

PLAN OF SUBDIVISION

EDITION 1

PS 836355 Y

LOCATION OF LAND

PARISH : CARDIGAN
 TOWNSHIP : -----
 SECTION : 10
 CROWN ALLOTMENT : 3(PT), 4(PT)
 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 Name: Ballarat City Council

Council Reference Number: PSD/2019/232
 Planning Permit Reference: PLP/2018/525
 SPEAR Reference Number: S149766T

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 03/08/2020

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

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.

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.

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.

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



ABN 11 125 568 461
 1315 Sturt Street, Ballarat, VIC Australia (PO Box 563W, Ballarat West) 3350
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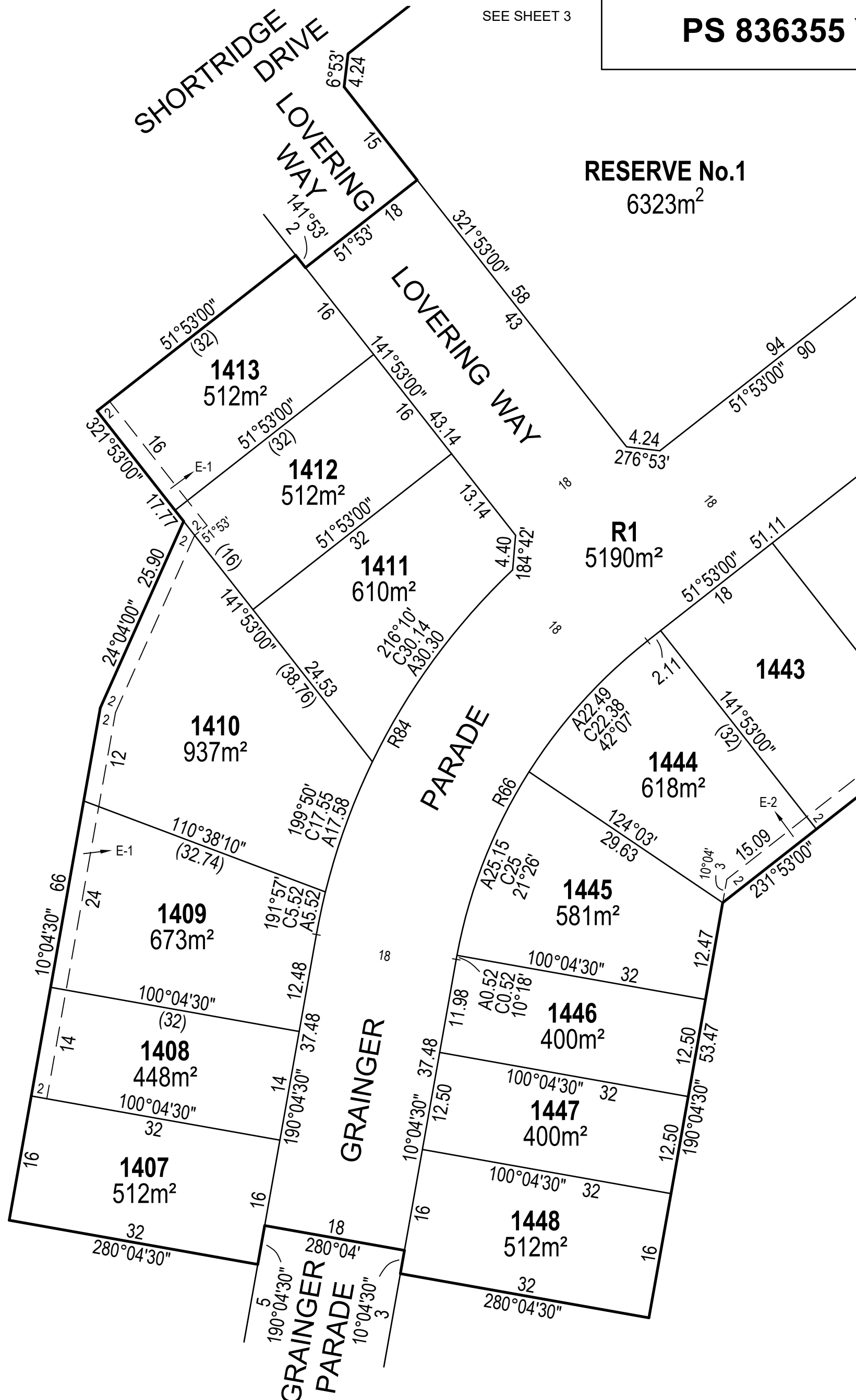
FILE REF: 10014-68-PS836355Y(F-3B)-03.dwg
 DATE: 19/02/2020

ORIGINAL SHEET
 SIZE: A3

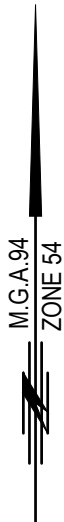
SHEET 1 OF 4

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 30/07/2020, SPEAR Ref: S149766T

RESERVE No.1
6323m²



SEE SHEET 3

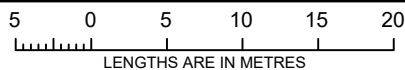


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SCALE
1:500

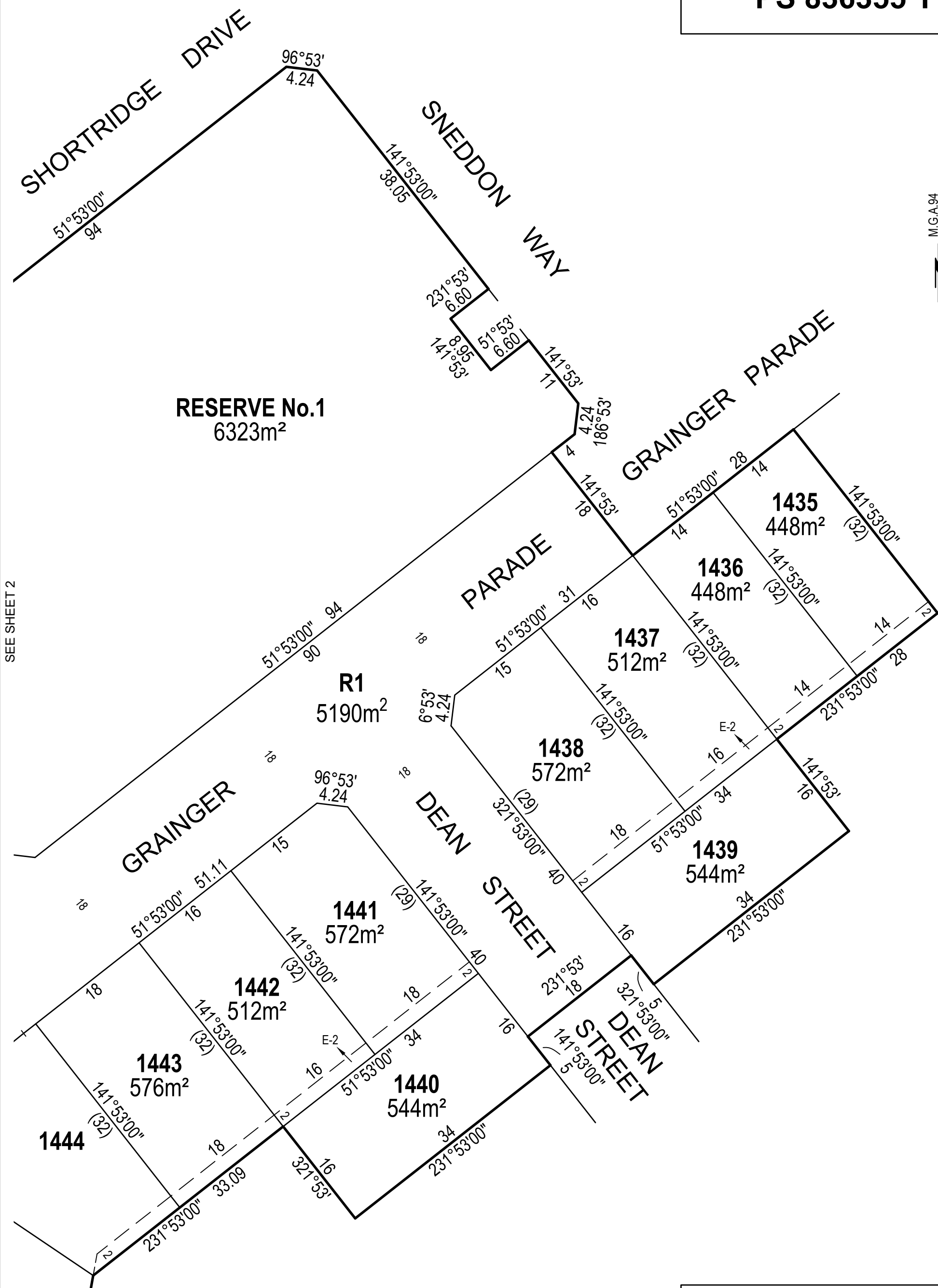


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ORIGINAL SHEET
SIZE: A3

SHEET 2

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 03/08/2020,
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SEE SHEET 2

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

Cardno TGM
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SCALE 1:500

LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3	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: 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:

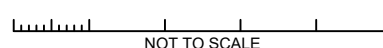
No dwelling shall be constructed on each lot described as the burdened land, unless:

- 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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SHEET 4

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