

PLAN OF SUBDIVISION

EDITION 1

PS 903111H

LOCATION OF LAND

PARISH: Cardigan

TOWNSHIP: —

SECTION: 9

CROWN ALLOTMENT: 5 (Part)

CROWN PORTION: —

TITLE REFERENCE: Vol.12461 Fol.277

LAST PLAN REFERENCE: PS903085F (Lot 4D)

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

MGA CO-ORDINATES: E: 745350 ZONE: 54
(of approx centre of land in plan) N: 5839750 GDA 2020

COUNCIL NAME: Ballarat City Council

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

Lots 1 - 487 (inclusive) have been omitted from this plan.

Other Purpose of Plan

Creation of Restrictions as shown on sheet 4.

Easement E-2 on PS903085F within Peasnell Street on this plan ceases 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	PS903085F	Ballarat City Council
E-2	Drainage	2	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

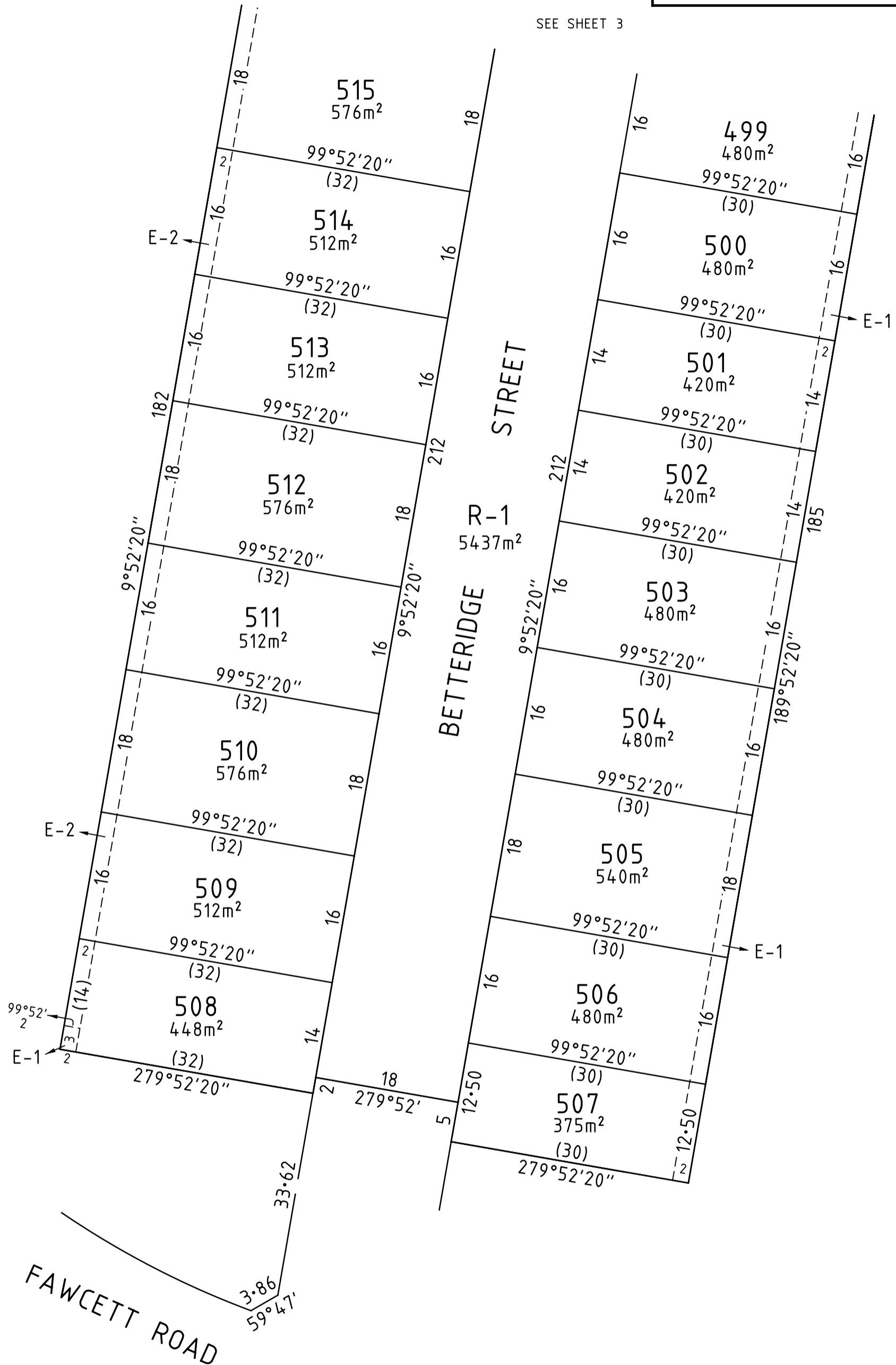
ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 4

Ben Long, Version 02

SEE SHEET 3

MGA2020_ZONE_154



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SCALE
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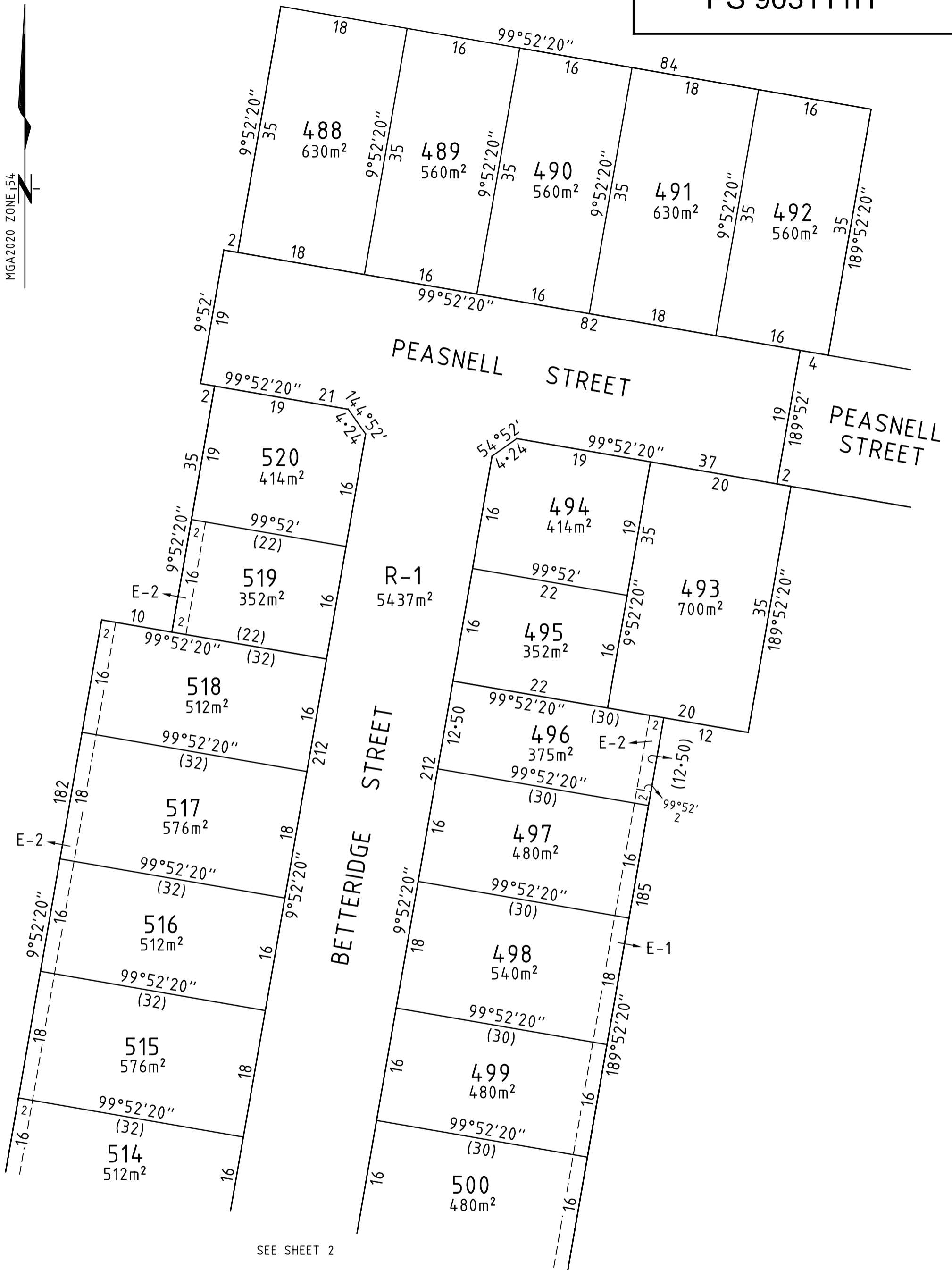


ORIGINAL SHEET
SIZE: A3

SHEET 2

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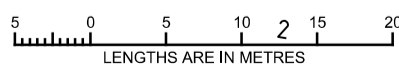
SEE SHEET 2



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SHEET 3

Ben Long, Version 02

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 490 & 508 - 520 (inclusive) 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)
490	437.56m
508	435.12m
509	435.38m
510	435.70m
511	435.96m
512	436.14m
513	436.34m
514	436.50m
515	436.62m
516	436.74m
517	436.80m
518	436.90m
519	436.98m
520	437.32m

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

Variations

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

Definition

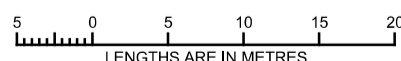
Building - any structure larger than 10 square metres in area that requires a Building Permit for construction.



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SHEET 4

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