

PLAN OF SUBDIVISION

EDITION 1

PS 910998R

LOCATION OF LAND

PARISH: Cardigan

TOWNSHIP: —

SECTION: 9

CROWN ALLOTMENT: 5 (Part)

CROWN PORTION: —

TITLE REFERENCE: Vol.12535 Fol.428

LAST PLAN REFERENCE: PS903125V (Lot 3D)

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: 5840300 GDA 2020

COUNCIL NAME: Ballarat City Council

VESTING OF ROADS AND/OR RESERVES

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

NOTATIONS

Lots 1 - 608 (inclusive) have been omitted from this plan.

Other Purpose of Plan

Creation of Restrictions as shown on sheet 4

Other Purpose of Plan

Removal of part of Easement E-1 created in PS903125V within Lot 628 on this plan.

Grounds for Removal

Agreement of all interested parties.

Easement E-13 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, E-2, E-5	Pipelines or Ancillary Purposes	3	PS903125V (Section 136 of the Water Act 1989)	Central Highlands Region Water Corporation
E-2, E-3, E-5	Drainage	3	PS903125V	Ballarat City Council
E-4, E-5	Powerline	1.50	PS903125V (Section 88 of the Electricity Industry Act 2000)	Powercor Australia Ltd



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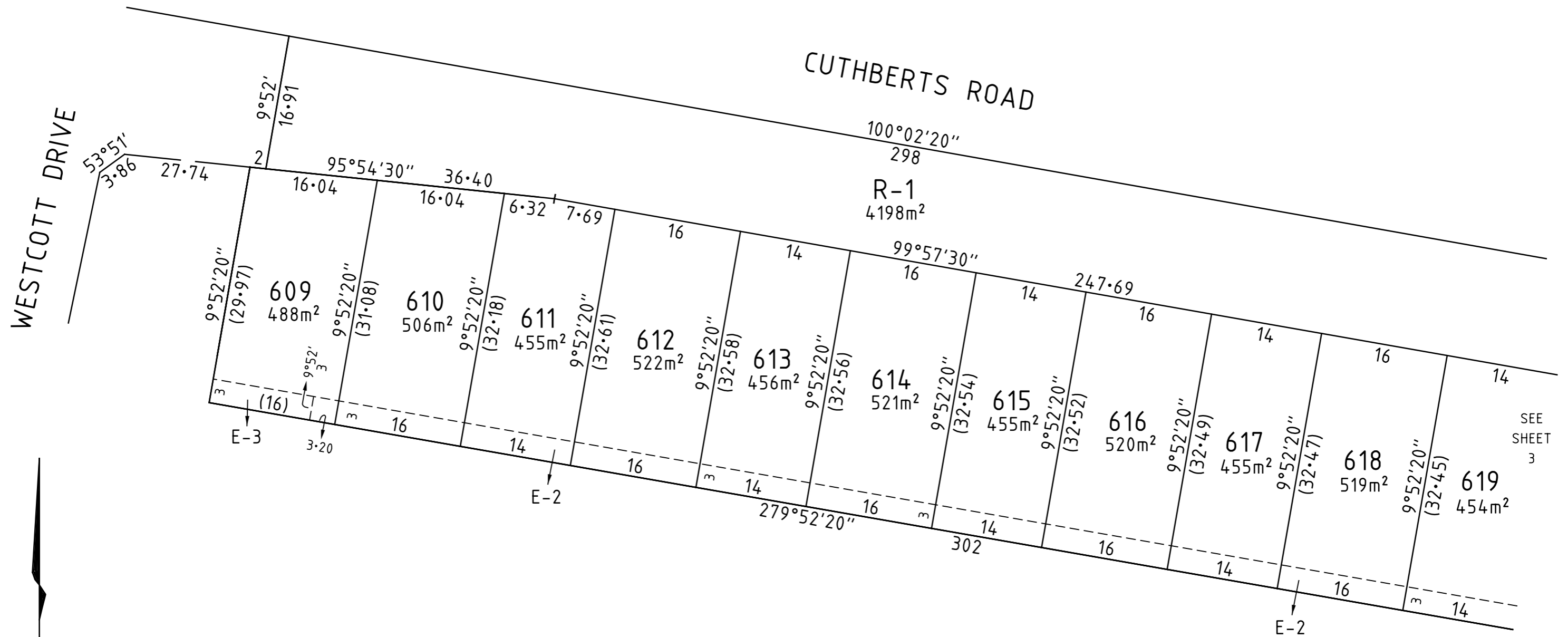
development & environment consultants
Suite 3, 180 Eleanor Drive, Lucas
PO Box 4189, Lucas, Vic, 3350
Ph: 53272000 email: ballarat@bevwill.com.au

SURVEYORS FILE REF: 1900846

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 4

Ben Long, Version 06



MGA2020 ZONE 154



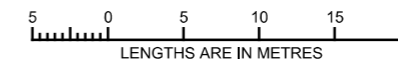
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www.beveridgewilliams.com.au

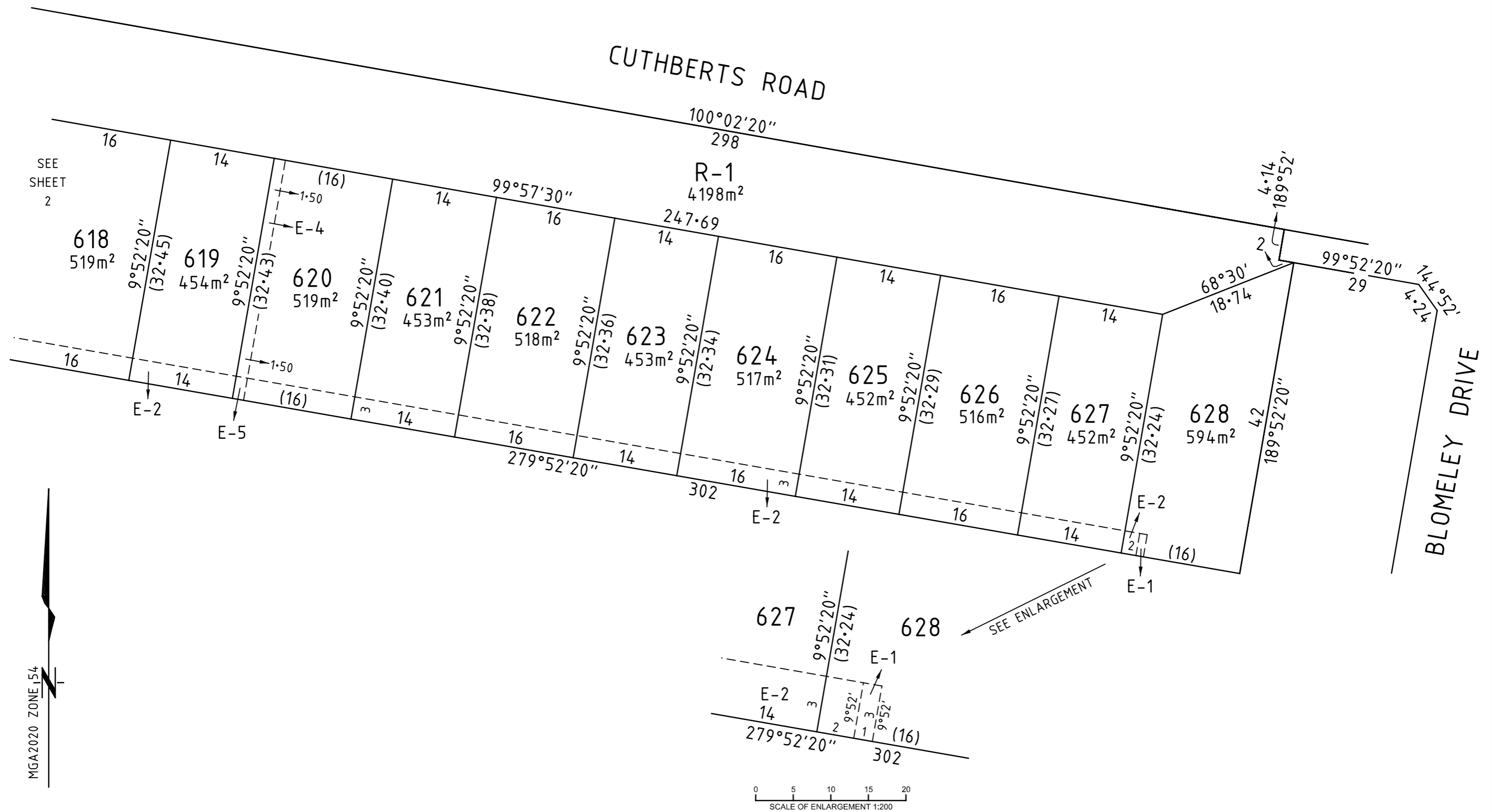
SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 2

Ben Long, Version 06



SEE SHEET 2

MGA2020 ZONE 154

SEE ENLARGEMENT

SCALE OF ENLARGEMENT 1:200

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SCALE 1:500

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3 SHEET 3

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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.

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 AA9540.

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

Lots 618 - 625 (inclusive) on this plan.

Land to Benefit

Lots 618 - 625 (inclusive) 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)
618	446.73m
619	446.73m
620	446.73m
621	446.72m
622	446.72m
623	446.73m
624	446.72m
625	446.72m

Height shown is relative to the Australian Height Datum (AHD) and has been derived from Cardigan PM49, RL439.589m, recorded on 15-12-2020.

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.

Creation of Restriction No.3

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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