

PLAN OF SUBDIVISION

EDITION 1

PS 911038U

LOCATION OF LAND

PARISH: Cardigan

TOWNSHIP: —

SECTION: 9

CROWN ALLOTMENT: 4 (Part) & 5 (Part)

CROWN PORTION: —

TITLE REFERENCE: Vol. Fol.

LAST PLAN REFERENCE: PS903125V (Lot 3K)

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

MGA CO-ORDINATES: E: 745300 ZONE: 54
(of approx centre of land in plan) N: 5840350 GDA 2020

Council Name: Ballarat City Council

Council Reference Number: PSD/2023/180
Planning Permit Reference: PLP/2020/177/C
SPEAR Reference Number: S223052M

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

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

Digitally signed by: Carolyn Harriott for Ballarat City Council on 19/06/2024

VESTING OF ROADS AND/OR RESERVES

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

NOTATIONS

Lots 1 - 606 (inclusive) have been omitted from this plan.

Other Purpose of Plan

Creation of Restrictions as shown on sheet 3.

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
—	—	—	—	—



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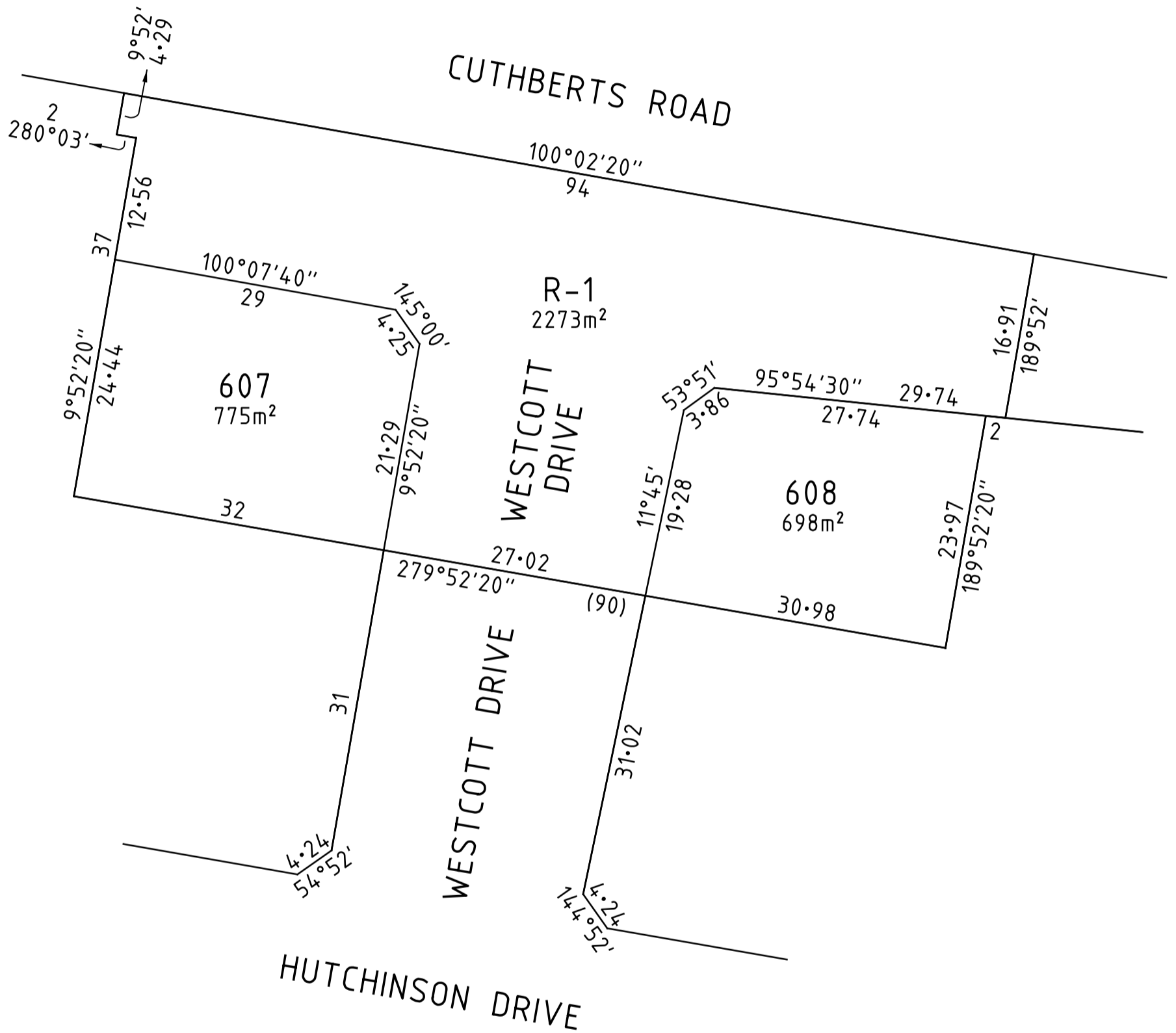
SURVEYORS FILE REF: 1900846

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 3

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Surveyor's Plan Version (01),
04/06/2024, SPEAR Ref: S223052M

MGA2020_ZONE_154

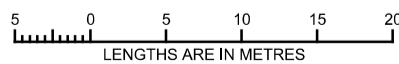


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SCALE
 1:500



ORIGINAL SHEET
 SIZE: A3

SHEET 2

Digitally signed by: Benjamin S. Long, Licensed Surveyor,
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 04/06/2024, SPEAR Ref: S223052M

Digitally signed by:
 Ballarat City Council,
 19/06/2024,
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Creation of Restriction

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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ORIGINAL SHEET
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SHEET 3

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