

PLAN OF SUBDIVISION

EDITION 1

PS 825898 U

LOCATION OF LAND

PARISH : CARDIGAN
 TOWNSHIP : -----
 SECTION : 10
 CROWN ALLOTMENT : 7(PART)
 CROWN PORTION : -----
 TITLE REFERENCE : VOL. 12103 FOL. 919

 LAST PLAN REFERENCE : LOT P2 ON PS 824364Q

 POSTAL ADDRESS : REMEMBRANCE DRIVE,
 (At time of subdivision) LUCAS, 3350.

 MGA Co-ordinates
 (of approx centre of
 land in plan) E 744 720 ZONE: 54
 N 5 840 790 GDA 94

Council Name: Ballarat City Council

Council Reference Number: PSD/2019/063
 Planning Permit Reference: PLP/2018/525
 SPEAR Reference Number: S138521M

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
 Date of original certification under section 6: 23/07/2019

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 21/10/2019

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF BALLARAT
RESERVE No.1	CITY OF BALLARAT
RESERVE No.2	POWERCOR AUSTRALIA LIMITED
RESERVE No.3	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 1302 (all inclusive) and Easement identifier E-1 have been omitted from this plan.

LUCAS
STAGE P-2
 28 LOTS,
 BALANCE LOT P3

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-2	PIPELINES OR ANCILLARY PURPOSES	3	PS 727799T - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-2, E-3	DRAINAGE	3	PS 727799T	CITY OF BALLARAT
E-4	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-5	DRAINAGE	2	THIS PLAN	CITY OF BALLARAT

TGM Group Ballarat
 1315 Sturt Street
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 PO Box 563W
 Ballarat West Vic 3350
 ABN 11 125 568 461
 www.tgmgroup.com
 JAS-ANZ Accredited: Quality ISO 9001 - OH&S AS/NZS 4801 - Environment ISO 14001



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FILE REF: 10014-53-PS825898U(P-2)-05.dwg
 DATE: 02/10/2019

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 Surveyor's Plan Version (05),
 02/10/2019, SPEAR Ref: S138521M

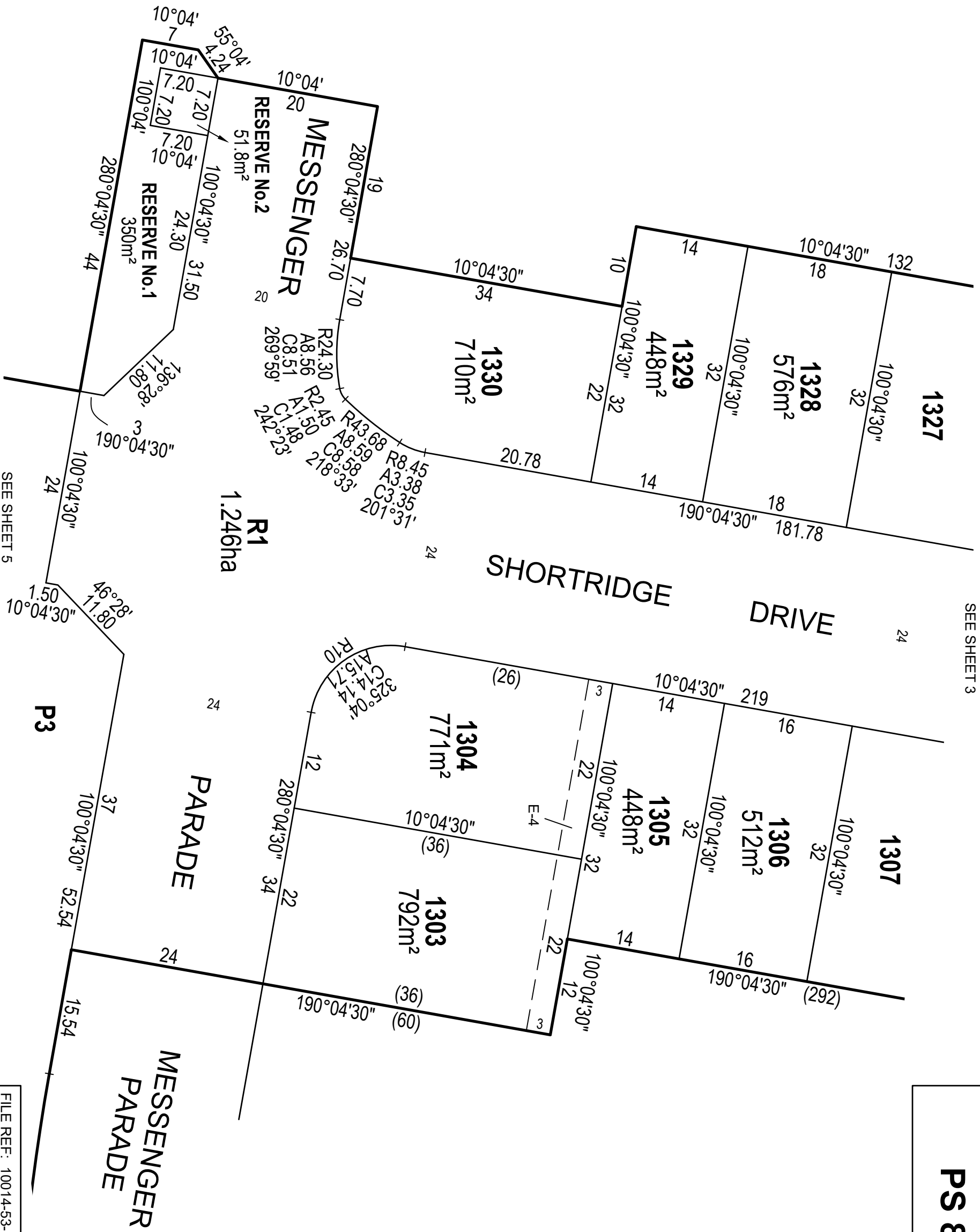
ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 5

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PS 825898 U

M.G.A.94
ZONE 54



SEE SHEET 5

SEE SHEET 3

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

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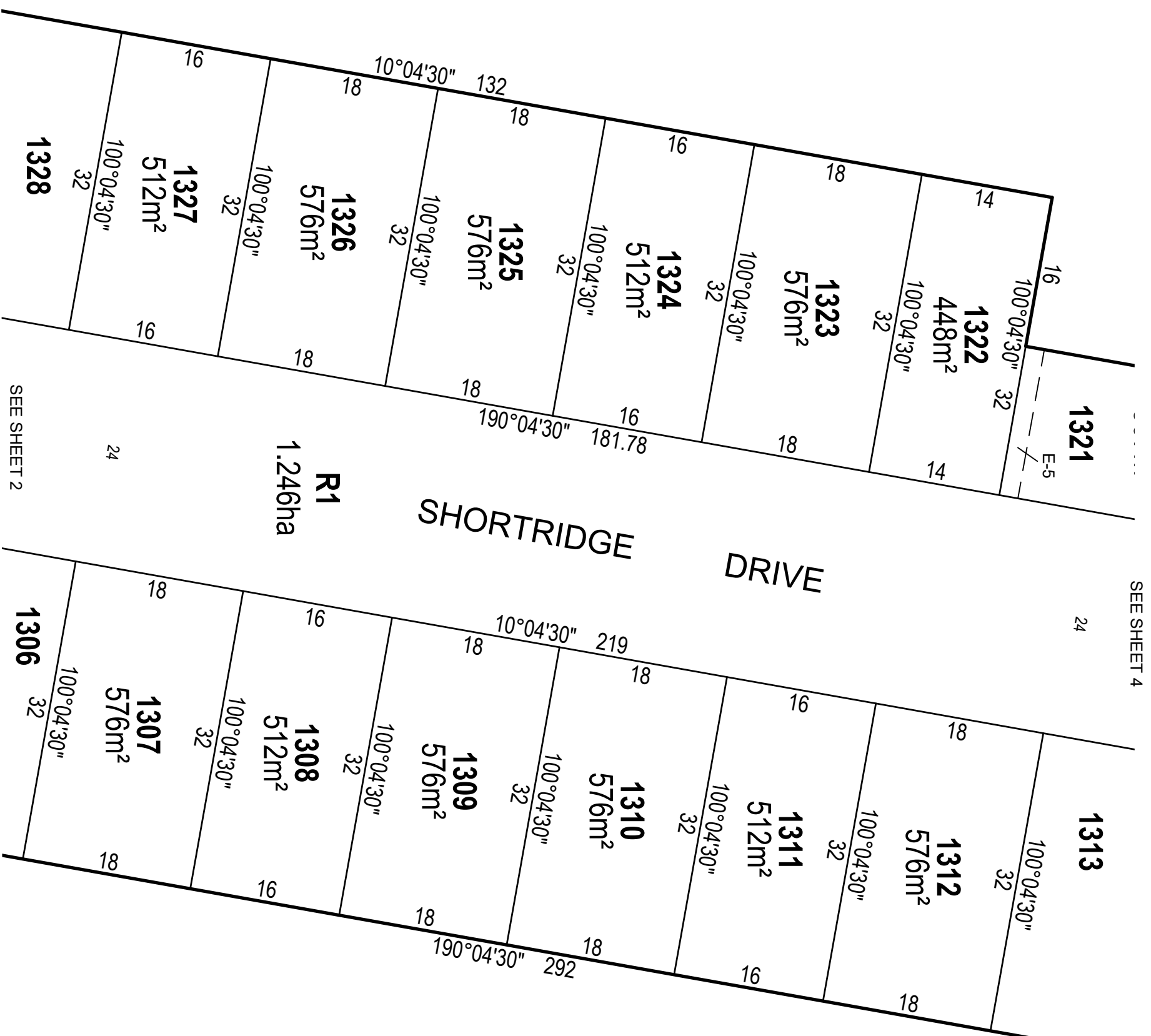
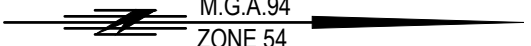


This plan is provided for marketing and information purposes only. It shows design levels only which may change during construction. Builders should check all information prior to the building process. Where discrepancies exist between the plan of subdivision and this plan, the plan of subdivision shall 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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SCALE
1:500

LENGTHS ARE IN METRES

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SHEET 3

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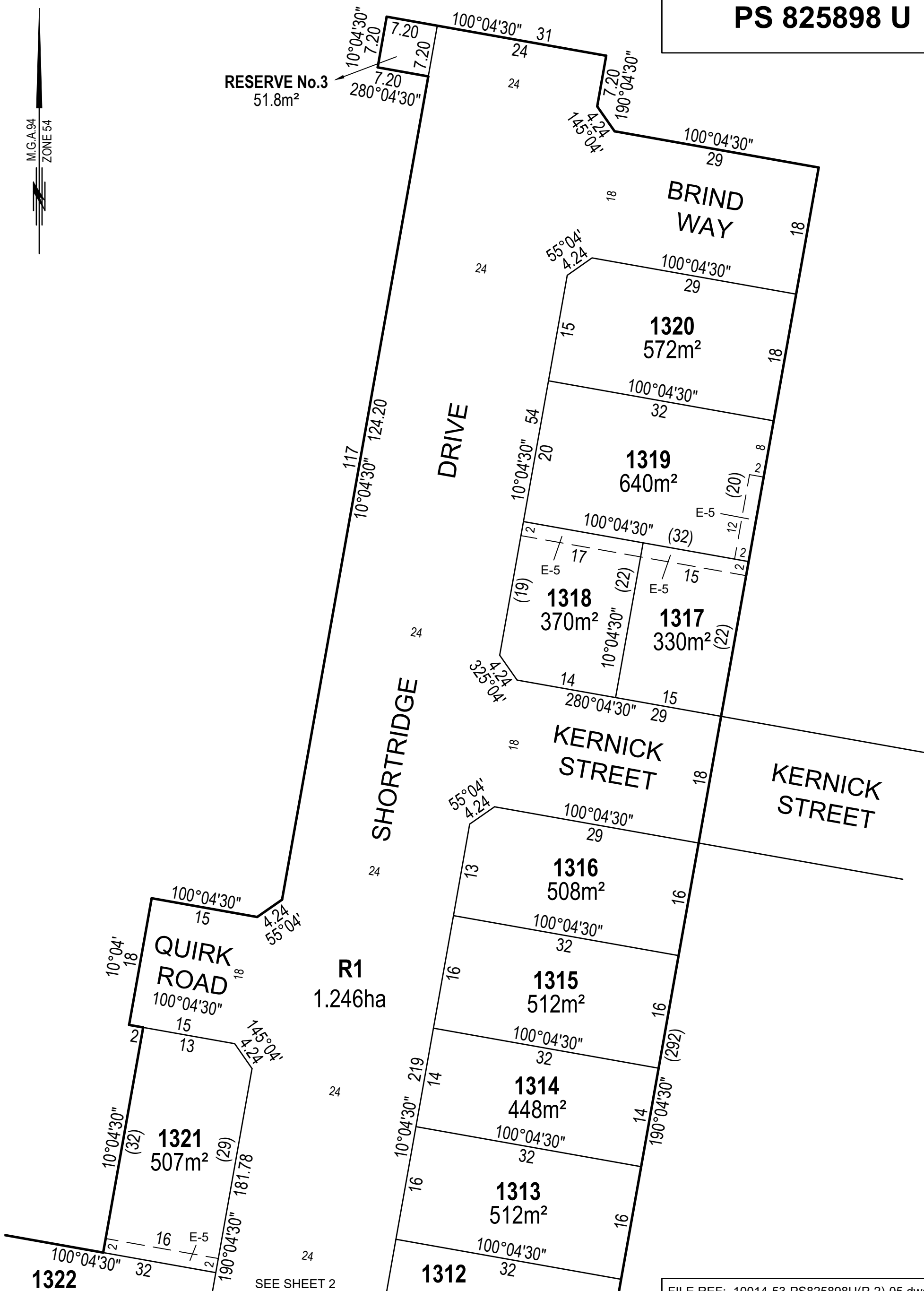
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M.G.A.94
ZONE 54

RESERVE No.3
51.8m²



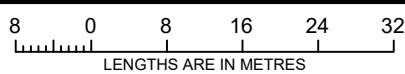
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SEE SHEET 2

MESSENGER

R1
1.246ha

PARADE

MESSENGER
PARADE

RESERVE No.1

R280
A54.81
C54.72
94°28'00"

BUCHANAN
DRIVE

P3
2.926ha

CUTHBERTS
ROAD

GITSHAM
STREET

M.G.A.94
ZONE 54



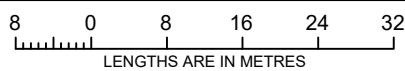
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