

PLAN OF SUBDIVISION

EDITION 1

PS 843736 V

LOCATION OF LAND

PARISH : CARDIGAN
 TOWNSHIP : ----
 SECTION : 10
 CROWN ALLOTMENTS : 5 (PT), 6(PT), 7 (PT)
 CROWN PORTION : ----
 TITLE REFERENCE : VOL. FOL.
 VOL. FOL.
 LAST PLAN REFERENCE : LOTS J1 & J2 ON PS 841517U

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

MGA Co-ordinates
 (of approx centre of land in plan) E 744 180 ZONE: 54
 N 5 840 660 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 LIMITED

OTHER PURPOSE OF 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.

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 8 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 1769 (all inclusive) have been omitted from this plan.

**LUCAS
 STAGE J-1
 30 LOTS,
 BALANCE LOTS JA, JB**

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, E-3	PIPELINES OR ANCILLARY PURPOSES	3	PS 841517U - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-3, E-4	DRAINAGE	2	THIS PLAN	CITY OF BALLARAT
E-2	DRAINAGE	2	PS 814517U	CITY OF BALLARAT



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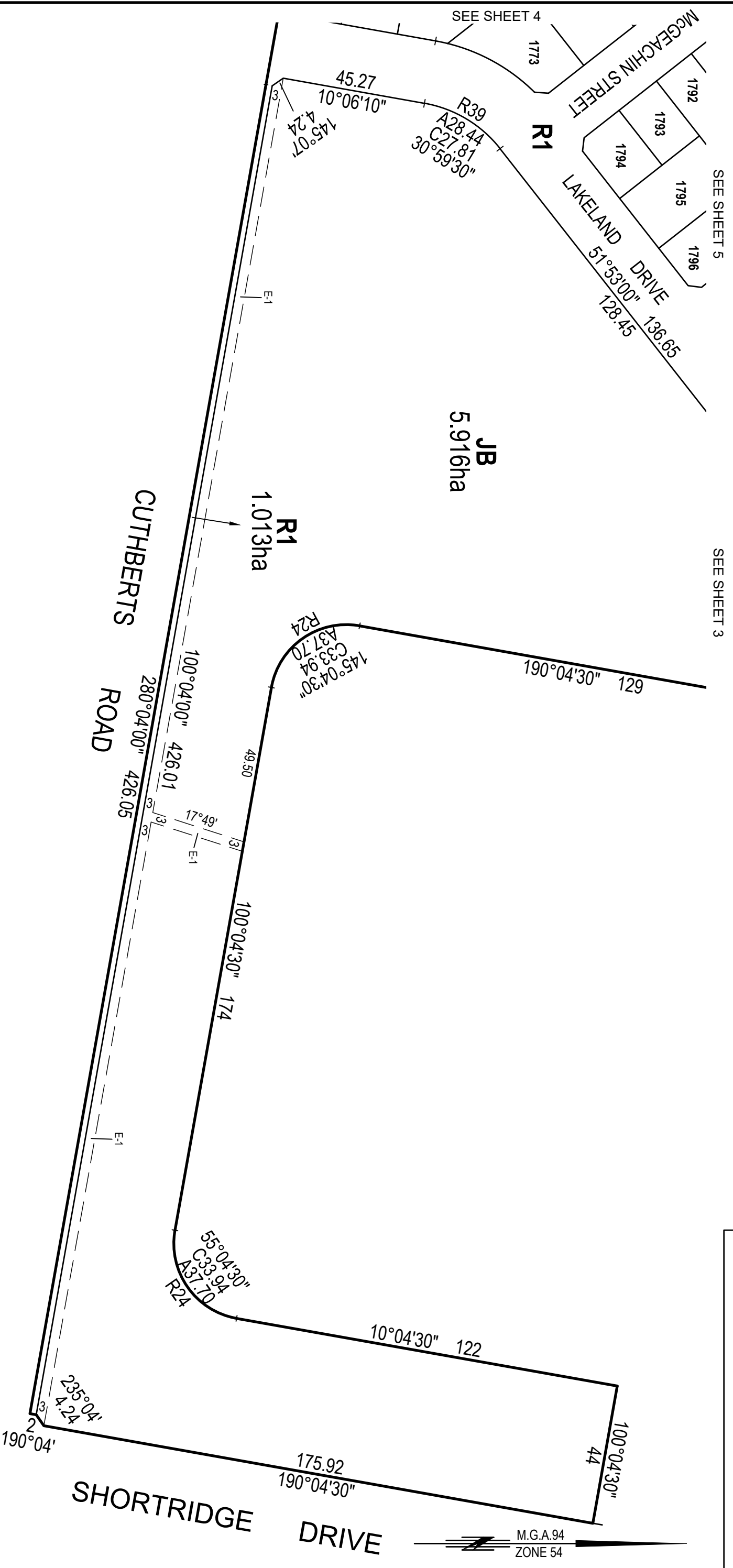
FILE REF: PF-10014-77-PS843736V(J-1)-11.dwg
 DATE: 31/08/2021

SURVEYOR: MICHAEL CRAIG WILSON
 VERSION: 11

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 8

PS 843736 V



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SCALE	12.5 0 12.5 25 37.5 50	ORIGINAL SHEET SIZE: A3	SHEET 2
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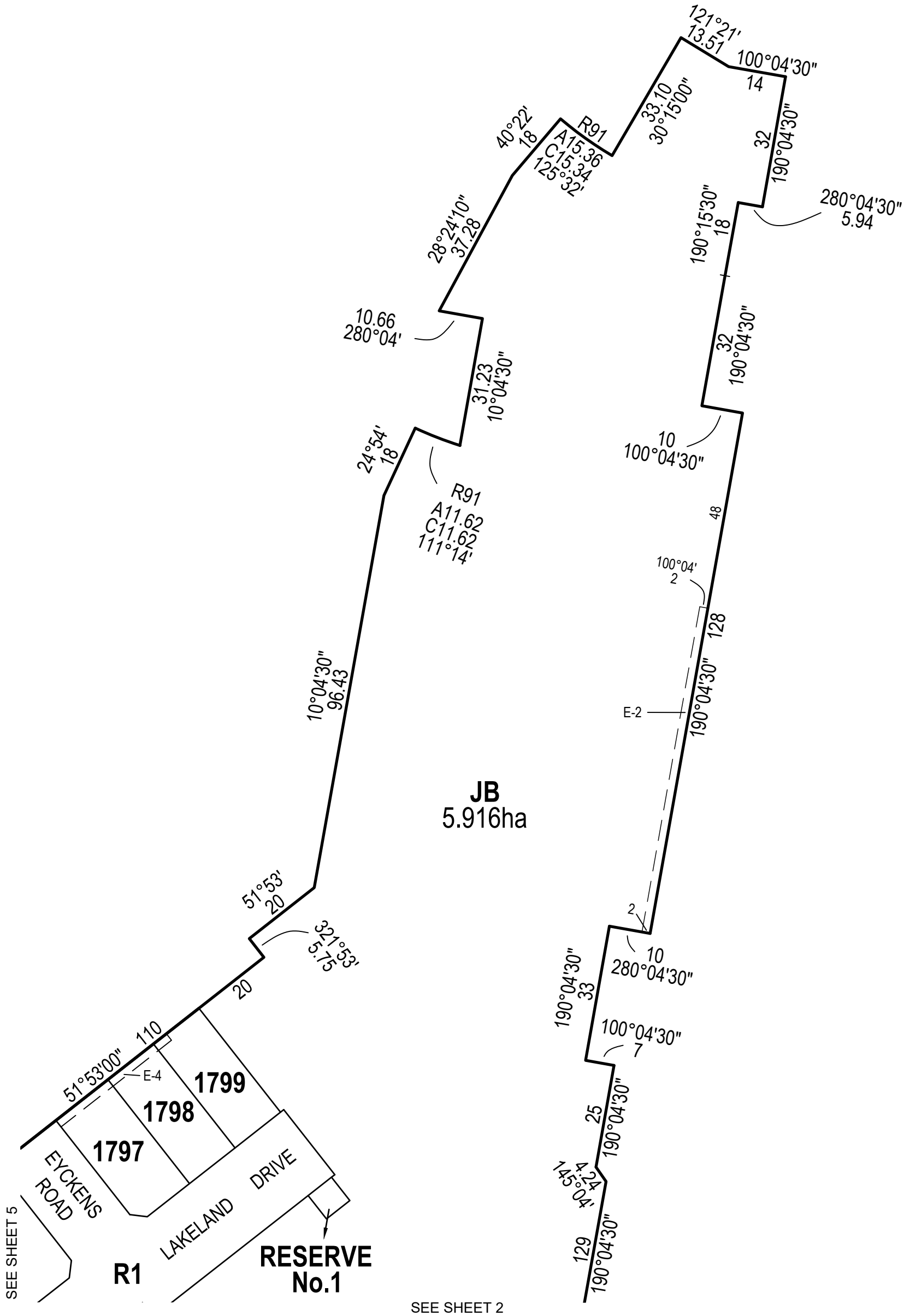
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PS 843736 V

M.G.A.94
ZONE 54

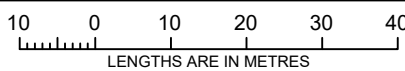


SEE SHEET 2

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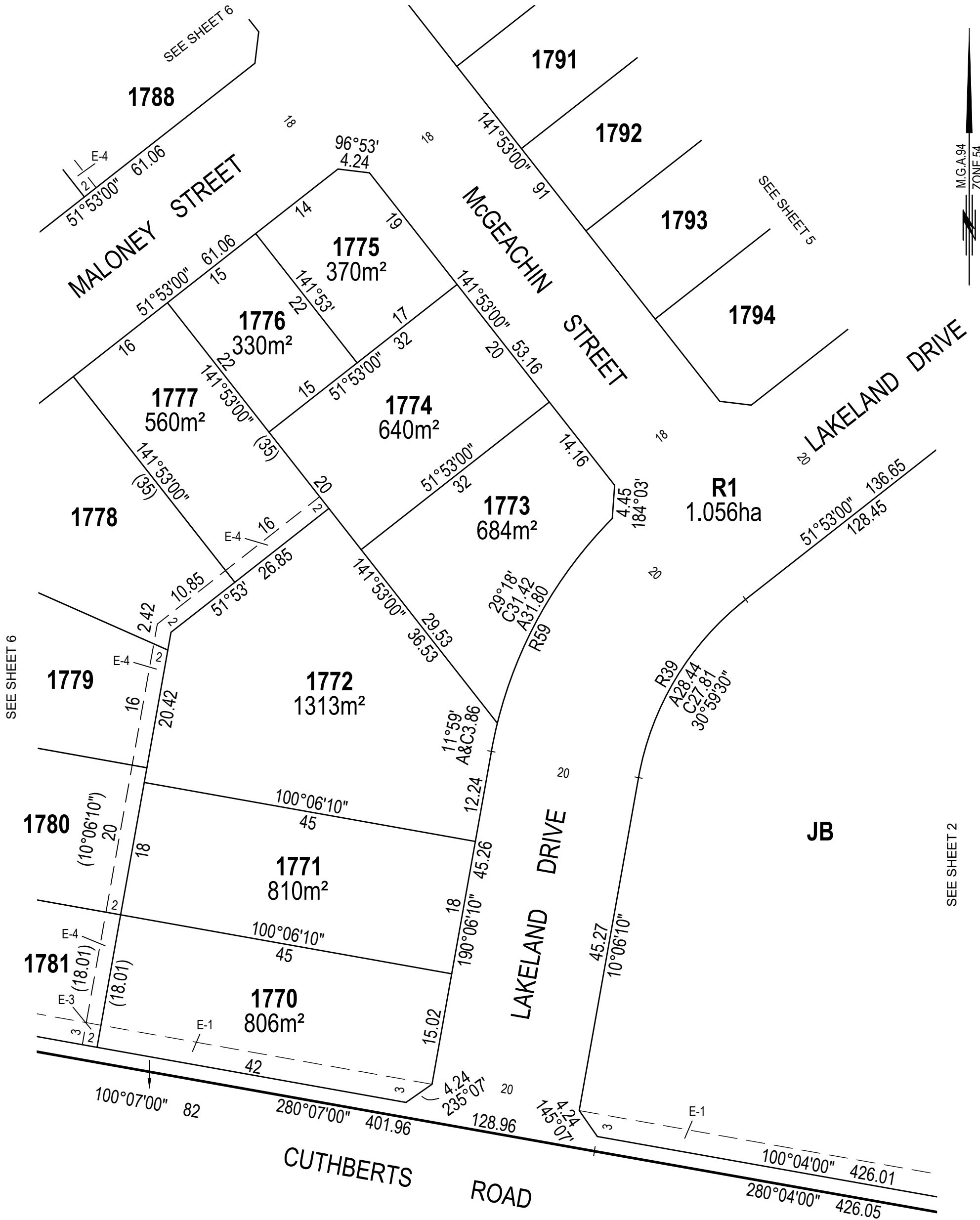
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ORIGINAL SHEET
SIZE: A3

SHEET 3

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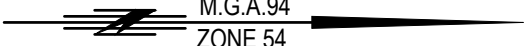
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 LENGTHS ARE IN METRES

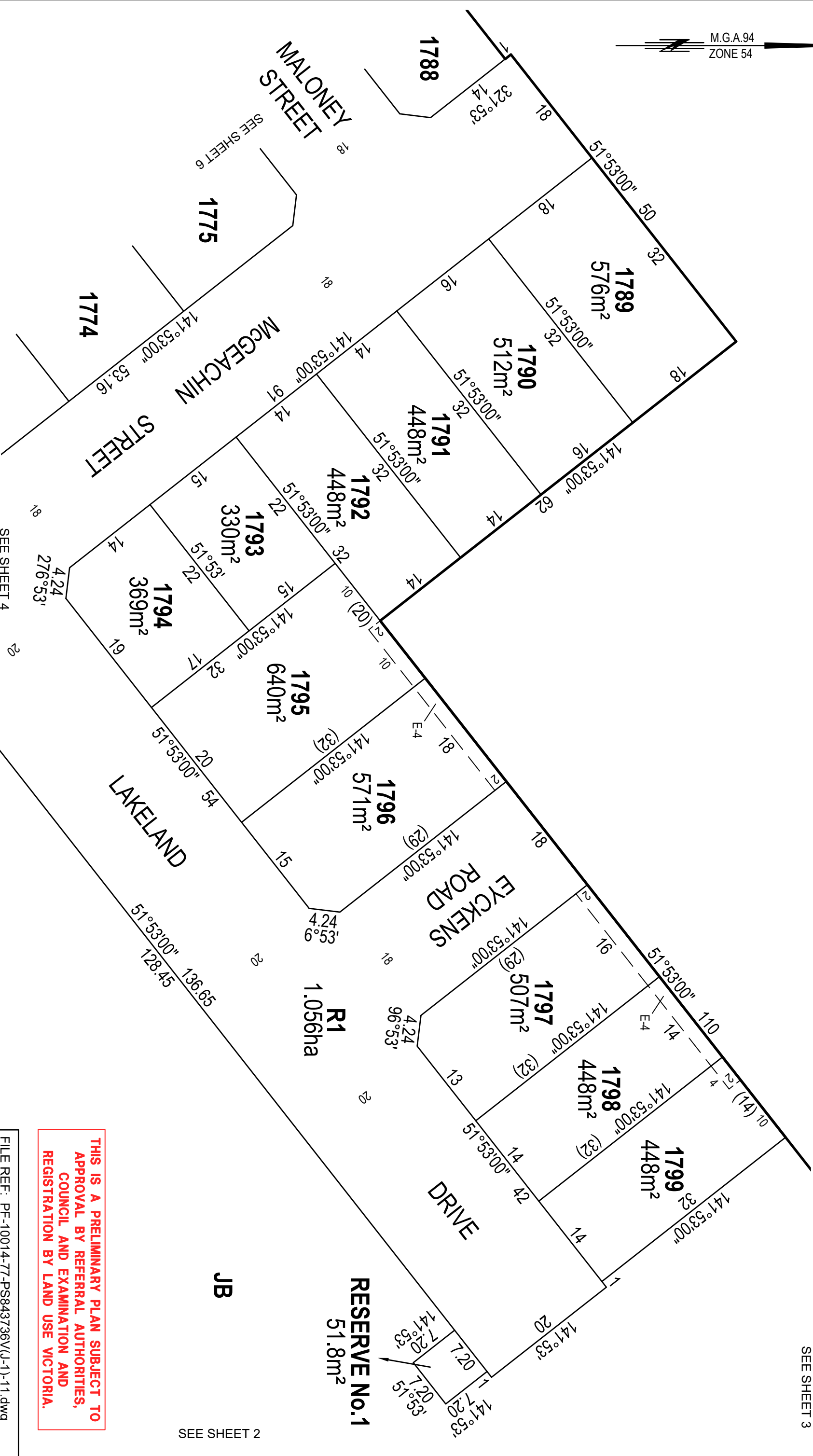
ORIGINAL SHEET SIZE: A3 SHEET 4

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PS 843736 V

SEE SHEET 3



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SCALE	1:500
LENGTHS ARE IN METRES	

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ORIGINAL SHEET SIZE: A3	SHEET 5
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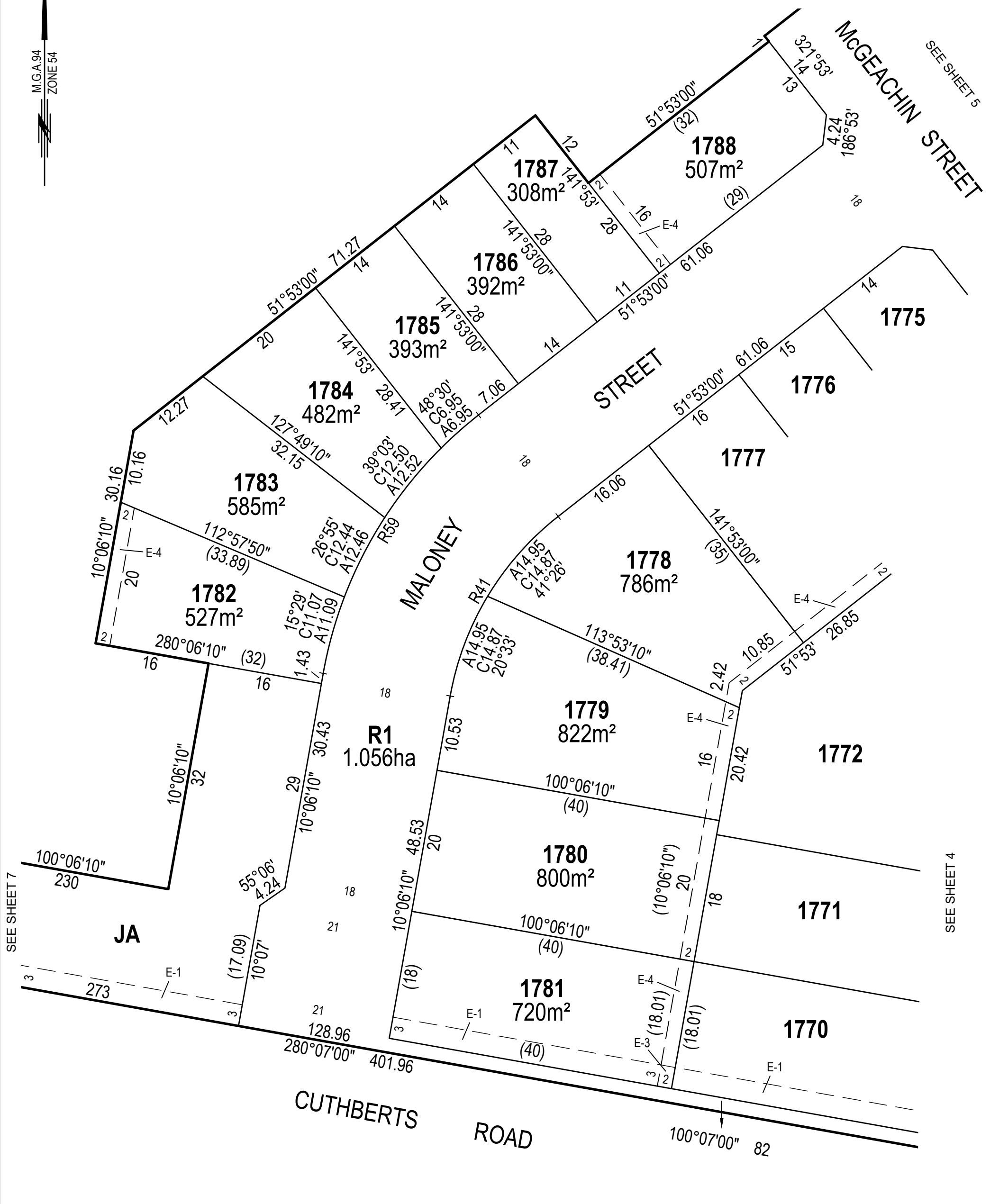
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SEE SHEET 5



SEE SHEET 7

SEE SHEET 4

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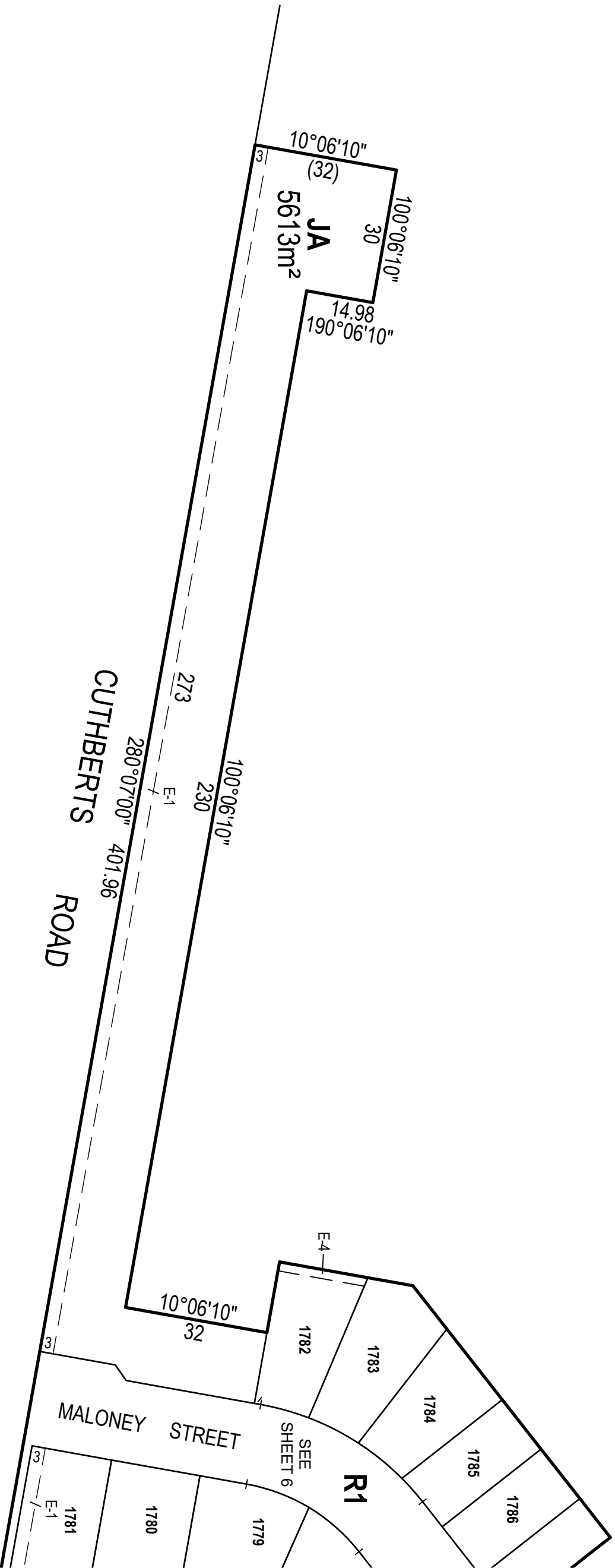
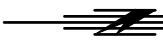
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ORIGINAL SHEET SIZE: A3
 SHEET 6

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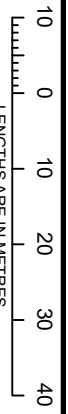
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CREATION OF RESTRICTIONS

Upon registration of this plan the following restrictions are created

DESCRIPTION OF RESTRICTION No.1

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
1770	430.78RL
1793	432.81RL
1794	432.82RL
1797	434.43RL

The AHD level has been derived from PM 56 (Cardigan) RL 451.210 and was recorded on 30/08/2011.

VARIATIONS

Variations to these requirements will require approval from the Responsible Authority

LAND BURDENED: Lots 1770, 1793, 1794 and 1797 on this plan

LAND TO BENEFIT: Lots 1771, 1792, 1795 and 1798 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: Lots 1770 to 1799 (all inclusive) in this plan

LAND TO BENEFIT: Lots 1770 to 1799 (all inclusive) in this plan

RESTRICTION:

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

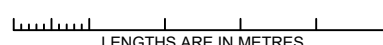
- it has a rainwater tank that is 2 Kilolitre or larger installed; and
- the roof of the dwelling drains to the rainwater tank; and
- rainwater from the rainwater tank is the primary supply for all toilets and outdoor usage provided, however, that a mains water system can be used when rainwater is unavailable.

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SCALE



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SHEET 8

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