

# PLAN OF SUBDIVISION

EDITION 1

PS 846153F

## LOCATION OF LAND

**PARISH:** Cardigan

**TOWNSHIP:** —

**SECTION:** 9

**CROWN ALLOTMENT:** 6 (Part)

**CROWN PORTION:** —

**TITLE REFERENCE:** Vol. Fol.

**LAST PLAN REFERENCE:** PS846145E (Lot 2G)

**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

Lots 1 - 272 (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
E-2	Drainage	2	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 4

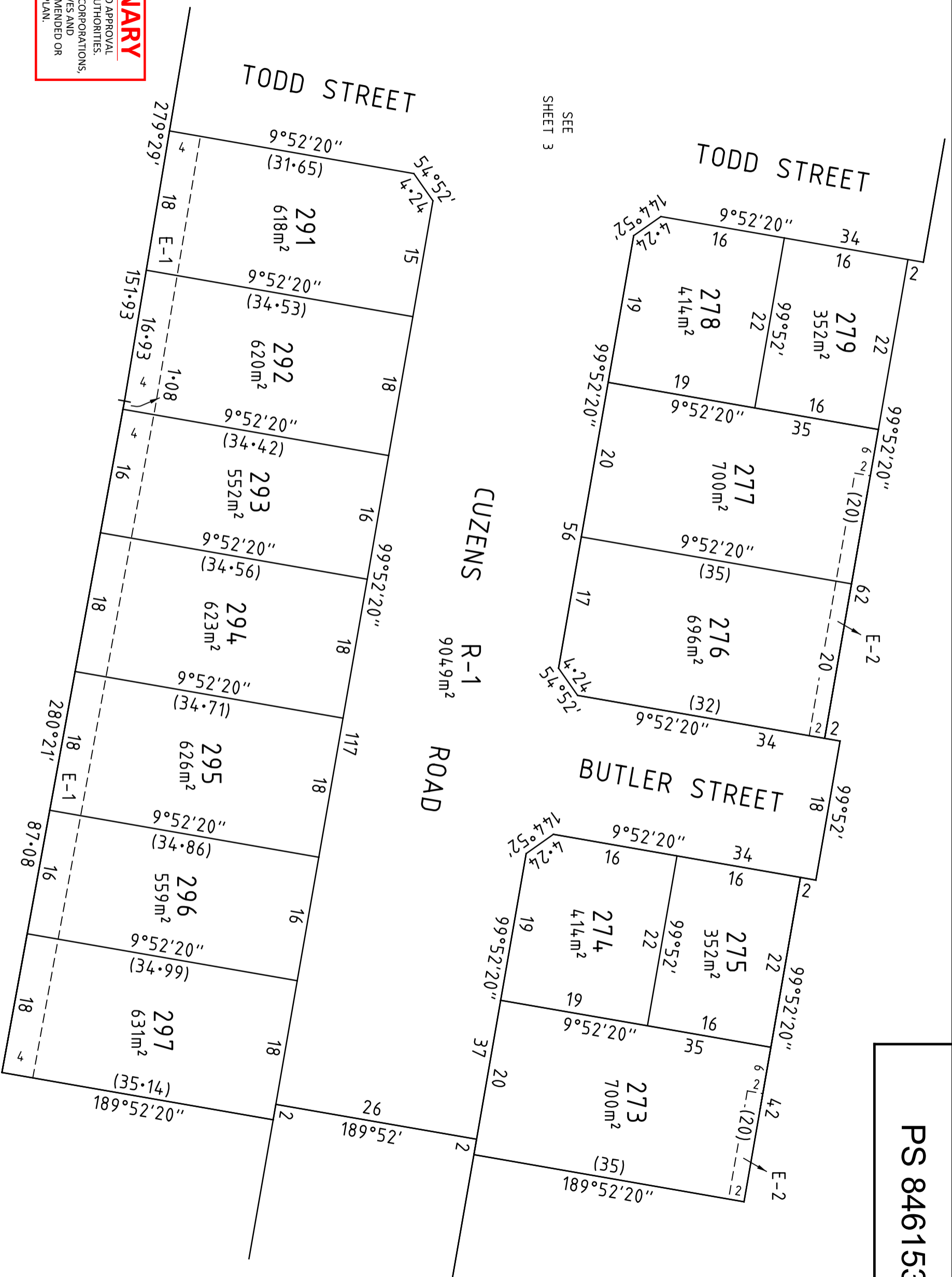
Ben Long, Version 03

PS 846153F

MGA2020 ZONE 154



SEE SHEET 3



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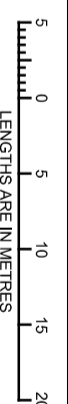
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Microstation File : 1900846 Stage 2G.dgn

www.beveridgewilliams.com.au

SCALE  
1:500



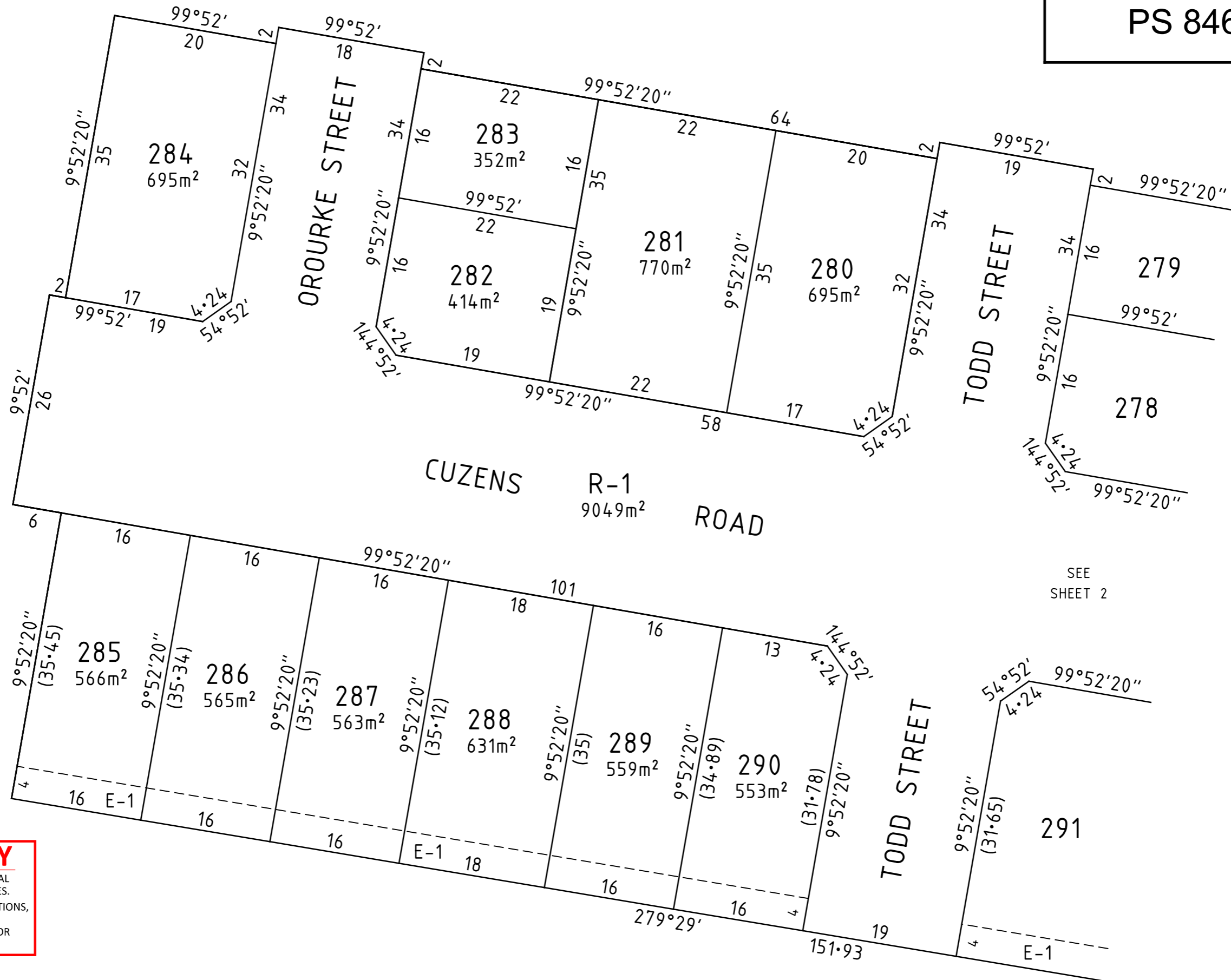
ORIGINAL SHEET  
SIZE: A3

SHEET 2

Ben Long, Version 03

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, all depths and all service locations are correct.

MGA2020 ZONE I54



SEE SHEET 2

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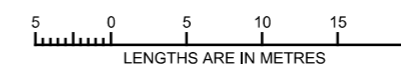
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SHEET 3

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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

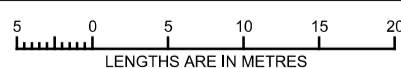
Dwelling - a self-contained residence containing kitchen and bathroom facilities.



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SHEET 4

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