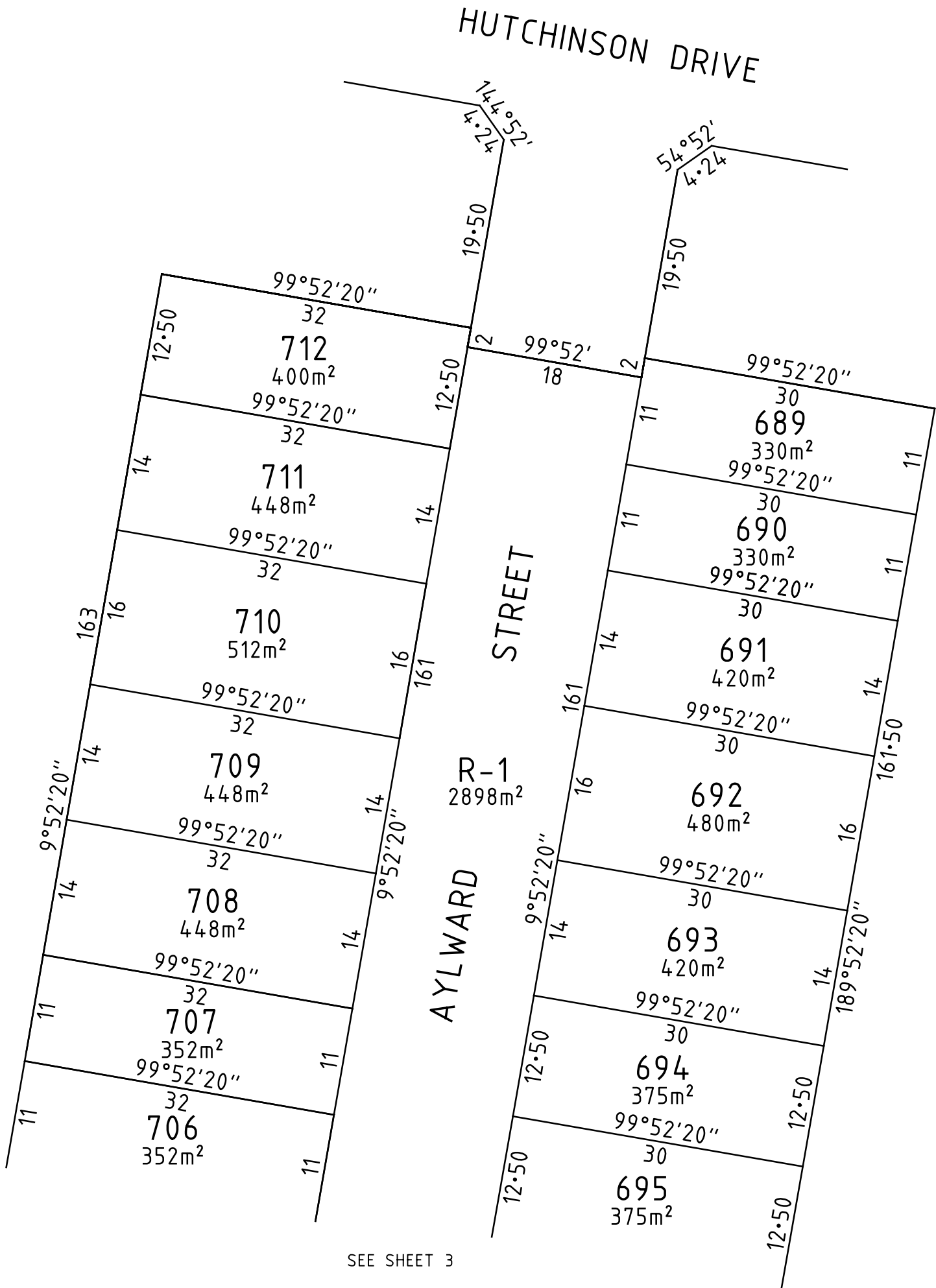


PLAN OF SUBDIVISION				EDITION 1		PS 911000W					
<div>LOCATION OF LAND</div> <div>PARISH: Cardigan</div> <div>TOWNSHIP: —</div> <div>SECTION: 9</div> <div>CROWN ALLOTMENT: 5 (Part)</div> <div>CROWN PORTION: —</div> <div>TITLE REFERENCE: Vol.12535 Fol.430</div> <div>LAST PLAN REFERENCE: PS903125V (Lot 3F)</div> <div>POSTAL ADDRESS: Cuthberts Road (at time of subdivision) Lucas 3350</div> <div>MGA CO-ORDINATES: E: 745580 ZONE: 54 (of approx centre of land in plan) N: 5840150 GDA 2020</div>				<div>Council Name: Ballarat City Council</div> <div>Council Reference Number: PSD/2024/98 Planning Permit Reference: PLP/2020/177 SPEAR Reference Number: S229091V</div> <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 12/09/2024</div>							
				VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
				IDENTIFIER		COUNCIL/BODY/PERSON		<div>Lots 1 - 688 (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>Those parts of Easements E-1 &amp; E-2 created in PS903125V now within Road R-1 on this plan ceases to exist upon registration of this plan pursuant to Schedule 5 Clause 14 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 &amp; 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							
—	—	—	—	—							
<div>BW</div> <div>Beveridge Williams</div> <div>development &amp; environment consultants</div> <div>Suite 3, 180 Eleanor Drive, Lucas PO Box 4189, Lucas, Vic, 3350 Ph: 53272000 email: ballarat@bevwill.com.au</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 (05), 11/09/2024, SPEAR Ref: S229091V									
Microstation File : 1900846 Stage 3F.dgn www.beveridgewilliams.com.au											

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: S229091V 12/09/2024 02:10 pm

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MGA2020 ZONE 154



SEE SHEET 3



**Beveridge Williams**

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

SCALE  
1:500



Digitally signed by: Benjamin S. Long, Licensed Surveyor,  
Surveyor's Plan Version (05),  
11/09/2024, SPEAR Ref: S229091V

ORIGINAL SHEET  
SIZE: A3

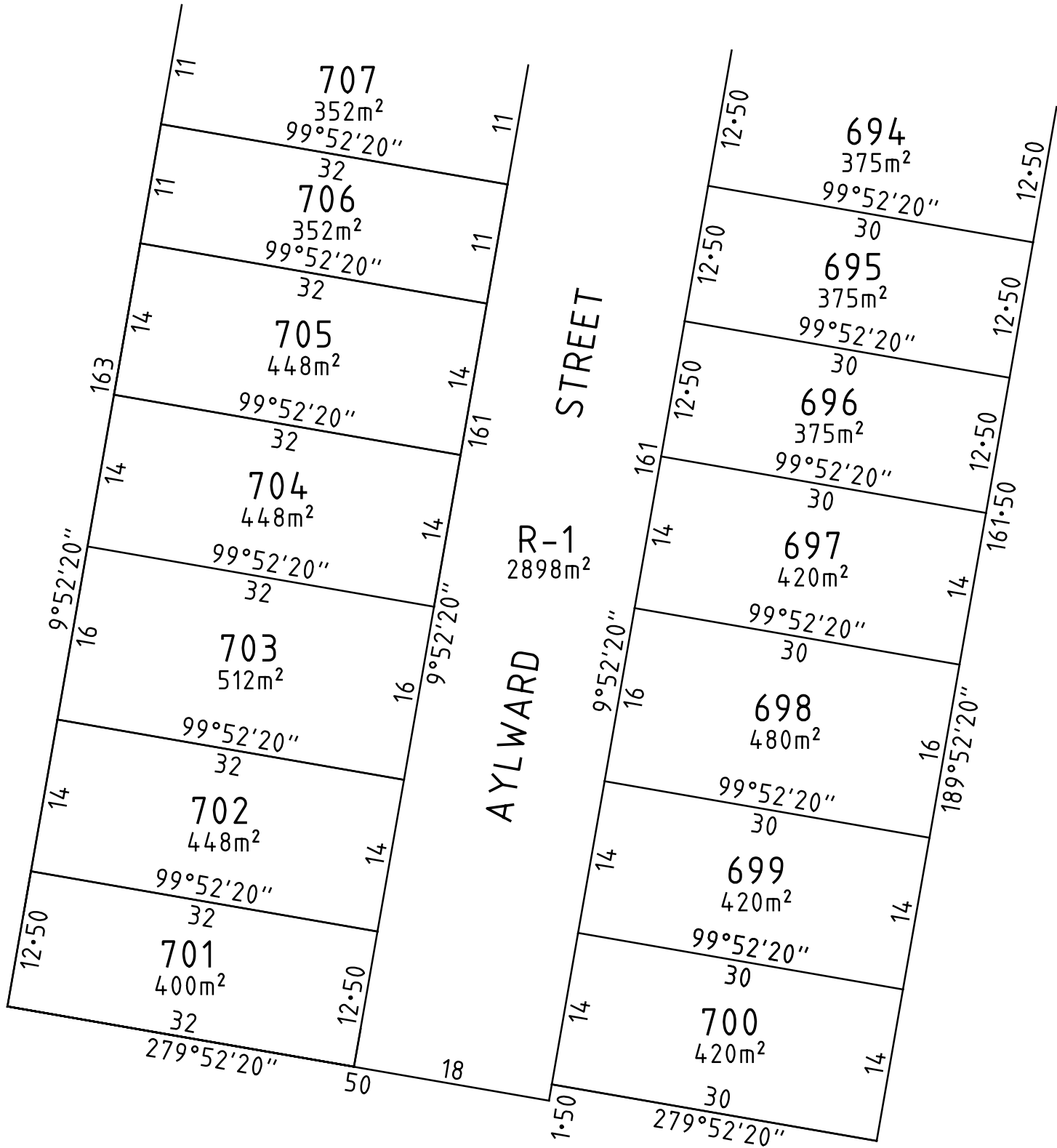
SHEET 2



Digitally signed by:  
Ballarat City Council,  
12/09/2024,  
SPEAR Ref: S229091V

MGA2020 ZONE 154



SEE SHEET 2



 <div><b>Beveridge Williams</b> development &amp; environment consultants Suite 3, 180 Eleanor Drive, Lucas PO Box 4189, Lucas, Vic, 3350 Ph: 53272000 email: ballarat@bevwill.com.au</div>	SCALE 1:500	 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
	Digitally signed by: Benjamin S. Long, Licensed Surveyor, Surveyor's Plan Version (05), 11/09/2024, SPEAR Ref: S229091V		Digitally signed by: Ballarat City Council, 12/09/2024, SPEAR Ref: S229091V	

Creation of Restriction No.1

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.

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 AA010211.

Variations

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

Creation of Restriction No.2

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.

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 each lot described as 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.

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