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PLAN OF SUBDIVISION

EDITION 1

PS 811574 B

LOCATION OF LAND

PARISH :	CARDIGAN
TOWNSHIP :	-----
SECTION :	10
CROWN ALLOTMENT :	9 (PART), 11 (PART) & 12 (PART)
CROWN PORTION :	-----
TITLE REFERENCE :	Vol. 11927 Fol.958
LAST PLAN REFERENCE :	LOT X5 ON PS 749253 S
POSTAL ADDRESS : (At time of subdivision)	PATERSON STREET, LUCAS, 3350.
MGA94 Co-ordinates (of approx centre of land in plan)	E 745 645 ZONE: 54 N 5 841 235 GDA 94

Council Name: Ballarat City Council

Council Reference Number: PSD/2017/170
Planning Permit Reference: PLP/2016/141
SPEAR Reference Number: S108292C

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 02/08/2018

Statement Of Compliance issued: 27/08/2018

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
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 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.

NOTATIONS

OTHER PURPOSE OF THIS PLAN

1. 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.
2. To vary that part of the Pipelines or Ancillary Purposes Easement E-1 created on PS 742241N, shown as E-4 in Lot X7 on this plan.

GROUNDS FOR REMOVAL & VARIATION

By consent of the relevant Authority under the powers of Sec 6(1)(k)(iii) of the Subdivision Act 1988.

See sheet 7 for details of a Restriction affecting lots on this plan.

Lots 1 to 989 (all inclusive) have been omitted from this plan.

LUCAS
STAGE X5
36 LOTS,
BALANCE LOTS
X7, X11 & X12

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	PS 749253S - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-1	DRAINAGE	3	PS 749253S	CITY OF BALLARAT
E-4	PIPELINES OR ANCILLARY PURPOSES	3	PS 742241N - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-2, E-3	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-2	DRAINAGE	3	THIS PLAN	CITY OF BALLARAT
E-6	PIPELINES OR ANCILLARY PURPOSES	3	PS 721365M - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-7	POWERLINE	1.50	THIS PLAN -SEC 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD

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Ballarat Vic 3350
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F 03 5333 3815
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
TGM Ballarat | Melbourne | Geelong

FILE REF: 10014-31-PS811574B(X5)-12.dwg
DATE: 26/06/2018

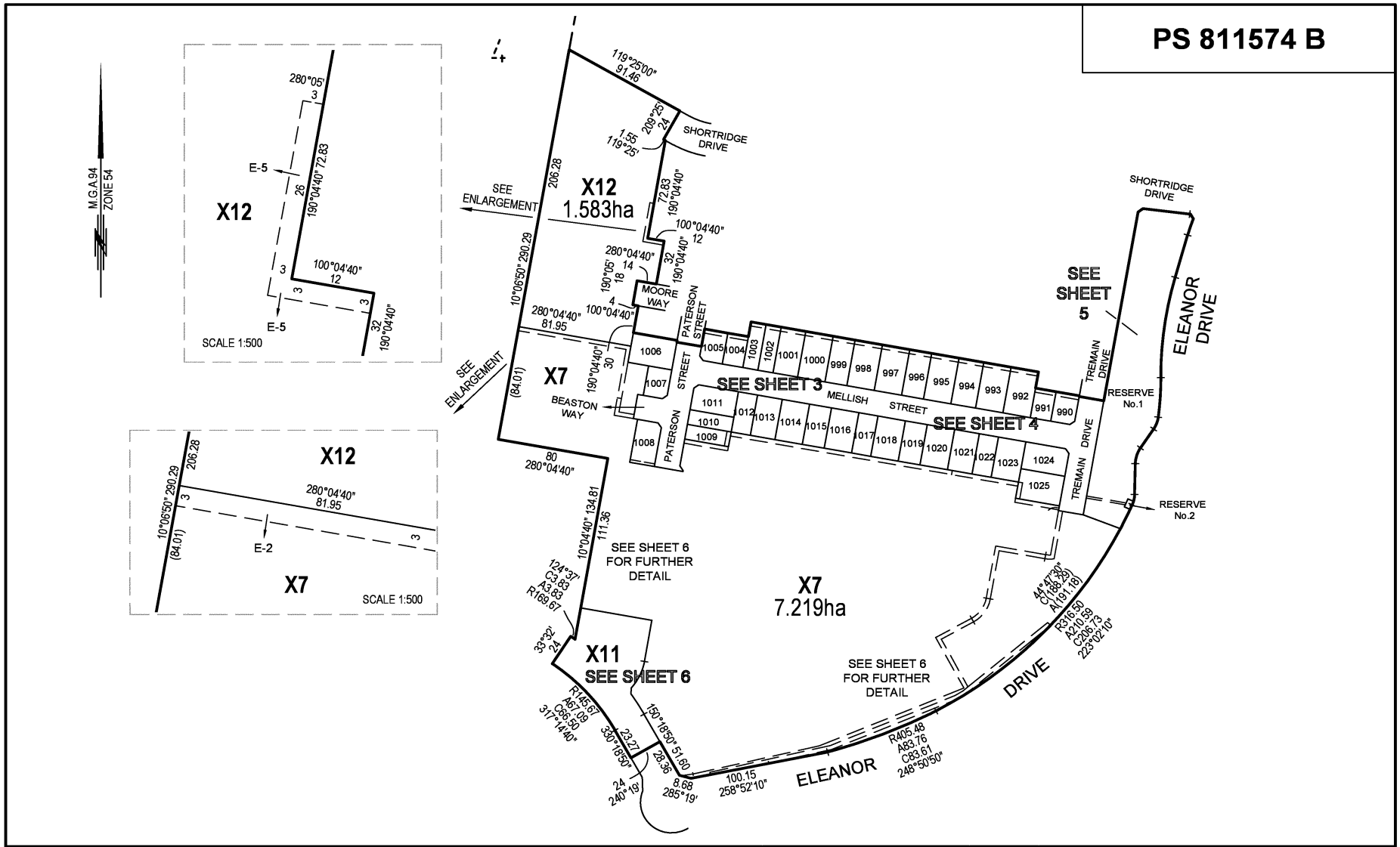
Digitally signed by: Michael Craig Wilson (TGM Group Pty Ltd - Ballarat),
Surveyor's Plan Version (12),
05/07/2018, SPEAR Ref: S108292C

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 7

PLAN REGISTERED
TIME: 02:40 pm DATE: 03/09/2018 H.L.
Assistant Registrar of Titles

PS 811574 B



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SCALE		ORIGINAL SHEET SIZE: A3	SHEET 2
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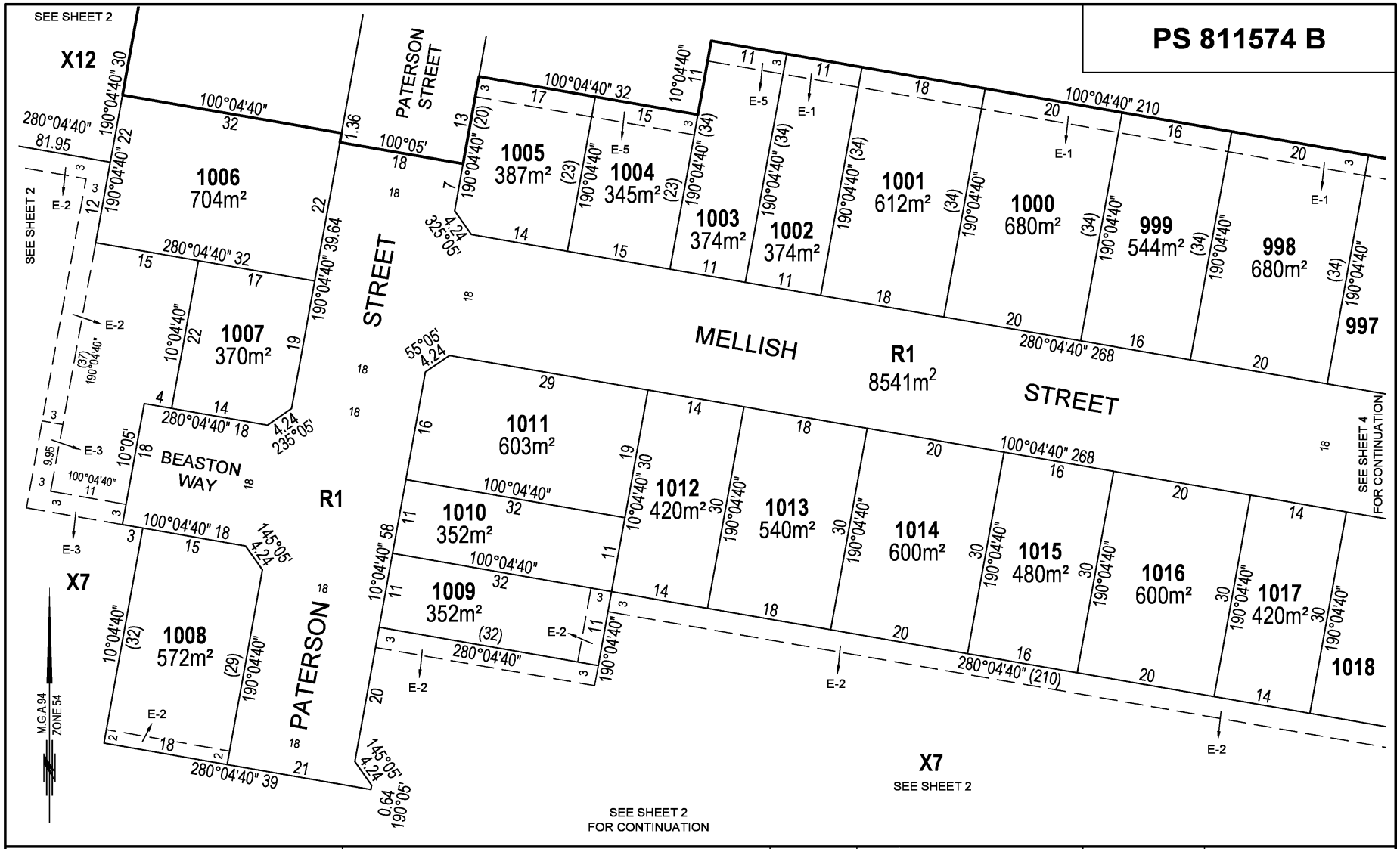
PS 811574 B



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SCALE		ORIGINAL SHEET SIZE: A3	SHEET 3
1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES		
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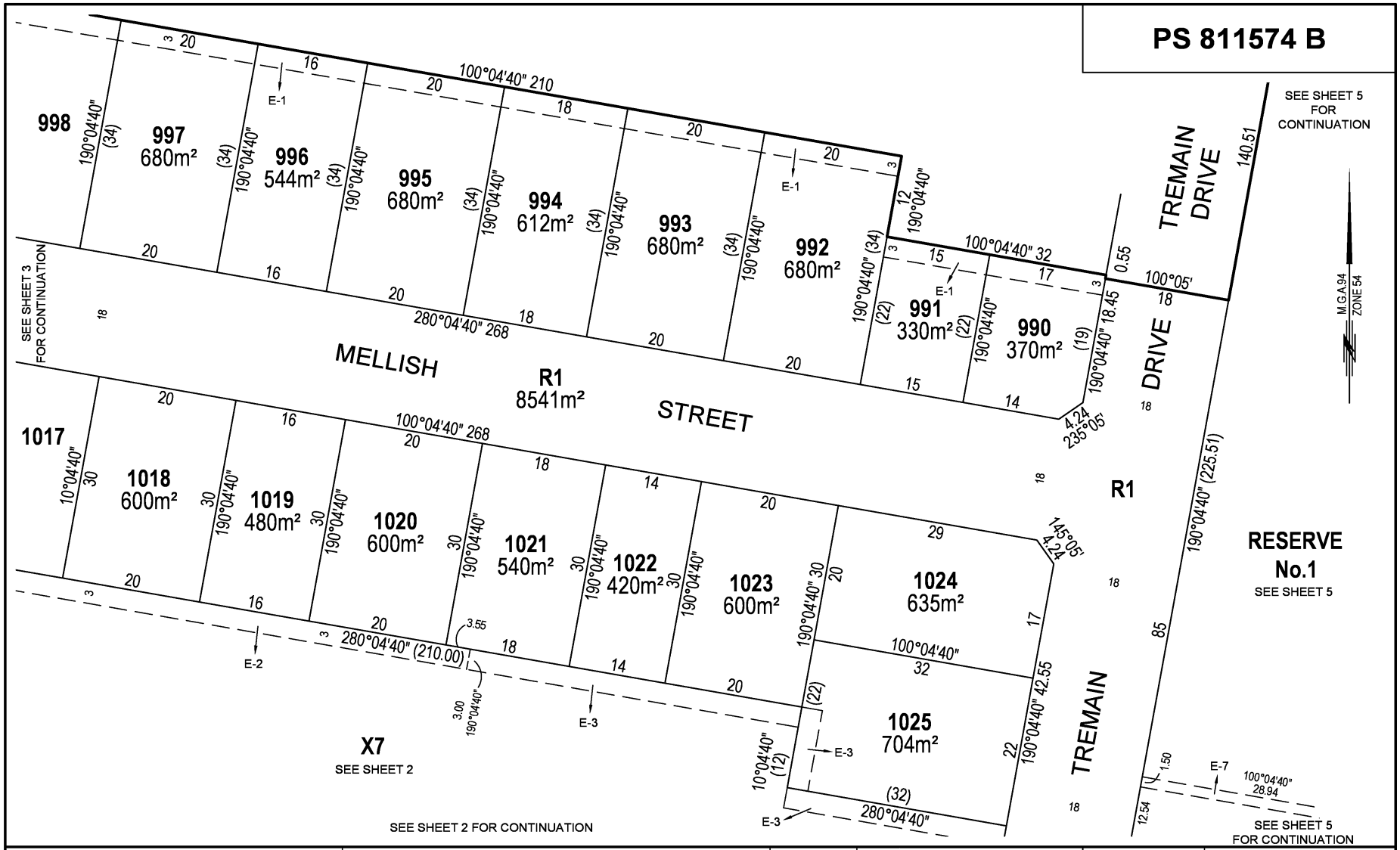

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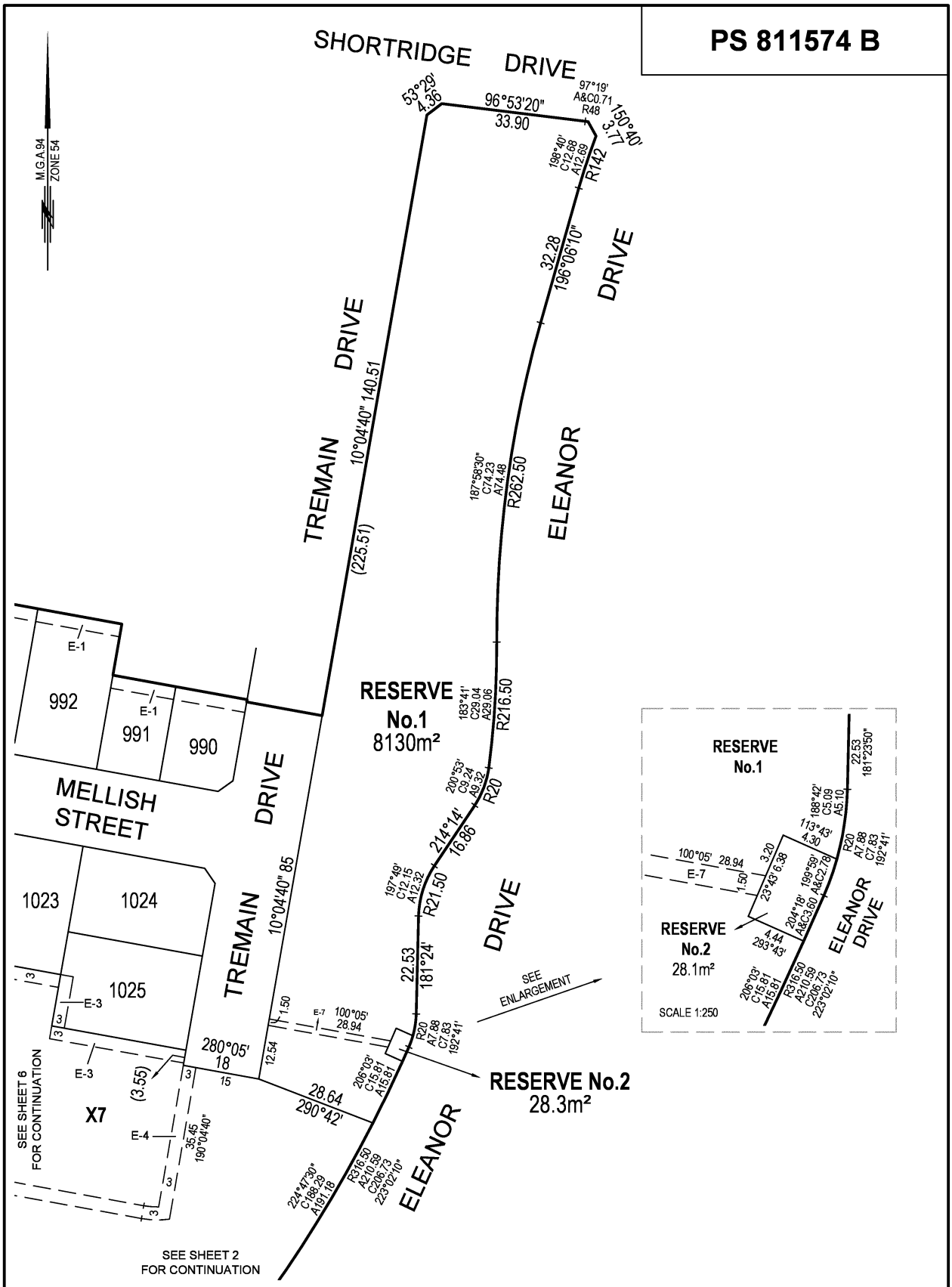

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SCALE 1:800	8 0 8 16 24 32 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 5
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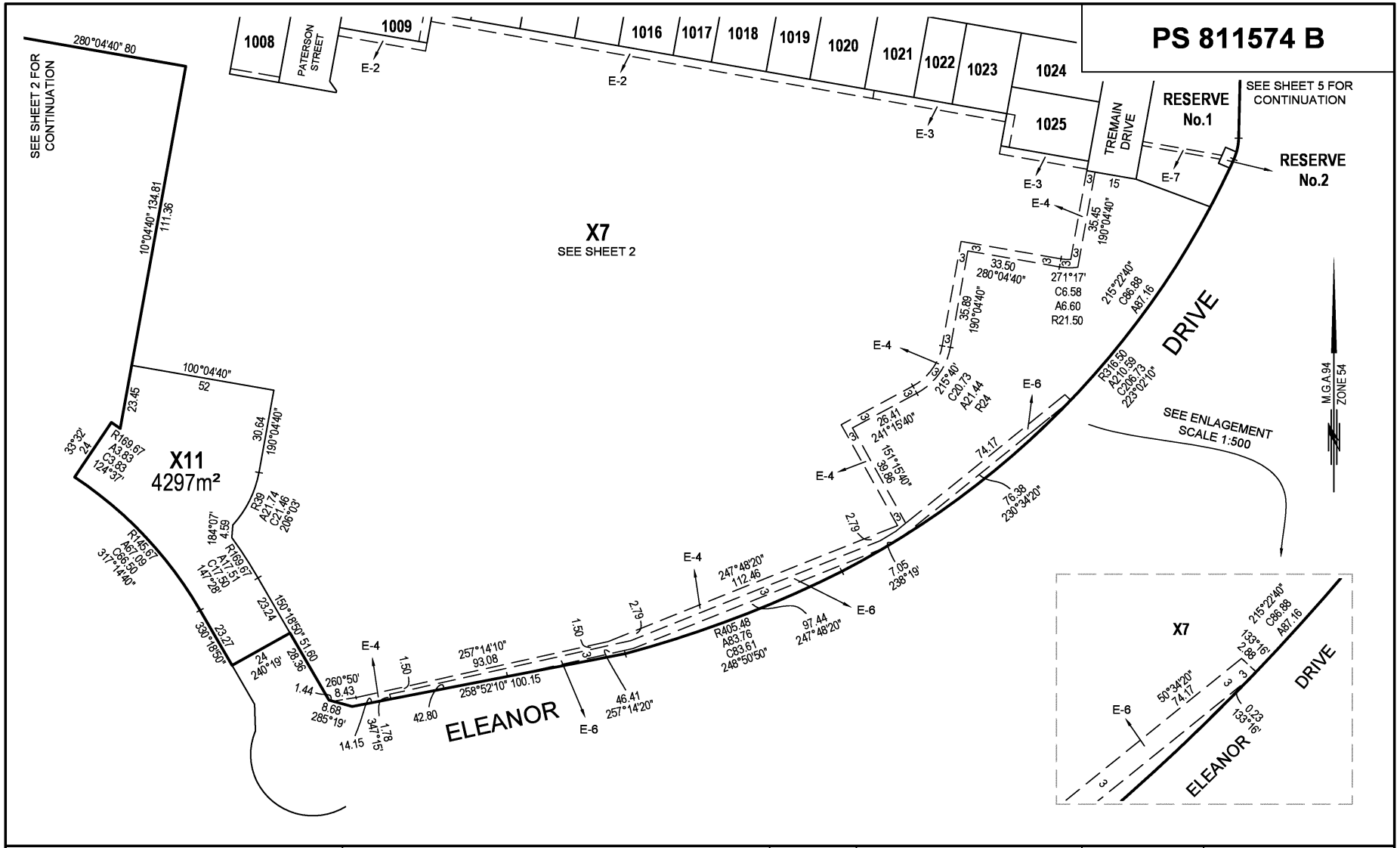
PS 811574 B



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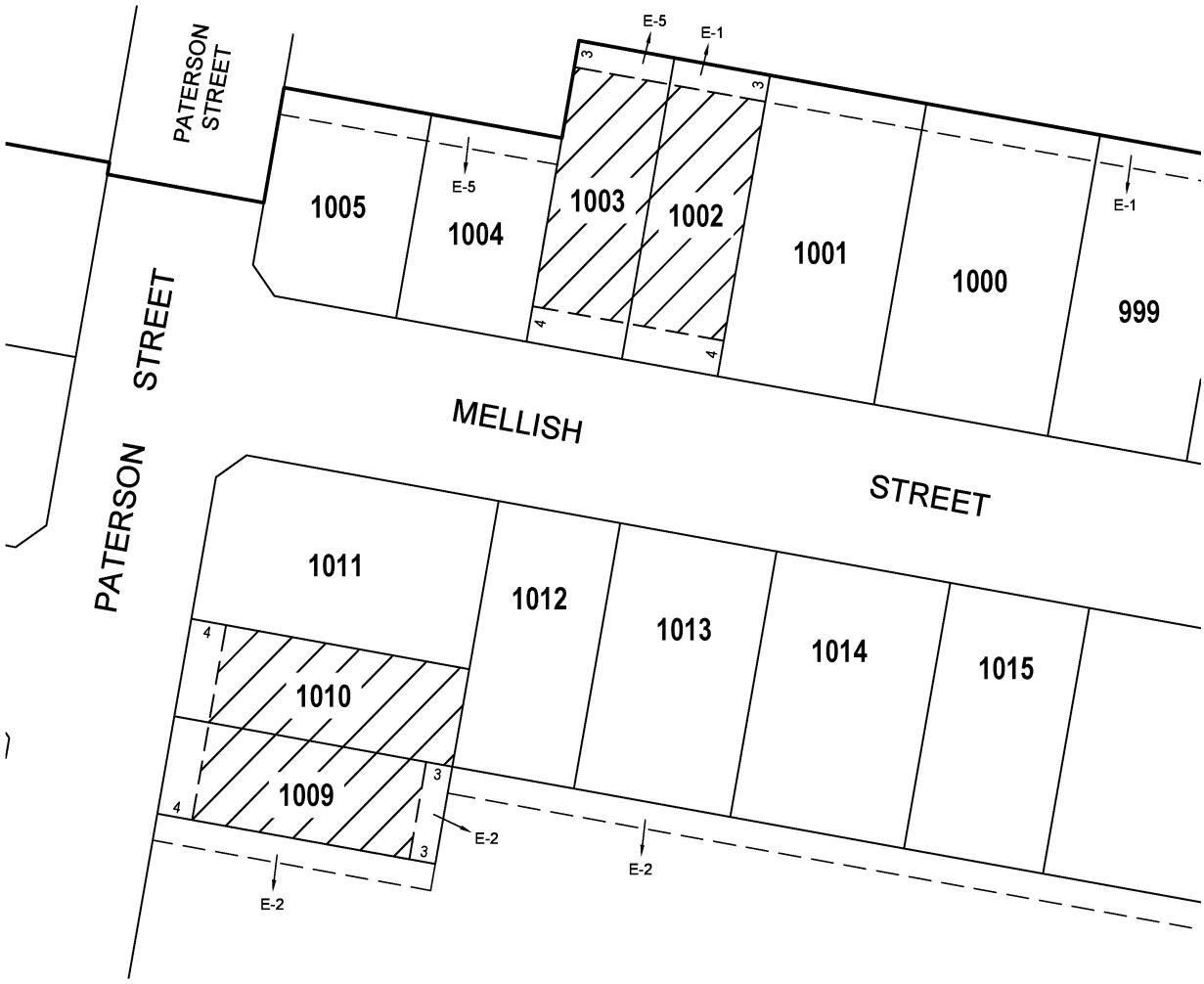
PS 811574 B

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 1002, 1003, 1009 & 1010 on this plan
LAND TO BENEFIT: Lot 1001, 1004 & 1011 on this plan



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SCALE		ORIGINAL SHEET SIZE: A3	SHEET 7
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