

PLAN OF SUBDIVISION

EDITION 1

PS 848309 P

LOCATION OF LAND

PARISH : CARDIGAN
 TOWNSHIP : -----
 SECTION : 10
 CROWN ALLOTMENT : 6(PT)
 CROWN PORTION : -----
 TITLE REFERENCES : VOL. 12330 FOL. 301
 VOL. FOL.
 LAST PLAN REFERENCES : PS 846870A (LOT L2)
 PS 844952J (LOT X)
 POSTAL ADDRESS : CUTHBERTS ROAD,
 (At time of subdivision) LUCAS, 3350.
 MGA Co-ordinates
 (of approx centre of land in plan) E 744 335 ZONE: 54
 N 5 841 000 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

See sheet 6 for details of a Restriction affecting lots on this plan.

OTHER PURPOSES OF THIS PLAN:

- To remove the Carriageway Easement E-7 created on PS 846870A that lies within Road Reserve R1 on this plan.

FOUNDATIONS FOR REMOVAL: By agreement of all interested parties.

- To remove part of the Drainage Easement E-13 created on PS 846870A that lies within Lot 2020 on this plan.

FOUNDATIONS FOR REMOVAL: By consent of the relevant Authority under the powers of Sec 6(1)(k)(iii) of the Subdivision Act 1988.

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 2019 (all inclusive) have been omitted from this plan.

**LUCAS
STAGE L-2
41 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	DRAINAGE	2	PS 846870A	CITY OF BALLARAT
E-2	DRAINAGE	2	THIS PLAN	CITY OF BALLARAT
E-3	POWERLINE	1.50	THIS PLAN - SEC 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LIMITED



ABN 11 125 568 461
 1315 Sturt Street, Ballarat, VIC Australia (PO Box 563W, Ballarat West) 3350
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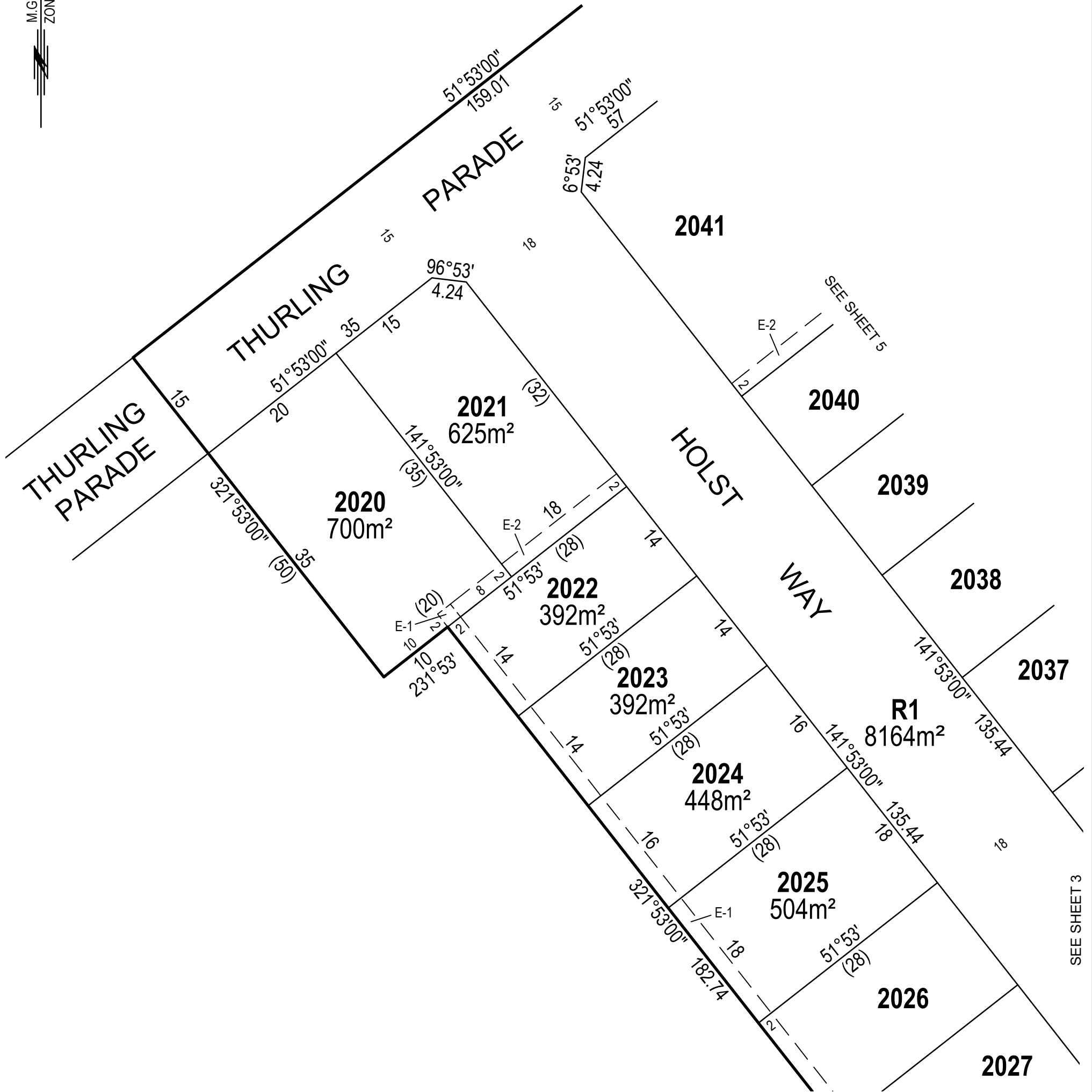
FILE REF: 10014-88-PS848309P(L2)-03.dwg
 DATE: 15/12/2021

SURVEYOR: MICHAEL CRAIG WILSON
 VERSION: 3

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 6

M.G.A.94
ZONE 54



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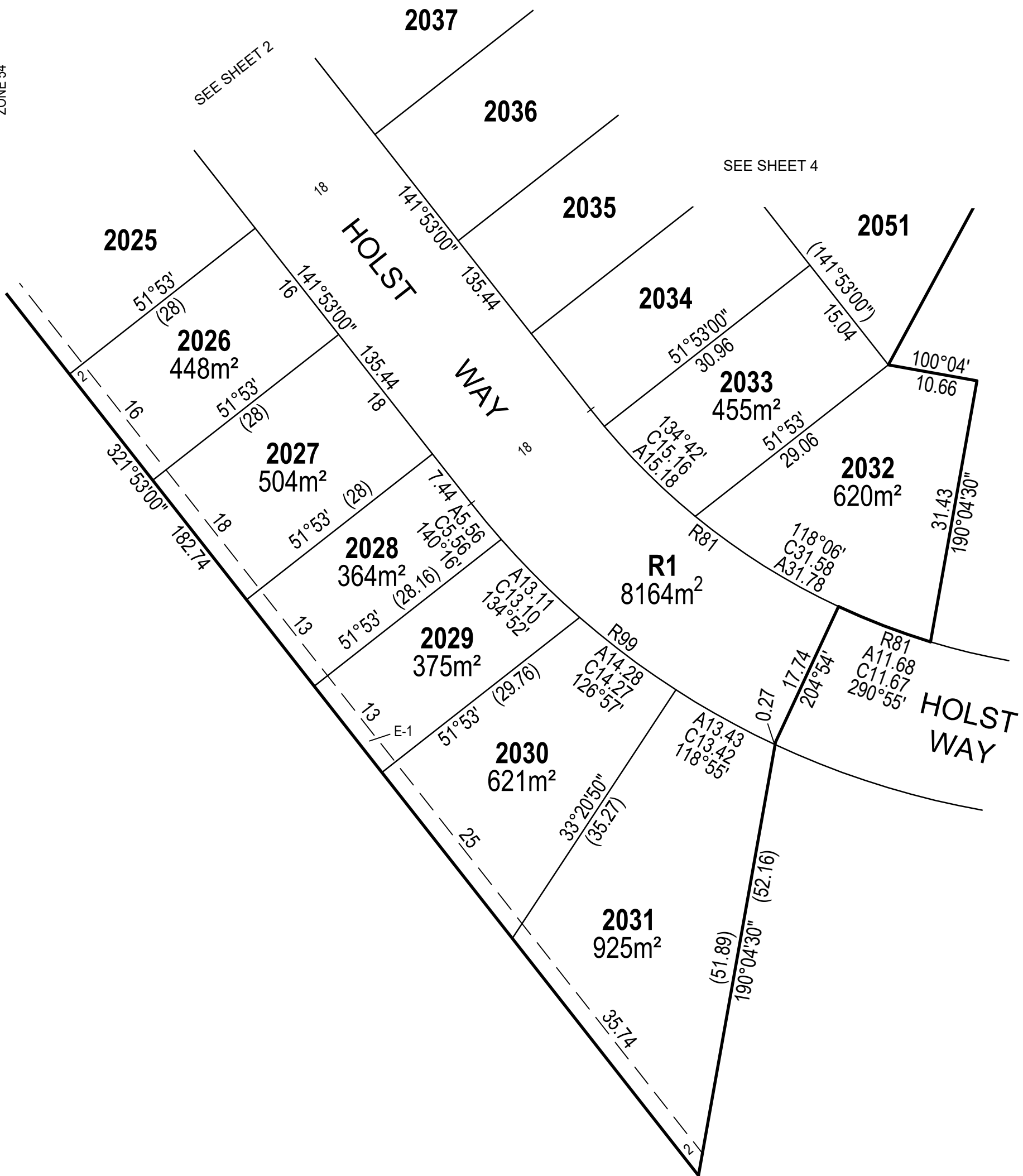
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SCALE 1:500
 5 0 5 10 15 20
 LENGTHS ARE IN METRES

SURVEYOR: MICHAEL CRAIG WILSON
 VERSION: 3

ORIGINAL SHEET SIZE: A3 SHEET 2

M.G.A.94
ZONE 54



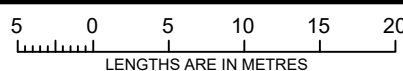
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SCALE
1:500

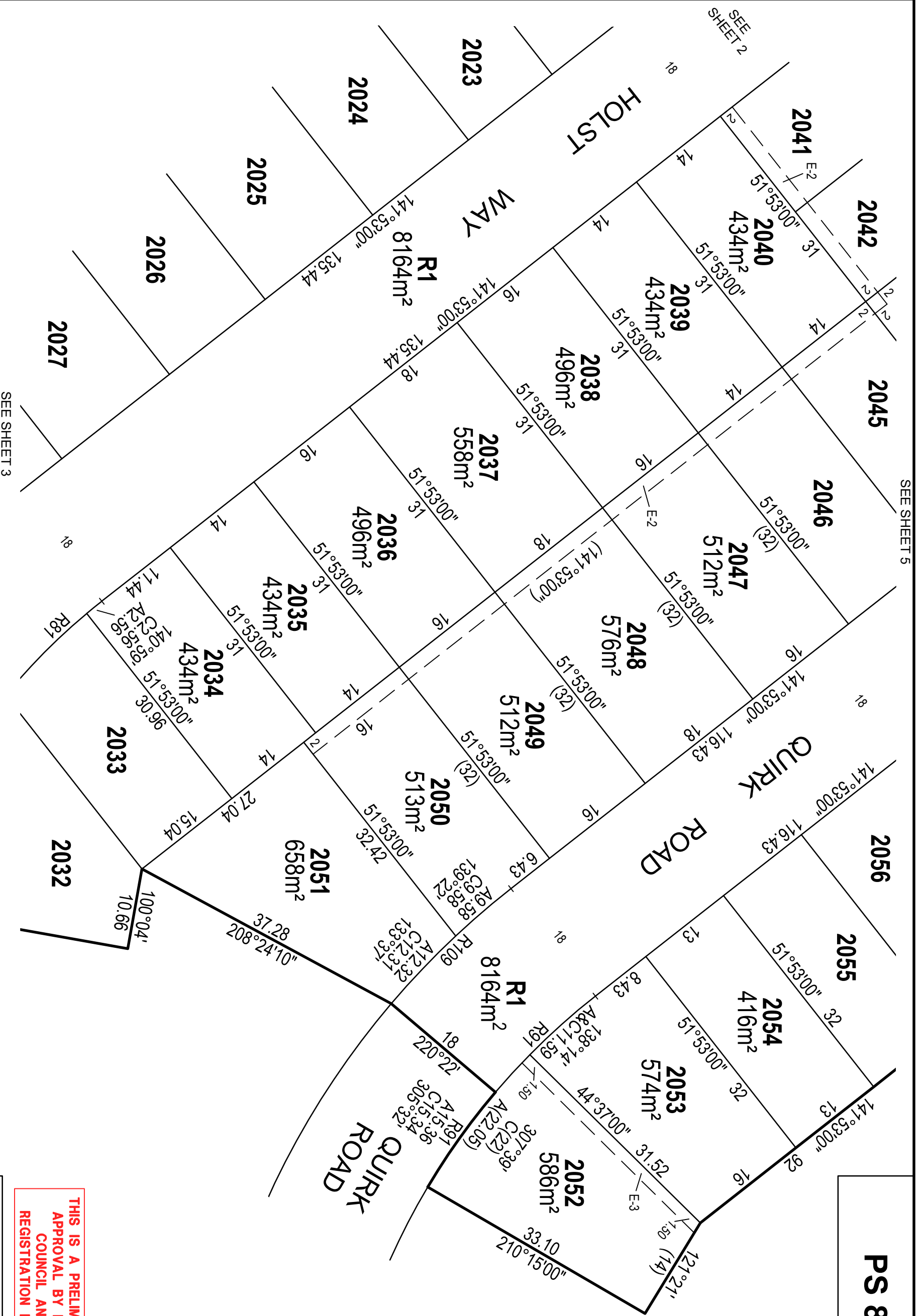


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SHEET 3

PS 848309 P



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SCALE	1:500	ORIGINAL SHEET	SHEET 4
		SIZE: A3	

SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 3



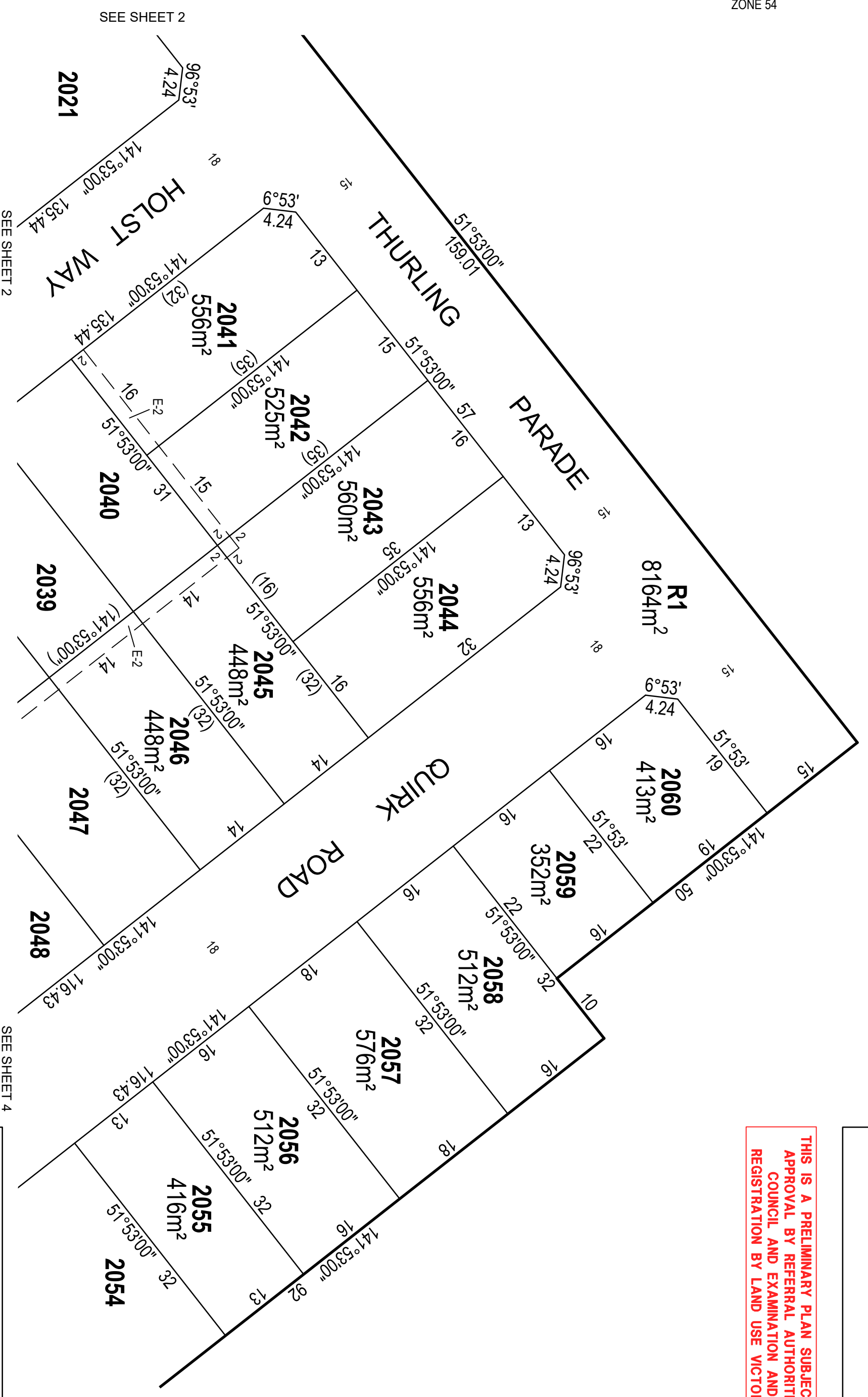
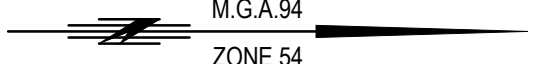
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This plan is provided for marketing and information purposes only. It shows design levels only which may change during construction. Builders should check all information prior to the building process. Where discrepancies exist between the plan of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

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ZONE 54



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SCALE	1:500
LENGTHS ARE IN METRES	

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SHEET 5

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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
- 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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SHEET 6