

PLAN OF SUBDIVISION

EDITION 1

PS 911037W

LOCATION OF LAND

PARISH: Cardigan

TOWNSHIP: —

SECTION: 9

CROWN ALLOTMENT: 5 (Part)

CROWN PORTION: —

TITLE REFERENCE: Vol.12535 Fol.432

LAST PLAN REFERENCE: PS903125V (Lot 3H)

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

MGA CO-ORDINATES: E: 745500 ZONE: 54
(of approx centre of land in plan) N: 5840250 GDA 2020

Council Name: Ballarat City Council

Council Reference Number: PSD/2023/182
Planning Permit Reference: PLP/2020/177/C
SPEAR Reference Number: S223096S

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6 of the Subdivision Act 1988: 12/06/2024

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification

Digitally signed by: Carolyn Harriott for Ballarat City Council on 12/11/2024

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 - 543 (inclusive) have been omitted from this plan.

Other Purpose of Plan

Creation of Restrictions as shown on sheet 4

Easement E-6 created in PS903125V now within Road R-1 on this plan is extinguished upon registration of this plan under the provisions of Schedule 5 Clause 14 of the Road Management Act 2004.

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	Drainage	2	This Plan	Ballarat City Council
E-2	Powerline	1.50	This Plan (Section 88 of the Electricity Industry Act 2000)	Powercor Australia Ltd
E-3	Pipelines or Ancillary Purposes	3	This Plan (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

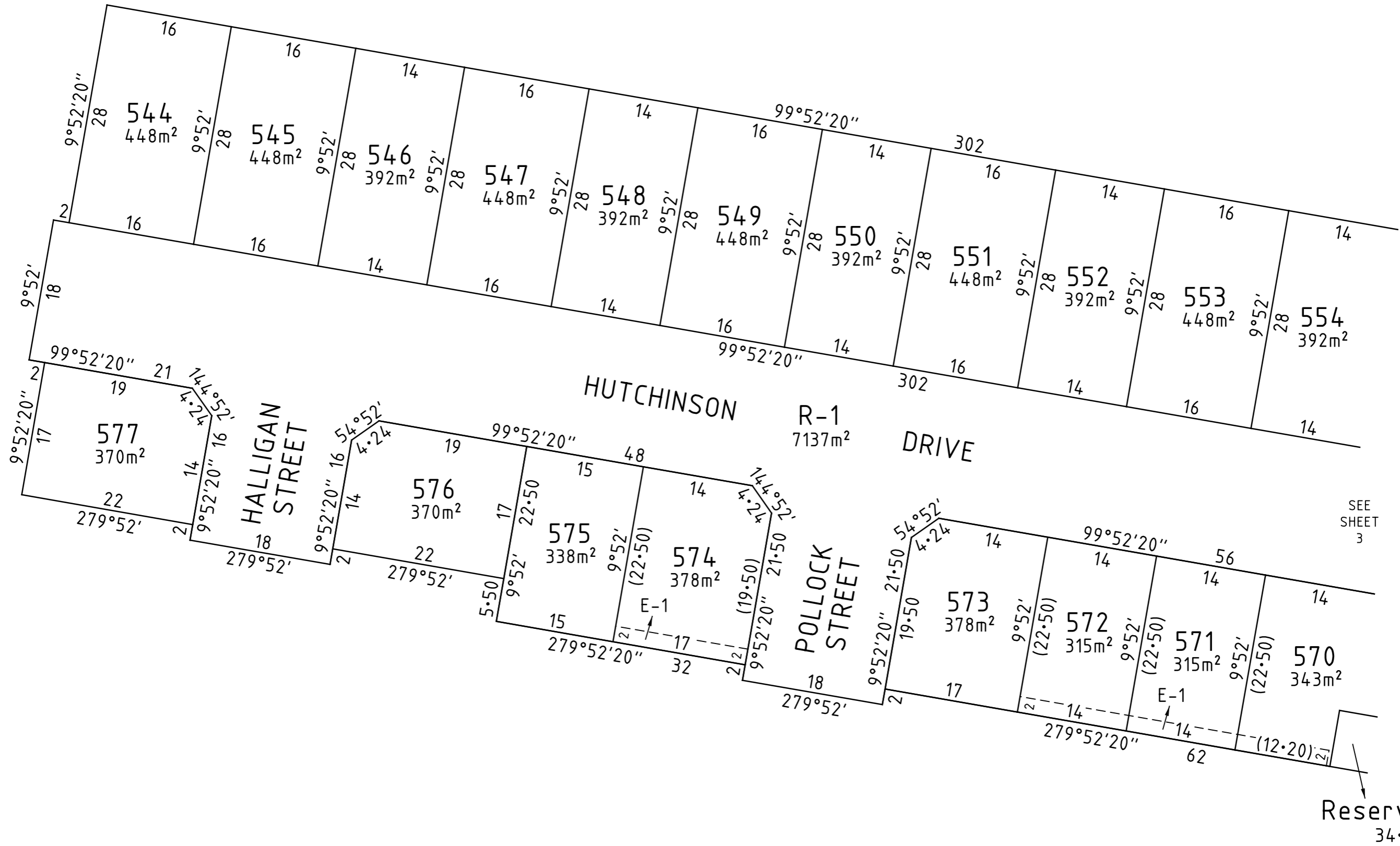
SURVEYORS FILE REF: 1900846

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Surveyor's Plan Version (05),
06/11/2024, SPEAR Ref: S223096S

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 4

MGA2020 ZONE 154



SEE SHEET 3

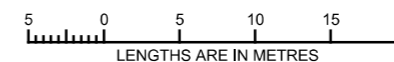


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Microstation File : 1900846 Stage 3H.dgn

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SCALE
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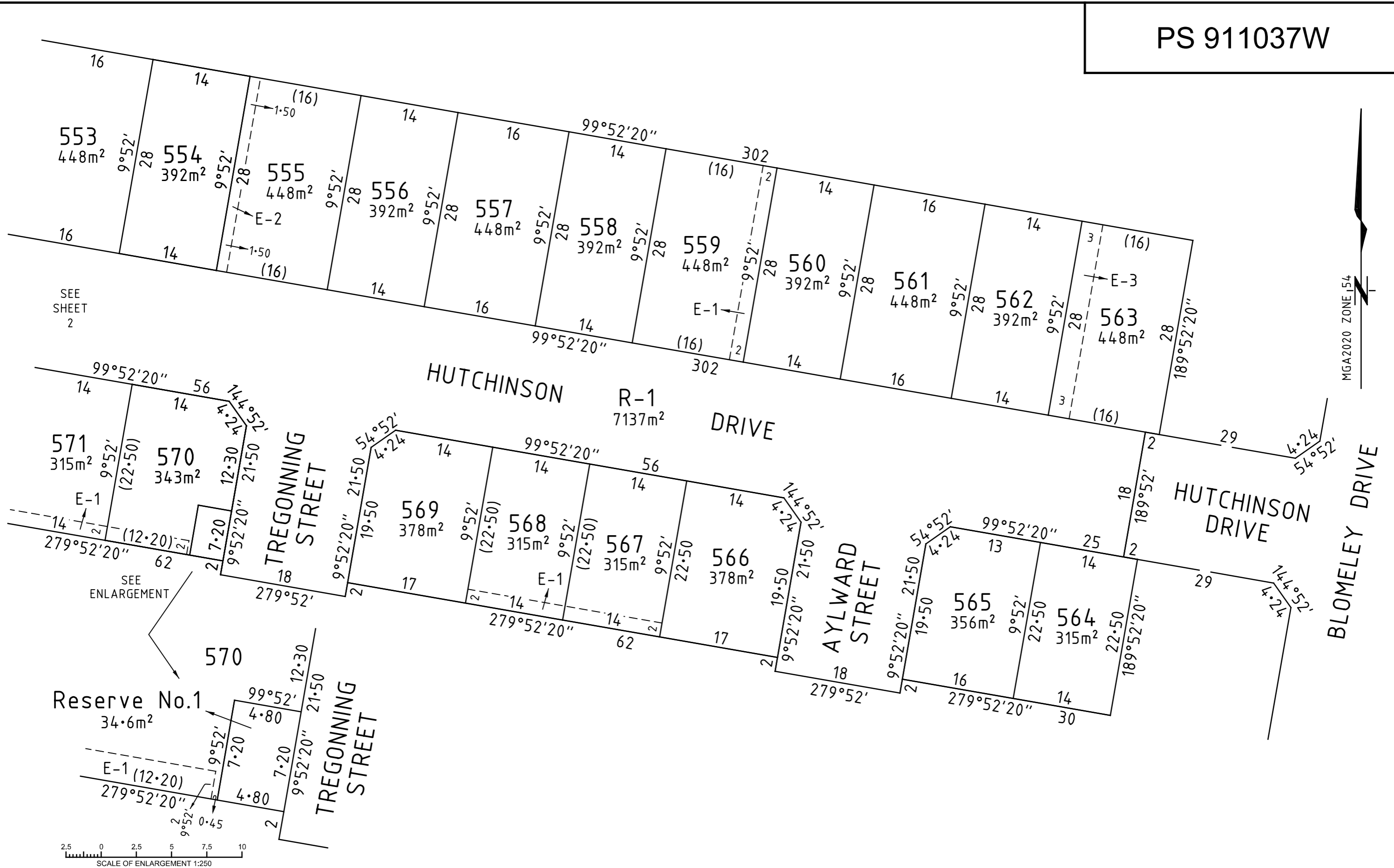


ORIGINAL SHEET
SIZE: A3

SHEET 2

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 06/11/2024, SPEAR Ref: S223096S

Digitally signed by:
 Ballarat City Council,
 12/11/2024,
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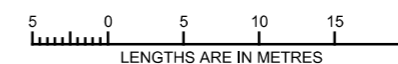


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ORIGINAL SHEET
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SHEET 3

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 Ballarat City Council,
 12/11/2024,
 SPEAR Ref: S223096S

Creation of Restrictions

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Creation of Restriction No.1

Land to Be Burdened

All lots on this plan.

Land to Benefit

All lots on this plan.

Description of Restriction

The registered proprietors of the burdened land shall not cause, allow or permit any construction on the land that contradicts the covenants contained within Memorandum of Common Provisions AA9615.

Variations

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

Creation of Restriction No.2

Land to Be Burdened

All lots on this plan.

Land to Benefit

All lots on this plan.

Description of Restriction

The registered proprietors of the burdened land shall not construct a dwelling on the burdened land, unless:

- it has a rainwater tank installed with a capacity of not less than 2 Kilolitres volume (noting a larger volume tank may be required by another agency); and
- the roof of the dwelling drains to the rainwater tank (noting a specified roof area may be required by another agency) ; and
- rainwater from the rainwater tank is the primary supply for all toilets, cold water laundry and outdoor usage provided, however, that a mains water system can be used when rainwater is unavailable.


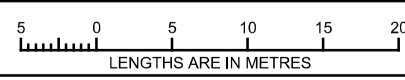
Variations

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Definition

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

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