

PLAN OF SUBDIVISION

EDITION 1

PS 825909 S

LOCATION OF LAND

PARISH : CARDIGAN
 TOWNSHIP : ----
 SECTION : 10
 CROWN ALLOTMENT : 3(PT), 4(PT), 7(PT)
 CROWN PORTION : ----
 TITLE REFERENCE : VOL. 12163 FOL. 181

LAST PLAN REFERENCE : LOT F3 ON PS 825897W

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

MGA Co-ordinates
 (of approx centre of land in plan) E 745 000 ZONE: 54
 N 5 841 420 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

OTHER PURPOSE OF THIS PLAN:

- To remove the Drainage Easements E-2, E-3 & E-4 created in PS 825897W that lie within Road R1 and Reserve No.1 on this plan
- To remove the Pipelines or Ancillary Purposes Easement E-1 created in Instrument AM457353P.
- To remove the Drainage Easement E-1 created in Instrument AM055455W.

GROUNDS FOR REMOVAL:

By consent of the relevant Authority under the powers of Sec 6(1)(k)(iii) of the Subdivision Act 1988.

See sheet 6 for details of a Restriction 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/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 4, 6 to 1413, 1415 and 1435 to 1448 (all inclusive) have been omitted from this plan.

**LUCAS
 STAGE F-3
 21 LOTS,
 BALANCE LOTS 5 & F3B**

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, E-4	DRAINAGE	2	PS 825897W	CITY OF BALLARAT
E-3, E-4	PIPELINES OR ANCILLARY PURPOSES	3	PS 825897W - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION



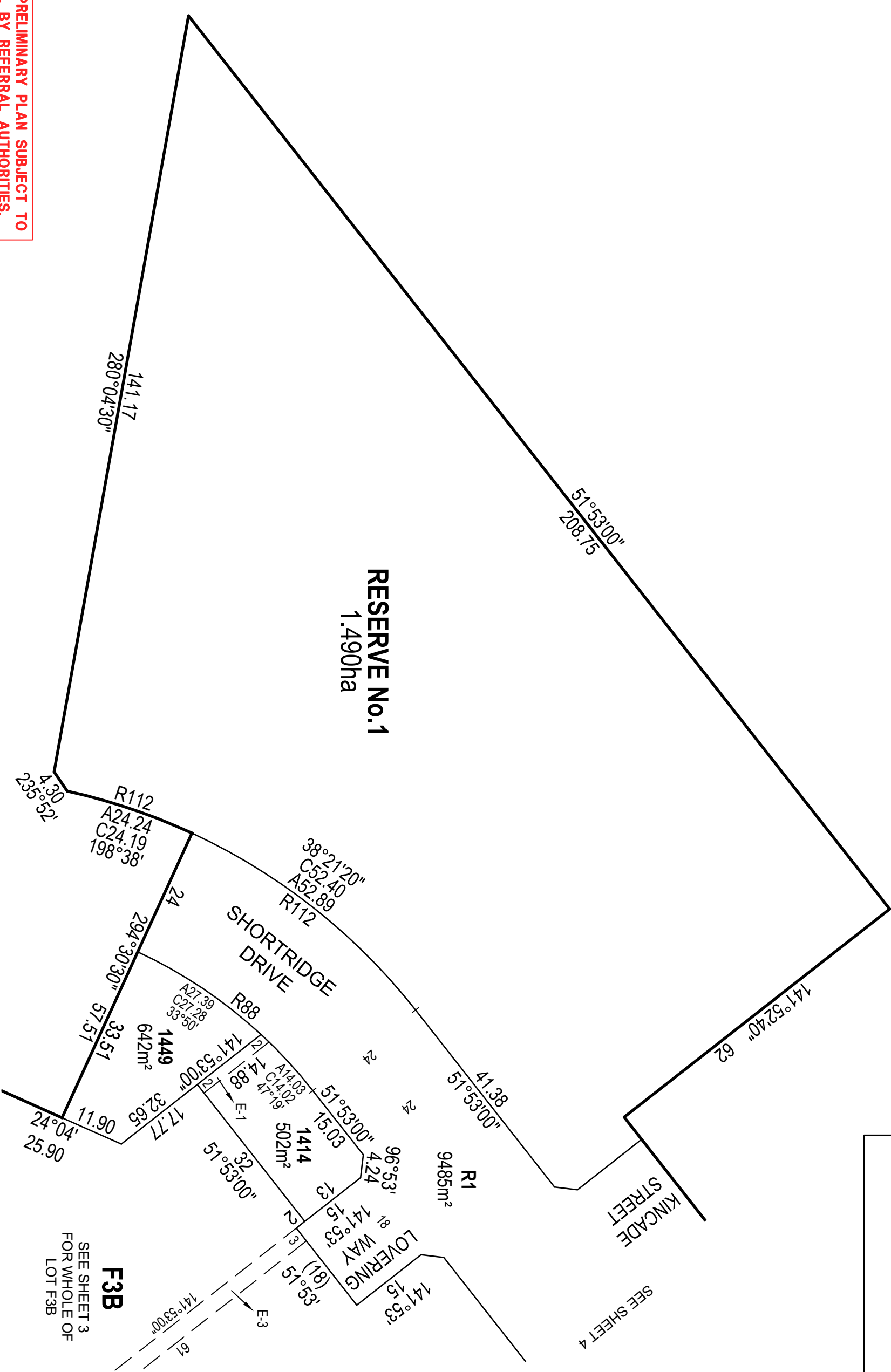
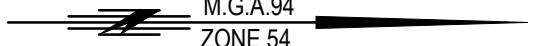
ABN 11 125 568 461
 1315 Sturt Street, Ballarat, VIC Australia (PO Box 563W, Ballarat West) 3350
 Phone +61 3 5330 8888 Fax +61 3 5333 3815
 Email: victoria@cardno.com.au Web: www.cardno.com

FILE REF: PF-10014-58-PS825909S(F3)-13.dwg
 DATE: 18/05/2020

SURVEYOR: MICHAEL CRAIG WILSON
 VERSION: 13

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 6



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SCALE 1:750
7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 13

FILE REF: PF-10014-58-PS825909S(F3)-13.dwg

ORIGINAL SHEET SIZE: A3
SHEET 2

F3B
SEE SHEET 3 FOR WHOLE OF LOT F3B

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SHORTRIDGE DRIVE

SNEDDON WAY

DEAN STREET

GRAINGER PARADE

R1
9485m²

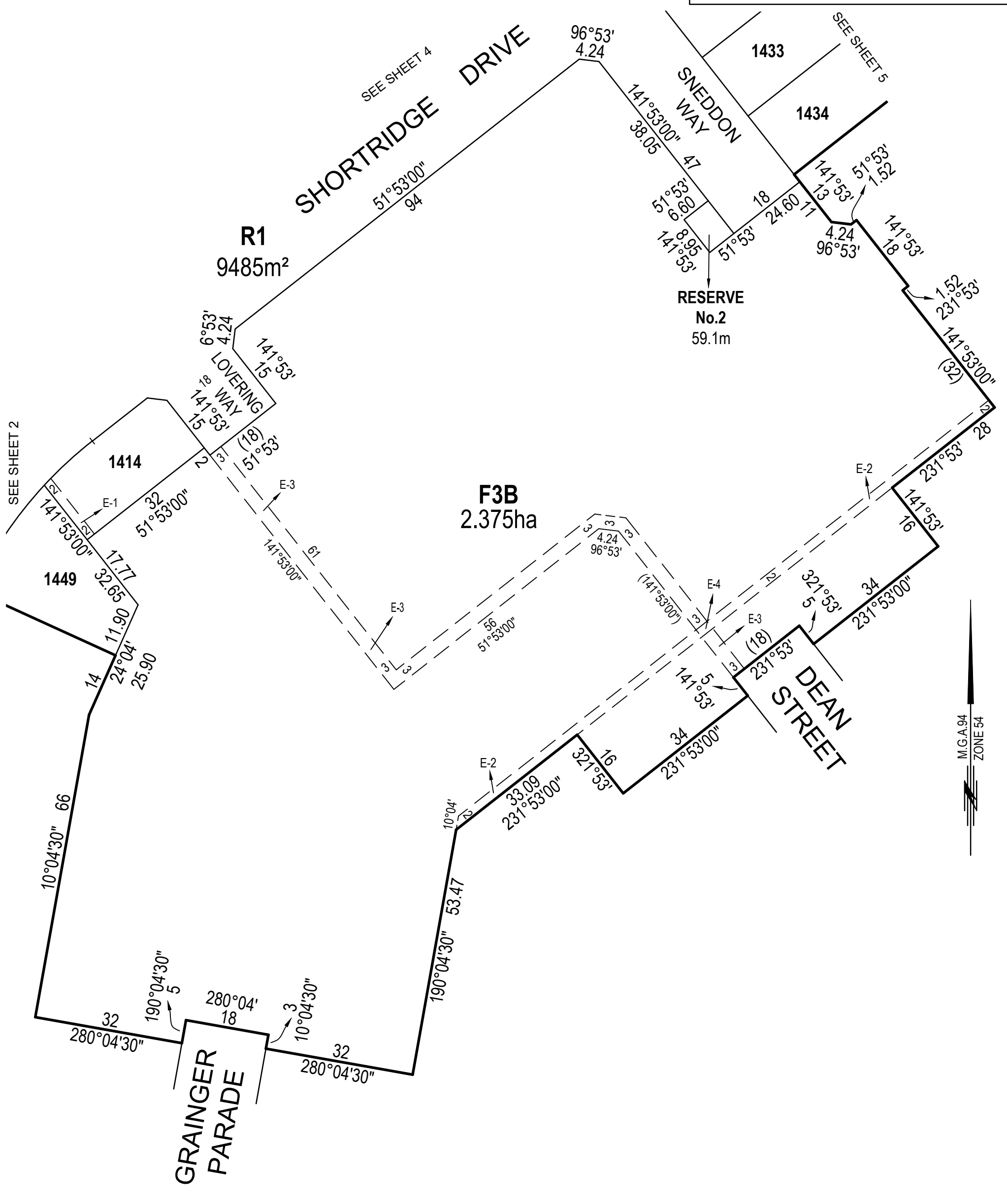
F3B
2.375ha

RESERVE
No.2
59.1m

SEE SHEET 2

SEE SHEET 4

SEE SHEET 5



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SCALE
1:800

LENGTHS ARE IN METRES

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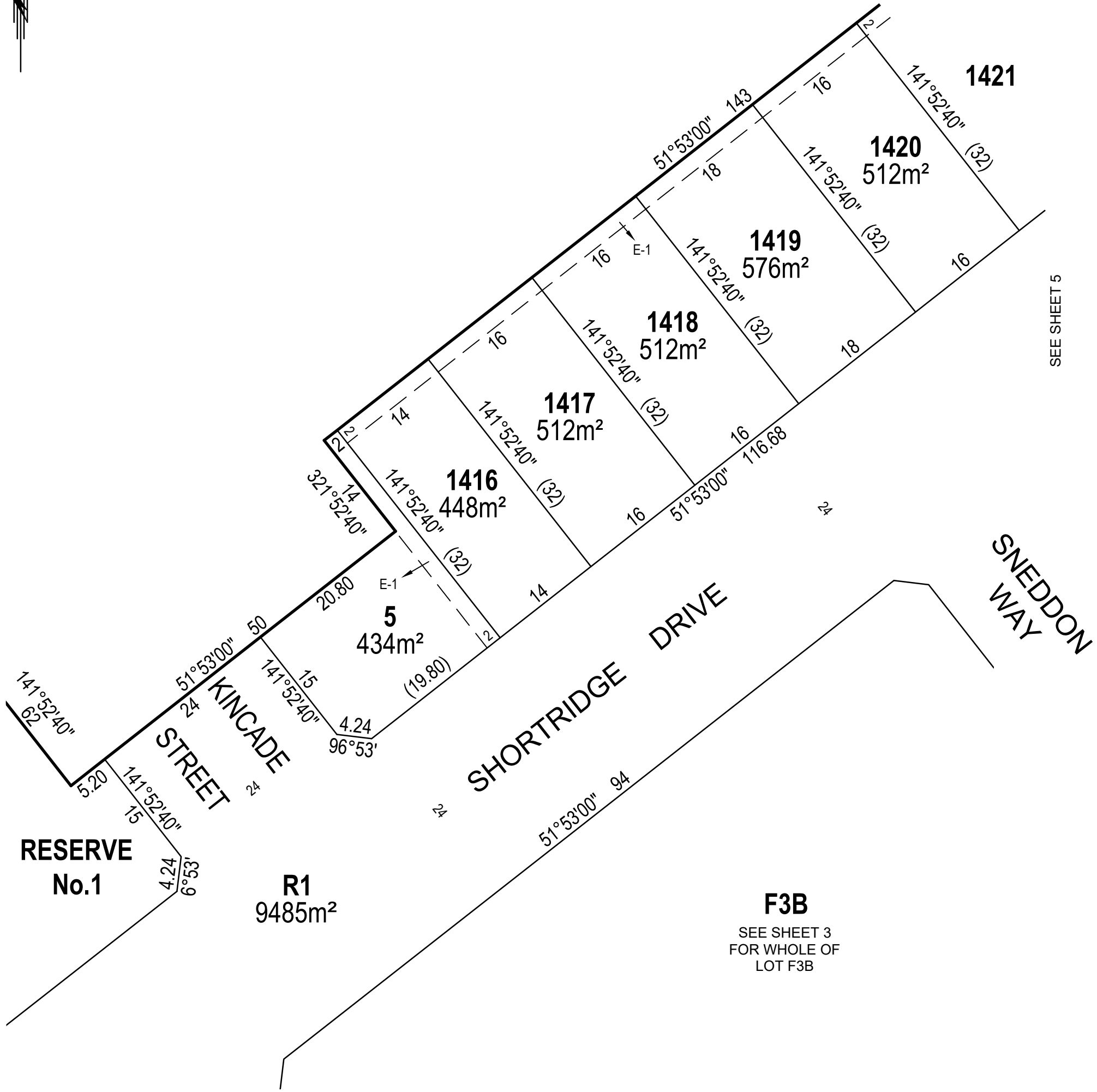
ORIGINAL SHEET SIZE: A3

SHEET 3

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PS 825909 S

M.G.A.94
ZONE 54



SEE SHEET 2

SEE SHEET 5

SEE SHEET 6

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SCALE 1:500
 5 0 5 10 15 20
 LENGTHS ARE IN METRES

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 VERSION: 13

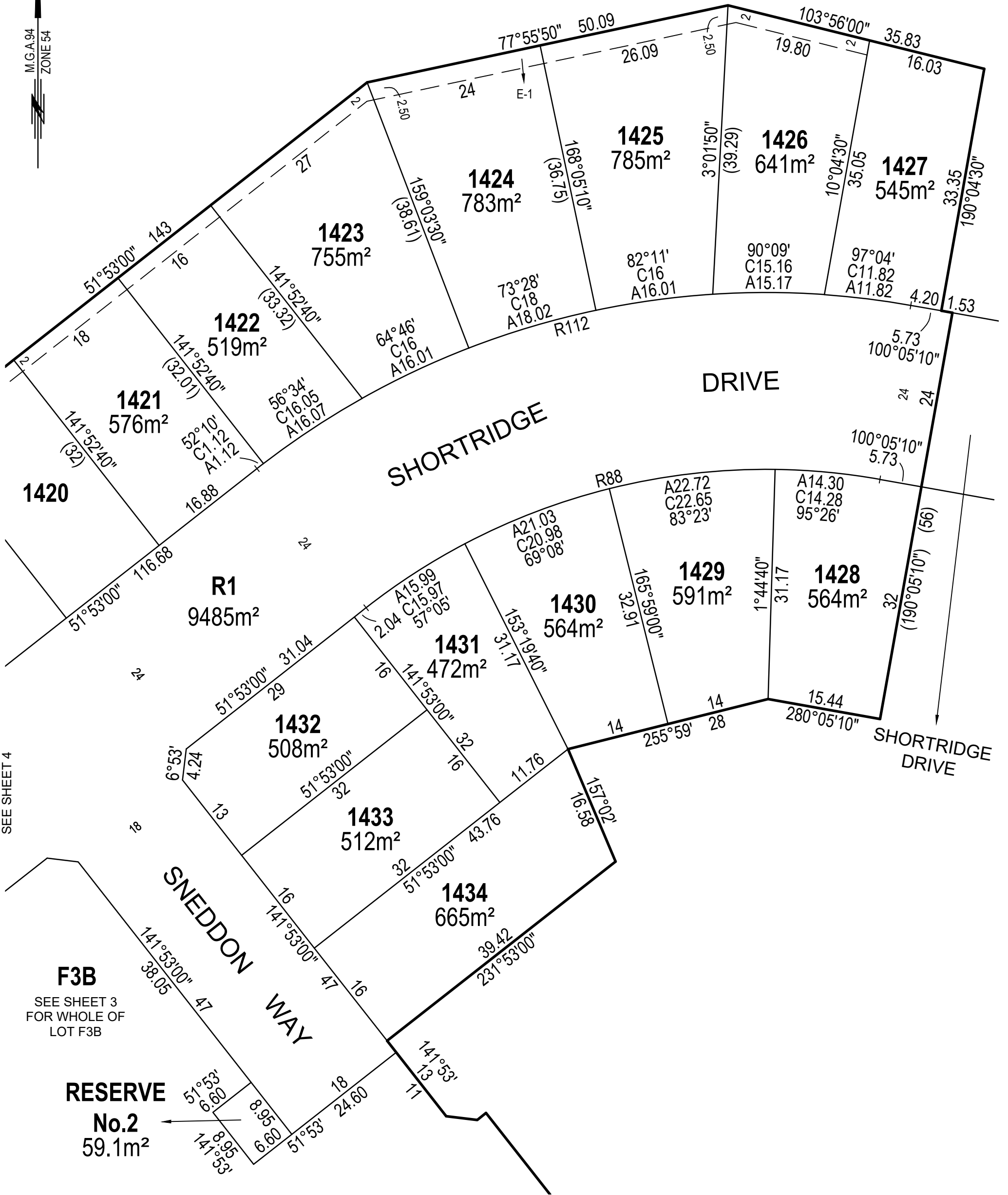
ORIGINAL SHEET SIZE: A3 SHEET 4

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PS 825909 S

M.G.A.94
ZONE 54



SEE SHEET 4

F3B
SEE SHEET 3
FOR WHOLE OF
LOT F3B

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SCALE 1:500

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3 SHEET 5

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

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 1414, 1416 to 1434 and 1449 (all inclusive) in this plan

LAND TO BENEFIT: Lots 1414, 1416 to 1434 and 1449 (all inclusive) in this plan

RESTRICTION:

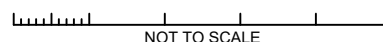
No dwelling shall be constructed on each lot described as the burdened land, unless:

- 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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ORIGINAL SHEET
SIZE: A3

SHEET 6



SURVEYOR: MICHAEL CRAIG WILSON
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