

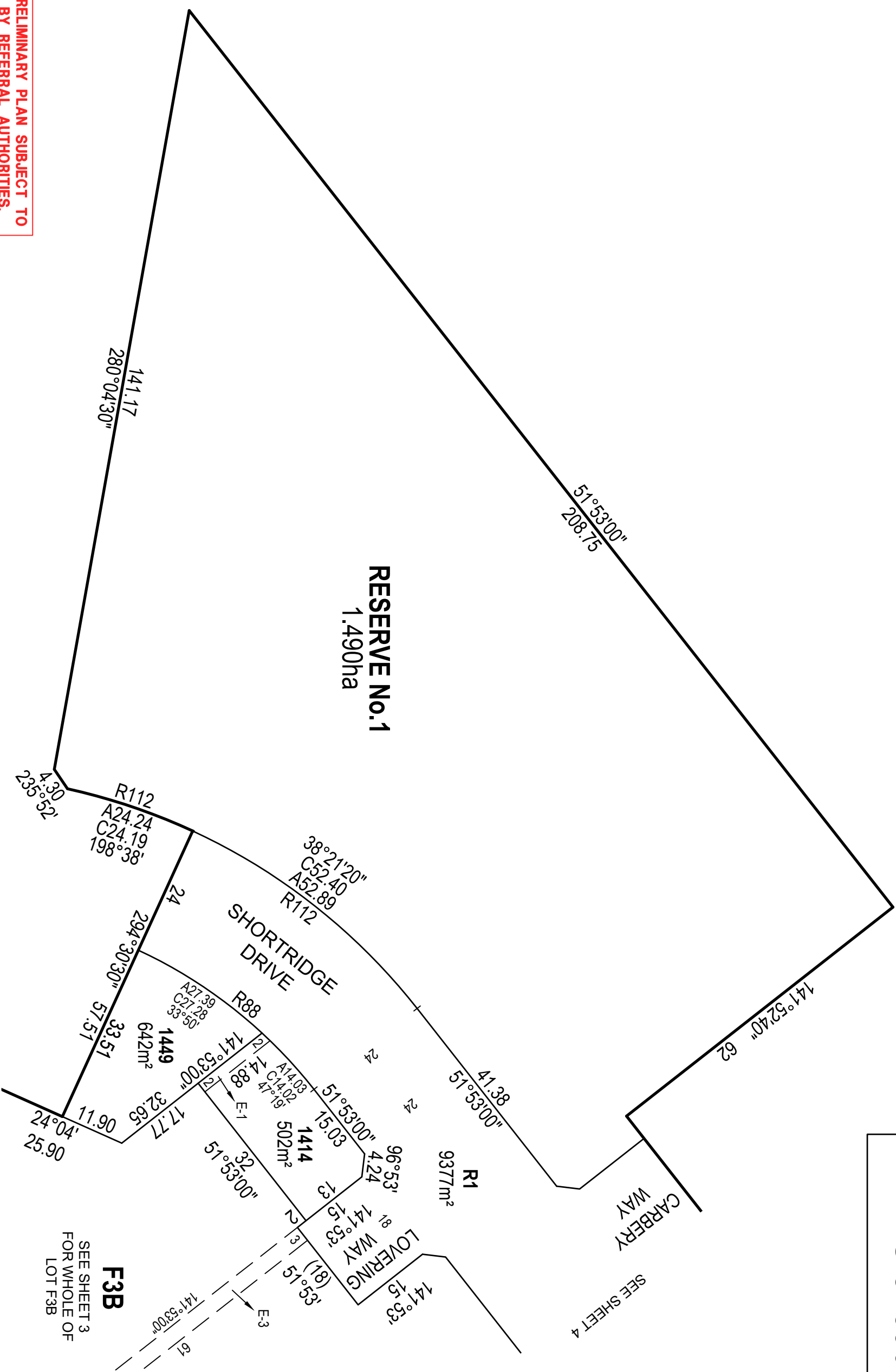


PLAN OF SUBDIVISION			EDITION 1		PS 825909 S	
LOCATION OF LAND			COUNCIL CERTIFICATION AND ENDORSEMENT			
PARISH : CARDIGAN			COUNCIL NAME: CITY OF BALLARAT			
TOWNSHIP : -----						
SECTION : 10						
CROWN ALLOTMENT : 3(PT), 4(PT), 7(PT)						
CROWN PORTION : -----						
TITLE REFERENCE : VOL. 12163 FOL. 181						
LAST PLAN REFERENCE : LOT F3 ON PS 825897W						
POSTAL ADDRESS : REMEMBRANCE DRIVE, (At time of subdivision) LUCAS, 3350.						
MGA Co-ordinates (of approx centre of land in plan)						
E 745 000 ZONE: 54						
N 5 841 420 GDA 94						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		OTHER PURPOSE OF THIS PLAN: 1. To remove the Drainage Easements E-2, E-3 & E-4 created in PS 825897W that lie within Road R1 and Reserve No.1 on this plan 2. To remove the Pipelines or Ancillary Purposes Easement E-1 created in Instrument AM457353P. 3. To remove the Drainage Easement E-1 created in Instrument AM055455W. 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 6 for details of a Restriction affecting lots on this plan.		
ROAD R1		CITY OF BALLARAT				
RESERVE No.1		CITY OF BALLARAT				
RESERVE No.2		POWERCOR AUSTRALIA LIMITED				
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 4, 6 to 1413, 1415 and 1435 to 1448 (all inclusive) have been omitted from this plan.						
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	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF BALLARAT		
E-2, E-4	DRAINAGE	2	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		
 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: 10014-58-PS825909S(F3)-11.dwg DATE: 14/02/2020		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6	
		SURVEYOR: MICHAEL CRAIG WILSON VERSION: 11				

PS 825909 S

 M.G.A.94
ZONE 54



**THIS IS A PRELIMINARY PLAN SUBJECT TO
APPROVAL BY REFERRAL AUTHORITIES,
COUNCIL AND EXAMINATION AND
REGISTRATION BY LAND USE VICTORIA.**



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<p>SCALE</p> <p>1:750</p>		<p>FILE REF: 10014-58-PS825909S(F3)-1.1.dwg</p>
<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 2</p>	

SEE SHEET 4
SHORTRIDGE DRIVE

SNEDDON WAY

SEE SHEET 5

R1
9377m²

RESERVE
No.2
59.1m

F3B
2.375ha

DEAN STREET

GRAINGER PARADE

M.G.A.94
ZONE 54

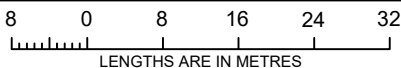
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SCALE
1:800



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VERSION: 11

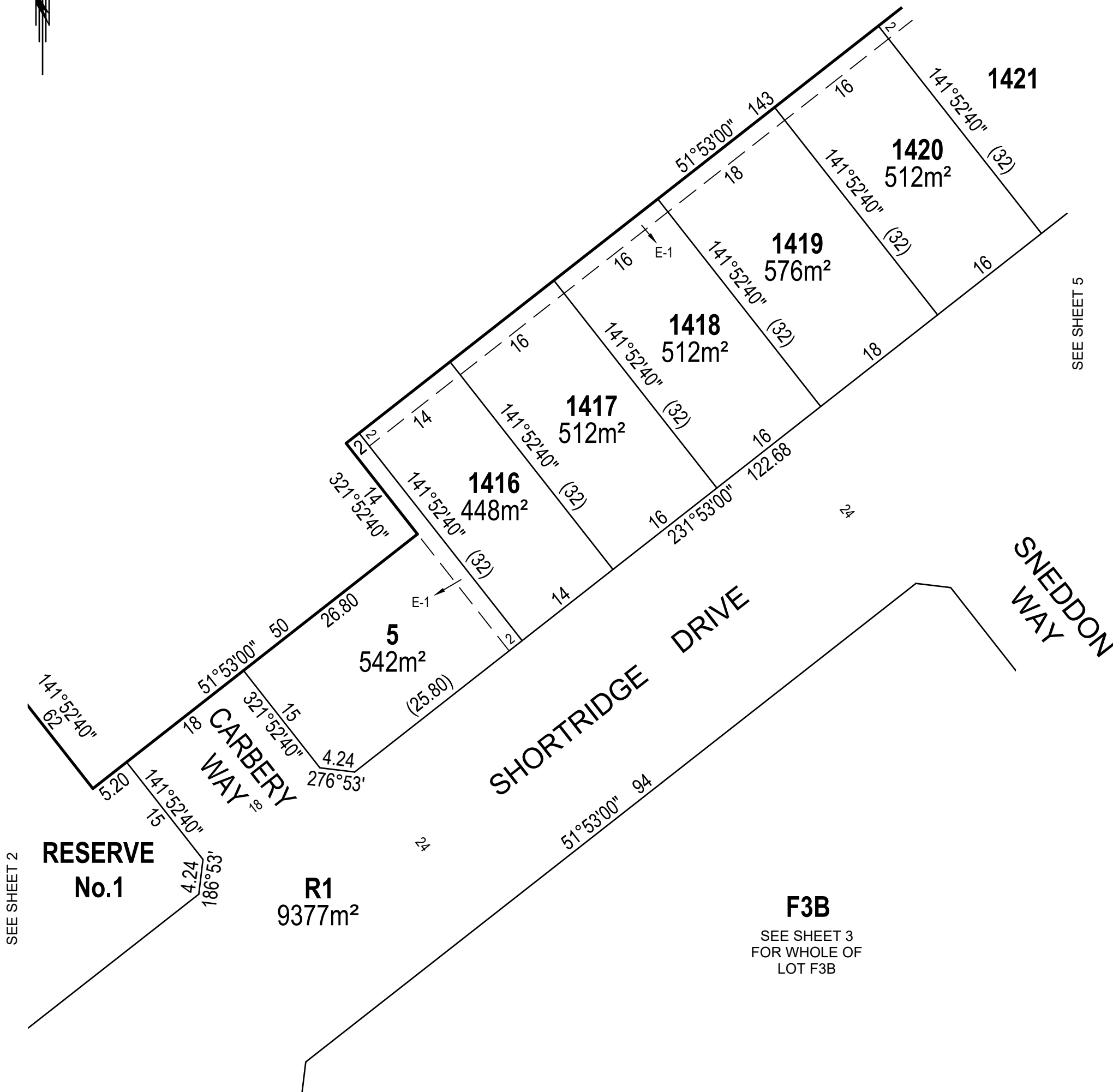
ORIGINAL SHEET
SIZE: A3

SHEET 3

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PS 825909 S

M.G.A.94
ZONE 54



SEE SHEET 2

SEE SHEET 5

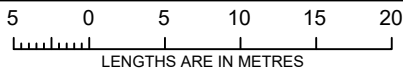
SEE SHEET 6

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SCALE
1:500



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ORIGINAL SHEET
SIZE: A3

SHEET 4

PS 825909 S



F3B
SEE SHEET 3
FOR WHOLE OF
LOT F3B

RESERVE
No.2 -
59.1m²

SHEET 5

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This 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, 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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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 1414, 1416 to 1434 and 1449 (all inclusive) in this plan

LAND TO BENEFIT: Lots 1414, 1416 to 1434 and 1449 (all inclusive) in this plan

RESTRICTION:

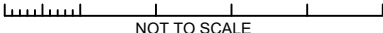
No dwelling shall be constructed on each lot described as the burdened land, unless:

- 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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NOT TO SCALE

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ORIGINAL SHEET
SIZE: A3

SHEET 6