

# 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 Name: Ballarat City Council

Council Reference Number: PSD/2021/063  
 Planning Permit Reference: PLP/2019/194/A  
 SPEAR Reference Number: S175566S

### Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made

Digitally signed by: Rebecca Carter for Ballarat City Council on 14/10/2021

## 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  
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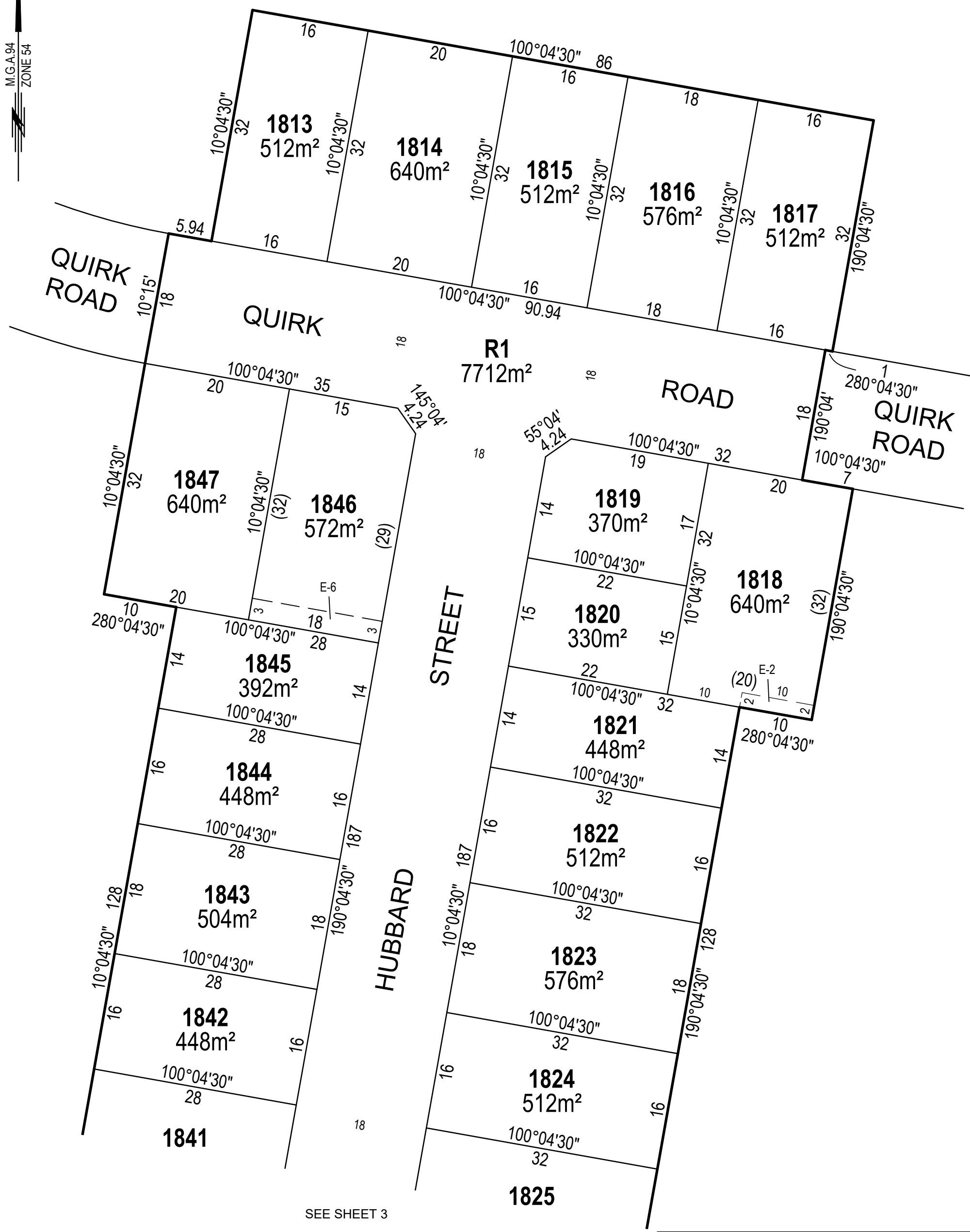
FILE REF: 10014-81-PS844951L(H-4)-02.dwg  
 DATE: 01/04/2021

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 Surveyor's Plan Version (02),  
 13/10/2021, SPEAR Ref: S175566S

ORIGINAL SHEET  
 SIZE: A3

SHEET 1 OF 4

M.G.A.94  
ZONE 54



SEE SHEET 3

FILE REF: 10014-81-PS844951L(H-4)-02.dwg



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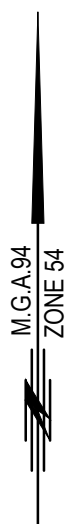
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LENGTHS ARE IN METRES

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Surveyor's Plan Version (02),  
13/10/2021, SPEAR Ref: S175566S

ORIGINAL SHEET SIZE: A3 SHEET 2

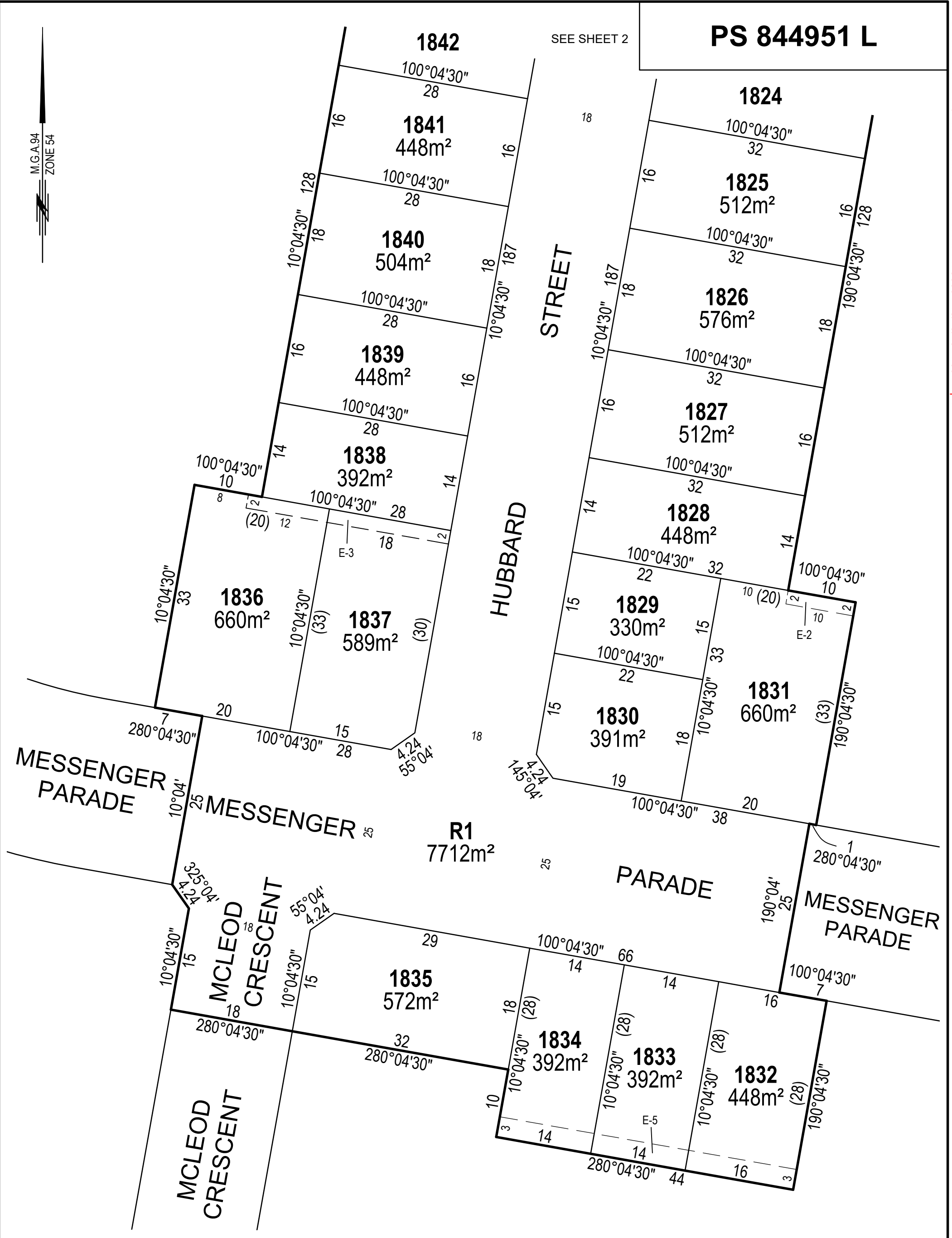
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SEE SHEET 2

**PS 844951 L**



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SCALE 1:500

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ORIGINAL SHEET SIZE: A3 SHEET 3

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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
- 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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ORIGINAL SHEET  
SIZE: A3

SHEET 4



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