

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 Name: Ballarat City Council

Council Reference Number: PSD/2021/065
 Planning Permit Reference: PLP/2019/194/A
 SPEAR Reference Number: S175579V

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 04/11/2021

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 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 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



ABN 11 125 568 461
 1315 Sturt Street, Ballarat, VIC Australia (PO Box 563W, Ballarat West) 3350
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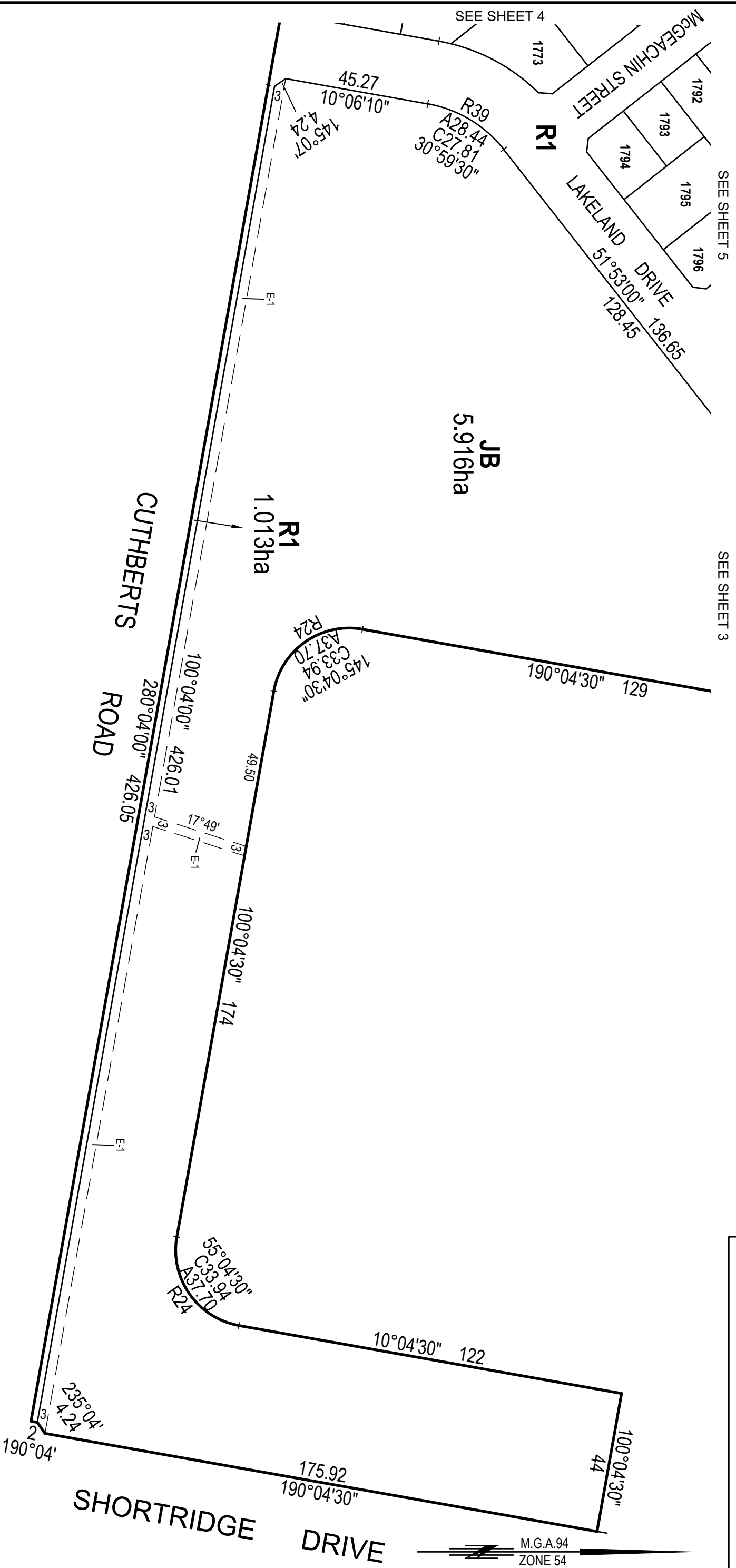
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 DATE: 19/10/2021

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 20/10/2021, SPEAR Ref: S175579V

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 8

PS 843736 V



M.G.A.94
ZONE 54

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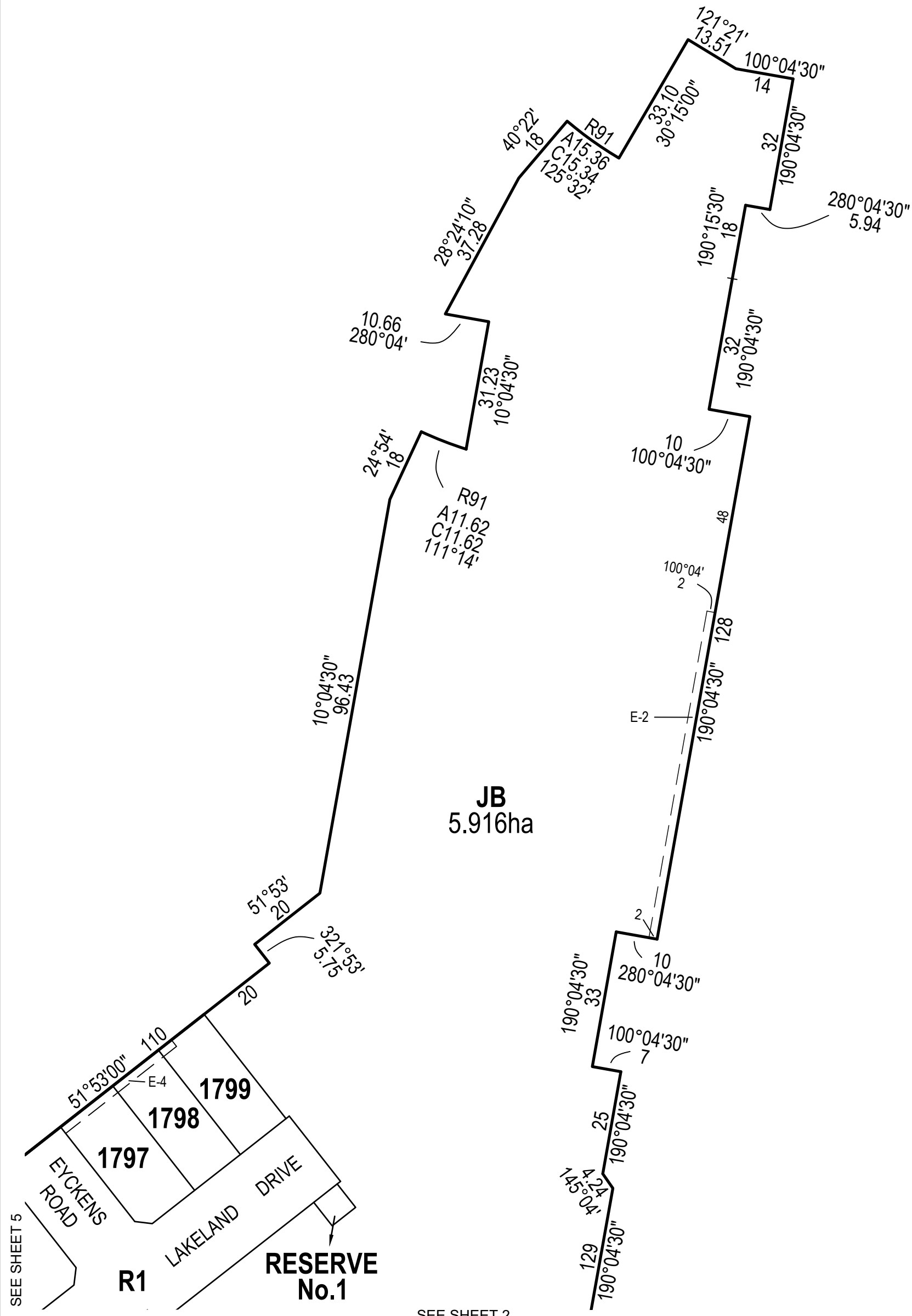
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LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 2

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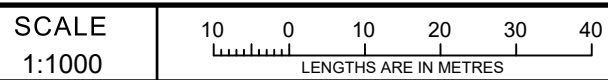
SEE SHEET 5

SEE SHEET 2

FILE REF: 10014-77-PS843736V(J-1)-12.dwg



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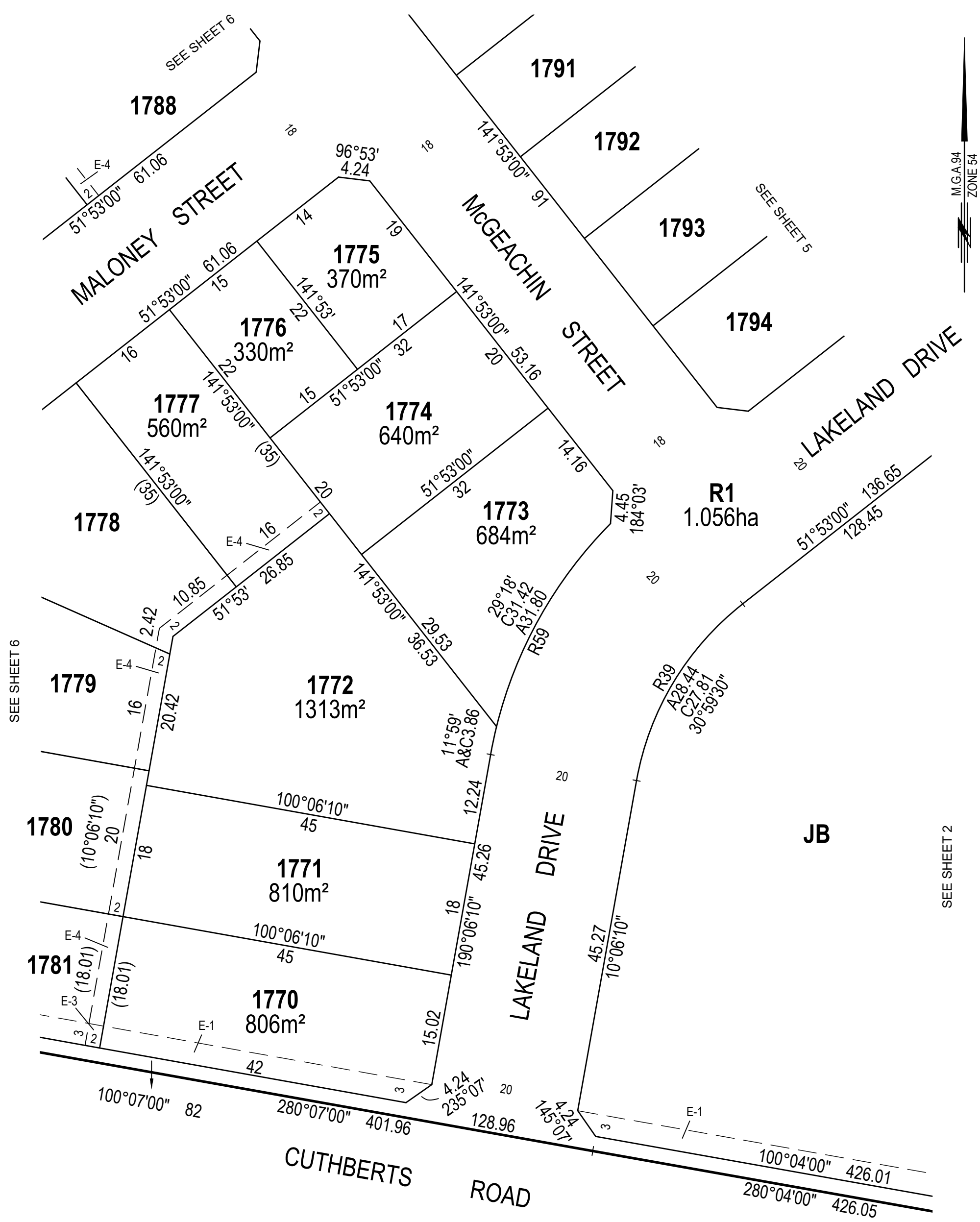


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ORIGINAL SHEET SIZE: A3

SHEET 3

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SEE SHEET 6

SEE SHEET 5

SEE SHEET 2

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SCALE 1:500

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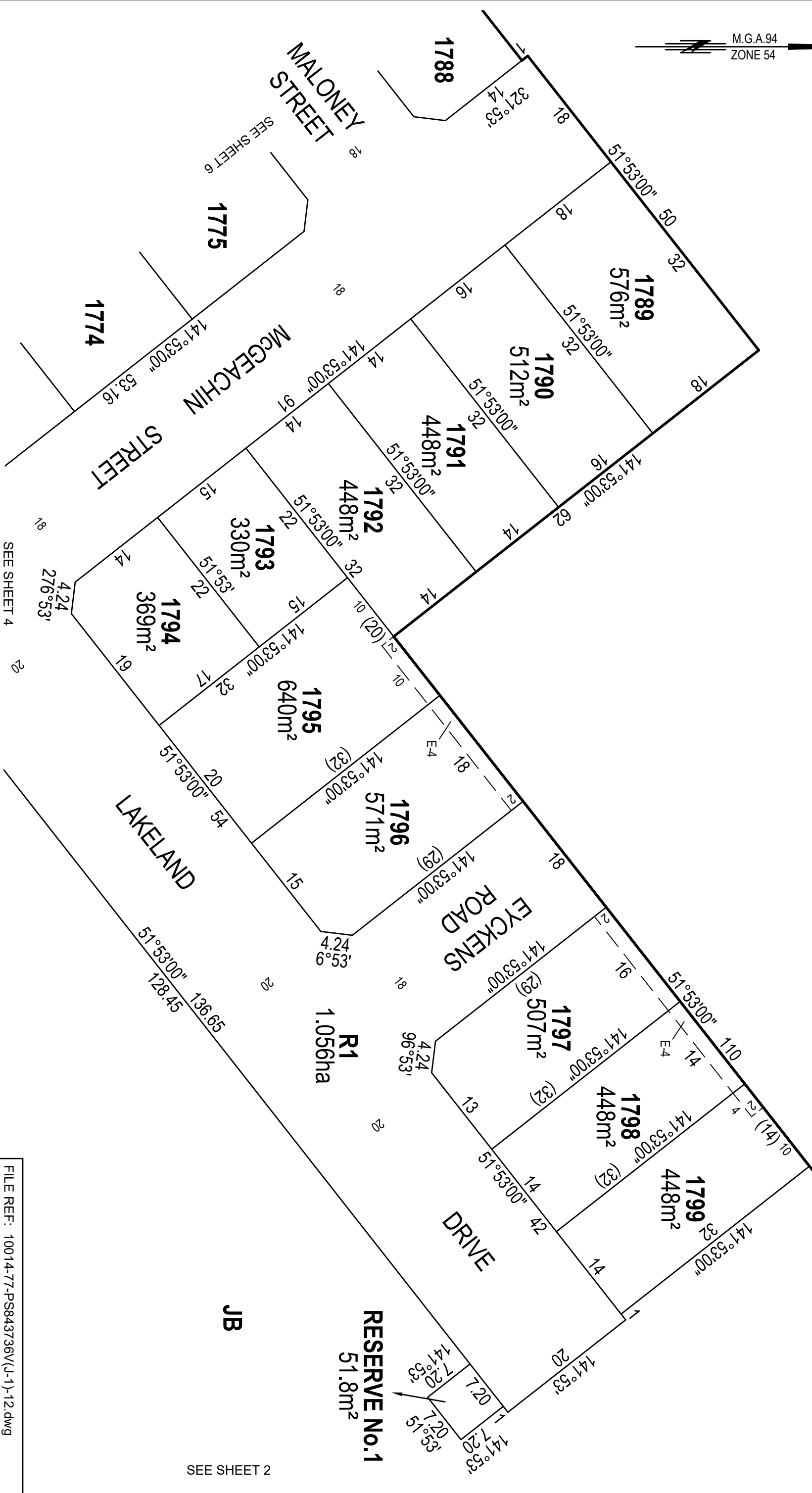
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PS 843736 V

SEE SHEET 3

M.G.A.94
ZONE 54



SEE SHEET 2



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ORIGINAL SHEET SIZE: A3
SHEET 5

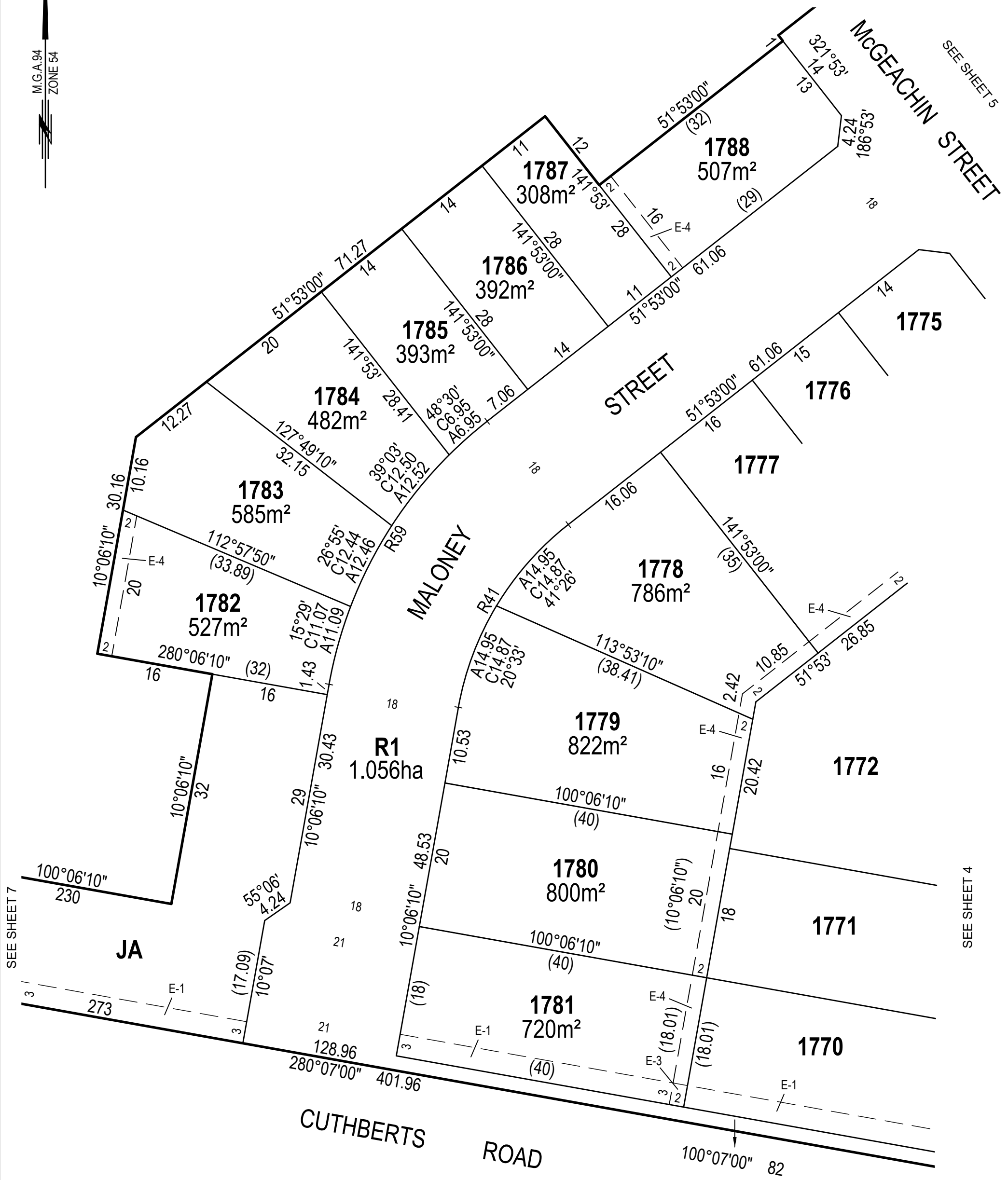
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This plan is provided for marketing and information purposes only. It shows design levels only which may change during construction. Builders should check all information prior to the building process. Where discrepancies exist between the plan of 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, fill depth and all service locations are correct.

M.G.A.94
ZONE 54

SEE SHEET 5



SEE SHEET 7

SEE SHEET 4

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LENGTHS ARE IN METRES

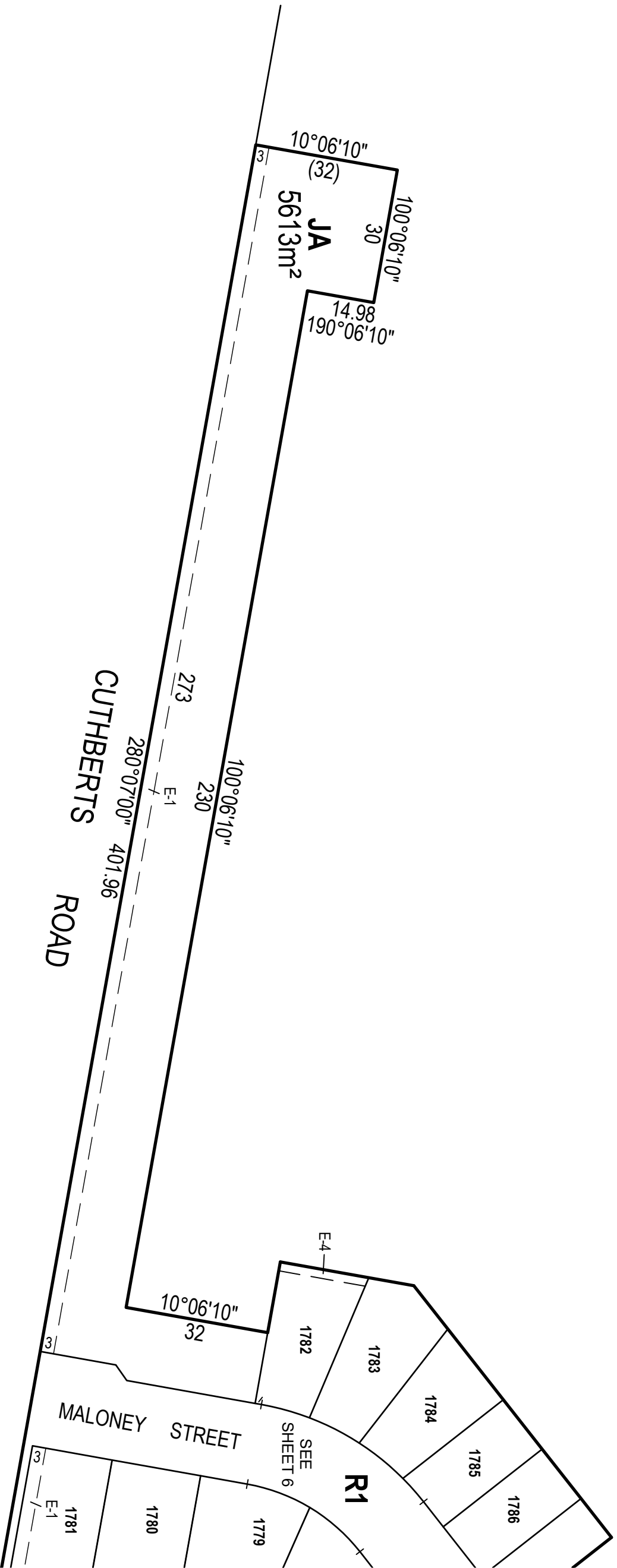
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ORIGINAL SHEET SIZE: A3 SHEET 6

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PS 843736 V

M.G.A.94
ZONE 54



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SCALE	1:1000	ORIGINAL SHEET SIZE: A3	SHEET 7
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CREATION OF RESTRICTIONS

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 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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