

# PLAN OF SUBDIVISION

EDITION 1

# PS 825910 J

## LOCATION OF LAND

PARISH : CARDIGAN  
 TOWNSHIP : ----  
 SECTION : 10  
 CROWN ALLOTMENT : 3(PT), 4(PT)  
 CROWN PORTION : ----  
 TITLE REFERENCES : VOL. 12163 FOL. 183  
 VOL. FOL.  
 LAST PLAN REFERENCES : LOT F5 ON PS 825897W &  
 LOT F3B ON PS 825909S  
 POSTAL ADDRESS : REMEMBRANCE DRIVE,  
 (At time of subdivision) LUCAS, 3350.  
 MGA Co-ordinates  
 (of approx centre of land in plan) E 745 170 ZONE: 54  
 N 5 841 440 GDA 94

Council Name: Ballarat City Council

Council Reference Number: PSD/2019/171  
 Planning Permit Reference: PLP/2018/525  
 SPEAR Reference Number: S145496V

### 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 22/05/2020

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF BALLARAT

See sheet 5 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 5 and Lots 7 to 1532 (all inclusive) have been omitted from this plan.

**LUCAS**  
**STAGE F-5**  
 33 LOTS,  
 BALANCE LOT 6

## 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-5	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-2, E-4	DRAINAGE	SEE PLAN	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
E-5, E-6	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF BALLARAT



ABN 11 125 568 461  
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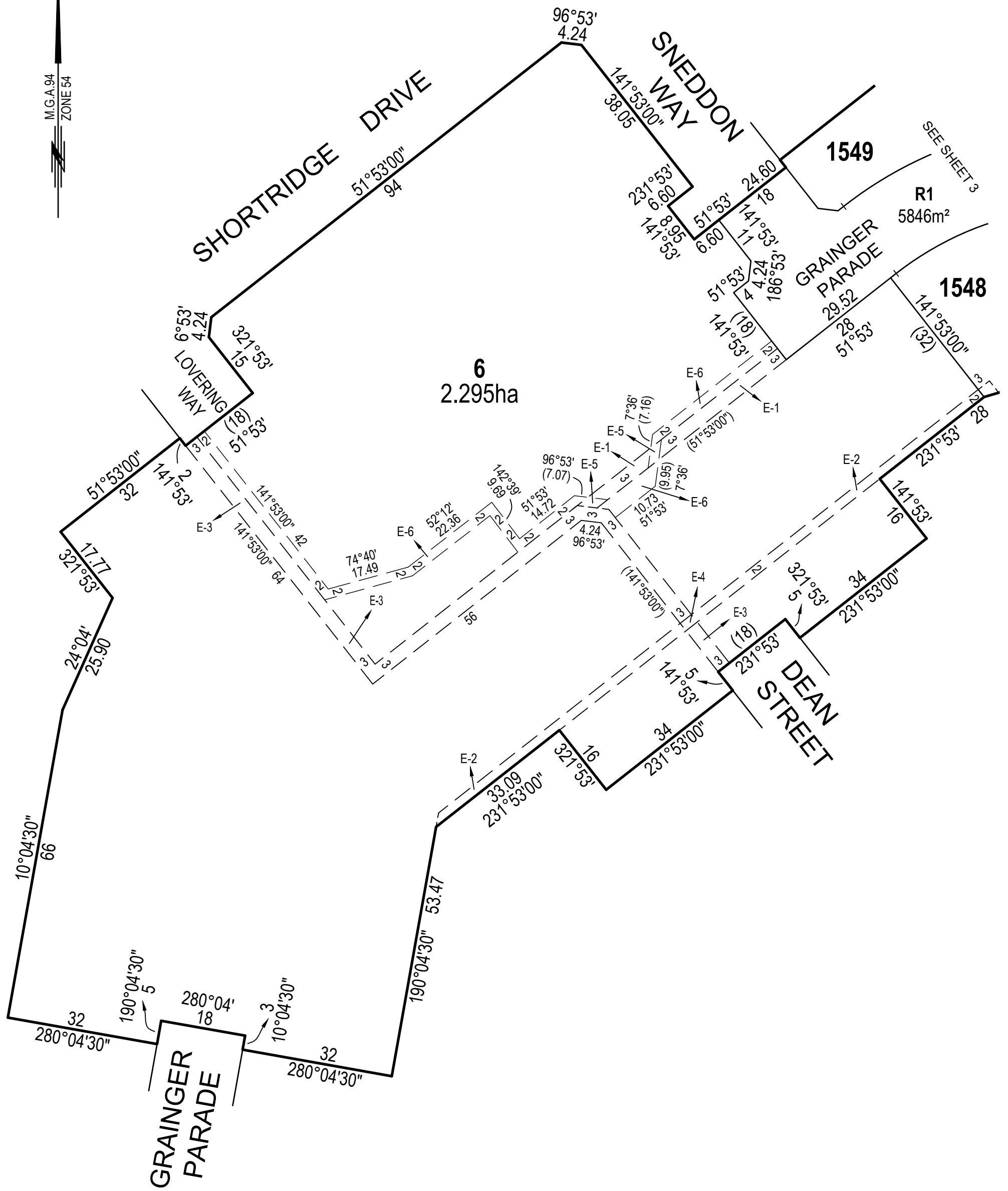
FILE REF: 10014-59-PS825910J(F5)-09.dwg  
 DATE: 19/02/2020

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 Surveyor's Plan Version (09),  
 21/05/2020, SPEAR Ref: S145496V

ORIGINAL SHEET  
 SIZE: A3

SHEET 1 OF 5

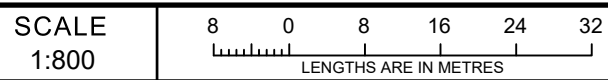
M.G.A.94  
ZONE 54



FILE REF: 10014-59-PS825910J(F5)-09.dwg



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ORIGINAL SHEET SIZE: A3

SHEET 2

Digitally signed by:  
Ballarat City Council,  
22/05/2020,  
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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 1533 to 1565 (all inclusive) in this plan

LAND TO BENEFIT: Lots 1533 to 1565 (all inclusive) in this plan

RESTRICTION:

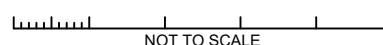
No dwelling shall be constructed on each lot described as the burdened land, unless:

- 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 5

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 Ballarat City Council,  
 22/05/2020,  
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