

PLAN OF SUBDIVISION

EDITION 1

PS 846166V

LOCATION OF LAND

PARISH: Cardigan

TOWNSHIP: —

SECTION: 12

CROWN ALLOTMENT: 7 (Part)

CROWN PORTION: —

TITLE REFERENCE: Vol.9501 Fol.871

LAST PLAN REFERENCE: LP130604 (Lot 3)

POSTAL ADDRESS: 227 Dyson Drive
(at time of subdivision) Alfredton 3350

MGA CO-ORDINATES: E: 746000 ZONE: 54
(of approx centre of land N: 5839100 GDA 2020
in plan)

Council Name: Ballarat City Council

Council Reference Number: PSD/2021/212
Planning Permit Reference: PLP/2021/240
SPEAR Reference Number: S186891S

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 not been satisfied at Certification

Digitally signed by: Rebecca Carter for Ballarat City Council on 22/03/2022

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
Nil	Nil

NOTATIONS

Other Purpose of Plan

Creation of Restriction as shown on sheet 4

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	This plan (Section 136 of the Water Act 1989)	Central Highlands Region Water Corporation
E-2, E-3	Drainage	3	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

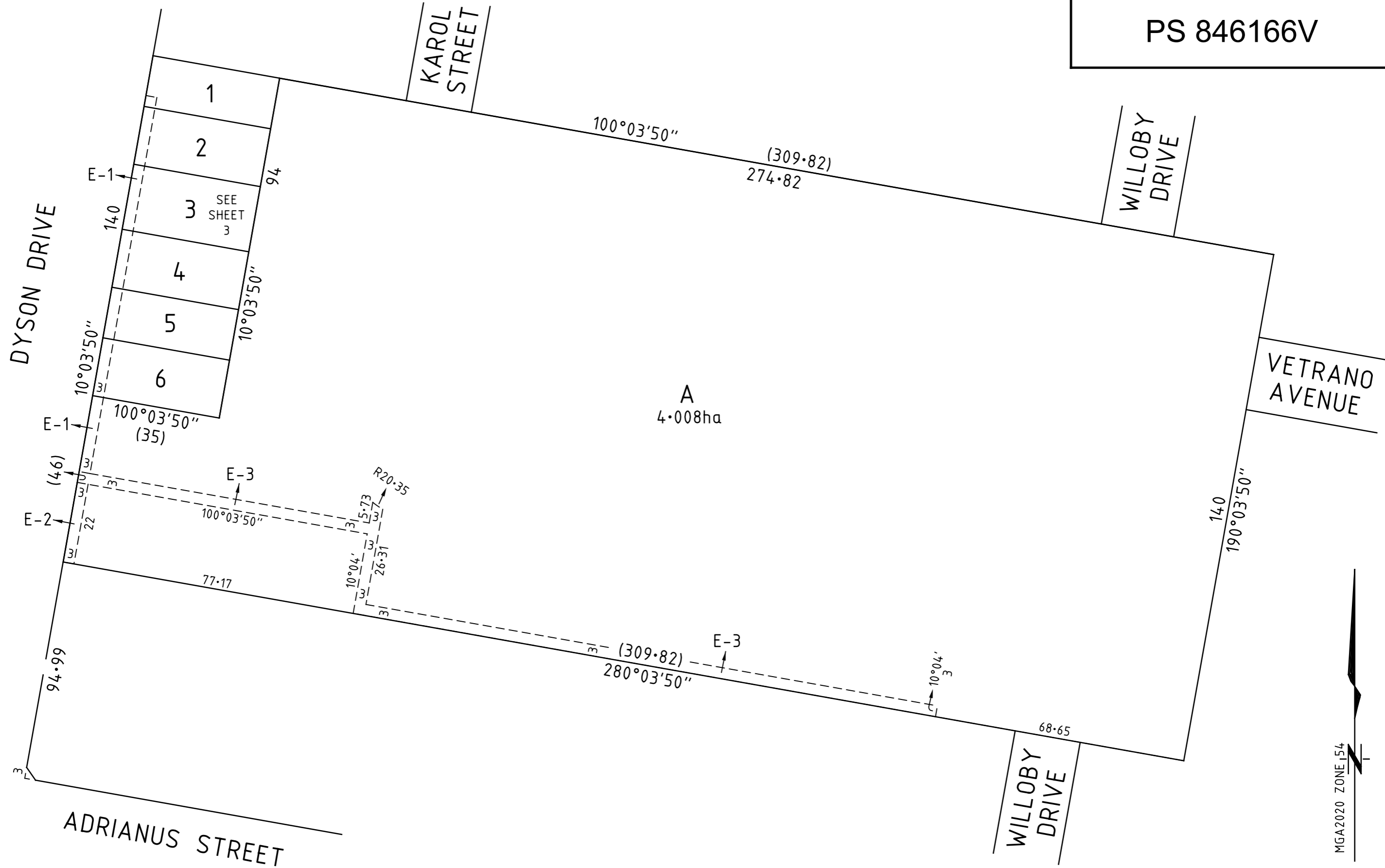
SURVEYORS FILE REF: 2100205

Digitally signed by: Benjamin S. Long, Licensed Surveyor,
Surveyor's Plan Version (03),
22/03/2022, SPEAR Ref: S186891S

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 4

Microstation File : 2100205 Stage 1 - PS846166V.dgn www.beveridgewilliams.com.au



WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Beveridge Williams & Co Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S186891S 24/03/2022 12:15 pm

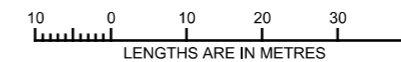


Beveridge Williams

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

Microstation File : 2100205 Stage 1 - PS846166V.dgn www.beveridgewilliams.com.au

SCALE
1:1000



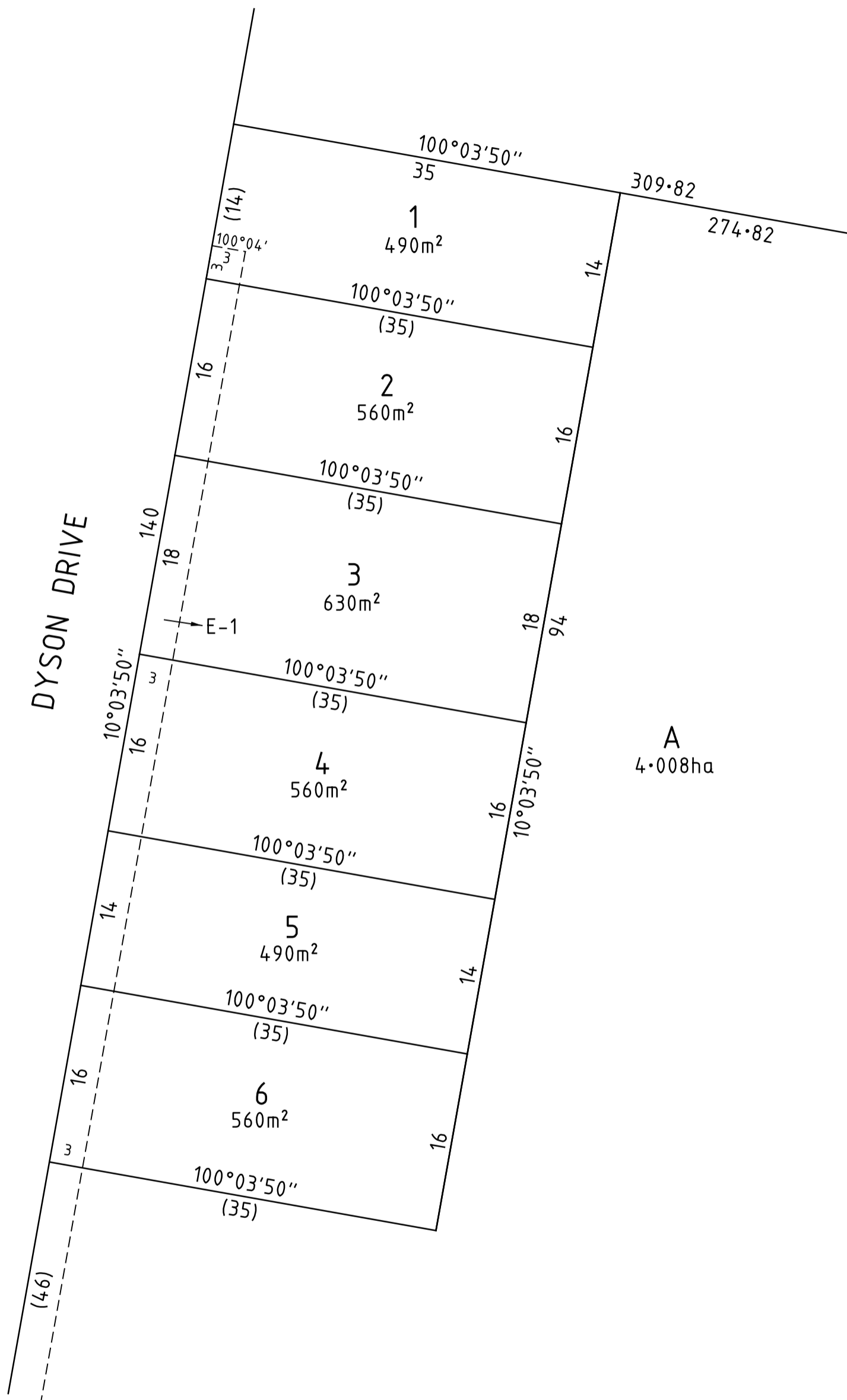
ORIGINAL SHEET
SIZE: A3

SHEET 2

Digitally signed by: Benjamin S. Long, Licensed Surveyor,
 Surveyor's Plan Version (03),
 22/03/2022, SPEAR Ref: S186891S

Digitally signed by:
 Ballarat City Council,
 22/03/2022,
 SPEAR Ref: S186891S

MGA2020 ZONE 154



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

SCALE
1:400



Digitally signed by: Benjamin S. Long, Licensed Surveyor,
Surveyor's Plan Version (03),
22/03/2022, SPEAR Ref: S186891S

ORIGINAL SHEET
SIZE: A3

SHEET 3

Digitally signed by:
Ballarat City Council,
22/03/2022,
SPEAR Ref: S186891S

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

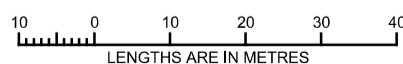
Dwelling - a self-contained residence containing kitchen and bathroom facilities.



Beveridge Williams

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

SCALE
1:1000



ORIGINAL SHEET
SIZE: A3

SHEET 4

Digitally signed by: Benjamin S. Long, Licensed Surveyor,
Surveyor's Plan Version (03),
22/03/2022, SPEAR Ref: S186891S

Digitally signed by:
Ballarat City Council,
22/03/2022,
SPEAR Ref: S186891S