
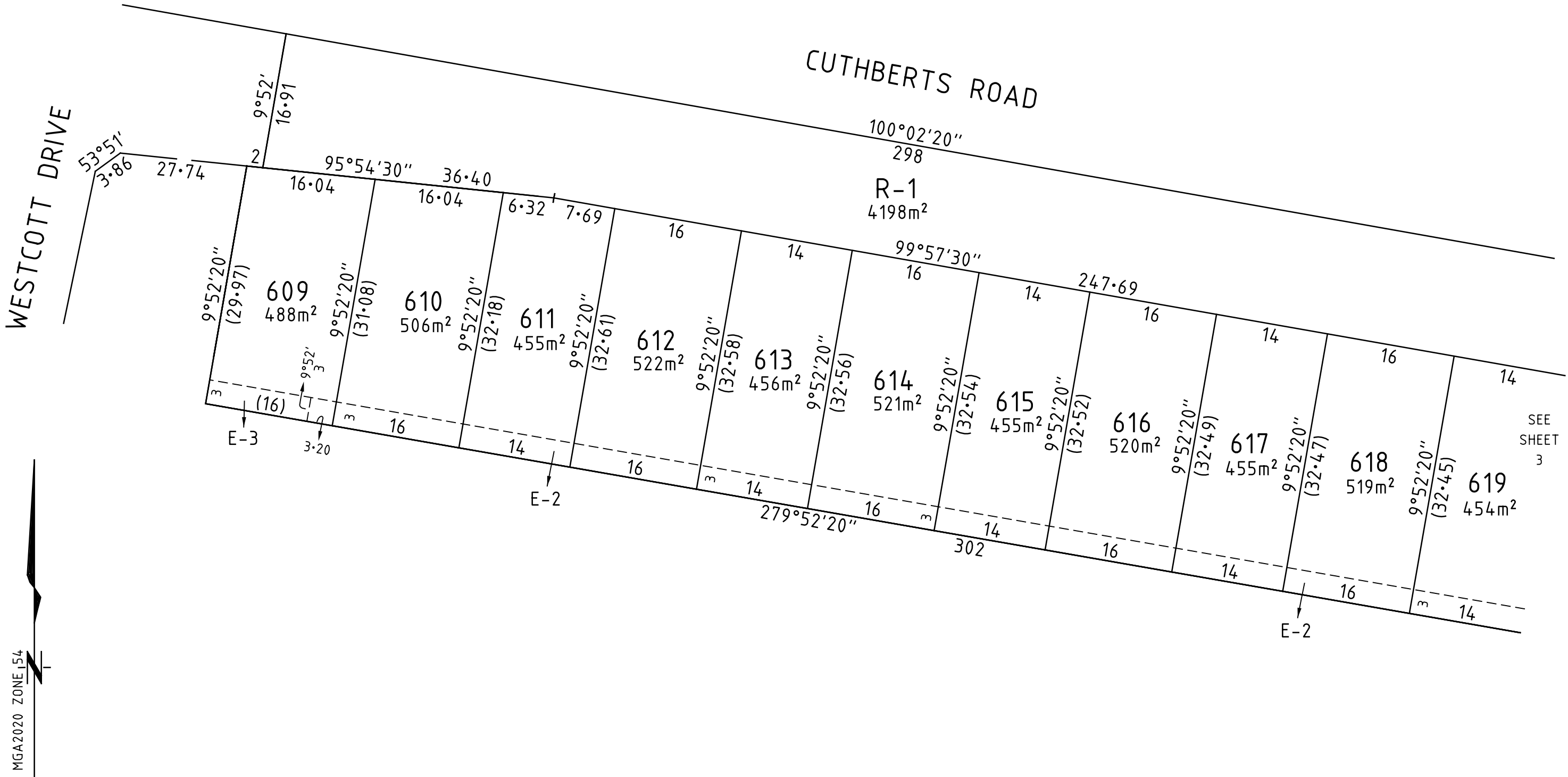


PLAN OF SUBDIVISION				EDITION 1		PS 910998R	
<div>LOCATION OF LAND</div> <div>PARISH: Cardigan</div> <div>TOWNSHIP: —</div> <div>SECTION: 9</div> <div>CROWN ALLOTMENT: 5 (Part)</div> <div>CROWN PORTION: —</div> <div>TITLE REFERENCE: Vol.12535 Fol.428</div> <div>LAST PLAN REFERENCE: PS903125V (Lot 3D)</div> <div>POSTAL ADDRESS: Cuthberts Road (at time of subdivision) Lucas 3350</div> <div>MGA CO-ORDINATES: E: 745500 ZONE: 54 (of approx centre of land N: 5840300 GDA 2020 in plan)</div>				Council Name: Ballarat City Council			
				Council Reference Number: PSD/2024/14 Planning Permit Reference: PLP/2020/177 SPEAR Reference Number: S224424B			
				<div>Certification</div> <div>This plan is certified under section 6 of the Subdivision Act 1988</div> <div>Public Open Space</div> <div>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification</div> <div>Digitally signed by: Carolyn Harriott for Ballarat City Council on 18/07/2024</div>			
				VESTING OF ROADS AND/OR RESERVES			
				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<div>Lots 1 - 608 (inclusive) have been omitted from this plan.</div> <div>Other Purpose of Plan</div> <div>Creation of Restrictions as shown on sheet 4</div> <div>Other Purpose of Plan</div> <div>Removal of part of Easement E-1 created in PS903125V within Lot 628 on this plan.</div> <div>Grounds for Removal</div> <div>Agreement of all interested parties.</div> <div>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.</div>			
Road R-1		Ballarat City Council					
NOTATIONS							
DEPTH LIMITATION: Nil							
<div>SURVEY:</div> <div>This plan is based on survey. See BP003557V</div> <div>STAGING:</div> <div>This is not a staged subdivision.</div> <div>Planning Permit No. PLP/2020/177</div> <div>BP003557V has been connected to permanent marks No(s). 32, 49, 140 & 141 In Proclaimed Survey Area No.49</div>							
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			
<div><div>Beveridge Williams</div><div>development & environment consultants</div><div>Suite 3, 180 Eleanor Drive, Lucas PO Box 4189, Lucas, Vic, 3350 Ph: 53272000 email: ballarat@bevwill.com.au</div></div>		SURVEYORS FILE REF: 1900846		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4		
		Digitally signed by: Benjamin S. Long, Licensed Surveyor, Surveyor's Plan Version (06), 02/07/2024, SPEAR Ref: S224424B					
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WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Beveridge Williams & Co Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S224424B 18/07/2024 11:47 am



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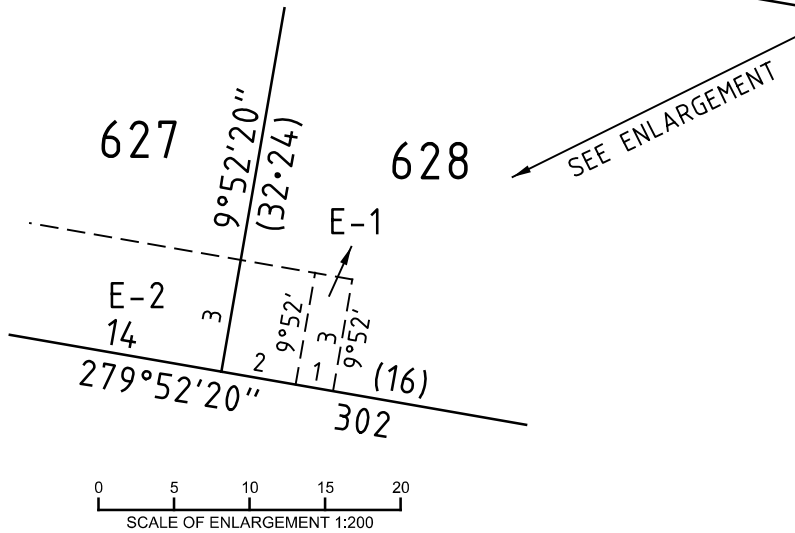
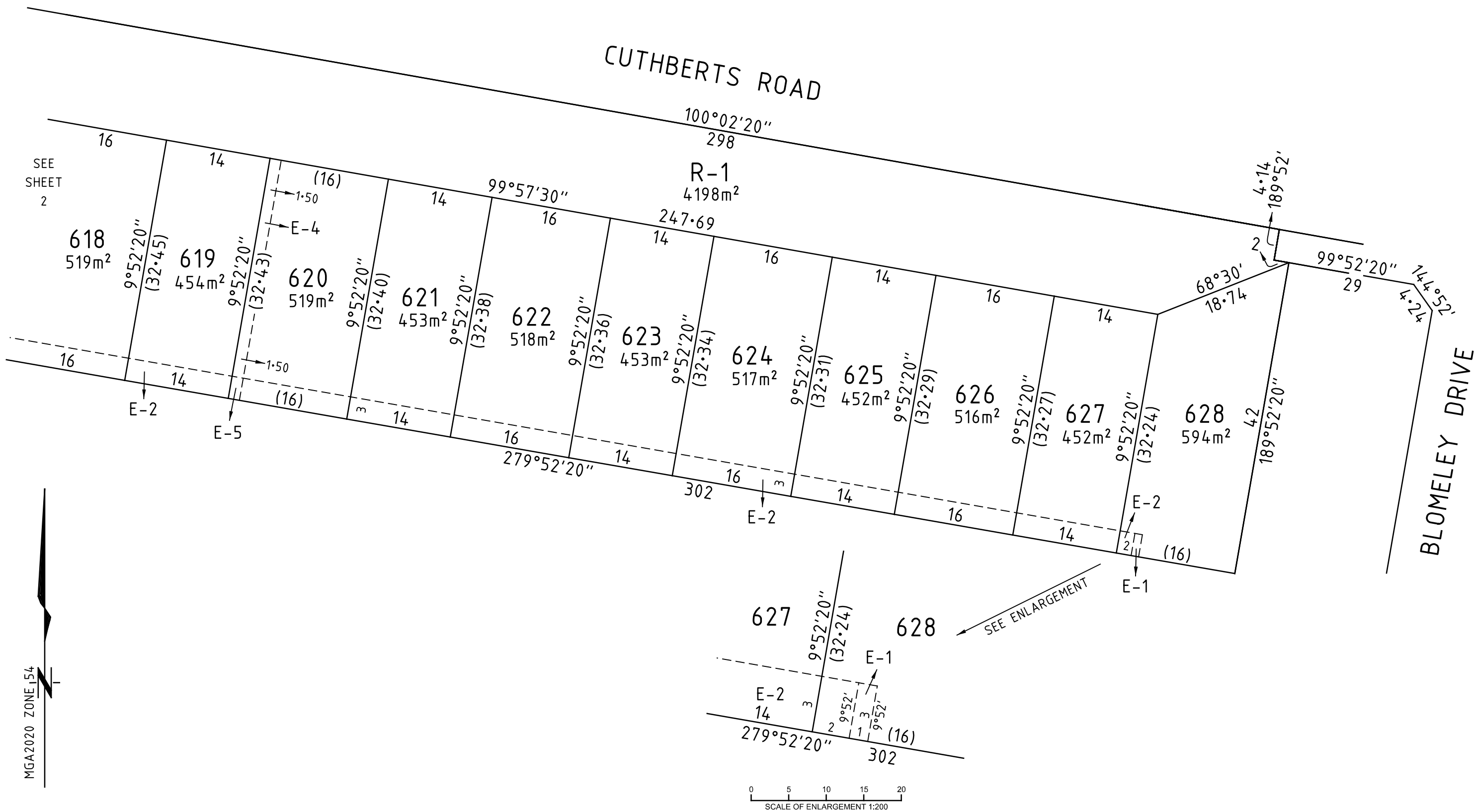


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ORIGINAL SHEET
SIZE: A3

SHEET 2

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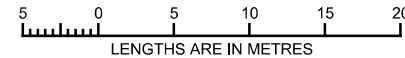
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ORIGINAL SHEET
SIZE: A3

SHEET 3

Digitally signed by:
Ballarat City Council,
18/07/2024,
SPEAR Ref: S224424B

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.