

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 Name: Ballarat City Council

Council Reference Number: PSD/2020/199
 Planning Permit Reference: PLP/2019/607/A
 SPEAR Reference Number: S166597T

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 24/05/2021

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
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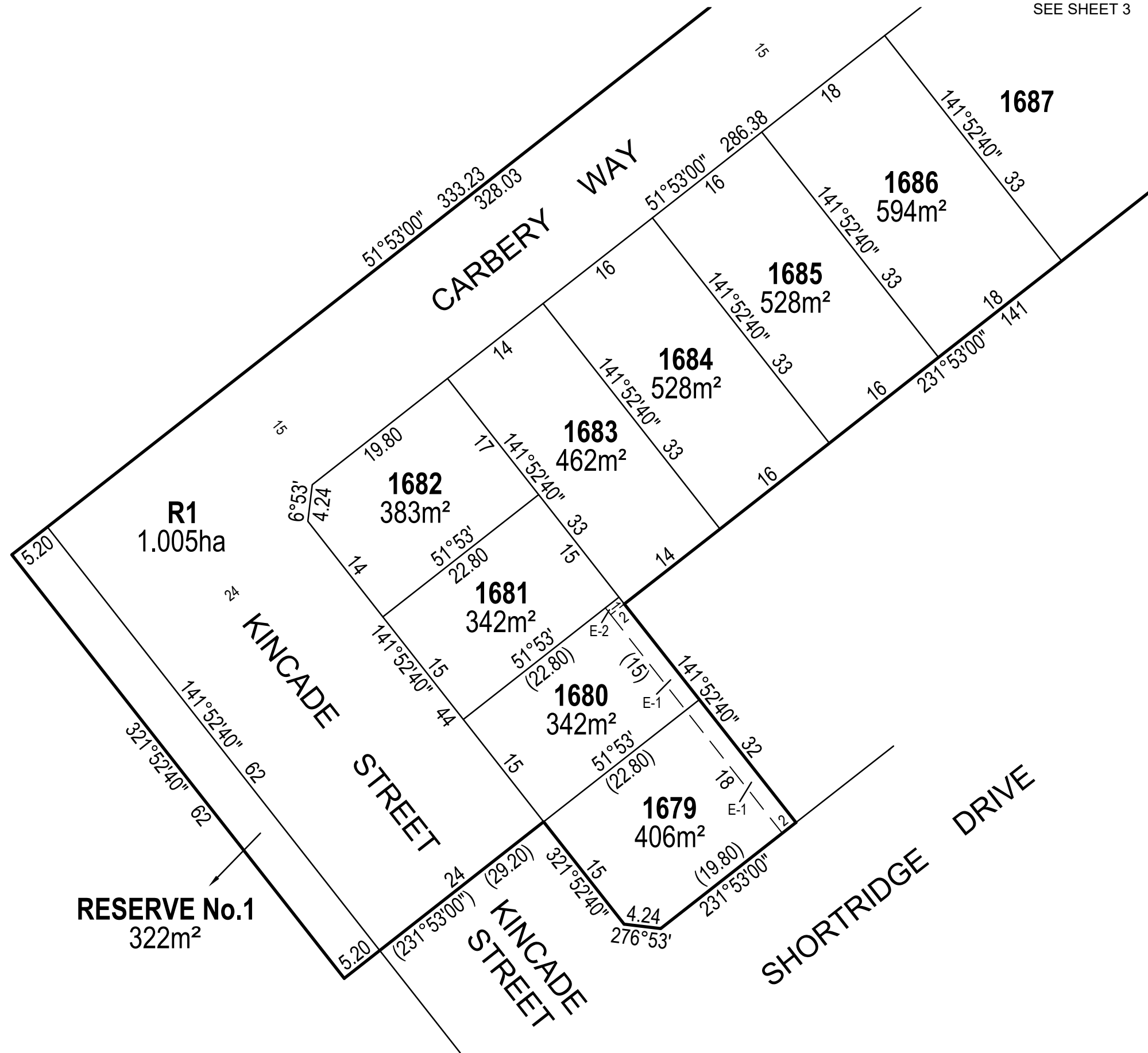
FILE REF: 10014-71-PS841529M(M-1)-06.dwg
 DATE: 21/04/2021

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 Surveyor's Plan Version (06),
 24/05/2021, SPEAR Ref: S166597T

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 6

M.G.A.94
ZONE 54

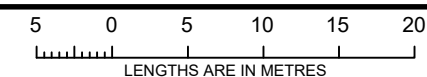


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SCALE
1:500



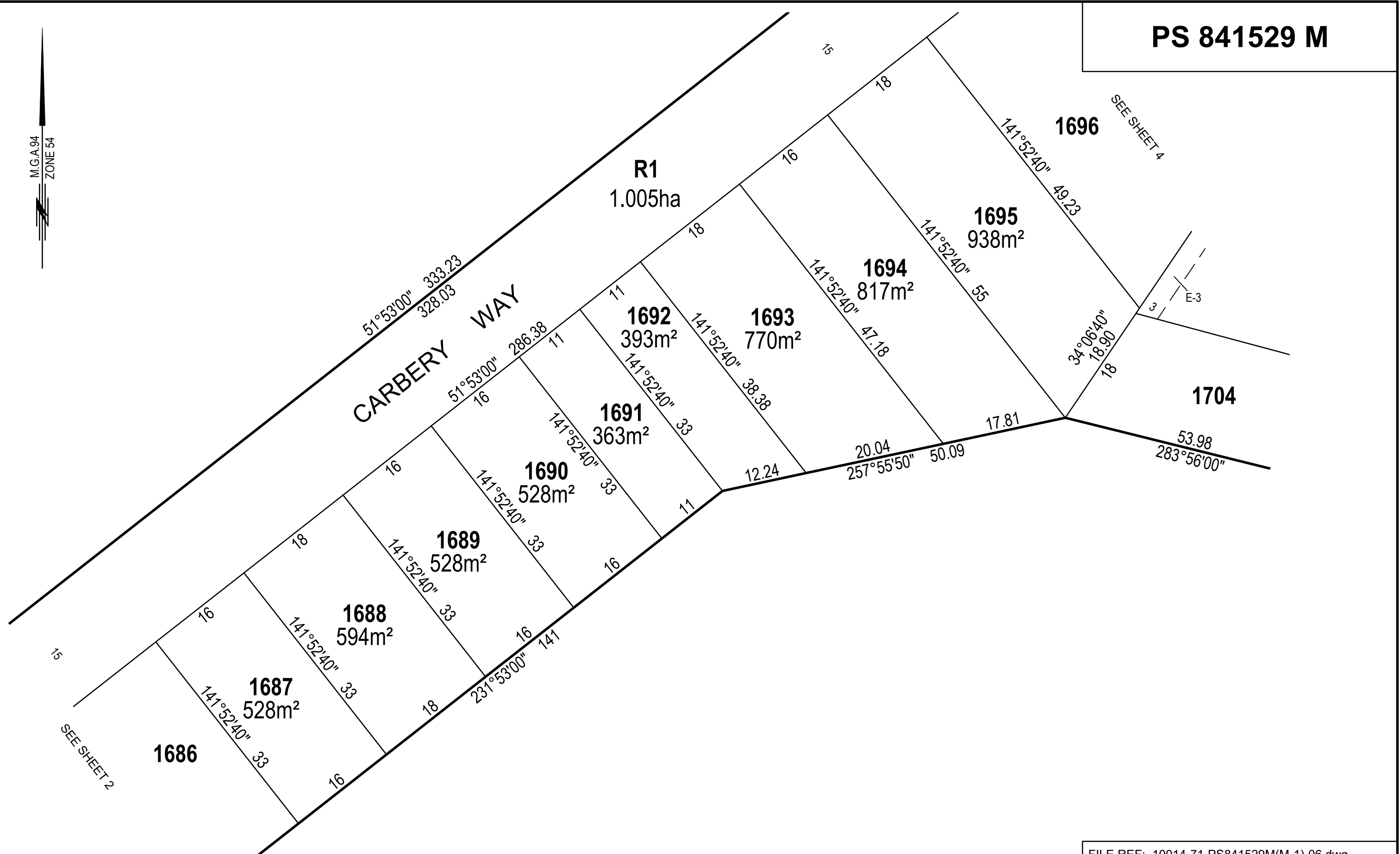
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SIZE: A3

SHEET 2

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M.G.A.94
ZONE 54

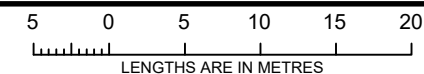


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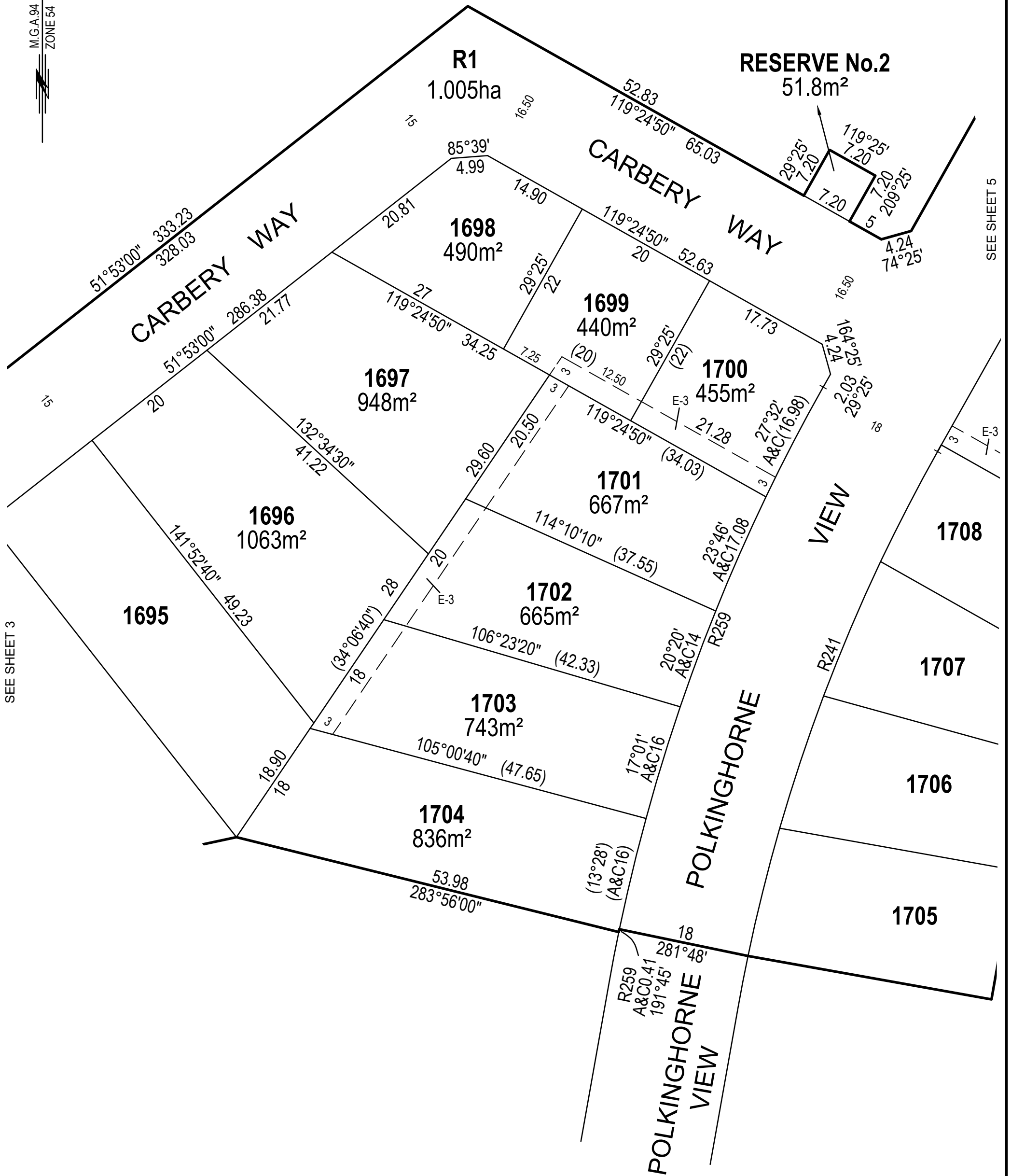
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SHEET 3

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M.G.A.94
ZONE 54



SEE SHEET 3

SEE SHEET 5

FILE REF: 10014-71-PS841529M(M-1)-06.dwg

Cardno TGM
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SCALE 1:500

 LENGTHS ARE IN METRES

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SHEET 4

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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	444.00RL
1683	444.01RL
1684	444.04RL
1697	445.37RL
1698	445.46RL
1709	446.79RL

VARIATIONS

Variations to these requirements will require approval from the Responsible Authority

LAND BURDENED: Lots 1682, 1683, 1684, 1697, 1698 and 1709 on this plan

LAND TO BENEFIT: Lots 1681, 1685, 1696, 1699 and 1708 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:

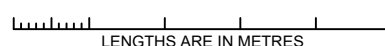
- it has a rainwater tank that is 2 Kilolitre or larger installed; and
- the roof of the dwelling drains to the rainwater tank; and
- rainwater from the rainwater tank is the primary supply for all toilets and outdoor usage provided, however, that a mains water system can be used when rainwater is unavailable.

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SHEET 6

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