

PLAN OF SUBDIVISION

EDITION 1

PS 825908 U

LOCATION OF LAND

PARISH : CARDIGAN
 TOWNSHIP : -----
 SECTION : 10
 CROWN ALLOTMENT : 3(PT), 4(PT), 7(PT)
 CROWN PORTION : -----
 TITLE REFERENCE : VOL. 12163 FOL. 180

 LAST PLAN REFERENCE : LOT F2 ON PS 825897W

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

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

Council Name: Ballarat City Council

Council Reference Number: PSD/2019/143
 Planning Permit Reference: PLP/2018/525
 SPEAR Reference Number: S143549E

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
 Date of original certification under section 6: 10/02/2020

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 01/05/2020

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF BALLARAT

OTHER PURPOSE OF THIS PLAN:

To remove the Drainage Easement E-3 created in PS 825897W 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.

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 1367 (all inclusive) and Easement identifier E-1 have been omitted from this plan.

LUCAS
STAGE F-2
39 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-2	DRAINAGE	2	THIS PLAN	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

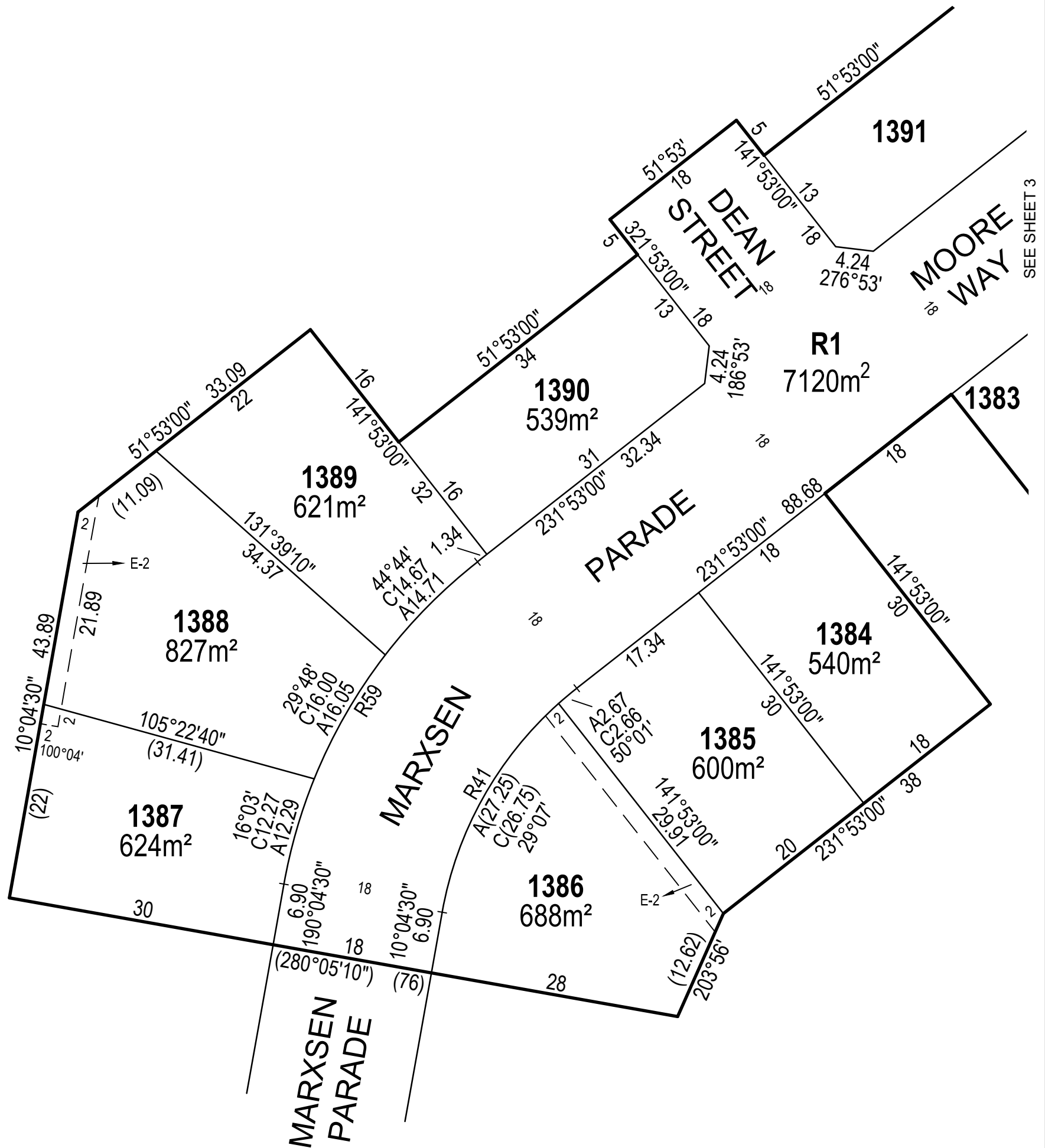
FILE REF: 10014-57-PS825908U(F2)-07.dwg
 DATE: 10/03/2020

Digitally signed by: Michael Craig Wilson, Licensed Surveyor,
 Surveyor's Plan Version (07),
 30/03/2020, SPEAR Ref: S143549E

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 5

M.G.A.94
ZONE 54



SEE SHEET 3

FILE REF: 10014-57-PS825908U(F2)-07.dwg



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SCALE 1:500

LENGTHS ARE IN METRES

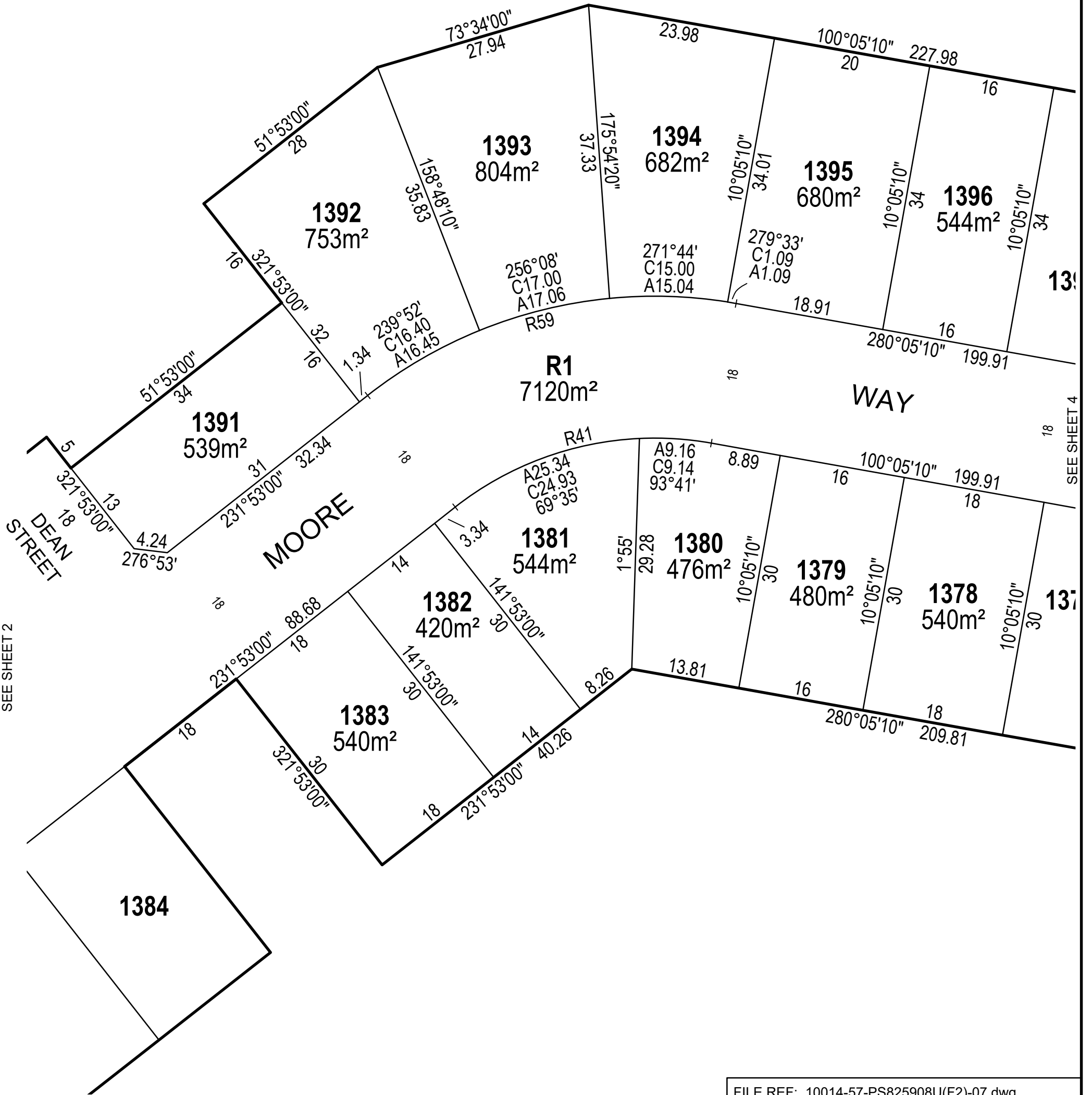
Digitally signed by: Michael Craig Wilson, Licensed Surveyor,
Surveyor's Plan Version (07),
30/03/2020, SPEAR Ref: S143549E

ORIGINAL SHEET SIZE: A3

SHEET 2

Digitally signed by:
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01/05/2020,
SPEAR Ref: S143549E

M.G.A.94
ZONE 54



SEE SHEET 2

SEE SHEET 4

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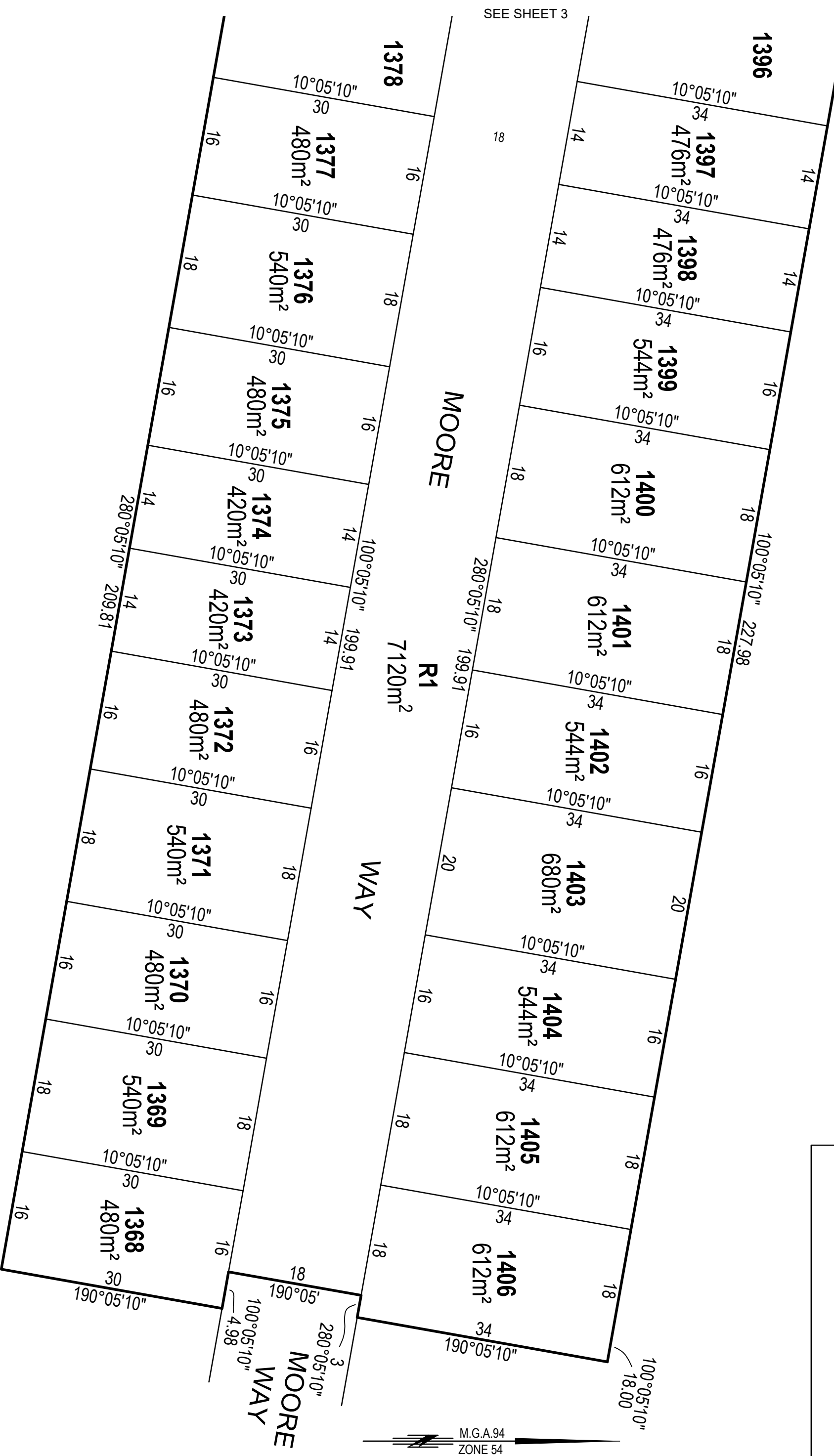
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SHEET 3

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SEE SHEET 3

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SCALE 1:500
 5 0 5 10 15 20
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SHEET 4

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:

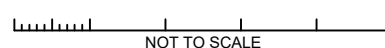
No dwelling shall be constructed on each lot described as the burdened land, unless:

- 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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