

PLAN OF SUBDIVISION

EDITION 1

PS 846147A

LOCATION OF LAND

PARISH: Cardigan

TOWNSHIP: —

SECTION: 9

CROWN ALLOTMENT: 6 (Part)

CROWN PORTION: —

TITLE REFERENCE: Vol. Fol.

LAST PLAN REFERENCE: PS846145E (Lot 2C)

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

Lots 1 - 165 (inclusive) have been omitted from this plan.

Other Purpose of Plan

Creation of Restrictions as shown on sheet 5

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

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.

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	Pipelines or Ancillary Purposes	3	PS837928V (Section 136 of the Water Act 1989)	Central Highlands Region Water Corporation
E-1	Drainage	3	PS837928V	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 5

Ben Long, Version 01

PS 846147A

HOLLIOAKE DRIVE

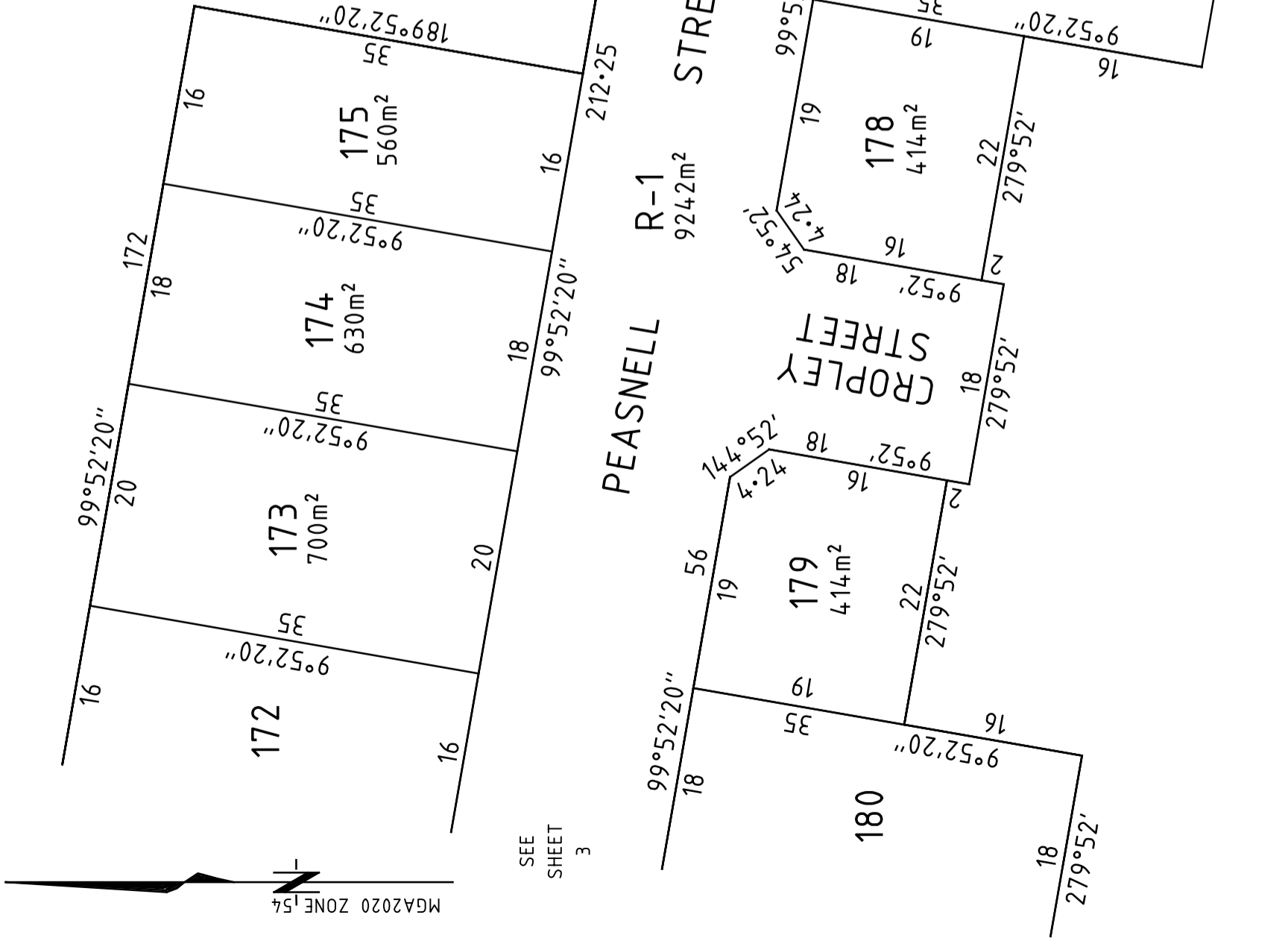
DYSON DRIVE

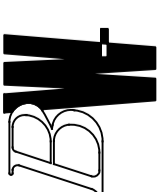

SERVICE ROAD

PEASNELL R-1 STREET

CROPLEY STREET

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 <p>Beveridge Williams development & environment consultants Suite 3, 180 Eleanor Drive, Lucas PO Box 4189, Lucas, Vic, 3350 Ph: 53272000 email: ballarat@bevwill.com.au</p>		<p>SCALE 1:500</p> <p>LENGTHS ARE IN METRES</p> 	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 2</p>
<p>Ben Long, Version 01</p>				

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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.

MGA2020 ZONE I54

SEE SHEET 4

SEE SHEET 2

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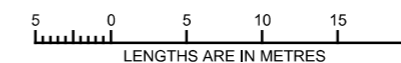
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SCALE
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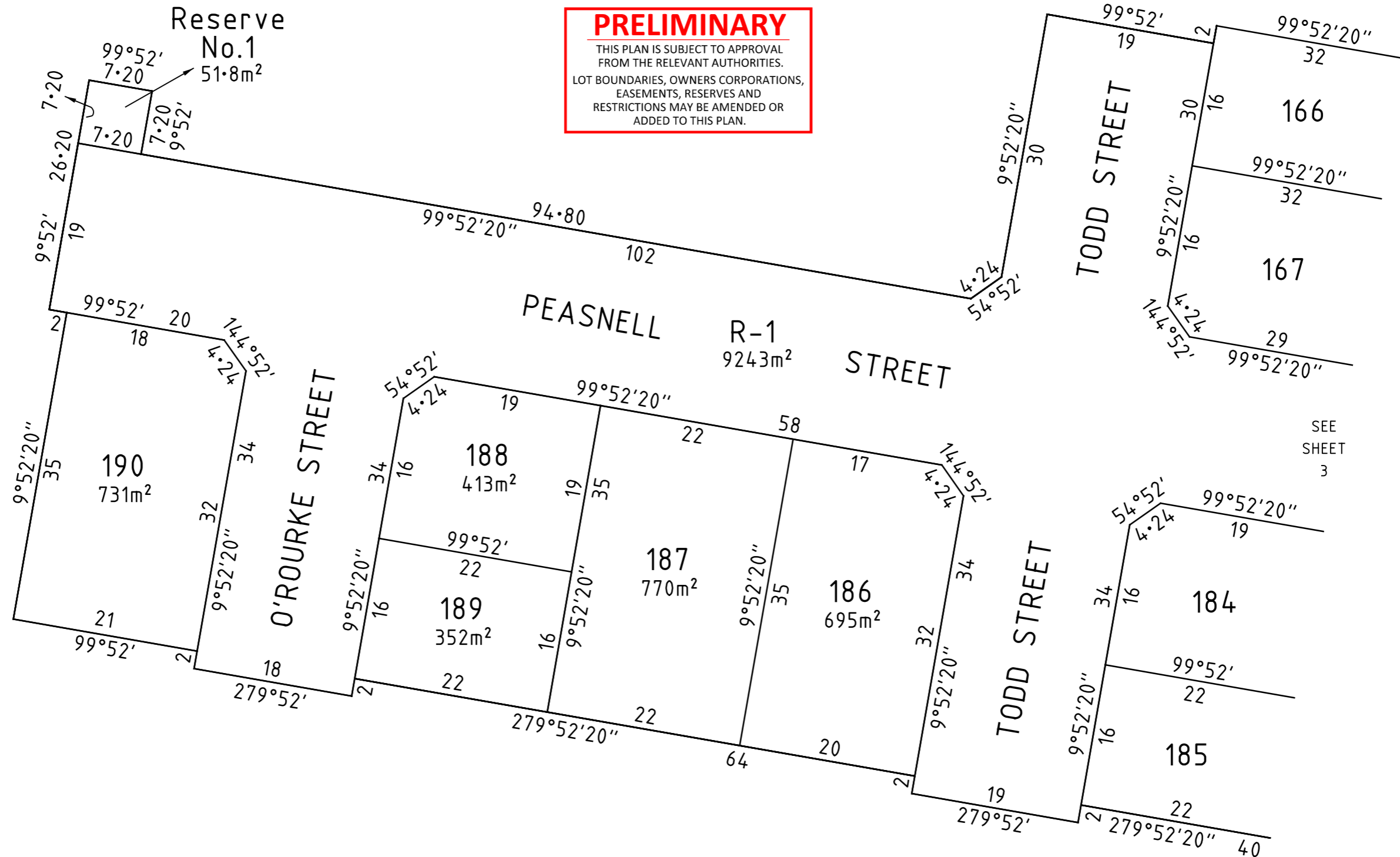


ORIGINAL SHEET
SIZE: A3

SHEET 3

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MGA2020 ZONE 154



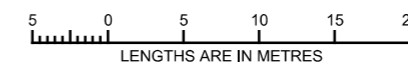
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SEE SHEET 3

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SHEET 4

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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.

Expiry

1st January 2040



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SHEET 5

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