

# PLAN OF SUBDIVISION

EDITION 1

**PS 846888 E**

## LOCATION OF LAND

PARISH : CARDIGAN

TOWNSHIP : -----

SECTION : 10

CROWN ALLOTMENTS : 5(PT), 6(PT)

CROWN PORTION : -----

TITLE REFERENCES : VOL. FOL.

LAST PLAN REFERENCE : PS 846870A (LOT K2)

POSTAL ADDRESS : CUTHBERTS ROAD,  
(At time of subdivision) LUCAS, 3350.MGA Co-ordinates  
(of approx centre of  
land in plan) E 744 050 ZONE: 54  
N 5 840 790 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 Carriageway Easement E-11 created in PS 846870A 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 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/2019/607This survey has been connected to permanent marks No(s). 55 (Dowling Forest)  
141 (Cardigan)

In Proclaimed Survey Area No. 49

Lots 1 to 1985 (all inclusive) have been omitted from this plan.

**LUCAS  
STAGE K-2  
34 LOTS**

## EASEMENT INFORMATION

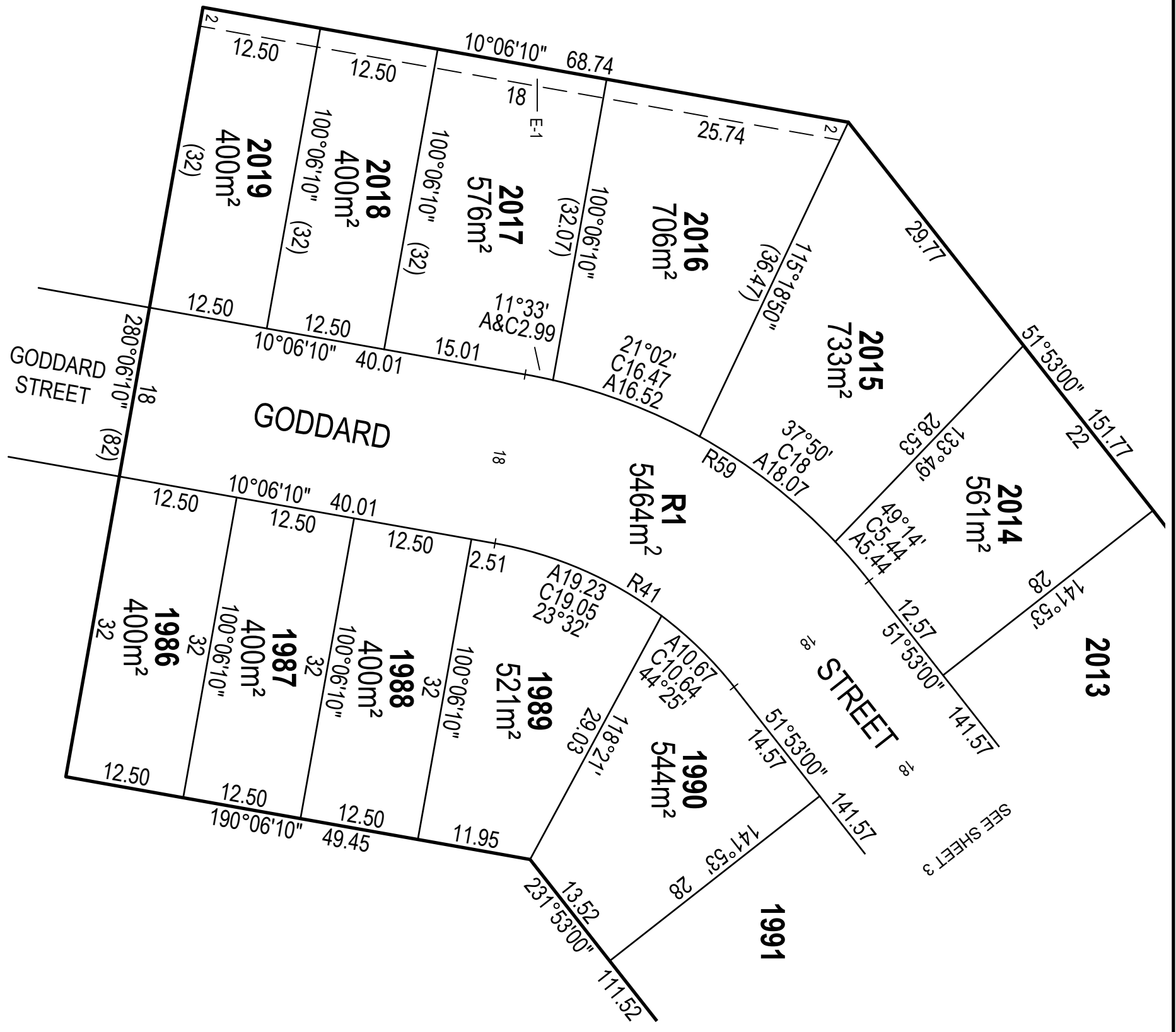
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

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.comFILE REF: 10014-85-PS846888E(K2)-03.dwg  
DATE: 05/08/2021SURVEYOR: MICHAEL CRAIG WILSON  
VERSION: 3ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 5

**PS 846888 E**



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ORIGINAL SHEET SIZE: A3 SHEET 2

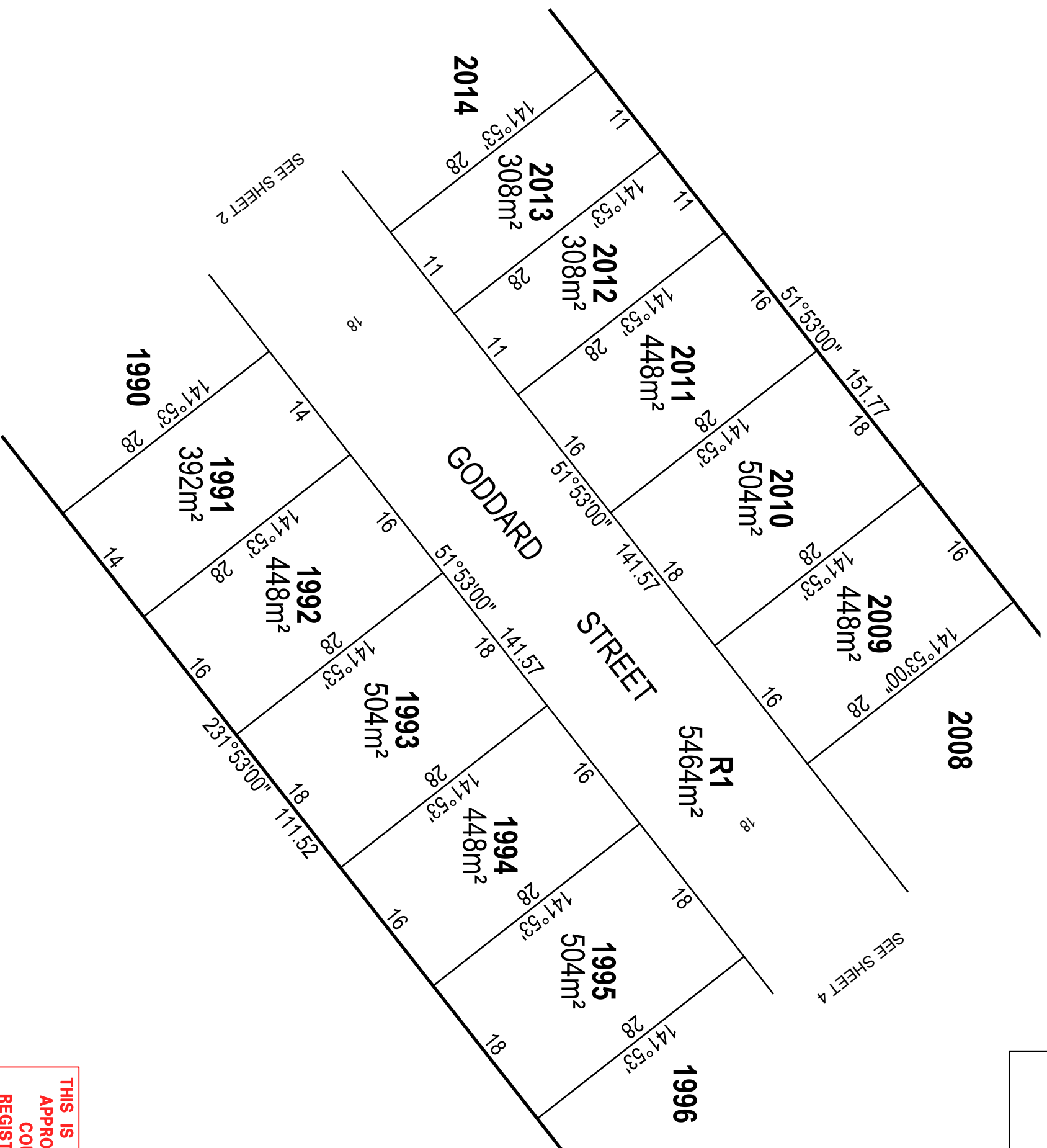
SCALE 1:500  
LENGTHS ARE IN METRES

SURVEYOR: MICHAEL CRAIG WILSON  
VERSION: 3



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This plan is provided for marketing and information purposes only. It shows design levels only 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, all depths and all service locations are correct.



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SCALE	1:500	
LENGTHS ARE IN METRES		

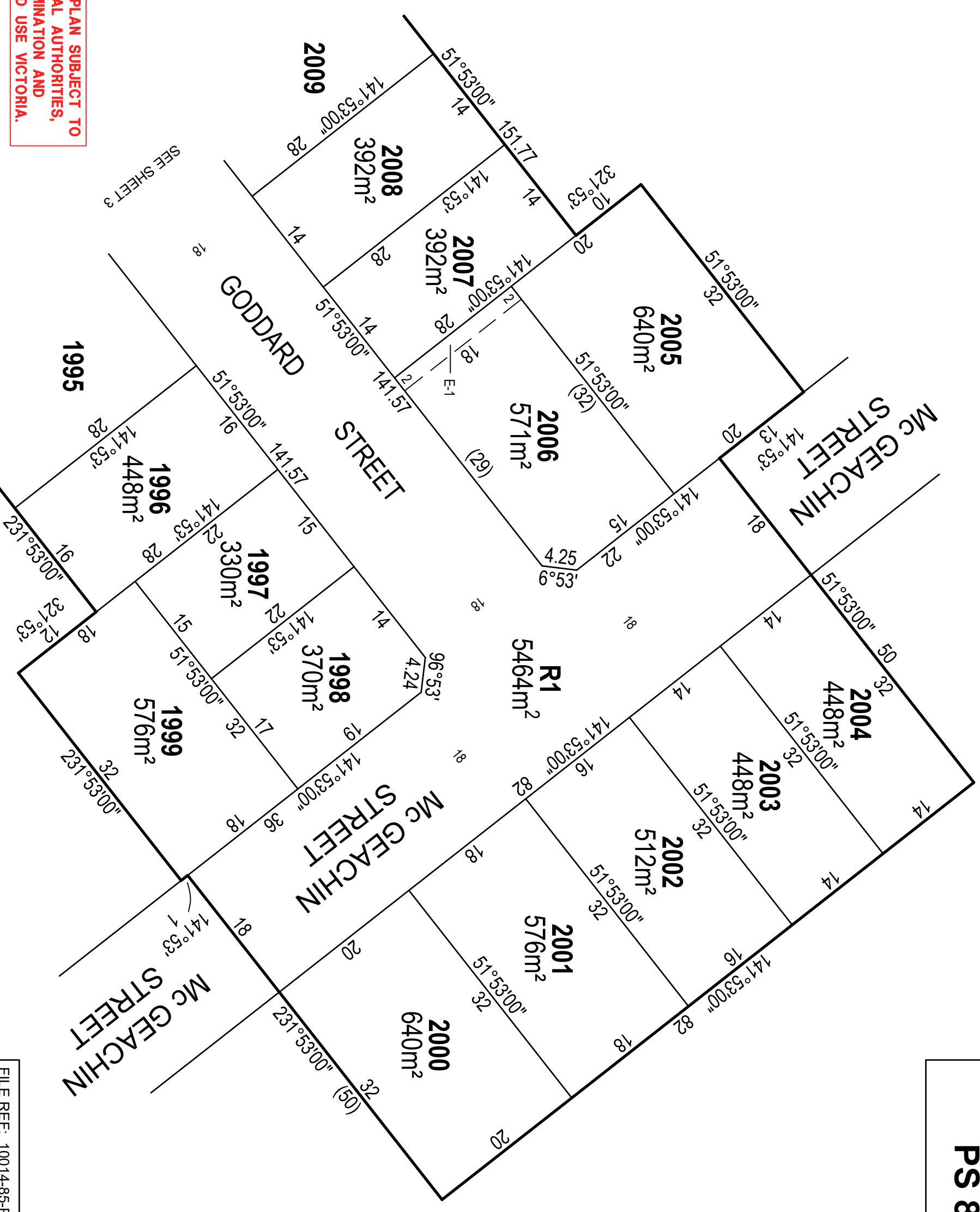
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SHEET 3



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SCALE  
1:500

LENGTHS ARE IN METRES

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SHEET 4

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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:

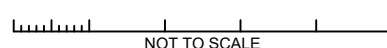
No dwelling shall be constructed on each lot described as the burdened land, unless:

- it has a rainwater tank that is 2 Kilolitre or larger installed; and
- adequate roof area of the dwelling drains to the rainwater tank to satisfy the relevant Water Authority guidelines; 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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 VERSION: 3

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 SIZE: A3

SHEET 5