

# PLAN OF SUBDIVISION

EDITION 1

PS 846149V

## LOCATION OF LAND

PARISH: Cardigan

TOWNSHIP: —

SECTION: 9

CROWN ALLOTMENT: 6 (Part)

CROWN PORTION: —

TITLE REFERENCE: Vol. Fol.

LAST PLAN REFERENCE: PS846145E (Lot 2B)

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

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

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 1 - 161 & 165 - 190 (inclusive) have been omitted from this plan.

Other Purpose of Plan

Creation of Restrictions as shown on sheet 4.

## 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	Pipelines or Ancillary Purposes	See Plan	PS846161G (Section 136 of the Water Act 1989)	Central Highlands Region Water Corporation



**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

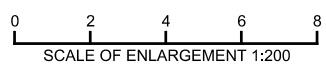
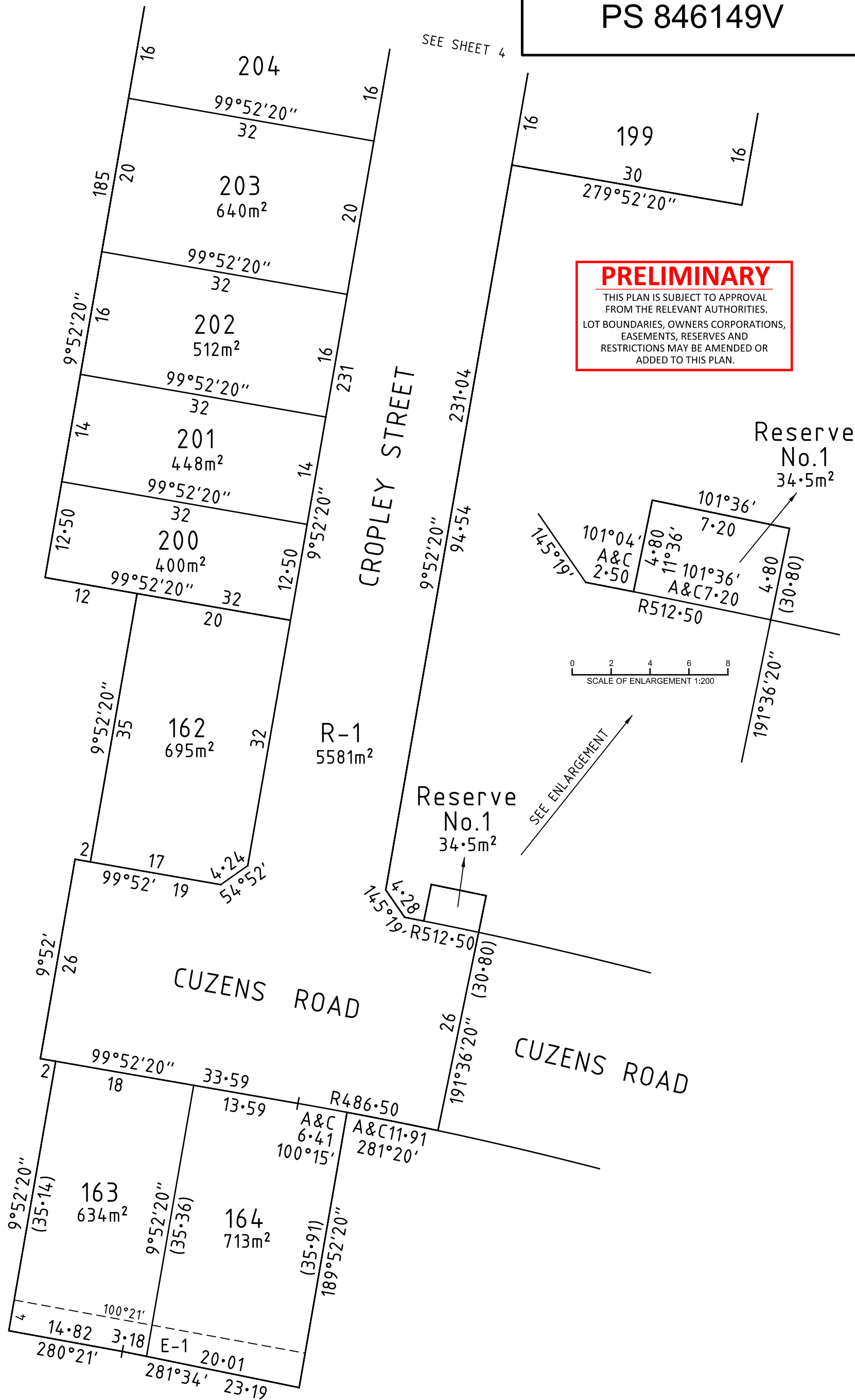
SHEET 1 OF 4

Ben Long, Version 03

SEE SHEET 4

MGA2020 ZONE 154

**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.



SEE ENLARGEMENT



**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



ORIGINAL SHEET  
 SIZE: A3

SHEET 2

Ben Long, Version 03



**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.

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

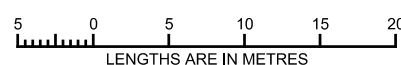
1st January 2040



## 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



ORIGINAL SHEET  
SIZE: A3

SHEET 4

Ben Long, Version 03