

PLAN OF SUBDIVISION

EDITION 1

PS 846875 P

LOCATION OF LAND

PARISH : CARDIGAN
 TOWNSHIP : ----
 SECTION : 10
 CROWN ALLOTMENTS : 5(PT), 6(PT)
 CROWN PORTION : ----
 TITLE REFERENCE : VOL. FOL.

 LAST PLAN REFERENCE : PS 846870A (LOT L1)

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

 MGA Co-ordinates
 (of approx centre of land in plan) E 744 235 ZONE: 54
 N 5 840 930 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 RESERVE No.1	CITY OF BALLARAT POWERCOR AUSTRALIA LIMITED

OTHER PURPOSES OF THIS PLAN:

- To remove the Carriageway Easement E-6 created in PS 830200N that lies within Road R1 on this plan.
- To remove the Carriageway Easements E-9 & E-10 created in PS 846870A that lie within Road R1 on this plan.

GROUNDS FOR REMOVAL:

By agreement of all interested parties.

See sheet 5 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/2019/607

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

In Proclaimed Survey Area No. 49

Lots 1 to 1948 (all inclusive) have been omitted from this plan.

**LUCAS
STAGE L-1
37 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



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: 10014-84-PS846875P(L-1)-03.dwg
 DATE: 30/04/2021

SURVEYOR: MICHAEL CRAIG WILSON
 VERSION: 3

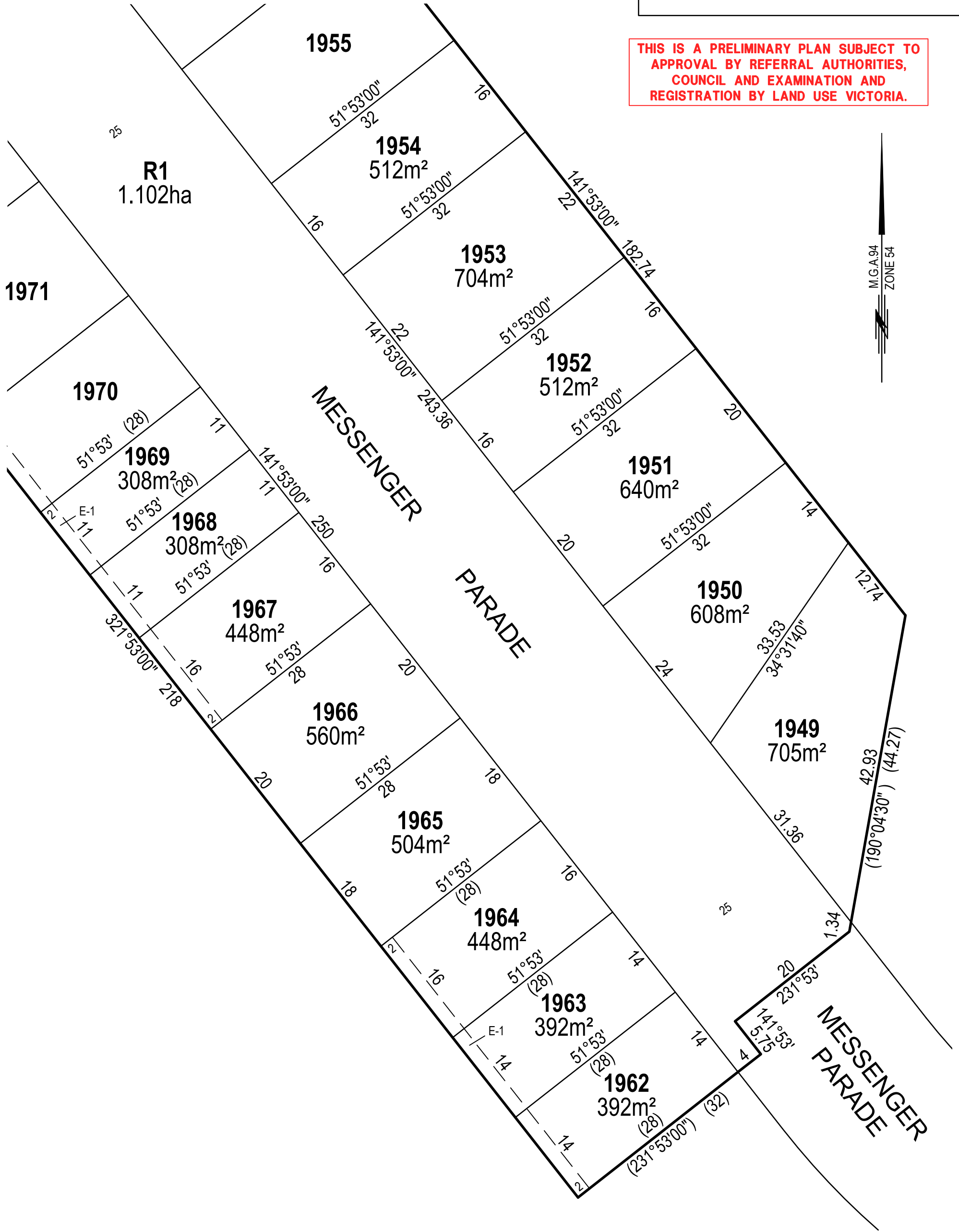
ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 5

SEE SHEET 3

PS 846875 P

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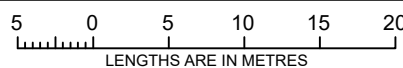


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SCALE
 1:500

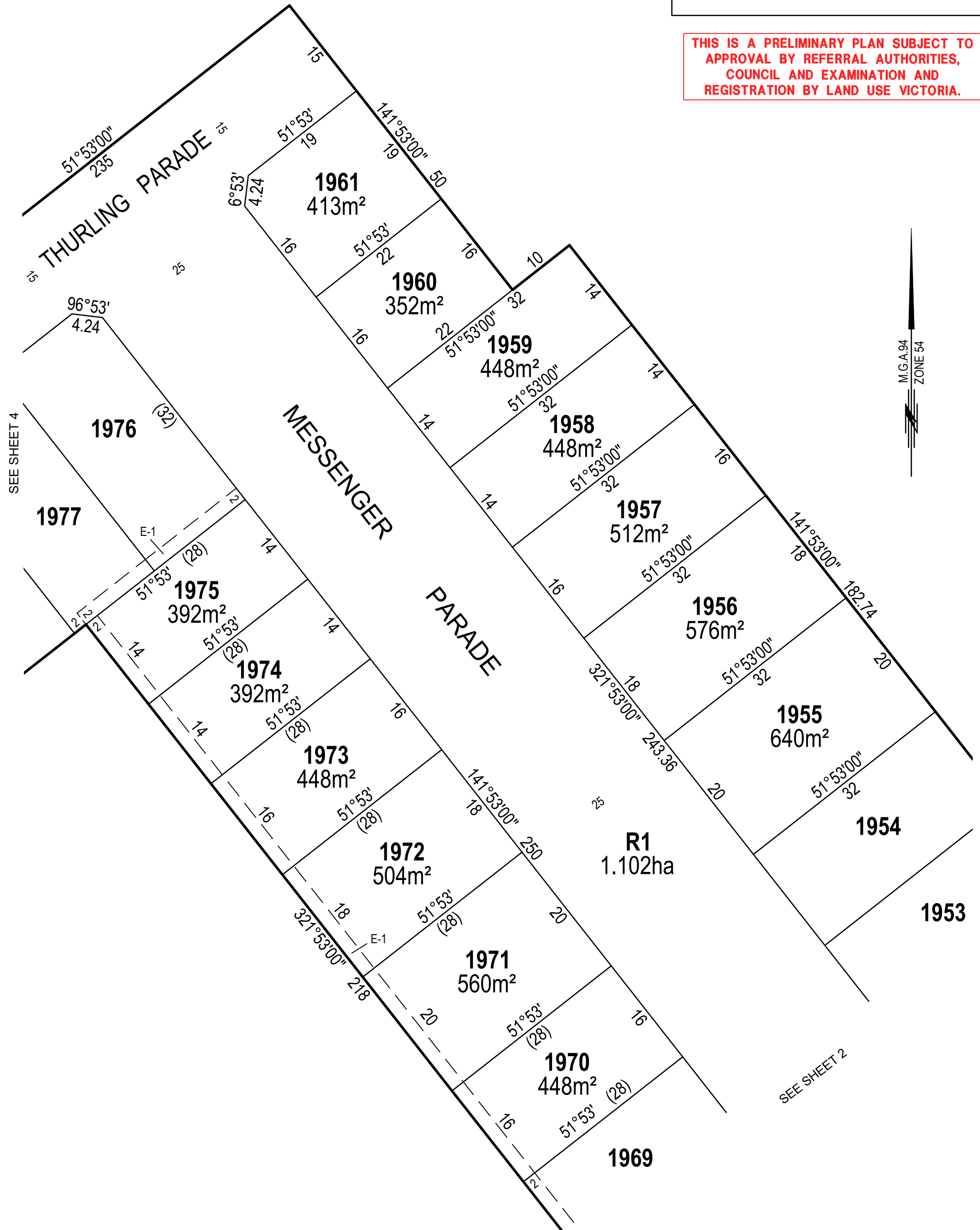


SURVEYOR: MICHAEL CRAIG WILSON
 VERSION: 3

ORIGINAL SHEET
 SIZE: A3

SHEET 2

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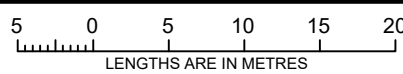


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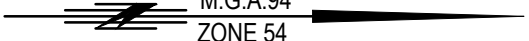
SCALE
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 VERSION: 3

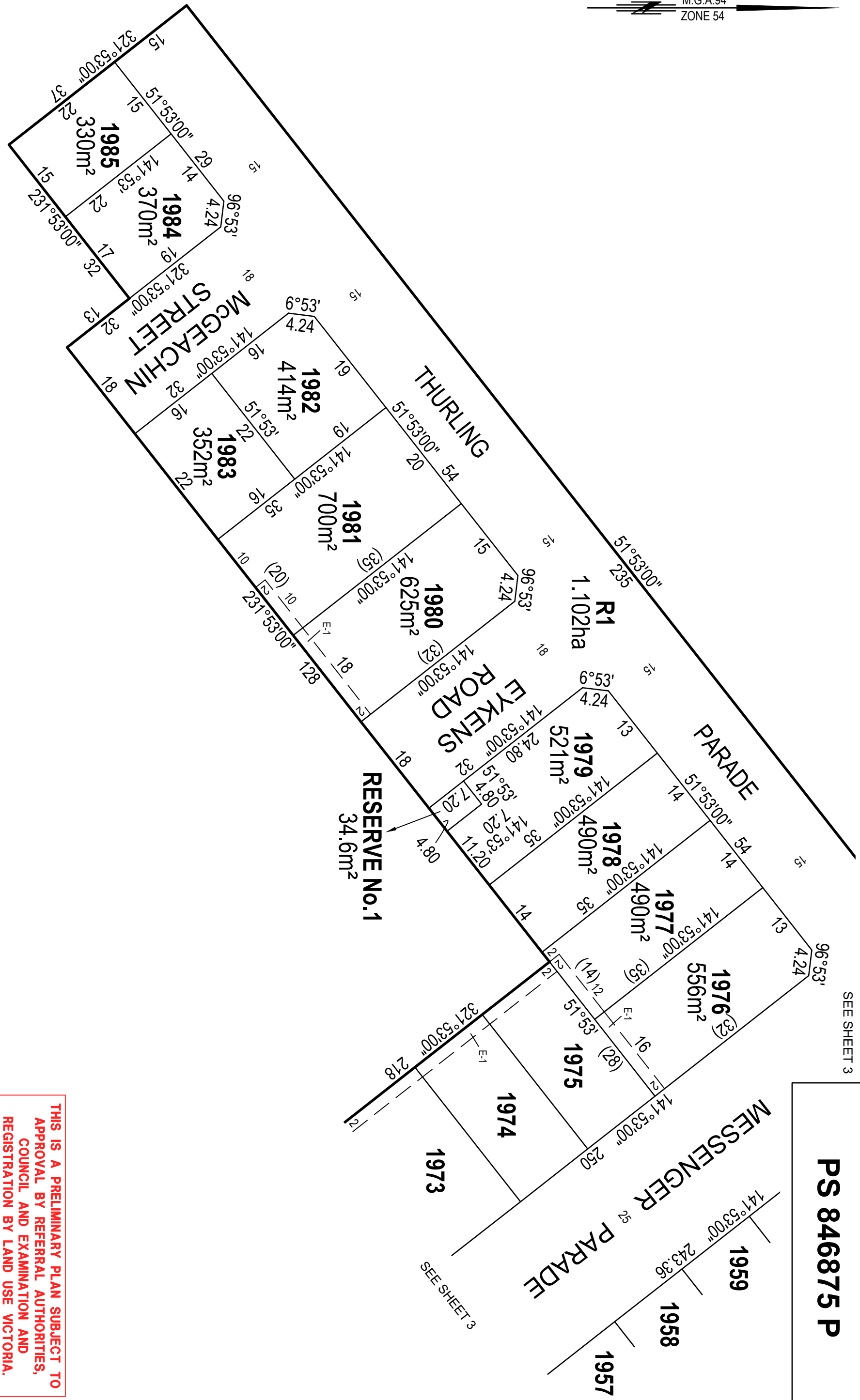
ORIGINAL SHEET
 SIZE: A3

SHEET 3



PS 846875 P

SEE SHEET 3



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SCALE
1:600

6 0 6 12 18 24
LENGTHS ARE IN METRES

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VERSION: 3

ORIGINAL SHEET
SIZE: A3

SHEET 4

This plan is provided for marketing and information purposes only. It shows design levels 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: 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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SHEET 5