

# 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

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

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

Other Purpose of Plan  
Creation of Restrictions as shown on sheet 6

## 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, 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

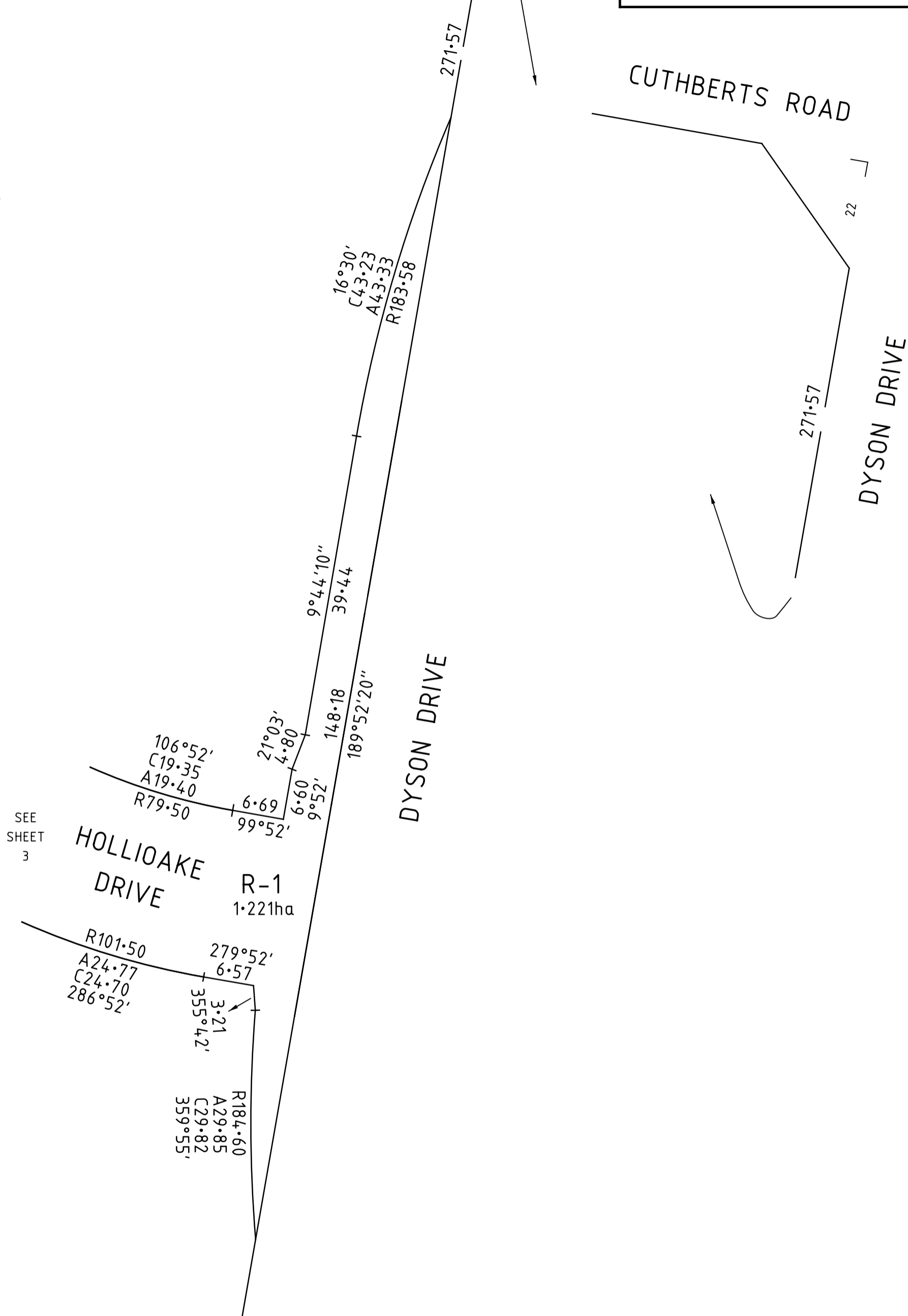
SURVEYORS FILE REF: 1900846

ORIGINAL SHEET  
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SHEET 1 OF 6

Ben Long, Version 05

MGA2020 ZONE I54



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 PO Box 1465 Bakery Hill 3354  
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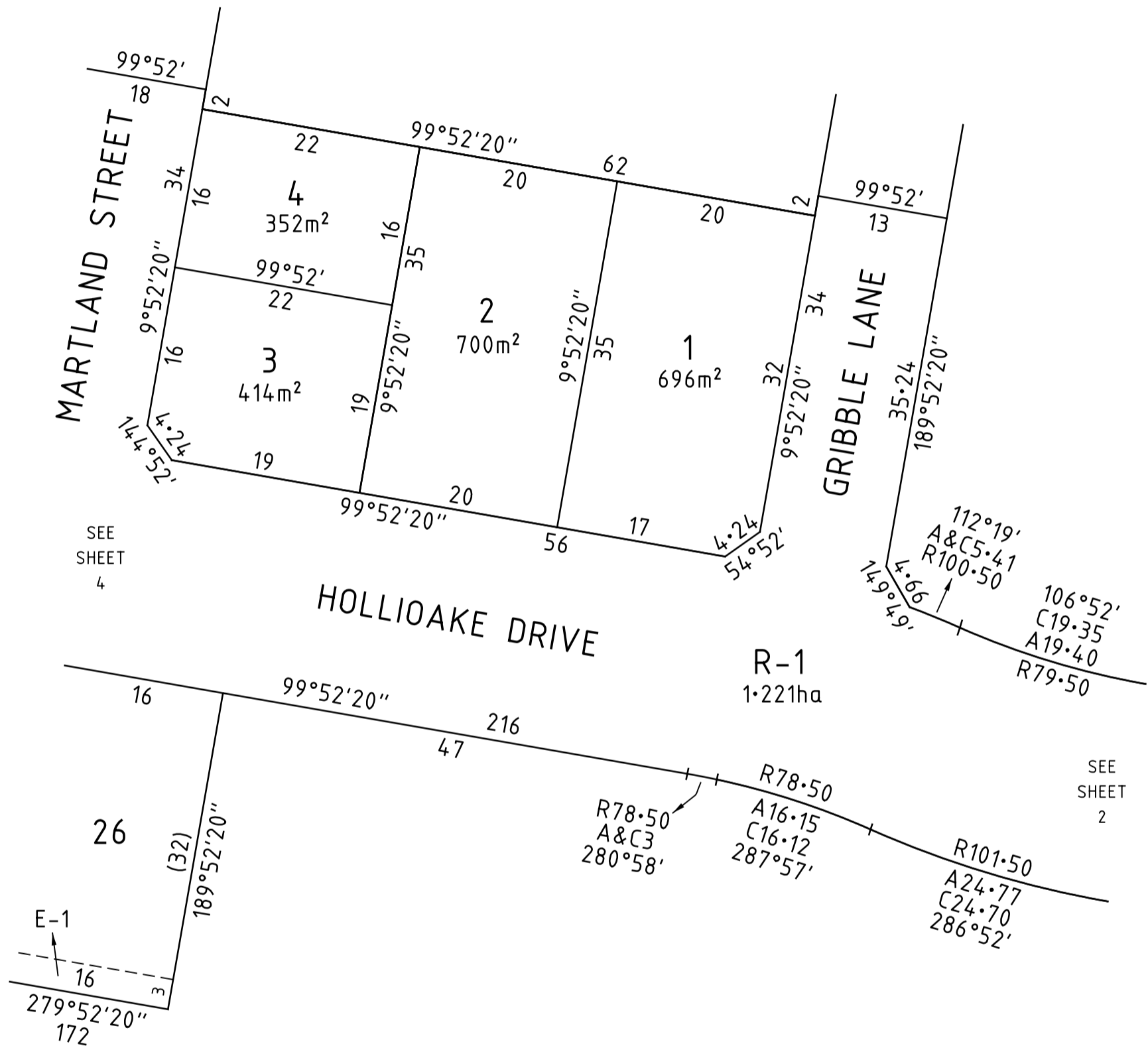


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SHEET 2

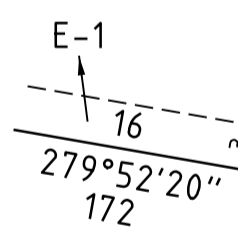
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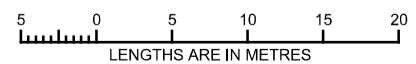
SEE SHEET 4

SEE SHEET 2



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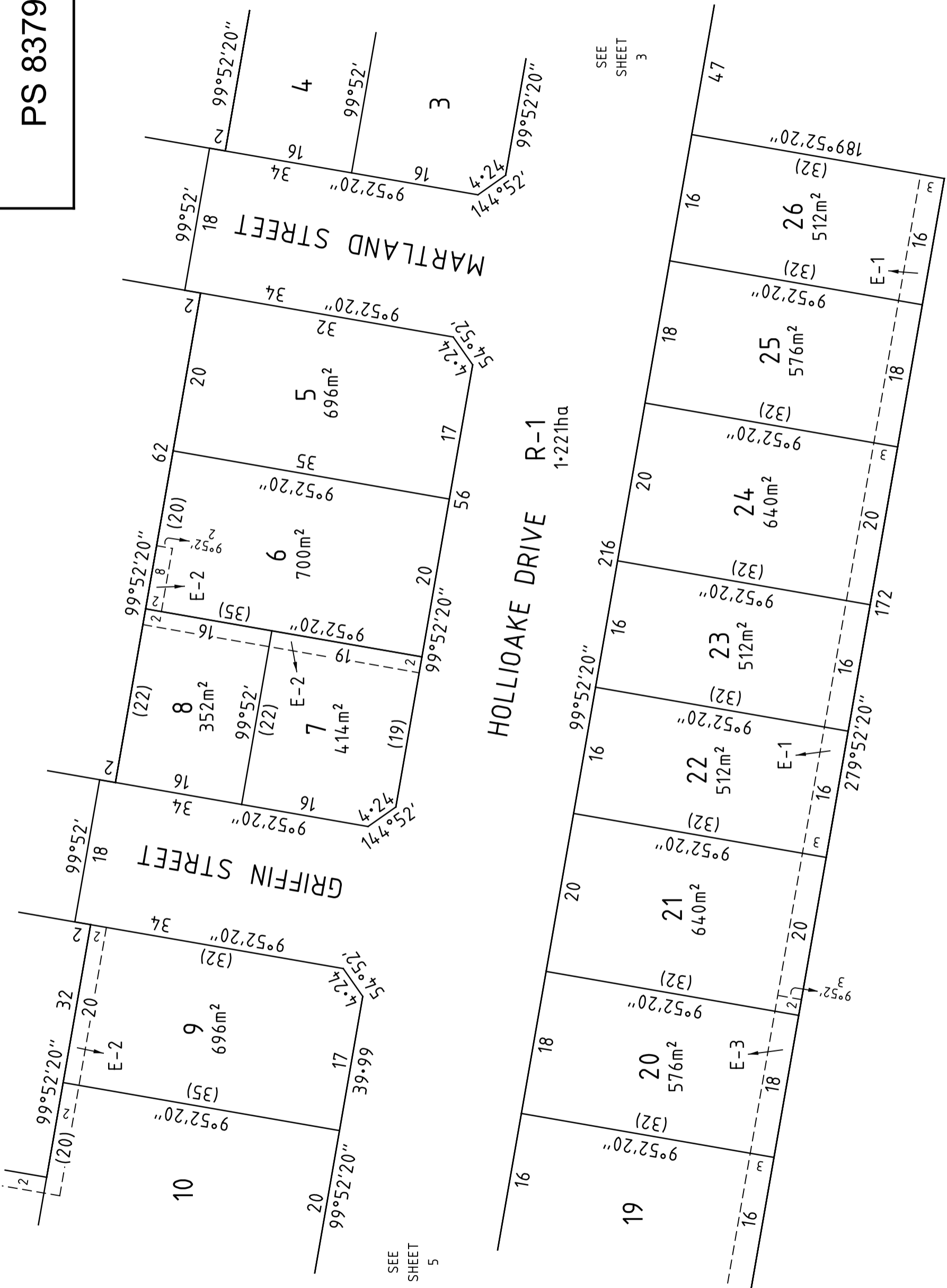


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SHEET 3

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SEE SHEET 5

SEE SHEET 3

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LENGTHS ARE IN METRES

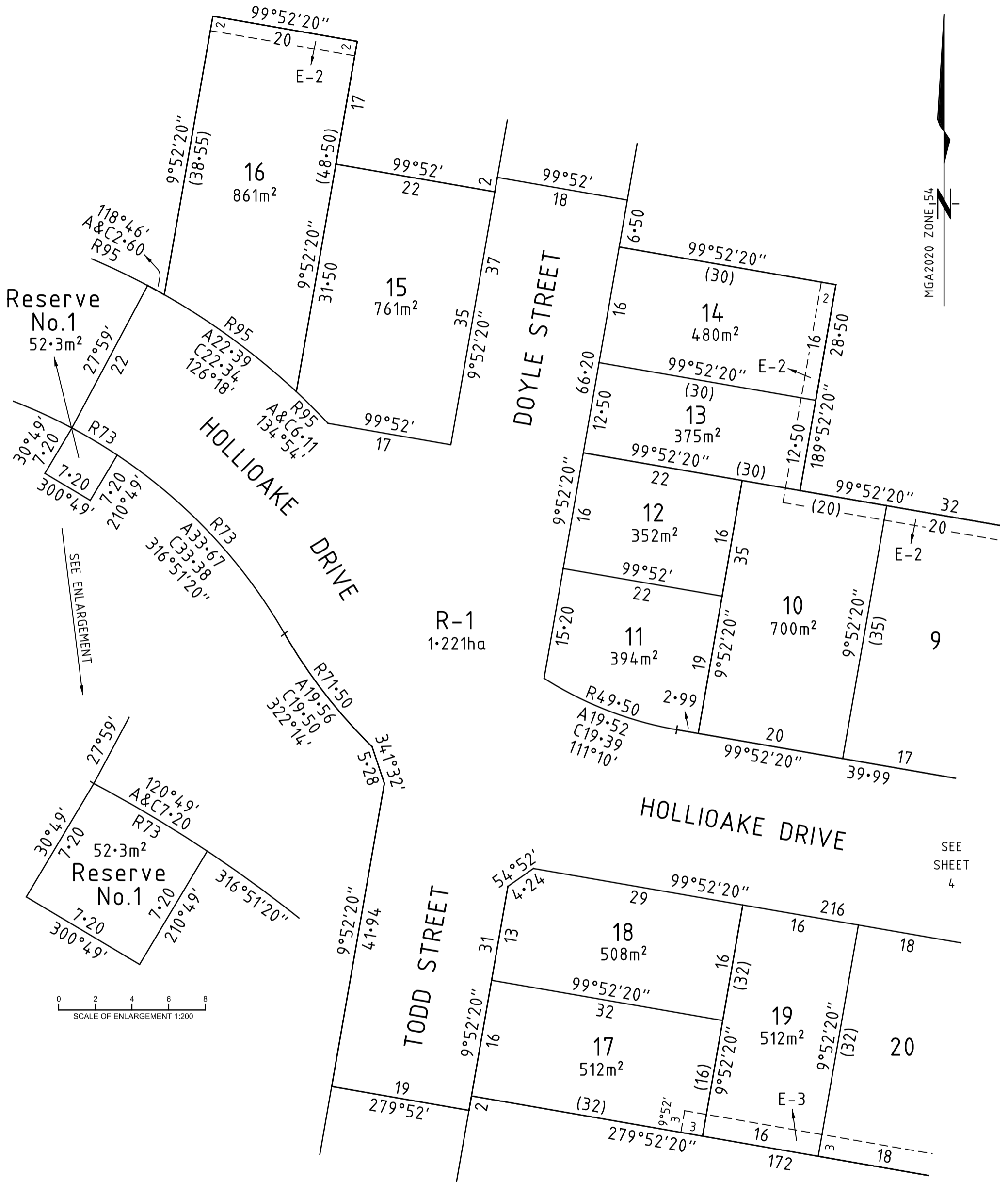
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SHEET 4

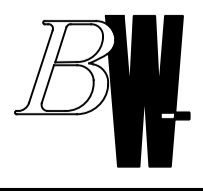
This plan is provided for marketing and information purposes only, it shows design levels only which may change during construction. Builders should check all information prior to the building process. Where discrepancies exist between the plan of subdivision and this plan, the plan of subdivision shall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

Microstation File: 1900846 Stage 1J.dgn



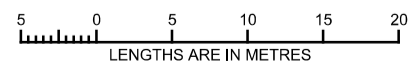
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SEE SHEET 4



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SHEET 5

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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

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.

Creation of Restriction No.2

The following restriction is to be created upon registration of this plan of subdivision.

Land to Be Burdened

Lots 1, 2, 3, 5, 6 & 21 to 26 (inclusive) on this plan.

Land to Benefit

Lots 1, 2, 3, 5, 6 & 21 to 26 (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)
1	443.70m
2	443.65m
3	443.30m
5	443.15m
6	442.95m
21	442.75m
22	442.85m
23	442.95m
24	443.05m
25	443.10m
26	443.20m

Heights shown are relative to the Australian Height Datum (AHD).

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.

Expiry

1st January 2040



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ORIGINAL SHEET  
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SHEET 6

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