

PLAN OF SUBDIVISION

EDITION 1

PS 836353 D

LOCATION OF LAND

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

LAST PLAN REFERENCE : LOT H2 ON PS 841517U

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

MGA Co-ordinates
(of approx centre of land in plan) E 744 640 ZONE: 54
N 5 840 810 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

See sheet 4 for details of Restrictions affecting lots in 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 1621 and 1627 to 1662 (all inclusive) have been omitted from this plan.

**LUCAS
STAGE H-2
21 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



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-10014-69-PS836353D(H-2)-06.dwg
DATE: 16/12/2020

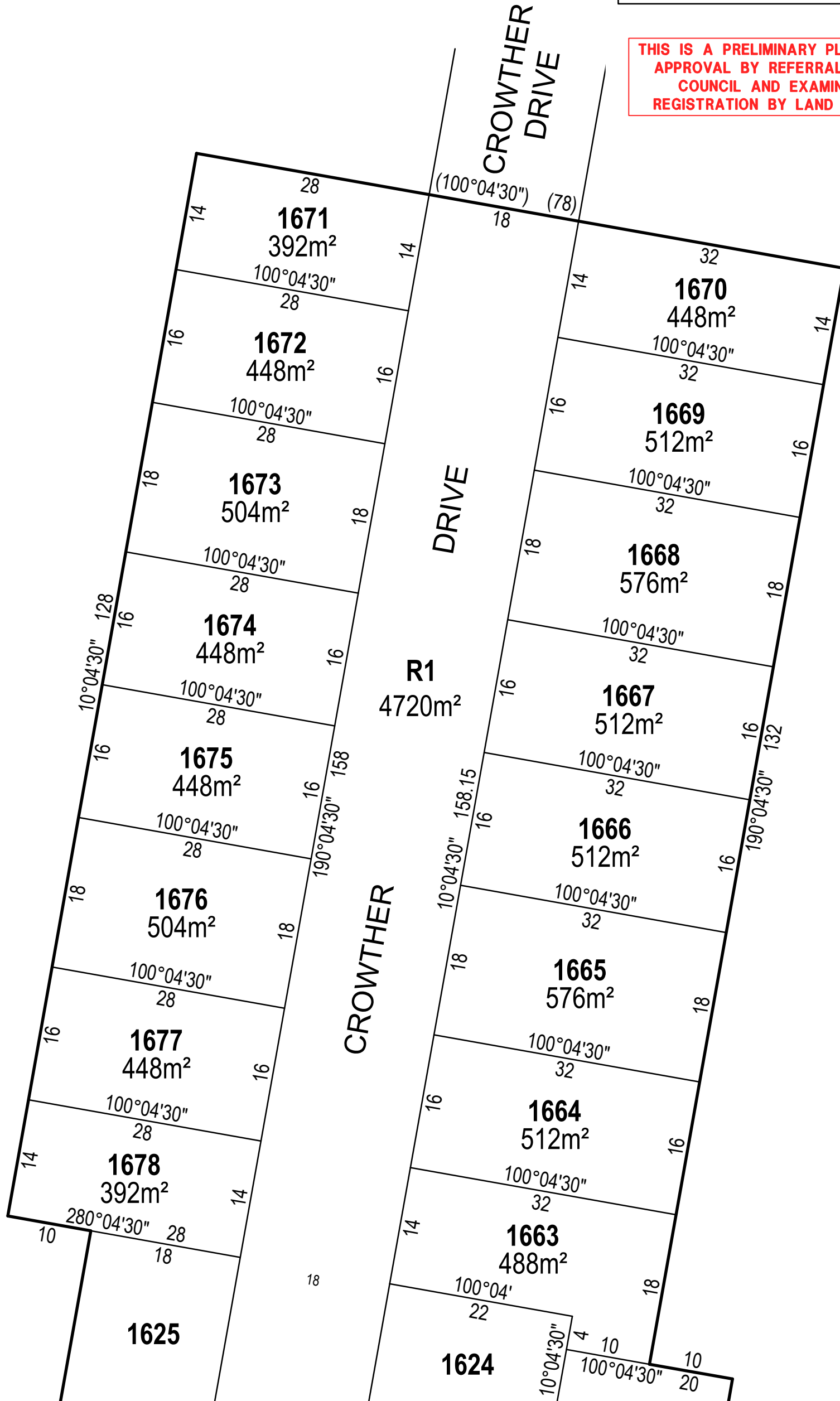
SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 6

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 4

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M.G.A.94
ZONE 54



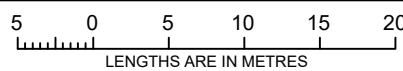
SEE SHEET 3

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SCALE
1:500



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VERSION: 6

ORIGINAL SHEET
SIZE: A3

SHEET 2

CREATION OF RESTRICTION

Upon registration of this plan the following restrictions are created

DESCRIPTION OF RESTRICTION No.1

The registered proprietor or proprietors of the lot 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	Column 2
Lot No	AHD
1625	438.09RL

VARIATIONS

Variations to these requirements will require approval from the Responsible Authority

LAND BURDENED: Lot 1625 on this plan

LAND TO BENEFIT: Lot 1678 on this plan.

DESCRIPTION OF RESTRICTION No.2

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:

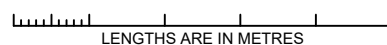
No dwelling shall be constructed on each lot described as the burdened land, unless:

- 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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SCALE



ORIGINAL SHEET
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SHEET 4

SURVEYOR: MICHAEL CRAIG WILSON
 VERSION: 6