

PLAN OF SUBDIVISION

EDITION 1

PS 844952 J

LOCATION OF LAND

PARISH : CARDIGAN
 TOWNSHIP : -----
 SECTION : 10
 CROWN ALLOTMENTS : 6(PT), 7 (PT)
 CROWN PORTION : -----
 TITLE REFERENCE : VOL. FOL.
 LAST PLAN REFERENCE : PS 843736V (LOT JB)
 POSTAL ADDRESS : CUTHBERTS ROAD,
 (At time of subdivision) LUCAS, 3350.
 MGA Co-ordinates
 (of approx centre of land in plan) E 744 400 ZONE: 54
 N 5 840 710 GDA 94

Council Name: Ballarat City Council

Council Reference Number: PSD/2021/064
 Planning Permit Reference: PLP/2019/194/A
 SPEAR Reference Number: S175577E

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 20/10/2021

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF BALLARAT
RESERVE No.1	CITY OF BALLARAT
RESERVE No.2	POWERCOR AUSTRALIA LIMITED

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/2019/194

This survey has been connected to permanent marks No(s). 55 (Dowling Forest)
 141 (Cardigan)

In Proclaimed Survey Area No. 49

Lots 1 to 1847 (all inclusive) have been omitted from this plan.

LUCAS
STAGE J-2
 23 LOTS,
 BALANCE LOT X

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	3	PS 841517U - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-2	DRAINAGE	2	PS 841517U	CITY OF BALLARAT
E-3	DRAINAGE	2	THIS PLAN	CITY OF BALLARAT



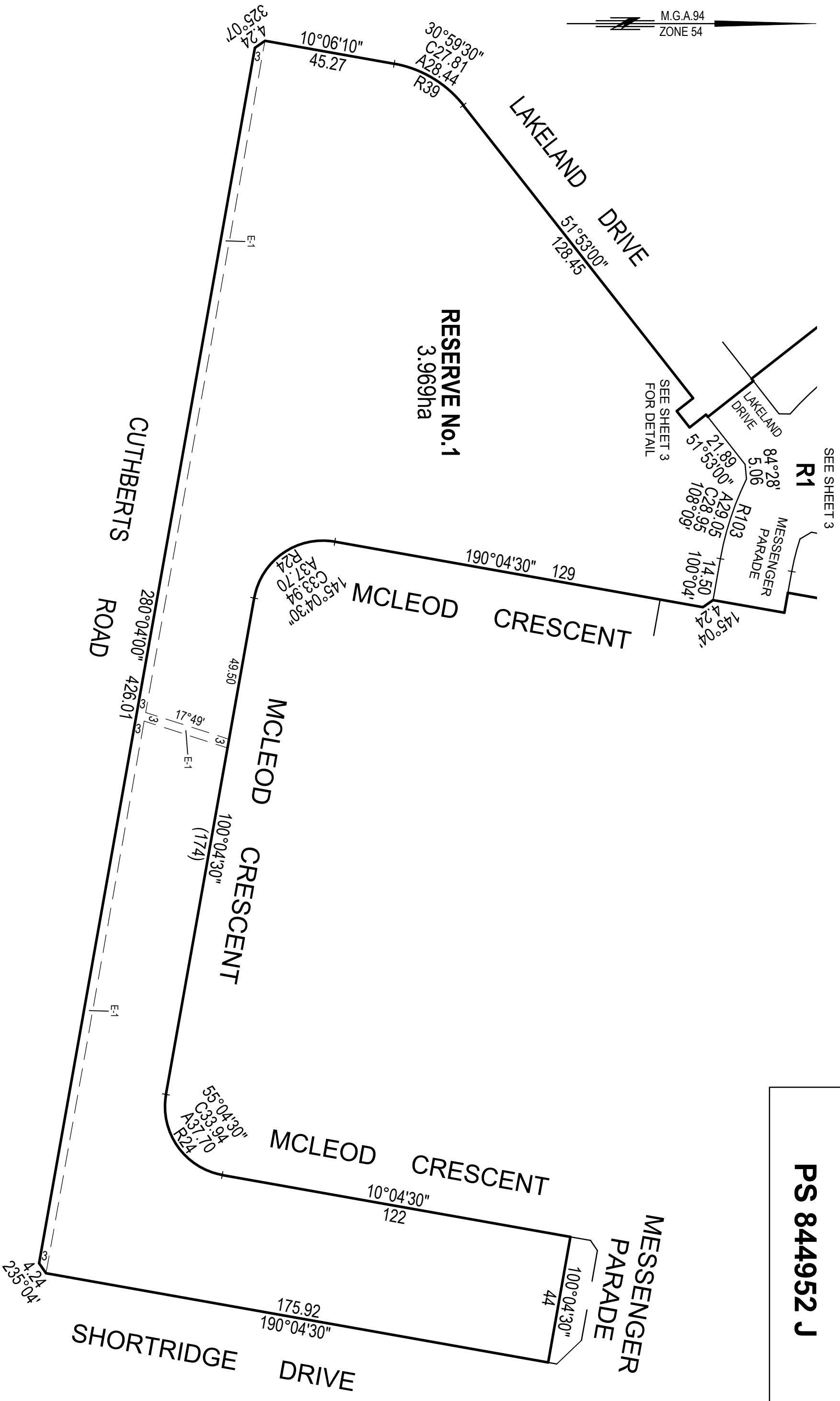
ABN 11 125 568 461
 1315 Sturt Street, Ballarat, VIC Australia (PO Box 563W, Ballarat West) 3350
 Phone +61 3 5330 8888 Fax +61 3 5333 3815
 Email: victoria@cardno.com.au Web: www.cardno.com

FILE REF: 10014-78-PS844952J(J-2)-03.dwg
 DATE: 27/04/2021

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 Surveyor's Plan Version (03),
 19/10/2021, SPEAR Ref: S175577E

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 5



RESERVE No.1
3.969ha

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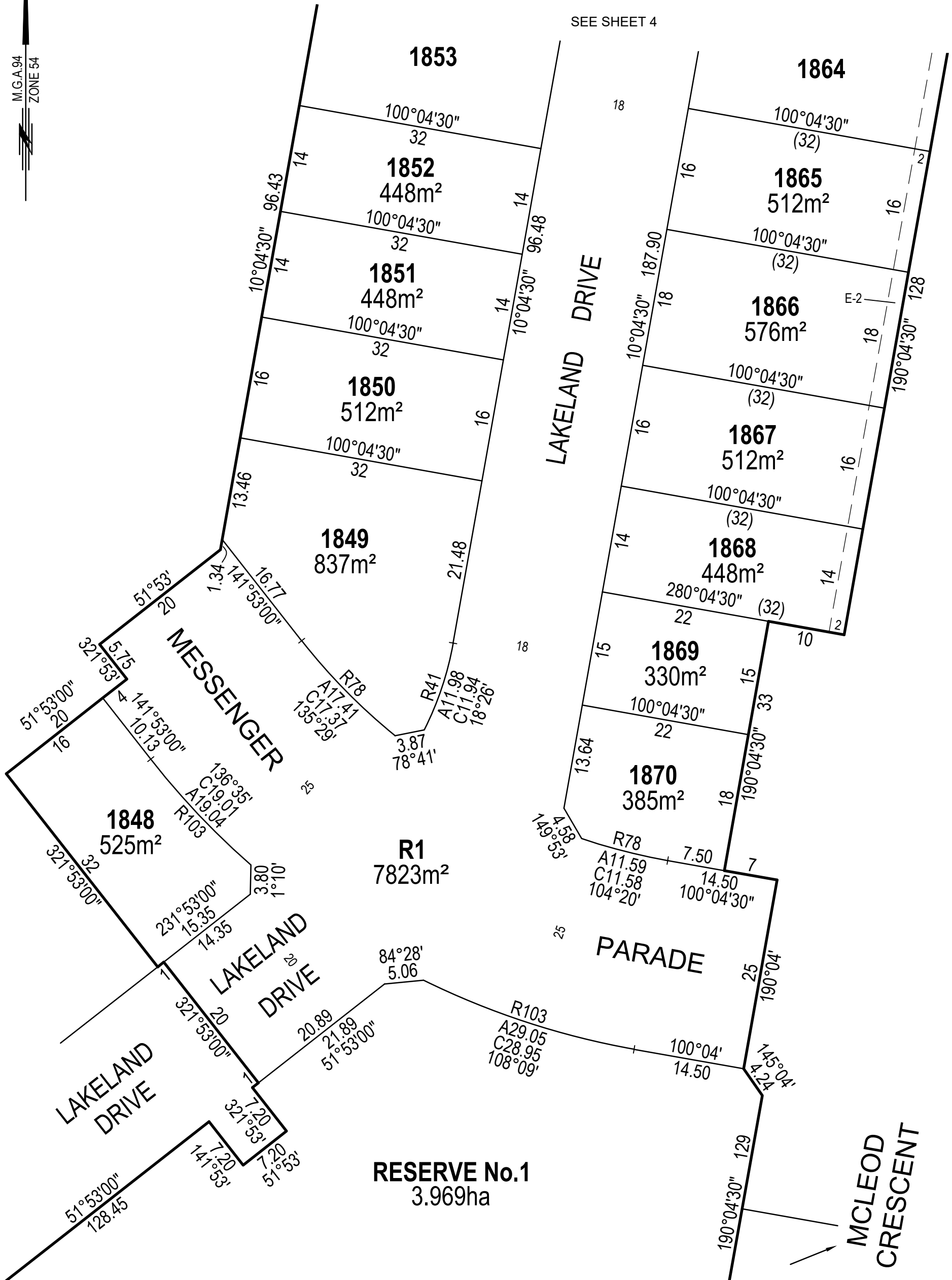
SCALE	1:1250	12.5 0 12.5 25 37.5 50	ORIGINAL SHEET SIZE: A3	SHEET 2
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M.G.A.94
ZONE 54

SEE SHEET 4



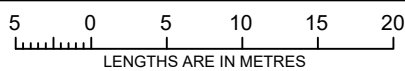
SEE SHEET 2

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SCALE
1:500



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SHEET 3

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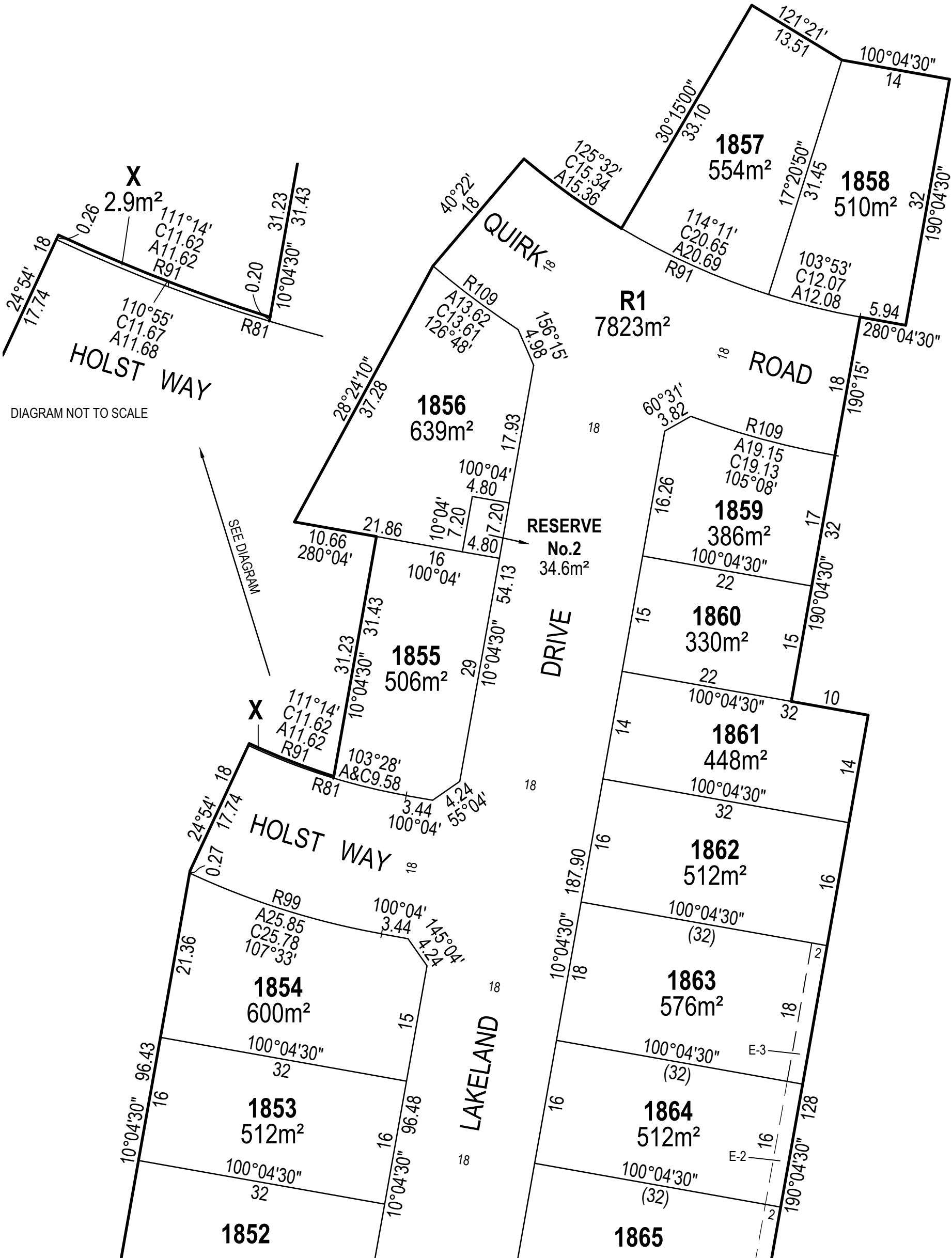


DIAGRAM NOT TO SCALE

SEE DIAGRAM

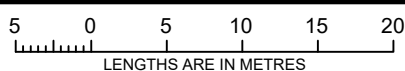
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CREATION OF RESTRICTION

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: Lots 1848 to 1870 (all inclusive) in this plan

LAND TO BENEFIT: Lots 1848 to 1870 (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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SHEET 5

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