

PLAN OF SUBDIVISION

EDITION 1

PS 846168R

LOCATION OF LAND

PARISH: Cardigan

TOWNSHIP: —

SECTION: 12

CROWN ALLOTMENT: 7 (Part)

CROWN PORTION: —

TITLE REFERENCE: Vol. Fol.

LAST PLAN REFERENCE: PS846166V (Lot A)

POSTAL ADDRESS: Dyson Drive
(at time of subdivision) Alfredton 3350

MGA CO-ORDINATES: E: 746100 ZONE: 54
(of approx centre of land in plan) N: 5839100 GDA 2020

COUNCIL NAME: Ballarat City Council

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

Lots 1 - 15 & 32 - 45 (inclusive) have been omitted from this plan.

Other Purpose of Plan
Creation of Restrictions as shown on sheet 5

NOTATIONS

DEPTH LIMITATION: Nil

SURVEY:
This plan is based on survey. See BP3787C

STAGING:
This is not a staged subdivision.

Planning Permit No. PLP/2021/240

BP3787C has been connected to permanent marks No(s). 21, 49 & 149
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 | PS846166V (Section 136 of the Water Act 1989) | Central Highlands Region Water Corporation |
| E-2, E-3 | Drainage | 3 | PS846166V | Ballarat City Council |



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

SURVEYORS FILE REF: 2100205

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 5

Ben Long, Version 04

MGA2020_ZONE_154

DYSON DRIVE

KAROL STREET

WILLOBY DRIVE

Reserve No.1

VETRANO AVENUE

VETRANO AVENUE

BREWSTER STREET

WILLOBY DRIVE

WILLOBY DRIVE

B
2.059ha

64

63 62

31

SEE SHEET 4

61

60

59

58

57

56

55

46

47

48

49

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51

52

53

54

27

28

29

30

16

17

18

19

20

21

22

23

24

25

26

R-1

SEE SHEET 3

100°03'50"
209.58 (274.82)

10°03'50"
94

100°03'50"
(35)

E-1

10°03'50"
46

E-2

(110.17)

100°03'50"
0.17

E-3

10°03'50"
30

100°03'50"
131.17

10°03'50"
40

10°04'
5.73
R20.35

10°04'
26.31

280°03'50"
(309.82)

E-3

190°03'50"
(140)

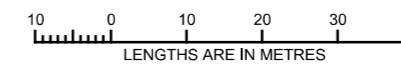


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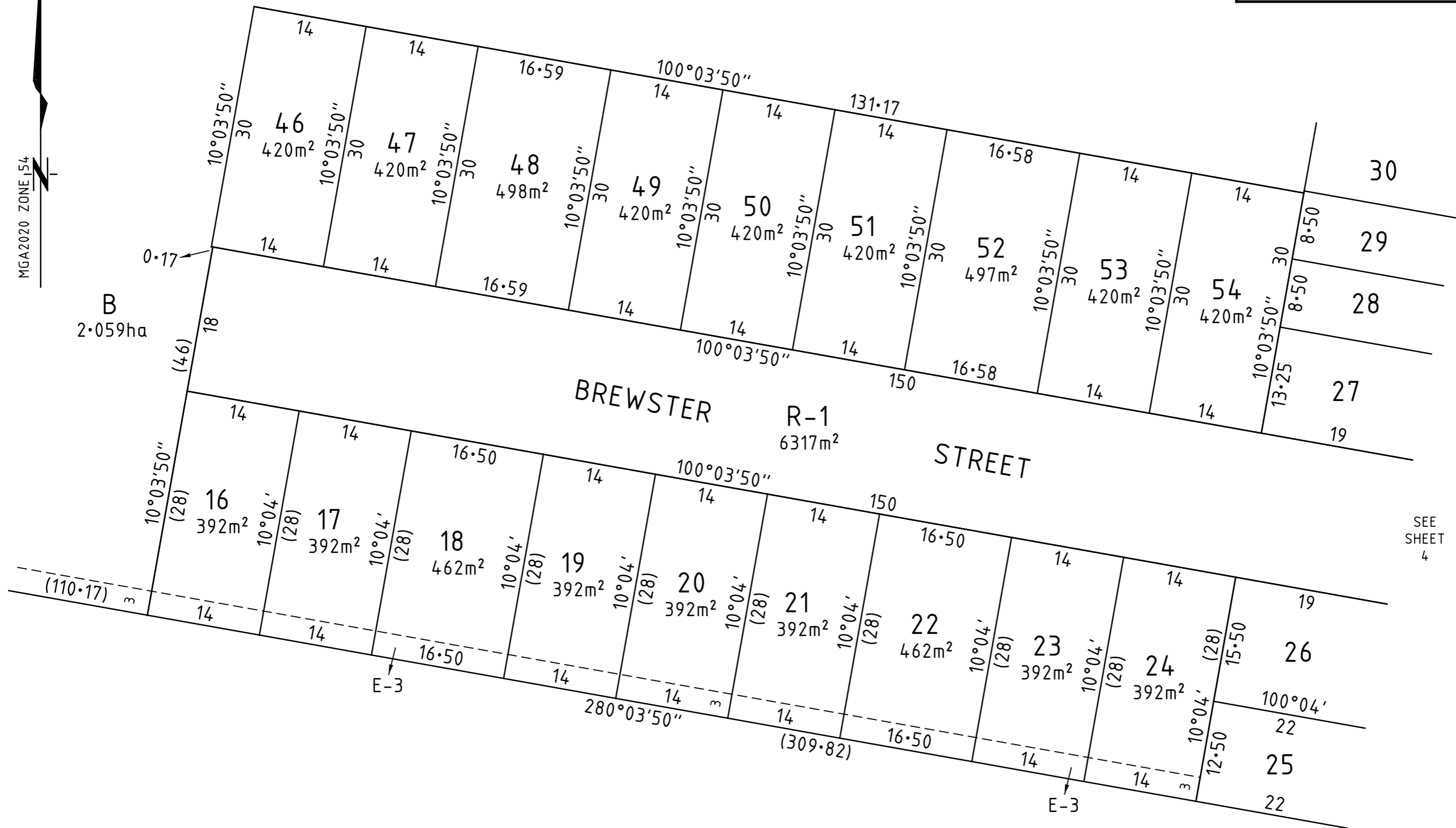
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ORIGINAL SHEET
SIZE: A3

SHEET 2

Ben Long, Version 04

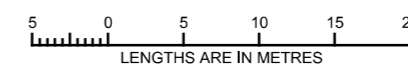


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SCALE
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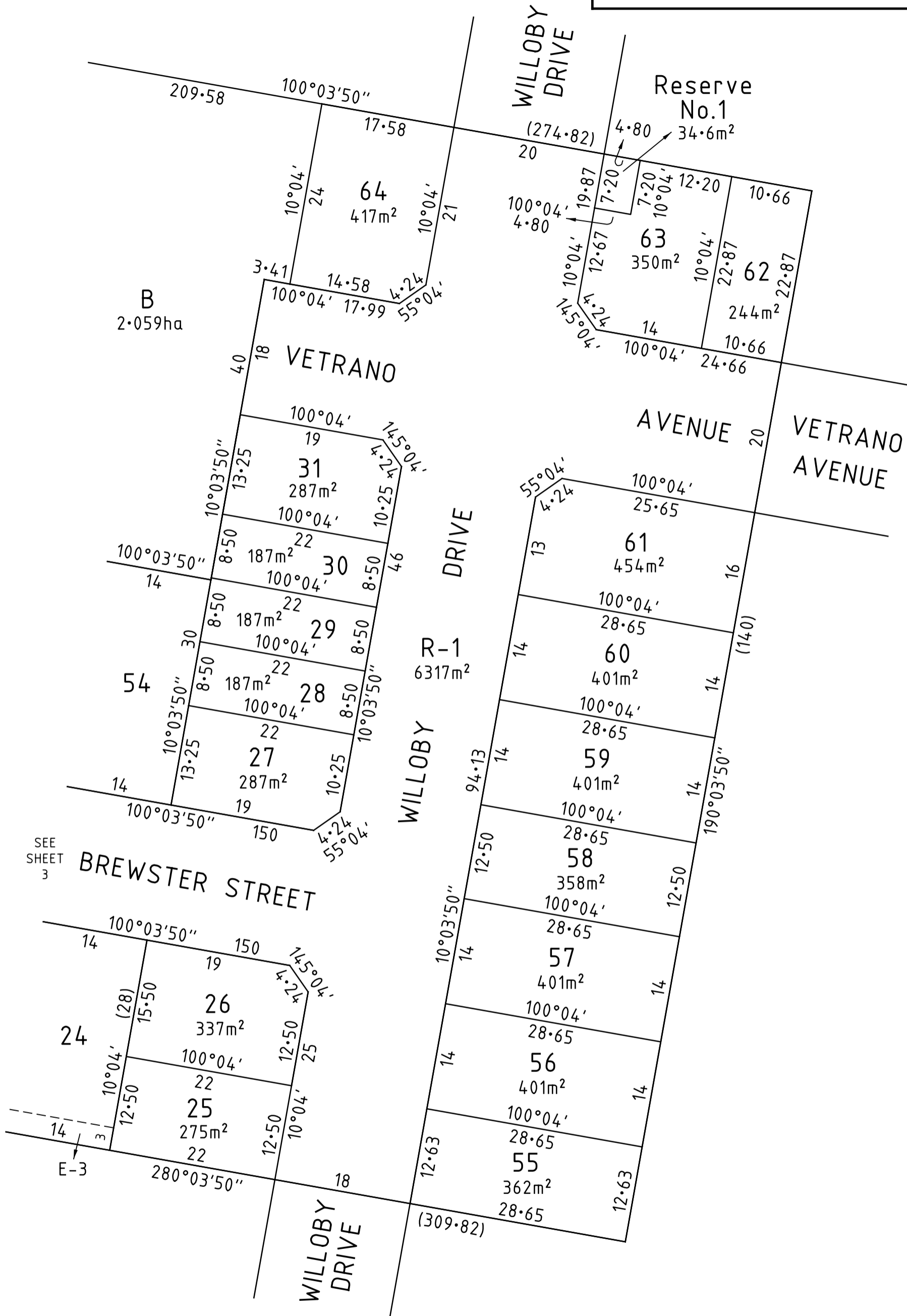


ORIGINAL SHEET
SIZE: A3

SHEET 3

Ben Long, Version 04

MGA2020 ZONE 154

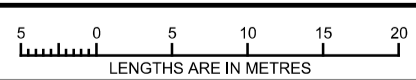


SEE SHEET 3
BREWSTER STREET



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SCALE
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ORIGINAL SHEET
SIZE: A3

SHEET 4

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Creation of Restriction 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 2

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

Land to Be Burdened

Lots 25, 27, 28, 29, 30, 31 & 62

Land to Benefit

All lots on this plan.

Description of Restriction

The registered proprietor or proprietors, for the time being of any lot forming part of the land to be burdened, must not build a dwelling unless in accordance with the Small Lot Housing Code. For the purpose of the Small Lot Housing Code, the burdened lots are 'Type A'.

Variations

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

Definition

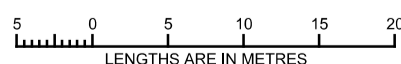
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SCALE
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ORIGINAL SHEET
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SHEET 5

Ben Long, Version 04