

PLAN OF SUBDIVISION

EDITION 1

PS 837930K

LOCATION OF LAND

PARISH: Cardigan

TOWNSHIP: —

SECTION: 9

CROWN ALLOTMENT: 6 (Part)

CROWN PORTION: —

TITLE REFERENCE: Vol.12315 Fol.671

LAST PLAN REFERENCE: PS837929T (Lot 1B)

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

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

Council Name: Ballarat City Council

Council Reference Number: PSD/2020/211
Planning Permit Reference: PLP/2020/177/A
SPEAR Reference Number: S167380P

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 14/10/2021

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER COUNCIL/BODY/PERSON

Road R-1 Ballarat City Council
Reserve No.1 Powercor Australia Ltd

NOTATIONS

Lots 1 - 26 (inclusive) have been omitted from this plan.

Other Purpose of Plan

Creation of Restrictions 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	This Plan (Section 136 of the Water Act 1989)	Central Highlands Region Water Corporation
E-2	Drainage	2	This Plan	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

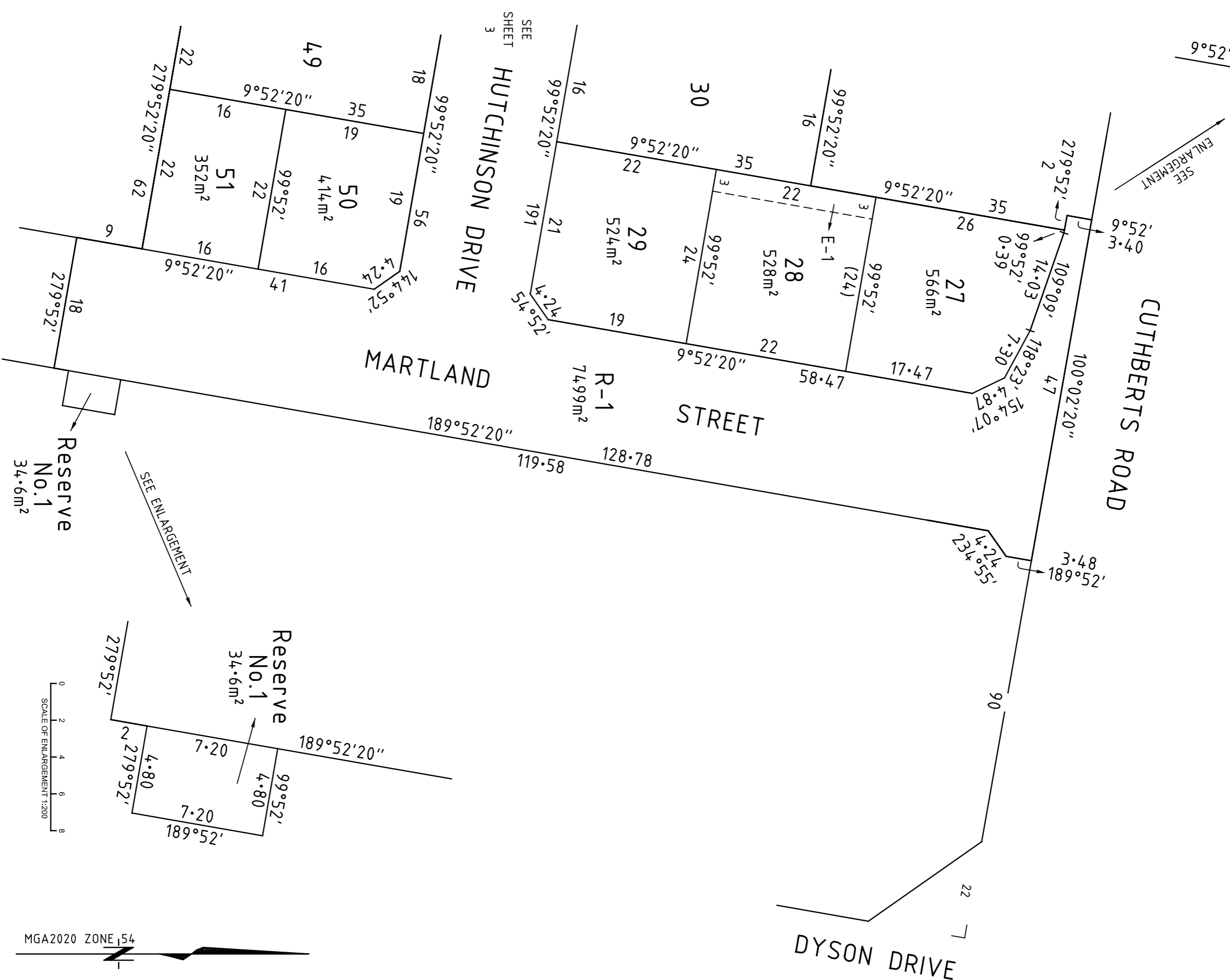
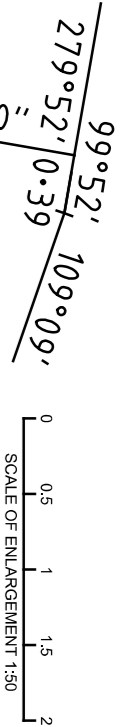
SHEET 1 OF 4

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Microstation File - 1900846 Stage 1B.dgn

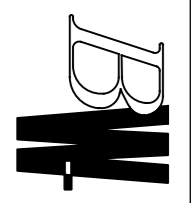
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ORIGINAL SHEET SIZE: A3

SHEET 2

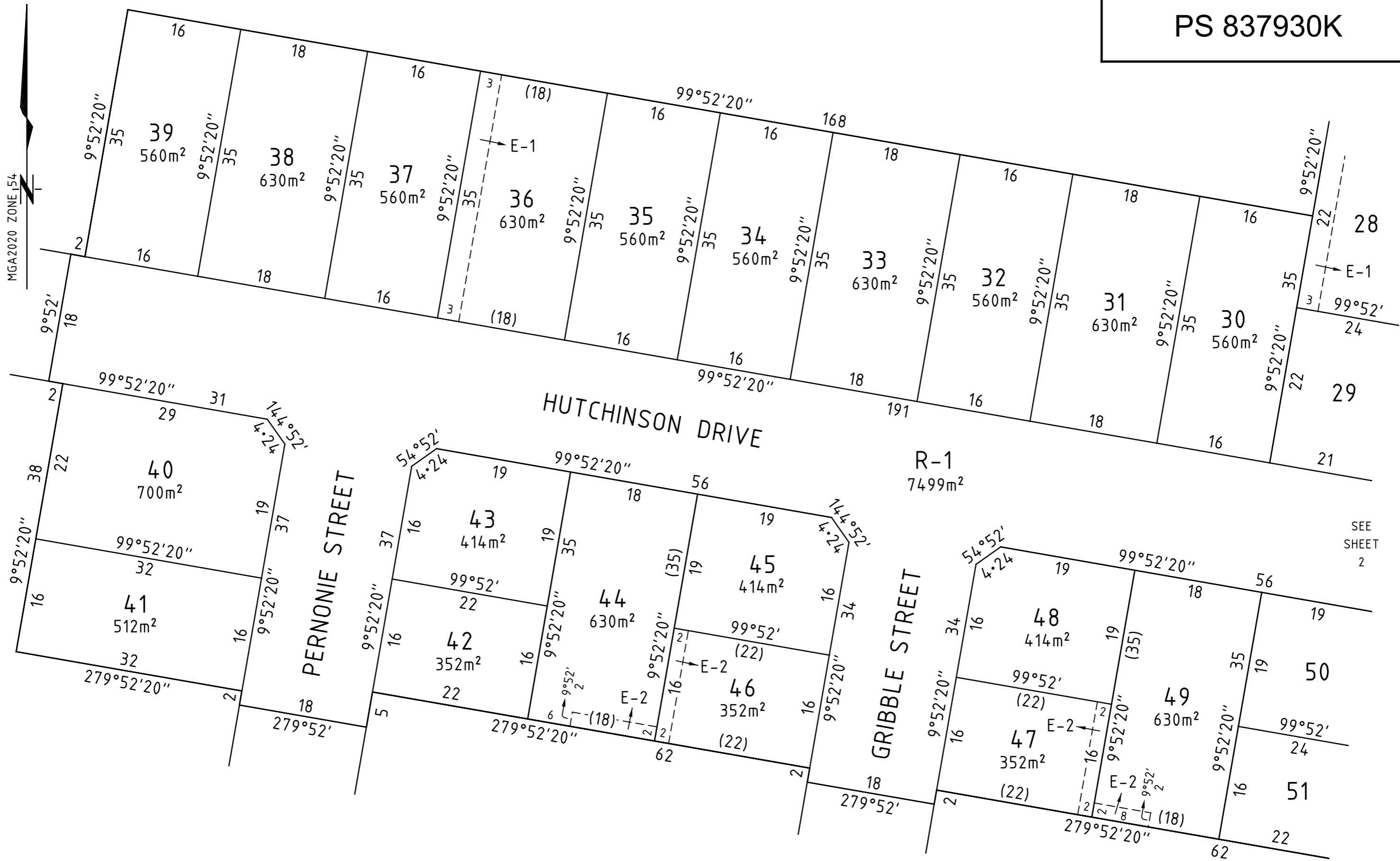


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This plan is provided for marketing and information purposes only. It shows design levels only which may change during construction. Builders should check all information prior to the building process. Where discrepancies exist between the plan of 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, fill depth and all service locations are correct.



SEE SHEET 2



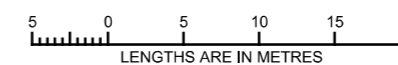
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SCALE
1:500



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SHEET 3

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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 28, 29 & 30 on this plan.

Land to Benefit

Lots 28, 29 & 30 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)
28	447.40m
29	447.35m
30	447.40m

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 4

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