

PLAN OF SUBDIVISION

EDITION 1

PS 749253 S

LOCATION OF LAND

PARISH : CARDIGAN
 TOWNSHIP :
 SECTION : 10
 CROWN ALLOTMENT : 11 (PART) & 12 (PART)
 CROWN PORTION :
 TITLE REFERENCE : VOL. 11910 FOL. 466
 LAST PLAN REFERENCE : LOT X3, PS 742241N
 POSTAL ADDRESS : TREMAIN DRIVE,
 (At time of subdivision) LUCAS, 3350.
 MGA94 Co-ordinates
 (of approx centre of land in plan) E 745 675 ZONE: 54
 N 5 841 240 GDA 94

Council Name: Ballarat City Council
 Council Reference Number: PSD2017038
 Planning Permit Reference: PLP/2016/141
 SPEAR Reference Number: S100796E
 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 11/09/2017

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

| IDENTIFIER | COUNCIL/BODY/PERSON |
|------------|---------------------|
| R1 ROAD | CITY OF BALLARAT |

OTHER PURPOSE OF THIS PLAN
 To remove that part of the Pipelines or Ancillary Purposes Easement E-1 created on PS 742241N, that lies within Road Reserve R1 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.

NOTATIONS

DEPTH LIMITATION does not apply to the land in this plan
 SURVEY:
 This plan is based on survey (see BP 2657W).
 STAGING:
 This is not a staged subdivision.
 Planning Permit No. PLP/2016/141
 This survey has been connected to permanent marks No(s). 32, 53 & 56
 In Proclaimed Survey Area No. 49.
 Lots 1 to 943 (all inclusive) have been omitted from this plan.

See sheet 6 for details of a Restriction affecting lots on this plan.

**LUCAS
 STAGE X3
 38 LOTS,
 BALANCE LOT
 X5**

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-5 | PIPELINES OR ANCILLARY PURPOSES | 3 | THIS PLAN - SECTION 136 OF THE WATER ACT 1989 | CENTRAL HIGHLANDS REGION WATER CORPORATION |
| E-1 | DRAINAGE | 3 | THIS PLAN | CITY OF BALLARAT |
| E-2 | PIPELINES OR ANCILLARY PURPOSES | 3 | PS 721365M - SECTION 136 OF THE WATER ACT 1989 | CENTRAL HIGHLANDS REGION WATER CORPORATION |
| E-3, E-4 | PIPELINES OR ANCILLARY PURPOSES | 3 | PS 742241N - SECTION 136 OF THE WATER ACT 1989 | CENTRAL HIGHLANDS REGION WATER CORPORATION |
| E-3 | DRAINAGE | 3 | PS 742241N | CITY OF BALLARAT |

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Ballarat | Melbourne | Geelong

FILE REF: 10014-29-PS749253S(X3)-09.dwg
 DATE: 08/09/2017

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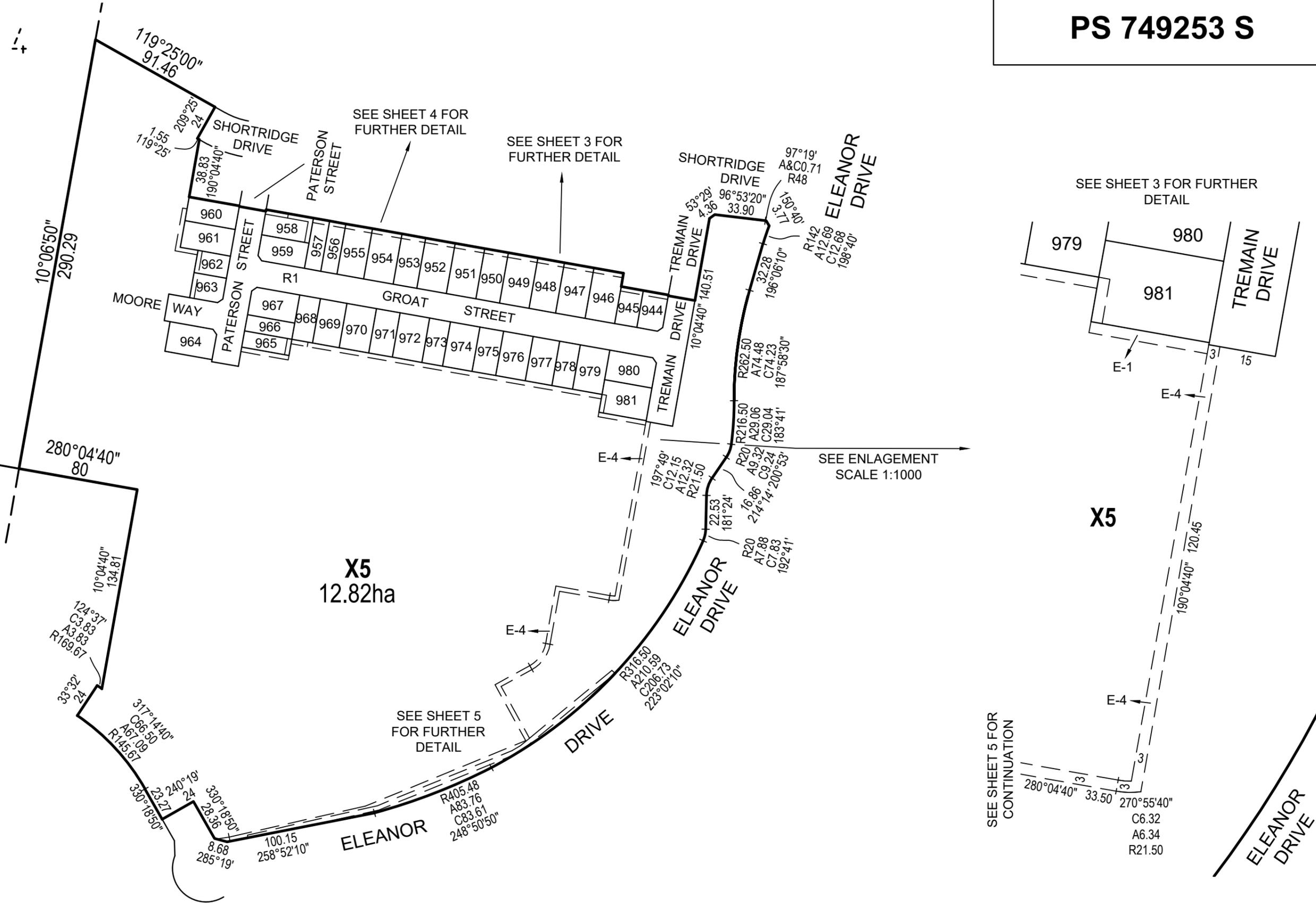
ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 6

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PS 749253 S

M.G.A.94
ZONE 54



X5
12.82ha

X5

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| | |
|-----------------|------------------------------|
| SCALE 1:2500 | <p>LENGTHS ARE IN METRES</p> |
|-----------------|------------------------------|

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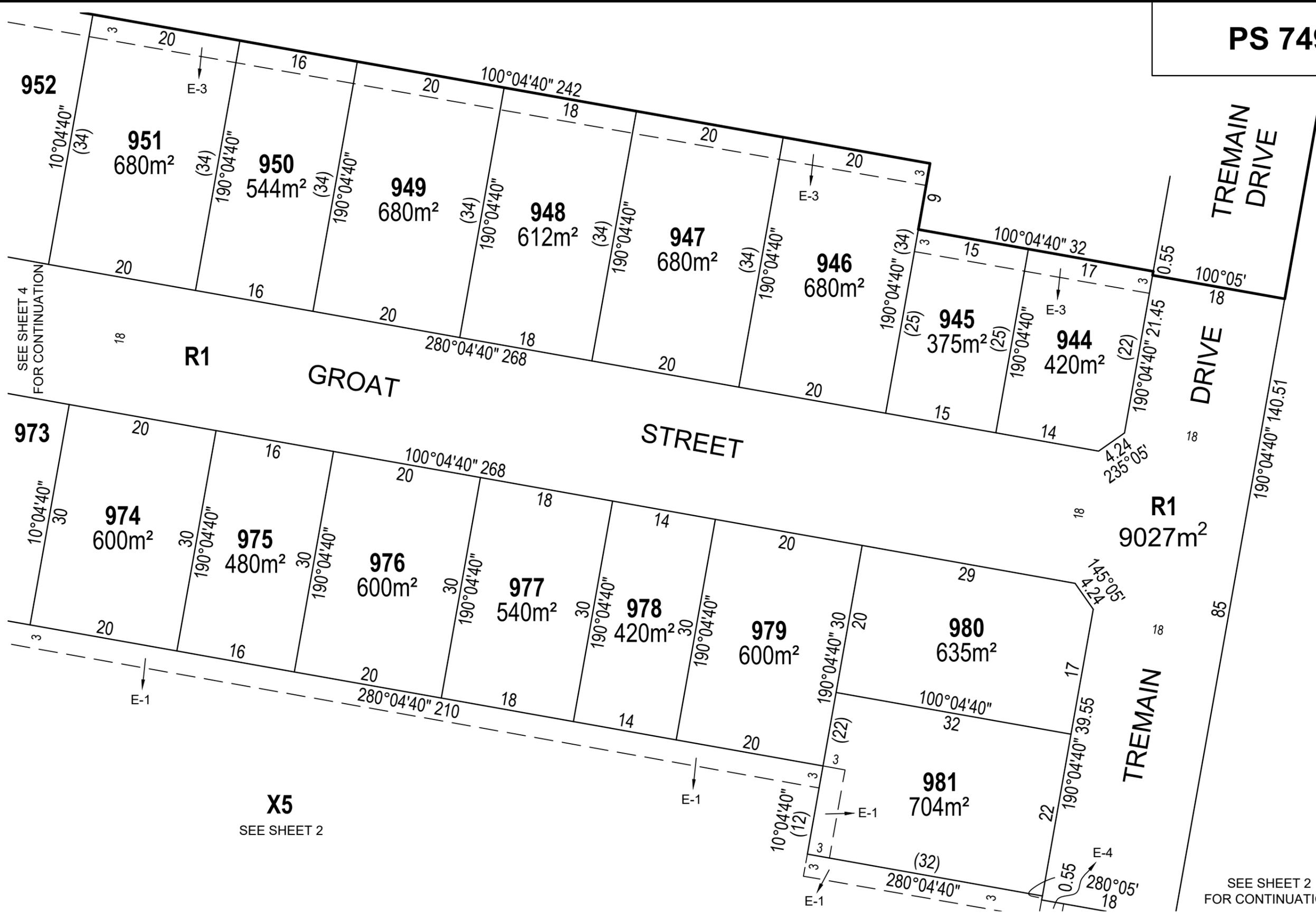
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SHEET 2

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PS 749253 S

SEE SHEET 2 FOR CONTINUATION



SEE SHEET 4 FOR CONTINUATION

R1

GROAT STREET

STREET

TREMAIN DRIVE

DRIVE

R1

9027m²

X5

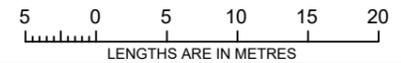
SEE SHEET 2

SEE SHEET 2 FOR CONTINUATION

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SCALE
1:500



ORIGINAL SHEET
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SHEET 3

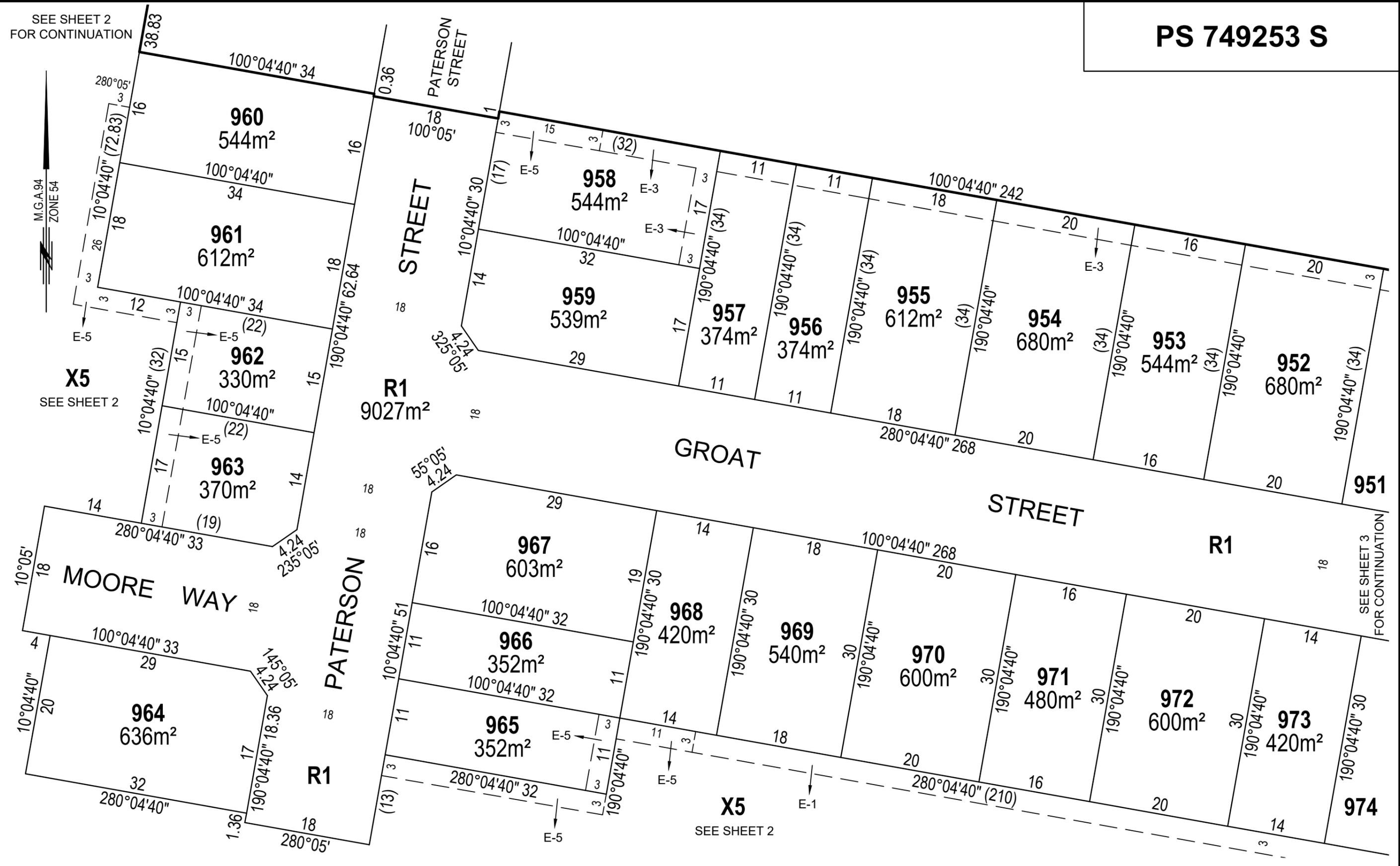
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SEE SHEET 2
FOR CONTINUATION

PS 749253 S



X5
SEE SHEET 2

X5
SEE SHEET 2

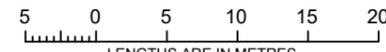
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FOR CONTINUATION

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SCALE
1:500



LENGTHS ARE IN METRES

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SHEET 4

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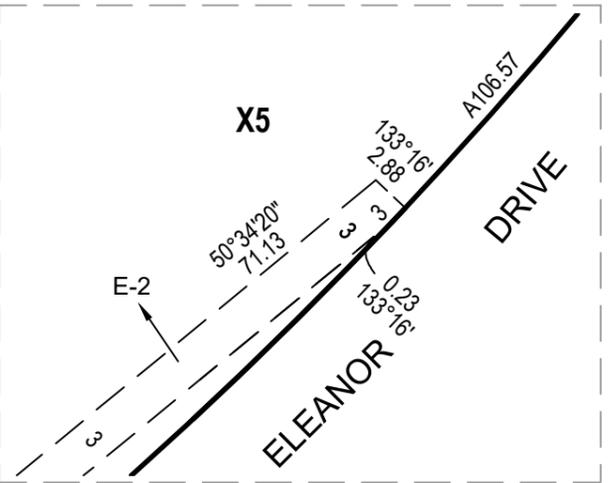
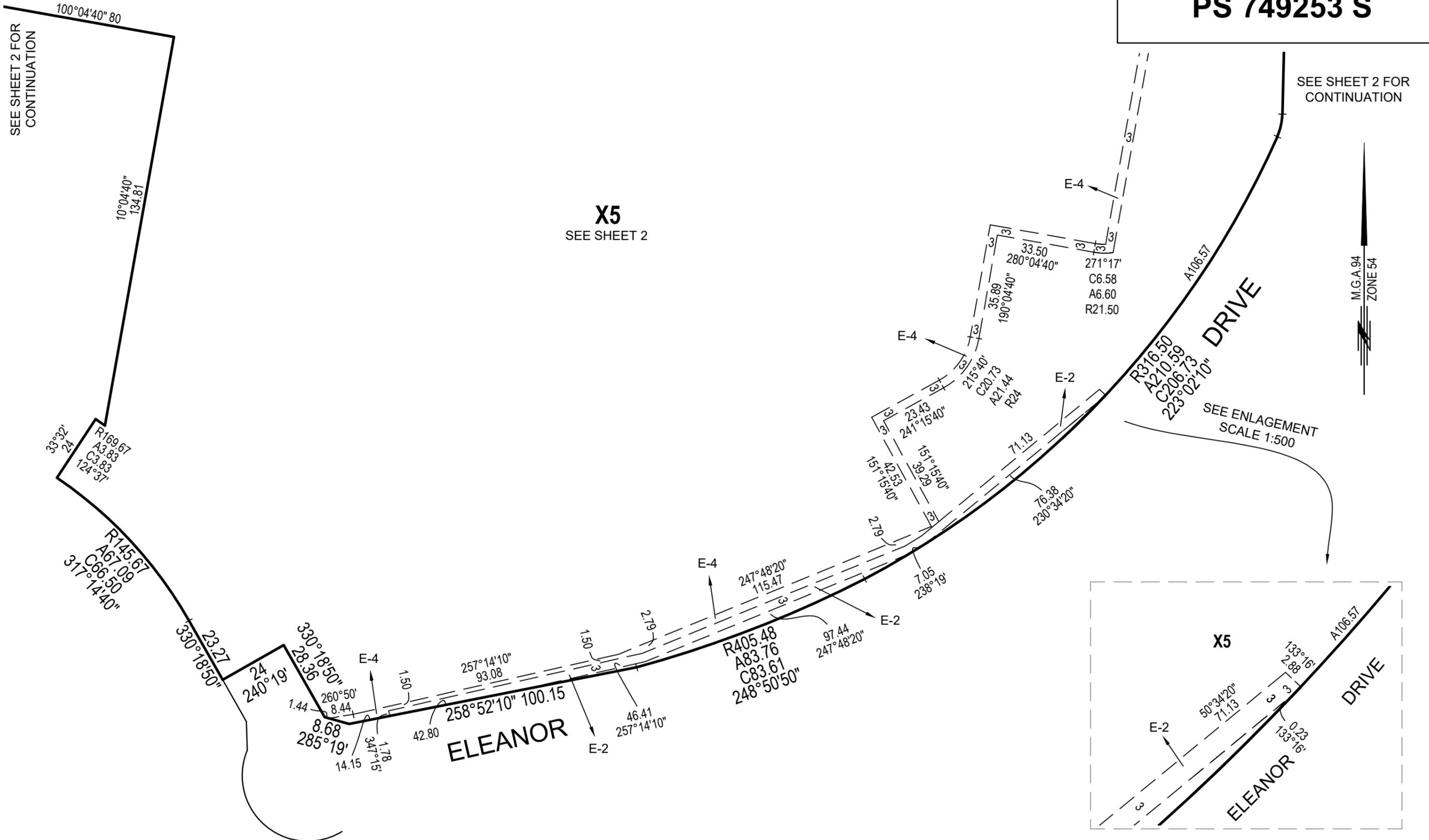
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SEE SHEET 2 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION

X5
SEE SHEET 2



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SCALE
1:1250

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SHEET 5

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M.G.A.94
ZONE 54

CREATION OF RESTRICTION - BUILDING ENVELOPES

Upon registration of this plan the following restriction is created.

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors shall not construct or cause to be constructed a building outside the building envelopes shown hatched.

DEFINITIONS

"Building" - any structure except a fence, retaining wall, planter or garden shed.

VARIATIONS

Variations to these requirements will require approval from the Responsible Authority.

LAND TO BE BURDENED: Lots 956, 957, 965 & 966 on this plan

LAND TO BENEFIT: Lot 955, 959, 967 & 968 on this plan

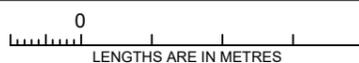


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SCALE
NTS



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