

PLAN OF SUBDIVISION

EDITION 1

PS 825897 W

LOCATION OF LAND

PARISH : CARDIGAN
 TOWNSHIP : -----
 SECTION : 10
 CROWN ALLOTMENT : 3(PT), 4(PT), 7(PT)
 CROWN PORTION : -----
 TITLE REFERENCE : VOL. 12103 FOL. 920

 LAST PLAN REFERENCE : LOT F1 ON PS 824364Q

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

 MGA Co-ordinates
 (of approx centre of land in plan) E 745 120 ZONE: 54
 N 5 841 445 GDA 94

Council Name: Ballarat City Council

Council Reference Number: PSD/2019/028
 Planning Permit Reference: PLP/2018/525
 SPEAR Reference Number: S136719M

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
 Date of original certification under section 6: 02/08/2019

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 28/10/2019

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF BALLARAT

See sheet 6 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 1269 (all inclusive) have been omitted from this plan.

LUCAS
STAGE F-1
 33 LOTS,
 BALANCE LOTS
 F2, F3, F4 & F5

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	AM055455W	CITY OF BALLARAT
E-2, E-4	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-3, E-4	DRAINAGE	SEE DIAG	THIS PLAN	CITY OF BALLARAT



ABN 11 125 568 461
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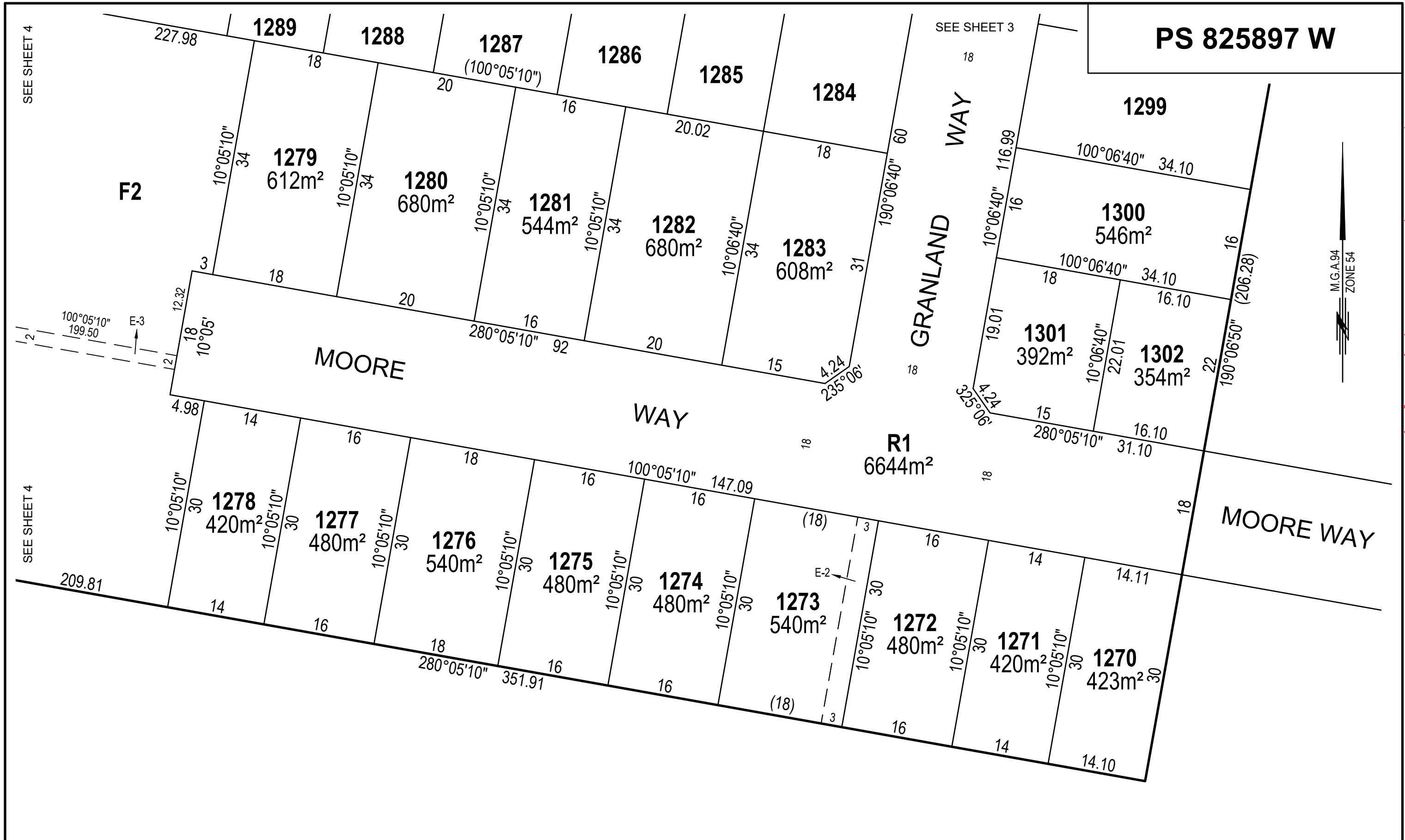
FILE REF: 10014-56-PS825897W(F-1)-09.dwg
 DATE: 02/10/2019

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 6

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		<p>Digitally signed by: Michael Craig Wilson, Licensed Surveyor, Surveyor's Plan Version (09), 08/10/2019, SPEAR Ref: S136719M</p>	<p>Digitally signed by: Ballarat City Council, 28/10/2019, SPEAR Ref: S136719M</p>	

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SEE SHEET 4

PS 825897 W

F4

SEE SHEET 4

SHORTRIDGE DRIVE

F5

SEE SHEET 4

GRAINGER PARADE

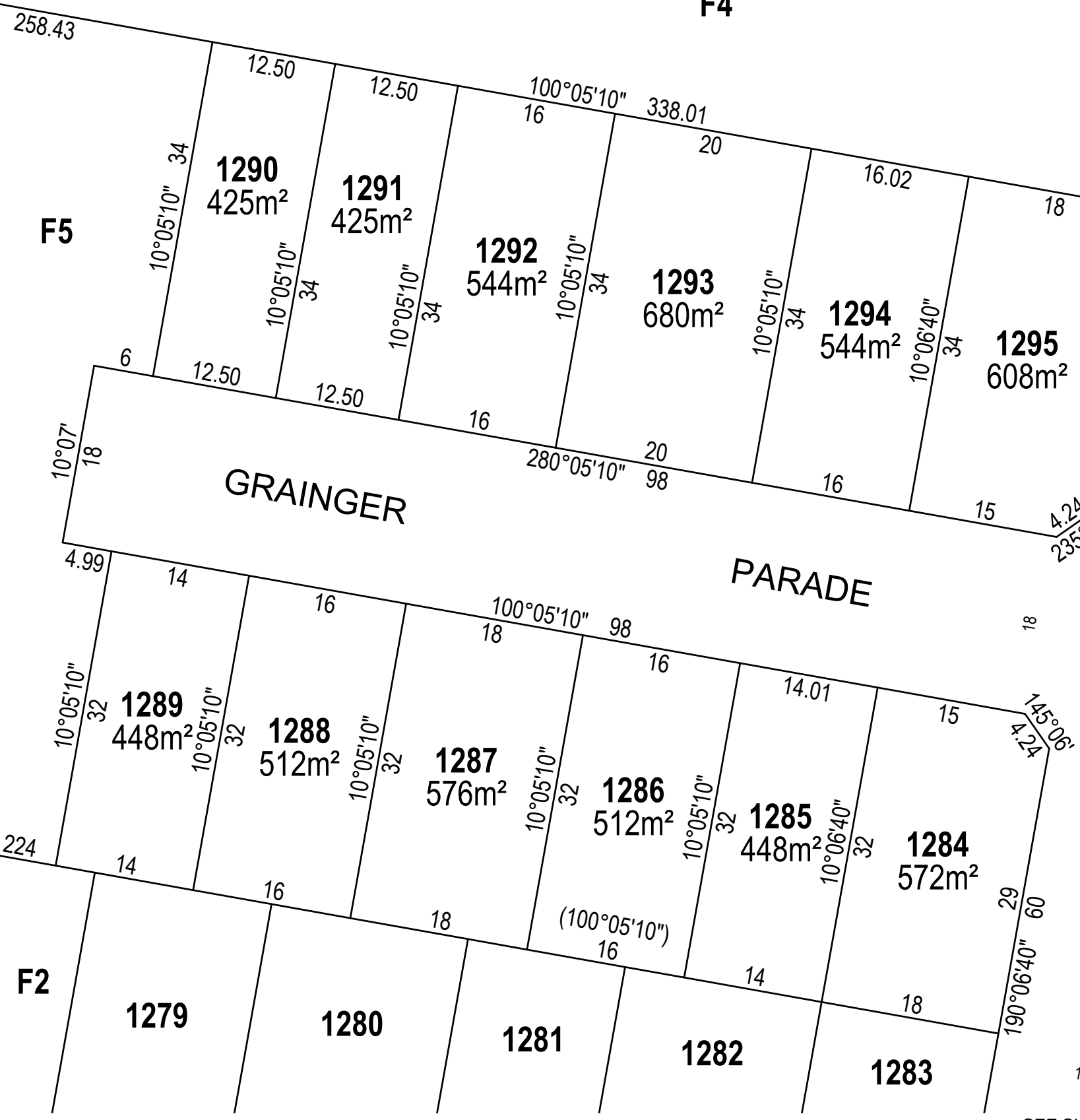
PARADE

WAY

GRANLAND

R1 6644m²

M.G.A.94
ZONE 54



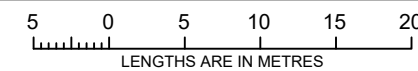
SEE SHEET 2

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SCALE
1:500



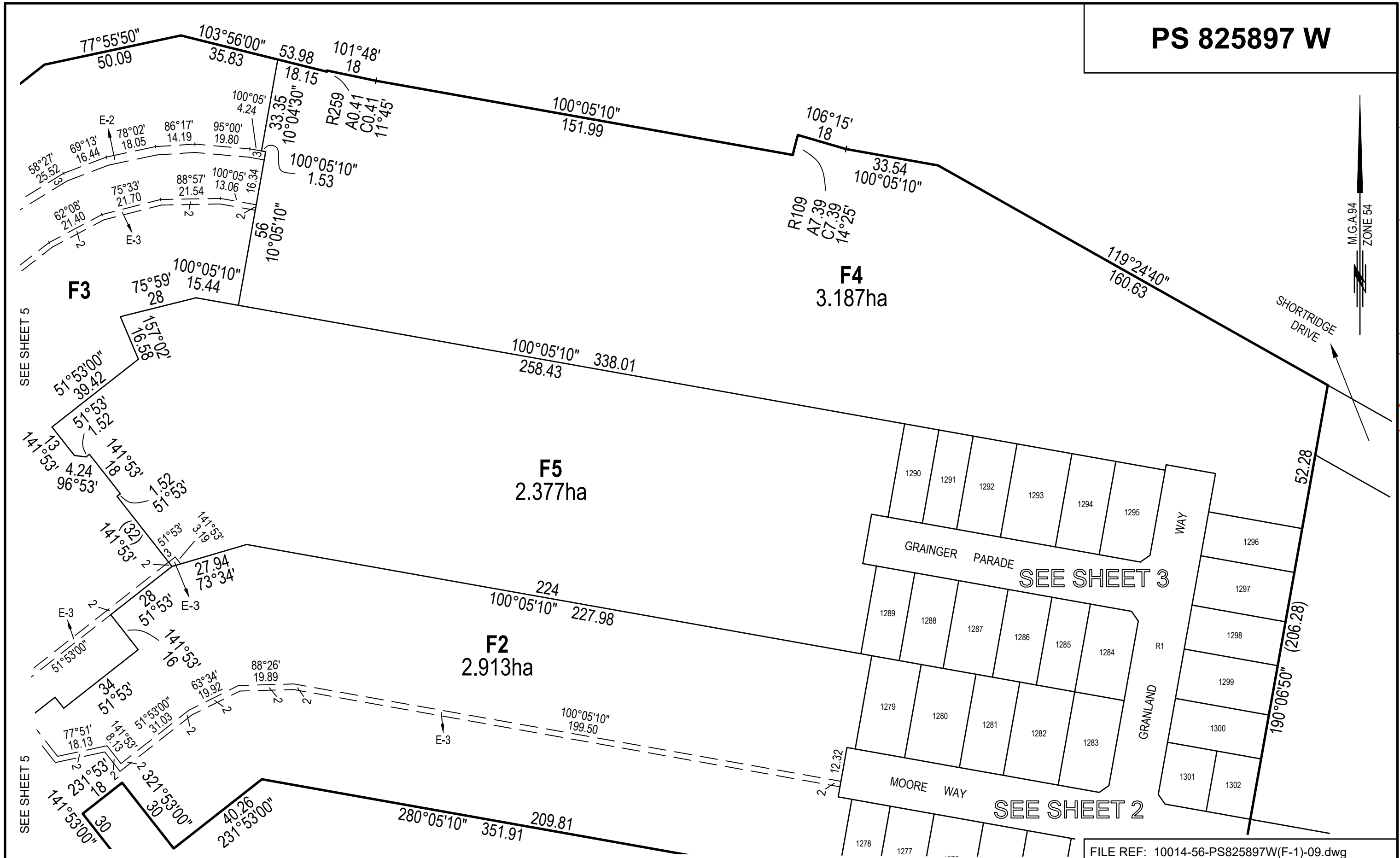
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SHEET 3

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SCALE 1:1250
 12.5 0 12.5 25 37.5 50
 LENGTHS ARE IN METRES
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 SHEET 4
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M.G.A.94
ZONE 54

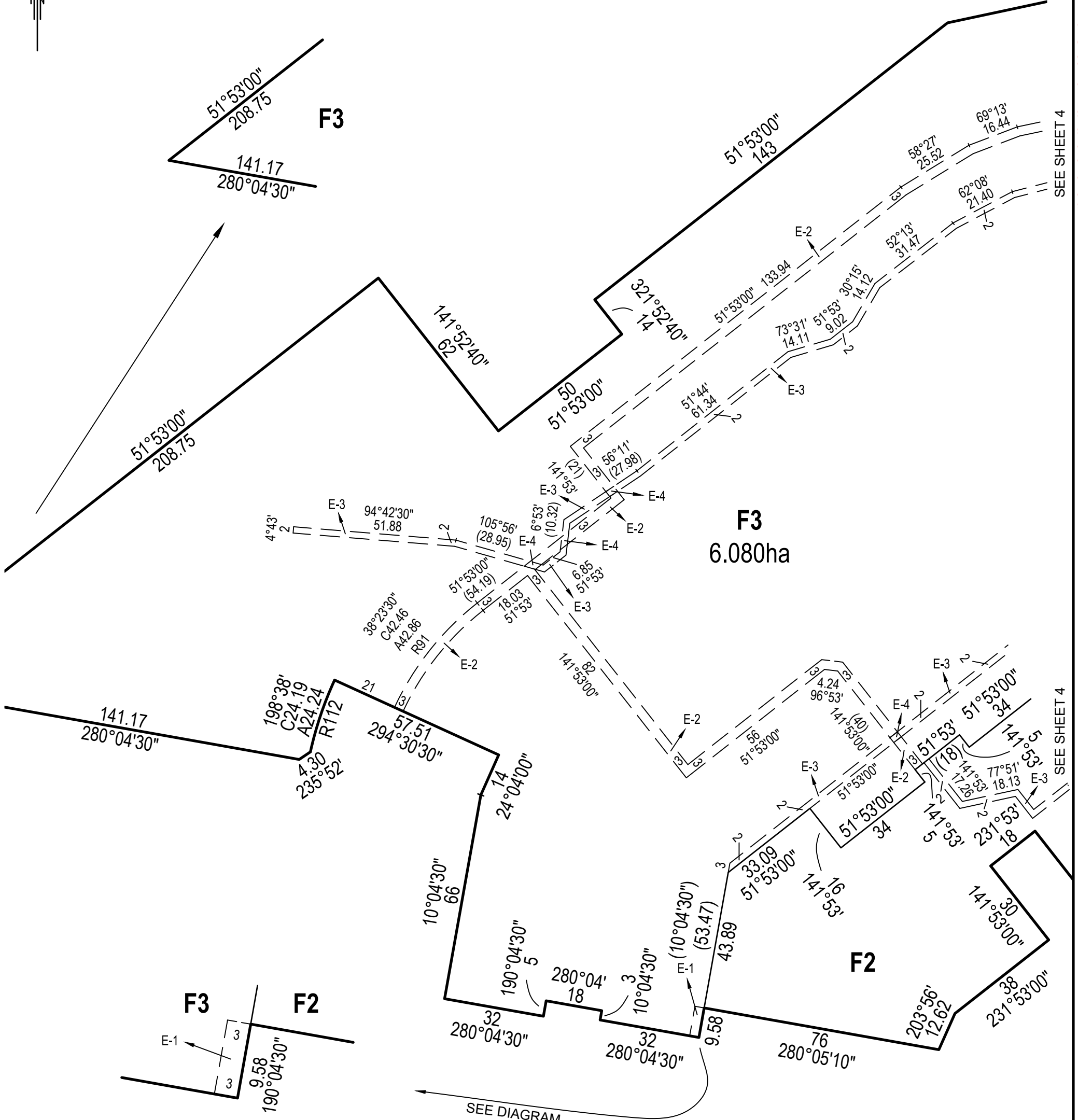


DIAGRAM
(NOT TO SCALE)

SEE SHEET 4

SEE SHEET 4

SEE DIAGRAM

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ORIGINAL SHEET SIZE: A3 SHEET 5

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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: Lots 1270 to 1302 (all inclusive) in this plan

LAND TO BENEFIT: Lots 1270 to 1302 (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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