

PLAN OF SUBDIVISION

EDITION 1

PS 837961X

LOCATION OF LAND

PARISH: Cardigan

TOWNSHIP: —

SECTION: 9

CROWN ALLOTMENT: 6 (Part)

CROWN PORTION: —

TITLE REFERENCE: Vol. Fol.

LAST PLAN REFERENCE: PS837929T (Lot 1D)

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: 5840200 GDA 2020

Council Name: Ballarat City Council

Council Reference Number: PSD/2021/032
Planning Permit Reference: PLP/2020/177/A
SPEAR Reference Number: S170296E

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied

Digitally signed by: Rebecca Carter for Ballarat City Council on 04/10/2021

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
Road R-1	Ballarat City Council
Road R-2	Ballarat City Council

Lots 1 - 236 (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

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-4	Pipelines or Ancillary Purposes	3	This Plan (Section 136 of the Water Act 1989)	Central Highlands Region Water Corporation
E-2	Drainage	2	PS837929T	Ballarat City Council
E-3, E-4	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

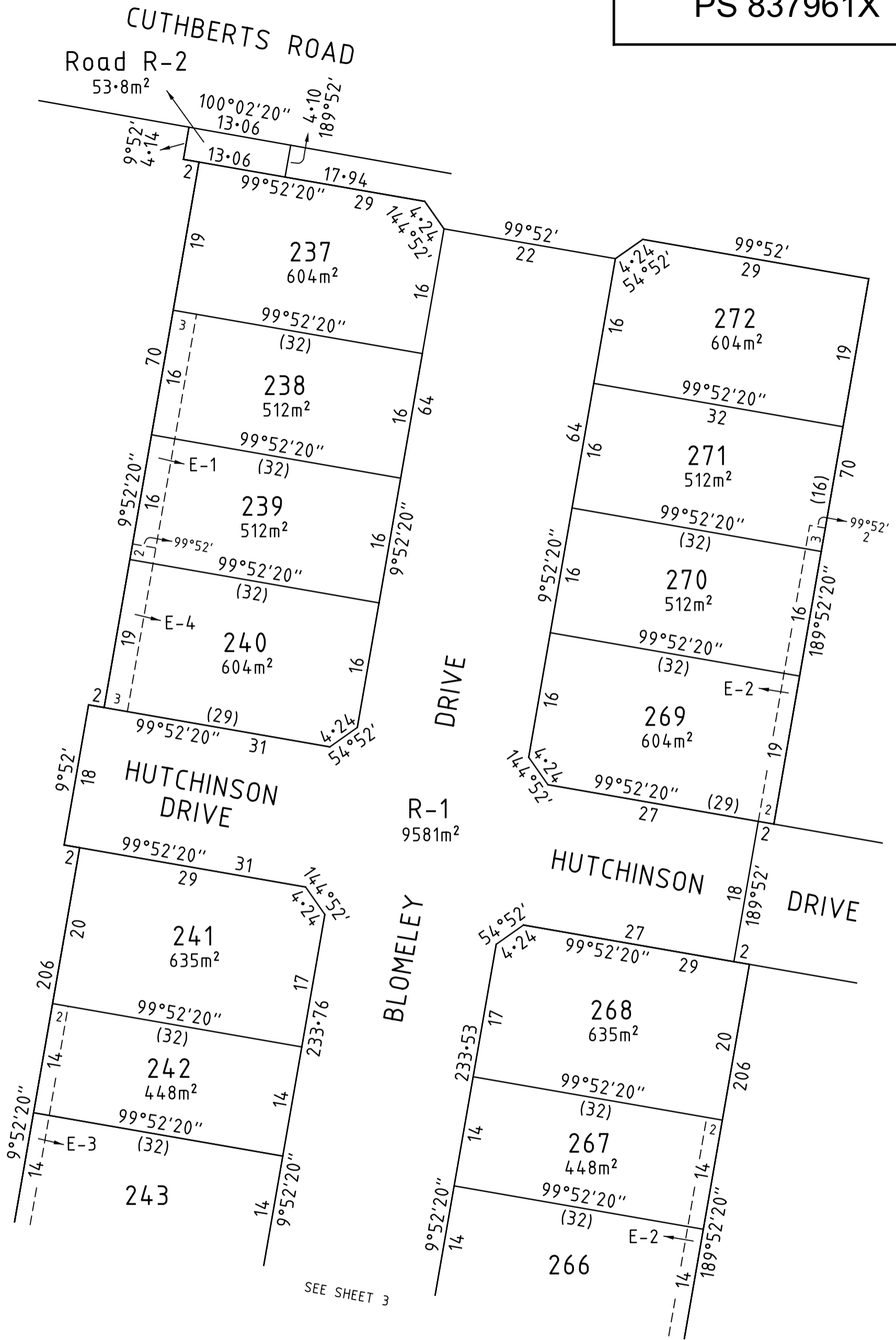
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ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 5

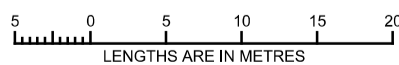
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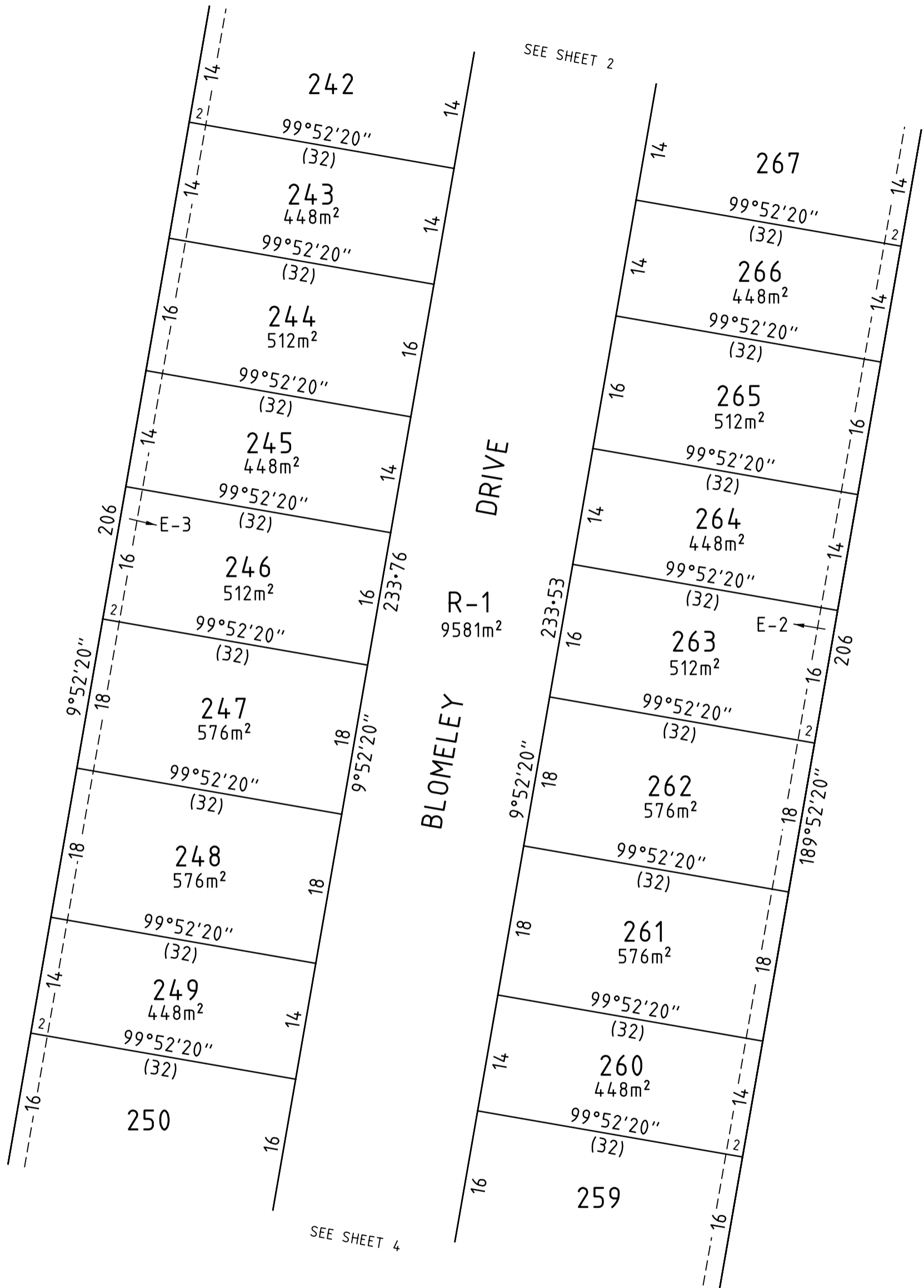
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SHEET 2

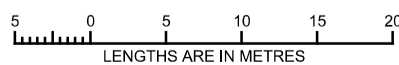
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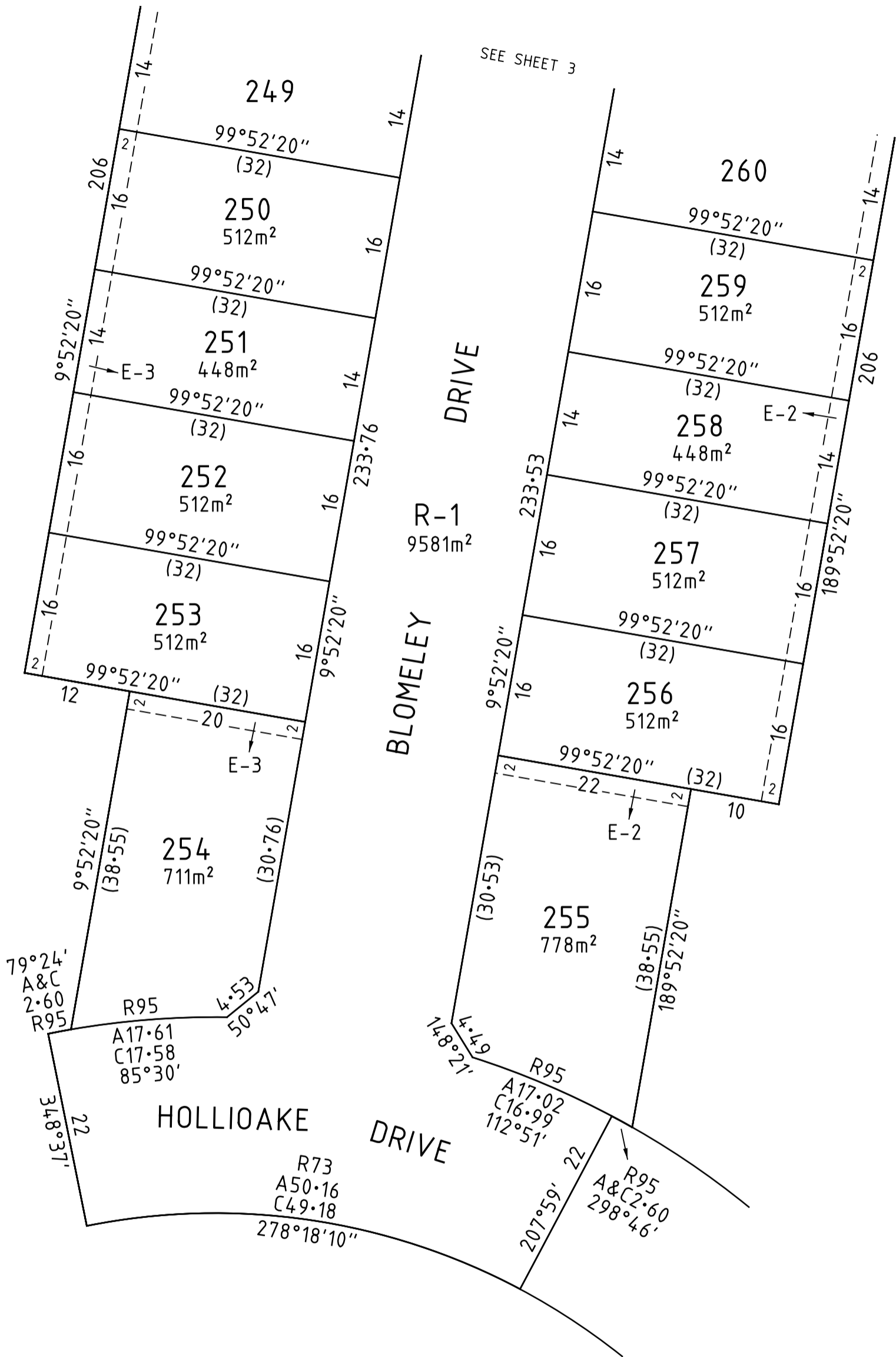
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SHEET 3

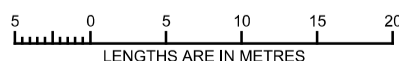
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SHEET 4

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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;
- 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.

Creation of Restriction No.2

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

Land to Be Burdened

Lots 253 to 256 (inclusive) on this plan.

Land to Benefit

Lots 253 to 256 (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)
253	442.40m
254	442.35m
255	442.35m
256	442.40m

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

Variations

Variation of this restriction will require planning approval from the responsible authority.

Definition

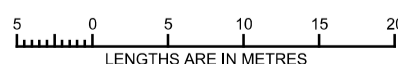
Building - any structure larger than 10 square metres in area that requires a Building Permit for construction.



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SHEET 5

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