

PLAN OF SUBDIVISION

EDITION 1

PS 841530 D

LOCATION OF LAND

PARISH : CARDIGAN
 TOWNSHIP : -----
 SECTION : 10
 CROWN ALLOTMENT : 4(PT)
 CROWN PORTION : -----
 TITLE REFERENCE : VOL. 12282 FOL. 952
 LAST PLAN REFERENCE : LOT M2, PS841528P
 POSTAL ADDRESS : REMEMBRANCE DRIVE,
 (At time of subdivision) LUCAS, 3350.
 MGA Co-ordinates
 (of approx centre of land in plan) E 745 260 ZONE: 54
 N 5 841 630 GDA 94

Council Name: Ballarat City Council

Council Reference Number: PSD/2021/046
 Planning Permit Reference: PLP/2019/607/A
 SPEAR Reference Number: S174089V

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 28/07/2021

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

OTHER PURPOSES OF THIS PLAN:

- To remove that part of the Pipelines or Ancillary Purposes Easement E-7 on PS 841528P that lies within Road Reserve R1 on this plan.
- To amend the Pipelines or Ancillary Purposes Easement E-7 on PS 841528P that lies within Lot 1748 on 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.

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 1742 and E-3 to E-5 (all inclusive) have been omitted from this plan.

See sheet 4 for details of Restrictions affecting lots on this plan.

LUCAS
STAGE M-2
 27 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, E-2	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-2	DRAINAGE	3	THIS PLAN	CITY OF BALLARAT
E-6, E-7	PIPELINES OR ANCILLARY PURPOSES	3	PS 841528P - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-6	DRAINAGE	3	PS 841528P	CITY OF BALLARAT



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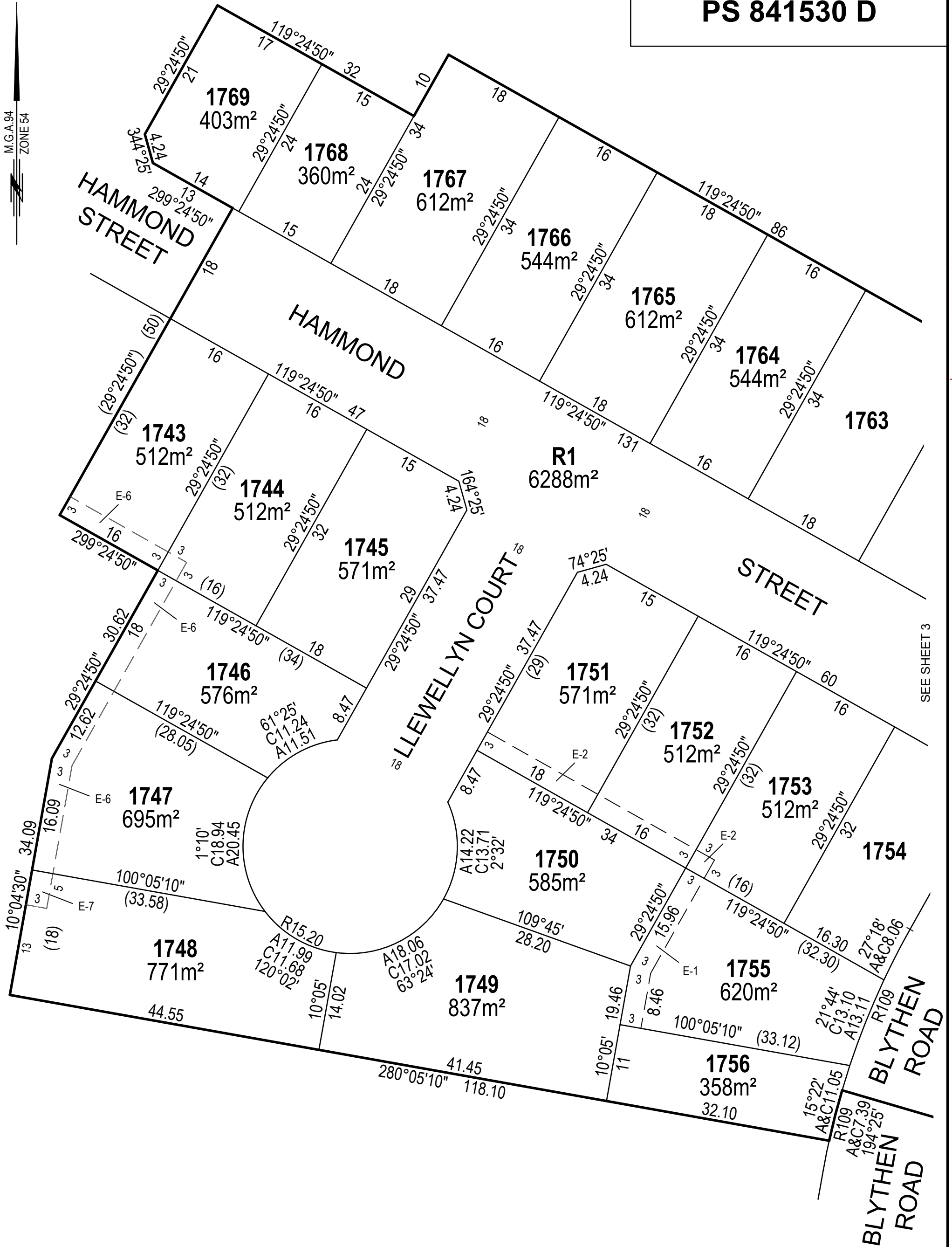
FILE REF: 10014-72-PS841530D(M-2)-07.dwg
 DATE: 23/04/2021

Digitally signed by: Michael Craig Wilson, Licensed Surveyor,
 Surveyor's Plan Version (07),
 27/07/2021, SPEAR Ref: S174089V

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 4

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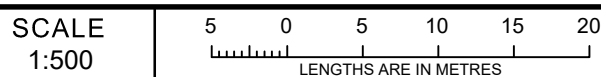


SEE SHEET 3

FILE REF: 10014-72-PS841530D(M-2)-07.dwg



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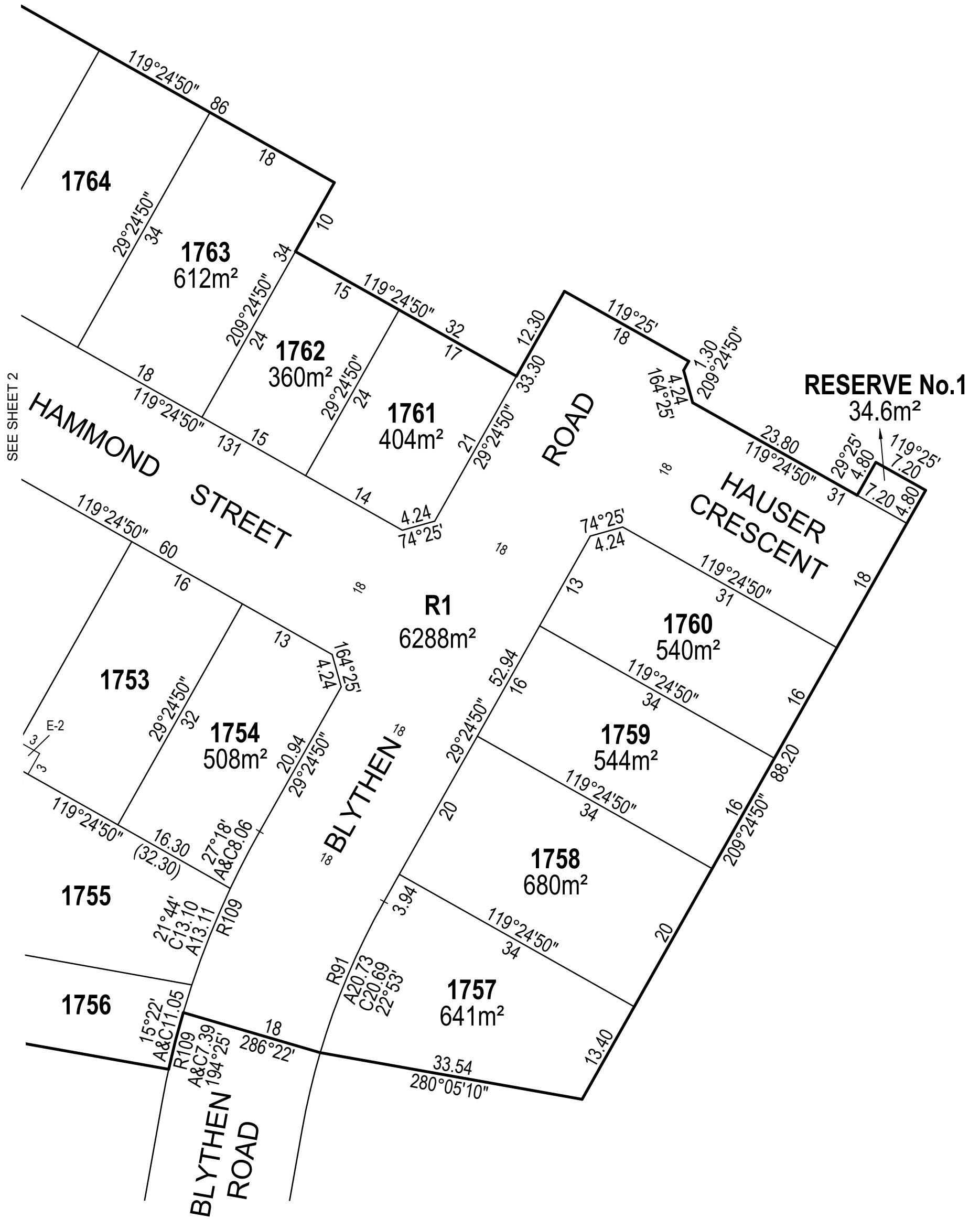
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SHEET 2

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M.G.A.94
ZONE 54



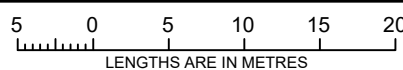
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SCALE
1:500



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ORIGINAL SHEET
SIZE: A3

SHEET 3

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CREATION OF RESTRICTIONS

Upon registration of this plan the following restrictions are created.

DESCRIPTION OF RESTRICTION No.1

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.

DESCRIPTION OF RESTRICTION No.2

The registered proprietor or proprietors of the lot 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
1743	446.93RL
1744	447.05RL
1745	447.08RL
1767	446.98RL
1768	446.94RL
1769	446.83RL

VARIATIONS

Variations to these requirements will require approval from the Responsible Authority

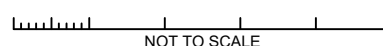
LAND BURDENED: Lots 1743 to 1745 and 1767 to 1769 (all inclusive) on this plan

LAND TO BENEFIT: Lots 1746 & 1766 on this plan.

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SHEET 4

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