

# PLAN OF SUBDIVISION

EDITION 1

# PS 848307 T

## LOCATION OF LAND

PARISH : CARDIGAN  
 TOWNSHIP : -----  
 SECTION : 10  
 CROWN ALLOTMENTS : 5(PT), 6(PT)  
 CROWN PORTION : -----  
 TITLE REFERENCE : VOL. 12330 FOL. 298  
 LAST PLAN REFERENCE : PS 846870A (LOT K3)  
 POSTAL ADDRESS : CUTHBERTS ROAD,  
 (At time of subdivision) LUCAS, 3350.  
 MGA Co-ordinates  
 (of approx centre of land in plan) E 744 220 ZONE: 54  
 N 5 840 825 GDA 94

Council Name: Ballarat City Council

Council Reference Number: PSD/2021/184  
 Planning Permit Reference: PLP/2019/607/A  
 SPEAR Reference Number: S184385A

### 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 17/03/2022

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF BALLARAT

See sheet 4 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 2060 (all inclusive) have been omitted from this plan.

**LUCAS**  
**STAGE K-3**  
**28 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



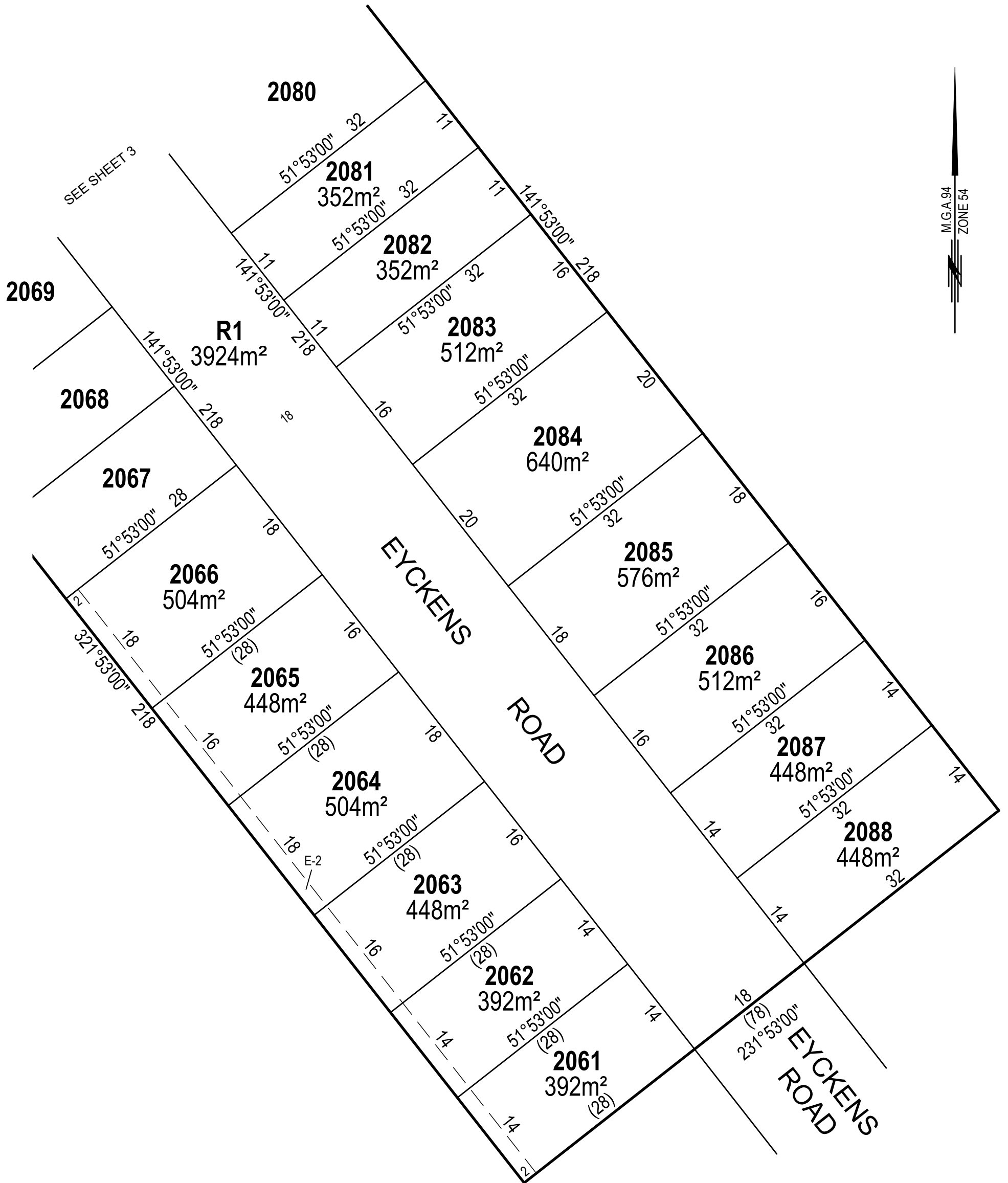
ABN 11 125 568 461  
 1315 Sturt Street, Ballarat, VIC Australia (PO Box 563W, Ballarat West) 3350  
 Phone +61 3 5330 8888 Fax +61 3 5333 3815  
 Email: victoria@cardno.com.au Web: www.cardno.com

FILE REF: 10014-86-PS848307T(K3)-03.dwg  
 DATE: 26/07/2021

Digitally signed by: Michael Craig Wilson, Licensed Surveyor,  
 Surveyor's Plan Version (03),  
 15/03/2022, SPEAR Ref: S184385A

ORIGINAL SHEET  
 SIZE: A3

SHEET 1 OF 4

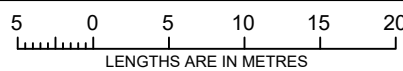


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SCALE  
 1:500

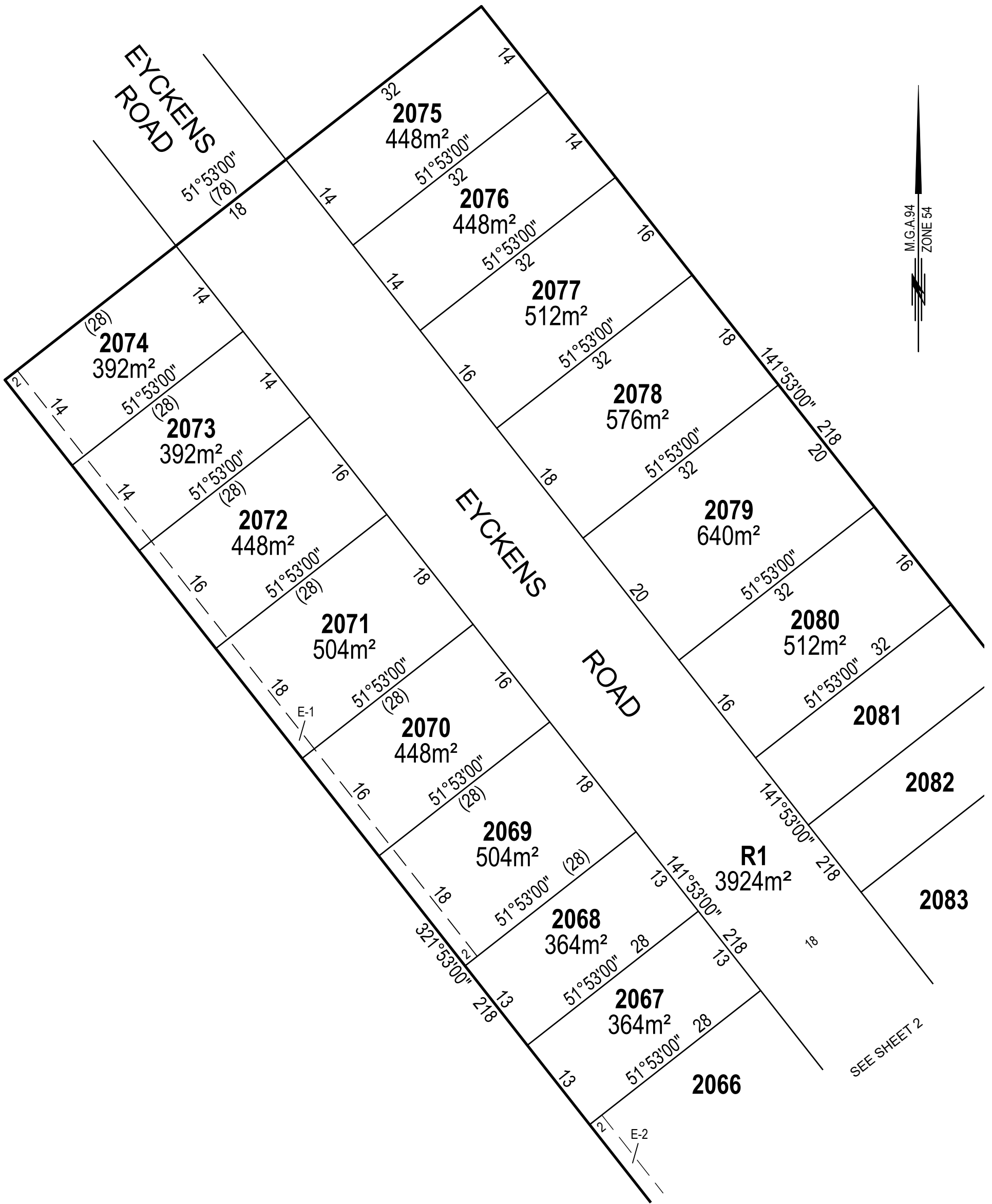


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ORIGINAL SHEET  
 SIZE: A3

SHEET 2

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SEE SHEET 2

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SCALE 1:500  
  
 LENGTHS ARE IN METRES

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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:** All Lots in this plan

**LAND TO BENEFIT:** All Lots in this plan

**RESTRICTION:**

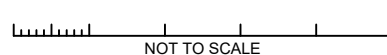
No dwelling shall be constructed on each lot described as the burdened land, unless:

- 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  
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SHEET 4

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