

PLAN OF SUBDIVISION

EDITION 1

PS 825895 B

LOCATION OF LAND

PARISH : CARDIGAN
 TOWNSHIP : -----
 SECTION : 10
 CROWN ALLOTMENT : 7 (PART)
 CROWN PORTION : -----
 TITLE REFERENCE : VOL. 12103 FOL. 921

LAST PLAN REFERENCE : LOT G1 ON PS 824364Q

POSTAL ADDRESS : REMEMBRANCE DRIVE,
 (At time of subdivision) LUCAS, 3350.

MGA Co-ordinates
 (of approx centre of land in plan) E 744 765 ZONE: 54
 N 5 841 135 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

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 Lots 1254 to 1265 (all inclusive) and Road Reserve R1 on this plan.
- To remove that part of of the Drainage Easement E-1, created in Instrument AM 055455W, that lies within Lots 1233, 1254 to 1267 (all inclusive) and Lot 1269 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 5 for details of Restrictions 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/2018/525.

This survey has been connected to permanent marks No(s). 55 (Dowling Forest)
 In Proclaimed Survey Area No. 49 141 (Cardigan)

Lots 1 to 1232 (all inclusive) have been omitted from this plan.

**LUCAS
 STAGE G2
 37 LOTS,
 BALANCE LOTS
 G3 & G4**

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-2	DRAINAGE	2	THIS PLAN	CITY OF BALLARAT



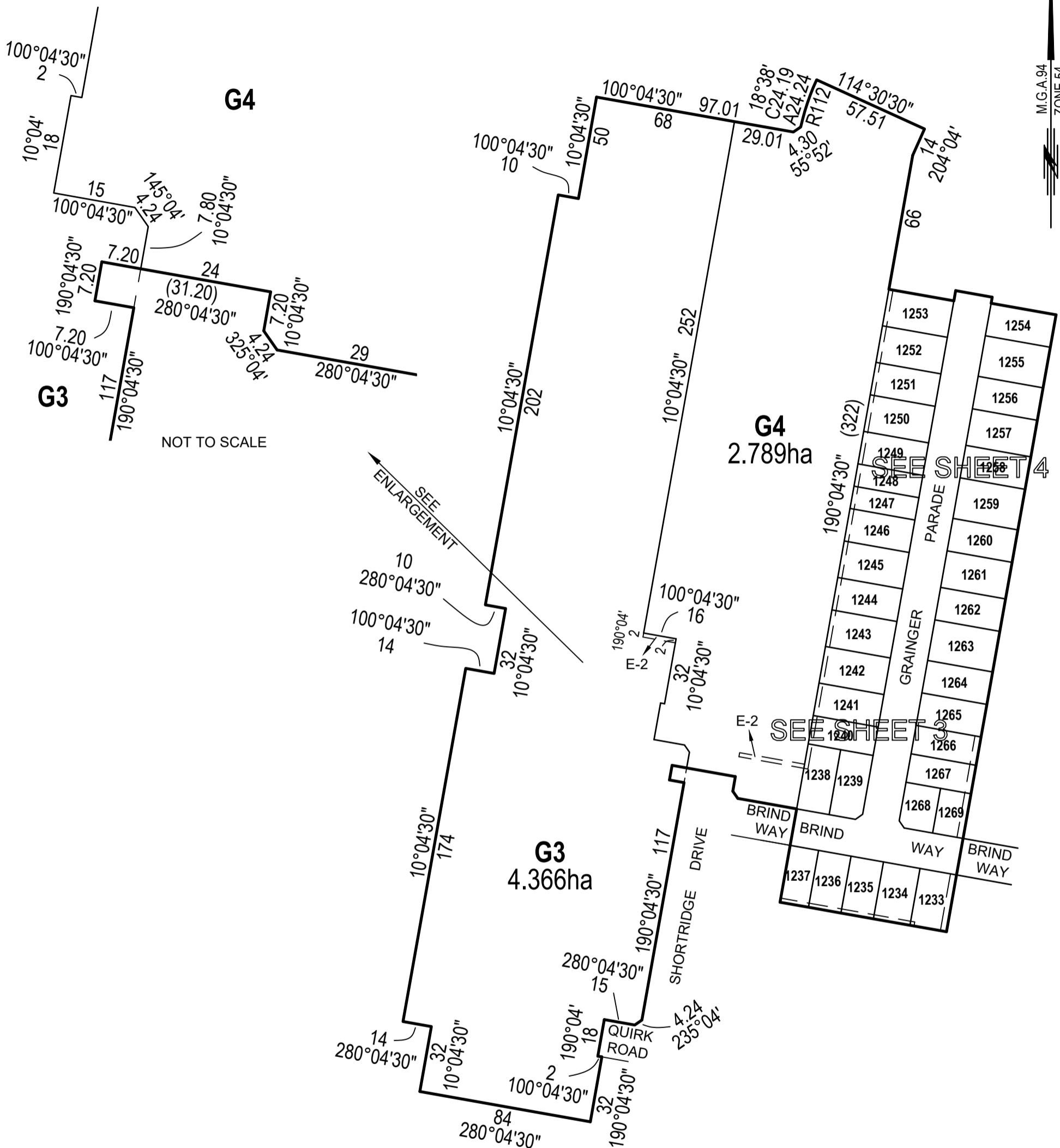
ABN 11 125 568 461
 1315 Sturt Street, Ballarat, VIC Australia (PO Box 563W, Ballarat West) 3350
 Phone +61 3 5330 8888 Fax +61 3 5333 3815
 Email: victoria@cardno.com.au Web: www.cardno.com

FILE REF: 10014-55-PS825895B(G2)-06.dwg
 DATE: 02/10/2019

SURVEYOR: MICHAEL CRAIG WILSON
 VERSION: 6

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 5



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SCALE 1:2000
 20 0 20 40 60 80
 LENGTHS ARE IN METRES

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 VERSION: 6

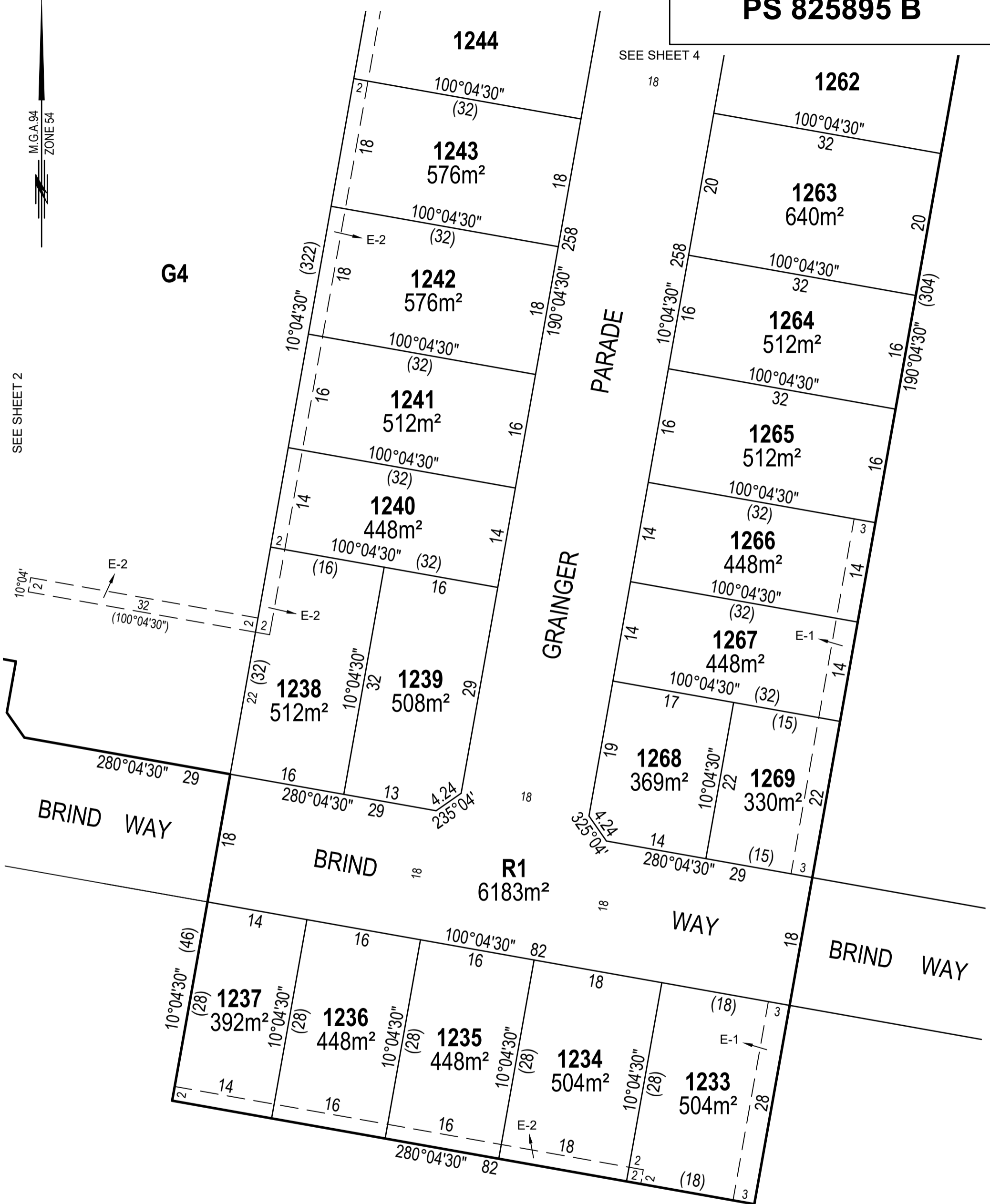
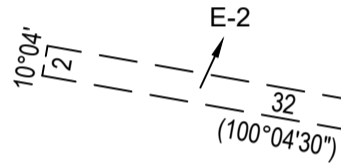
ORIGINAL SHEET SIZE: A3 SHEET 2

M.G.A.94
ZONE 54

G4

SEE SHEET 2

SEE SHEET 4



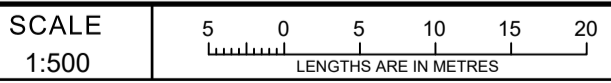
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SEE SHEET 2 FOR WHOLE OF LOT G4

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SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 6

ORIGINAL SHEET SIZE: A3 SHEET 3

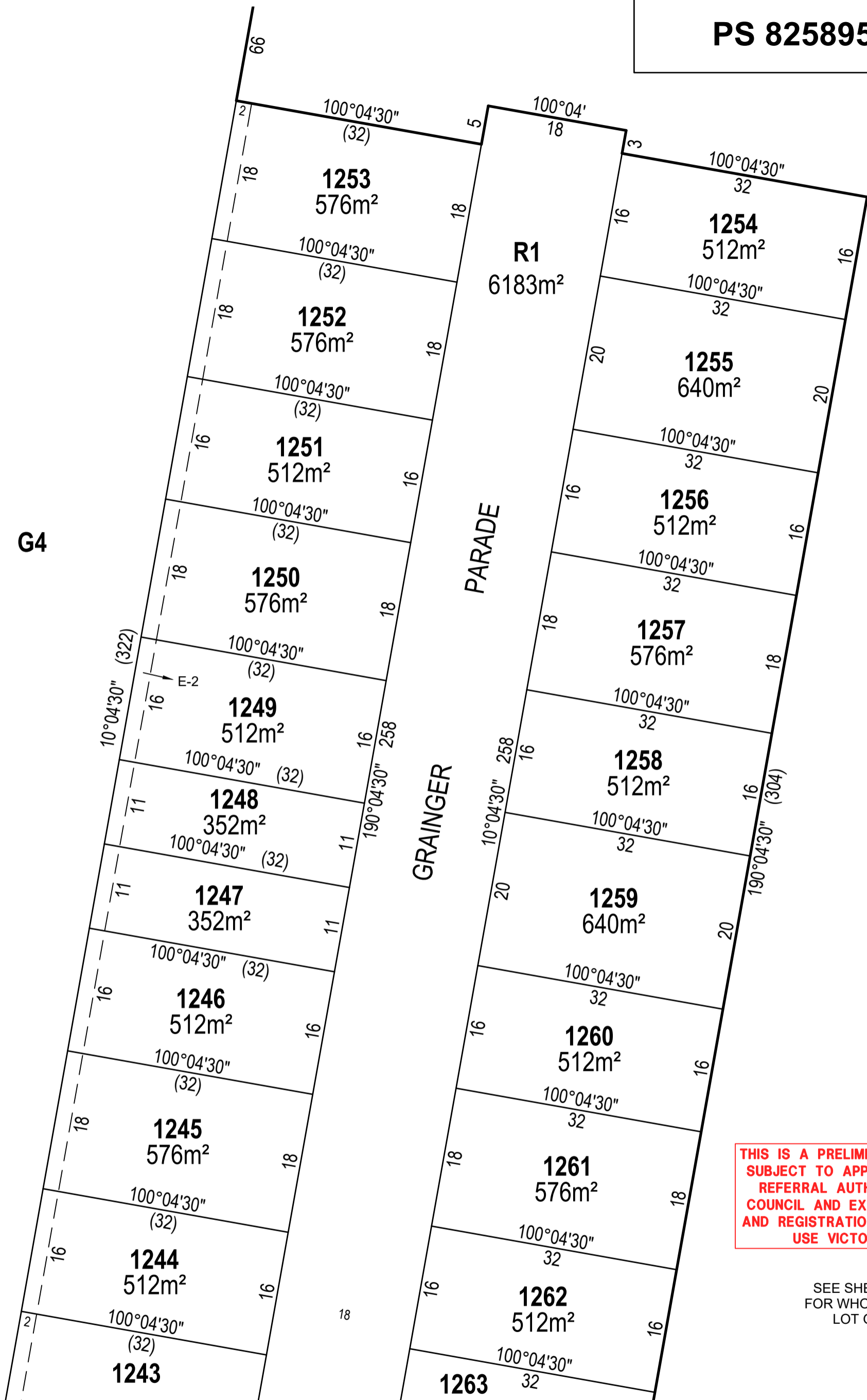
M.G.A.94
ZONE 54

G4

PARADE

GRAINGER

R1
6183m²



**THIS IS A PRELIMINARY PLAN
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COUNCIL AND EXAMINATION
AND REGISTRATION BY LAND
USE VICTORIA.**

SEE SHEET 2
FOR WHOLE OF
LOT G4

SEE SHEET 2

SEE SHEET 3

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

SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 6

ORIGINAL SHEET SIZE: A3 SHEET 4

CREATION OF A RESTRICTION

Upon registration of this plan the following restrictions are created.

DESCRIPTION OF RESTRICTION No.1

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.

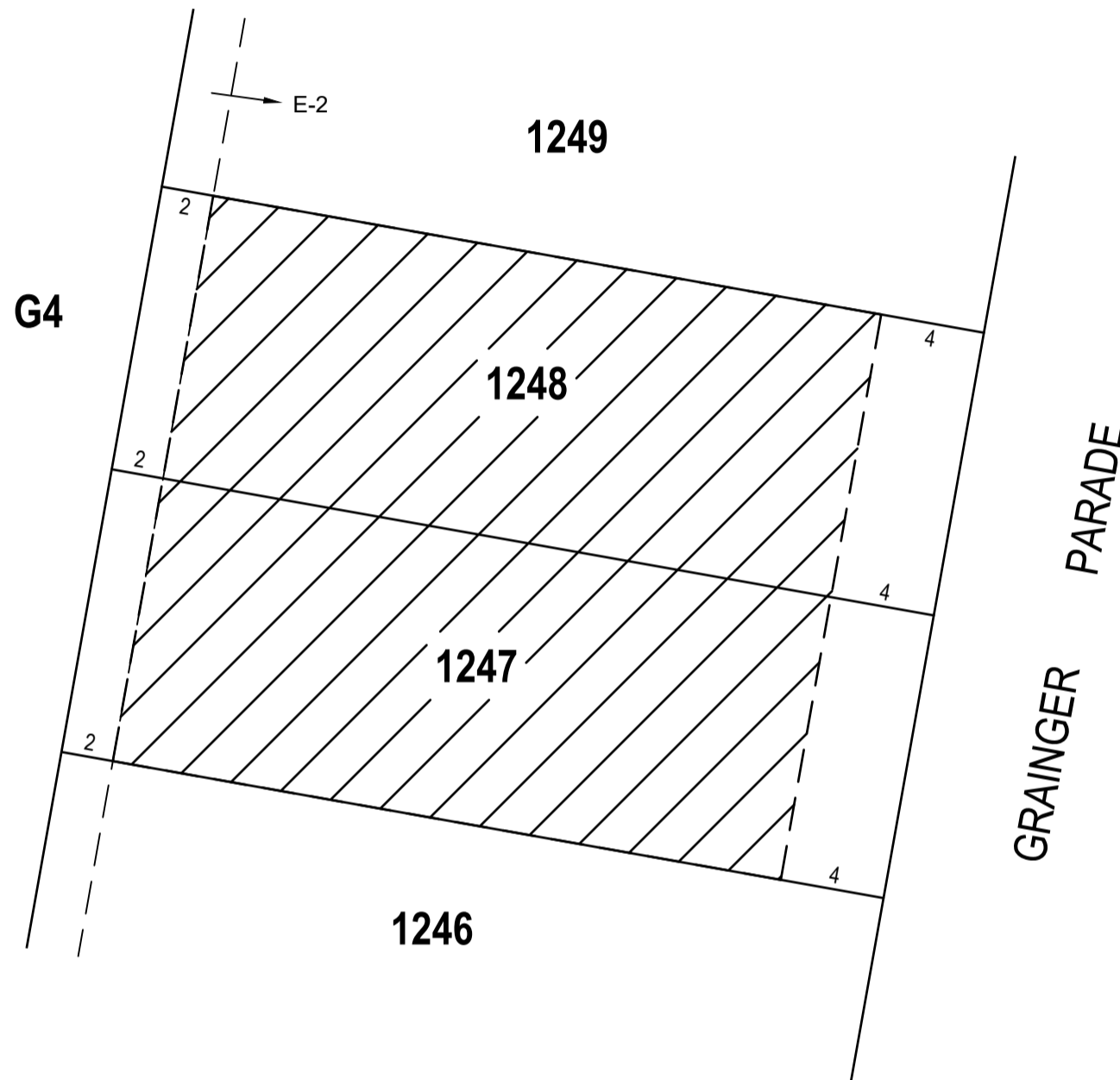
VARIATIONS

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

LAND TO BE BURDENED: Lots 1247 and 1248 on this plan

LAND TO BENEFIT: Lots 1246 and 1249 on this plan

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M.G.A.94
ZONE 54

DESCRIPTION OF RESTRICTION No.2

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 1233 to 1269 (all inclusive) in this plan

LAND TO BENEFIT: Lots 1233 to 1269 (all inclusive) in this plan

RESTRICTION:

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

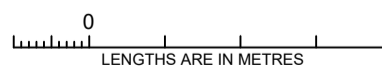
- it has a rainwater tank that is 2 Kilolitre or larger installed; and
- the roof of the dwelling drains to the rainwater tank; and
- rainwater from the rainwater tank is the primary supply for all toilets and outdoor usage provided, however, that a mains water system can be used when rainwater is unavailable.

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SCALE
NTS



ORIGINAL SHEET
SIZE: A3

SHEET 5

SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 6