

PLAN OF SUBDIVISION

EDITION 1

PS 843748 N

LOCATION OF LAND

PARISH : CARDIGAN
 TOWNSHIP : -----
 SECTION : 10
 CROWN ALLOTMENTS : 4(PT), 12(PT)
 CROWN PORTION : -----
 TITLE REFERENCE : VOL. 12219 FOL. 553
 VOL. FOL.
 LAST PLAN REFERENCE : LOT 1531, PS 825911G
 LOT P1, PS 843747Q
 POSTAL ADDRESS : 85 REMEMBRANCE DRIVE,
 (At time of subdivision) LUCAS, 3350.
 MGA Co-ordinates
 (of approx centre of land in plan) E 745 460 ZONE: 54
 N 5 841 490 GDA 94

Council Name: Ballarat City Council
 Council Reference Number: PSD/2020/218
 Planning Permit Reference: PLP/2019/607/A
 SPEAR Reference Number: S168856B
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 17/09/2021

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION does not apply to the land in this plan.
 SURVEY:
 This plan is based on survey (see PS 843747Q).
 STAGING:
 This is not a staged subdivision.
 Planning Permit No. PLP/2019/607
 This survey has been connected to permanent marks No(s).
 In Proclaimed Survey Area No. 49
 Lots 1 to 1799 (all inclusive) have been omitted from this plan.
 See sheet 4 for details of a Restriction affecting lots on this plan.

**LUCAS
 STAGE P-1
 13 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	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN - 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: 10014-80-PS843748N(P-1)-06.dwg
 DATE: 27/04/2021

Digitally signed by: Michael Craig Wilson, Licensed Surveyor,
 Surveyor's Plan Version (06),
 17/09/2021, SPEAR Ref: S168856B

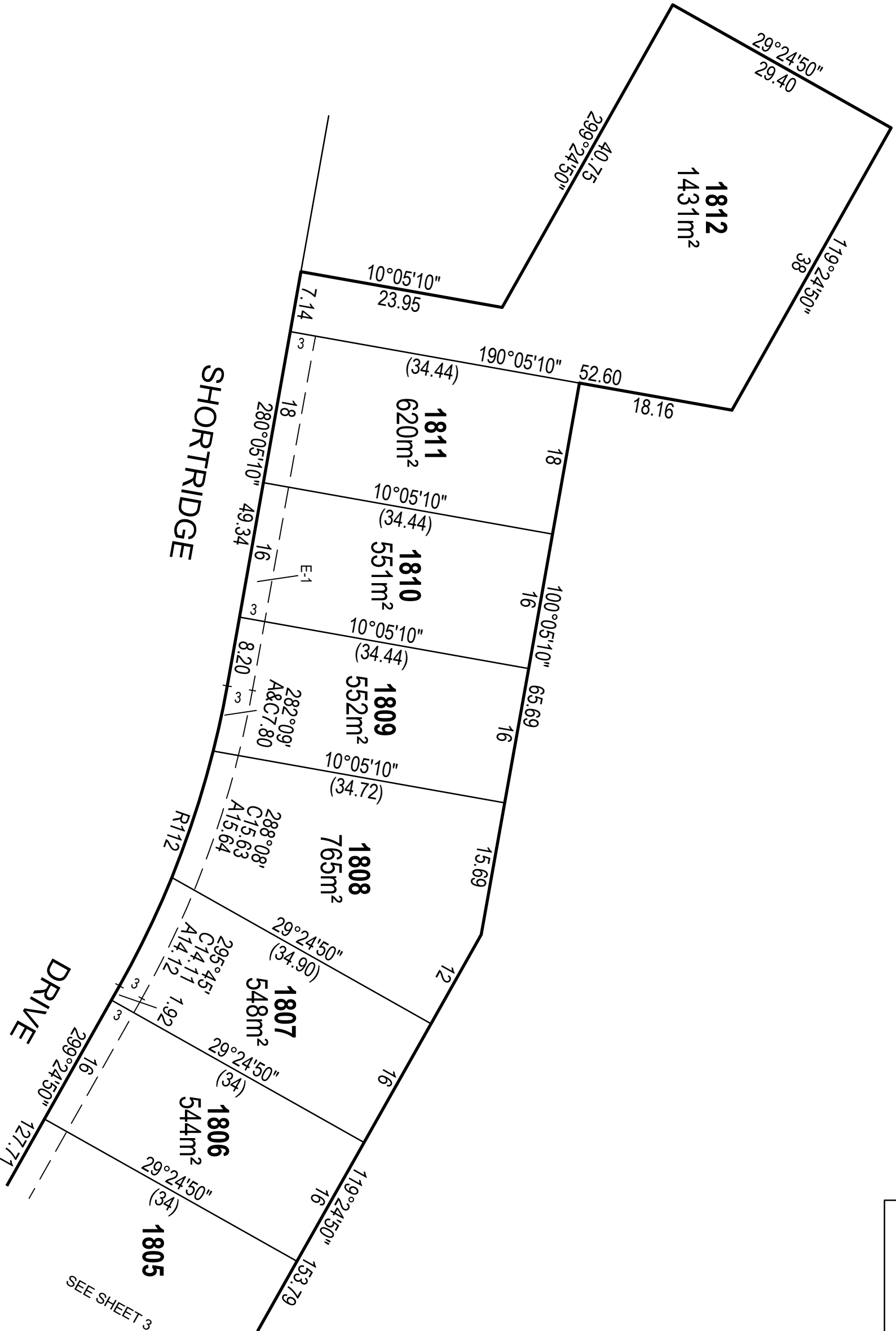
ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 4

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PS 843748 N

M.G.A.94
ZONE 54



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

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FILE REF: 10014-80-PS843748N(P-1)-06.dwg

ORIGINAL SHEET SIZE: A3 SHEET 2

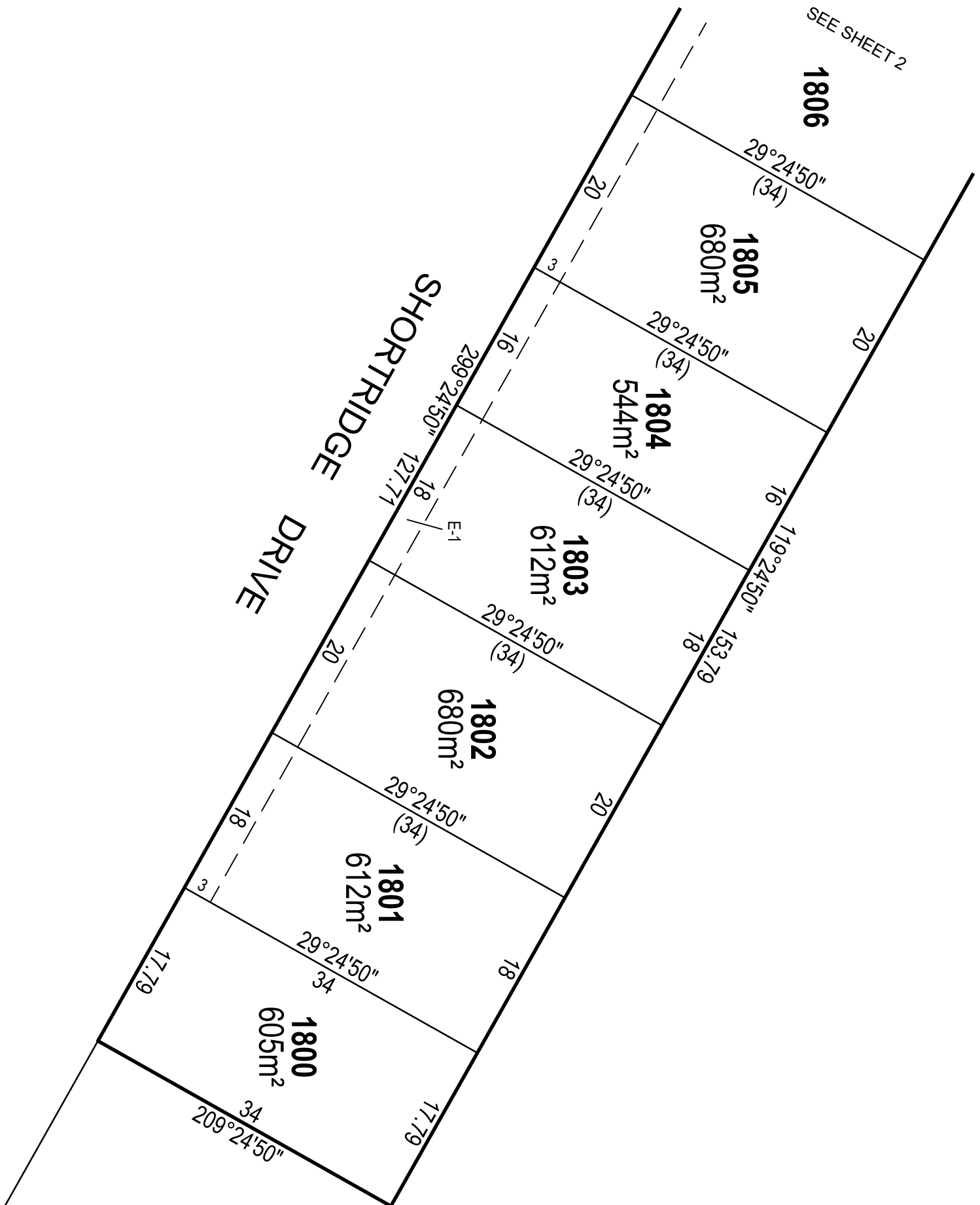
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This plan is provided for marketing and information purposes only. It shows design levels which may change during construction. Builders should check all information prior to the building process. Where discrepancies exist between the plan of subdivision and this plan, the plan of subdivision shall be taken as correct. It is the responsibility of the prospective purchaser to confirm prior to purchase, all lot levels, fill depth and all service locations are correct.

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PS 843748 N

M.G.A.94
ZONE 54



FILE REF: 10014-80-PS843748N(P-1)-06.dwg

SCALE 1:500

5 0 5 10 15 20

LENGTHS ARE IN METRES

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SHEET 3

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Cardno TGM

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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: All Lots in this plan

LAND TO BENEFIT: All Lots in this plan

RESTRICTION:

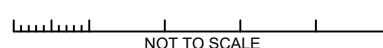
No dwelling shall be constructed on each lot described as the burdened land, unless:

- 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.

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SHEET 4

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