

# PLAN OF SUBDIVISION

EDITION 1

# PS 848311 D

## LOCATION OF LAND

PARISH : CARDIGAN  
 TOWNSHIP : -----  
 SECTION : 10  
 CROWN ALLOTMENTS : 2(PT), 3(PT), 6(PT)  
 CROWN PORTION : -----  
 TITLE REFERENCE : VOL. 12330 FOL. 303  
 LAST PLAN REFERENCE : PS 846870A (LOT L4)  
 POSTAL ADDRESS : CUTHBERTS ROAD,  
 (At time of subdivision) LUCAS, 3350.  
 MGA Co-ordinates  
 (of approx centre of land in plan) E 744 500 ZONE: 54  
 N 5 841 160 GDA 94

Council Name: Ballarat City Council

Council Reference Number: PSD/2022/038  
 Planning Permit Reference: PLP/2019/607/A  
 SPEAR Reference Number: S189801T

### 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 or 18A of the Subdivision Act 1988 has not been made

Digitally signed by: Rebecca Carter for Ballarat City Council on 02/12/2022

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1	CITY OF BALLARAT 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 Easements E-3 and E-12 on PS 830200N 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-2 PS 830200N that lies within Road Reserve R1 on this plan.

### GROUNDS FOR REMOVAL:

By agreement of all interested parties.

## 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 2123 (all inclusive) and E-1 have been omitted from this plan.

**LUCAS**  
**STAGE L-4**  
 37 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-2	DRAINAGE	2	PS 830200N	CITY OF BALLARAT
E-3	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: 10014-90-PS848311D(L-4)-02.dwg  
 DATE: 18/02/2022

Digitally signed by: Michael Craig Wilson, Licensed Surveyor,  
 Surveyor's Plan Version (02),  
 01/12/2022, SPEAR Ref: S189801T

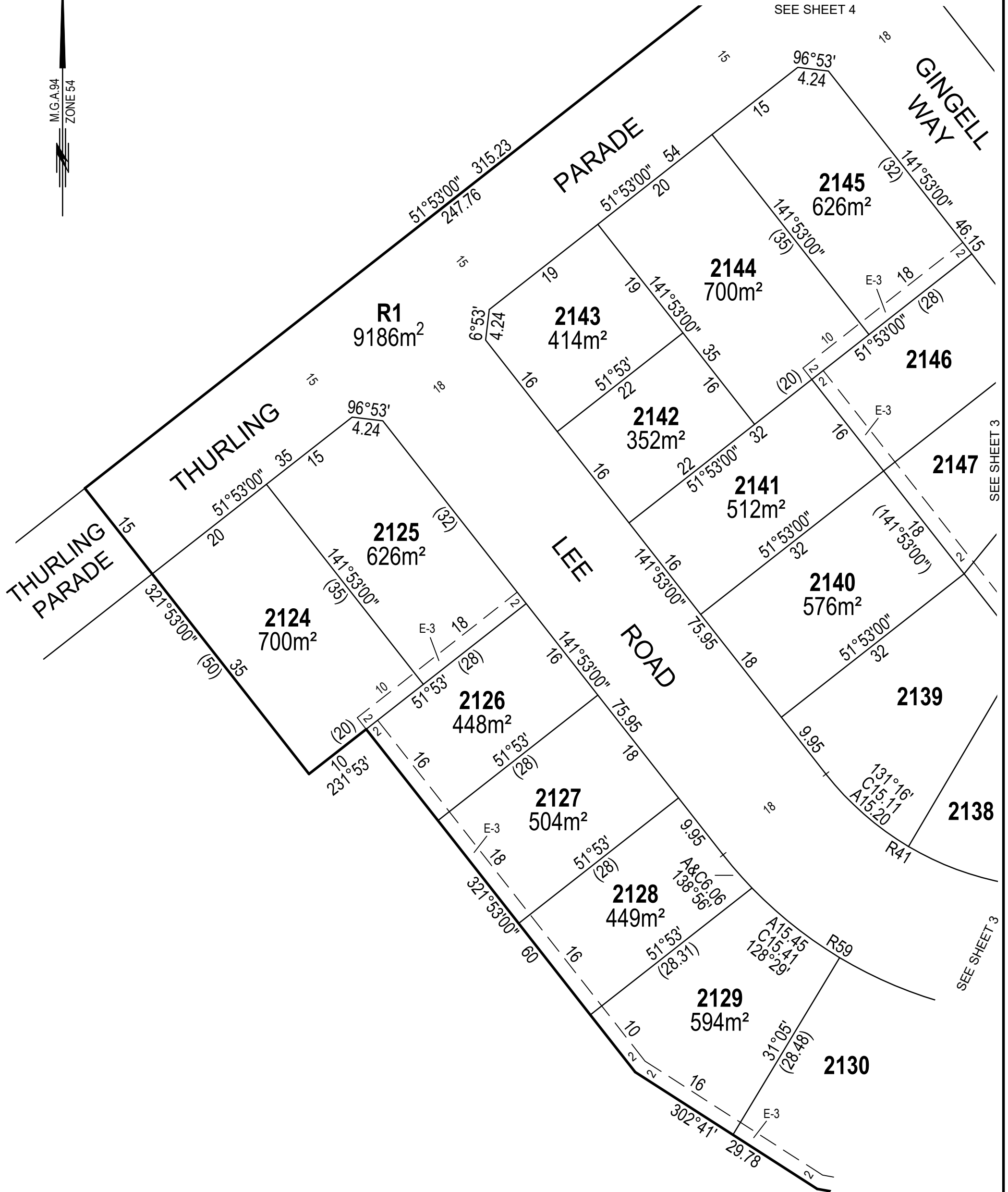
ORIGINAL SHEET  
 SIZE: A3

SHEET 1 OF 5

# PS 848311 D

SEE SHEET 4

M.G.A.94  
ZONE 54



SEE SHEET 3

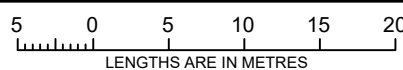
SEE SHEET 3

FILE REF: 10014-90-PS848311D(L-4)-02.dwg



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

SCALE  
1:500

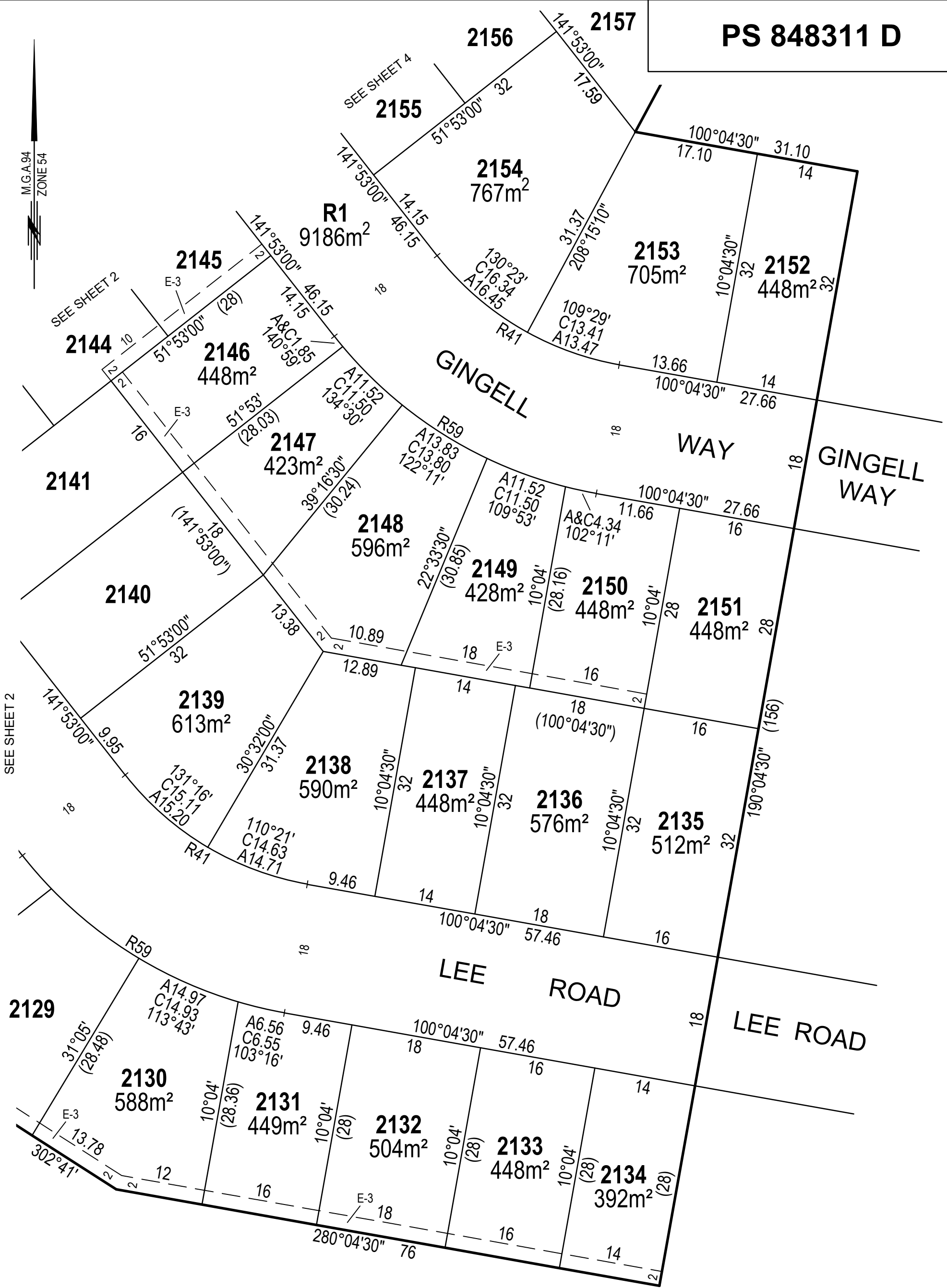


Digitally signed by: Michael Craig Wilson, Licensed Surveyor,  
Surveyor's Plan Version (02),  
01/12/2022, SPEAR Ref: S189801T

ORIGINAL SHEET  
SIZE: A3

SHEET 2

Digitally signed by:  
Ballarat City Council,  
02/12/2022,  
SPEAR Ref: S189801T



FILE REF: 10014-90-PS848311D(L-4)-02.dwg



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

SCALE 1:500

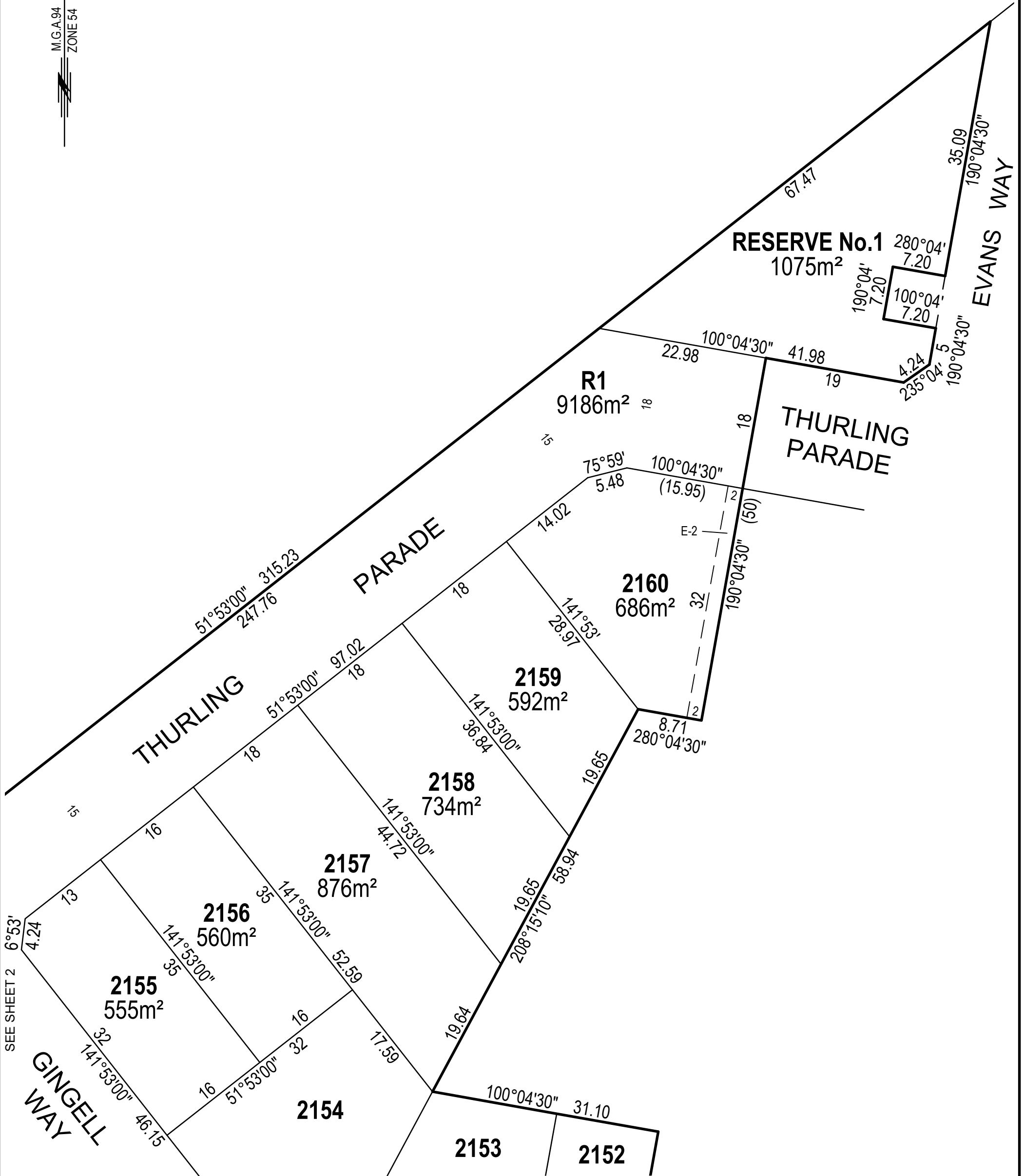
LENGTHS ARE IN METRES

Digitally signed by: Michael Craig Wilson, Licensed Surveyor,  
 Surveyor's Plan Version (02),  
 01/12/2022, SPEAR Ref: S189801T

ORIGINAL SHEET SIZE: A3 SHEET 3

Digitally signed by:  
 Ballarat City Council,  
 02/12/2022,  
 SPEAR Ref: S189801T

M.G.A.94  
ZONE 54



SEE SHEET 2

SEE SHEET 3

FILE REF: 10014-90-PS848311D(L-4)-02.dwg

**Cardno TGM**  
 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

SCALE 1:500

LENGTHS ARE IN METRES

Digitally signed by: Michael Craig Wilson, Licensed Surveyor,  
 Surveyor's Plan Version (02),  
 01/12/2022, SPEAR Ref: S189801T

ORIGINAL SHEET SIZE: A3

SHEET 4

Digitally signed by:  
 Ballarat City Council,  
 02/12/2022,  
 SPEAR Ref: S189801T

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.

FILE REF: 10014-90-PS848311D(L-4)-02.dwg



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

NOT TO SCALE

Digitally signed by: Michael Craig Wilson, Licensed Surveyor,  
Surveyor's Plan Version (02),  
01/12/2022, SPEAR Ref: S189801T

ORIGINAL SHEET  
SIZE: A3

SHEET 5

Digitally signed by:  
Ballarat City Council,  
02/12/2022,  
SPEAR Ref: S189801T