

# PLAN OF SUBDIVISION

EDITION 1

PS 828038H

## LOCATION OF LAND

**PARISH:** Cardigan

**CROWN ALLOTMENT:** 2018 (Part)

**SECTION:** 5

**CROWN ALLOTMENT:** 7 & 8 (Part)

**SECTION:** 2A

**CROWN ALLOTMENT:** 2 (Part)

**TITLE REFERENCE:** Vol.11998 Fol.258, Vol.12153 Fol.263 & Vol.12153 Fol.286

**LAST PLAN REFERENCE:** PS807501E (Lot J) & PS818500U (Lots C & H)

**POSTAL ADDRESS:** Tait Street  
(at time of subdivision) Bonshaw 3350

**MGA CO-ORDINATES:** E: 748500 ZONE: 54  
(of approx centre of land in plan) N: 5834700 GDA 94

Council Name: Ballarat City Council

SPEAR Reference Number: S150179S

## 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 - 149, 152 - 201 & 208 - 252 (inclusive) have been omitted from this plan.

Pipelines & Ancillary Purposes Easement E-1 & E-2 and Drainage Easement E-2 & E-3 created in PS807508P contained within Road Reserve R-1 on this plan, is extinguished upon registration of this plan.

Other Purpose of Plan

Creation of Restriction as shown on sheet 4.

## NOTATIONS

**DEPTH LIMITATION:** 15m applies C.A. 2018, 30.48m applies C.A.'s 2 & 3

**SURVEY:**

This plan is based on survey. Refer BP2768 & PS818500U

**STAGING:**

This is not a staged subdivision.

Planning Permit No. PLP/2013/744

BP2768 has been connected to permanent marks No(s). 30, 43, 67, 124, 859  
1085 & 1317

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
—	—	—	—	—



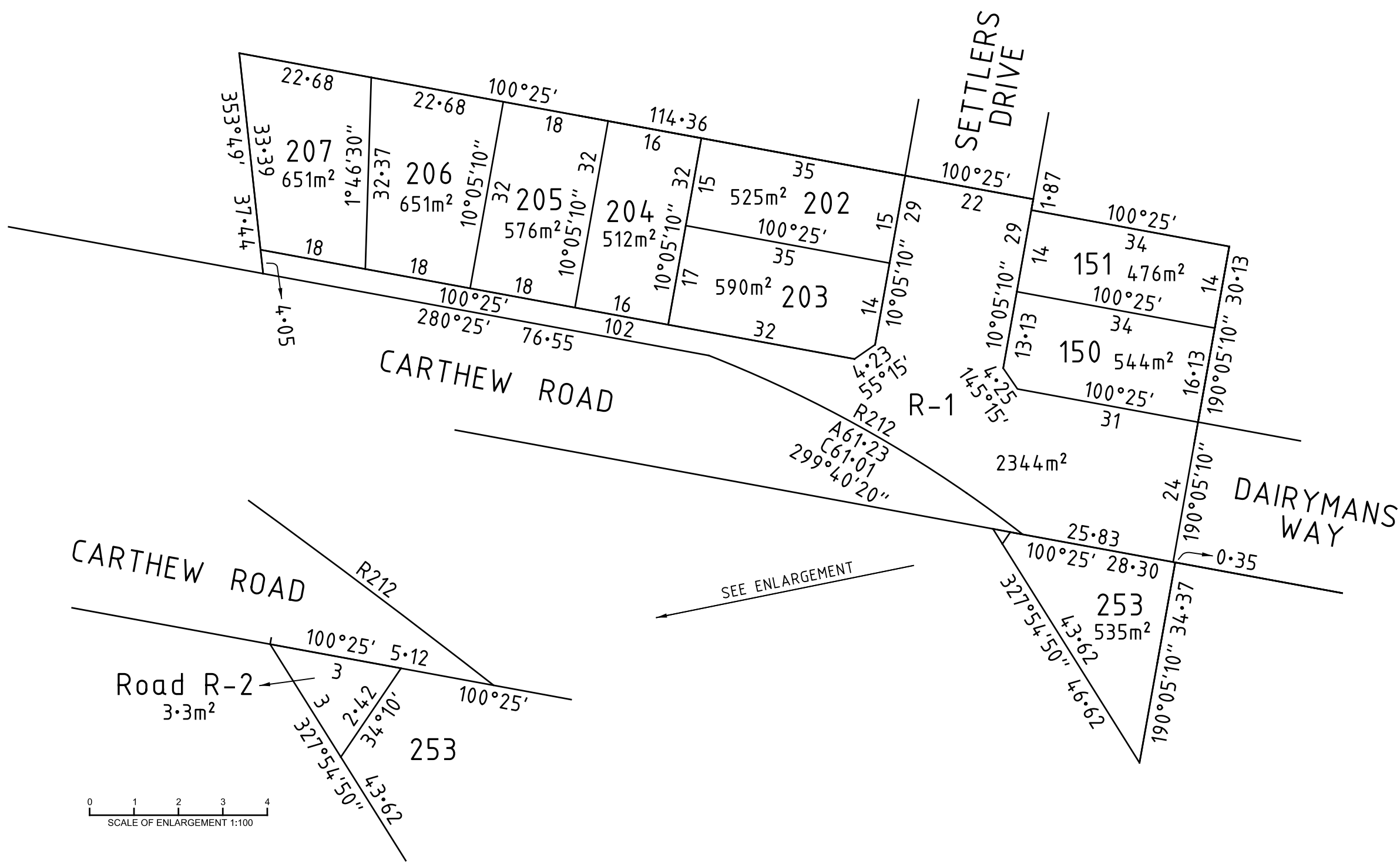
**Beveridge Williams**  
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SURVEYORS FILE REF: 1200878

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 3

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SEE ENLARGEMENT



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SCALE 1:750	<p>LENGTHS ARE IN METRES</p>	ORIGINAL SHEET SIZE: A3	SHEET 2
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Creation of Restriction

The following restriction is to be created upon registration of this Plan of Subdivision by way of a restrictive covenant as a restriction defined in the Subdivision Act 1988.

Land to be Burdened

Lots on this plan

Land to Benefit

Lots on this plan

Description of Restriction


The registered proprietor of lots on this plan of subdivision shall not:

1. Construct or allow to be constructed on the Lot any buildings other than one single storey or two storey private dwelling house.
2. Construct or allow to be constructed on the Lot:-
  - (a) any buildings unless the exterior walls of the building are constructed of new materials being exposed brick, brick veneer or render, timber or manufactured timber-look products or non-reflective corrugated iron cladding;
  - (b) any outbuildings constructed of material other than substantially brick, brick veneer, stone manufactured timber-look products or non-reflective corrugated iron cladding.
3. Permit the Lot to remain without basic landscaping for more than six (6) months from the date of first occupancy of any house.
4. Permit the Lot to be used for the keeping of horses, sheep or pigs or other livestock except for domestic dogs or bona fide household pets or for the keeping of domestic pets which are controlled at all times and droppings from which are immediately cleaned from public areas other than the parcel of land of approximately 24,441 square metres in size located west of the Bonshaw Creek.
5. Construct or allow to be constructed on any Lot any prefabricated House.
6. Allow a constructed or partly constructed House to be moved onto the Lot.
7. Construct or allow to be constructed on the Lot any side or boundary fence unless the material is colourbond "Monument" colour fencing (both sides) and is to a height of 1.8 metres above natural ground.
8. Use or permit the Lot to be used for Panel Beating or Motor Vehicles repairs.
9. Further subdivide the Lot hereby transferred and that area of land which is subject to the Heritage Overlay being the land shown as 6,432 square metres on the Master Plan and formerly part of the Ploughmans' Arm Hotel.
10. Park or allow to be parked any vehicles, including trucks, motor bikes, boats, trailers, caravan and recreational vehicles on any nature strip or front yard.
11. Permit or allow the Lot hereby transferred to become or remain in an unsightly, untidy, unclean or unwholesome condition or appearance or be used in any manner which constitutes an annoyance, nuisance or disturbance to the registered proprietor or proprietors and occupiers for the time being of the Lots comprised in the Plan of Subdivision.
12. Allow any antennas, air conditioning units, satellite dishes, solar hearing storage drums or radio aerials to be installed or allowed on the Lot unless they are located at the rear of any roof structure and are no higher than the highest point of the roof of the dwelling house.
13. Construct or allow to be constructed any building on the Lot unless all plumbing pipes, apart from stormwater pipes are installed in the internal walls of any building.
14. Construct or allow to be constructed on the Lot any building unless it has a rainwater tank that meets the requirements of Central Highlands Water (generally specified in its publication Ballarat West PSP Potable Water Demand Target-Supplementary Guide April 2014 as amended) for the Ploughmans Arms Estate.
15. Construct a dwelling or fence on any corner lot unless both street frontages are addressed in the design to be in keeping with the neighbourhood streetscape.

Variations

Variation of these requirements will require planning approval from the Responsible Authority.

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Beveridge Williams & Co Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S150179S 20/07/2020 01:54 pm

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