

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 Restrictions 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: 10014-76-PS843734A(H-3)-03.dwg
DATE: 24/02/2021

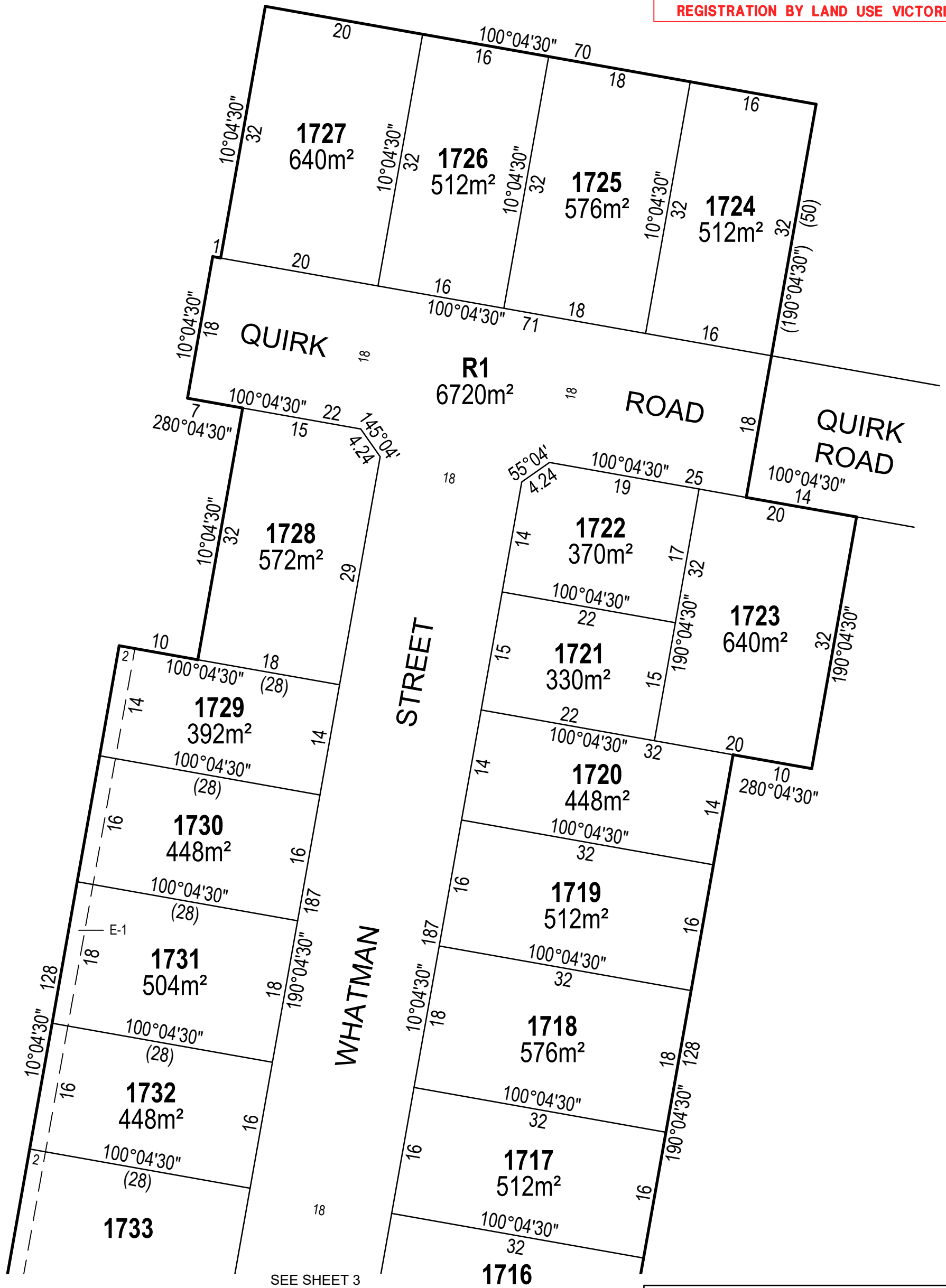
SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 3

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 4

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

M.G.A.94
ZONE 54



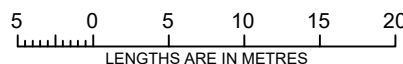
SEE SHEET 3

FILE REF: 10014-76-PS843734A(H-3)-03.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
1:500

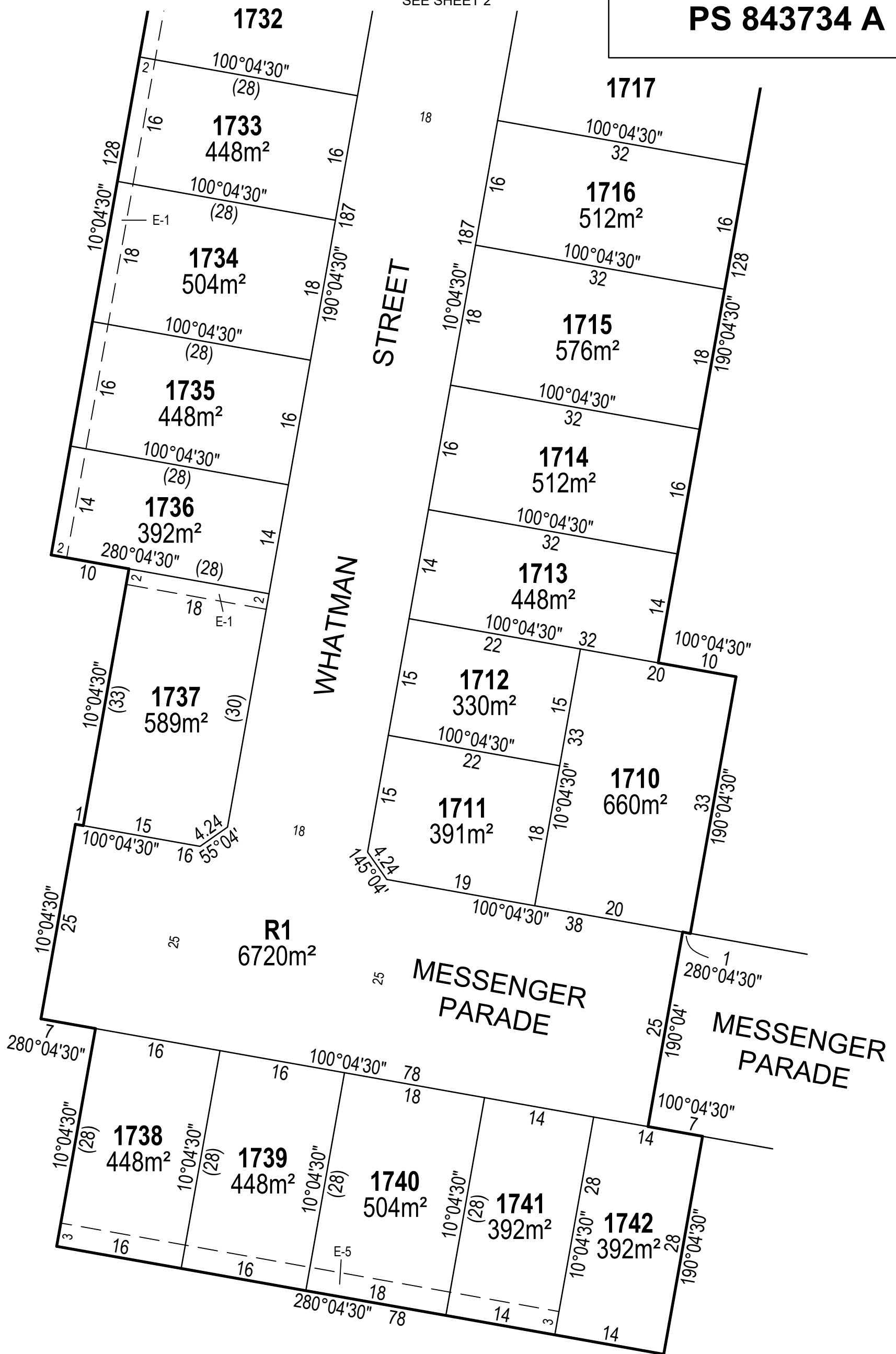


ORIGINAL SHEET
SIZE: A3

SHEET 2

SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 3

M.G.A.94
ZONE 54



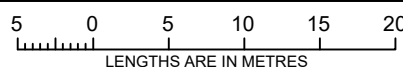
THIS IS A PRELIMINARY PLAN SUBJECT TO APPROVAL BY REFERRAL AUTHORITIES, COUNCIL AND EXAMINATION AND REGISTRATION BY LAND USE VICTORIA.

FILE REF: 10014-76-PS843734A(H-3)-03.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
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 3

SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 3

CREATION OF RESTRICTIONS

Upon registration of this plan the following restrictions are created.

DESCRIPTION OF RESTRICTION No.1

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.

DESCRIPTION OF RESTRICTION No.2

The registered proprietor or proprietors of the lots on this plan shown in Column 1 below, shall not construct or cause to construct a dwelling with a finished floor level of less than the prescribed AHD level as shown in Column 2 below

Column 1 Lot No	Column 2 AHD
1710	437.86RL
1711	437.68RL
1712	438.18RL
1737	437.33RL

VARIATIONS

Variations to these requirements will require approval from the Responsible Authority

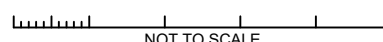
LAND BURDENED: Lots 1710, 1711, 1712 and 1737 on this plan

LAND TO BENEFIT: Lots 1713 and 1736 on this plan.

FILE REF: 10014-76-PS843734A(H-3)-03.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



ORIGINAL SHEET
SIZE: A3

SHEET 4

SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 3