

PLAN OF SUBDIVISION

EDITION 1

PS 841529 M

LOCATION OF LAND

PARISH : CARDIGAN
 TOWNSHIP : ----
 SECTION : 10
 CROWN ALLOTMENTS : 3(PT), 4(PT), 7(PT)
 CROWN PORTION : ----
 TITLE REFERENCES : VOL. FOL.
 VOL. FOL.
 LAST PLAN REFERENCES : LOT M1, PS841528P &
 LOT 5, PS 825909S
 POSTAL ADDRESS : REMEMBRANCE DRIVE,
 (At time of subdivision) LUCAS, 3350.
 MGA Co-ordinates
 (of approx centre of land in plan) E 745 050 ZONE: 54
 N 5 841 630 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

NOTATIONS

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

See sheet 6 for details of Restrictions 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 PS820572E).
 STAGING:
 This is not a staged subdivision.
 Planning Permit No. PLP/2019/607
 This survey has been connected to permanent marks No(s). 55 (DOWLING FOREST)
 141 (CARDIGAN)
 In Proclaimed Survey Area No. 49
 Lots 1 to 1678 (all inclusive) have been omitted from this plan.

**LUCAS
 STAGE M-1
 31 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	2	PS 825909S	CITY OF BALLARAT
E-2, E-3	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF BALLARAT
E-3	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION



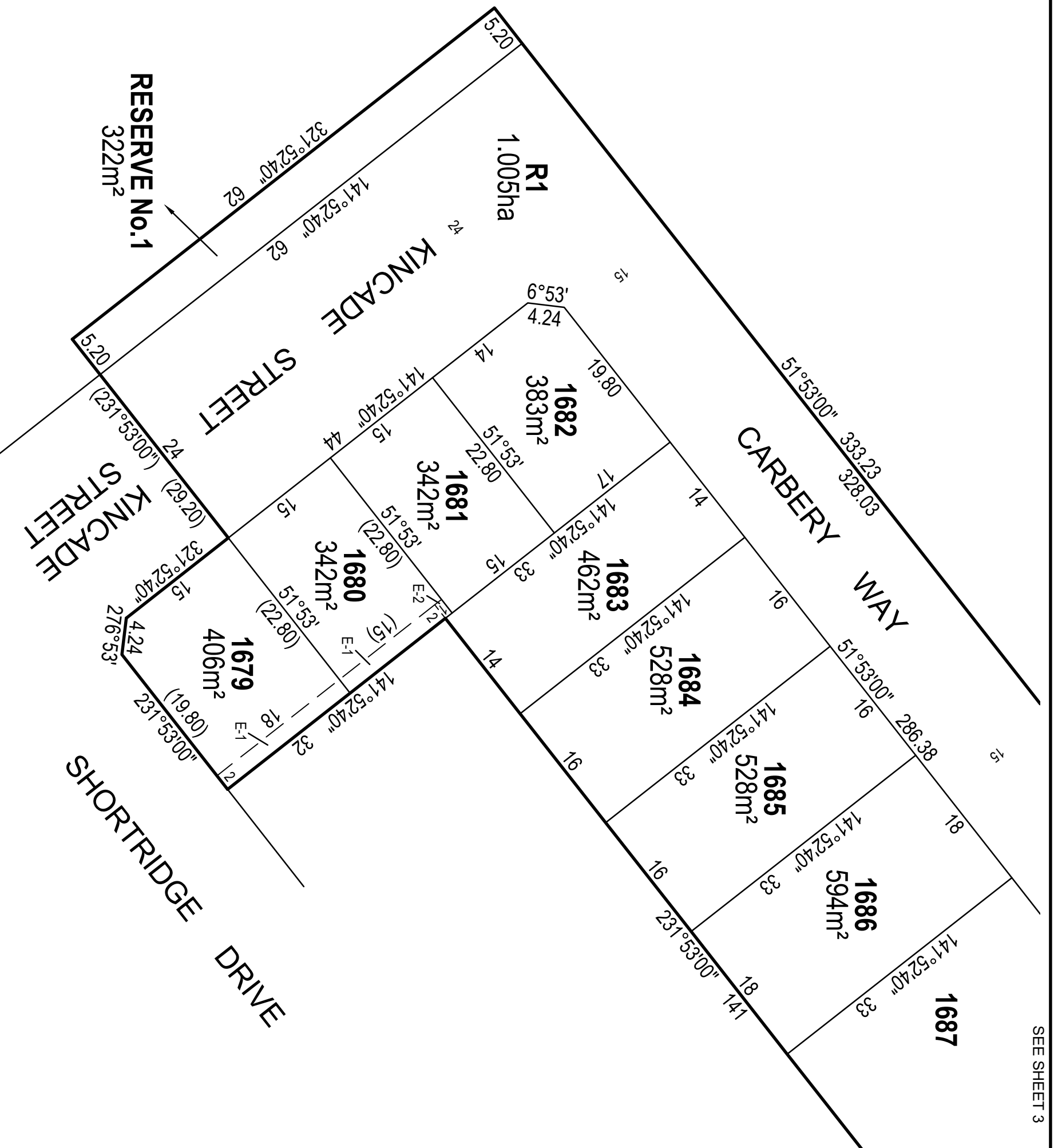
ABN 11 125 568 461
 1315 Sturt Street, Ballarat, VIC Australia (PO Box 563W, Ballarat West) 3350
 Phone +61 3 5330 8888 Fax +61 3 5333 3815
 Email: victoria@cardno.com.au Web: www.cardno.com

FILE REF: PF-10014-71-PS841529M(M-1)-05.dwg
 DATE: 01/12/2020

SURVEYOR: MICHAEL CRAIG WILSON
 VERSION: 5

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 6



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

FILE REF: PF-10014-71-PS841529M(M-1)-05.dwg

ORIGINAL SHEET	SHEET 2
SIZE: A3	

SCALE	1:500
LENGTHS ARE IN METRES	

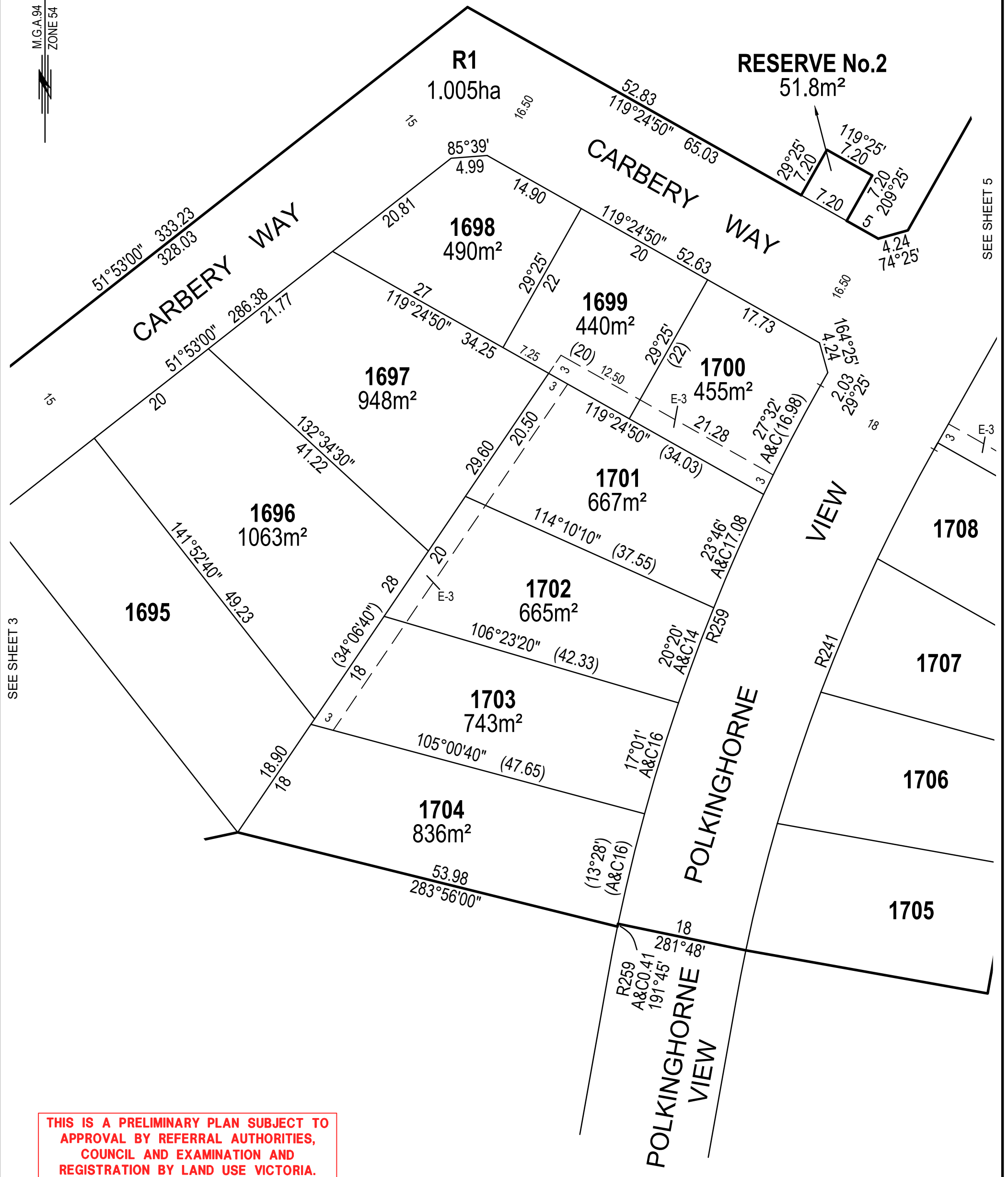
SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 5



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

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.

M.G.A.94
ZONE 54



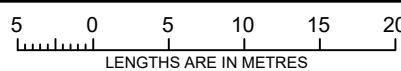
THIS IS A PRELIMINARY PLAN SUBJECT TO APPROVAL BY REFERRAL AUTHORITIES, COUNCIL AND EXAMINATION AND REGISTRATION BY LAND USE VICTORIA.

FILE REF: PF-10014-71-PS841529M(M-1)-05.dwg



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

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 4

SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 5

CREATION OF RESTRICTION

Upon registration of this plan the following restrictions are created

DESCRIPTION OF RESTRICTION No.1

The registered proprietor or proprietors of the lots on this plan shown in Column 1 below, shall not construct or cause to construct a dwelling with a finished floor level of less than the prescribed AHD level as shown in Column 2 below

Column 1 Lot No	Column 2 AHD
1682	444.09RL
1683	444.09RL

VARIATIONS

Variations to these requirements will require approval from the Responsible Authority

LAND BURDENED: Lots 1682 and 1683 on this plan

LAND TO BENEFIT: Lots 1681 and 1684 on this plan.

DESCRIPTION OF RESTRICTION No.2

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:

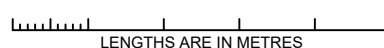
- it has a rainwater tank that is 2 Kilotre or larger installed; and
- the roof of the dwelling drains to the rainwater tank; and
- rainwater from the rainwater tank is the primary supply for all toilets and outdoor usage provided, however, that a mains water system can be used when rainwater is unavailable.

FILE REF: PF-10014-71-PS841529M(M-1)-05.dwg



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

SCALE



ORIGINAL SHEET
SIZE: A3

SHEET 6

SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 5