPOSES	3	THIS PLAN (SECTION 136 WATER ACT 1989)	CENTRAL HIGHLANDS REGION WATER CORPORATION
 T (03) 9646 0864   www.landsurveys.net.au E melbourne@landsurveys.net.au Unit 2, 85 Salmon Street, Port Melbourne VIC 3207 Surveyors File Reference: 2104199_PS841975M.dwg		SURVEYORS REF: 2104199   DATE: 26/7/22  Digitally signed by: Myles Sewell, Licensed Surveyor, Surveyor's Plan Version (3), 29/09/2022, SPEAR Ref: S185812C	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5 SHEETS



**Land Surveys**

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E melbourne@landsurveys.net.au  
Unit 2, 85 Salmon Street, Port Melbourne VIC 3207  
Surveyors Reference: 2104199

SCALE  
1:750

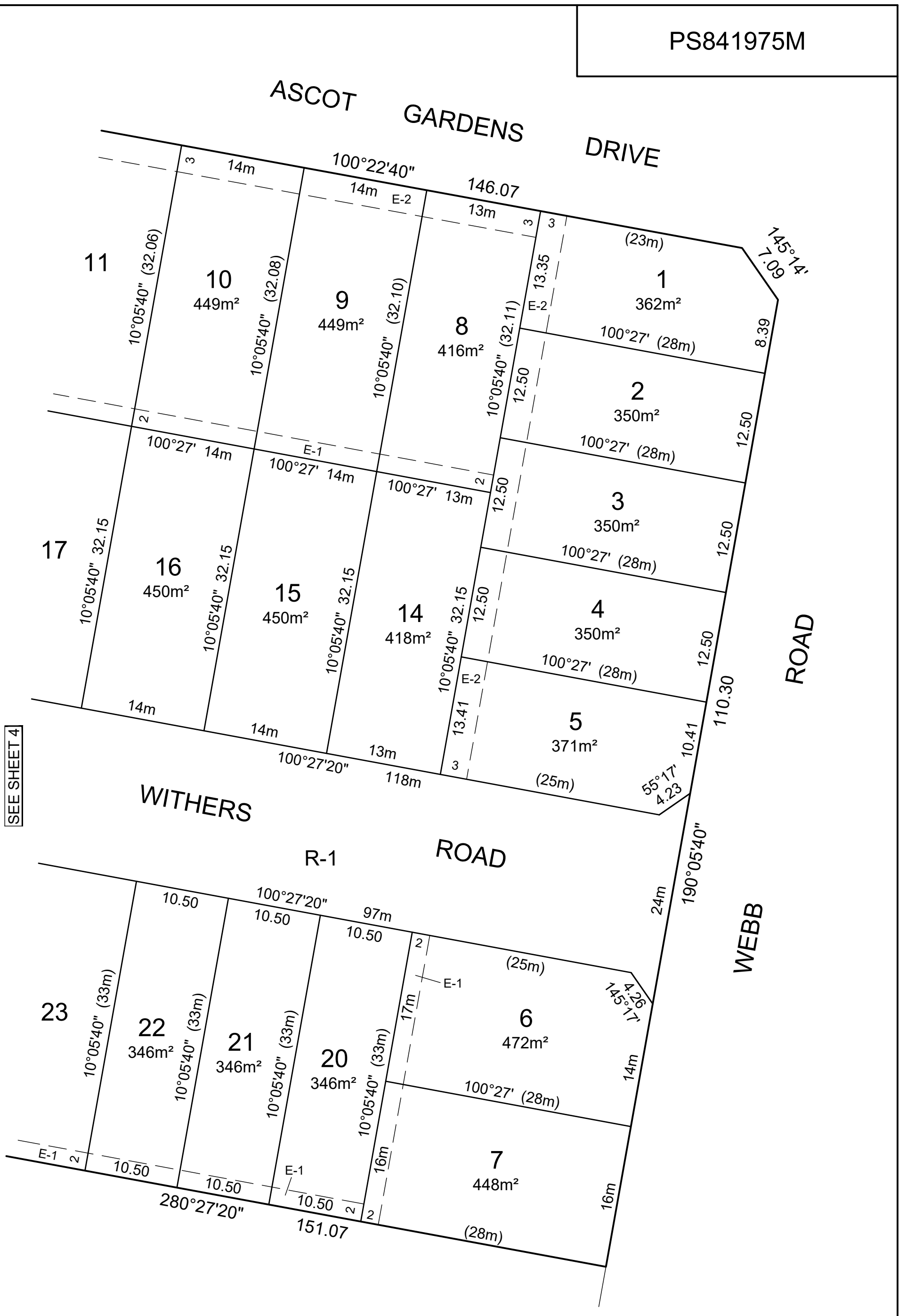
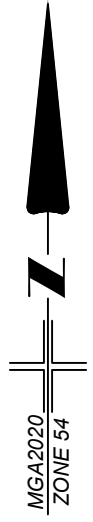


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Surveyor's Plan Version (3),  
29/09/2022, SPEAR Ref: S185812C

ORIGINAL SHEET  
SIZE: A3

SHEET 2

Digitally signed by:  
Ballarat City Council,  
23/11/2022,  
SPEAR Ref: S185812C

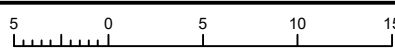


SEE SHEET 4

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 E melbourne@landsurveys.net.au  
 Unit 2, 85 Salmon Street, Port Melbourne VIC 3207  
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SCALE  
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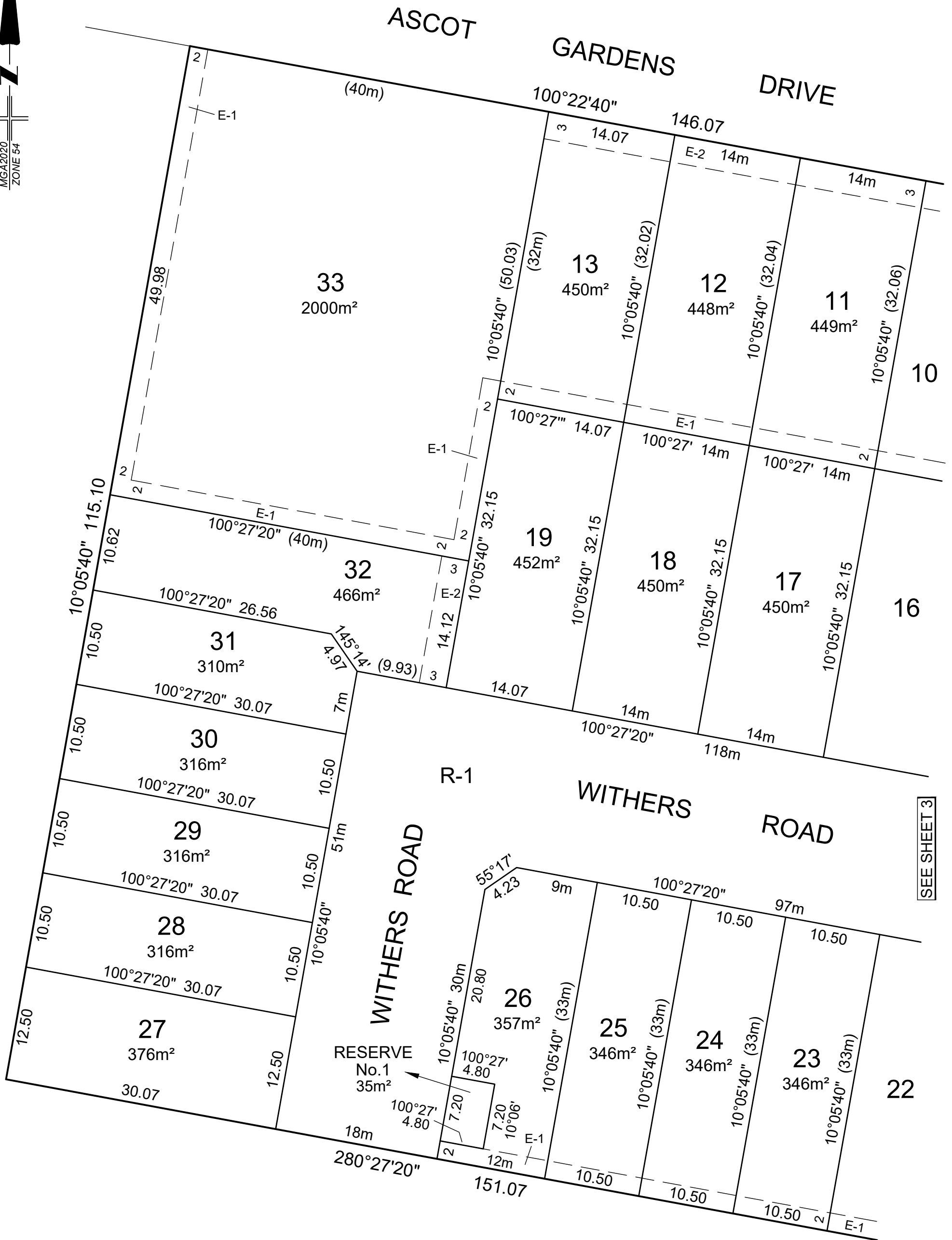
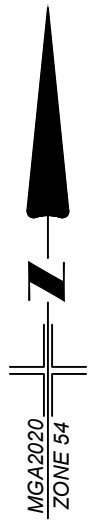


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ORIGINAL SHEET  
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SHEET 3

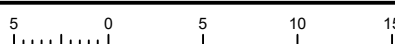
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SHEET 4

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 SPEAR Ref: S185812C

CREATION OF RESTRICTIONS

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTIONS ARE CREATED.

DESCRIPTION OF RESTRICTION 1

NO MORE THAN ONE DWELLING IS TO BE CONSTRUCTED OR ALLOWED TO REMAIN ON EACH LOT. NO LOT SHALL BE FURTHER SUBDIVIDED TO CREATE ADDITIONAL LOTS.

LAND BURDENED: ALL LOTS ON THIS PLAN EXCLUDING LOT 33.  
LAND TO BENEFIT: ALL LOTS ON THIS PLAN.

EXPIRY: THIS RESTRICTION SHALL CEASE TO HAVE EFFECT AFTER 1ST JANUARY 2030.

DESCRIPTION OF RESTRICTION 2

THE REGISTERED PROPRIETORS OF ANY LOT MUST NOT BUILD OR CAUSE TO BE BUILT OR ALLOW TO REMAIN A DWELLING OR ANY OTHER IMPROVEMENTS, OR CARRY OUT, CAUSE TO BE CARRIED OUT, OR ALLOW TO BE CARRIED OUT, ANY BUILDING OR CONSTRUCTION ON THE LOT UNLESS:

- COPIES OF THE SITE PLAN, FLOOR PLAN, ELEVATIONS, LANDSCAPE PLAN, AND SUCH OTHER DOCUMENTS REQUIRED BY THE MAPLE LANE RISE DESIGN GUIDELINES (PLANS) HAVE BEEN SUBMITTED TO THE MAPLE LANE RISE DESIGN REVIEW PANEL;
- THE PLANS COMPLY WITH THE MAPLE LANE RISE DESIGN GUIDELINES (AS AMENDED FROM TIME TO TIME); AND
- THE MAPLE LANE RISE DESIGN REVIEW PANEL HAS GIVEN ITS WRITTEN APPROVAL TO THE PLANS PRIOR TO THE COMMENCEMENT OF WORKS

LAND BURDENED: ALL LOTS ON THIS PLAN EXCLUDING LOT 33.  
LAND TO BENEFIT: ALL LOTS ON THIS PLAN.

EXPIRY: THIS RESTRICTION SHALL CEASE TO HAVE EFFECT AFTER 1ST JANUARY 2030.

DESCRIPTION OF RESTRICTION 3

NO DWELLING SHALL BE CONSTRUCTED ON THE BURDENED LAND, UNLESS:

- IT HAS A RAINWATER TANK THAT IS 2 KILOLITRE OR LARGER INSTALLED;
- A MINIMUM OF 90% THE ROOF OF THE DWELLING DRAINS INTO THE RAINWATER TANK;
- RAINWATER FROM THE RAINWATER TANK IS THE PRIMARY SUPPLY FOR ALL THE TOILETS AND OUTDOOR USAGE PROVIDED, HOWEVER, THAT A MAINS WATER SYSTEM CAN BE USED WHEN RAINWATER IS UNAVAILABLE.

LAND BURDENED: ALL LOTS ON THIS PLAN EXCLUDING LOT 33.  
LAND TO BENEFIT: ALL LOTS ON THIS PLAN.

VARIATION

VARIATIONS TO THESE RESTRICTIONS WILL REQUIRE PLANNING APPROVAL FROM THE RESPONSIBLE AUTHORITY.