

PLAN OF SUBDIVISION

EDITION 1

PS 848310 F

LOCATION OF LAND

PARISH : CARDIGAN
TOWNSHIP : -----
SECTION : 10
CROWN ALLOTMENTS : 6(PT), 7(PT)
CROWN PORTION : -----
TITLE REFERENCE : VOL. 12330 FOL. 302

LAST PLAN REFERENCE : PS 846870A (LOT L3)

POSTAL ADDRESS : CUTHBERTS ROAD,
(At time of subdivision) LUCAS, 3350.

MGA Co-ordinates
(of approx centre of
land in plan) E 744 465 ZONE: 54
N 5 841 035 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 5 for details of a Restriction affecting lots on this plan.

OTHER PURPOSES OF THIS PLAN:

- To remove the Carriageway Easement E-8 on PS 846870A that lies within Road Reserve R1 on this plan.

GROUNDS FOR REMOVAL:

By agreement of all interested parties.

- To remove that part of the Drainage Easement E-13 on PS 846870A that lies within Lot 2106 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.

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 2088 (all inclusive) have been omitted from this plan.

**LUCAS
STAGE L-3
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-1, E-3	DRAINAGE	2	PS 846870A	CITY OF BALLARAT
E-2, E-3	POWERLINE	1.50	THIS PLAN - SEC 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LIMITED
E-4	DRAINAGE	2	THIS PLAN	CITY OF BALLARAT



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Email: victoria@cardno.com.au Web: www.cardno.com

FILE REF: 10014-89-PS848310F(L3)-03.dwg
DATE: 08/02/2022

SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 3

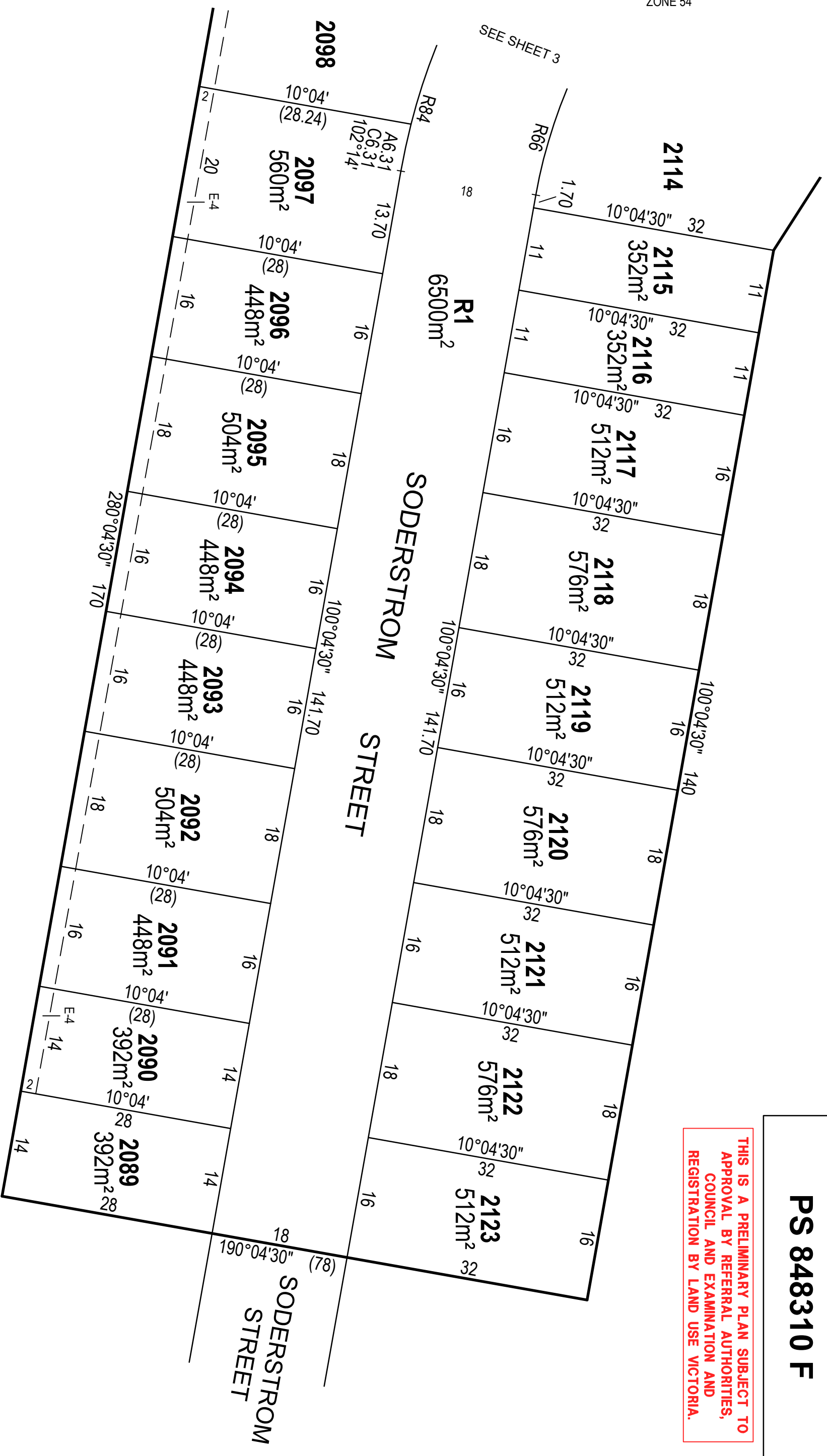
ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 5

PS 848310 F

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M.G.A.94
ZONE 54



FILE REF: 10014-89-PS848310F(L3)-03.dwg

SCALE	1:500	5 0 5 10 15 20	ORIGINAL SHEET	SHEET 2
		LENGTHS ARE IN METRES	SIZE: A3	

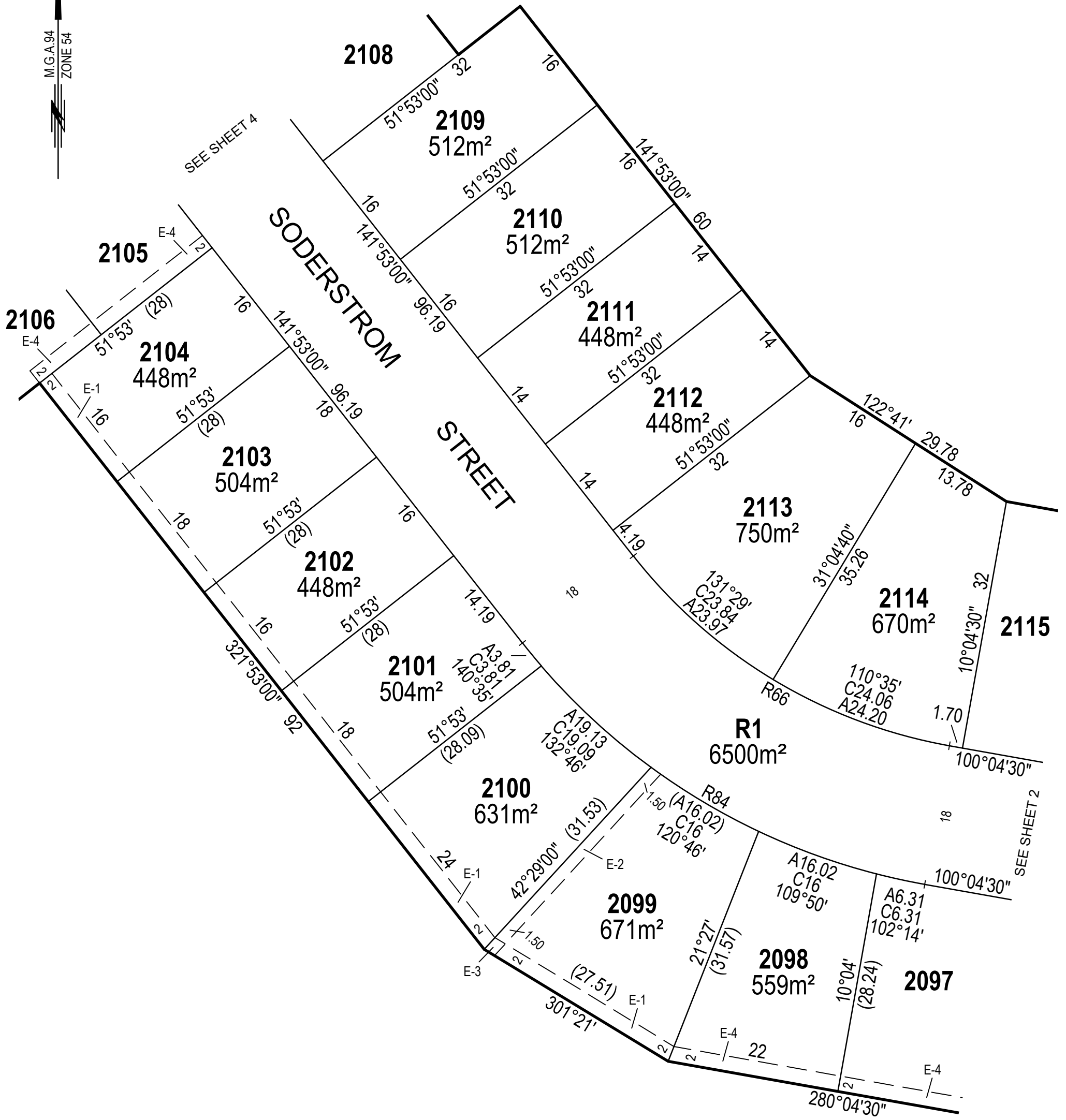
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This plan is provided for marketing and information purposes only. It shows design levels only which may change during construction. Builders should check all information prior to the building process. Where discrepancies exist between the plan of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



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FILE REF: 10014-89-PS848310F(L3)-03.dwg

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SCALE 1:500
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LENGTHS ARE IN METRES

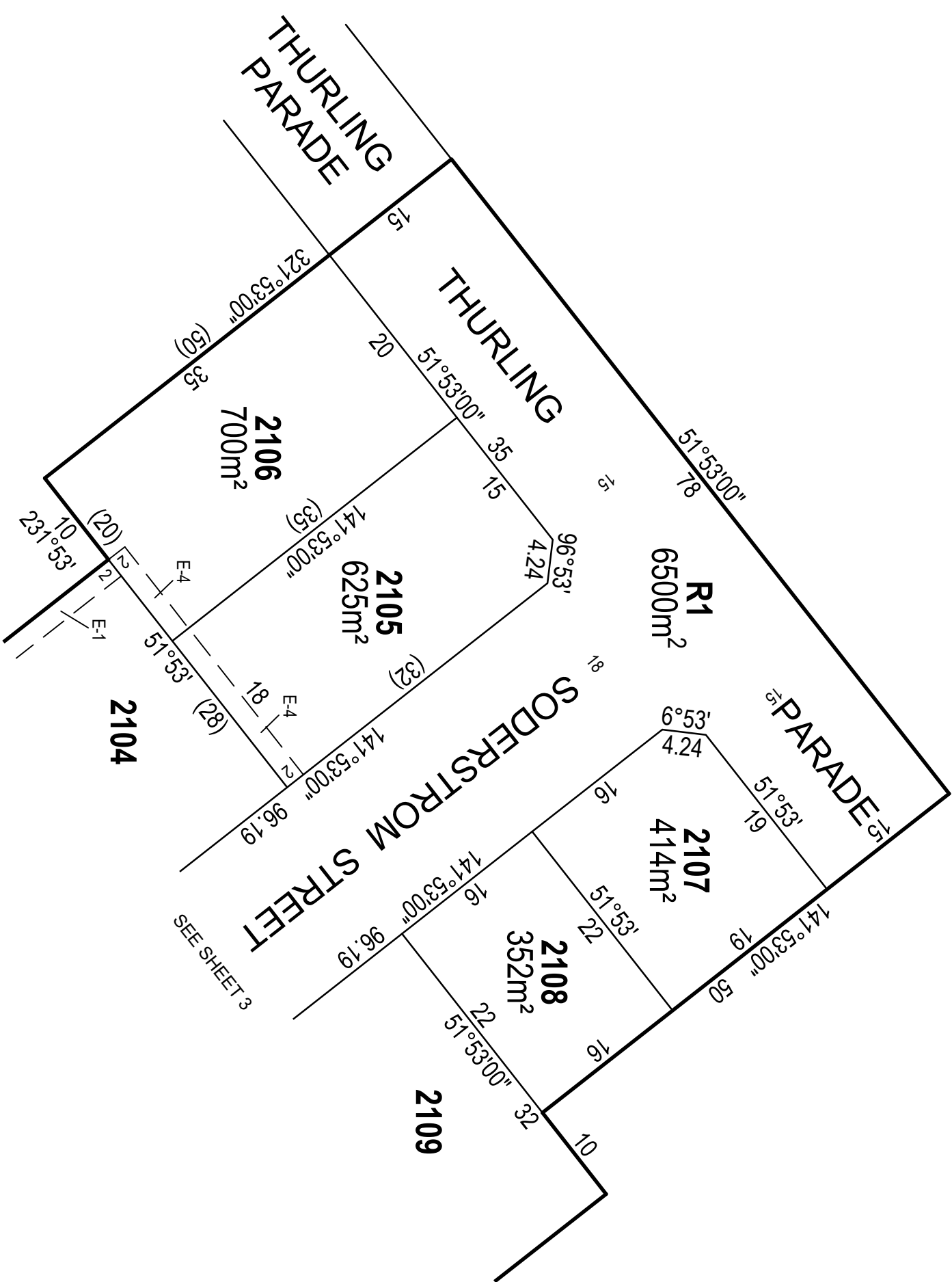
SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 3

ORIGINAL SHEET SIZE: A3
SHEET 3

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SHEET 4

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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:

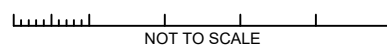
No dwelling shall be constructed on each lot described as the burdened land, unless:

- 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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ORIGINAL SHEET
 SIZE: A3

SHEET 5