

# PLAN OF SUBDIVISION

EDITION 1

# PS 824364 Q

## LOCATION OF LAND

PARISH : CARDIGAN  
 TOWNSHIP : -----  
 SECTION : 10  
 CROWN ALLOTMENT : 3(PT), 4(PT), 7(PT)  
 CROWN PORTION : -----  
 TITLE REFERENCE : VOL. 12016 FOL. 543  
 VOL. 11829 FOL. 310  
 LAST PLAN REFERENCE : LOT 1 ON PS 820572E  
 LOT M3 ON PS 742240Q  
 POSTAL ADDRESS : REMEMBRANCE DRIVE,  
 (At time of subdivision) LUCAS, 3350.  
 MGA Co-ordinates  
 (of approx centre of land in plan) E 744 685 ZONE: 54  
 N 5 840 765 GDA 94

Council Name: Ballarat City Council

Council Reference Number: PSD/2018/188  
 Planning Permit Reference: PLP/2018/525  
 SPEAR Reference Number: S130949S

### 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 20/06/2019

## 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 Instrument AM457353P 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.

Upon Registration of this plan, that part of of the Drainage Easement E-1, created in Instrument AM 055455W, that lies within Road Reserve R1 on this plan, will merge.

See sheet 7 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. 2018/525

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

In Proclaimed Survey Area No. 49.

Lots 1 to 1199 (all inclusive) have been omitted from this plan.

**LUCAS**  
**STAGE E-1**  
 33 LOTS,  
 BALANCE LOTS  
 E2, F1 & G1

## 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	AM457353P	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-1	DRAINAGE	3	AM 055455W	CITY OF BALLARAT
E-2	PIPELINES OR ANCILLARY PURPOSES	3	PS 727799T - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-2, E-3	DRAINAGE	3	PS 727799T	CITY OF BALLARAT
E-4	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-5	DRAINAGE	2	THIS PLAN	CITY OF BALLARAT

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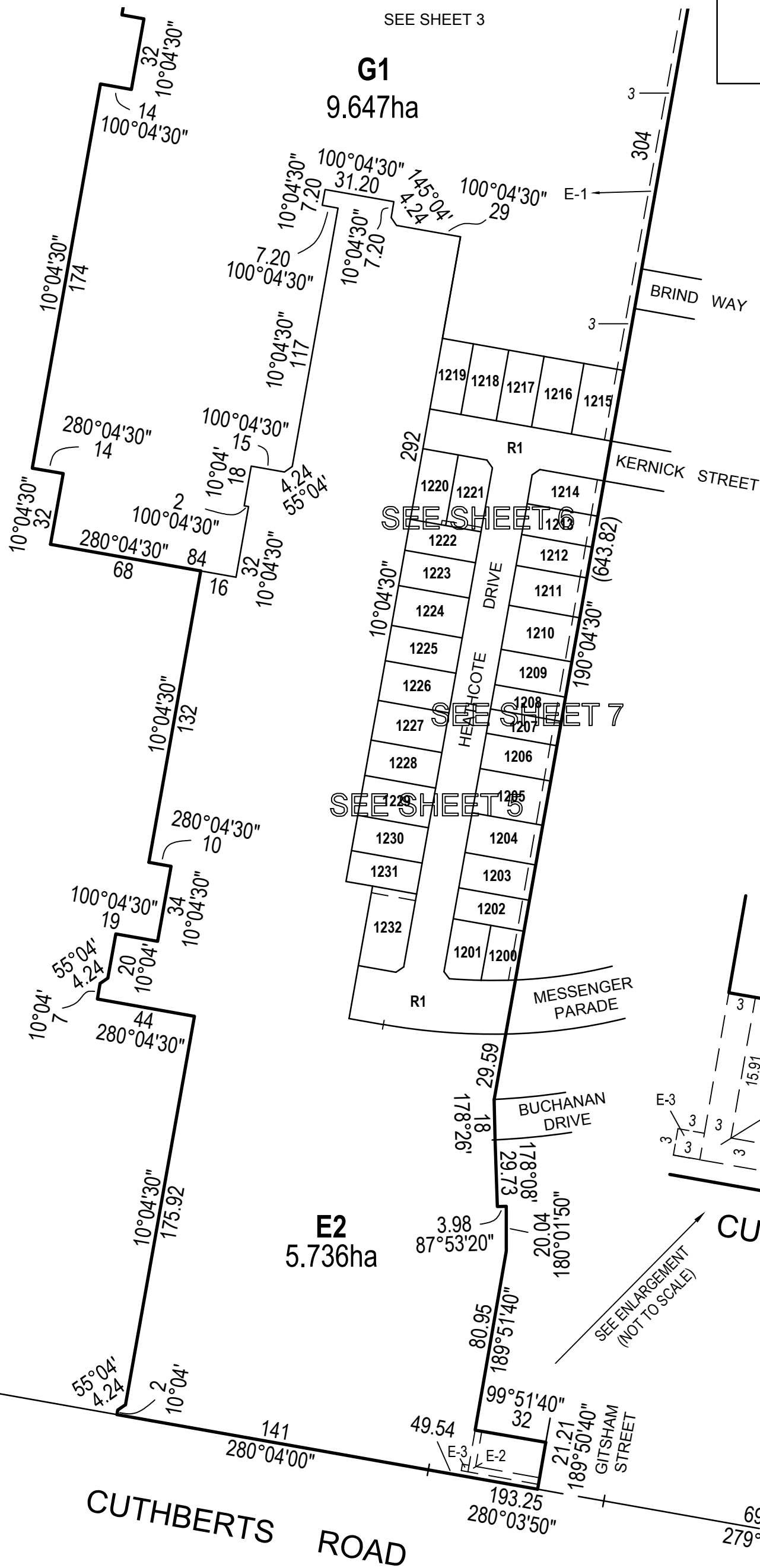
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 DATE: 07/12/2018

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ORIGINAL SHEET  
 SIZE: A3

SHEET 1 OF 7

SEE SHEET 3



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SCALE 1:2000

LENGTHS ARE IN METRES

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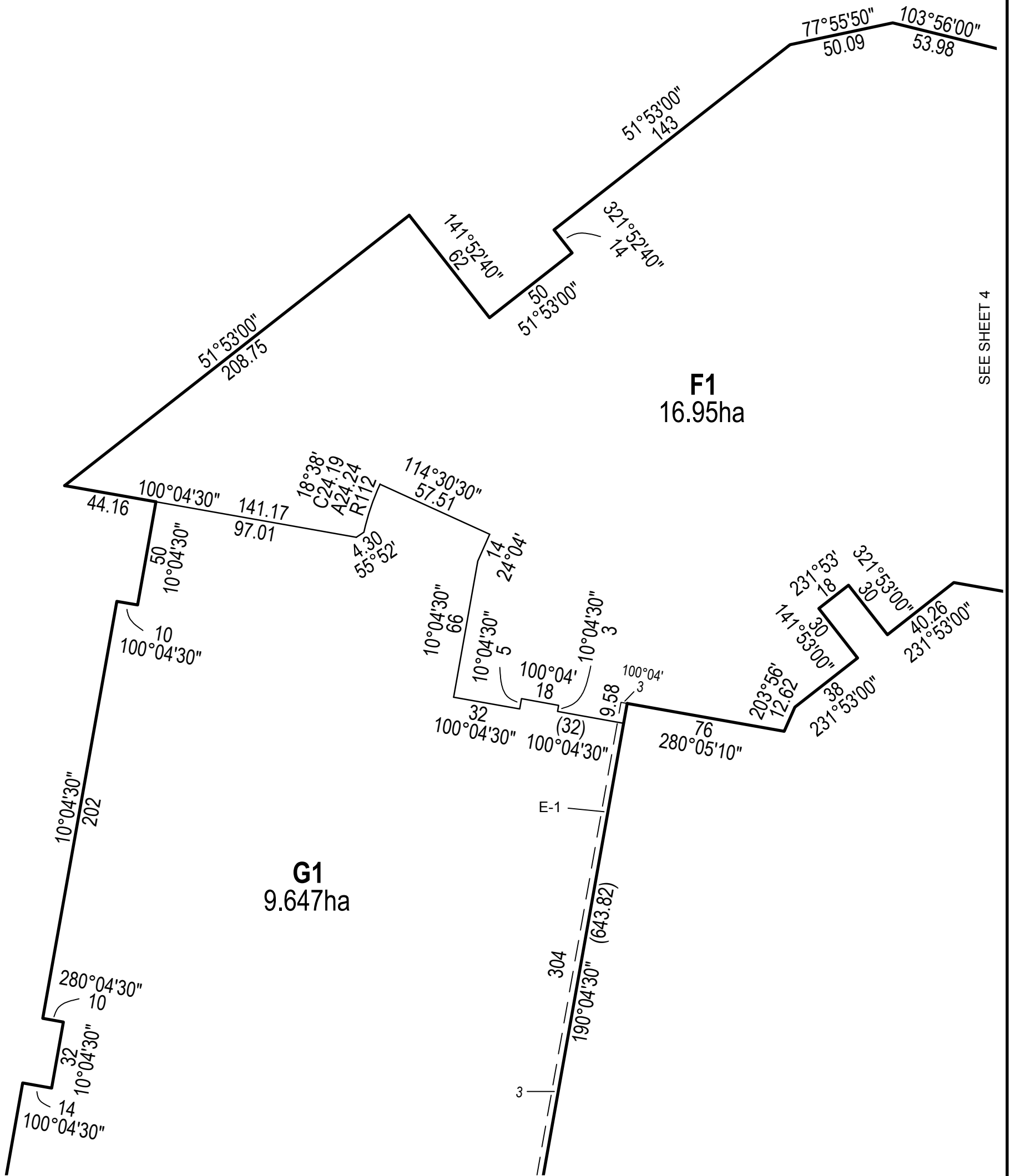
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SHEET 2

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# PS 824364 Q

M.G.A.94  
ZONE 54



SEE SHEET 4

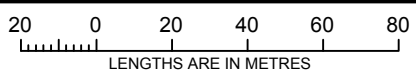
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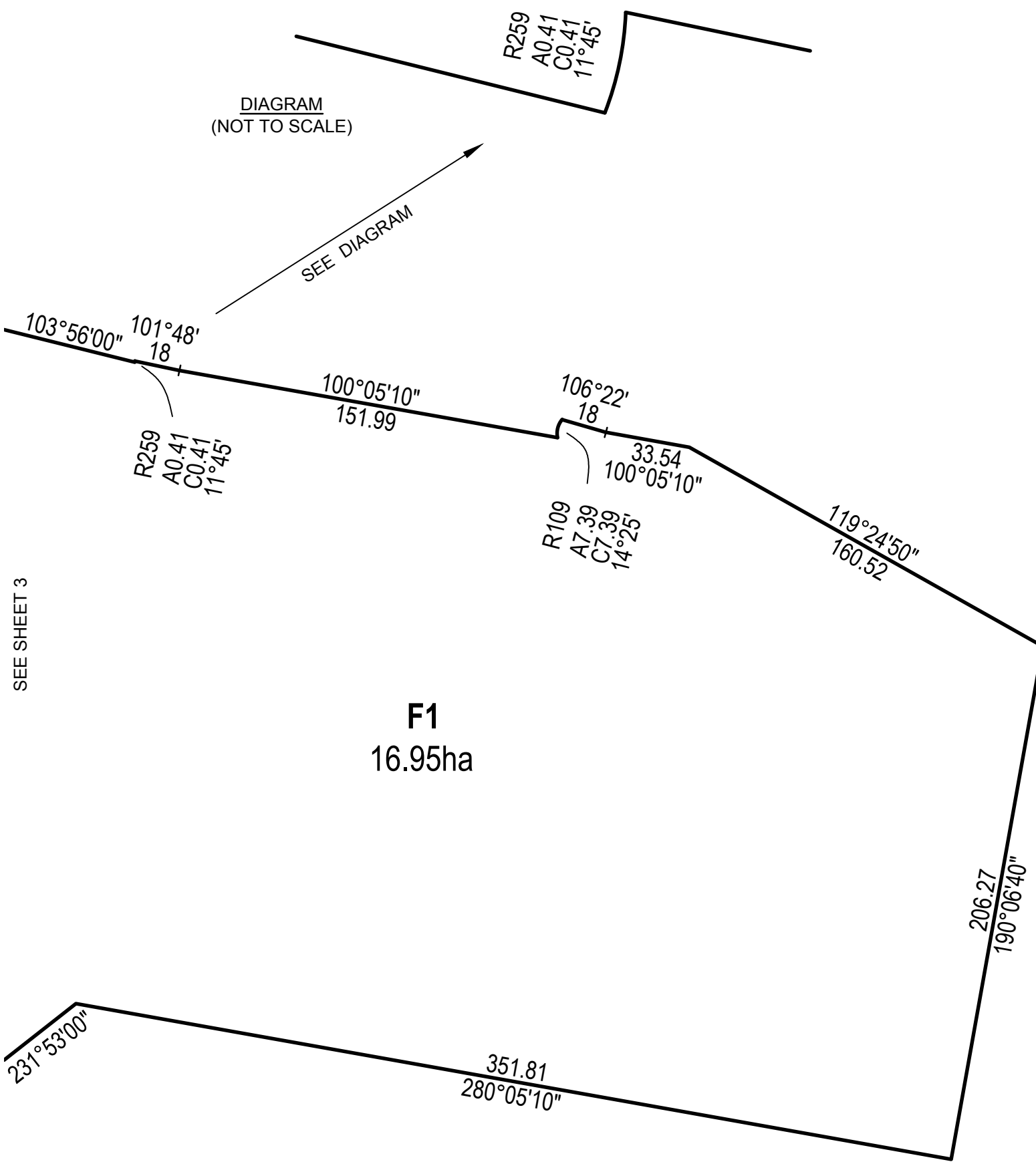


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SHEET 3

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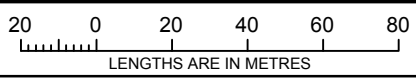


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SHEET 4

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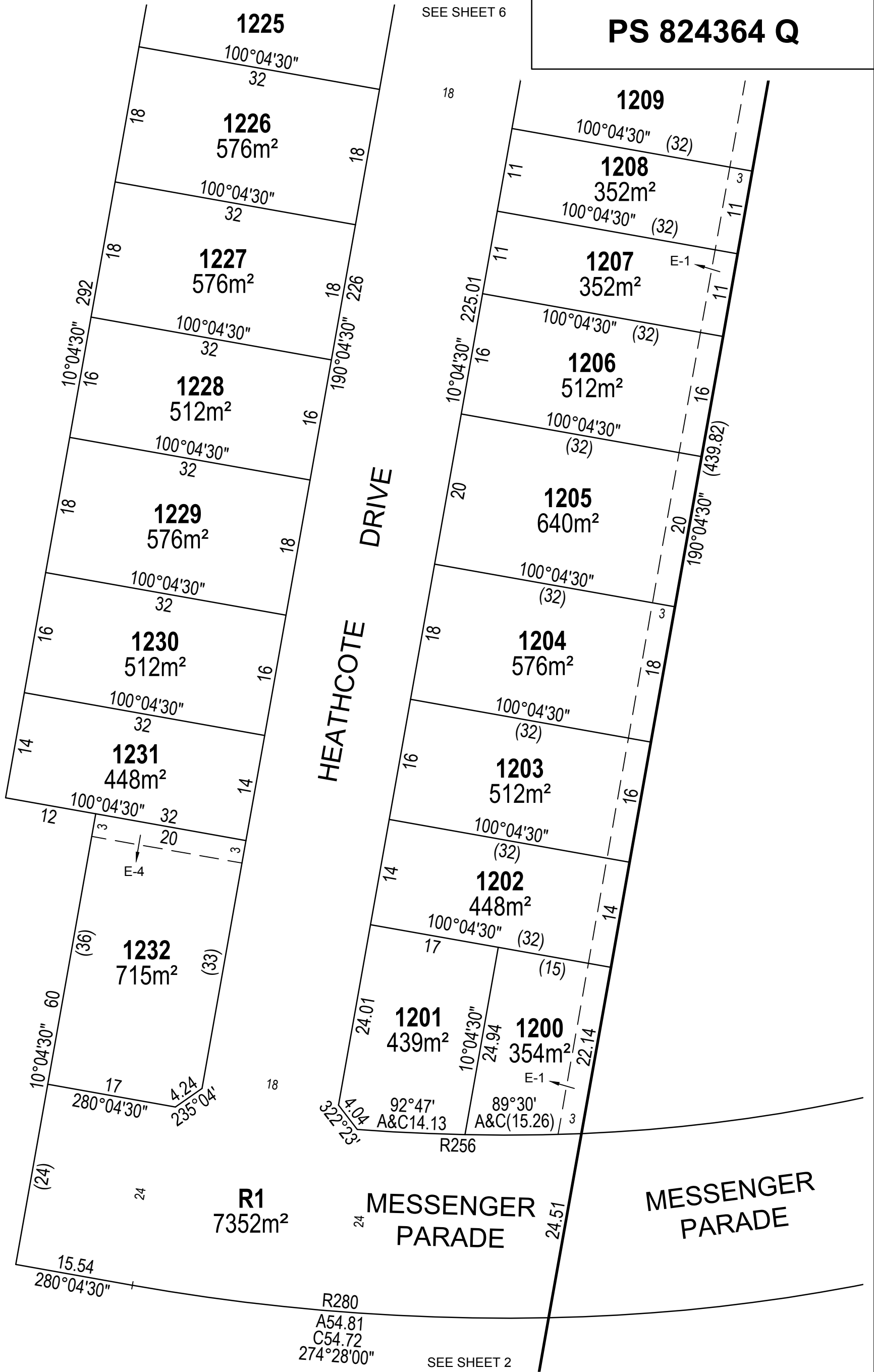
M.G.A.94  
ZONE 54

SEE SHEET 6

**PS 824364 Q**

SEE SHEET 2

**E2**  
5.736ha



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

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SHEET 5

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**PS 824364 Q**

**G1**  
9.647ha

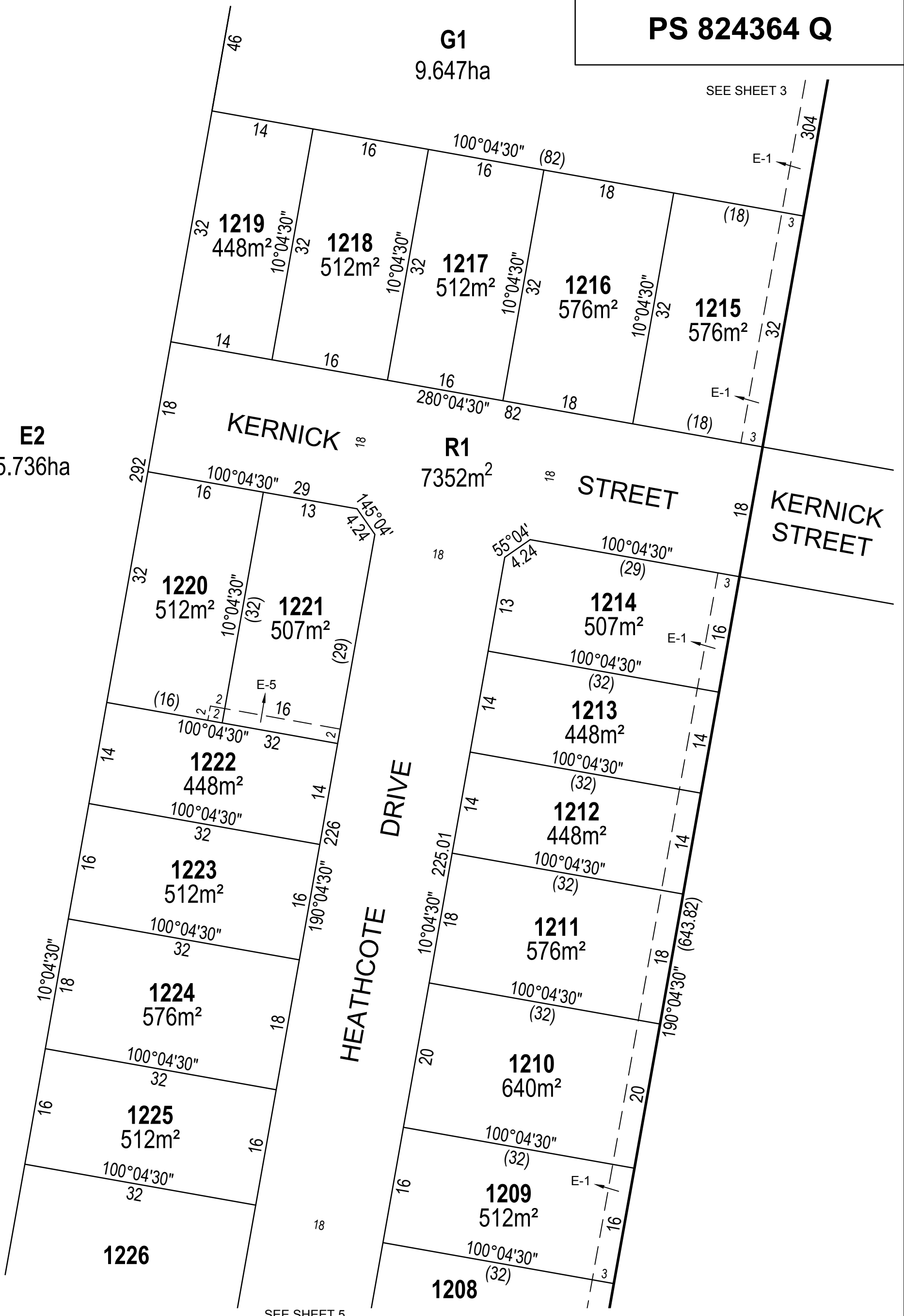
SEE SHEET 3

M.G.A.94  
ZONE 54

**E2**  
5.736ha

**R1**  
7352m<sup>2</sup>

SEE SHEET 2



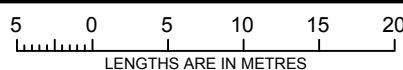
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SHEET 6

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**CREATION OF RESTRICTION - BUILDING ENVELOPES**

Upon registration of this plan the following restriction is created.

**DESCRIPTION OF RESTRICTION**

The registered proprietor or proprietors shall not construct or cause to be constructed a building outside the building envelopes shown hatched.

**DEFINITIONS**

"Building" - any structure except a fence.

**VARIATIONS**

Variations to these requirements will require approval from the Responsible Authority.

**LAND TO BE BURDENED:** Lots 1207 and 1208 on this plan

**LAND TO BENEFIT:** Lots 1206 and 1209 on this plan

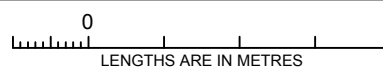


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SCALE  
 NTS



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SHEET 7

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