

PLAN OF SUBDIVISION

EDITION 1

PS 830201 L

LOCATION OF LAND

PARISH : CARDIGAN
 TOWNSHIP : -----
 SECTION : 10
 CROWN ALLOTMENTS : 3, 6 & 7 (PARTS)
 CROWN PORTION : -----
 TITLE REFERENCE : VOL. FOL.
 LAST PLAN REFERENCE : LOT 4 ON PS 830200N
 POSTAL ADDRESS : REMEMBRANCE DRIVE,
 (At time of subdivision) LUCAS, 3350.
 MGA Co-ordinates
 (of approx centre of land in plan) E 744 610 ZONE: 54
 N 5 841 230 GDA 94

Council Name: Ballarat City Council
 Council Reference Number: PSD/2020/004
 Planning Permit Reference: PLP/2019/607
 SPEAR Reference Number: S152378E
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 19/06/2020

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1	CITY OF BALLARAT POWERCOR AUSTRALIA LIMITED

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)
 In Proclaimed Survey Area No. 49 141 (Cardigan)
 Lots 1 to 1590 (all inclusive) have been omitted from this plan.

**LUCAS
 STAGE G4
 31 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	THIS PLAN	CITY OF BALLARAT
E-2	DRAINAGE	2	PS 830200N	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

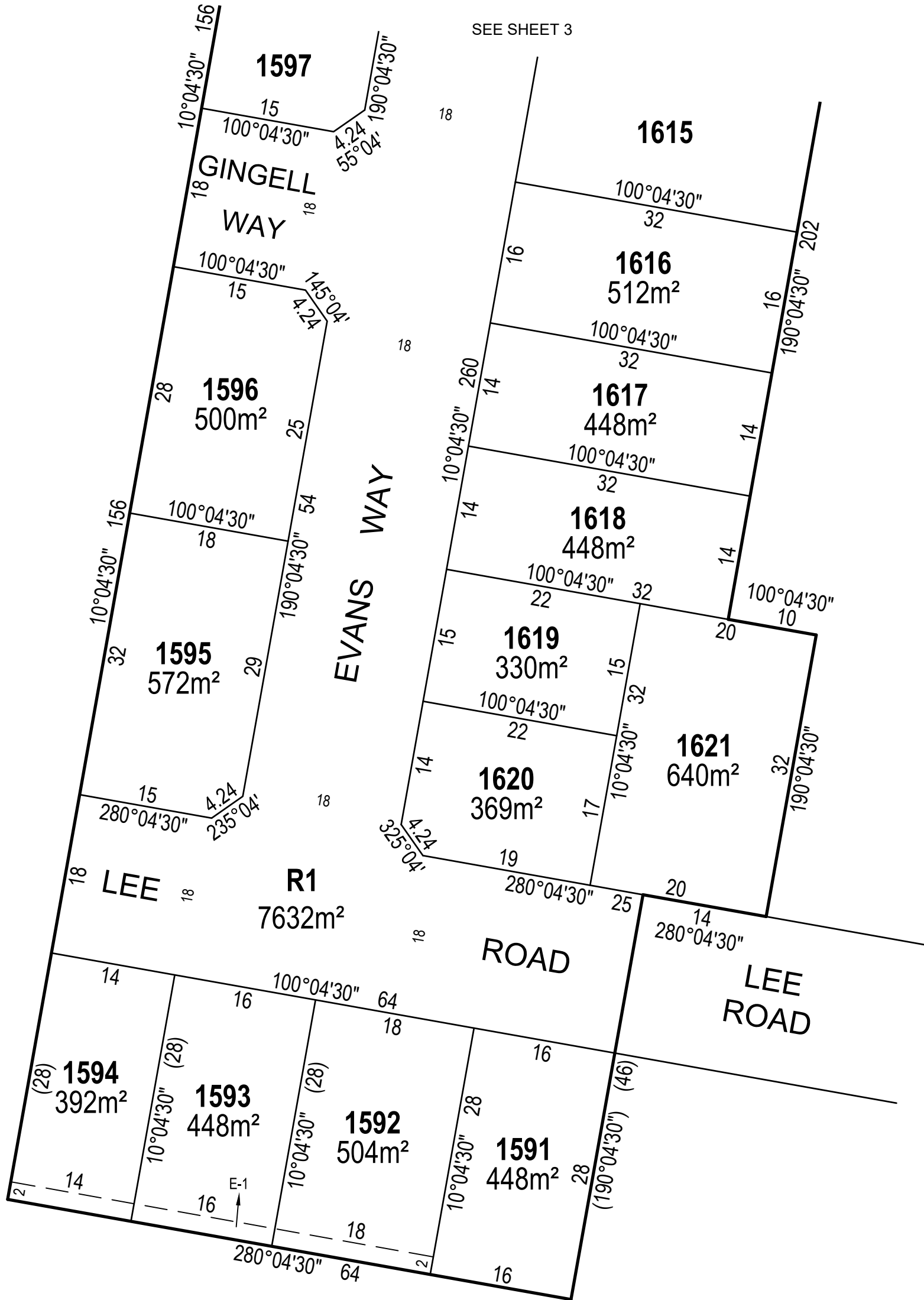
FILE REF: 10014-66-PS830201L(G4)-05.dwg
 DATE: 16/01/2020

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 5

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 Surveyor's Plan Version (05),
 18/06/2020, SPEAR Ref: S152378E

M.G.A.94
ZONE 54



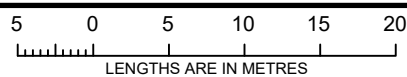
SEE SHEET 2

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SCALE
1:500



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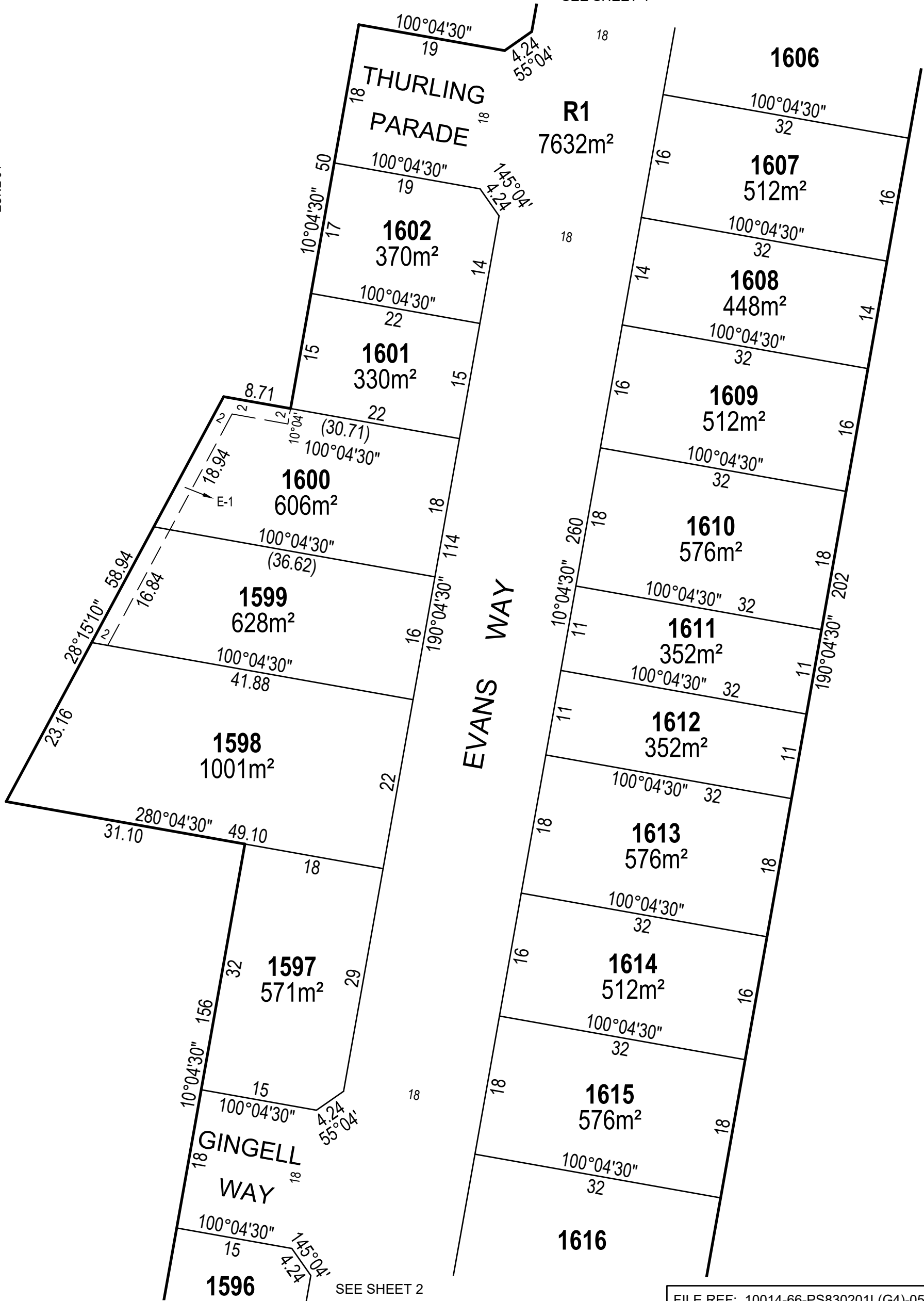
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SHEET 2

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M.G.A.94
ZONE 54

SEE SHEET 4



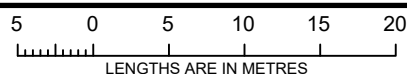
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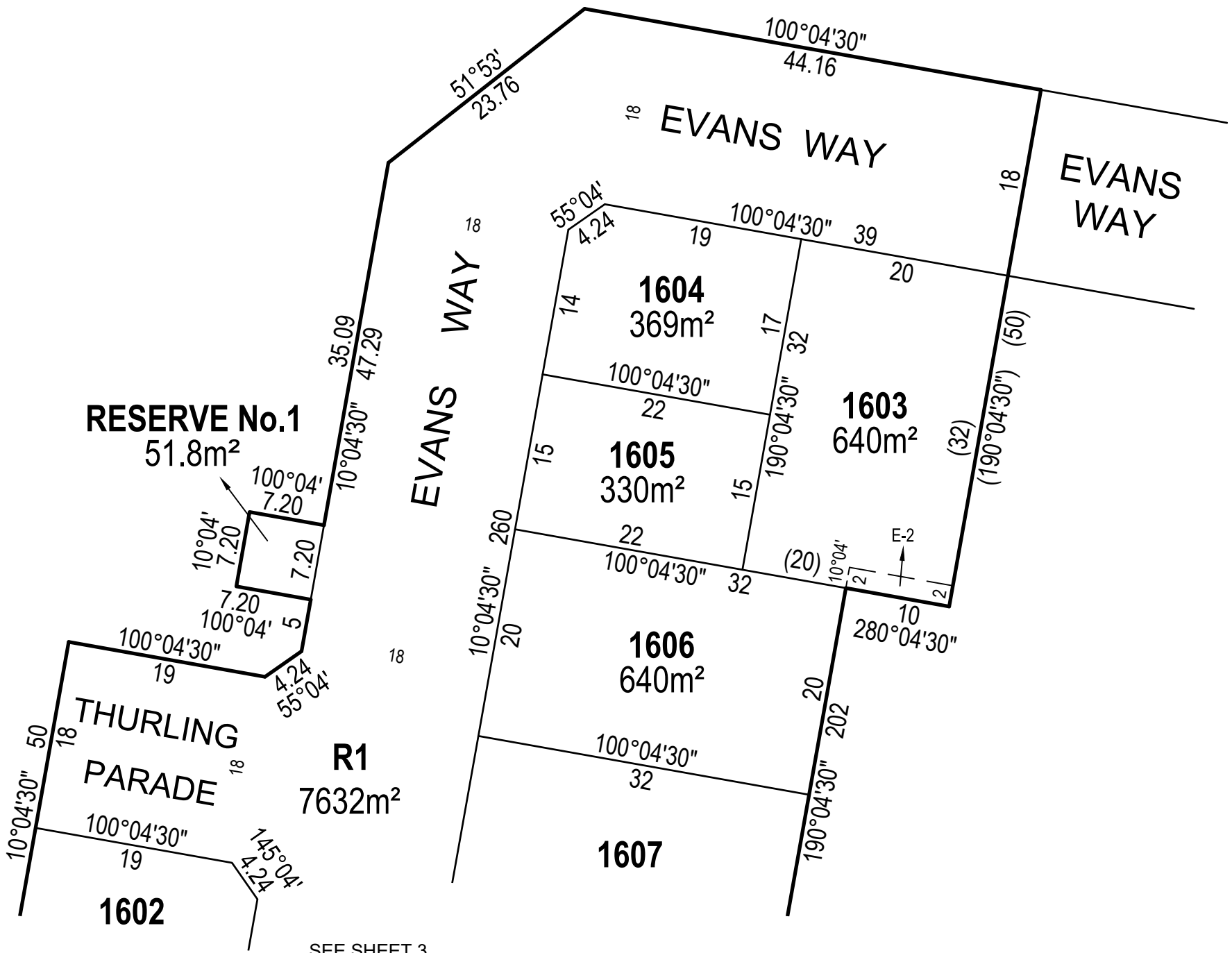
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SHEET 3

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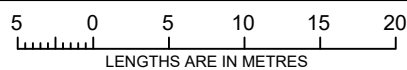
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SHEET 4

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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:

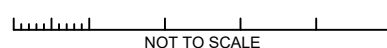
No dwelling shall be constructed on each lot described as the burdened land, unless:

- it has a rainwater tank that is 2 Kilolitre or larger installed; and
- 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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