

PLAN OF SUBDIVISION

EDITION 1

PS 846874 R

LOCATION OF LAND

PARISH : CARDIGAN
 TOWNSHIP : -----
 SECTION : 10
 CROWN ALLOTMENTS : 5(PT), 6(PT)
 CROWN PORTION : -----
 TITLE REFERENCES : VOL. 12330 FOL. 296
 VOL. FOL.
 LAST PLAN REFERENCE : PS 846870A (LOT K1)
 PS 843736V (LOT JA)
 POSTAL ADDRESS : CUTHBERTS ROAD,
 (At time of subdivision) LUCAS, 3350.
 MGA Co-ordinates
 (of approx centre of land in plan) E 744 030 ZONE: 54
 N 5 840 750 GDA 94

Council Name: Ballarat City Council

Council Reference Number: PSD/2021/181
 Planning Permit Reference: PLP/2019/607/A
 SPEAR Reference Number: S184289P

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 14/02/2022

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

| IDENTIFIER | COUNCIL/BODY/PERSON |
|------------|---------------------|
| ROAD R1 | CITY OF BALLARAT |

OTHER PURPOSE OF THIS PLAN:

To remove that part of the Pipelines or Ancillary Purposes Easement E-1 created in 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 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/2019/607

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

In Proclaimed Survey Area No. 49

Lots 1 to 1907 (all inclusive) have been omitted from this plan.

LUCAS
STAGE K-1
 41 LOTS,
 BALANCE LOT KA

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 | PIPELINES OR ANCILLARY PURPOSES | 3 | THIS PLAN - SECTION 136 OF THE WATER ACT 1989 | CENTRAL HIGHLANDS REGION WATER CORPORATION |
| E-2, E-3 | DRAINAGE | SEE PLAN | THIS PLAN | CITY OF BALLARAT |



ABN 11 125 568 461
 1315 Sturt Street, Ballarat, VIC Australia (PO Box 563W, Ballarat West) 3350
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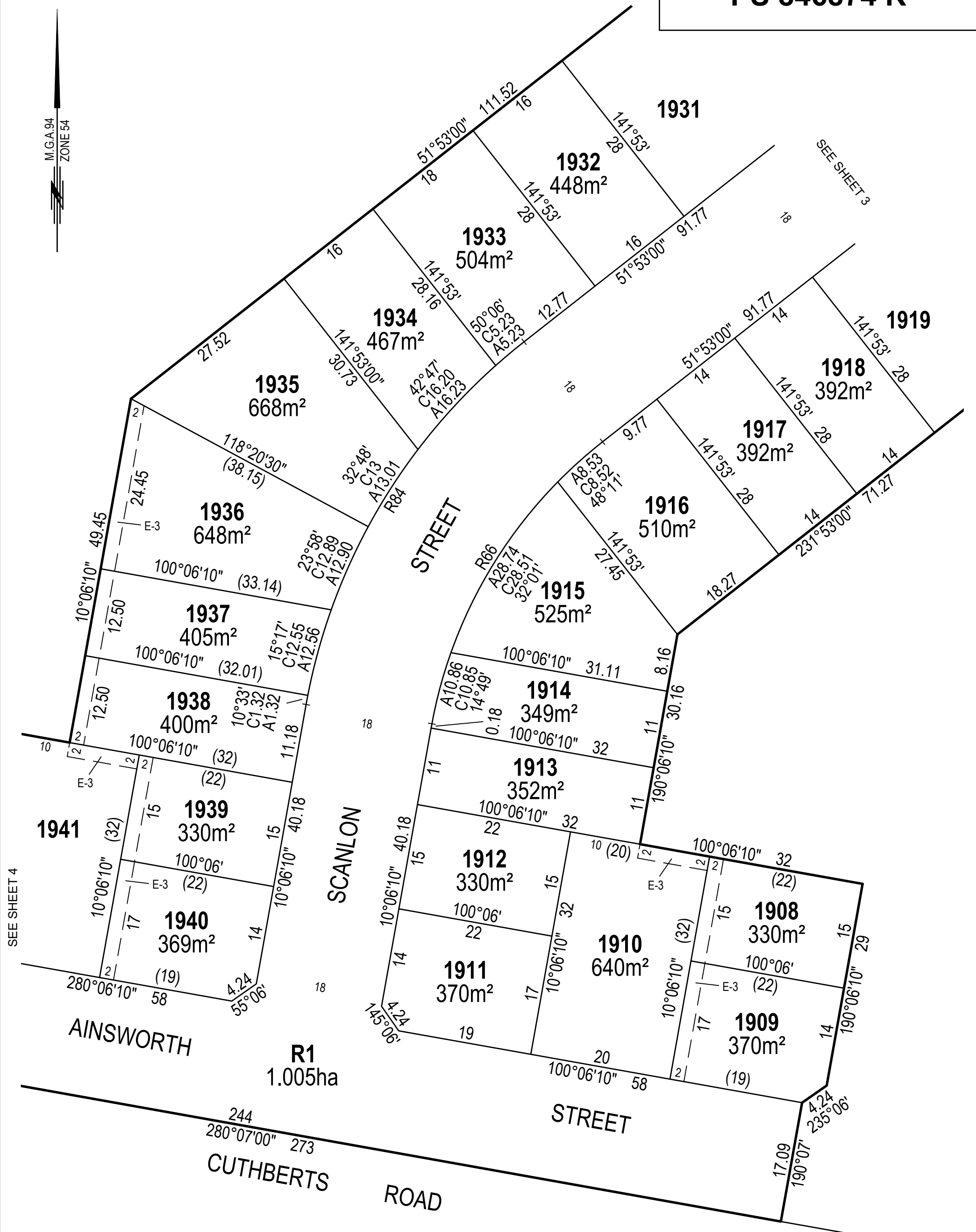
FILE REF: 10014-83-PS846874R(K-1)-04.dwg
 DATE: 26/10/2021

Digitally signed by: Michael Craig Wilson, Licensed Surveyor,
 Surveyor's Plan Version (04),
 11/02/2022, SPEAR Ref: S184289P

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 5

M.G.A.94
ZONE 54



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SCALE 1:500

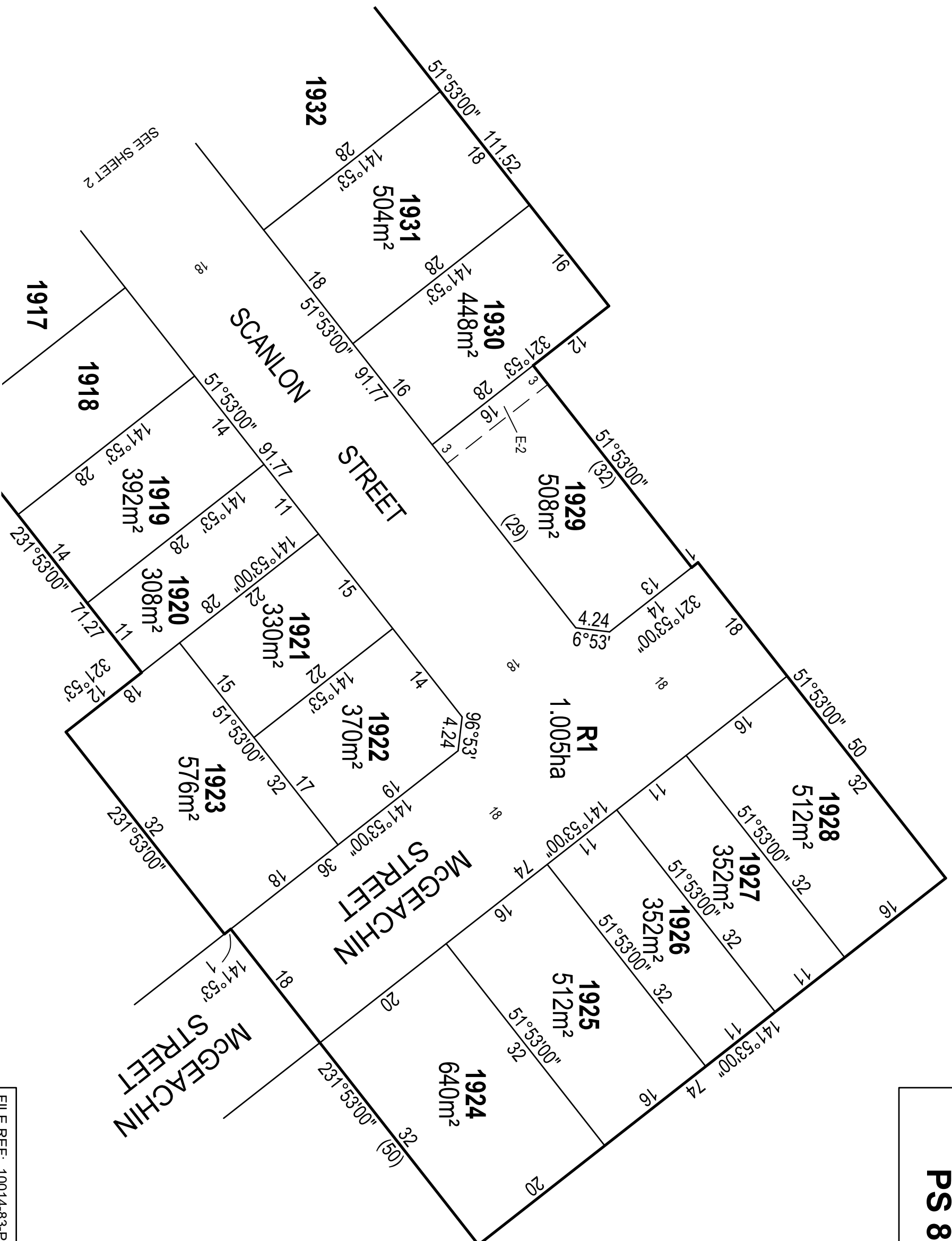
LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3 SHEET 2

Digitally signed by:
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| | |
|-----------------------|-------|
| SCALE | 1:500 |
| LENGTHS ARE IN METRES | |

| | |
|-------------------------|---------|
| 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: Lots 1908 to 1948 (all inclusive) in this plan

LAND TO BENEFIT: Lots 1908 to 1948 (all inclusive) in this plan

RESTRICTION:

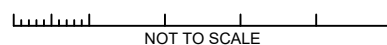
No dwelling shall be constructed on each lot described as the burdened land, unless:

- 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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ORIGINAL SHEET
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SHEET 5

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