

PLAN OF SUBDIVISION

EDITION 1

PS 837931H

LOCATION OF LAND

PARISH: Cardigan

TOWNSHIP: —

SECTION: 9

CROWN ALLOTMENT: 6 (Part)

CROWN PORTION: —

TITLE REFERENCE: Vol.12315 Fol.678

LAST PLAN REFERENCE: PS837929T (Lot 1J)

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: 5839900 GDA 2020

Council Name: Ballarat City Council

Council Reference Number: PSD/2020/210
Planning Permit Reference: PLP/2020/177/A
SPEAR Reference Number: S167407C

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 22/09/2021

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
Road R-1	Ballarat City Council
Reserve No.1	Powercor Australia Ltd

Other Purpose of Plan

Creation of Restrictions as shown on sheet 6

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, E-3	Pipelines or Ancillary Purposes	3	This Plan (Section 136 of the Water Act 1989)	Central Highlands Region Water Corporation
E-2, E-3	Drainage	See Plan	This Plan	Ballarat City Council



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development & environment consultants
Suite 3, 180 Eleanor Drive, Lucas
PO Box 4189, Lucas, Vic, 3350
Ph: 53272000 email: ballarat@bevwill.com.au

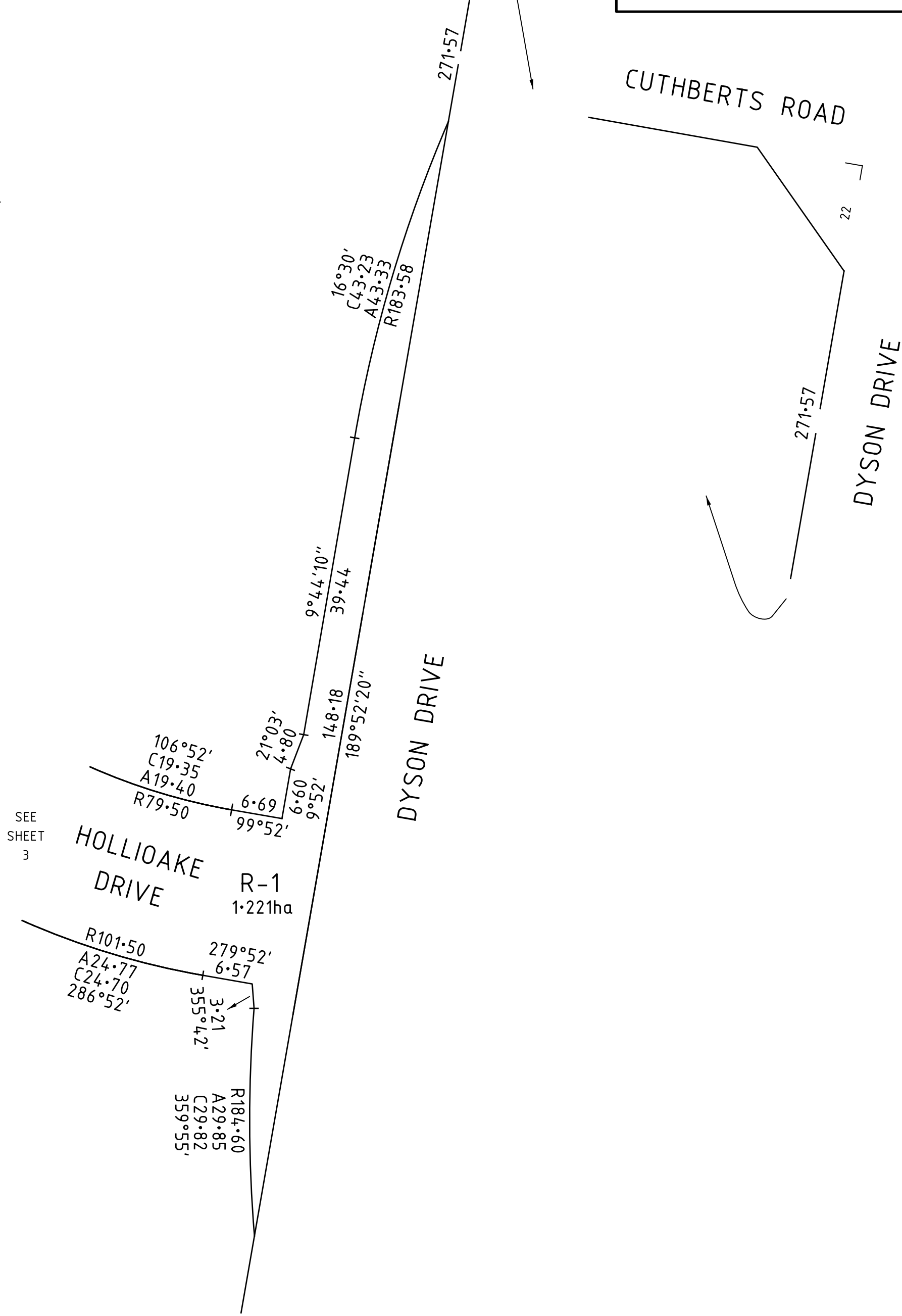
SURVEYORS FILE REF: 1900846

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 6

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MGA2020 ZONE 154



SEE SHEET 3

HOLLIOAKE DRIVE

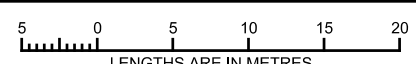
R-1
1.221ha

CUTHBERTS ROAD

DYSON DRIVE

BW Beveridge Williams
 development & environment consultants
 96 Main Road Ballarat
 PO Box 1465 Bakery Hill 3354
 Ph:53272000 Fax:53272099
 www.beveridgewilliams.com.au

SCALE 1:500



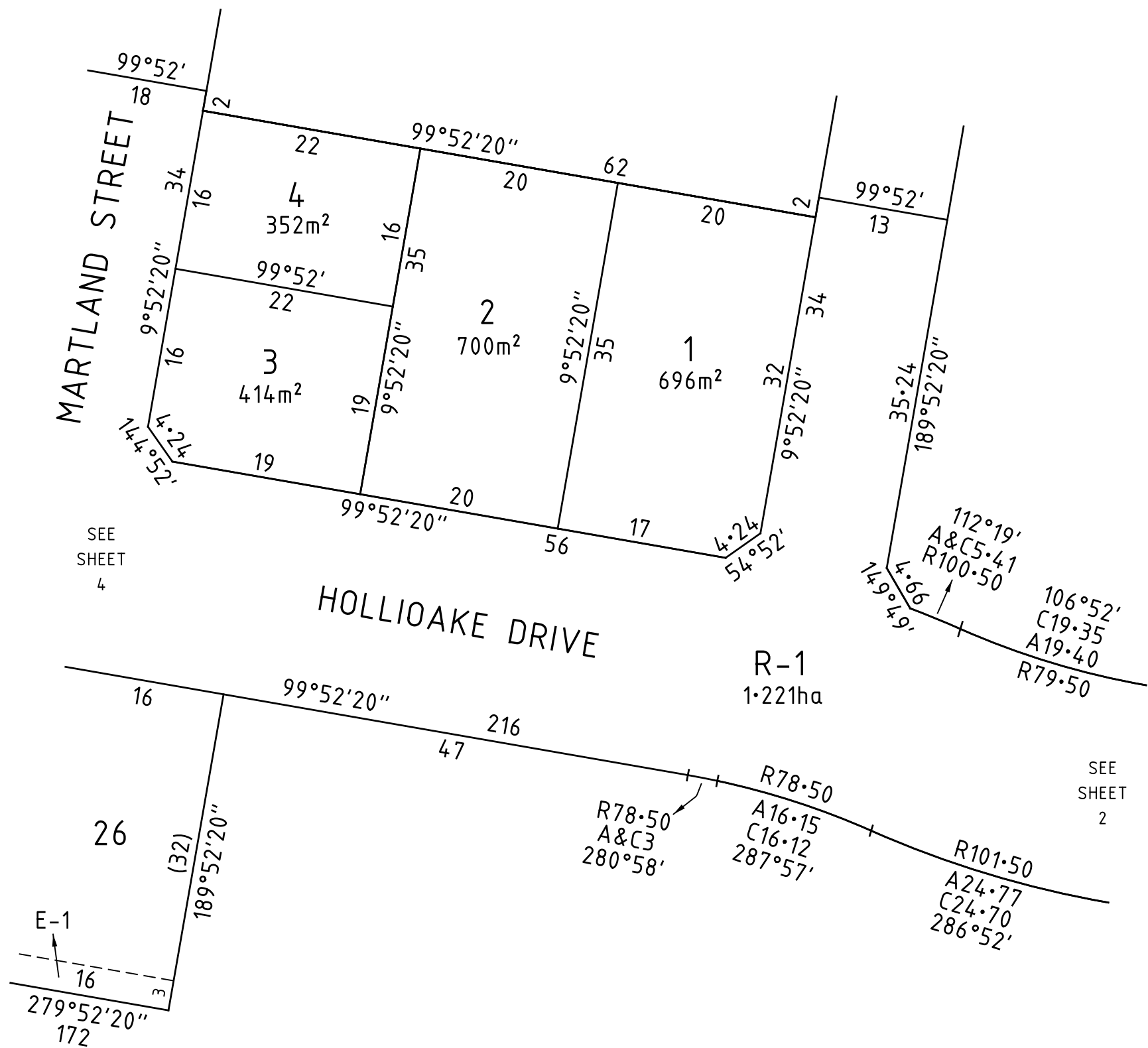
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SHEET 2

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SEE SHEET 4

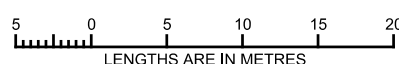
SEE SHEET 2

E-1



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SCALE
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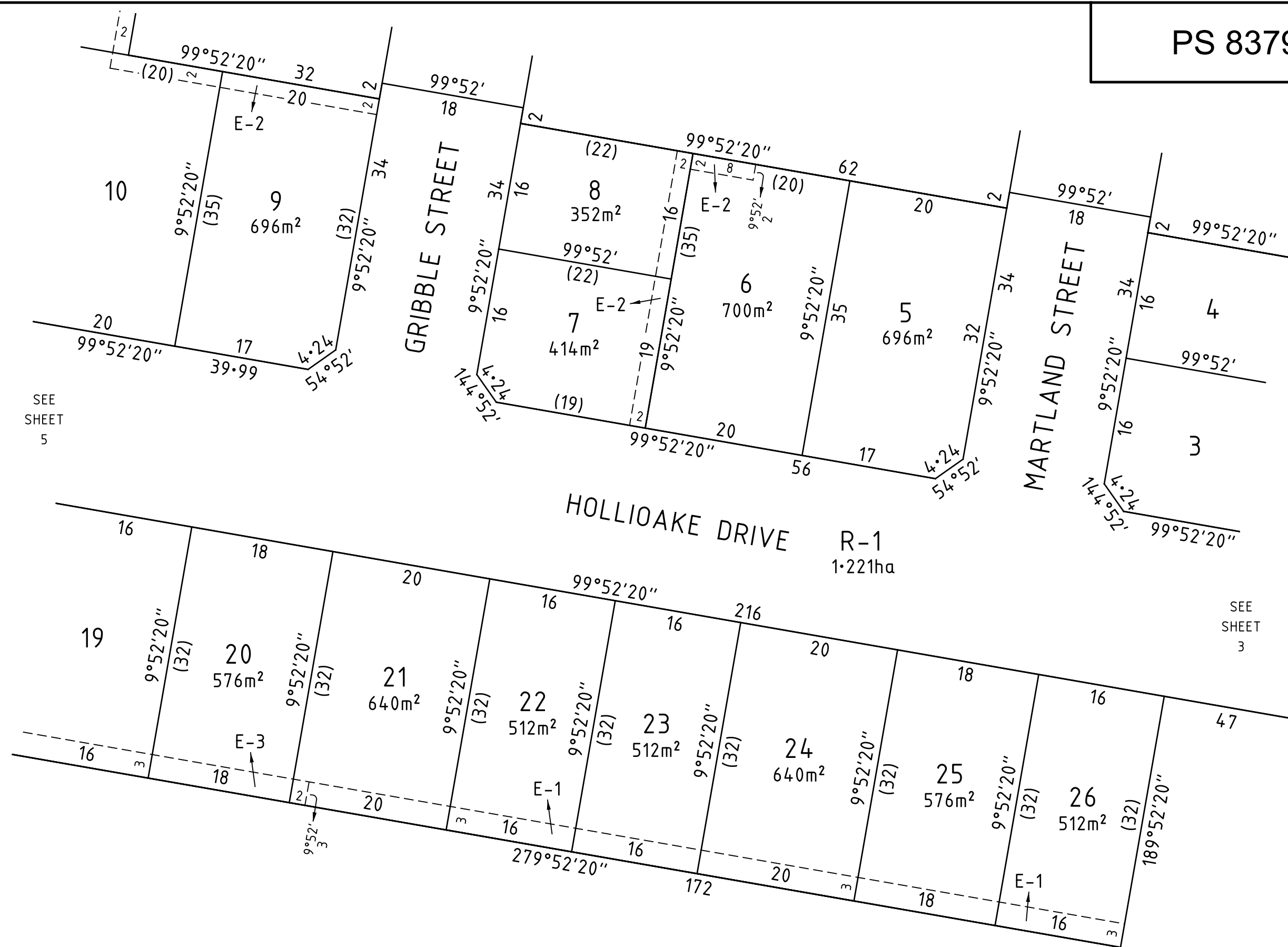
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SEE SHEET 5

SEE SHEET 3

HOLLIOAKE DRIVE R-1
1.221ha

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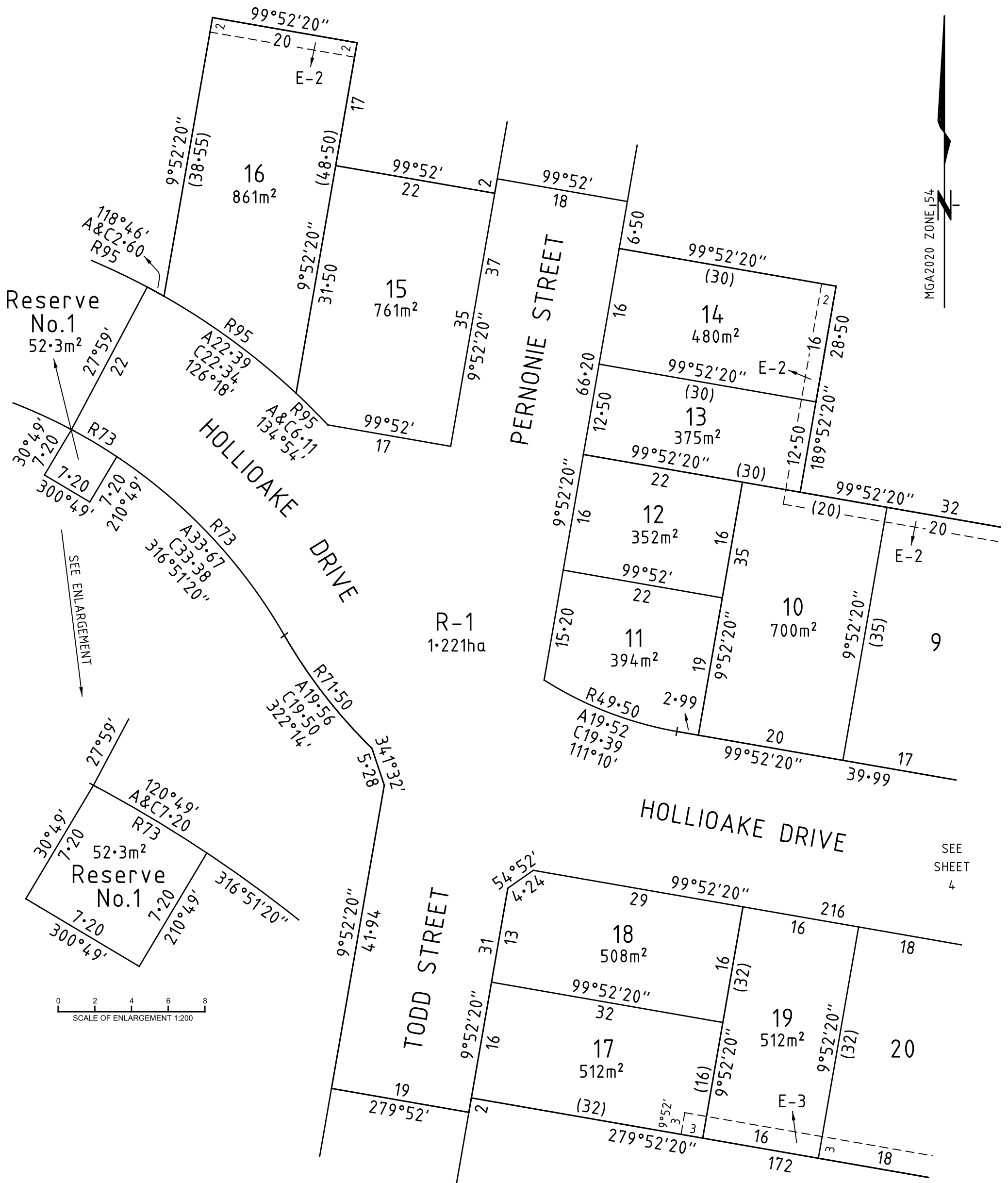
LENGTHS ARE IN METRES

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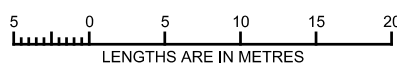
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SHEET 5

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Creation of Restriction No.1

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.

Creation of Restriction No.2

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

Land to Be Burdened

Lots 1, 2, 3, 5, 6 & 21 to 26 (inclusive) on this plan.

Land to Benefit

Lots 1, 2, 3, 5, 6 & 21 to 26 (inclusive) on this plan.

Description of Restriction

No building shall be constructed on the burdened land with a finished floor level height below that shown in the following table.

Lot	Floor Level (AHD)
1	443.70m
2	443.65m
3	443.30m
5	443.15m
6	442.95m
21	442.75m
22	442.85m
23	442.95m
24	443.05m
25	443.10m
26	443.20m

Heights shown are relative to the Australian Height Datum (AHD).

Variations

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

Definition

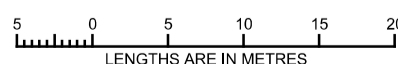
Building - any structure larger than 10 square metres in area that requires a Building Permit for construction.



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SHEET 6

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