

# PLAN OF SUBDIVISION

EDITION 1

PS 837946T

## LOCATION OF LAND

**PARISH:** Cardigan

**TOWNSHIP:** —

**SECTION:** 9

**CROWN ALLOTMENT:** 6 (Part)

**CROWN PORTION:** —

**TITLE REFERENCE:** Vol. Fol.

**LAST PLAN REFERENCE:** PS837929T (Lot 1A)

**POSTAL ADDRESS:** Cuthberts Road  
(at time of subdivision) Lucas 3350

**MGA CO-ORDINATES:** E: 745800 ZONE: 54  
(of approx centre of land in plan) N: 5840200 GDA 2020

Council Name: Ballarat City Council

Council Reference Number: PSD/2021/021  
Planning Permit Reference: PLP/2020/177/A  
SPEAR Reference Number: S170288C

### 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 been made and the requirement has been satisfied

Digitally signed by: Rebecca Carter for Ballarat City Council on 21/09/2021

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
Road R-1	Ballarat City Council

Lots 1 - 51 (inclusive) have been omitted from this plan.

### Other Purpose of Plan

Creation of Restriction as shown on sheet 4.

## NOTATIONS

**DEPTH LIMITATION:** Nil

### SURVEY:

This plan is based on survey. See BP003557V

### STAGING:

This is not a staged subdivision.

Planning Permit No. PLP/2020/177

BP003557V has been connected to permanent marks No(s). 32, 49, 140 & 141  
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	Pipelines or Ancillary Purposes	3	PS837929T (Section 136 of the Water Act 1989)	Central Highlands Region Water Corporation
E-1, E-2	Drainage	3	PS837929T	Ballarat City Council



**Beveridge Williams**

development & environment consultants

Suite 3, 180 Eleanor Drive, Lucas

PO Box 4189, Lucas, Vic, 3350

Ph: 53272000 email: ballarat@bevwill.com.au

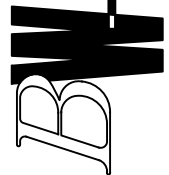
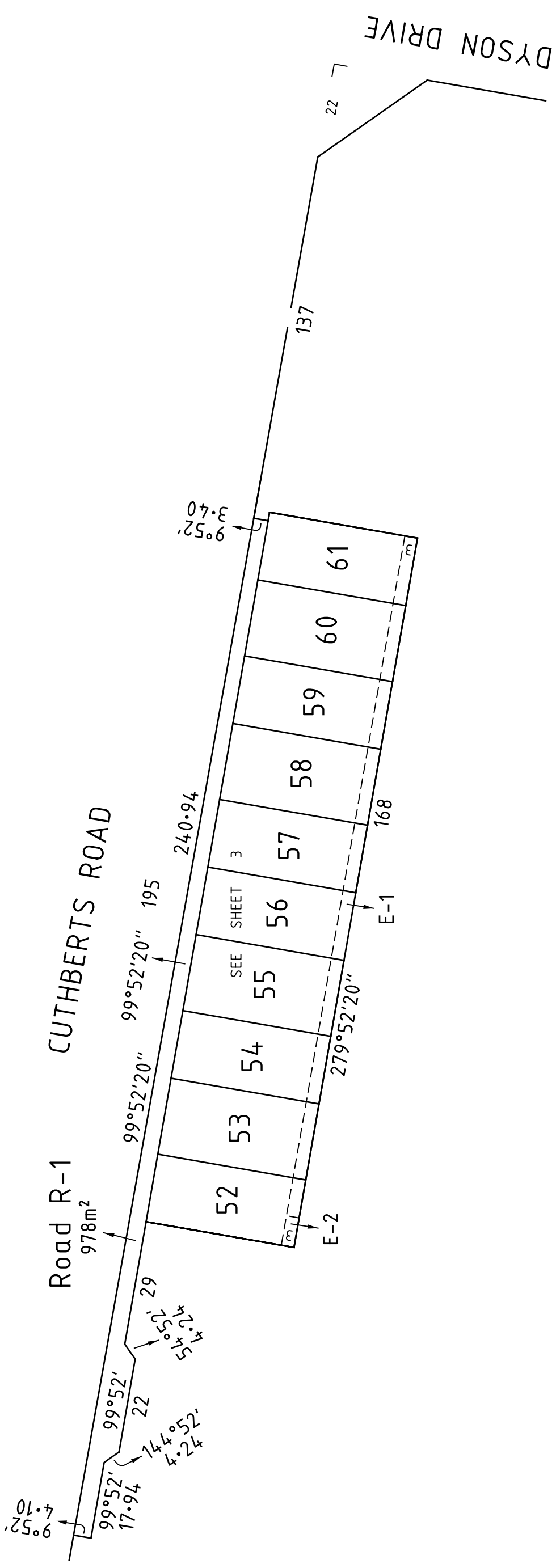
SURVEYORS FILE REF: 1900846

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 4

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PS 837946T

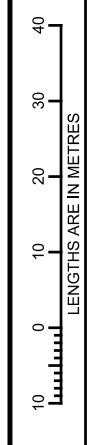


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Microstation File : 1900846 Stage 1A.dgn

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SCALE  
1:1000



ORIGINAL SHEET  
SIZE: A3

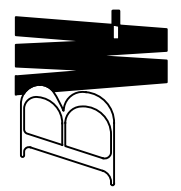
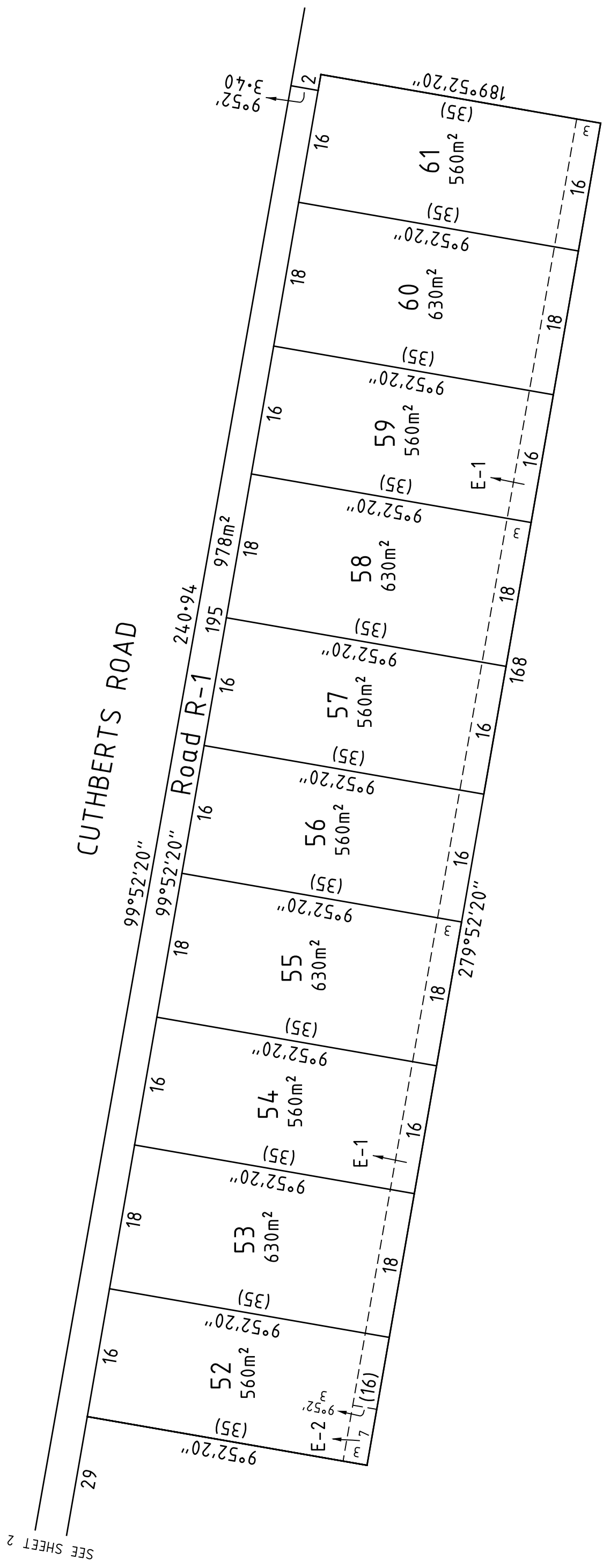
SHEET 2

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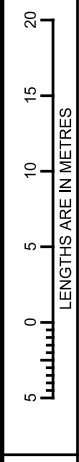
This plan is provided for marketing and information purposes only. It shows design levels only which may change during construction. Builders should check all information prior to the building process. Where discrepancies exist between the plan of subdivision and this plan, the plan of subdivision shall be taken as correct. It is the responsibility of the prospective purchaser to confirm prior to purchase, all lot levels, all depth and all service locations are correct.

PS 837946T



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SCALE  
1:500



ORIGINAL SHEET  
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SHEET 3

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Microstation File : 1900846 Stage 1A.dgn

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Creation of Restriction

The following restriction is to be created upon registration of this plan of subdivision.

Land to Be Burdened

All lots on this plan.

Land to Benefit

All lots on this plan.

Description of Restriction

No dwelling shall be constructed on the burdened land unless:

- It has a minimum 2 kilolitre rainwater tank installed;
- An adequate roof area of the dwelling drains to the rainwater tank to satisfy the relevant water authority guidelines;
- The rainwater tank is the primary water supply for all toilets and outdoor usage.  
(A mains water system can be used when rainwater is unavailable).

Variations

Variation of this restriction will require planning approval from the responsible authority.

Definition

Dwelling - a self-contained residence containing kitchen and bathroom facilities.

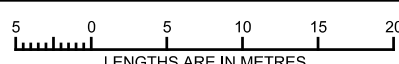


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SCALE  
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ORIGINAL SHEET  
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SHEET 4

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