

PLAN OF SUBDIVISION

EDITION 1

PS 903098V

LOCATION OF LAND

PARISH: Cardigan

TOWNSHIP: —

SECTION: 9

CROWN ALLOTMENT: 5 (Part)

CROWN PORTION: —

TITLE REFERENCE: Vol. Fol.

LAST PLAN REFERENCE: PS903085F (Lot 4G)

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

MGA CO-ORDINATES: E: 745400 ZONE: 54
(of approx centre of land in plan) N: 5839600 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 - 379 (inclusive) have been omitted from this plan.

Other Purpose of Plan

Creation of Restrictions as shown on sheet 4.

Amendment to Part of Easement E-1 on PS846161G that is contained within Lots 393 to 399 (both inclusive) on this plan.

Grounds for Amendment:
Agreement of all interested parties
Subdivision Act 1988 Section 6(1)(k)(iv).

Easements E-4, E-5, E-7, E-8, E-9 & E-10 on PS903085F within Fawcett Road, Telfer Street, Gibson Street & Betteridge 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	Pipelines or Ancillary Purposes	See Plan	PS846161G (Section 136 of the Water Act 1989)	Central Highlands Region Water Corporation
E-2	Drainage	2	PS903085F	Ballarat City Council
E-1, E-3	Drainage	See Plan	This Plan	Ballarat City Council



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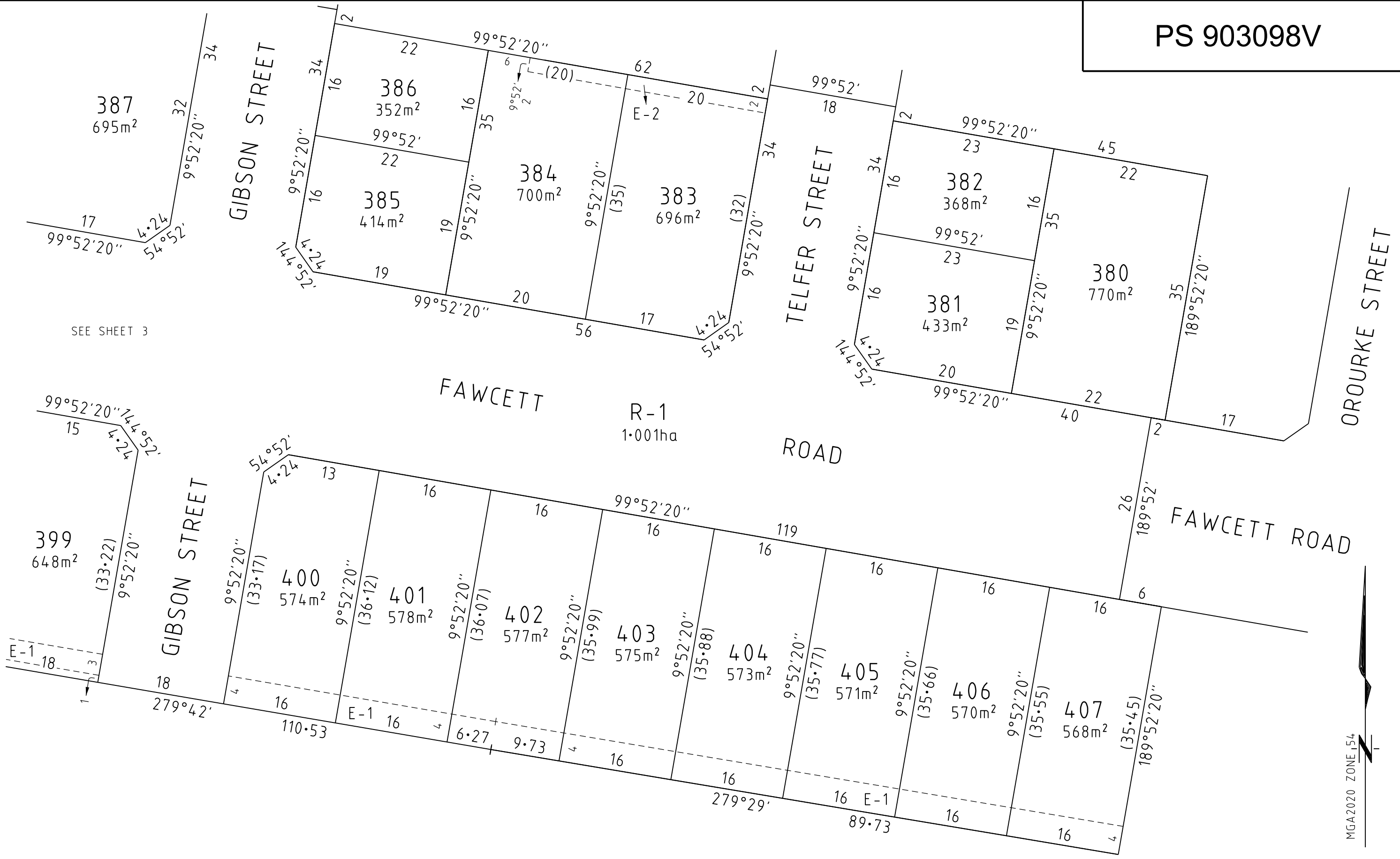
development & environment consultants
Suite 3, 180 Eleanor Drive, Lucas
PO Box 4189, Lucas, Vic, 3350
Ph: 53272000 email: ballarat@bevwill.com.au

SURVEYORS FILE REF: 1900846

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 4

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SEE SHEET 3

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Beveridge Williams
 development & environment consultants
 Suite 3, 180 Eleanor Drive, Lucas
 PO Box 4189, Lucas, Vic, 3350
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SCALE
 1:500

LENGTHS ARE IN METRES

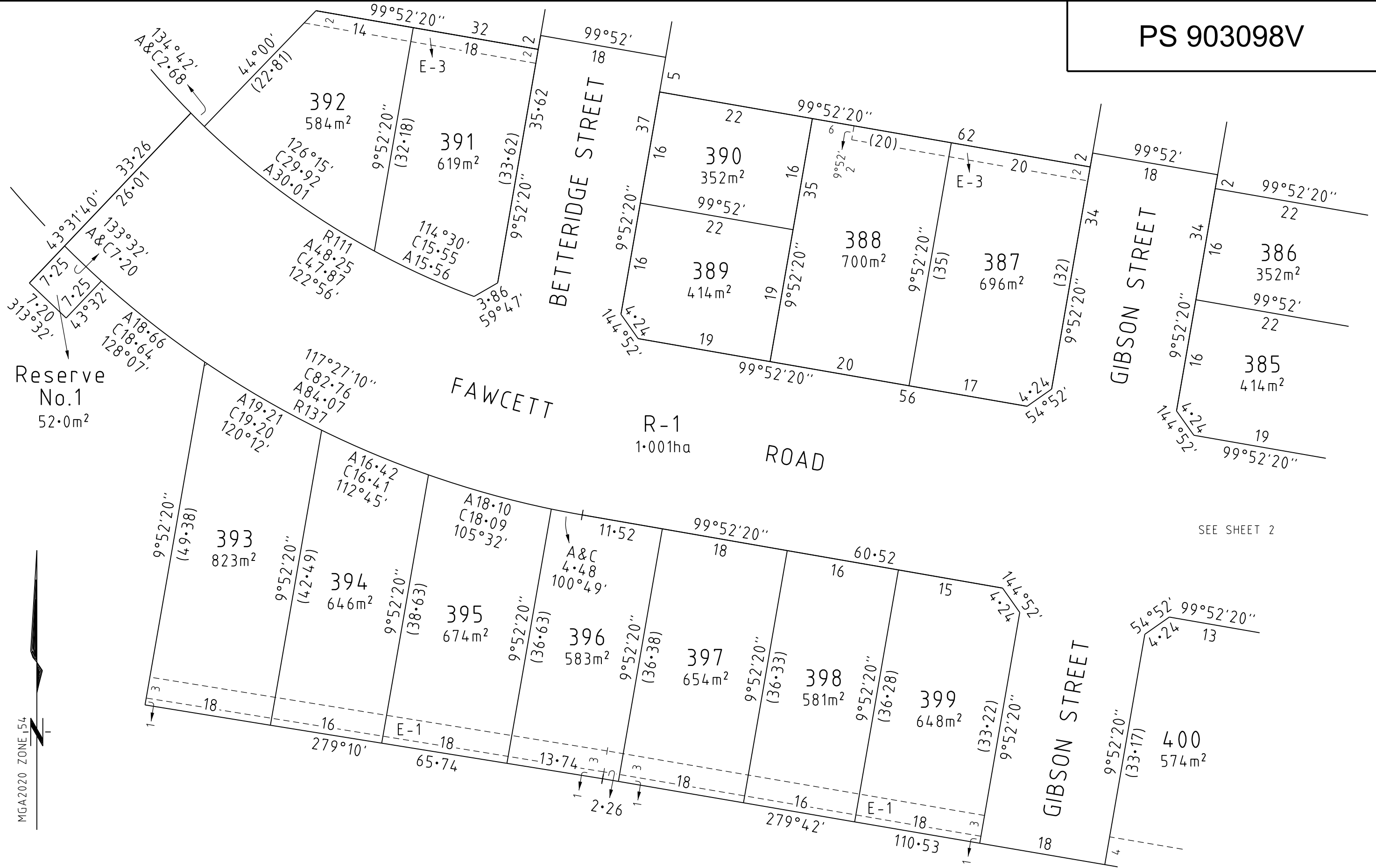
ORIGINAL SHEET
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SHEET 2

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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.

MGA2020 ZONE I,54



SEE SHEET 2

BW Beveridge Williams
 development & environment consultants
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 PO Box 4189, Lucas, Vic, 3350
 Ph: 53272000 email: ballarat@bevwill.com.au

SCALE 1:500

 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
 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 385, 393, 394, 395, 396, 397 & 398 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)
385	434.76m
393	434.06m
394	434.12m
395	434.16m
396	434.20m
397	434.30m
398	434.32m

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.

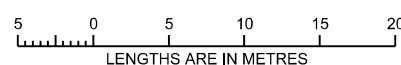


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SHEET 4

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