

PLAN OF SUBDIVISION

EDITION 1

PS 911037W

LOCATION OF LAND

PARISH: Cardigan

TOWNSHIP: —

SECTION: 9

CROWN ALLOTMENT: 5 (Part)

CROWN PORTION: —

TITLE REFERENCE: Vol.12535 Fol.432

LAST PLAN REFERENCE: PS903125V (Lot 3H)

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

MGA CO-ORDINATES: E: 745500 ZONE: 54
(of approx centre of land in plan) N: 5840250 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 - 543 (inclusive) have been omitted from this plan.

Other Purpose of Plan

Creation of Restrictions as shown on sheet 4

Easement E-6 created in PS903125V now within Road R-1 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	This Plan	Ballarat City Council
E-2	Powerline	1.50	This Plan (Section 88 of the Electricity Industry Act 2000)	Powercor Australia Ltd
E-3	Pipelines or Ancillary Purposes	3	This Plan (Section 136 of the Water Act 1989)	Central Highlands Region Water Corporation



Beveridge Williams

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

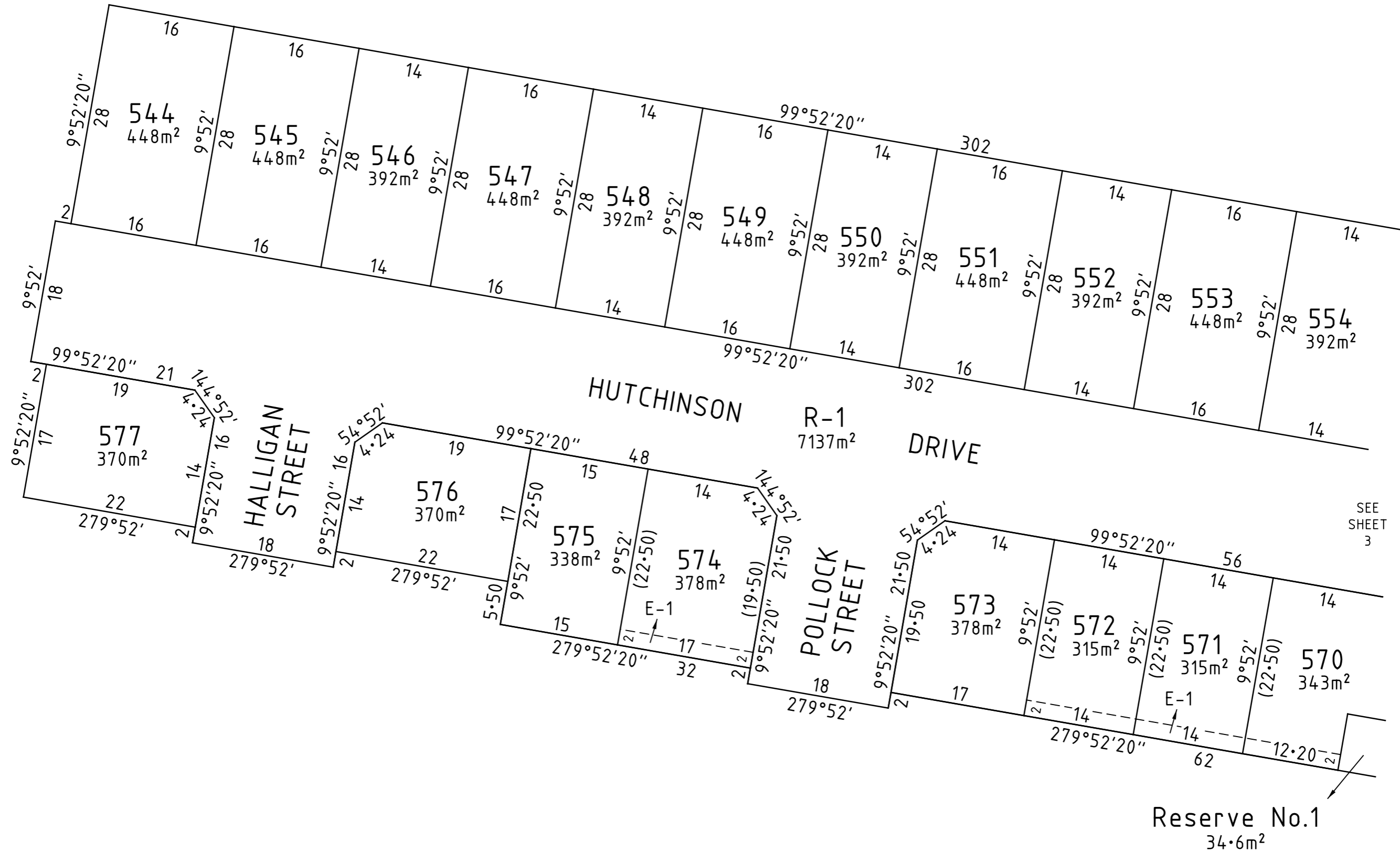
SURVEYORS FILE REF: 1900846

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 4

Ben Long, Version 04

MGA2020 ZONE 154



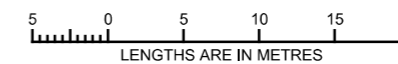
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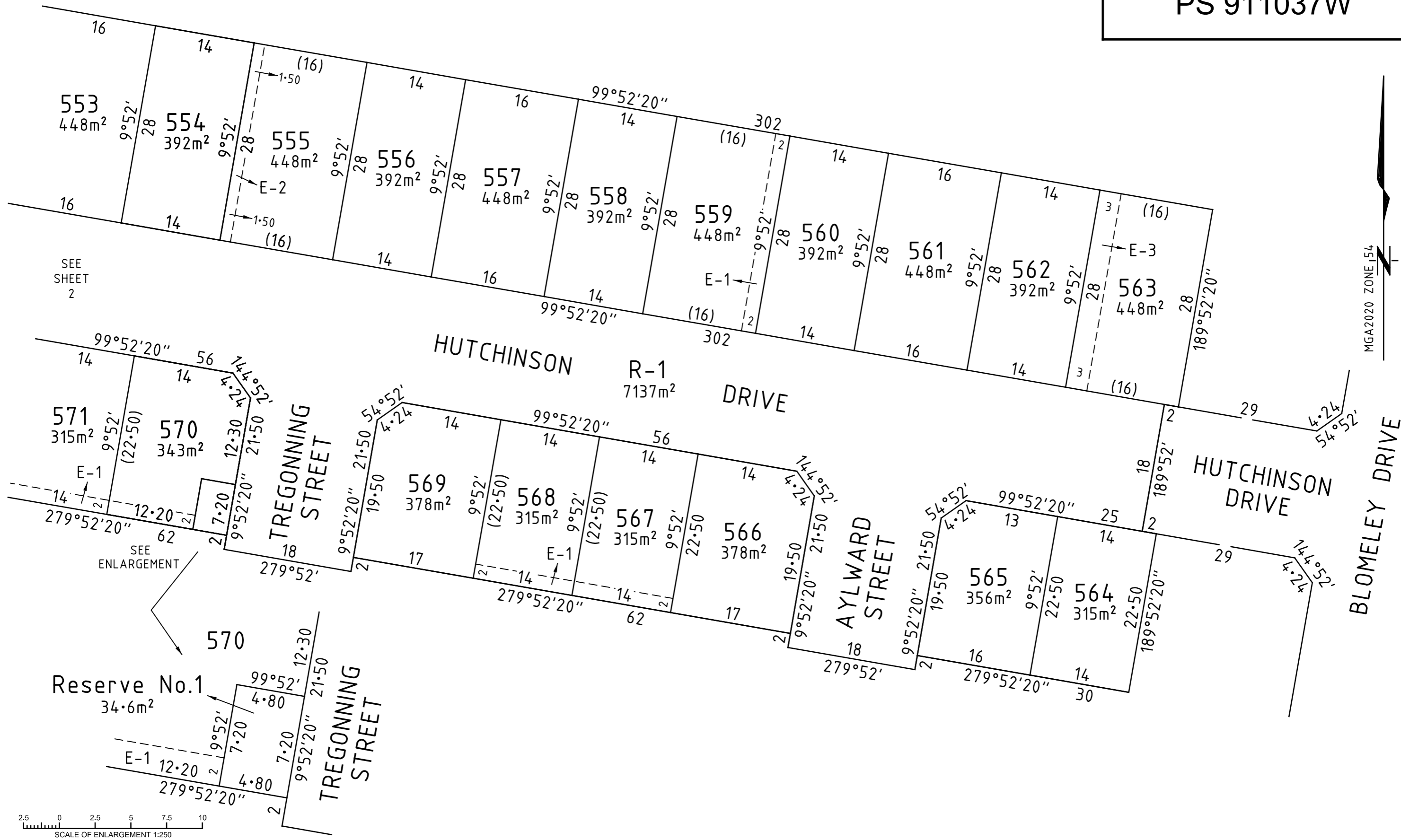
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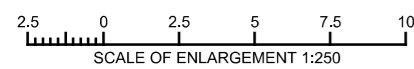
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SHEET 2

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MGA2020 ZONE 154



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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

The registered proprietors of the burdened land shall not cause, allow or permit any construction on the land that contradicts the covenants contained within Memorandum of Common Provisions AA9615.

Variations

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

Creation of Restriction No.2

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.



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SCALE
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ORIGINAL SHEET
SIZE: A3

SHEET 4

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