

PLAN OF SUBDIVISION

EDITION 1

PS 846153F

LOCATION OF LAND

PARISH: Cardigan

TOWNSHIP: —

SECTION: 9

CROWN ALLOTMENT: 5 (Part) & 6 (Part)

CROWN PORTION: —

TITLE REFERENCE: Vol. 12399 Fol. 560 & Vol. 12399 Fol. 563

LAST PLAN REFERENCE: PS846145E (Lots 2G & 2J)

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

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

Lots 1 - 272 (inclusive) have been omitted from this plan.

Other Purpose of Plan

Creation of Restrictions as shown on sheet 4.

Those parts of Easements E-1, E-4, E-5, E-6, E-8, E-9 and E-10 created in PS846161G & PS846145E now within Road R-1 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, E-3	Pipelines or Ancillary Purposes	See Plan	PS846161G (Section 136 of the Water Act 1989)	Central Highlands Region Water Corporation
E-2, E-3	Drainage	See Plan	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 5

Ben Long, Version 06

MGA2020 ZONE I54



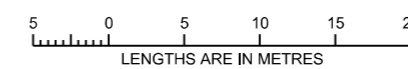
SEE SHEET 3



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SCALE
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ORIGINAL SHEET
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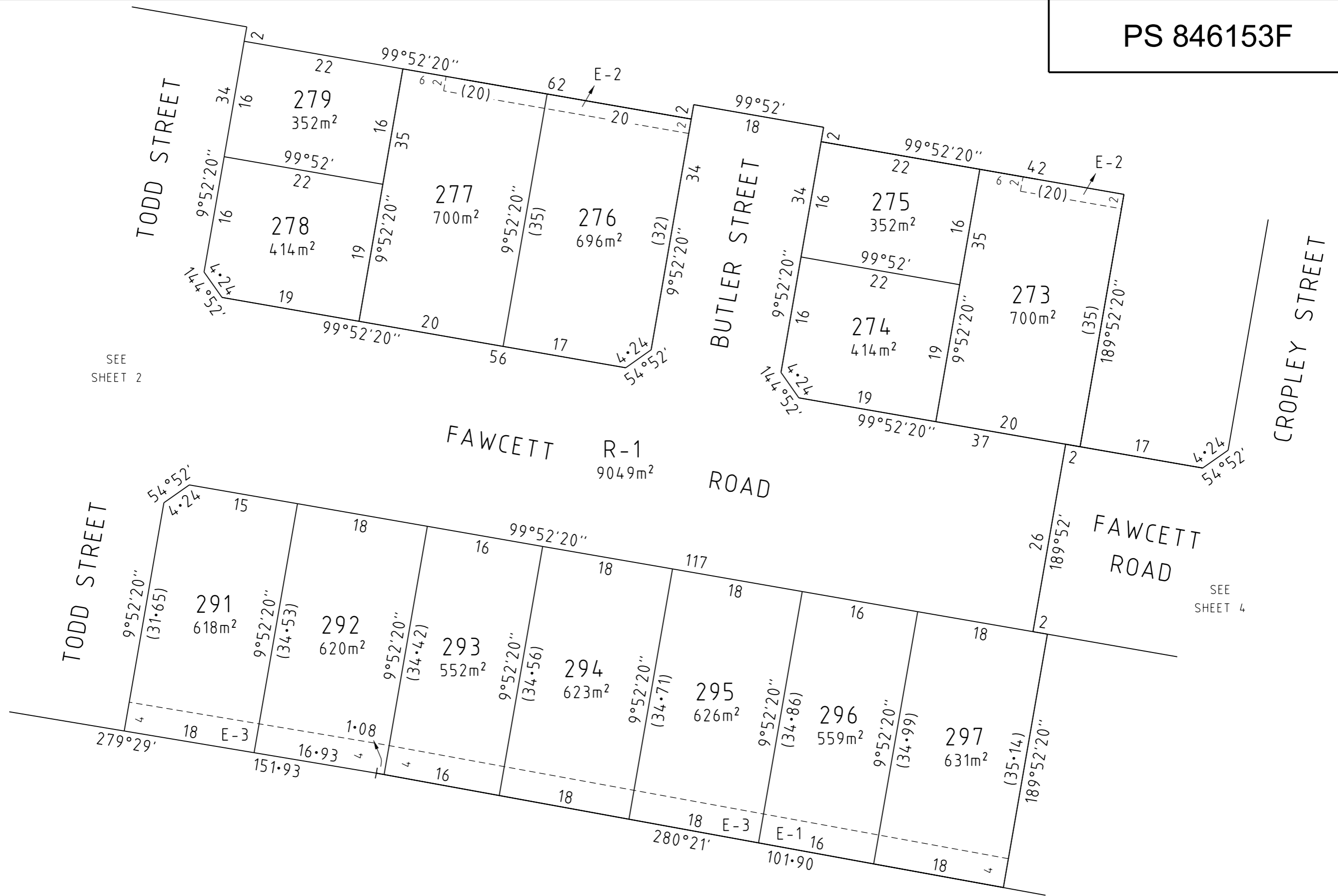
SHEET 2

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MGA2020 ZONE 154

SEE SHEET 2

SEE SHEET 4



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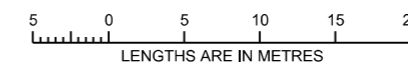
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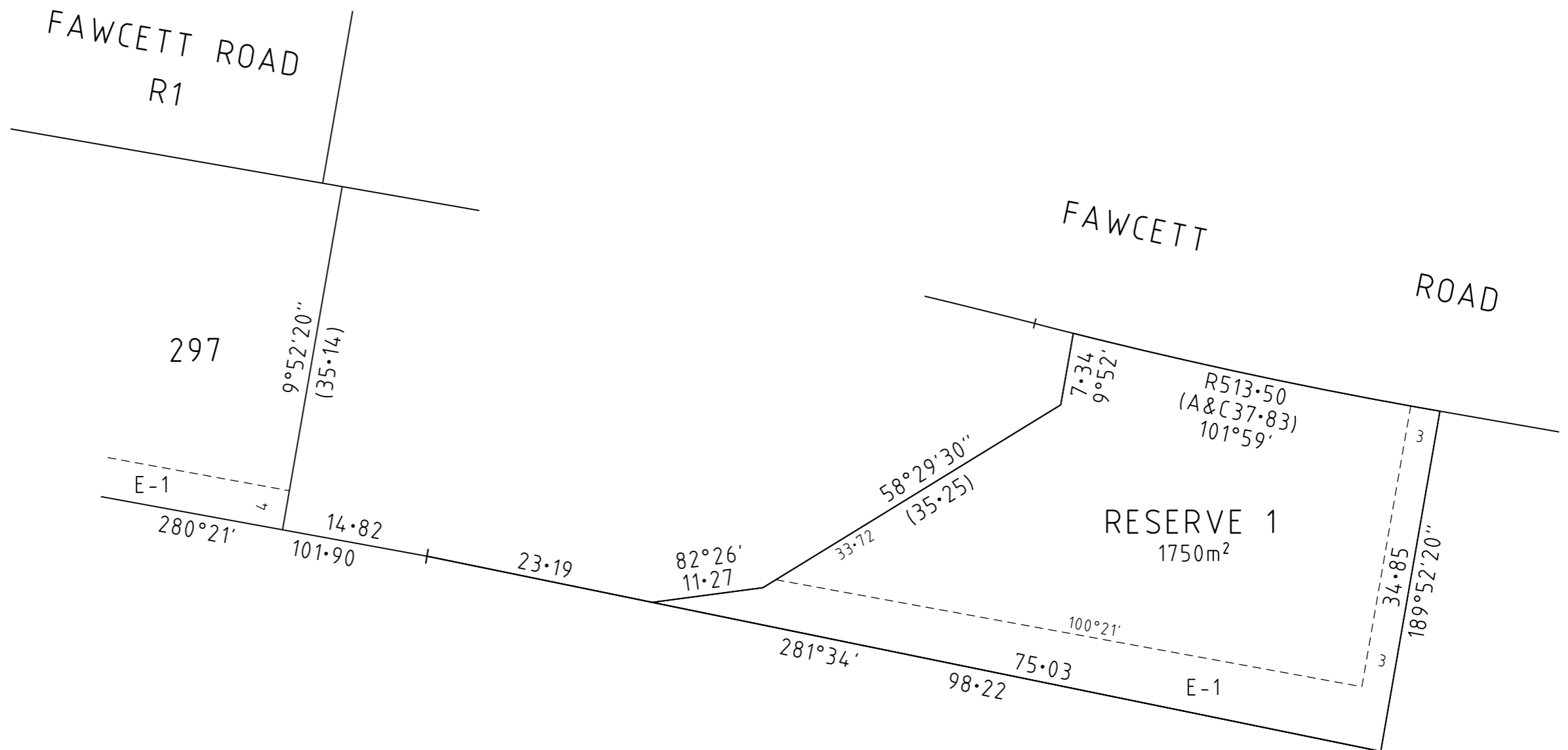
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SHEET 3

Ben Long, Version 06

MGA2020 ZONE 154

SEE SHEET 3



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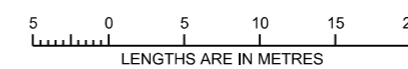
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ORIGINAL SHEET
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SHEET 4

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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

Lot 290 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)
290	437.22m

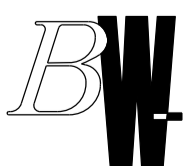
Height shown is relative to the Australian Height Datum (AHD).

Variations

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

Definition

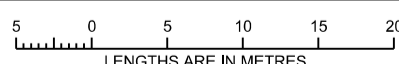
Building - any structure larger than 10 square metres in area that requires a Building Permit for construction.



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SHEET 5

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