

# PLAN OF SUBDIVISION

EDITION 1

# PS 825907 W

## LOCATION OF LAND

PARISH : CARDIGAN  
 TOWNSHIP : -----  
 SECTION : 10  
 CROWN ALLOTMENT : 7(PART)  
 CROWN PORTION : -----  
 TITLE REFERENCE : VOL. FOL.  
 LAST PLAN REFERENCE : LOT P3 ON PS 825898U  
 POSTAL ADDRESS : REMEMBRANCE DRIVE,  
 (At time of subdivision) LUCAS, 3350.  
 MGA Co-ordinates  
 (of approx centre of land in plan) E 744 750 ZONE: 54  
 N 5 840 570 GDA 94

Council Name: Ballarat City Council

Council Reference Number: PSD/2019/160  
 Planning Permit Reference: PLP/2018/525  
 SPEAR Reference Number: S144456J

### 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 03/08/2020

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

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

### OTHER PURPOSE OF THIS PLAN:

- To remove the Pipelines or Ancillary Purposes Easement E-2 created in PS 727799T.
- To remove the Drainage Easements E-2 & E-3 created in PS 727799T.

### GROUND FOR REMOVAL:

By consent of the relevant Authority under the powers of Sec 6(1)(k)(iii) of the Subdivision Act 1988.

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/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 1565 (all inclusive) have been omitted from this plan.

**LUCAS**  
**STAGE P-3**  
**25 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, E-2	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-2	DRAINAGE	3	THIS PLAN	CITY OF BALLARAT



ABN 11 125 568 461  
 1315 Sturt Street, Ballarat, VIC Australia (PO Box 563W, Ballarat West) 3350  
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 Email: victoria@cardno.com.au Web: www.cardno.com

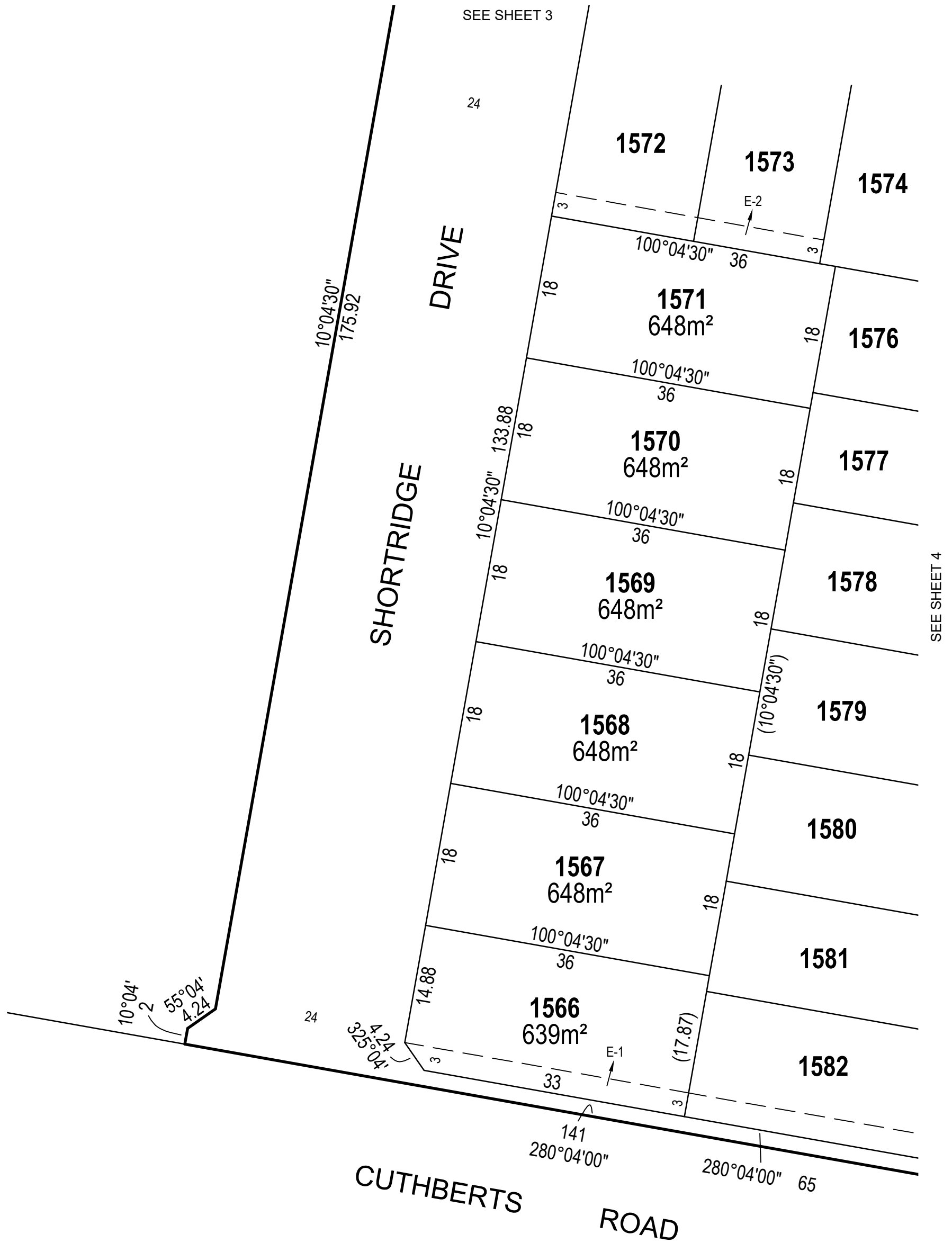
FILE REF: PF-10014-61-PS825907W(P3)-07.dwg  
 DATE: 14/07/2020

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 Surveyor's Plan Version (07),  
 03/08/2020, SPEAR Ref: S144456J

ORIGINAL SHEET  
 SIZE: A3

SHEET 1 OF 5

M.G.A.94  
ZONE 54

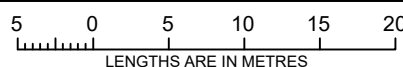


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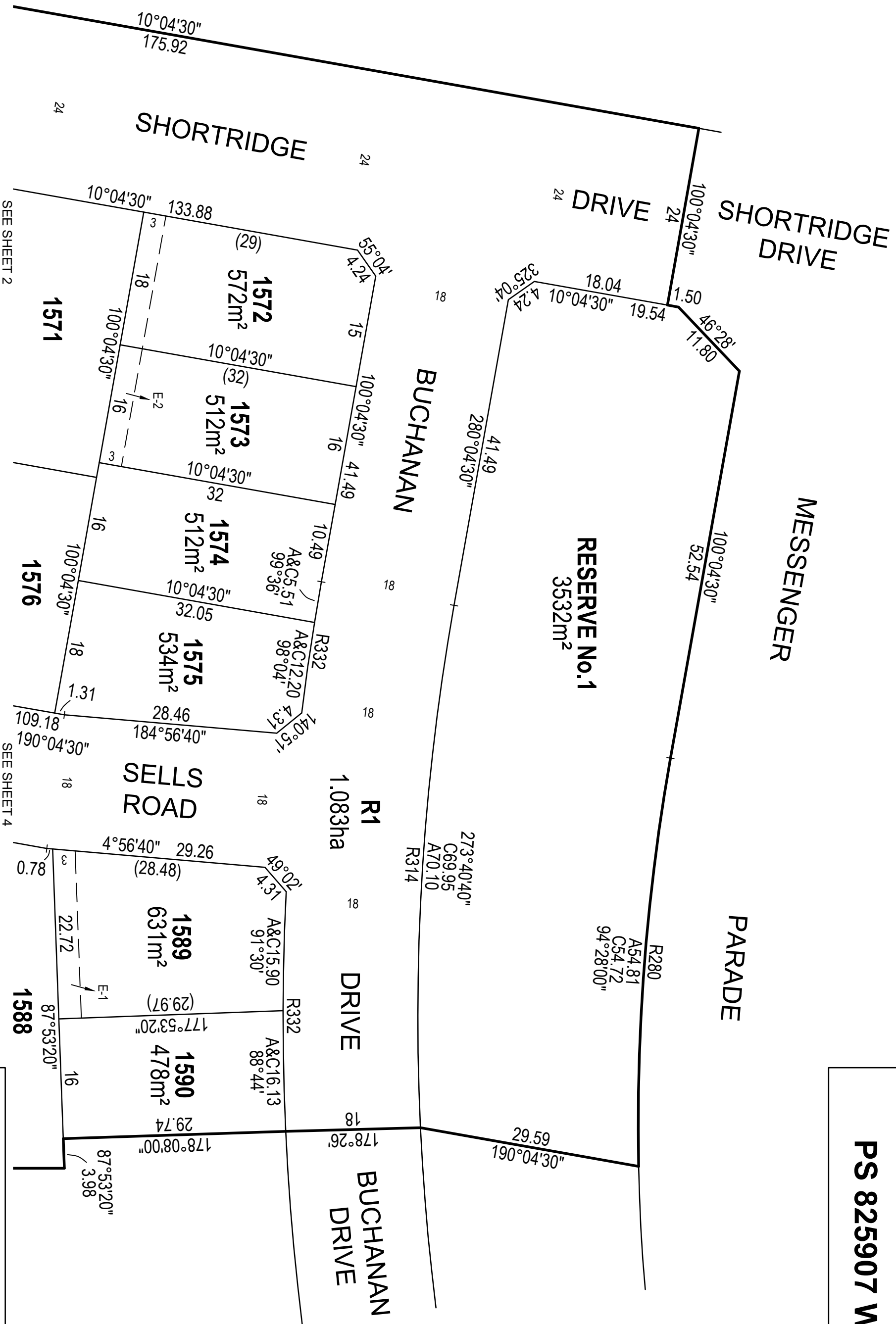


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ORIGINAL SHEET  
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SHEET 2

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

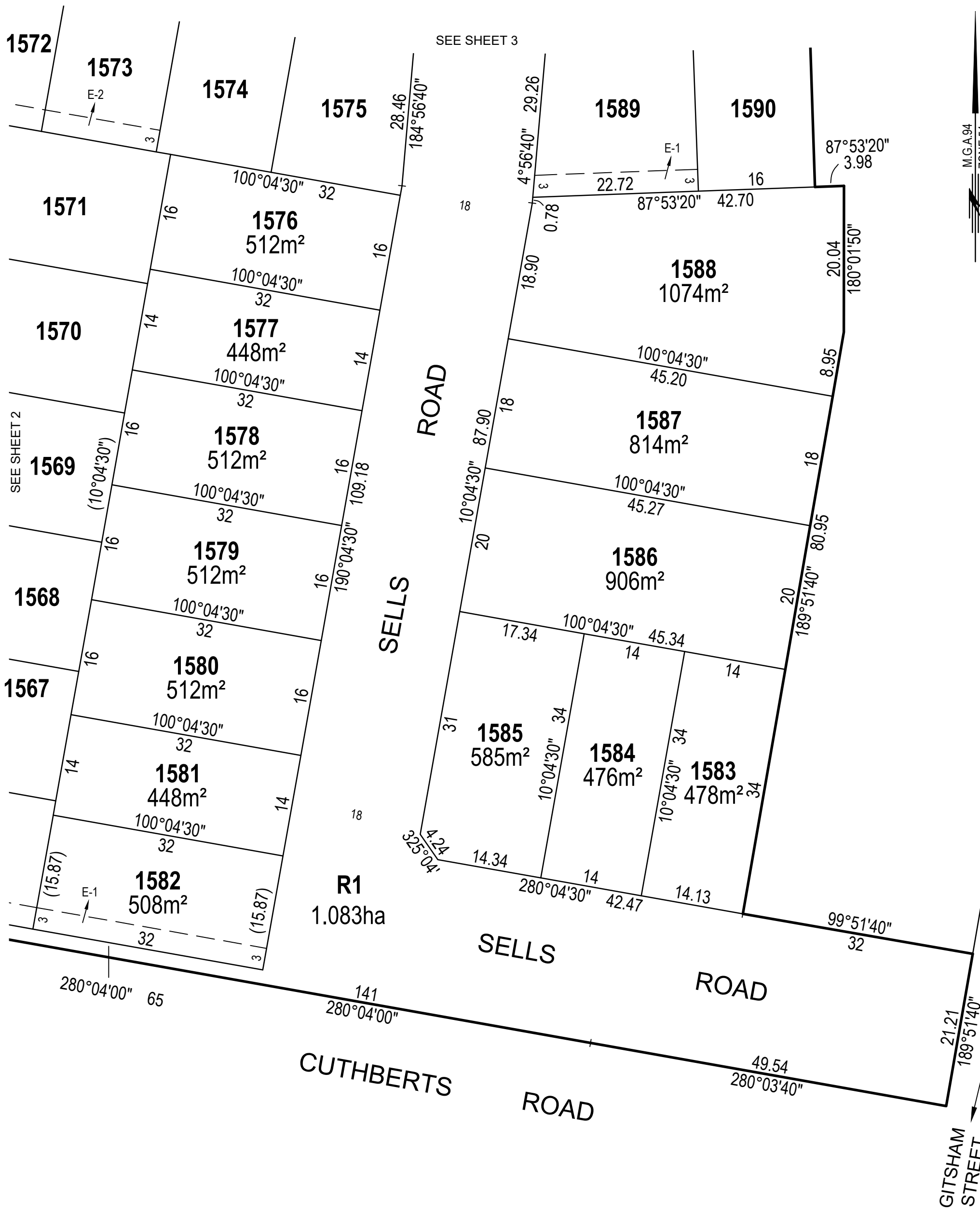
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ORIGINAL SHEET SIZE: A3 SHEET 3

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This plan is provided for marketing and information purposes only. It shows design levels only which may change during construction. Builders should check all information prior to the building process. Where discrepancies exist between the plan of subdivision and this plan, the plan of subdivision shall be taken as correct. It is the responsibility of the prospective purchaser to confirm prior to purchase, all lot levels, fill depth and all service locations are correct.

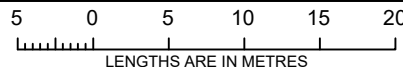


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SHEET 4

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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:

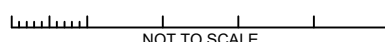
No dwelling shall be constructed on each lot described as the burdened land, unless:

- 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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SHEET 5

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