

PLAN OF SUBDIVISION

EDITION 1

PS911001U

LOCATION OF LAND

PARISH: Cardigan

TOWNSHIP: —

SECTION: 9

CROWN ALLOTMENT: 5 (Part) & 6 (Part)

CROWN PORTION: —

TITLE REFERENCE: Vol.12535 Fol.431 & Vol.12535 Fol.433

LAST PLAN REFERENCE: PS903125V (Lots 3G & 3J)

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

MGA CO-ORDINATES: E: 745450 ZONE: 54
(of approx centre of land in plan) N: 5840000 GDA 2020

Council Name: Ballarat City Council

SPEAR Reference Number: S236713A

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
Road R-1	Ballarat City Council
Reserve No.1	Ballarat City Council

NOTATIONS

Lots 1 - 628 (inclusive) have been omitted from this plan.

Other Purpose of Plan

Creation of Restrictions as shown on sheet 6.

Easements E-1, E-2 & E-3 created in PS903125V now within Road R-1 on this plan are extinguished upon registration of this plan under the provisions of Schedule 5 Clause 14 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	PS903125V	Ballarat City Council
E-2	Drainage	2	PS846161G	Ballarat City Council
E-3	Drainage	2	This Plan	Ballarat City Council



Beveridge Williams
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Suite 3, 180 Eleanor Drive, Lucas
PO Box 4189, Lucas, Vic, 3350
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SURVEYORS FILE REF: 1900846

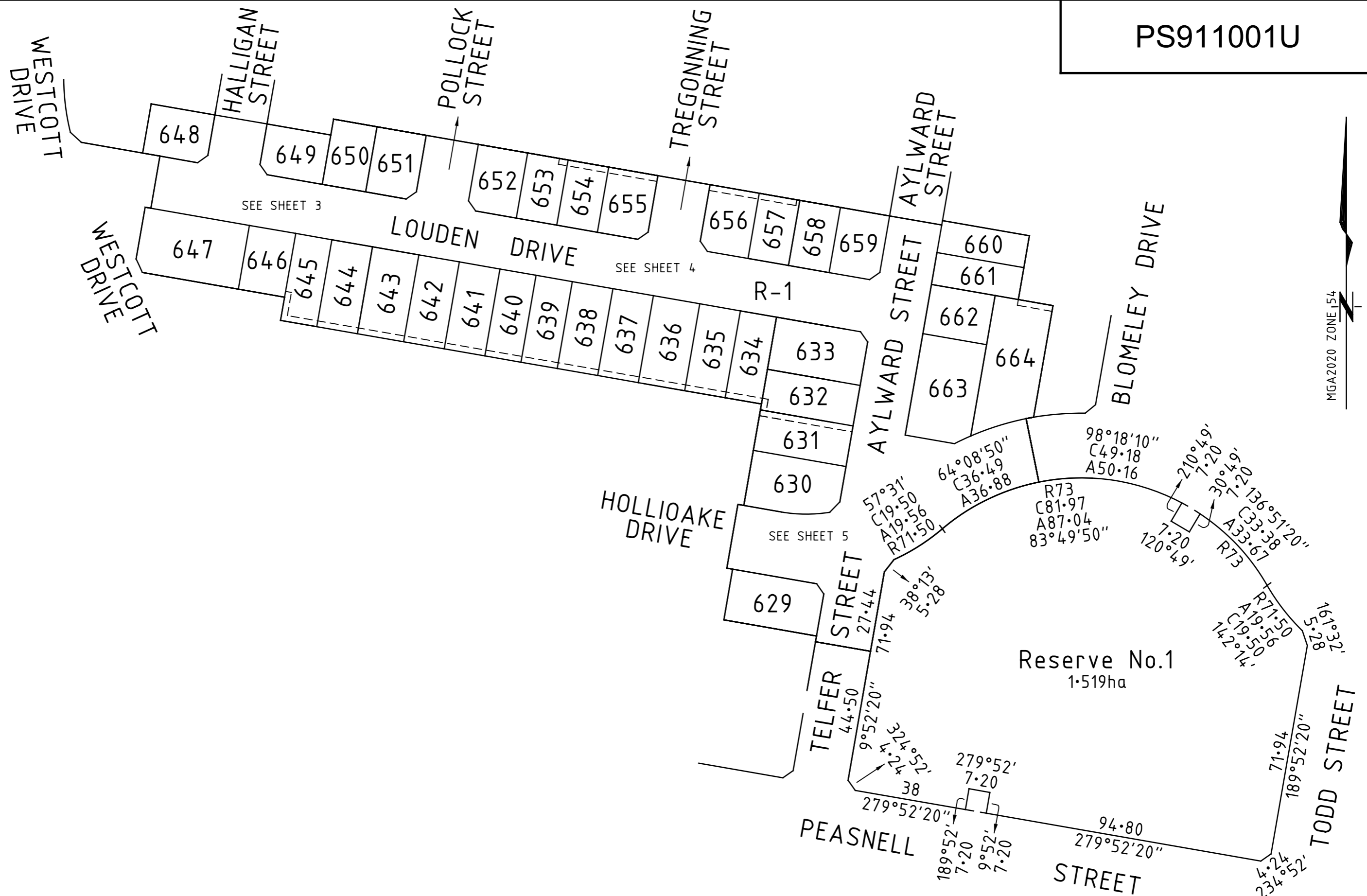
ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 6

Ben Long, Version 06

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MGA2020 ZONE 154

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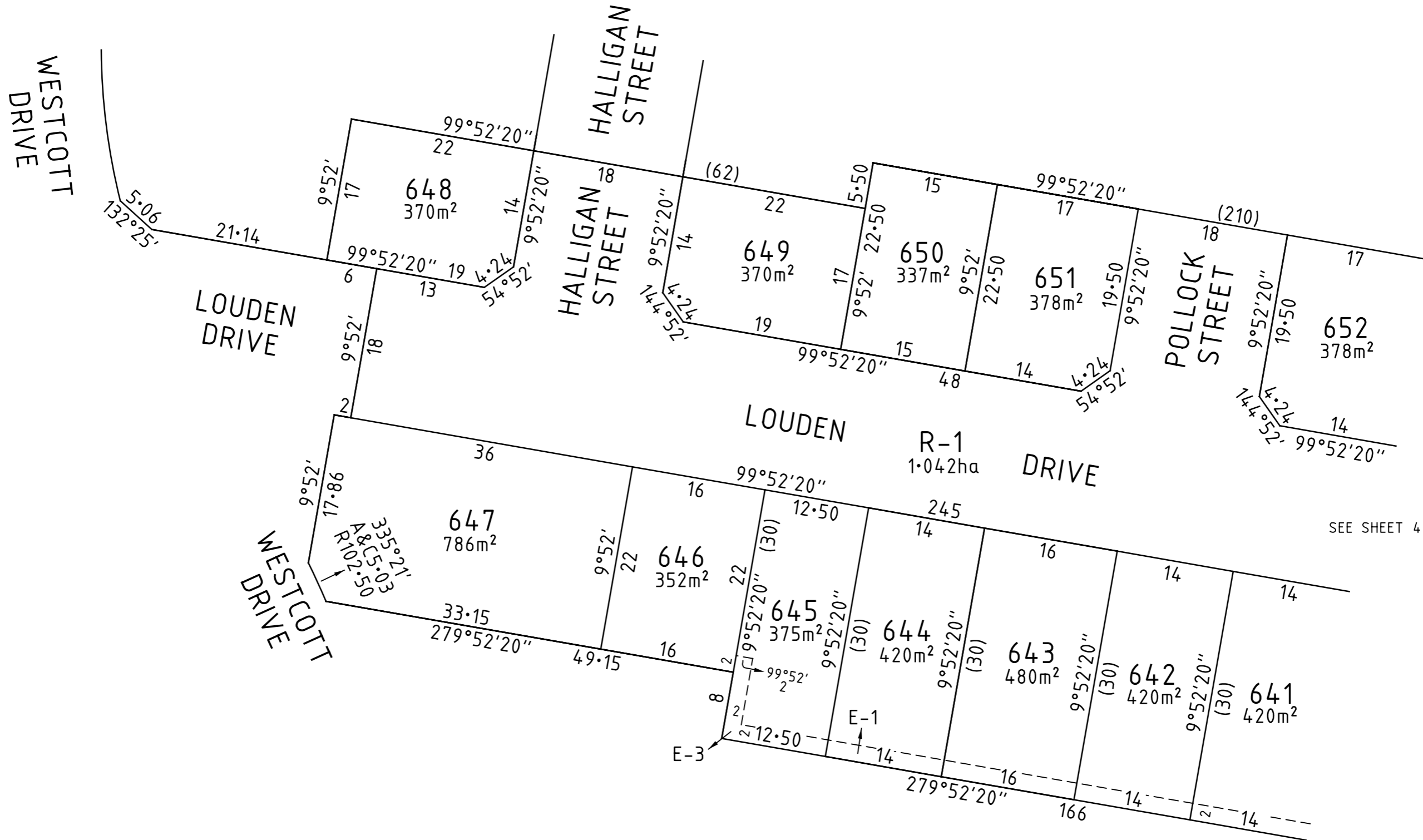
LENGTHS ARE IN METRES

ORIGINAL SHEET
 SIZE: A3

SHEET 2

Ben Long, Version 06

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SEE SHEET 4



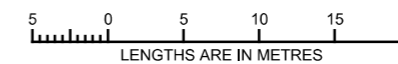
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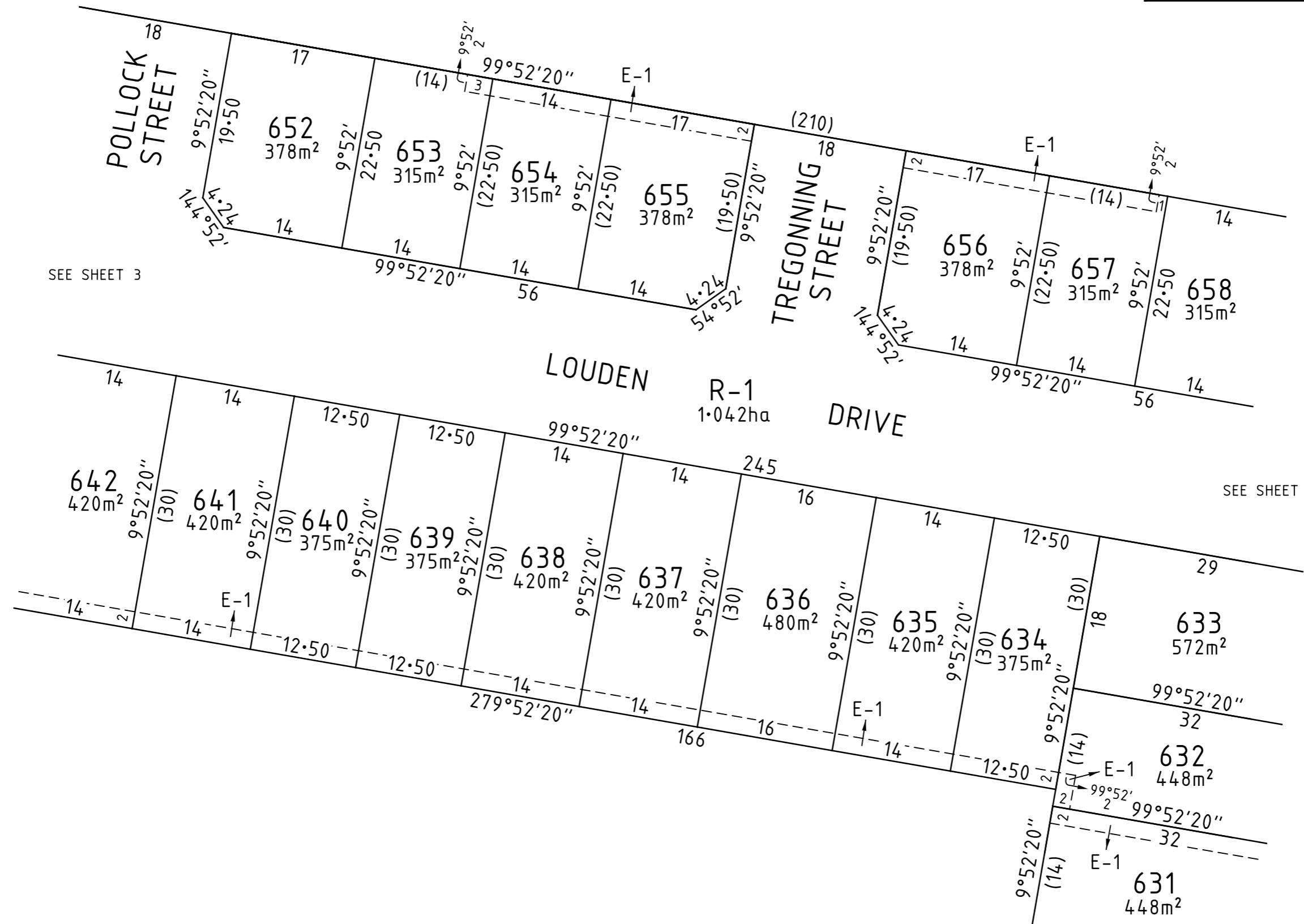
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ORIGINAL SHEET
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SHEET 3

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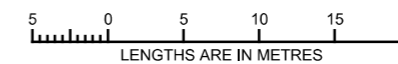
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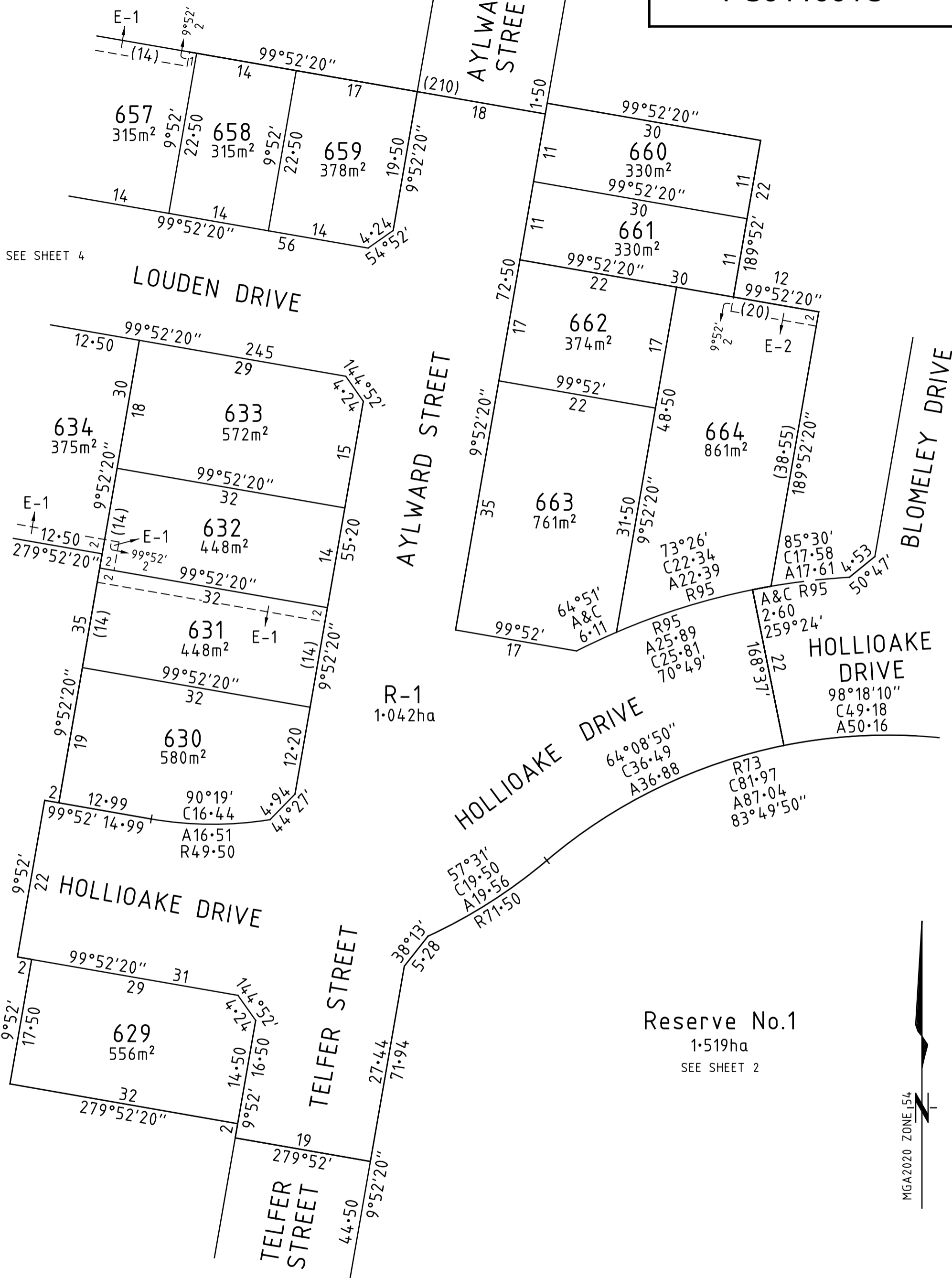
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ORIGINAL SHEET
SIZE: A3

SHEET 4

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SEE SHEET 4

R-1
1.042ha

Reserve No.1
1.519ha
SEE SHEET 2

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SCALE 1:500

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3 SHEET 5

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Creation of Restrictions

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Creation of Restriction No.1

Land to Be Burdened

Lots 629 - 664 (inclusive) on this plan.

Land to Benefit

Lots 629 - 664 (inclusive) 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 AA010341.

Variations

Variation of this restriction will require planning approval from the Responsible Authority.

Creation of Restriction No.2

Land to Be Burdened

Lots 629 - 664 (inclusive) on this plan.

Land to Benefit

Lots 629 - 664 (inclusive) on this plan.

Description of Restriction

The registered proprietors of the burdened land shall not construct a dwelling on the burdened land, unless:

- it has a rainwater tank installed with a capacity of not less than 2 Kilolitres volume (noting a larger volume tank may be required by another agency); and
- the roof of the dwelling drains to the rainwater tank (noting a specified roof area may be required by another agency) ; and
- rainwater from the rainwater tank is the primary supply for all toilets, cold water laundry and outdoor usage provided, however, that 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.3

Land to Be Burdened

Lots 629, 633, 636, 637, 647, 648, 649, 651, 652, 655, 656 & 659 on this plan.

Land to Benefit

Lots 629, 633, 636, 637, 647, 648, 649, 651, 652, 655, 656 & 659 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 tables.

Lot	Floor Level (AHD)	Lot	Floor Level (AHD)
629	439.76m	649	441.93m
633	440.80m	651	441.64m
636	441.23m	652	441.56m
637	441.28m	655	441.29m
647	441.57m	656	441.16m
648	441.87m	659	441.06m

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.



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