

PLAN OF SUBDIVISION

EDITION 1

PS 841531 B

LOCATION OF LAND

PARISH : CARDIGAN
 TOWNSHIP : -----
 SECTION : 10
 CROWN ALLOTMENT : 4(PT)
 CROWN PORTION : -----
 TITLE REFERENCE : VOL. 12282 FOL. 953
 LAST PLAN REFERENCE : LOT M3, PS841528P
 POSTAL ADDRESS : REMEMBRANCE DRIVE,
 (At time of subdivision) LUCAS, 3350.
 MGA Co-ordinates
 (of approx centre of land in plan) E 745 280 ZONE: 54
 N 5 841 710 GDA 94

Council Name: Ballarat City Council
 Council Reference Number: PSD/2021/124
 Planning Permit Reference: PLP/2019/607/A
 SPEAR Reference Number: S178936S
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 22/10/2021

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

OTHER PURPOSES OF THIS PLAN:
 1. To remove that part of the Pipelines or Ancillary Purposes Easement E-7 created in PS 841528P that lies within Road Reserve R1 on this plan.
 2. To remove that part of the Drainage Easement E-8 created in PS 841528P that lies within Road R1 and Reserve No.1 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.

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 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 1870 (all inclusive) have been omitted from this plan.

**LUCAS
 STAGE M-3
 37 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-3	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-2, E-3	DRAINAGE	SEE DIAG	THIS PLAN	CITY OF BALLARAT
E-4	DRAINAGE	2	PS 841528P	CITY OF BALLARAT



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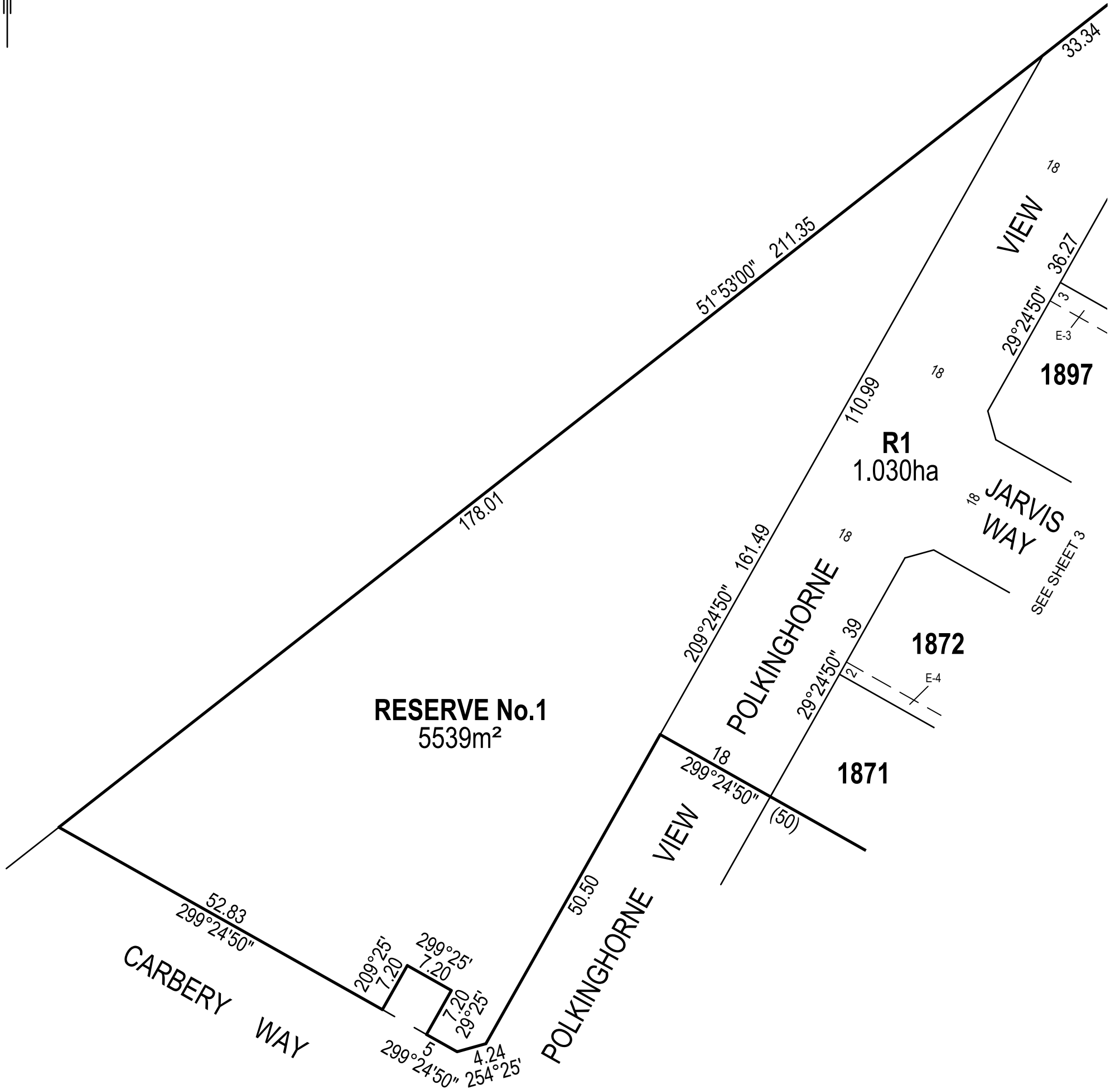
FILE REF: 10014-73-PS841531B(M-3)-04.dwg
 DATE: 23/07/2021

Digitally signed by: Michael Craig Wilson, Licensed Surveyor,
 Surveyor's Plan Version (04),
 19/10/2021, SPEAR Ref: S178936S

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 5

M.G.A.94
ZONE 54



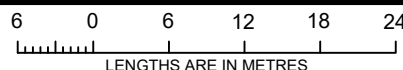
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SCALE
1:600



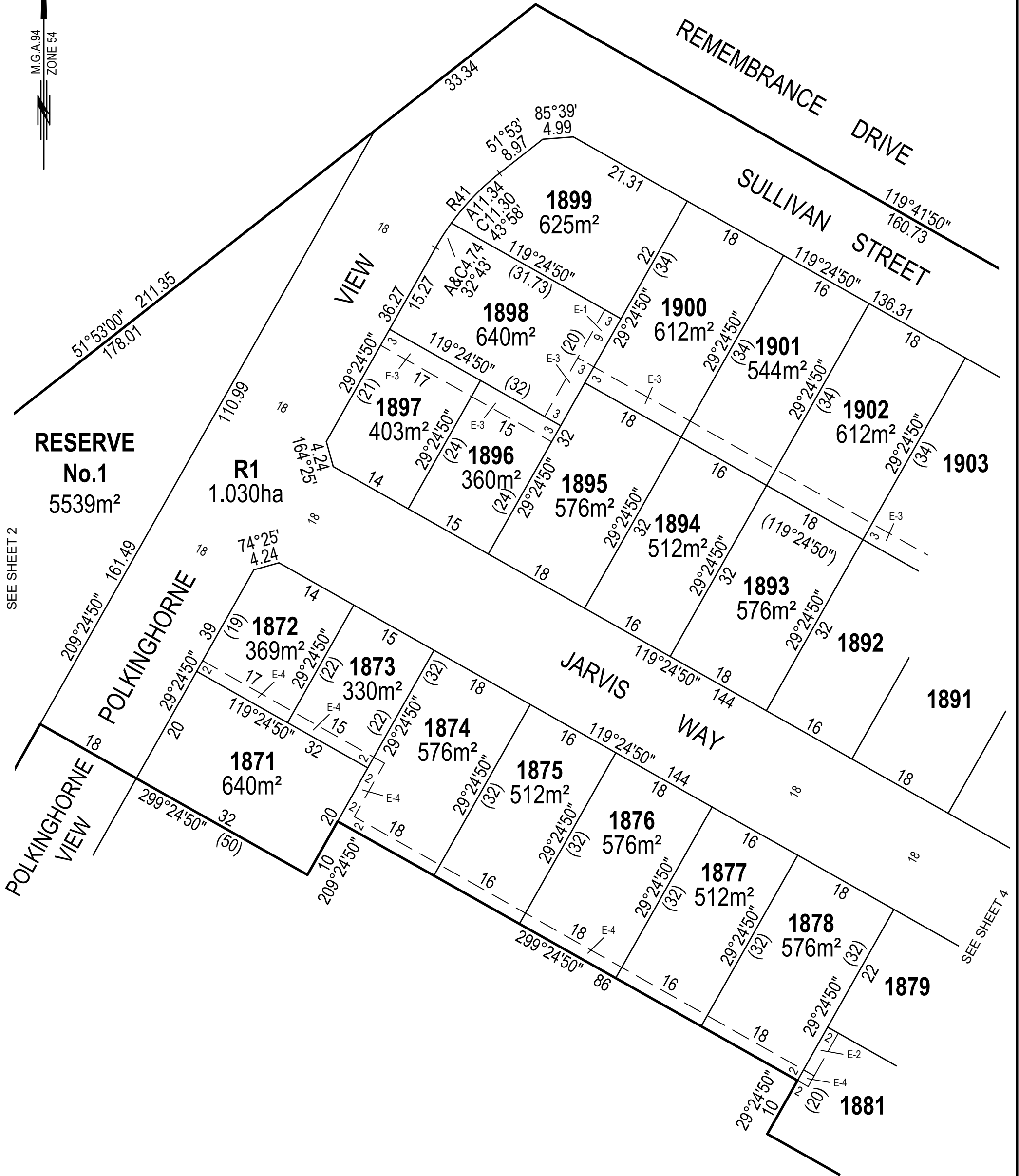
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SHEET 2

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M.G.A.94
ZONE 54



SEE SHEET 2

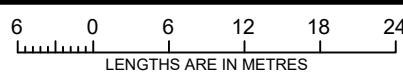
SEE SHEET 4

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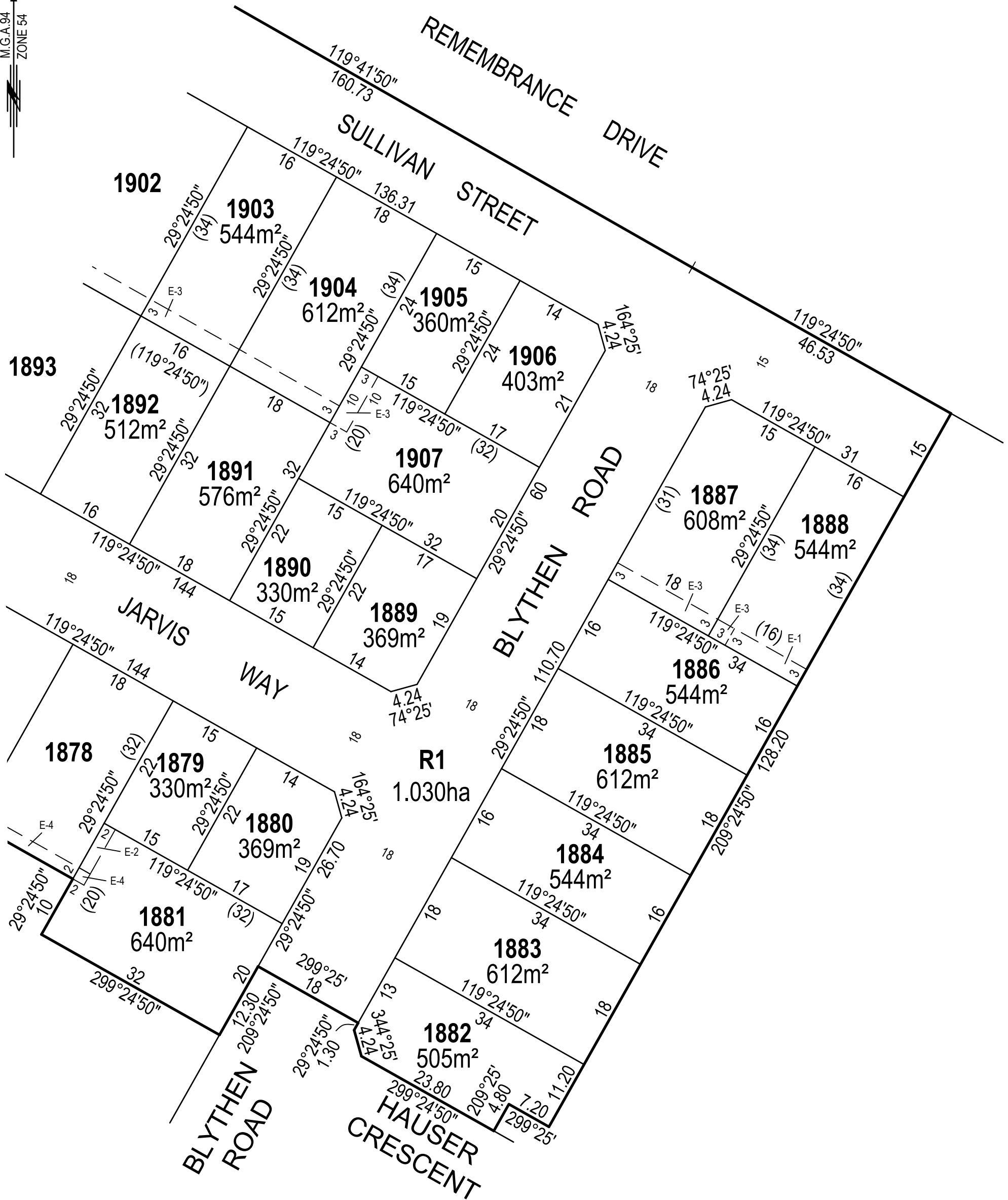
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SHEET 3

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ZONE 54

SEE SHEET 3



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SCALE 1:600

LENGTHS ARE IN METRES

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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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ORIGINAL SHEET
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SHEET 5



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