

PLAN OF SUBDIVISION

EDITION 1

PS 830201 L

LOCATION OF LAND

PARISH : CARDIGAN
TOWNSHIP : ----
SECTION : 10
CROWN ALLOTMENTS : 3, 6 & 7 (PARTS)
CROWN PORTION : ----
TITLE REFERENCE : VOL. FOL.

LAST PLAN REFERENCE : LOT 4 ON PS 830200N

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

MGA Co-ordinates
(of approx centre of land in plan) E 744 610 ZONE: 54
N 5 841 230 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

See sheet 5 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 PS 820572E).

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)
In Proclaimed Survey Area No. 49 141 (Cardigan)

Lots 1 to 1590 (all inclusive) have been omitted from this plan.

**LUCAS
STAGE G4
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	THIS PLAN	CITY OF BALLARAT
E-2	DRAINAGE	2	PS 830200N	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

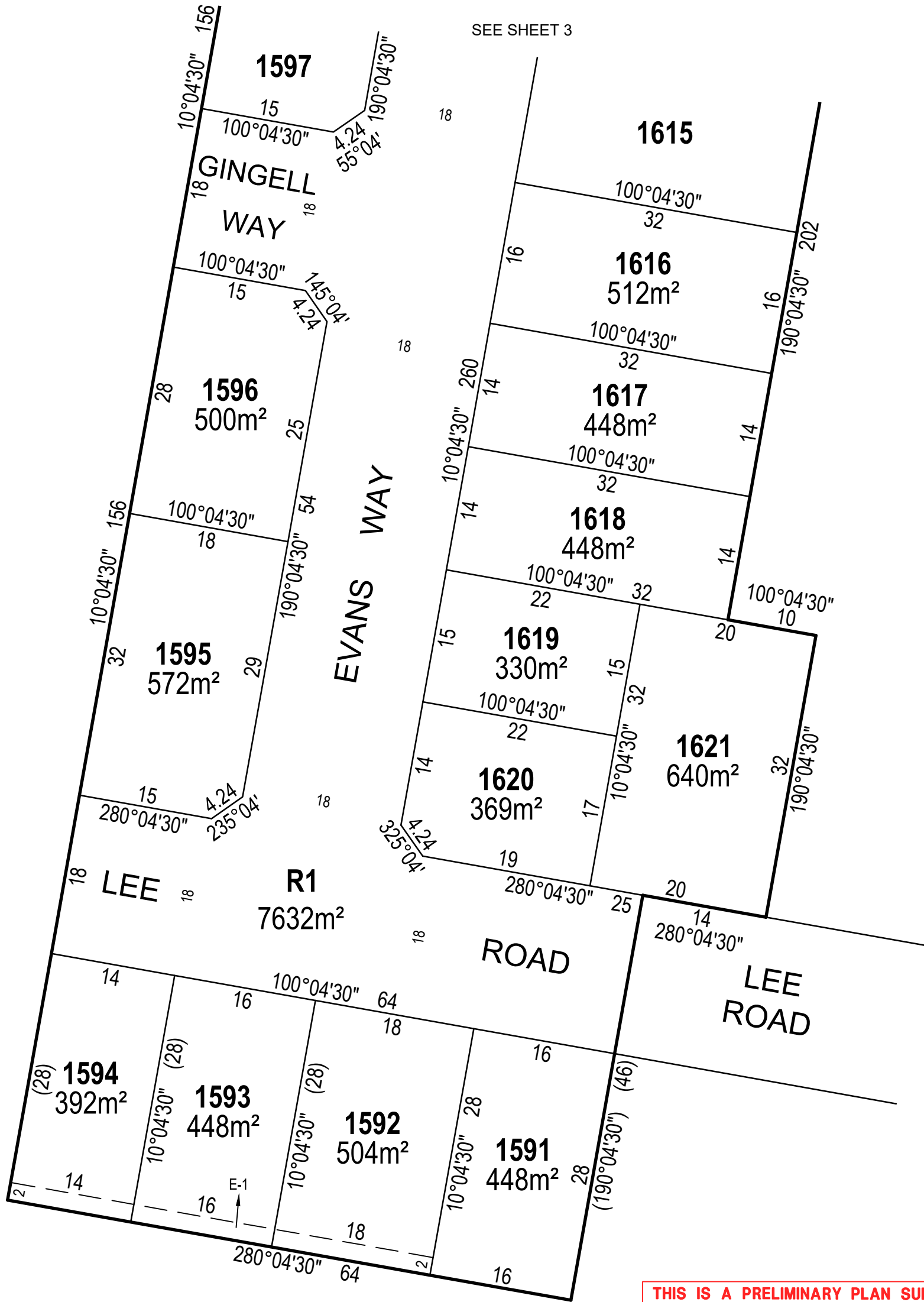
FILE REF: PF-10014-66-PS830201L(G4)-06.dwg
DATE: 09/11/2020

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 5

SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 6

M.G.A.94
ZONE 54



SEE SHEET 3

SEE SHEET 2

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

FILE REF: PF-10014-66-PS830201L(G4)-06.dwg

Cardno TGM
 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

LENGTHS ARE IN METRES

SURVEYOR: MICHAEL CRAIG WILSON
 VERSION: 6

ORIGINAL SHEET SIZE: A3

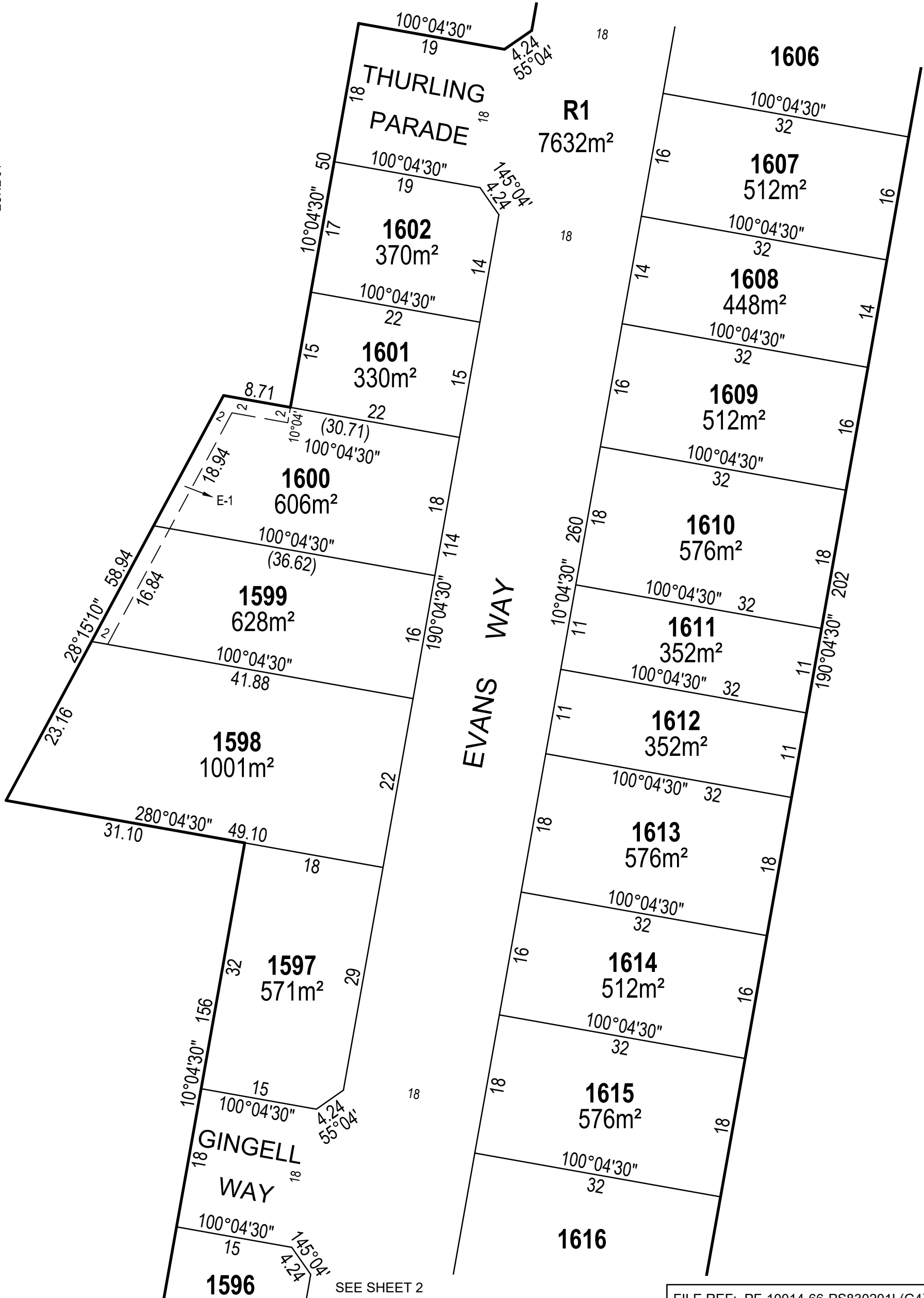
SHEET 2

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

PS 830201 L



SEE SHEET 4



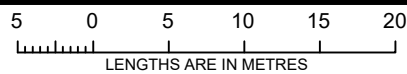
SEE SHEET 2

FILE REF: PF-10014-66-PS830201L(G4)-06.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



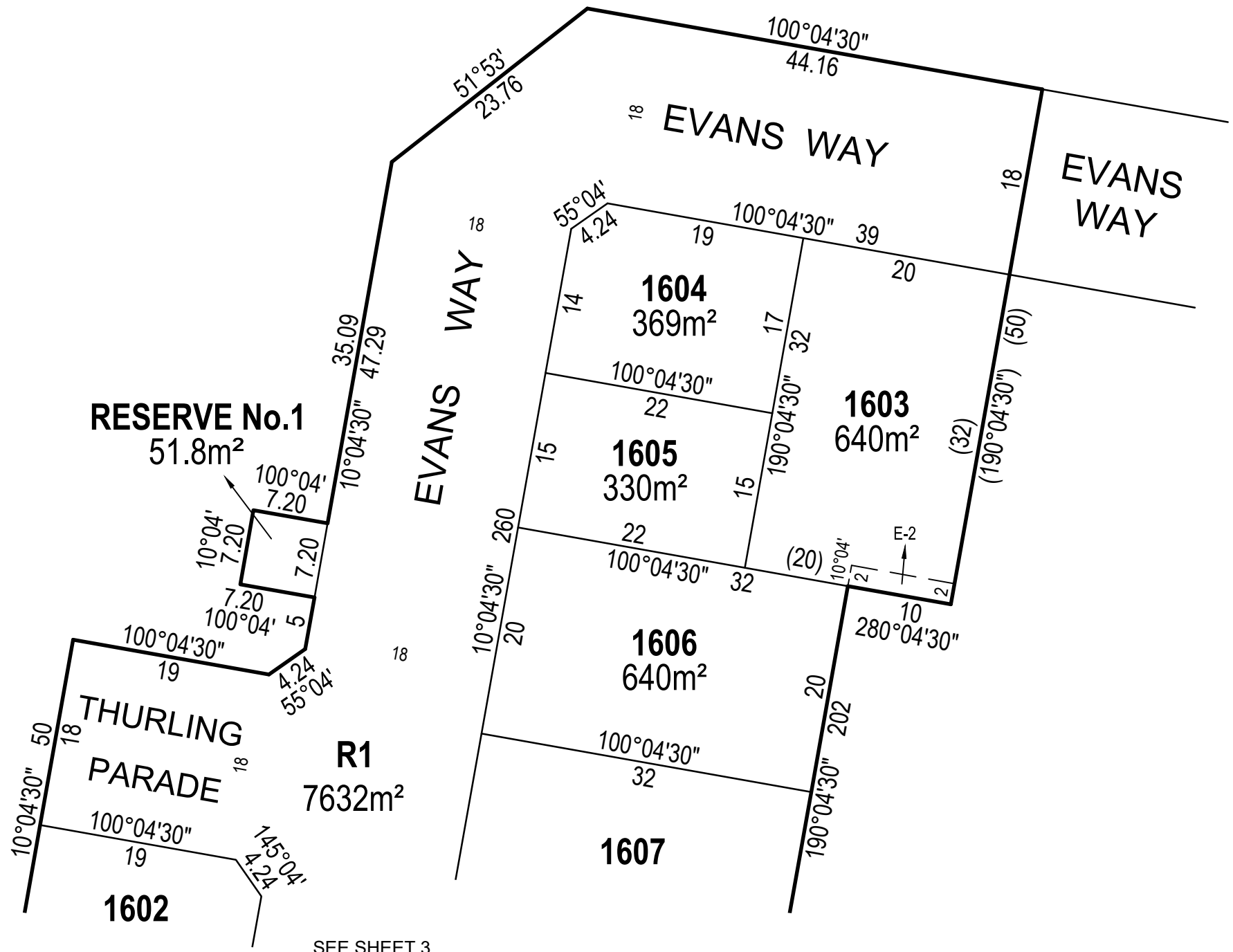
ORIGINAL SHEET
 SIZE: A3

SHEET 3

SURVEYOR: MICHAEL CRAIG WILSON
 VERSION: 6

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

M.G.A.94
ZONE 54

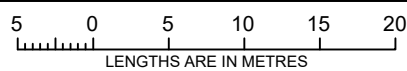


FILE REF: PF-10014-66-PS830201L(G4)-06.dwg



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



SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 6

ORIGINAL SHEET
SIZE: A3

SHEET 4

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
1604	443.270RL
1605	443.210RL
1606	443.210RL

VARIATIONS

Variations to these requirements will require approval from the Responsible Authority

LAND BURDENED: Lots 1604, 1605 and 1606 on this plan

LAND TO BENEFIT: Lots 1603 and 1607 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:

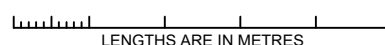
- it has a rainwater tank that is 2 Kilolitre or larger installed; and
- the roof of the dwelling drains to the rainwater tank; and
- rainwater from the rainwater tank is the primary supply for all toilets and outdoor usage provided, however, that a mains water system can be used when rainwater is unavailable.

FILE REF: PF-10014-66-PS830201L(G4)-06.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 5

SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 6