

# PLAN OF SUBDIVISION

EDITION 1

# PS 825909 S

## LOCATION OF LAND

PARISH : CARDIGAN  
 TOWNSHIP : -----  
 SECTION : 10  
 CROWN ALLOTMENT : 3(PT), 4(PT), 7(PT)  
 CROWN PORTION : -----  
 TITLE REFERENCE : VOL. 12163 FOL. 181  
  
 LAST PLAN REFERENCE : LOT F3 ON PS 825897W  
  
 POSTAL ADDRESS : REMEMBRANCE DRIVE,  
 (At time of subdivision) LUCAS, 3350.  
  
 MGA Co-ordinates  
 (of approx centre of land in plan) E 745 000 ZONE: 54  
 N 5 841 420 GDA 94

Council Name: Ballarat City Council  
 Council Reference Number: PSD/2019/218  
 Planning Permit Reference: PLP/2018/525  
 SPEAR Reference Number: S149395P  
  
**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 11/06/2020

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF BALLARAT
RESERVE No.1	CITY OF BALLARAT
RESERVE No.2	POWERCOR AUSTRALIA LIMITED

**OTHER PURPOSE OF THIS PLAN:**  
 1. To remove the Drainage Easements E-2, E-3 & E-4 created in PS 825897W that lie within Road R1 and Reserve No.1 on this plan  
 2. To remove the Pipelines or Ancillary Purposes Easement E-1 created in Instrument AM457353P.  
 3. To remove the Drainage Easement E-1 created in Instrument AM055455W.  
  
**GROUND FOR REMOVAL:**  
 By consent of the relevant Authority under the powers of Sec 6(1)(k)(iii) of the Subdivision Act 1988.

## 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 4, 6 to 1413, 1415 and 1435 to 1448 (all inclusive) have been omitted from this plan.

**LUCAS**  
**STAGE F-3**  
 21 LOTS,  
 BALANCE LOTS 5 & F3B

See sheet 6 for details of a Restriction affecting lots on this plan.

## 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	SEE PLAN	THIS PLAN	CITY OF BALLARAT
E-2, E-4	DRAINAGE	2	PS 825897W	CITY OF BALLARAT
E-3, E-4	PIPELINES OR ANCILLARY PURPOSES	3	PS 825897W - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION

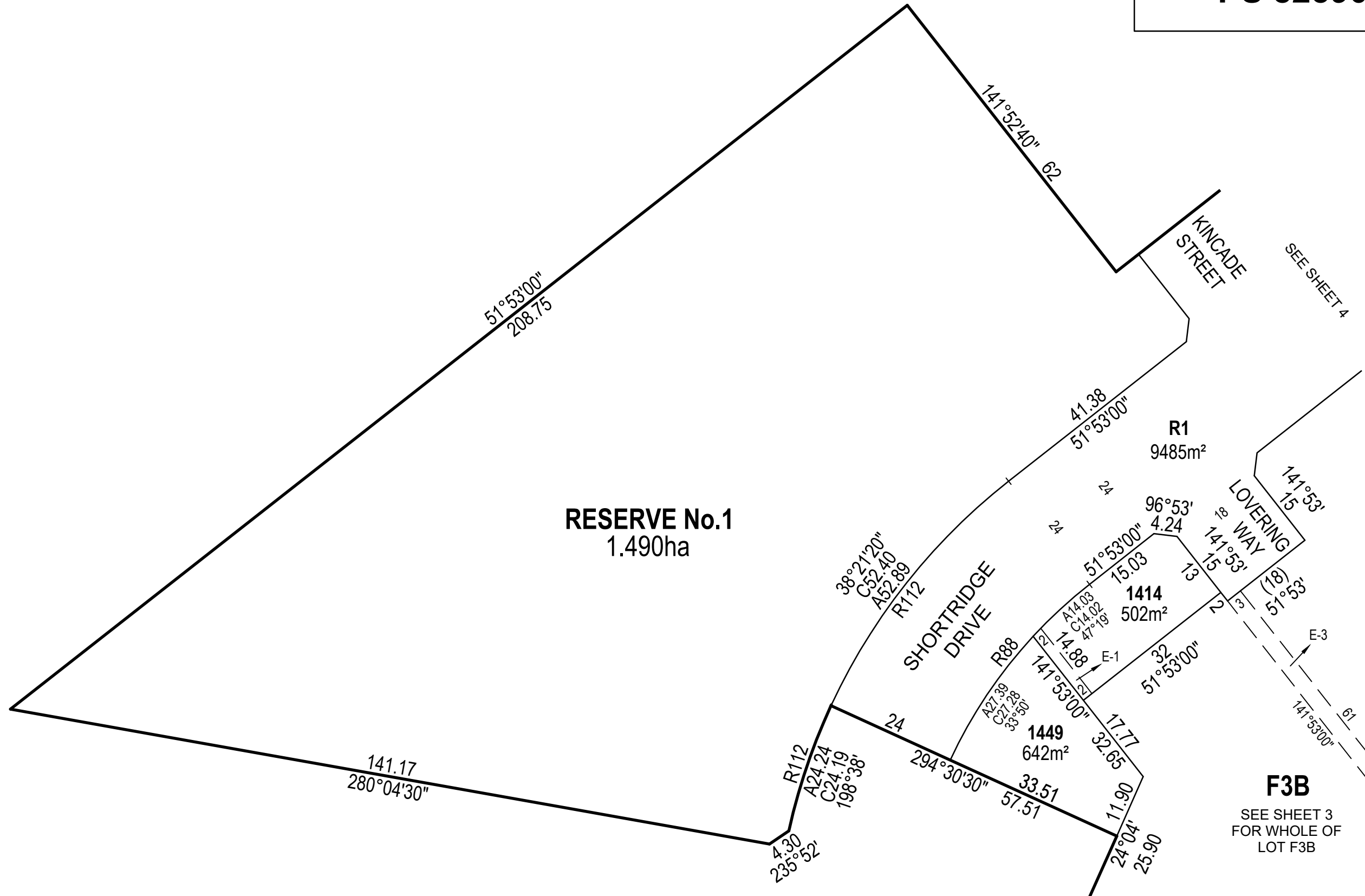


ABN 11 125 568 461  
 1315 Sturt Street, Ballarat, VIC Australia (PO Box 563W, Ballarat West) 3350  
 Phone +61 3 5330 8888 Fax +61 3 5333 3815  
 Email: victoria@cardno.com.au Web: www.cardno.com

FILE REF: PF-10014-58-PS825909S(F3)-13.dwg  
 DATE: 18/05/2020  
  
 Digitally signed by: Michael Craig Wilson, Licensed Surveyor,  
 Surveyor's Plan Version (13),  
 09/06/2020, SPEAR Ref: S149395P

ORIGINAL SHEET SIZE: A3  
 SHEET 1 OF 6

M.G.A.94  
ZONE 54



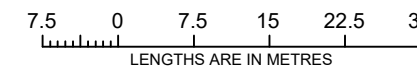
**RESERVE No.1**  
1.490ha

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SCALE  
1:750



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ORIGINAL SHEET  
SIZE: A3

SHEET 2

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SHORTRIDGE DRIVE

SNEDDON WAY

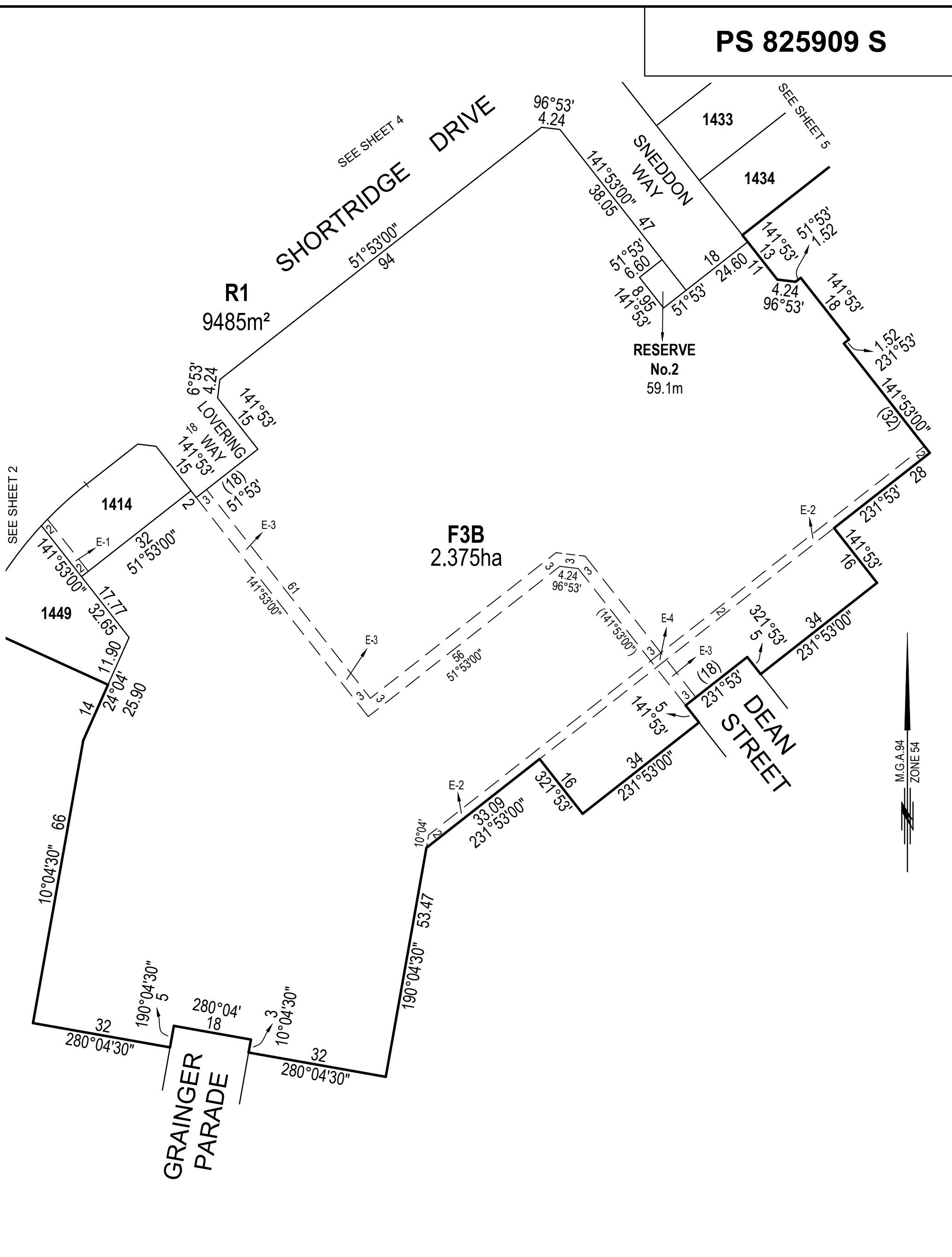
DEAN STREET

GRAINGER PARADE

R1  
9485m<sup>2</sup>

F3B  
2.375ha

RESERVE  
No.2  
59.1m



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**Cardno TGM**  
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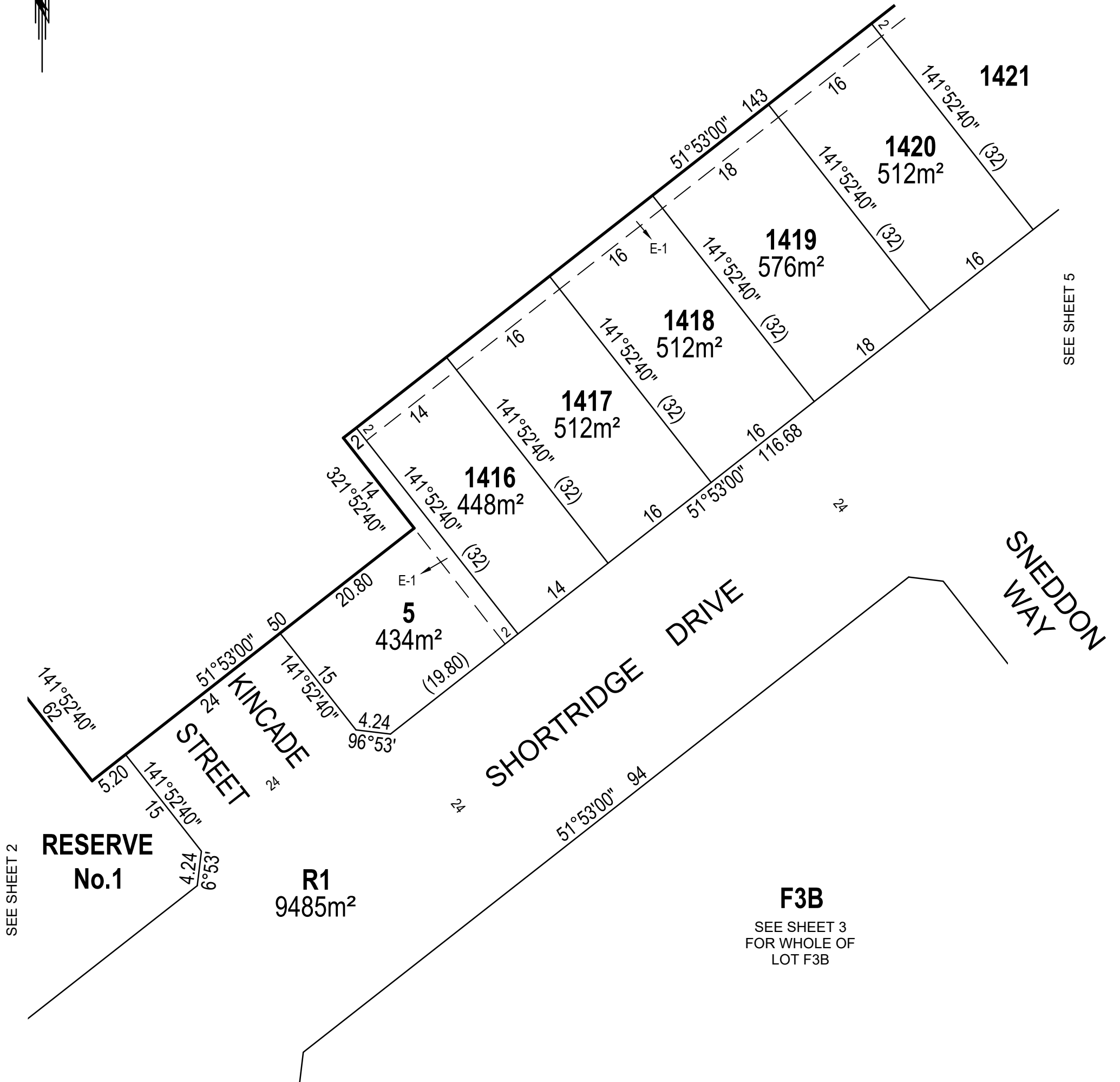
SCALE  
1:800

LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3	SHEET 3
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M.G.A.94  
ZONE 54



SEE SHEET 2

SEE SHEET 5

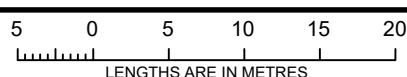
SEE SHEET 6

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SCALE  
1:500



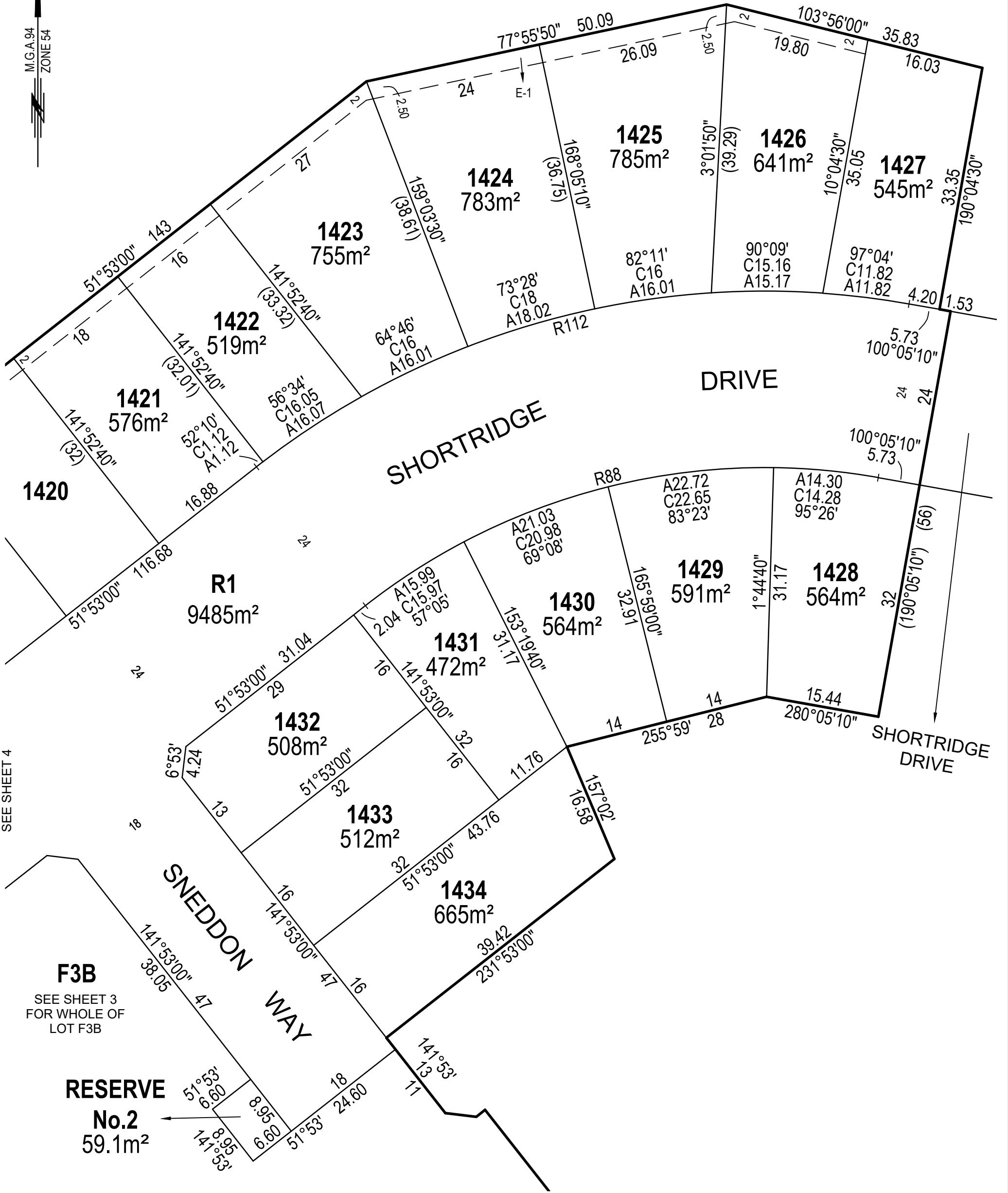
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ORIGINAL SHEET  
SIZE: A3

SHEET 4

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M.G.A.94  
ZONE 54



SEE SHEET 4

**F3B**  
SEE SHEET 3  
FOR WHOLE OF  
LOT F3B

**RESERVE  
No.2  
59.1m<sup>2</sup>**

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SCALE 1:500

LENGTHS ARE IN METRES

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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 1414, 1416 to 1434 and 1449 (all inclusive) in this plan

LAND TO BENEFIT: Lots 1414, 1416 to 1434 and 1449 (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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NOT TO SCALE

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ORIGINAL SHEET  
SIZE: A3

SHEET 6

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