

# PLAN OF SUBDIVISION

EDITION 1

# PS 820575 X

## LOCATION OF LAND

PARISH : CARDIGAN  
 TOWNSHIP : -----  
 SECTION : 10  
 CROWN ALLOTMENT : 9 (PART) & 11 (PART)  
 CROWN PORTION : -----  
 TITLE REFERENCE : VOL. FOL.  
 LAST PLAN REFERENCE : LOT X8 ON PS 811575Y  
 POSTAL ADDRESS : TREMAIN DRIVE,  
 (At time of subdivision) LUCAS, 3350.  
 MGA94 Co-ordinates  
 (of approx centre of land in plan) E 745 625 ZONE: 54  
 N 5 841 065 GDA 94

Council Name: Ballarat City Council

Council Reference Number: PSD/2018/116  
 Planning Permit Reference: PLP/2016/141  
 SPEAR Reference Number: S125511S

### Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988  
 Date of original certification under section 6: 23/11/2018

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 26/03/2019

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

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

See sheets 8 and 9 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 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 1103 (all inclusive), lot 1129 and Easement identifier E-8 have been omitted from this plan.

**LUCAS**  
**STAGE X9 & X10**  
**39 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-3, E-5	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF BALLARAT
E-3	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-4, E-11	PIPELINES OR ANCILLARY PURPOSES	3	PS 742241N - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-2	PIPELINES OR ANCILLARY PURPOSES	3	PS 811574B - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-2	DRAINAGE	3	PS 811574B	CITY OF BALLARAT
E-6, E-12	PIPELINES OR ANCILLARY PURPOSES	3	PS 721365M - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-10, E-11, E-12	POWERLINE	1.50	PS 811575Y -SEC 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD

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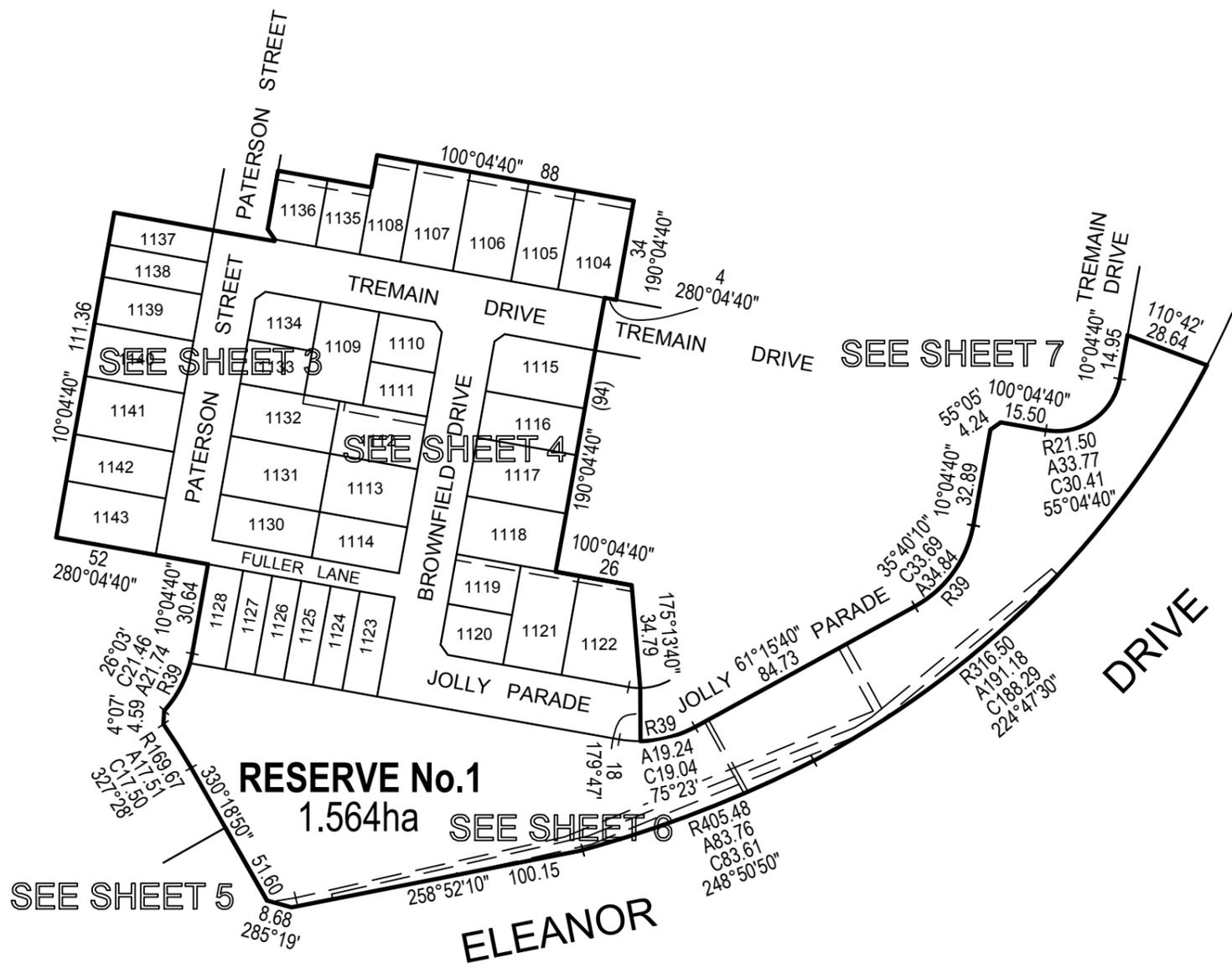
FILE REF: 10014-40-PS820575X(X9-X10)-05.dwg  
 DATE: 14/03/2019

ORIGINAL SHEET  
 SIZE: A3

SHEET 1 OF 9

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**RESERVE No.1**  
1.564ha

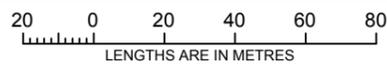
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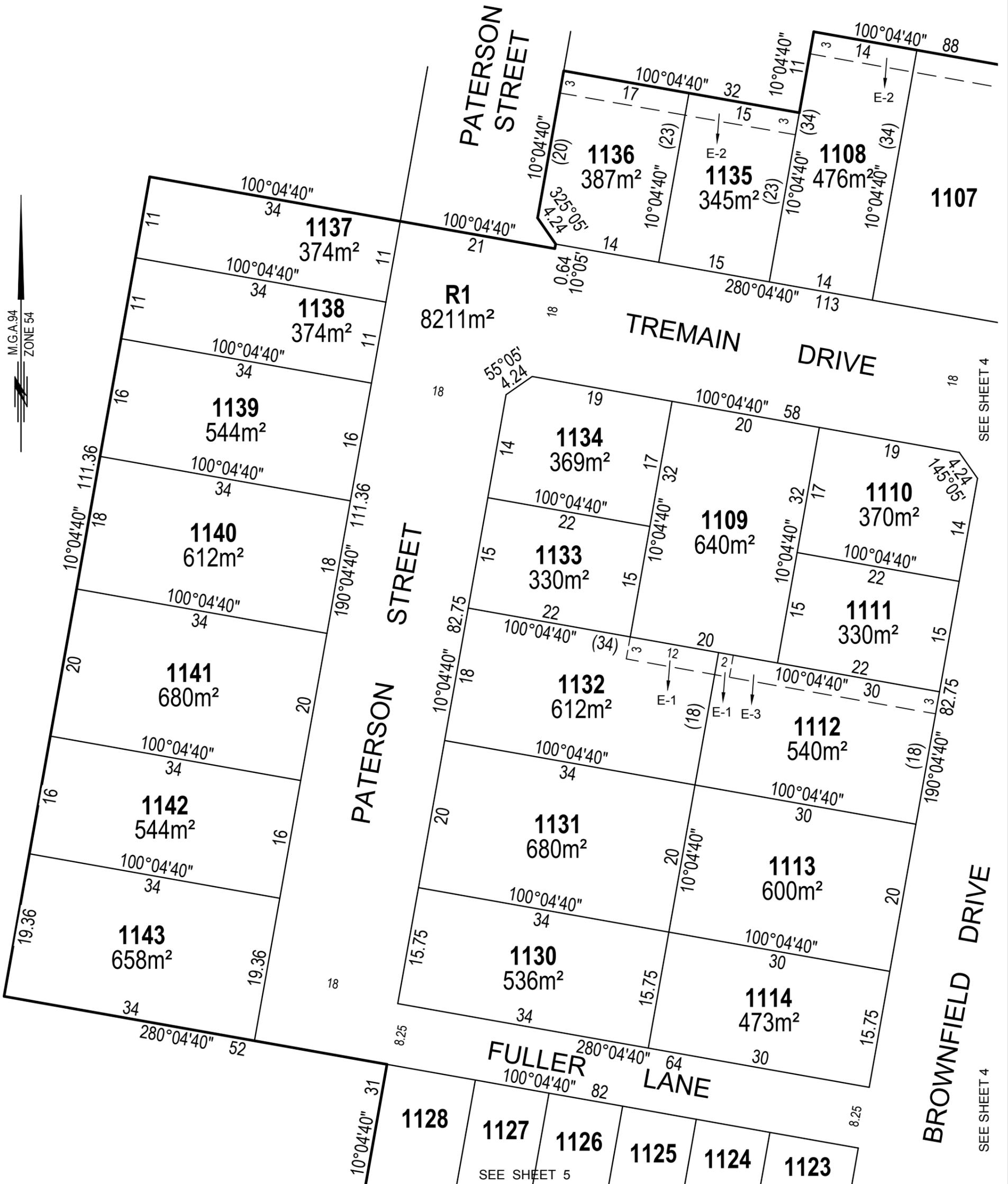
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SHEET 2

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 LENGTHS ARE IN METRES

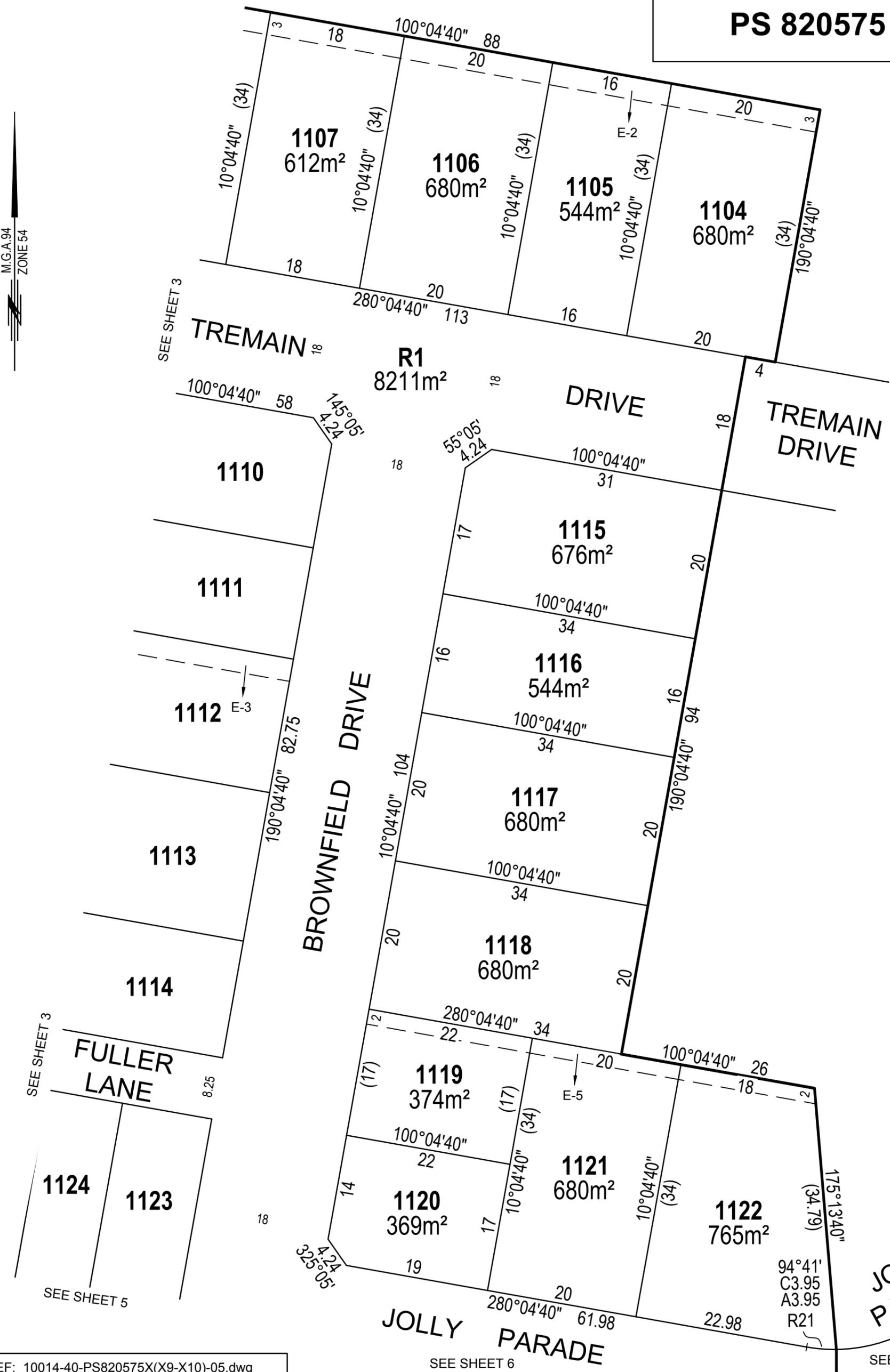
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SHEET 3

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M.G.A.94  
ZONE 54



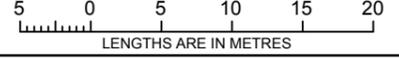
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SCALE 1:500



LENGTHS ARE IN METRES

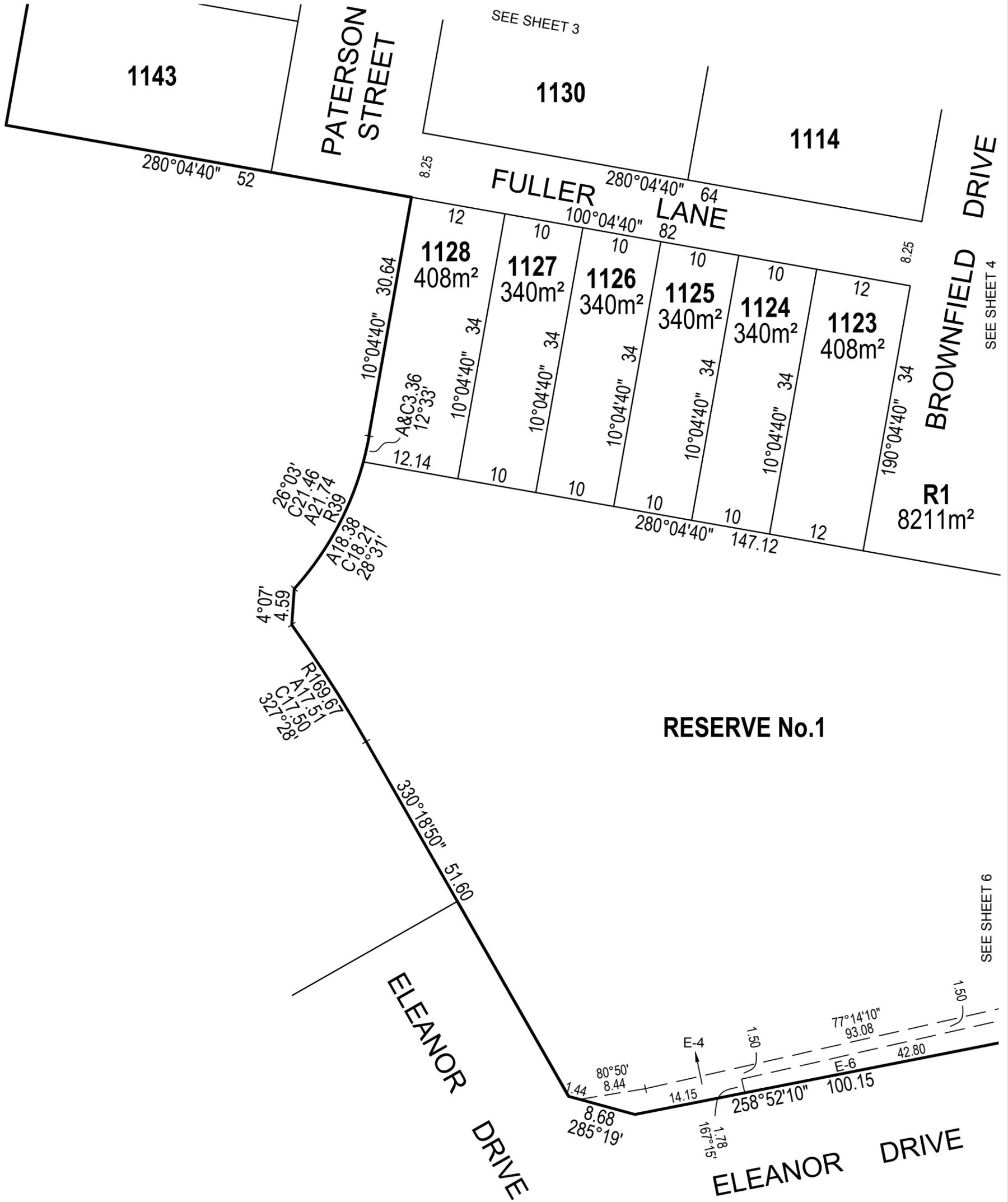
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RESERVE No.1

SEE SHEET 2 FOR WHOLE OF RESERVE No.1

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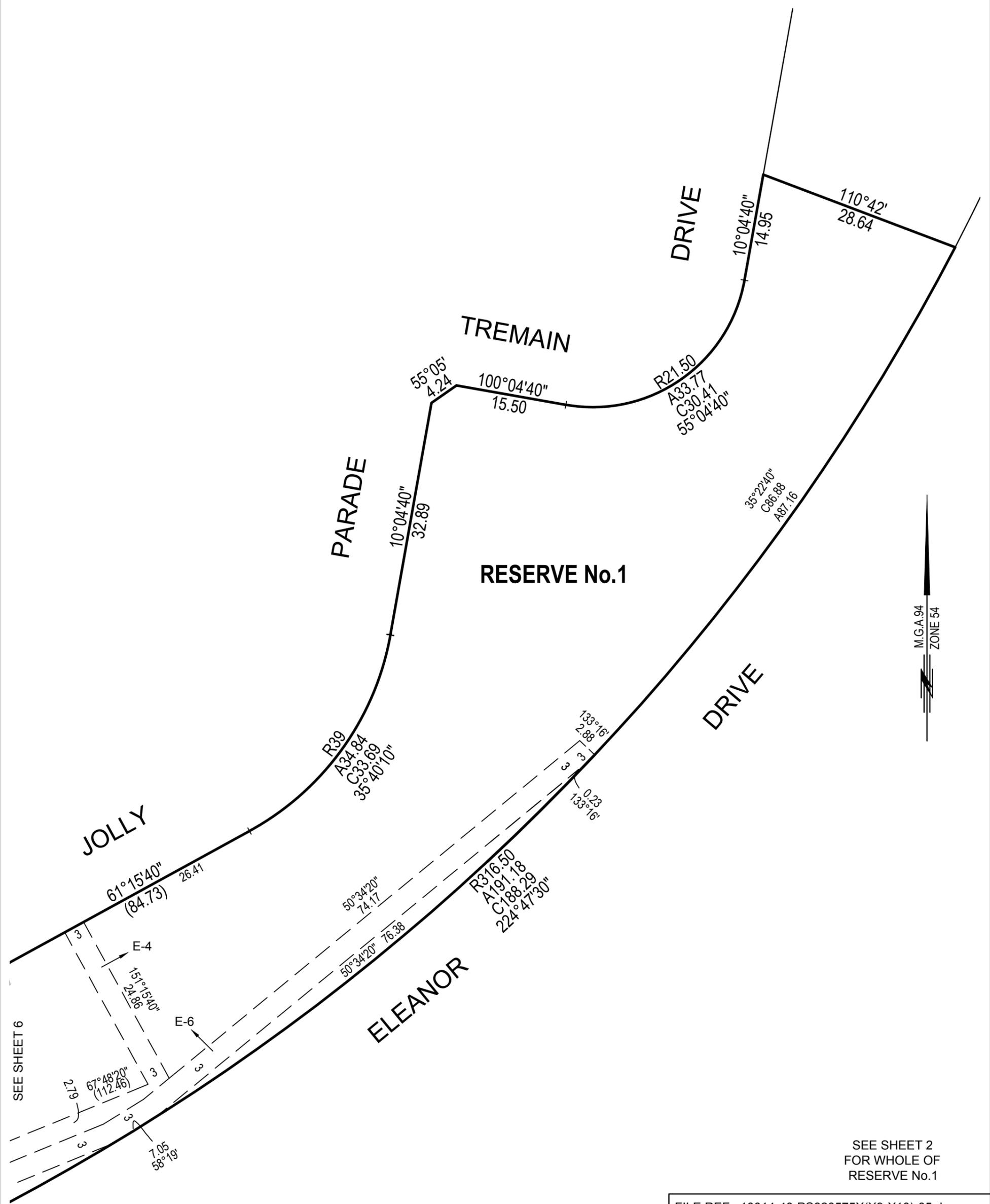
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SHEET 5

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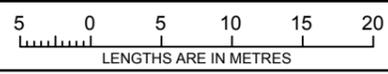


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SCALE  
 1:500



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SHEET 7

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**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.

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

**LAND TO BE BURDENED:** Lots 1123 to 1128 (all inclusive) on this plan

**LAND TO BENEFIT:** Lot 1114 on this plan

1130

**PS 820575 X**

1114

FULLER LANE

1128

1127

1126

1125

1124

1123

BROWNFIELD DRIVE

RESERVE No.1



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SHEET 8

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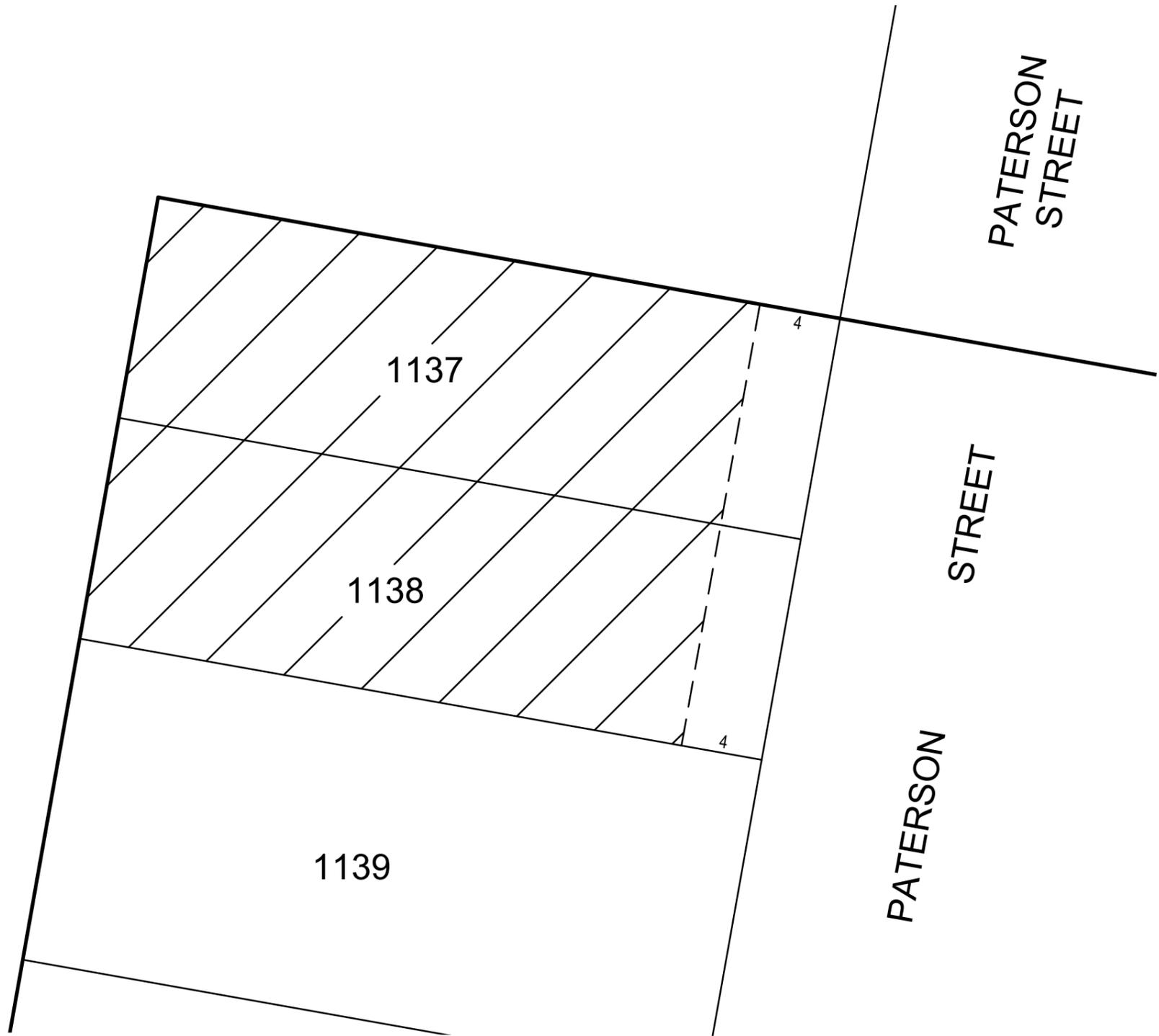
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**VARIATIONS**  
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**LAND TO BE BURDENED:** Lots 1137 to 1138 (all inclusive) on this plan  
**LAND TO BENEFIT:** Lot 1139 on this plan



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