

# PLAN OF SUBDIVISION

EDITION 1

**PS 841530 D**

## LOCATION OF LAND

PARISH : CARDIGAN  
TOWNSHIP : -----  
SECTION : 10  
CROWN ALLOTMENT : 4(PT)  
CROWN PORTION : -----  
TITLE REFERENCE : VOL. FOL.  
  
LAST PLAN REFERENCE : LOT M2, PS841528P  
  
POSTAL ADDRESS : REMEMBRANCE DRIVE,  
(At time of subdivision) LUCAS, 3350.  
  
MGA Co-ordinates  
(of approx centre of  
land in plan) E 745 260 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 RESERVE No.1	CITY OF BALLARAT POWERCOR AUSTRALIA LIMITED

### OTHER PURPOSE OF THIS PLAN:

To remove that part of the Pipelines or Ancillary Purposes Easement E-7 on PS 841528P that lies within Road Reserve 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.

## 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 1742 and E-3 to E-5 (all inclusive) have been omitted from this plan.

See sheet 4 for details of a Restriction affecting lots on this plan.

**LUCAS  
STAGE M-2  
27 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, E-2	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-2	DRAINAGE	3	THIS PLAN	CITY OF BALLARAT
E-6, E-7	PIPELINES OR ANCILLARY PURPOSES	3	PS 841528P - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-6	DRAINAGE	3	PS 841528P	CITY OF BALLARAT



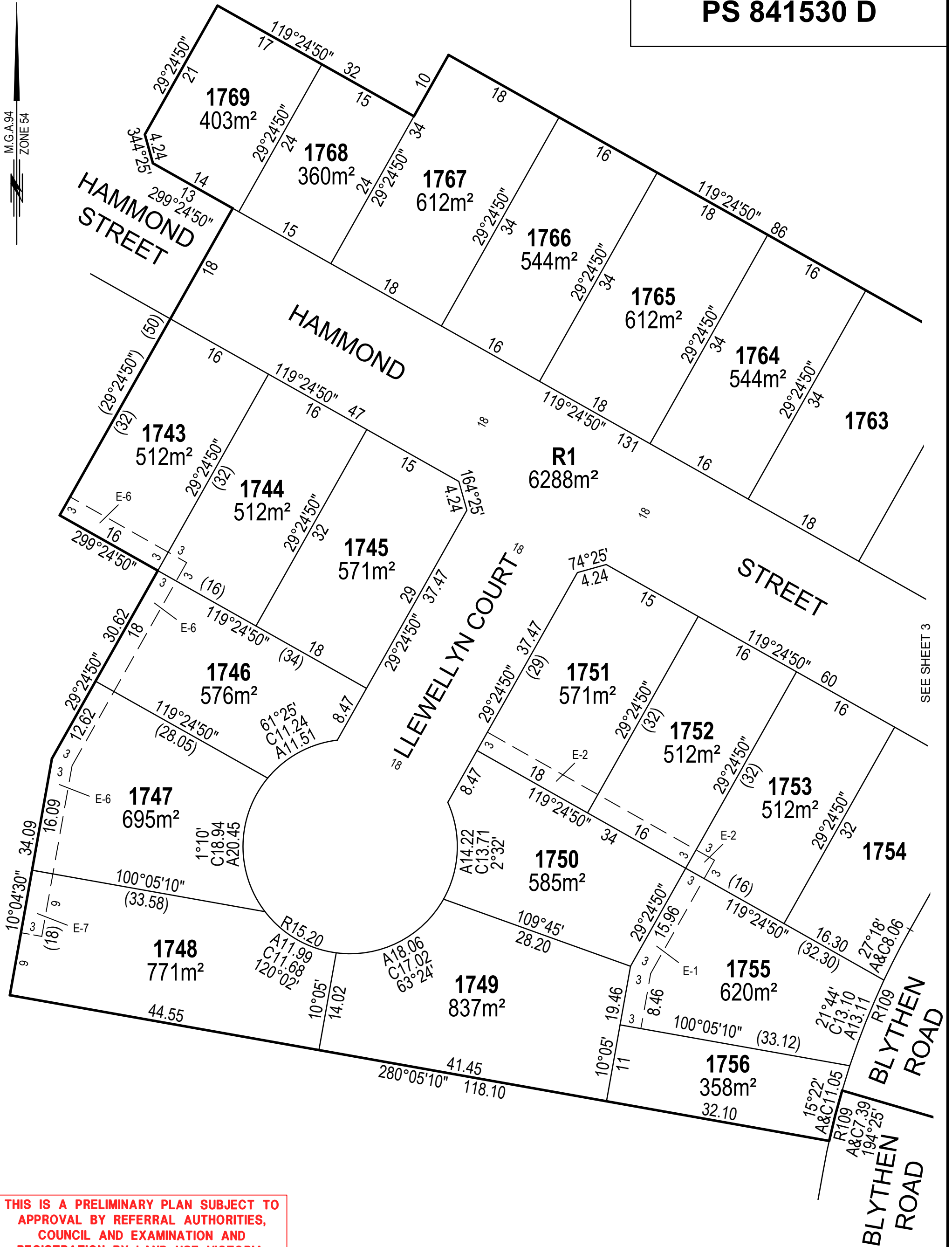
ABN 11 125 568 461  
1315 Sturt Street, Ballarat, VIC Australia (PO Box 563W, Ballarat West) 3350  
Phone +61 3 5330 8888 Fax +61 3 5333 3815  
Email: victoria@cardno.com.au Web: www.cardno.com

FILE REF: 10014-72-PS841530D(M-2)-05.dwg  
DATE: 03/02/2021

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 4

SURVEYOR: MICHAEL CRAIG WILSON  
VERSION: 5



SEE SHEET 3

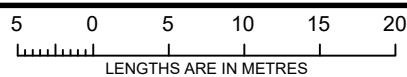
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SCALE  
 1:500

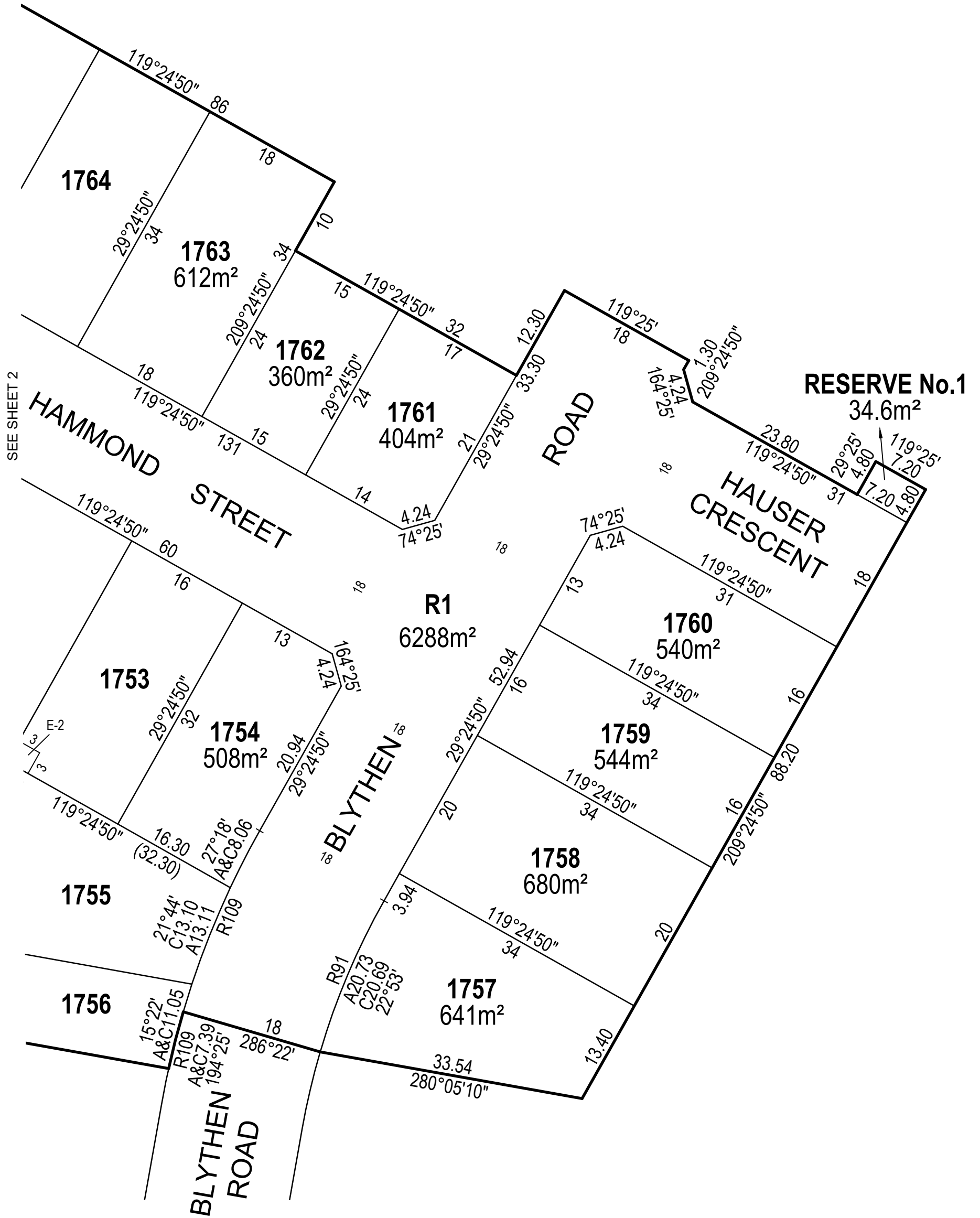


ORIGINAL SHEET  
 SIZE: A3

SHEET 2

SURVEYOR: MICHAEL CRAIG WILSON  
 VERSION: 5

M.G.A.94  
ZONE 54



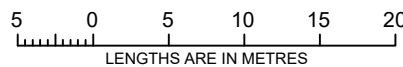
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SHEET 3

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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: All Lots in this plan

LAND TO BENEFIT: All Lots in this plan

RESTRICTION:

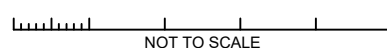
No dwelling shall be constructed on each lot described as the burdened land, unless:

- 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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ORIGINAL SHEET  
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SHEET 4