

# PLAN OF SUBDIVISION

EDITION 1

PS 837931H

## LOCATION OF LAND

PARISH: Cardigan

TOWNSHIP: —

SECTION: 9

CROWN ALLOTMENT: 6 (Part)

CROWN PORTION: —

TITLE REFERENCE: Vol. Fol.

LAST PLAN REFERENCE: PS837929T (Lot 1J)

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

MGA CO-ORDINATES: E: 745800 ZONE: 54  
(of approx centre of land in plan) N: 5839900 GDA 2020

COUNCIL NAME: Ballarat City Council

### PRELIMINARY

THIS PLAN IS SUBJECT TO APPROVAL FROM THE RELEVANT AUTHORITIES. LOT BOUNDARIES, OWNERS CORPORATIONS, EASEMENTS, RESERVES AND RESTRICTIONS MAY BE AMENDED OR ADDED TO THIS PLAN.

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

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

Lots 27 - 2000 (inclusive) have been omitted from this plan.

Other Purpose of Plan

Creation of Restrictions as shown on sheet 6

## NOTATIONS

DEPTH LIMITATION: Nil

**SURVEY:**  
This plan is based on survey.

**STAGING:**  
This is not a staged subdivision.

Planning Permit No.

This survey has been connected to permanent marks No(s).  
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-3	Pipelines or Ancillary Purposes	3	This Plan (Section 136 of the Water Act 1989)	Central Highlands Region Water Corporation
E-2, E-3	Drainage	See Plan	This Plan	Ballarat City Council



**Beveridge Williams**

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 6

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MGA2020 ZONE 154

SEE SHEET 3

HOLLIOAKE DRIVE

R-1  
1.221ha

DYSON DRIVE

CUTHBERTS ROAD

DYSON DRIVE

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R101.50  
A24.77  
C24.70  
286°52'

279°52'  
6.57

3.21  
355°42'

R184.60  
A29.85  
C29.82  
359°55'

106°52'  
C19.35  
A19.40  
R79.50

21°03'  
4.80

6.69  
99°52'

9°44'10"  
39.44

16°30'  
C43.23  
A43.33  
R183.58

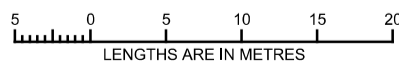
148.18  
189°52'20"

271.57

271.57

22

SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 2

Ben Long, Version 03



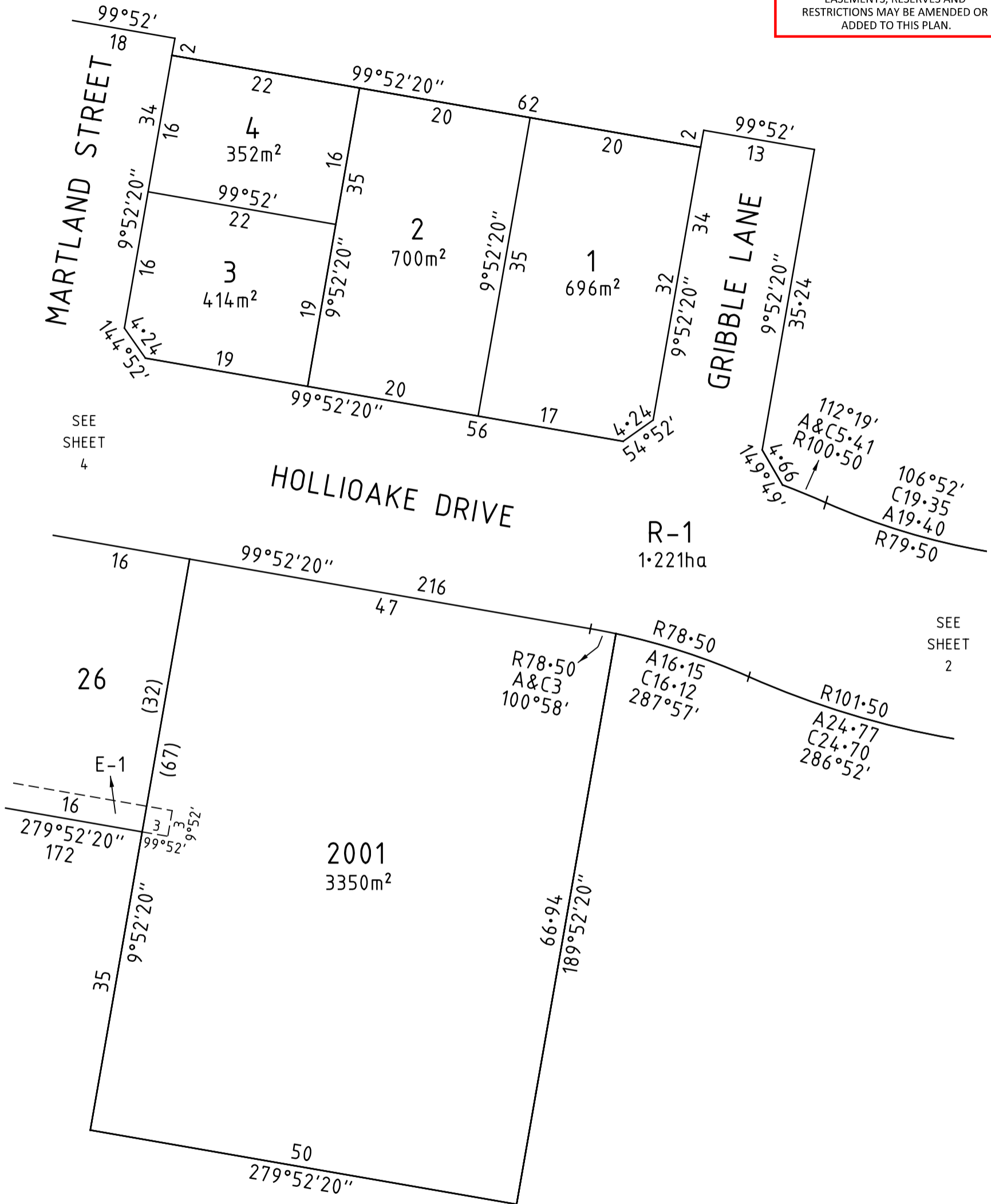
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96 Main Road Ballarat  
PO Box 1465 Bakery Hill 3354  
Ph:53272000 Fax:53272099

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MGA2020\_ZONE\_154



SEE SHEET 4

SEE SHEET 2



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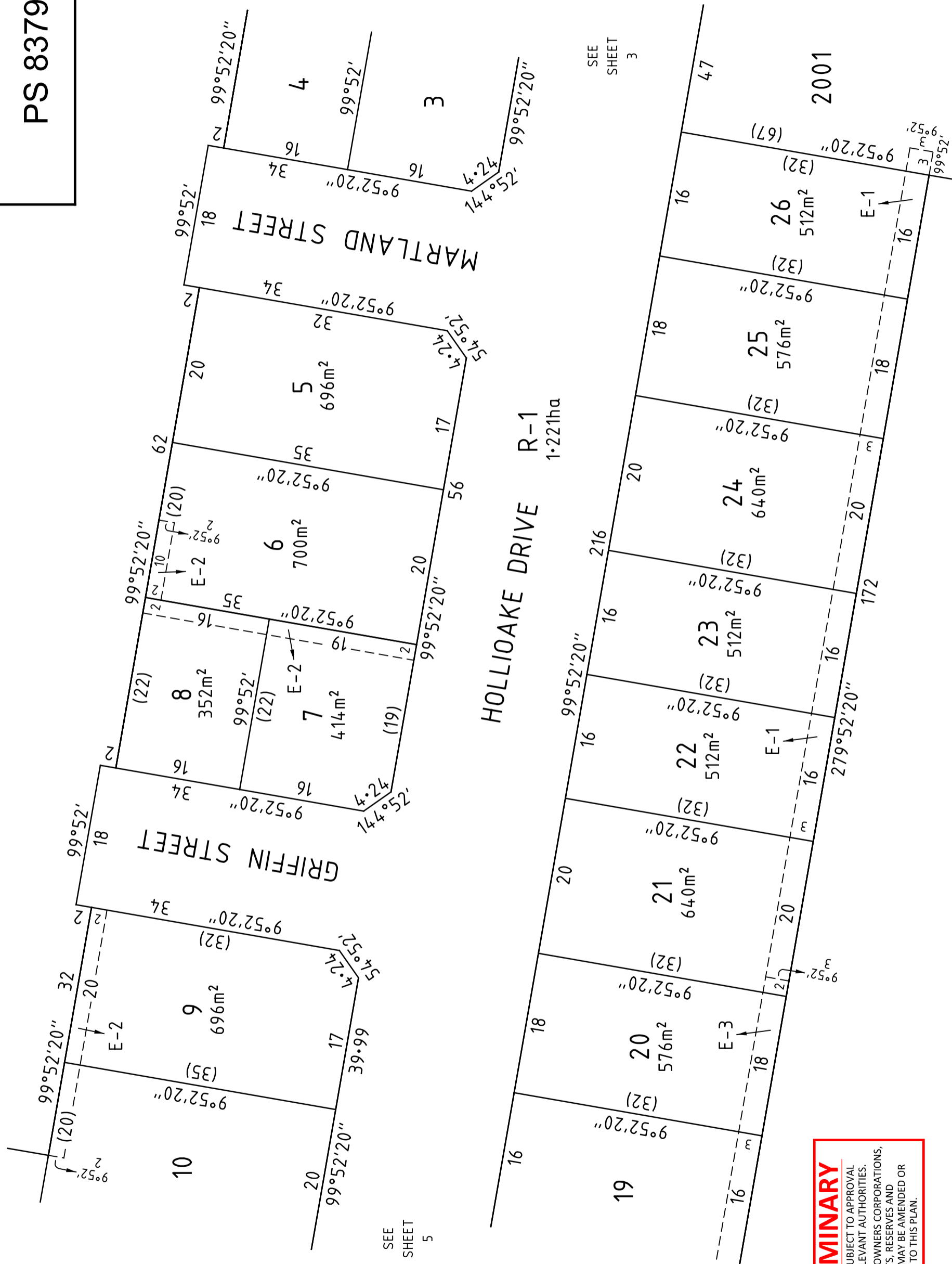


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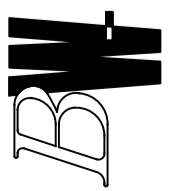
SHEET 3

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SCALE 1:500

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 4

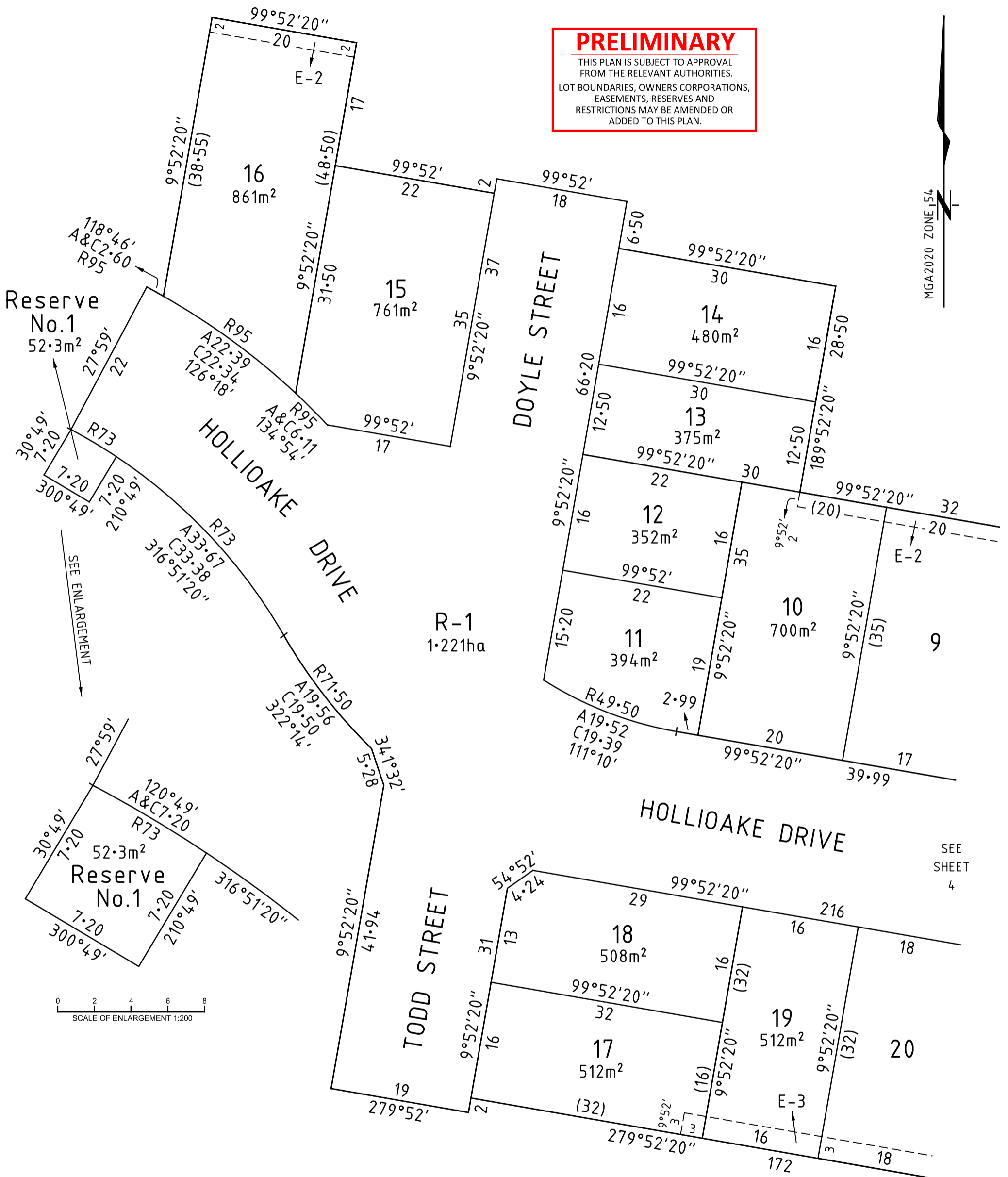
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This plan is provided for marketing and information purposes only. It shows design levels only which may change during construction. Builders should check all information prior to the building process. Where discrepancies exist between the plan of 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.

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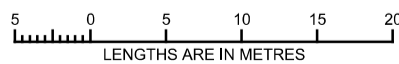
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SHEET 5

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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;
  - The roof of the dwelling drains into the rainwater tank;
  - 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.

Expiry

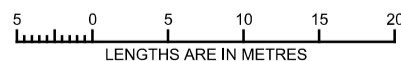
This restriction shall cease to have effect after 20 years from registration.



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ORIGINAL SHEET  
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SHEET 6

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