PLAN OF SUBDIVISION

EDITION 1

PS 825912 E

LOCATION OF LAND

PARISH: CARDIGAN

TOWNSHIP: ----SECTION: 10

CROWN ALLOTMENTS: 3 & 7 (PARTS)

CROWN PORTION: -----

TITLE REFERENCE: VOL. FOL.

LAST PLAN REFERENCE: LOT G3 ON PS 825895B

POSTAL ADDRESS: REMEMBRANCE DRIVE,

(At time of subdivision) LUCAS, 3350.

MGA Co-ordinates

(of approx centre of E 744 685 ZONE: 54 land in plan) N 5 841 100 GDA 94

Council Name: Ballarat City Council

Council Reference Number: PSD/2019/166 Planning Permit Reference: PLP/2018/525 SPEAR Reference Number: S144721B

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 10/03/2020

VESTING OF ROADS AND/OR RESERVES

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

NOTATIONS

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 1449 (all inclusive) have been omitted from this plan.

LUCAS STAGE G3 45 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 | DRAINAGE DRAINAGE | 2 2 | THIS PLAN PS 825895B | CITY OF BALLARAT CITY OF BALLARAT |
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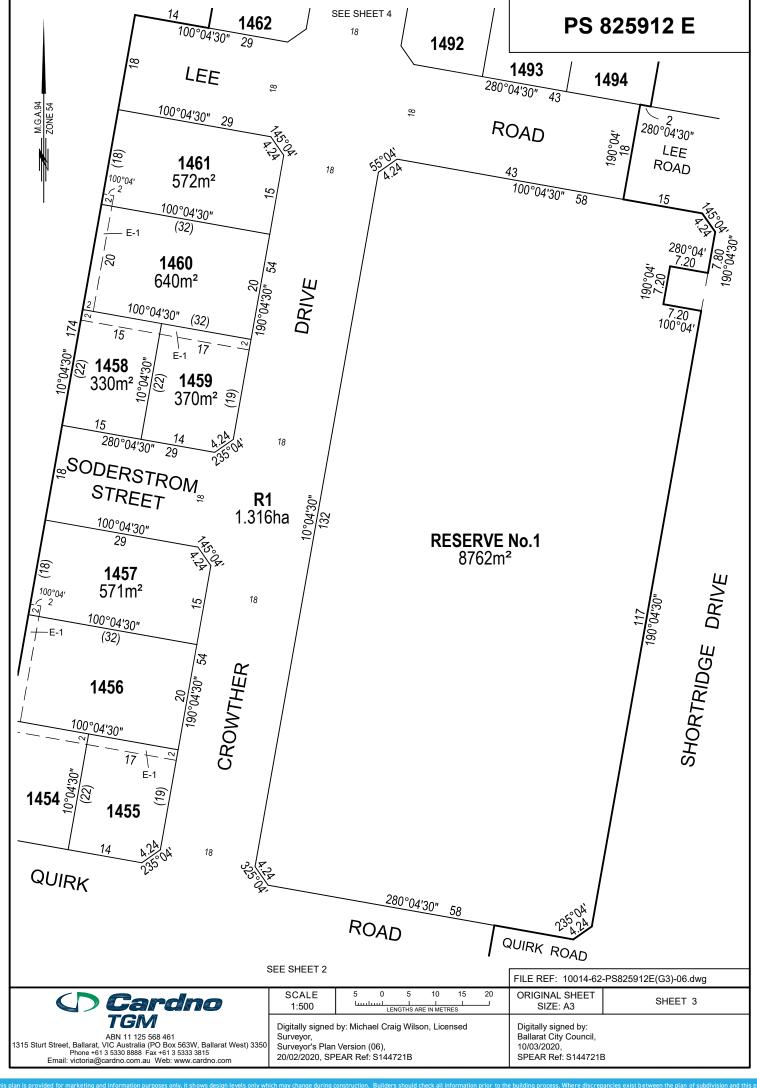


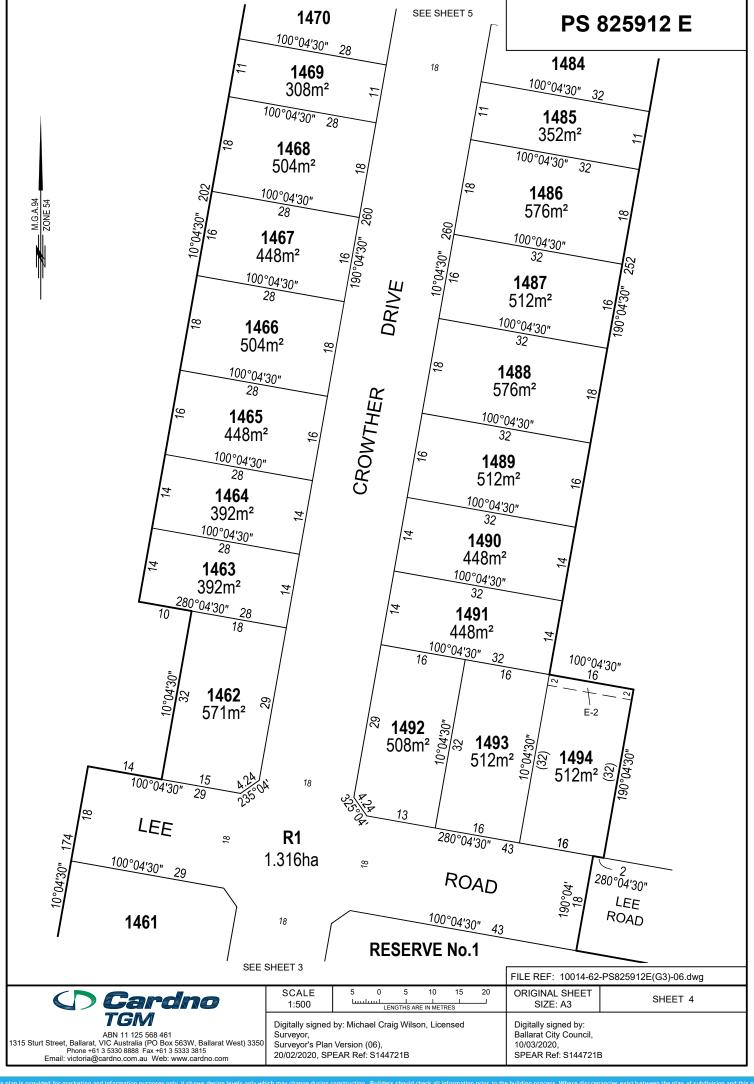
ABN 11 125 568 461 1315 Sturt Street, Ballarat, VIC Australia (PO Box 563W, Ballarat West) 3350 Phone +613 5330 888 Fax +613 5333 3815 Email: victoria@cardno.com.au Web: www.cardno.com

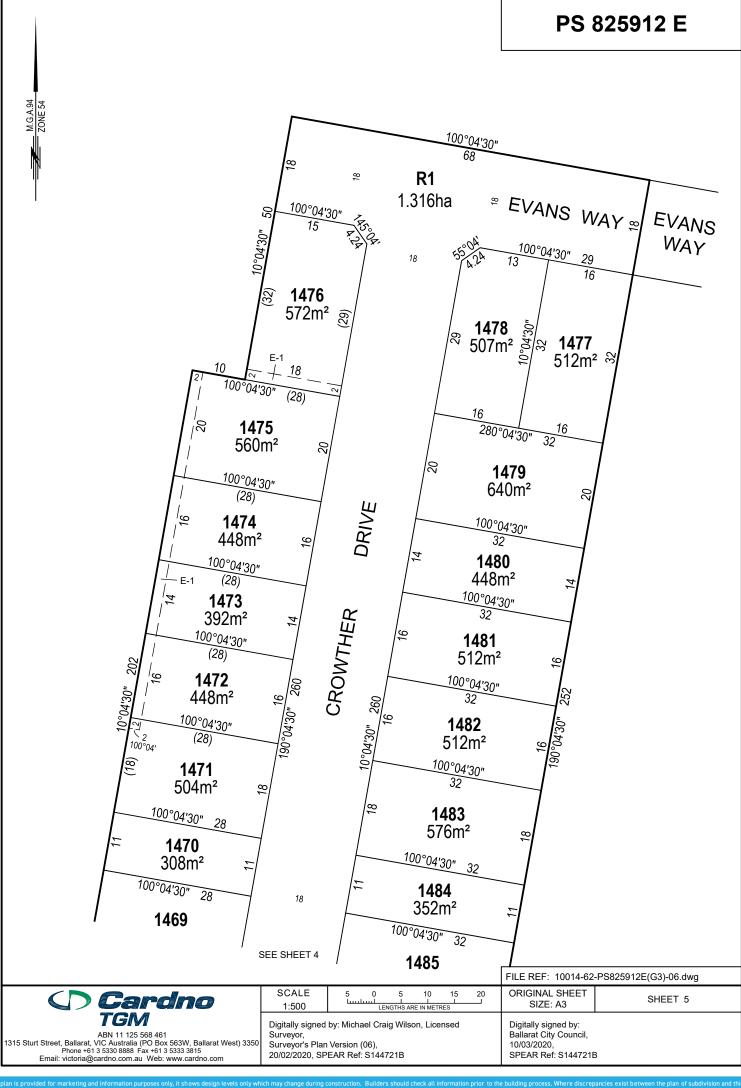
FILE REF: 10014-62-PS825912E(G3)-06.dwg DATE: 19/02/2020

Digitally signed by: Michael Craig Wilson, Licensed Surveyor, Surveyor's Plan Version (06), 20/02/2020, SPEAR Ref: S144721B ORIGINAL SHEET 1 OF 6

plan is provided for marketing and information purposes only, it shows design levels only 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,







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.

Cardno

ABN 11 125 568 461 1315 Sturt Street, Ballarat (Vest) 3350 Phone +613 5330 888 Fax +613 5333 3815 Email: victoria@cardno.com.au Web: www.cardno.com

NOT TO SCALE

Ballarat City Council, 10/03/2020 SPEAR Ref: S144721B

FILE REF: 10014-62-PS825912E(G3)-06.dwg

ORIGINAL SHEET SHEET 6 SIZE: A3 Digitally signed by: Digitally signed by: Michael Craig Wilson, Licensed Surveyor, Surveyor's Plan Version (06), 20/02/2020, SPEAR Ref: S144721B