

# PLAN OF SUBDIVISION

EDITION 1

**PS 848308 R**

## LOCATION OF LAND

PARISH : CARDIGAN  
TOWNSHIP : -----  
SECTION : 10  
CROWN ALLOTMENTS : 5(PT)  
CROWN PORTION : -----  
TITLE REFERENCES : VOL. FOL.  
VOL. 12330 FOL. 299  
LAST PLAN REFERENCE : PS 846874R (LOT KA)  
PS 846870A (LOT K4)  
POSTAL ADDRESS : CUTHBERTS ROAD,  
(At time of subdivision) LUCAS, 3350.  
MGA Co-ordinates  
(of approx centre of land in plan) E 743 900 ZONE: 54  
N 5 840 740 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
ROAD R2	CITY OF BALLARAT
RESERVE No.1	CITY OF BALLARAT

### OTHER PURPOSES OF THIS PLAN:

- To remove that part of the Pipelines or Ancillary Purposes Easement E-1 created in PS 841517U that lies within Road R2 on this plan.
- To remove that part of the Pipelines or Ancillary Purposes Easements E-4 & E-5 created in PS 830200N that lies within Road R2 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.

- To remove the Carriageway Easements E-1 & E-5 created in PS 830200N.

### 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 2162, E-2 and E-3 (all inclusive) have been omitted from this plan.

**LUCAS  
STAGE K-4  
15 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	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	PS 841517U - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-4	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	PS 830200N - 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  
Phone +61 3 5330 8888 Fax +61 3 5333 3815  
Email: victoria@cardno.com.au Web: www.cardno.com

FILE REF: 10014-87-PS848308R(K4)-02.dwg  
DATE: 12/07/2022

SURVEYOR: MICHAEL CRAIG WILSON  
VERSION: 2

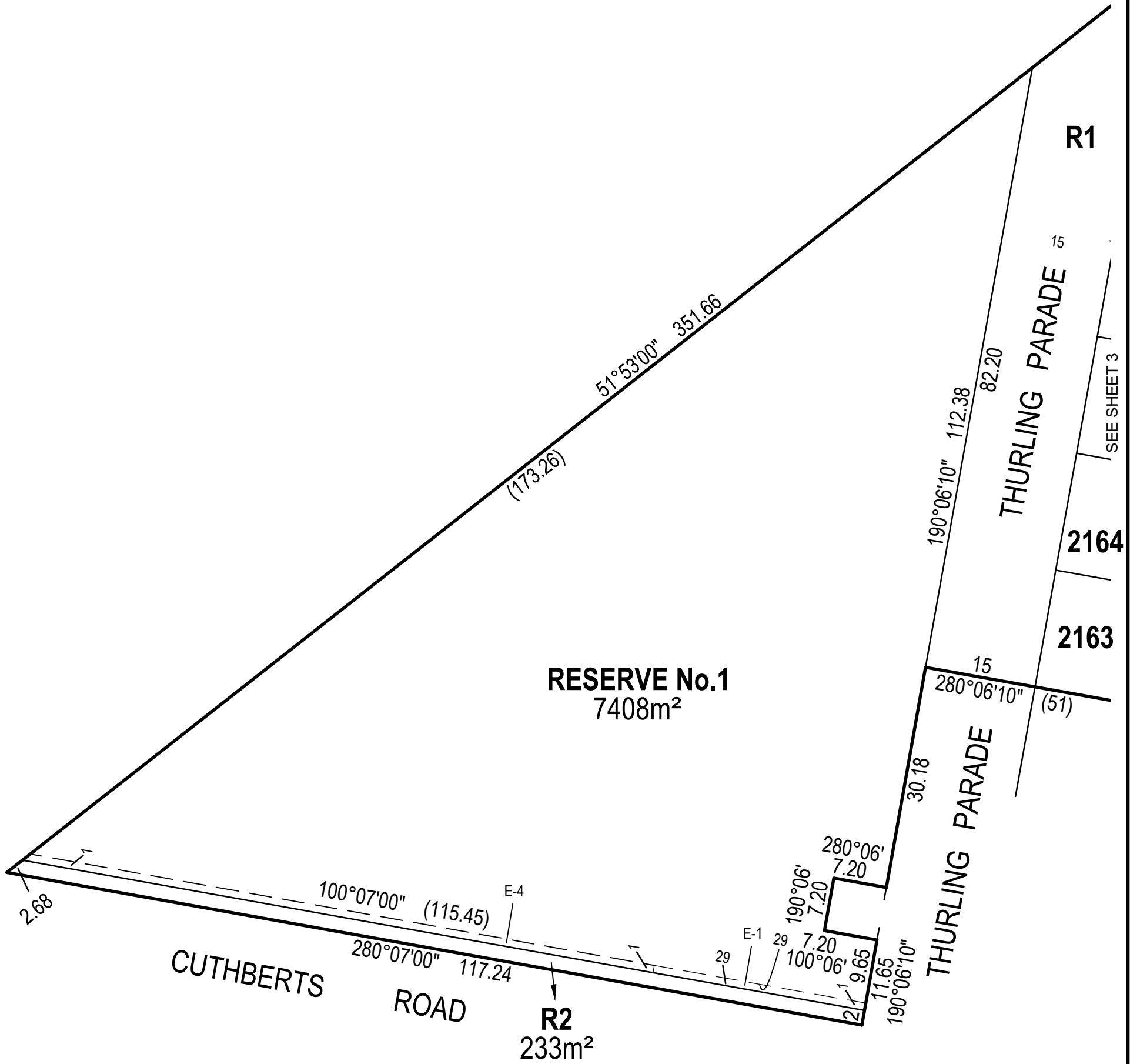
ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 5

THIS IS A PRELIMINARY PLAN SUBJECT TO APPROVAL BY REFERRAL AUTHORITIES, COUNCIL AND EXAMINATION AND REGISTRATION BY LAND USE VICTORIA.

PS 848308 R

M.G.A.94  
ZONE 54

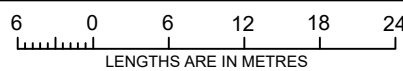


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SCALE  
1:600



SURVEYOR: MICHAEL CRAIG WILSON  
VERSION: 2

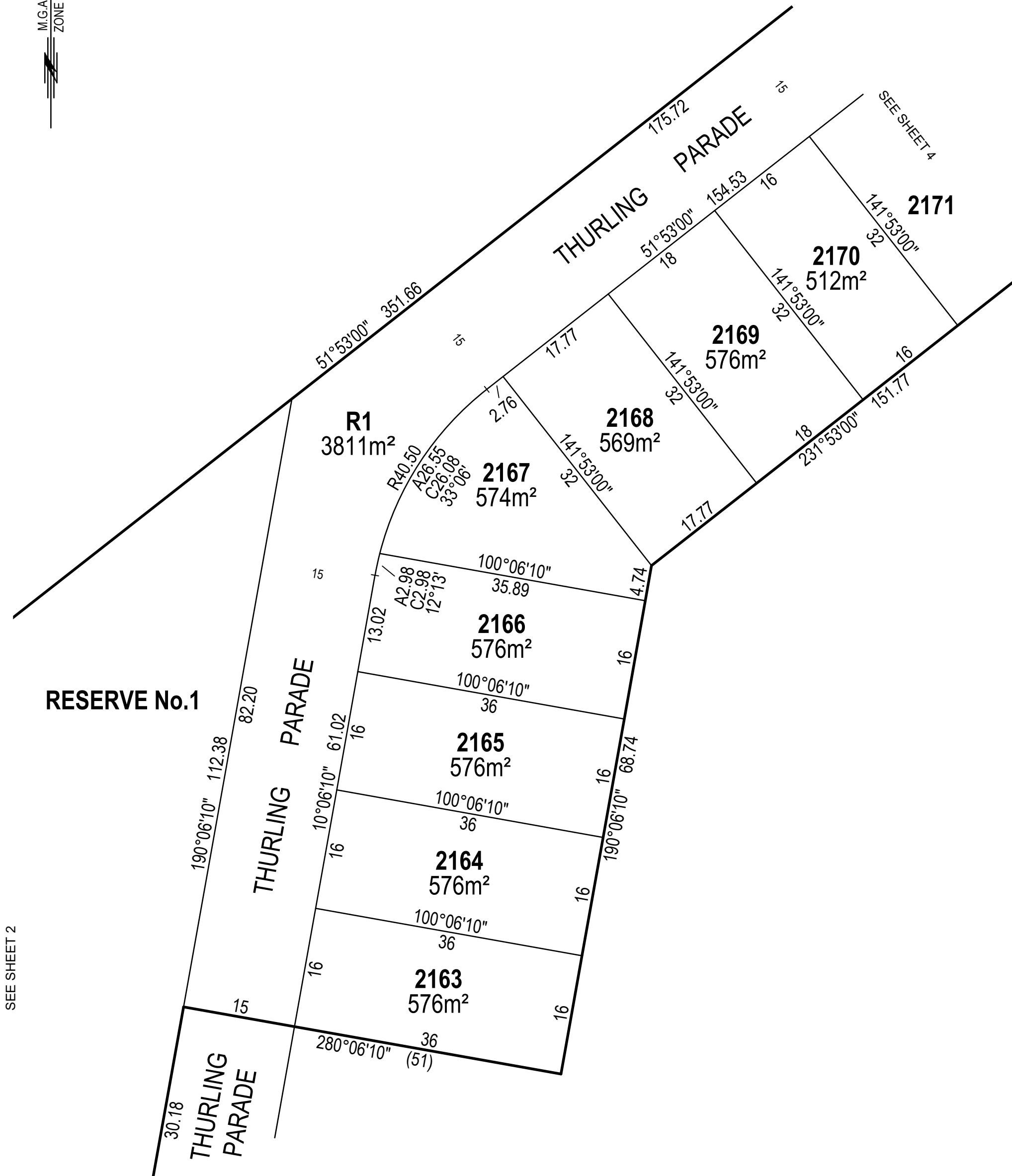
ORIGINAL SHEET  
SIZE: A3

SHEET 2

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PS 848308 R

M.G.A.94  
ZONE 54



SEE SHEET 2

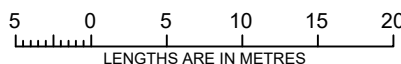
SEE SHEET 4

FILE REF: 10014-87-PS848308R(K4)-02.dwg



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SCALE  
1:500

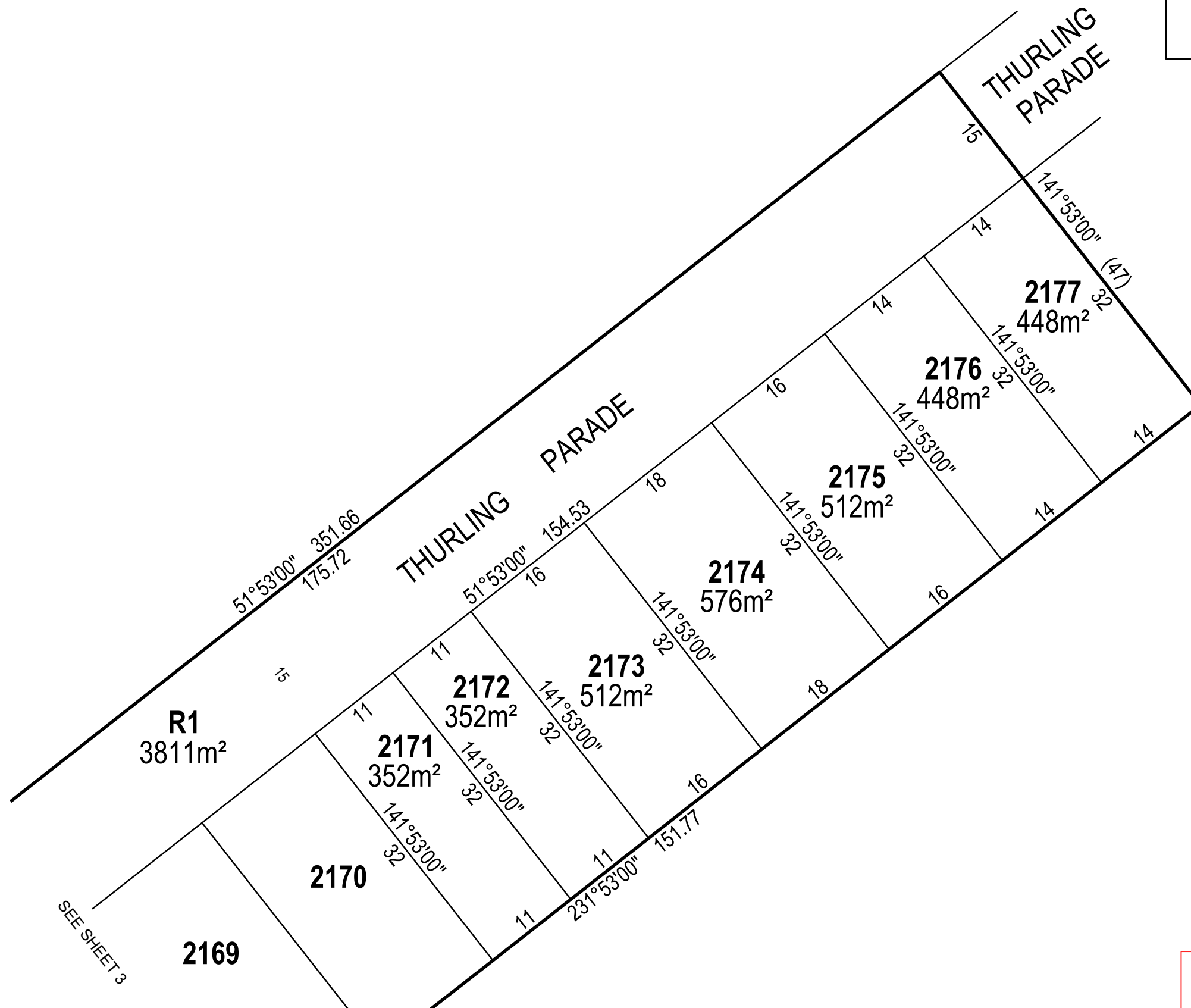


ORIGINAL SHEET  
SIZE: A3

SHEET 3

SURVEYOR: MICHAEL CRAIG WILSON  
VERSION: 2

M.G.A.94  
ZONE 54



SEE SHEET 3

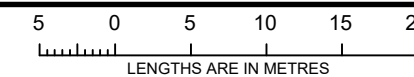
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1:500



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SHEET 4

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: 2

ORIGINAL SHEET  
 SIZE: A3

SHEET 5