

PLAN OF SUBDIVISION

EDITION 1

PS 843734 A

LOCATION OF LAND

PARISH : CARDIGAN
TOWNSHIP : -----
SECTION : 10
CROWN ALLOTMENTS : 6 (PT), 7 (PT)
CROWN PORTION : -----
TITLE REFERENCE : VOL. FOL.

LAST PLAN REFERENCE : LOT H3 ON PS 841517U

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

MGA Co-ordinates
(of approx centre of land in plan) E 744 560 ZONE: 54
N 5 840 840 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 Carriageway Easement E-3 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 4 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 1709 (all inclusive) and Easement identifiers E-2 to E-4 (all inclusive) have been omitted from this plan.

**LUCAS
STAGE H-3
33 LOTS**

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	CITY OF BALLARAT
E-5	DRAINAGE	3	PS 841517U	CITY OF BALLARAT
E-5	PIPELINES OR ANCILLARY PURPOSES	3	PS 841517U - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION



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-10014-76-PS843734A(H-3)-02.dwg
DATE: 29/10/2020

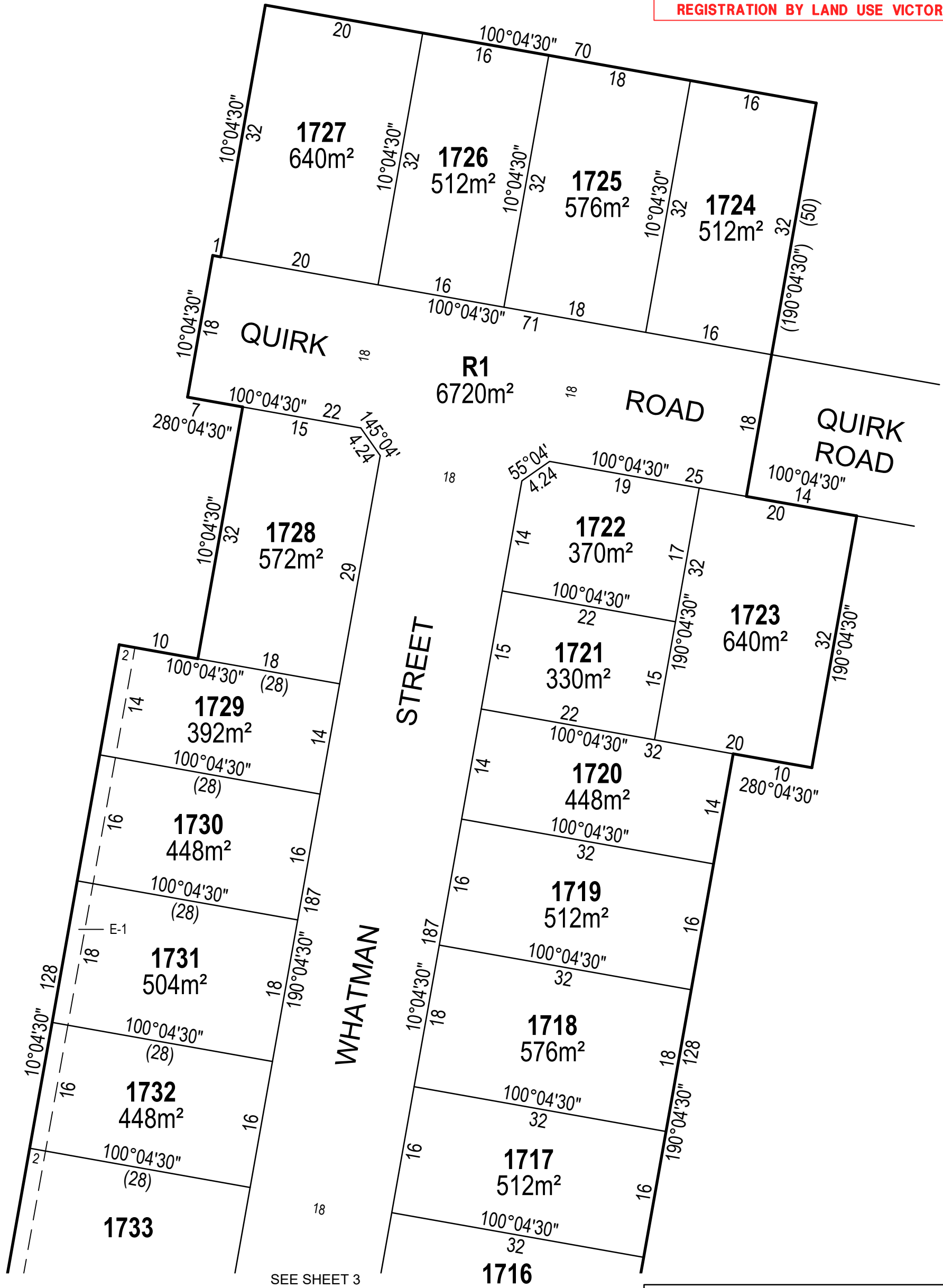
ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 4

SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 2

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M.G.A.94
ZONE 54



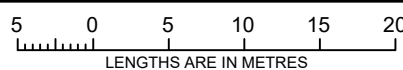
SEE SHEET 3

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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

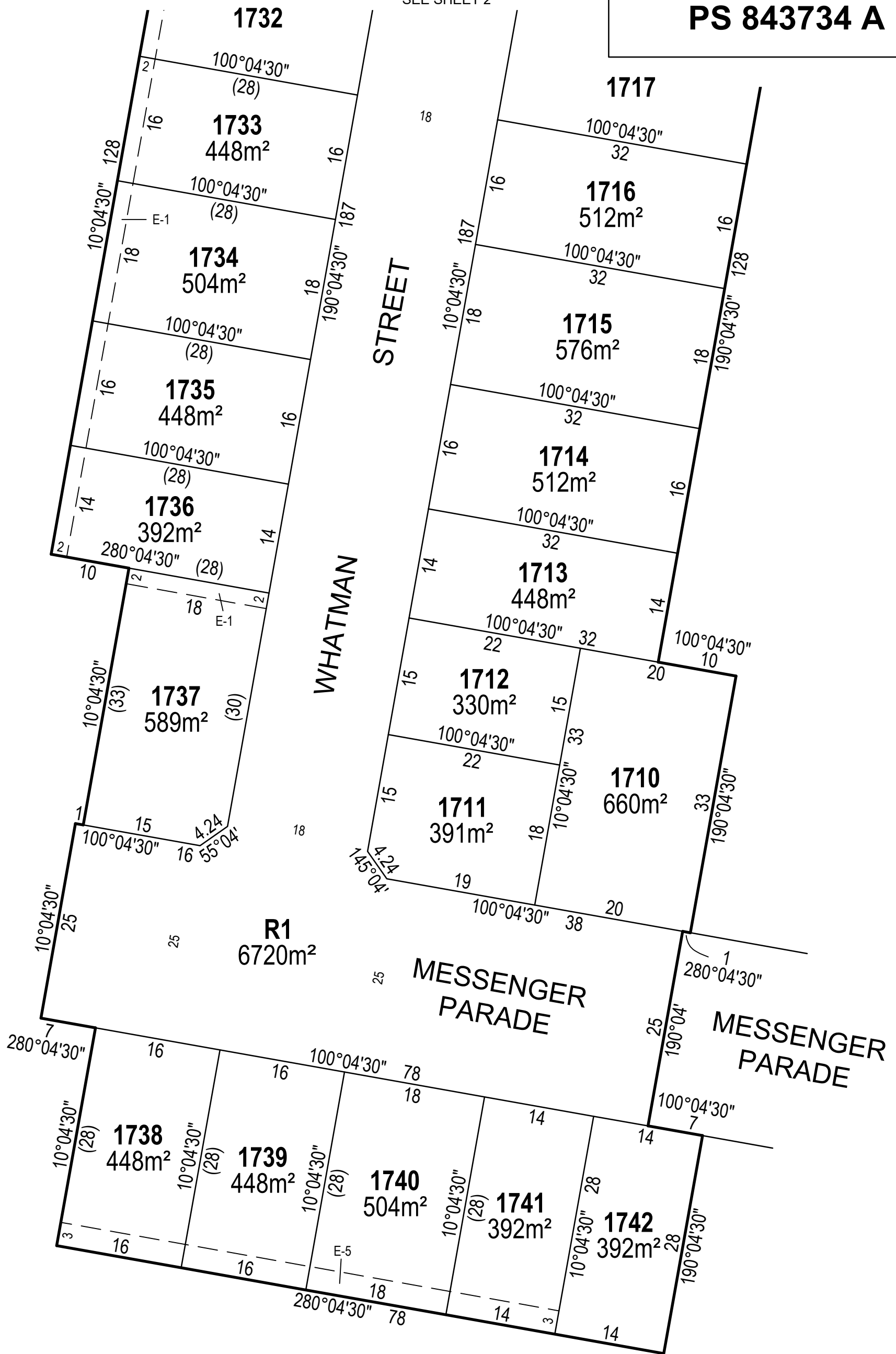
SHEET 2

SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 2

SEE SHEET 2

PS 843734 A

M.G.A.94
ZONE 54



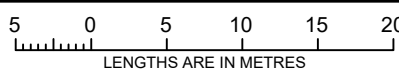
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SCALE
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ORIGINAL SHEET
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SHEET 3

SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 2

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: All Lots in this plan

LAND TO BENEFIT: All Lots 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.

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NOT TO SCALE

SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 2

ORIGINAL SHEET
SIZE: A3

SHEET 4