

# PLAN OF SUBDIVISION

EDITION 1

# PS 844951 L

## LOCATION OF LAND

PARISH : CARDIGAN  
 TOWNSHIP : -----  
 SECTION : 10  
 CROWN ALLOTMENT : 6 (PT)  
 CROWN PORTION : -----  
 TITLE REFERENCE : VOL. 12258 FOL. 339

LAST PLAN REFERENCE : LOT H4 ON PS 841517U

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

MGA Co-ordinates  
 (of approx centre of land in plan) E 744 485 ZONE: 54  
 N 5 840 845 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 PURPOSES OF THIS PLAN:

- To remove that part of the Carriageway Easement E-4 on PS 841517U that lies within Road Reserve R1 on 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.
- To vary the Drainage Easement E-2 created in PS 841517U that lies within Lot 1818 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 1812 (all inclusive) and Easement identifiers E-1 & E-4 (all inclusive) have been omitted from this plan.

**LUCAS  
 STAGE H-4  
 35 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-2	DRAINAGE	2	PS 841517U	CITY OF BALLARAT
E-5	DRAINAGE	SEE PLAN	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
E-3, E-6	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF BALLARAT
E-6	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN - 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  
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FILE REF: 10014-81-PS844951L(H-4)-02.dwg  
 DATE: 01/04/2021

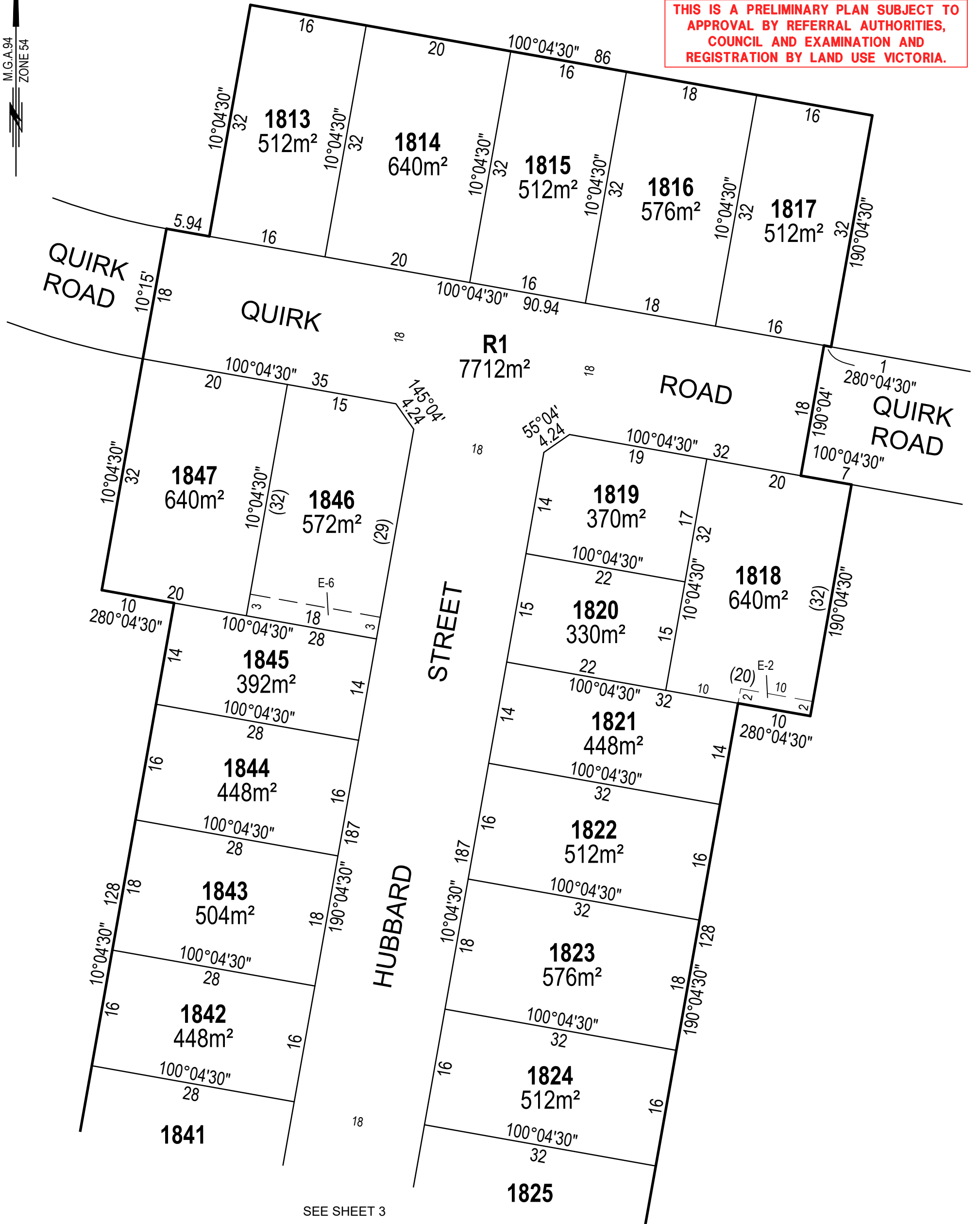
SURVEYOR: MICHAEL CRAIG WILSON  
 VERSION: 2

ORIGINAL SHEET  
 SIZE: A3

SHEET 1 OF 4

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M.G.A.94  
ZONE 54



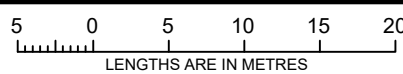
SEE SHEET 3

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SCALE  
1:500



SURVEYOR: MICHAEL CRAIG WILSON  
VERSION: 2

ORIGINAL SHEET  
SIZE: A3

SHEET 2

M.G.A.94  
ZONE 54

SEE SHEET 2

**PS 844951 L**

**1842**

100°04'30"

28

**1841**

448m<sup>2</sup>

100°04'30"

28

**1840**

504m<sup>2</sup>

100°04'30"

28

**1839**

448m<sup>2</sup>

100°04'30"

28

**1838**

392m<sup>2</sup>

100°04'30"

28

**1836**

660m<sup>2</sup>

**1837**

589m<sup>2</sup>

**R1**

7712m<sup>2</sup>

**1824**

100°04'30"

32

**1825**

512m<sup>2</sup>

100°04'30"

32

**1826**

576m<sup>2</sup>

100°04'30"

32

**1827**

512m<sup>2</sup>

100°04'30"

32

**1828**

448m<sup>2</sup>

100°04'30"

32

**1829**

330m<sup>2</sup>

100°04'30"

22

**1830**

391m<sup>2</sup>

**1831**

660m<sup>2</sup>

**1835**

572m<sup>2</sup>

**1834**

392m<sup>2</sup>

**1833**

392m<sup>2</sup>

**1832**

448m<sup>2</sup>

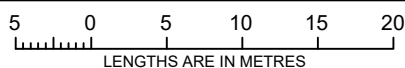
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SCALE  
1:500



ORIGINAL SHEET  
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SHEET 3

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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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SURVEYOR: MICHAEL CRAIG WILSON  
 VERSION: 2

ORIGINAL SHEET  
 SIZE: A3

SHEET 4