

# PLAN OF SUBDIVISION

EDITION 1

**PS 843736 V**

## LOCATION OF LAND

PARISH : CARDIGAN  
TOWNSHIP : -----  
SECTION : 10  
CROWN ALLOTMENTS : 5 (PT), 6(PT), 7 (PT)  
CROWN PORTION : -----  
TITLE REFERENCE : VOL. FOL.  
VOL. FOL.  
LAST PLAN REFERENCE : LOTS J1 & J2 ON PS 841517U

POSTAL ADDRESS : CUTHBERTS ROAD,  
(At time of subdivision) LUCAS, 3350.

MGA Co-ordinates  
(of approx centre of  
land in plan) E 744 180 ZONE: 54  
N 5 840 660 GDA 94

## COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: CITY OF BALLARAT

**THIS IS A PRELIMINARY PLAN SUBJECT TO  
APPROVAL BY REFERRAL AUTHORITIES,  
COUNCIL AND EXAMINATION AND  
REGISTRATION BY LAND USE VICTORIA.**

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF BALLARAT

OTHER PURPOSE OF THIS PLAN:  
To remove that part of the Pipelines or Ancillary Purposes easement E-1 on PS 841517U that lies within Road Reserve R1 on this plan.

GROUNDS FOR REMOVAL:  
By consent of the relevant Authority under the powers of Sec 6(1)(k)(iii) of the Subdivision Act 1988.

See sheet 8 for details of a Restriction affecting lots on this plan.

## NOTATIONS

DEPTH LIMITATION does not apply to the land in this plan

SURVEY:  
This plan is based on survey (see PS 820572E).

STAGING:  
This is not a staged subdivision.  
Planning Permit No. PLP/2019/194

This survey has been connected to permanent marks No(s). 55 (Dowling Forest)  
141 (Cardigan)

In Proclaimed Survey Area No. 49

Lots 1 to 1769 (all inclusive) have been omitted from this plan.

**LUCAS  
STAGE J-1  
30 LOTS,  
BALANCE LOTS JA, JB**

## 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-3	PIPELINES OR ANCILLARY PURPOSES	3	PS 841517U - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-3, E-4	DRAINAGE	2	THIS PLAN	CITY OF BALLARAT
E-2	DRAINAGE	2	PS 814517U	CITY OF BALLARAT



ABN 11 125 568 461  
1315 Sturt Street, Ballarat, VIC Australia (PO Box 563W, Ballarat West) 3350  
Phone +61 3 5330 8888 Fax +61 3 5333 3815  
Email: victoria@cardno.com.au Web: www.cardno.com

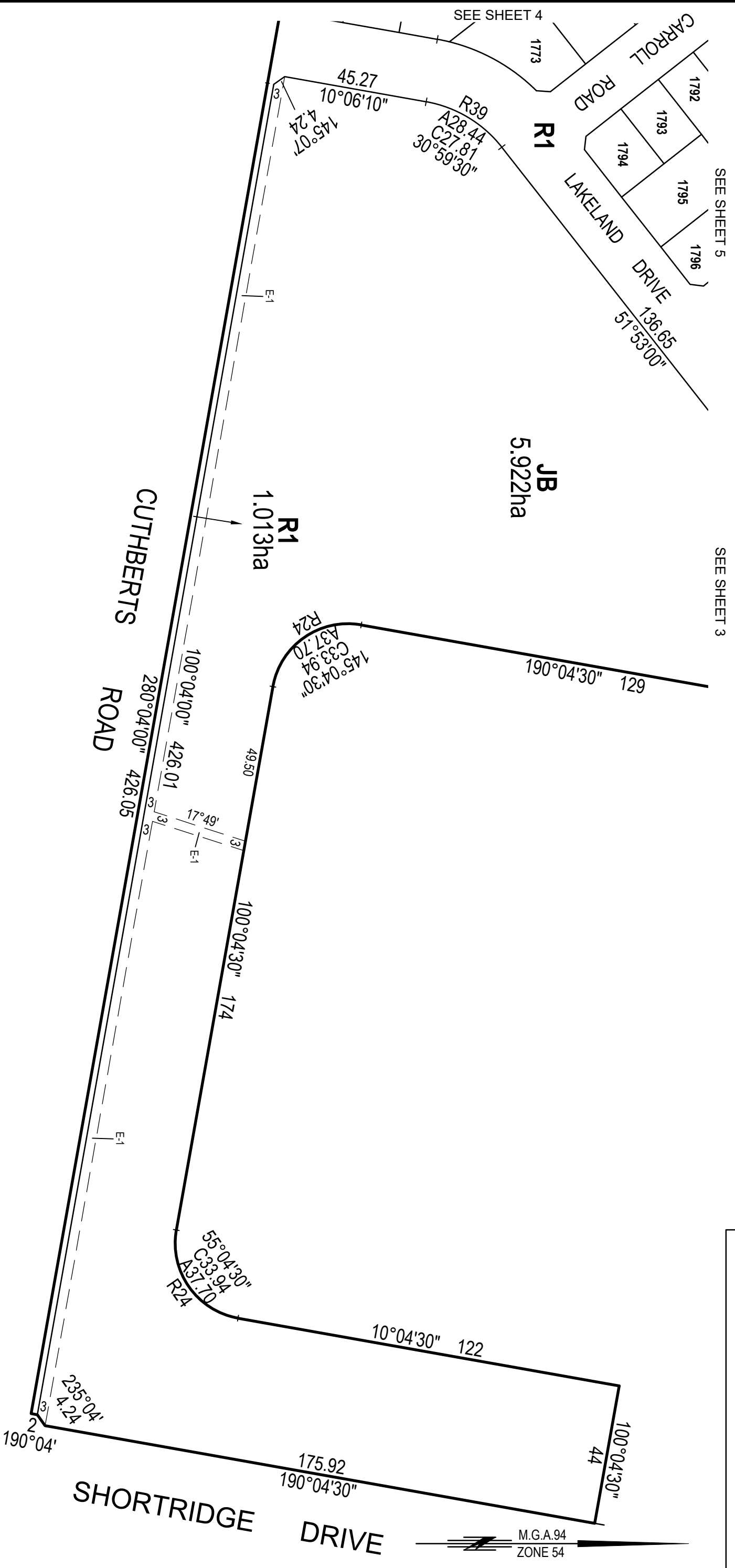
FILE REF: PF-10014-77-PS843736V(J-1)-04.dwg  
DATE: 02/10/2020

SURVEYOR: MICHAEL CRAIG WILSON  
VERSION: 4

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 8

# PS 843736 V



**THIS IS A PRELIMINARY PLAN SUBJECT TO APPROVAL BY REFERRAL AUTHORITIES, COUNCIL AND EXAMINATION AND REGISTRATION BY LAND USE VICTORIA.**

FILE REF: PF-10014-77-PS843736V(J-1)-04.dwg



ABN 11 125 568 461  
 1315 Sturt Street, Ballarat, VIC Australia (PO Box 563W, Ballarat West) 3350  
 Phone +61 3 5330 8888 Fax +61 3 5333 3815  
 Email: victoria@cardno.com.au Web: www.cardno.com

SCALE	1:1250	12.5 0 12.5 25 37.5 50	ORIGINAL SHEET SIZE: A3	SHEET 2
-------	--------	------------------------	-------------------------	---------

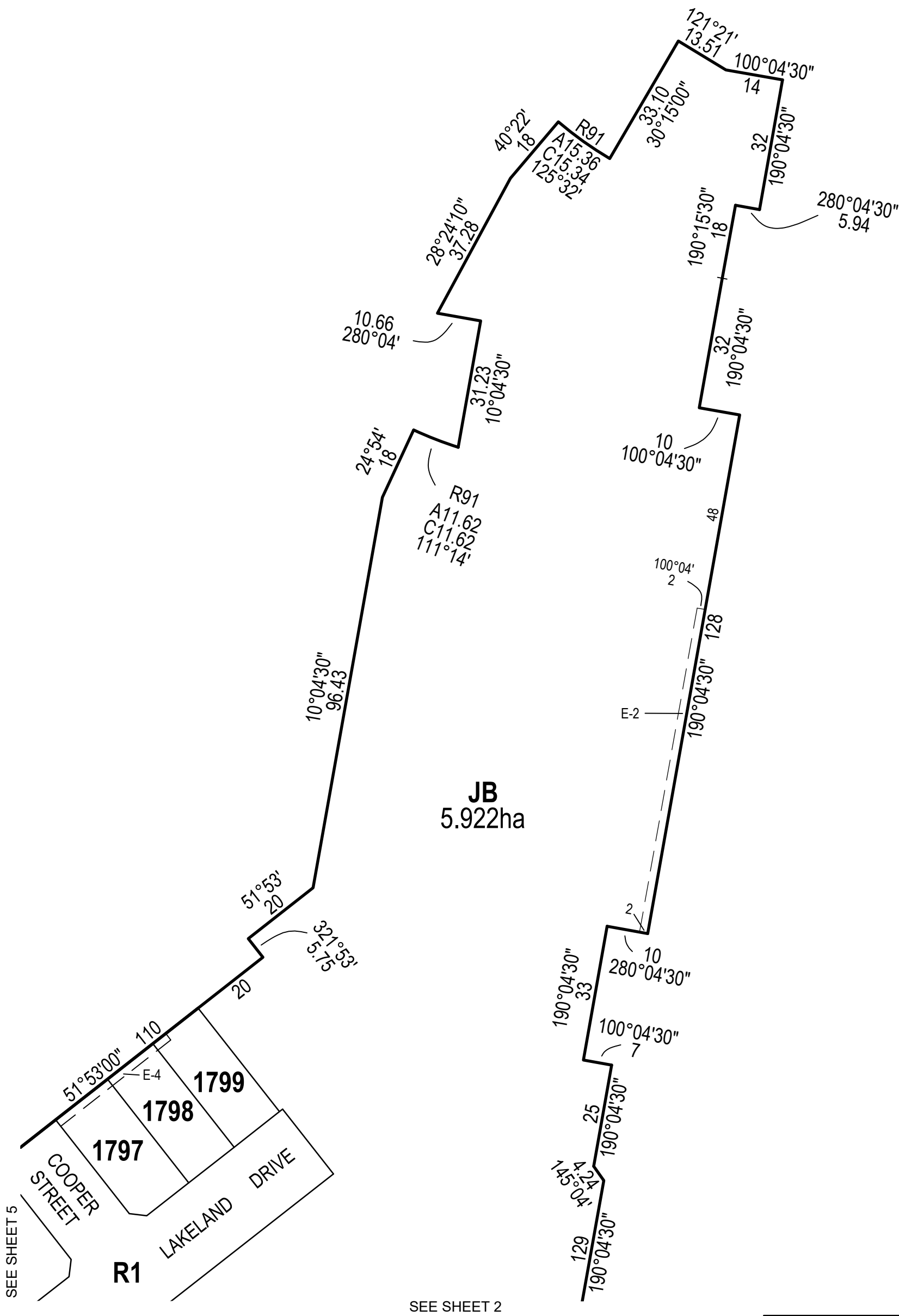
SURVEYOR: MICHAEL CRAIG WILSON  
 VERSION: 4

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, fill depth and all service locations are correct.

THIS IS A PRELIMINARY PLAN SUBJECT TO APPROVAL BY REFERRAL AUTHORITIES, COUNCIL AND EXAMINATION AND REGISTRATION BY LAND USE VICTORIA.

PS 843736 V

M.G.A.94  
ZONE 54



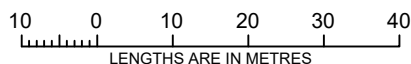
SEE SHEET 2

FILE REF: PF-10014-77-PS843736V(J-1)-04.dwg



ABN 11 125 568 461  
1315 Sturt Street, Ballarat, VIC Australia (PO Box 563W, Ballarat West) 3350  
Phone +61 3 5330 8888 Fax +61 3 5333 3815  
Email: victoria@cardno.com.au Web: www.cardno.com

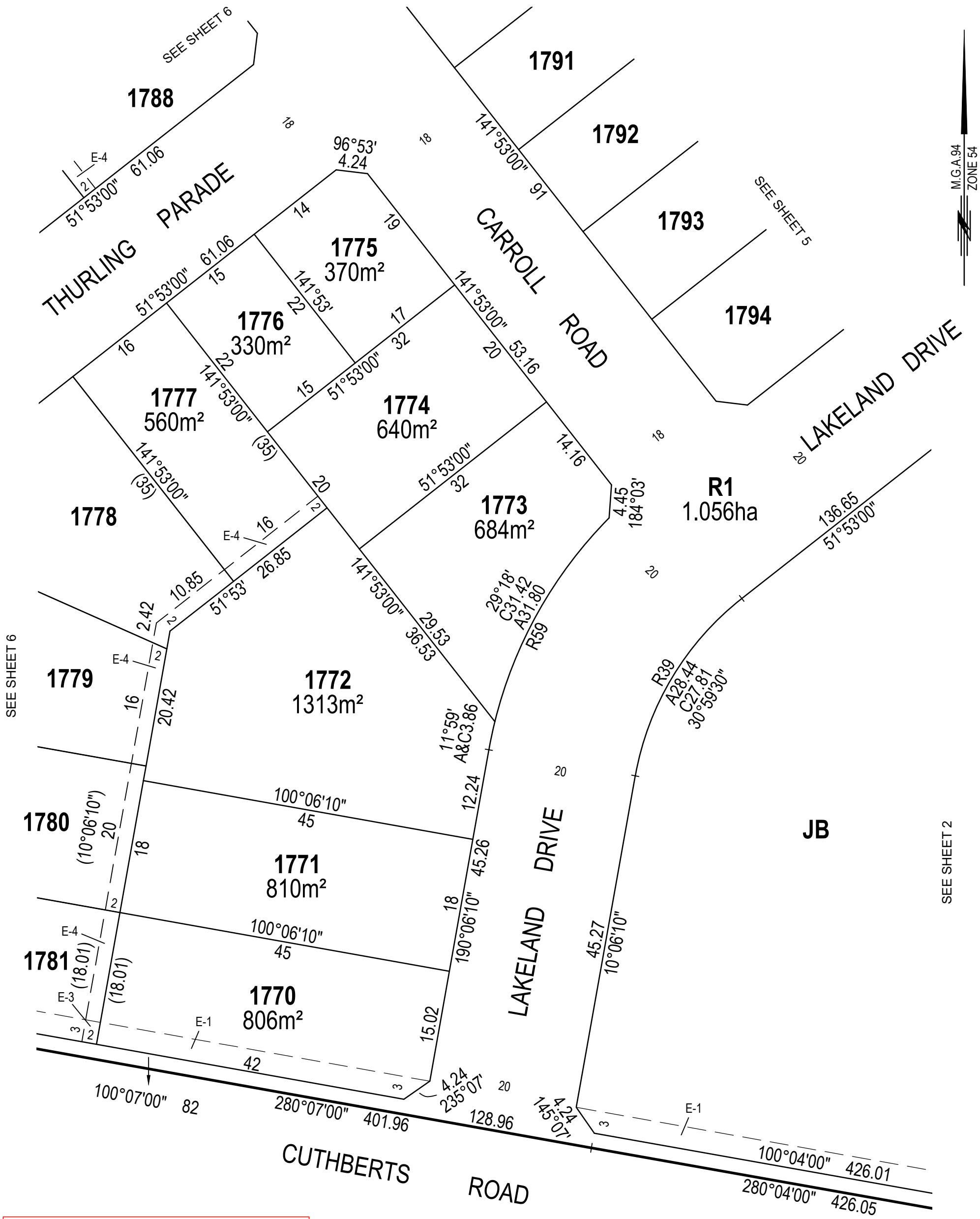
SCALE  
1:1000



SURVEYOR: MICHAEL CRAIG WILSON  
VERSION: 4

ORIGINAL SHEET  
SIZE: A3

SHEET 3



**THIS IS A PRELIMINARY PLAN SUBJECT TO APPROVAL BY REFERRAL AUTHORITIES, COUNCIL AND EXAMINATION AND REGISTRATION BY LAND USE VICTORIA.**

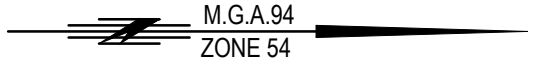
FILE REF: PF-10014-77-PS843736V(J-1)-04.dwg

**Cardno TGM**  
 ABN 11 125 568 461  
 1315 Sturt Street, Ballarat, VIC Australia (PO Box 563W, Ballarat West) 3350  
 Phone +61 3 5330 8888 Fax +61 3 5333 3815  
 Email: victoria@cardno.com.au Web: www.cardno.com

SCALE 1:500  
 5 0 5 10 15 20  
 LENGTHS ARE IN METRES

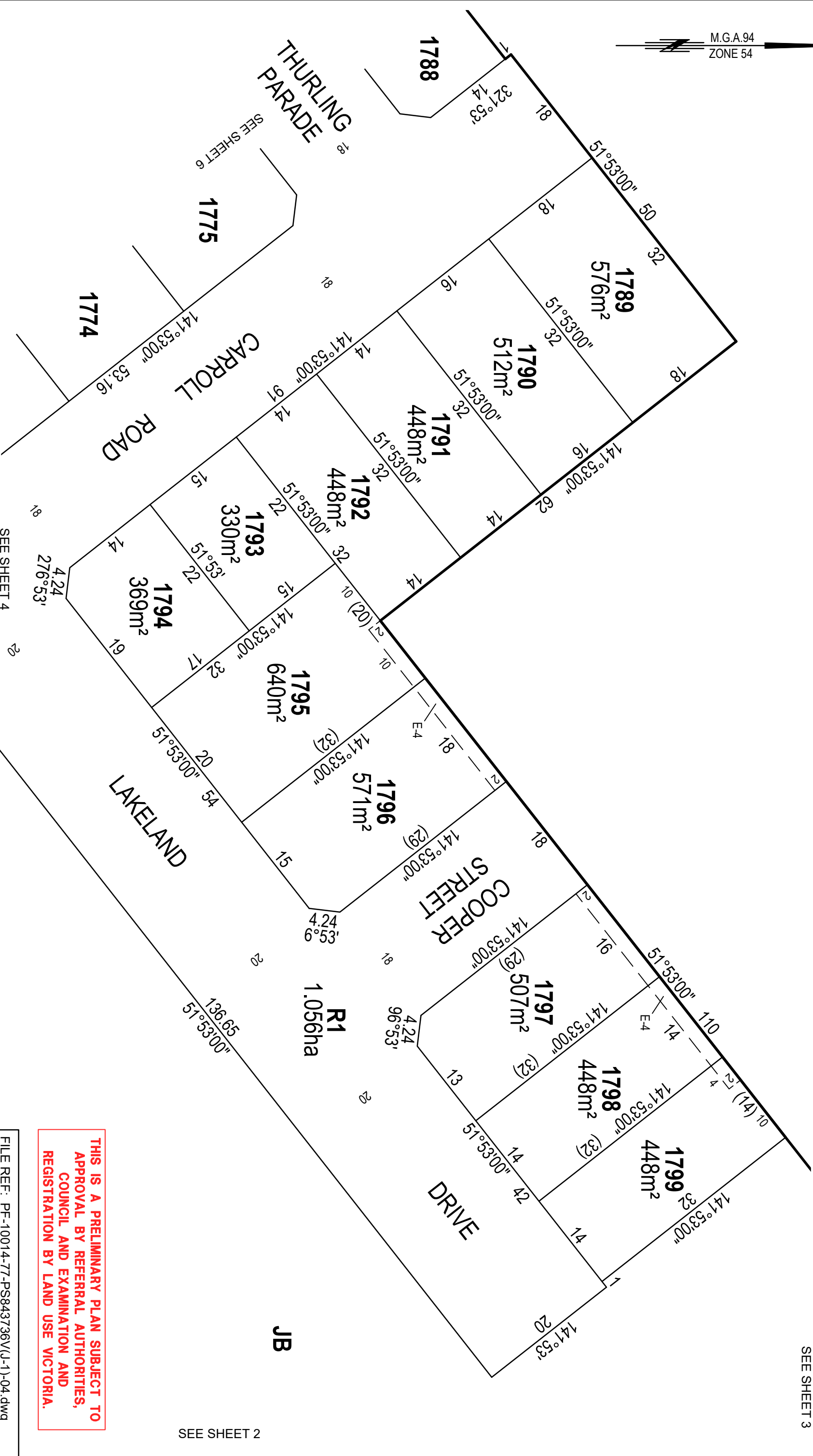
SURVEYOR: MICHAEL CRAIG WILSON  
 VERSION: 4

ORIGINAL SHEET SIZE: A3  
 SHEET 4



**PS 843736 V**

SEE SHEET 3



**THIS IS A PRELIMINARY PLAN SUBJECT TO APPROVAL BY REFERRAL AUTHORITIES, COUNCIL AND EXAMINATION AND REGISTRATION BY LAND USE VICTORIA.**

FILE REF: PF-10014-77-PS843736V(U-1)-04.dwg

SCALE	1:500	5 0 5 10 15 20	ORIGINAL SHEET	SHEET 5
		LENGTHS ARE IN METRES	SIZE: A3	

SURVEYOR: MICHAEL CRAIG WILSON  
VERSION: 4



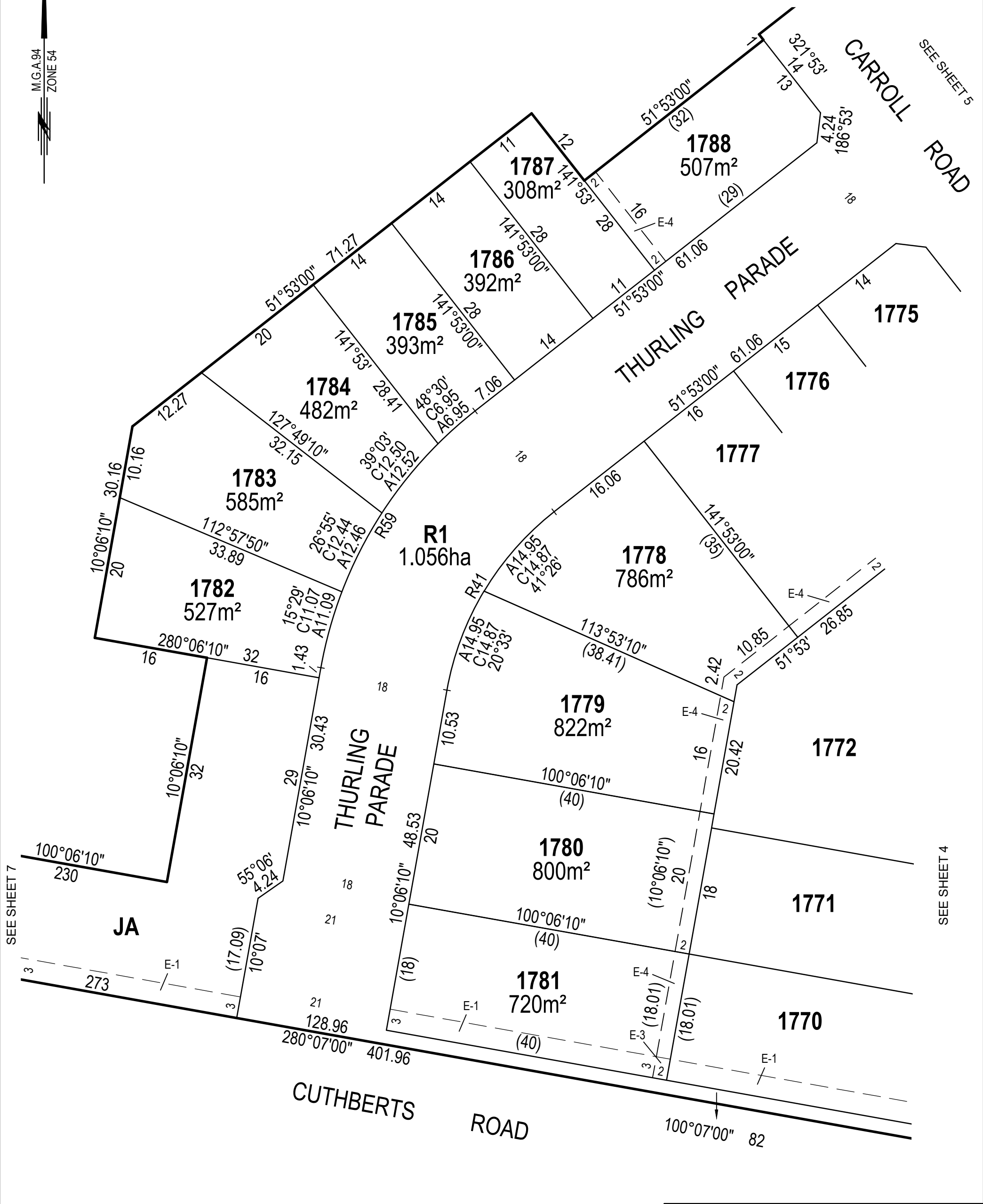
ABN 11 125 568 461  
1315 Sturt Street, Ballarat, VIC Australia (PO Box 563W, Ballarat West) 3350  
Phone +61 3 5330 8888 Fax +61 3 5333 3815  
Email: victoria@cardno.com.au Web: www.cardno.com

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, fill depth and all service locations are correct.

THIS IS A PRELIMINARY PLAN SUBJECT TO APPROVAL BY REFERRAL AUTHORITIES, COUNCIL AND EXAMINATION AND REGISTRATION BY LAND USE VICTORIA.

PS 843736 V

M.G.A.94  
ZONE 54



SEE SHEET 7

SEE SHEET 4

SEE SHEET 5

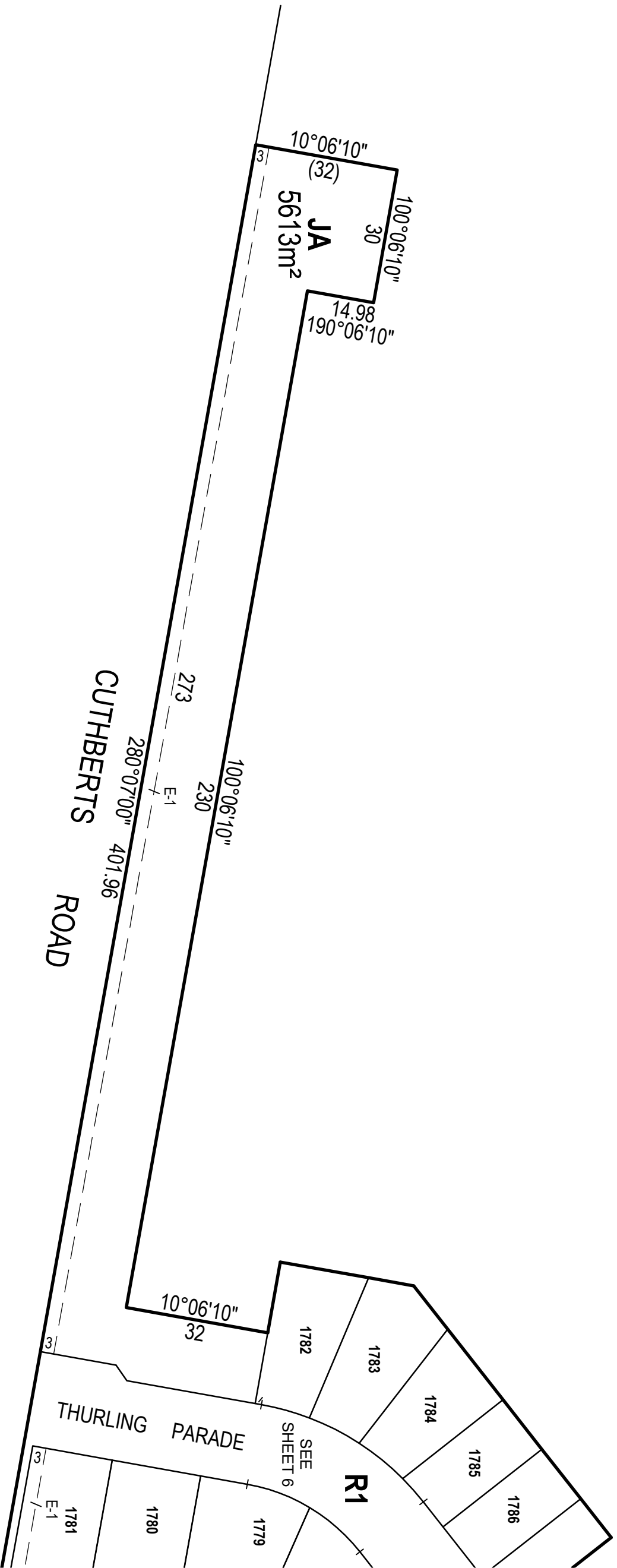
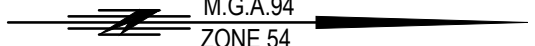
FILE REF: PF-10014-77-PS843736V(J-1)-04.dwg

**Cardno TGM**  
 ABN 11 125 568 461  
 1315 Sturt Street, Ballarat, VIC Australia (PO Box 563W, Ballarat West) 3350  
 Phone +61 3 5330 8888 Fax +61 3 5333 3815  
 Email: victoria@cardno.com.au Web: www.cardno.com

SCALE 1:500  
  
 SURVEYOR: MICHAEL CRAIG WILSON  
 VERSION: 4

ORIGINAL SHEET SIZE: A3  
 SHEET 6

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, fill depth and all service locations are correct.



**THIS IS A PRELIMINARY PLAN SUBJECT TO APPROVAL BY REFERRAL AUTHORITIES, COUNCIL AND EXAMINATION AND REGISTRATION BY LAND USE VICTORIA.**



ABN 11 125 568 461  
1315 Sturt Street, Ballarat, VIC Australia (PO Box 5631W, Ballarat West) 3350  
Phone +61 3 5330 8888 Fax +61 3 5333 3815  
Email: [victoria@cardno.com.au](mailto:victoria@cardno.com.au) Web: [www.cardno.com](http://www.cardno.com)

FILE REF: PF-10014-77-PS843736V(U-1)-04.dwg

SCALE 1:1000	10 0 10 20 30 40 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 7
-----------------	---	----------------------------	---------

SURVEYOR: MICHAEL CRAIG WILSON  
VERSION: 4

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, fill depth and all service locations are correct.

CREATION OF RESTRICTION

Upon registration of this plan the following restriction is created.

DESCRIPTION OF RESTRICTION

The registered proprietors of the burdened land covenant with the registered proprietors of the benefitted 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 benefitted land.

LAND BURDENED: Lots 1770 to 1799 (all inclusive) in this plan

LAND TO BENEFIT: Lots 1770 to 1799 (all inclusive) in this plan

RESTRICTION:

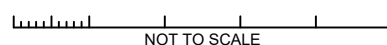
No dwelling shall be constructed on each lot described as the burdened land, unless:

- it has a rainwater tank that is 2 Kilolitre or larger installed; and
- the roof of the dwelling drains to the rainwater tank; and
- rainwater from the rainwater tank is the primary supply for all toilets and outdoor usage provided, however, that a mains water system can be used when rainwater is unavailable.

FILE REF: PF-10014-77-PS843736V(J-1)-04.dwg



ABN 11 125 568 461  
1315 Sturt Street, Ballarat, VIC Australia (PO Box 563W, Ballarat West) 3350  
Phone +61 3 5330 8888 Fax +61 3 5333 3815  
Email: victoria@cardno.com.au Web: www.cardno.com



SURVEYOR: MICHAEL CRAIG WILSON  
VERSION: 4

ORIGINAL SHEET  
SIZE: A3

SHEET 8