

PLAN OF SUBDIVISION

EDITION 1

PS 903097X

LOCATION OF LAND

PARISH: Cardigan

TOWNSHIP: —

SECTION: 9

CROWN ALLOTMENT: 5 (Part)

CROWN PORTION: —

TITLE REFERENCE: Vol. Fol.

LAST PLAN REFERENCE: PS903085F (Lot 4F)

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

MGA CO-ORDINATES: E: 745500 ZONE: 54
(of approx centre of land in plan) N: 5839700 GDA 2020

COUNCIL NAME: Ballarat City Council

PRELIMINARY

THIS PLAN IS SUBJECT TO APPROVAL FROM THE RELEVANT AUTHORITIES. LOT BOUNDARIES, OWNERS CORPORATIONS, EASEMENTS, RESERVES AND RESTRICTIONS MAY BE AMENDED OR ADDED TO THIS PLAN.

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

Lots 1 - 347 (inclusive) have been omitted from this plan.

Other Purpose of Plan

Creation of Restrictions as shown on sheet 4.

Easements E-2 & E-3 on PS903085F within Peasnell Street on this plan cease to exist upon registration of this plan pursuant to Clause 14 Schedule 5 of the Road Management Act 2004.

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	Drainage	2	This Plan	Ballarat City Council



Beveridge Williams

development & environment consultants

Suite 3, 180 Eleanor Drive, Lucas

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SURVEYORS FILE REF: 1900846

ORIGINAL SHEET
SIZE: A3

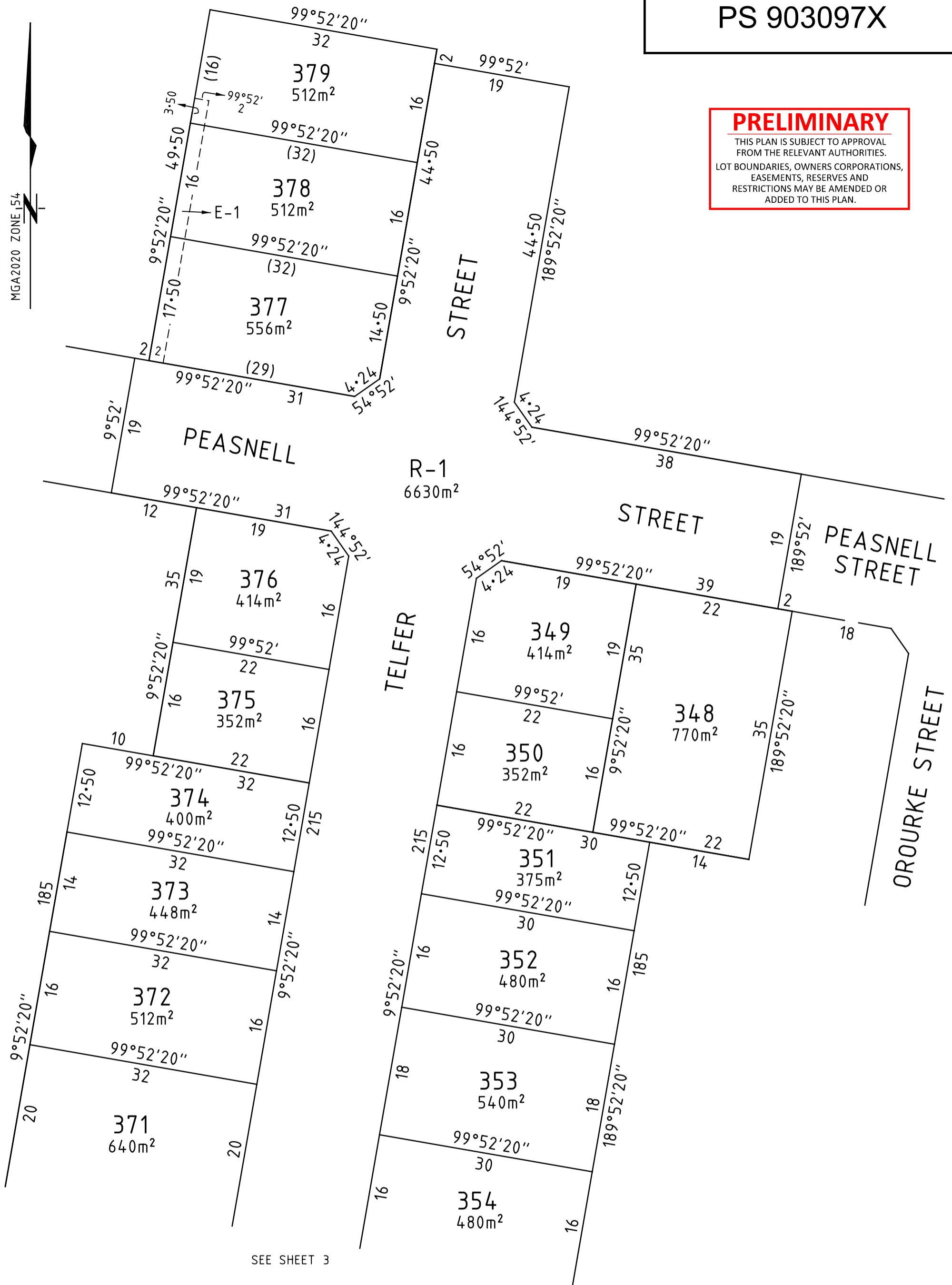
SHEET 1 OF 4

Ben Long, Version 02

PRELIMINARY

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MGA2020 ZONE I54



SEE SHEET 3



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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 2

Ben Long, Version 02

PRELIMINARY

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FROM THE RELEVANT AUTHORITIES.
LOT BOUNDARIES, OWNERS CORPORATIONS,
EASEMENTS, RESERVES AND
RESTRICTIONS MAY BE AMENDED OR
ADDED TO THIS PLAN.

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 377, 378 & 379 on this plan.

Land to Benefit

All lots 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)
377	439.62m
378	439.72m
379	439.78m

Height shown is 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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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 4

Ben Long, Version 02