

PLAN OF SUBDIVISION

EDITION 1

PS 836355 Y

LOCATION OF LAND

PARISH : CARDIGAN
 TOWNSHIP : -----
 SECTION : 10
 CROWN ALLOTMENT : 3(P.T), 4(P.T)
 CROWN PORTION : -----
 TITLE REFERENCE : VOL. FOL.

 LAST PLAN REFERENCE : LOT 6 ON PS 825910J

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

 MGA Co-ordinates
 (of approx centre of land in plan) E 744 950 ZONE: 54
 N 5 841 375 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

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

NOTATIONS

OTHER PURPOSE OF THIS PLAN:

- To remove the Drainage Easements E-2 & E-4 created in PS 825897W that lies within Road R1 on this plan
- To remove the Pipelines or Ancillary Purposes Easements E-3 & E-4 created in PS 825897W that lies within Road R1 on this plan.
- To remove the Drainage Easements E-5 & E-6 created in PS 825910J that lies within Road R1 on this plan
- To remove the Pipelines or Ancillary Purposes Easements E-1 & E-5 created in PS 825910J that lies within Road R1 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.

CREATION OF RESTRICTION:

See sheet 4 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 1406 and 1414 to 1434 (all inclusive) have been omitted from this plan.

**LUCAS
 STAGE F-3B
 21 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 | SEE PLAN | THIS PLAN | CITY OF BALLARAT |
| E-2 | DRAINAGE | SEE PLAN | PS 825897W | CITY OF BALLARAT |



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FILE REF: 10014-68-PS836355Y(F-3B)-03.dwg
 DATE: 14/02/2020

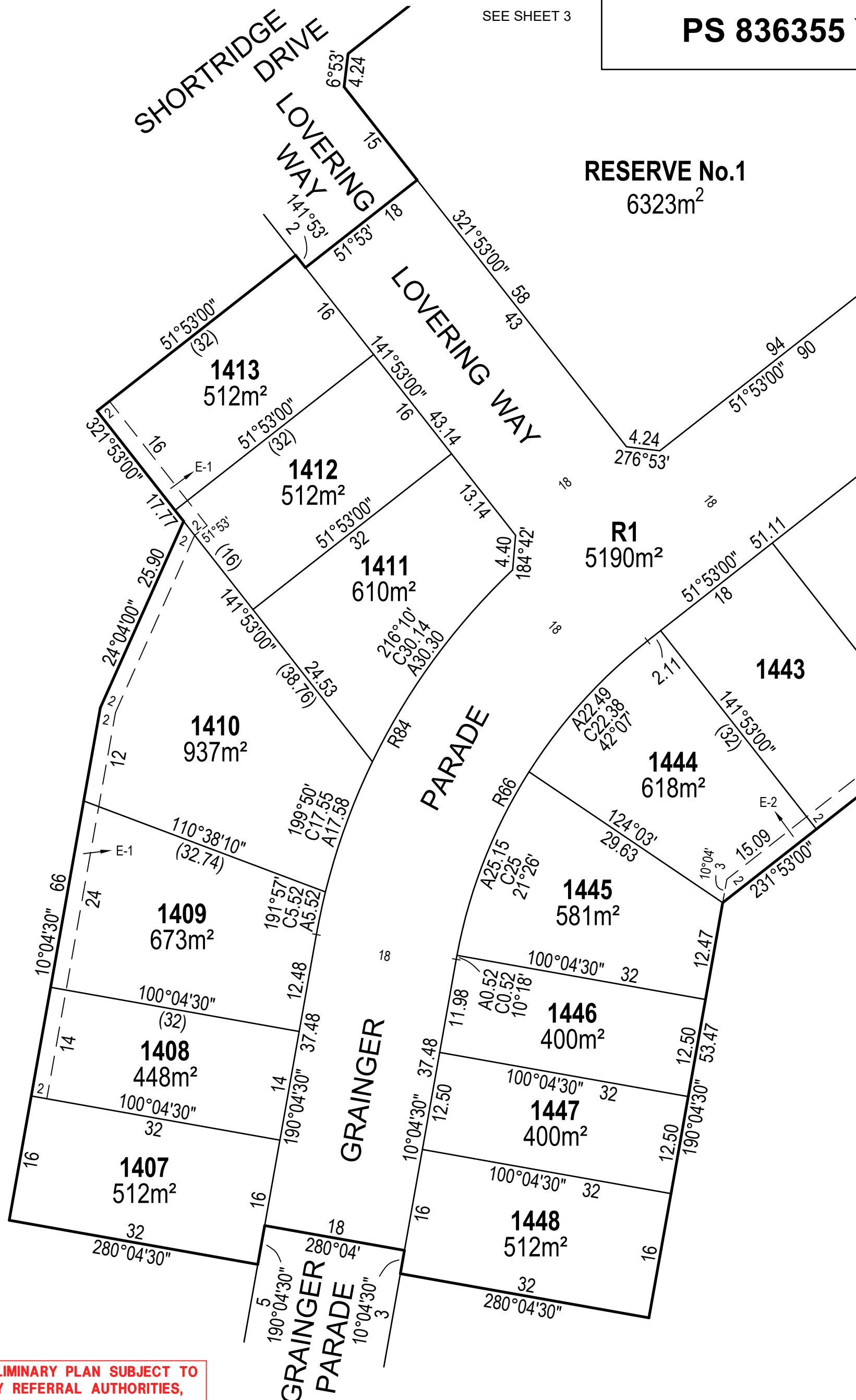
ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 4

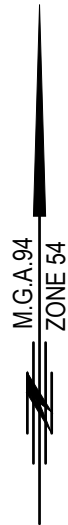
SURVEYOR: MICHAEL CRAIG WILSON
 VERSION: 3

SHORTRIDGE DRIVE
LOVERING WAY

RESERVE No.1
6323m²



SEE SHEET 3



THIS IS A PRELIMINARY PLAN SUBJECT TO APPROVAL BY REFERRAL AUTHORITIES, COUNCIL AND EXAMINATION AND REGISTRATION BY LAND USE VICTORIA.

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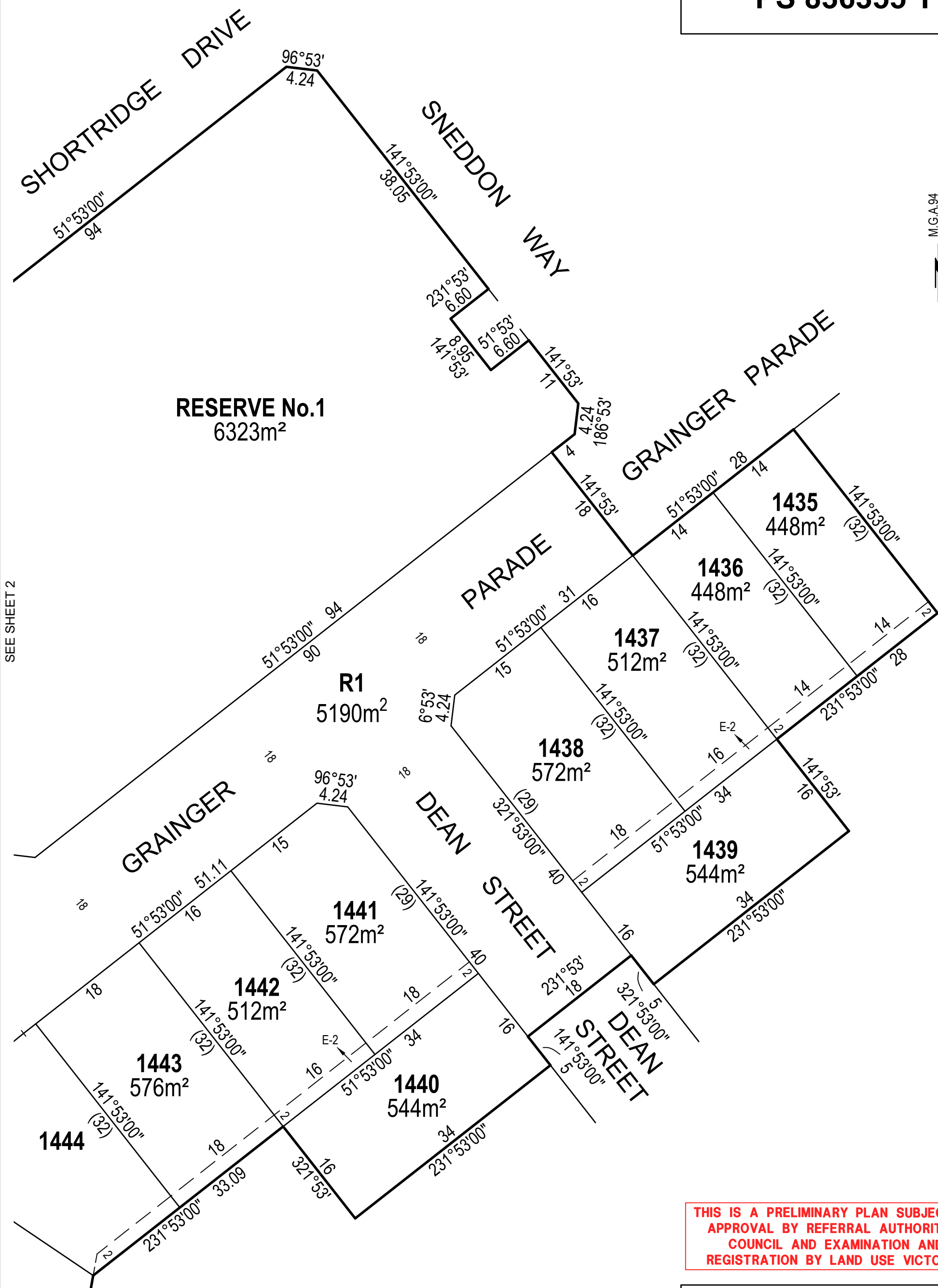
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SCALE 1:500
5 0 5 10 15 20
LENGTHS ARE IN METRES

SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 3

ORIGINAL SHEET SIZE: A3

SHEET 2



SEE SHEET 2

SEE SHEET 2

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FILE REF: 10014-68-PS836355Y(F-3B)-03.dwg

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SCALE 1:500

LENGTHS ARE IN METRES

SURVEYOR: MICHAEL CRAIG WILSON
 VERSION: 3

| | |
|-------------------------|---------|
| ORIGINAL SHEET SIZE: A3 | SHEET 3 |
|-------------------------|---------|

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 1407 to 1413 and 1435 to 1448 (all inclusive) in this plan

LAND TO BENEFIT: Lots 1407 to 1413 and 1435 to 1448 (all inclusive) in this plan

RESTRICTION:

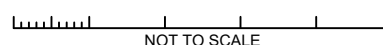
No dwelling shall be constructed on each lot described as the burdened land, unless:

- 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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ORIGINAL SHEET
SIZE: A3

SHEET 4