

# PLAN OF SUBDIVISION

EDITION 1

# PS 836345 C

## LOCATION OF LAND

PARISH : DOWLING FOREST  
 TOWNSHIP : -----  
 SECTION : -----  
 CROWN ALLOTMENT : 2037, 2079, 2081  
 TITLE REFERENCE : VOL. 11944 FOL. 425  
 VOL. FOL.  
 VOL. FOL.  
 LAST PLAN REFERENCE : TP 955051S, OP 125031  
 POSTAL ADDRESS : BLIND CREEK ROAD,  
 (At time of subdivision) CARDIGAN, 3352.  
 MGA Co-ordinates  
 (of approx centre of land in plan) E 746 040 ZONE: 54  
 N 5 842 855 GDA 2020

Council Name: Ballarat City Council

Council Reference Number: PSD/2020/209  
 Planning Permit Reference: PLP/2018/616/A  
 SPEAR Reference Number: S166810C

### Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made

Digitally signed by: Rebecca Carter for Ballarat City Council on 17/12/2021

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF BALLARAT
ROAD R2	CITY OF BALLARAT
RESERVE No.1	CITY OF BALLARAT
RESERVE No.2	POWERCOR AUSTRALIA LIMITED
RESERVE No.3	POWERCOR AUSTRALIA LIMITED

## NOTATIONS

DEPTH LIMITATION of 15m applies to all of the land in this plan.

SURVEY:  
 This plan is based on survey (see OP125031).

STAGING:  
 This is not a staged subdivision.  
 Planning Permit No. PLP/2018/616

This survey has been connected to permanent marks No(s). 35, 56  
 In Proclaimed Survey Area No. 49

Lots 9 to 18, 39 and 50 to 67 (all inclusive) have been omitted from this plan.

See sheet 8 for details of a Restriction affecting lots on this plan.

**ACACIA ESTATE  
 STAGE 1  
 41 LOTS,  
 BALANCE LOTS A, B, C**

## 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, E-5	CARRIAGEWAY	SEE PLAN	THIS PLAN	LOT A ON THIS PLAN
E-2	DRAINAGE	2	THIS PLAN	CITY OF BALLARAT
E-3	POWERLINE	SEE PLAN	THIS PLAN - SEC 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
E-4, E-5	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION



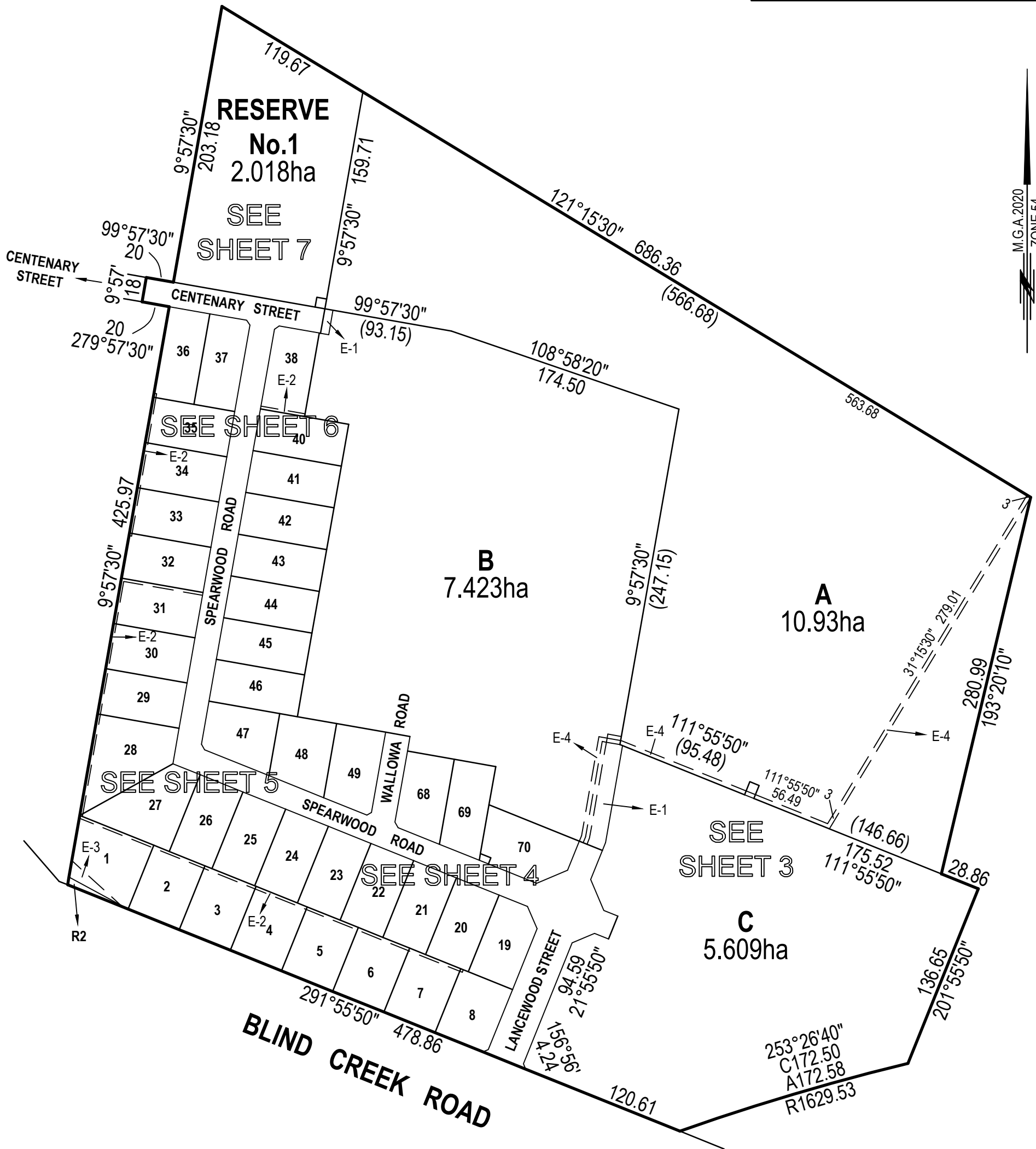
ABN 11 125 568 461  
 1315 Sturt Street, Ballarat, VIC Australia (PO Box 563W, Ballarat West) 3350  
 Phone +61 3 5330 8888 Fax +61 3 5333 3815  
 Email: victoria@cardno.com.au Web: www.cardno.com

FILE REF: 19298-02-PS836345C(S1)-14.dwg  
 DATE: 10/12/2021

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 10/12/2021, SPEAR Ref: S166810C

ORIGINAL SHEET  
 SIZE: A3

SHEET 1 OF 8

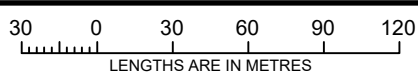


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SCALE  
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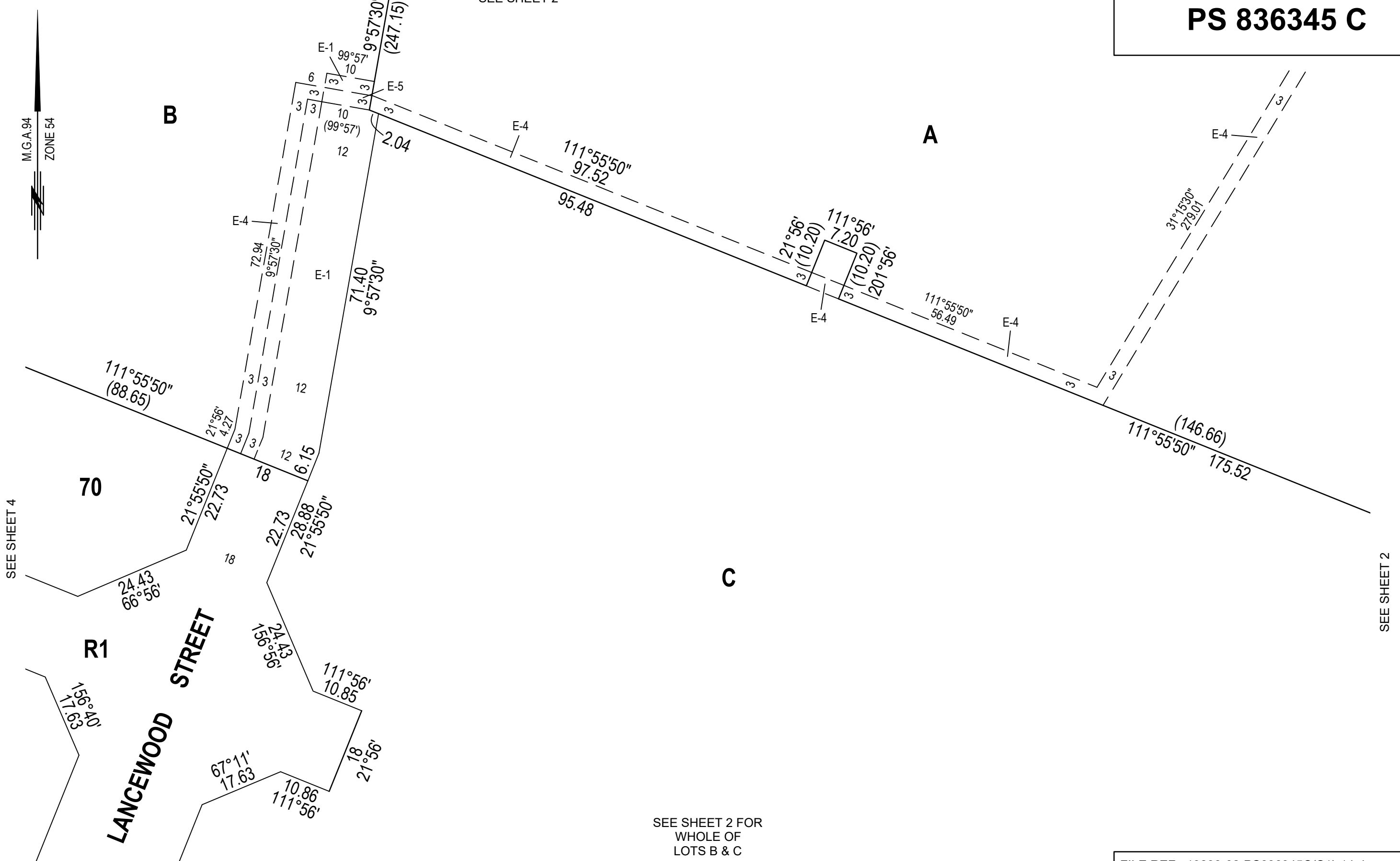
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ORIGINAL SHEET  
 SIZE: A3

SHEET 2

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SEE SHEET 2



SEE SHEET 4

SEE SHEET 2

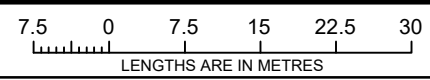
SEE SHEET 2 FOR  
WHOLE OF  
LOTS B & C

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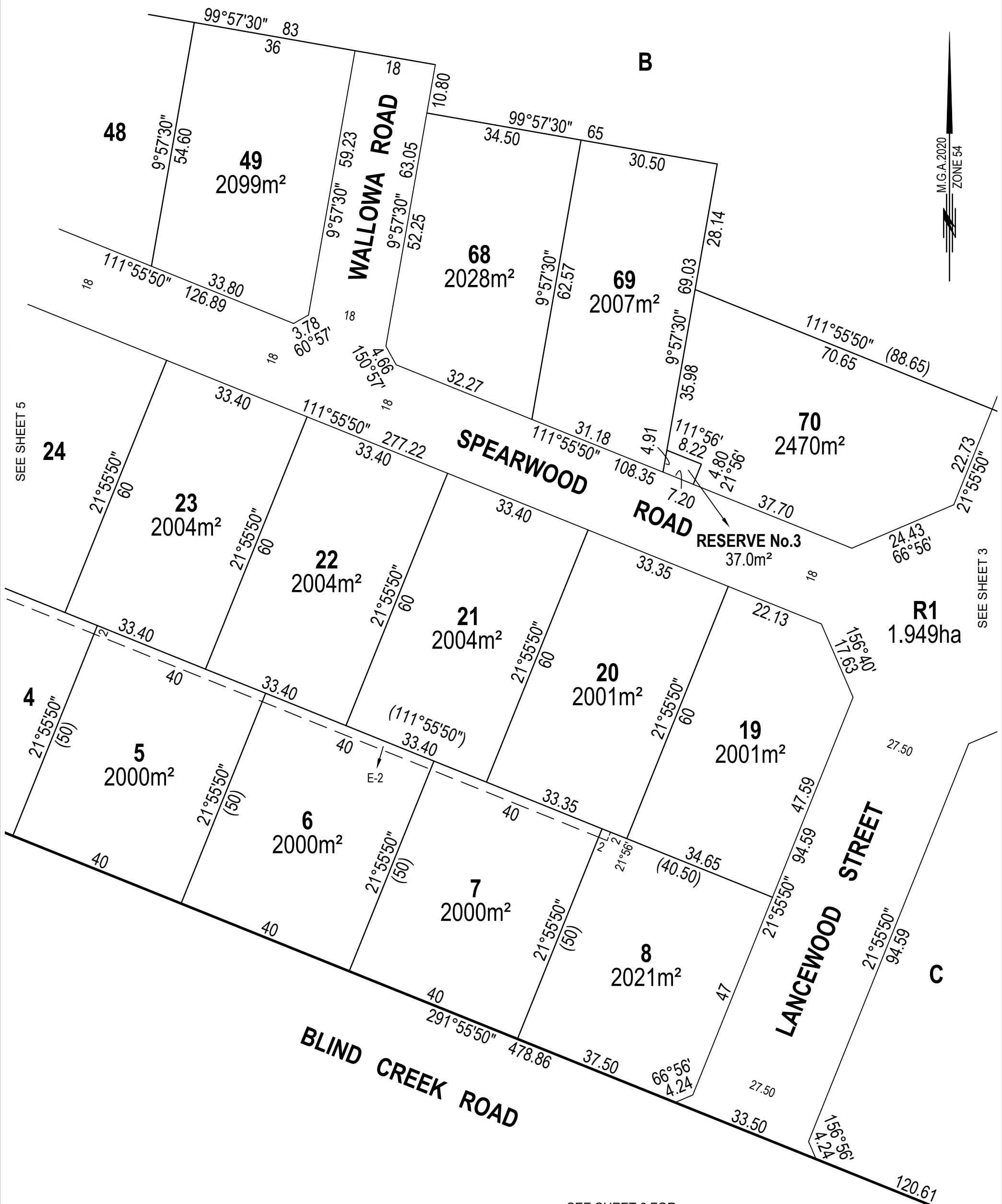


ORIGINAL SHEET  
SIZE: A3

SHEET 3

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SEE SHEET 5

SEE SHEET 3

SEE SHEET 2 FOR  
WHOLE OF  
LOTS B & C

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**Cardno TGM**  
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SCALE  
1:800

LENGTHS ARE IN METRES

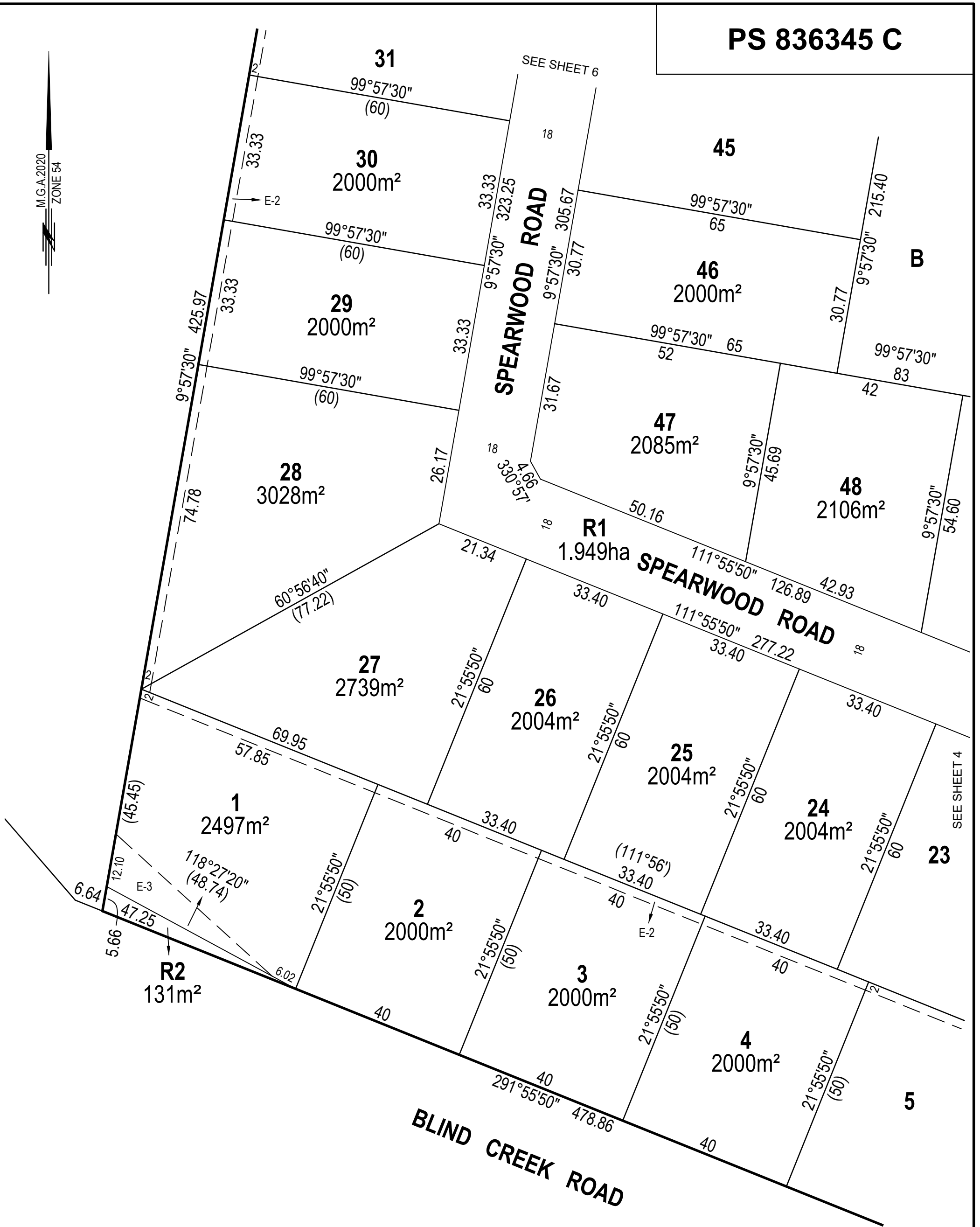
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SHEET 4

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M.G.A. 2020  
ZONE 54



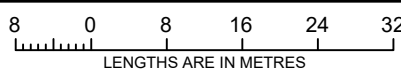
SEE SHEET 2 FOR  
WHOLE OF LOT B

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ORIGINAL SHEET  
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SHEET 5

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CENTENARY STREET

RESERVE No.1

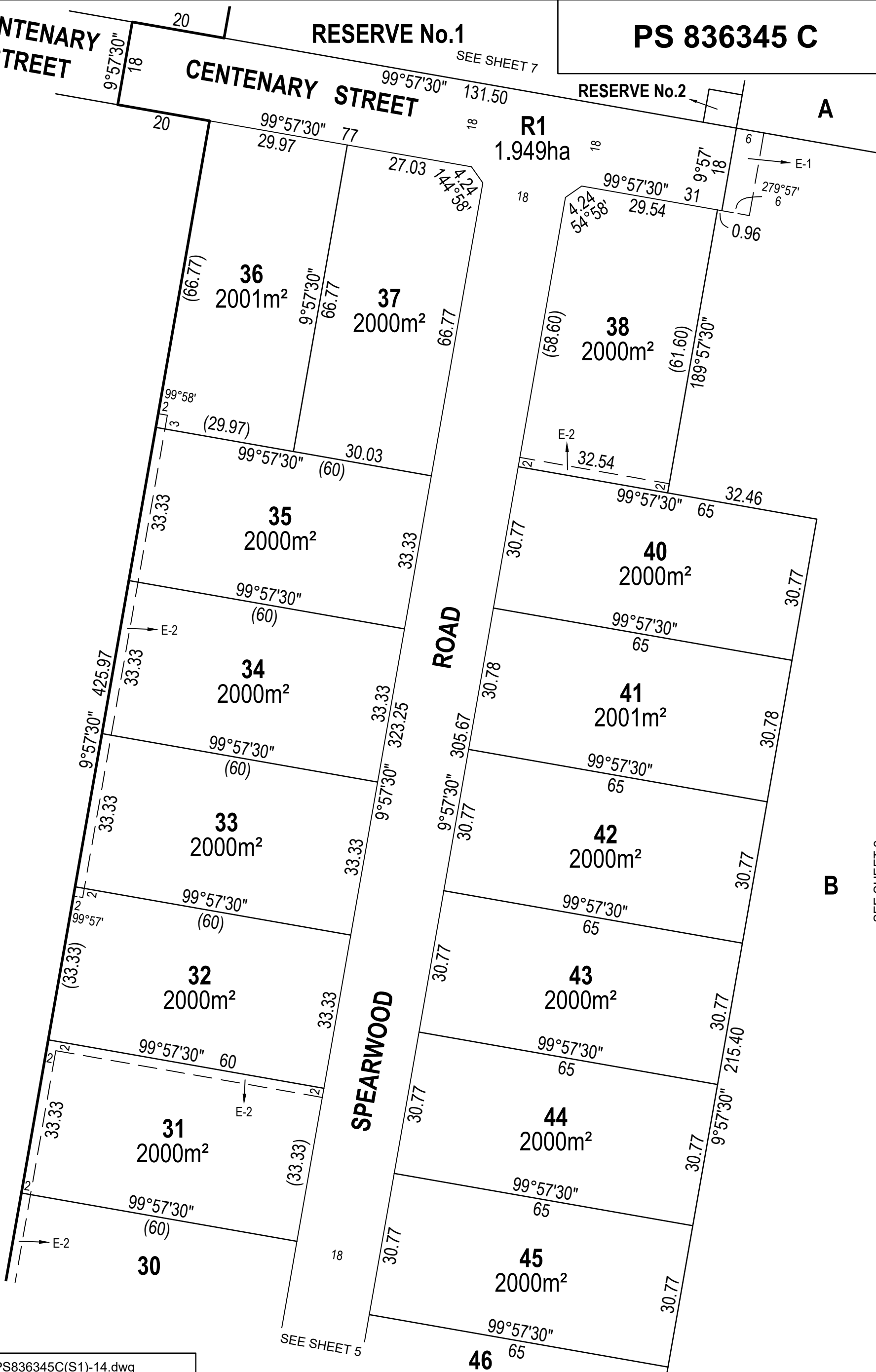
PS 836345 C

CENTENARY STREET

RESERVE No.2

A

R1  
1.949ha



B

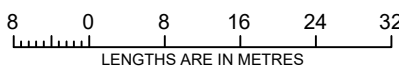
SEE SHEET 2

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SCALE  
1:800



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ORIGINAL SHEET  
SIZE: A3

SHEET 6

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9°57'30"  
203.18

119.67 121°15'30" 686.36

**RESERVE  
No.1  
2.018ha**

152.51  
9°57'30" 159.71

**A**

SEE SHEET 2

**CENTENARY  
STREET**

20

**CENTENARY STREET**

99°57'30" 104.30  
131.50

**RESERVE No.2  
51.8m<sup>2</sup>**

99°57'  
7.20  
9°57'  
7.20  
7.20

**R1  
1.949ha**

7.20

6

E-1

36

37

38

**B**

**SPEARWOOD  
ROAD**

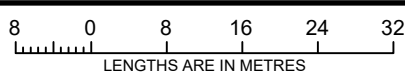
SEE SHEET 6

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SCALE  
1:800



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ORIGINAL SHEET  
SIZE: A3

SHEET 7

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**CREATION OF A RESTRICTION**

Upon registration of this plan the following restriction is created.

**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 TO BENEFIT AND TO BE BURDENED:** Lots 1 to 38, 40 to 49 and 68 to 70 (all inclusive).

**DESCRIPTION OF RESTRICTION:**

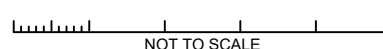
No dwelling shall be constructed on each lot described as the burdened land, unless:

- 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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SHEET 8

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