

# 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. FOL.  
  
 LAST PLAN REFERENCE : LOT E2 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 CERTIFICATION AND ENDORSEMENT  
 COUNCIL NAME: CITY OF BALLARAT

**THIS IS A PRELIMINARY PLAN.  
 EASEMENTS TO BE INCLUDED ONCE  
 ENGINEERING DESIGN APPROVED.**

### 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 E-2  
 28 LOTS,  
 BALANCE LOT E3**

### 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  
 Ballarat Vic 3350  
 T 03 5330 8888  
 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



FILE REF: 10014-53-PS825898U(E-2)-02.dwg  
 DATE: 06/11/2018

SURVEYOR: MICHAEL CRAIG WILSON  
 VERSION: 2

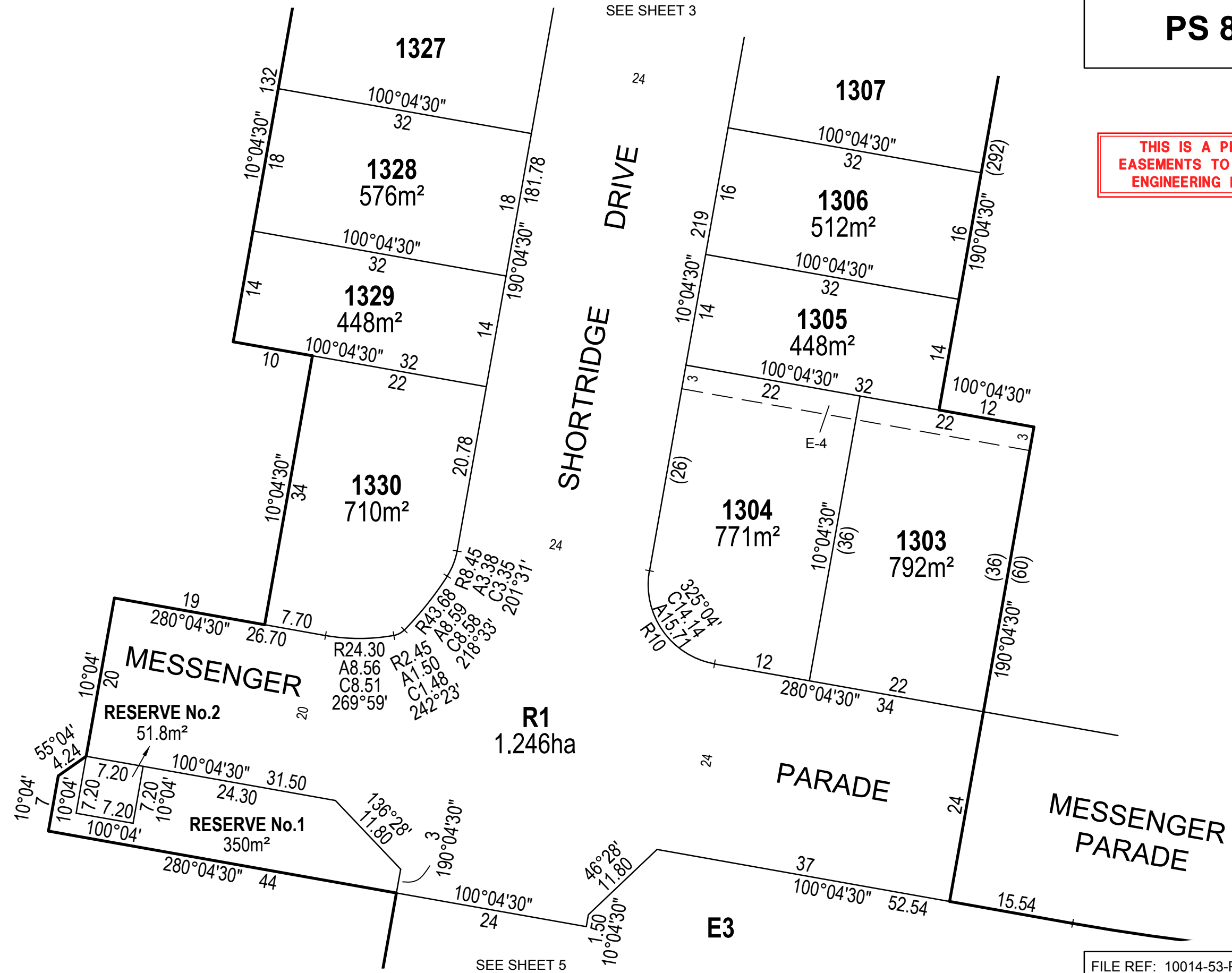
ORIGINAL SHEET  
 SIZE: A3

SHEET 1 OF 4

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SEE SHEET 3



SEE SHEET 5

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SCALE  
1:500

LENGTHS ARE IN METRES

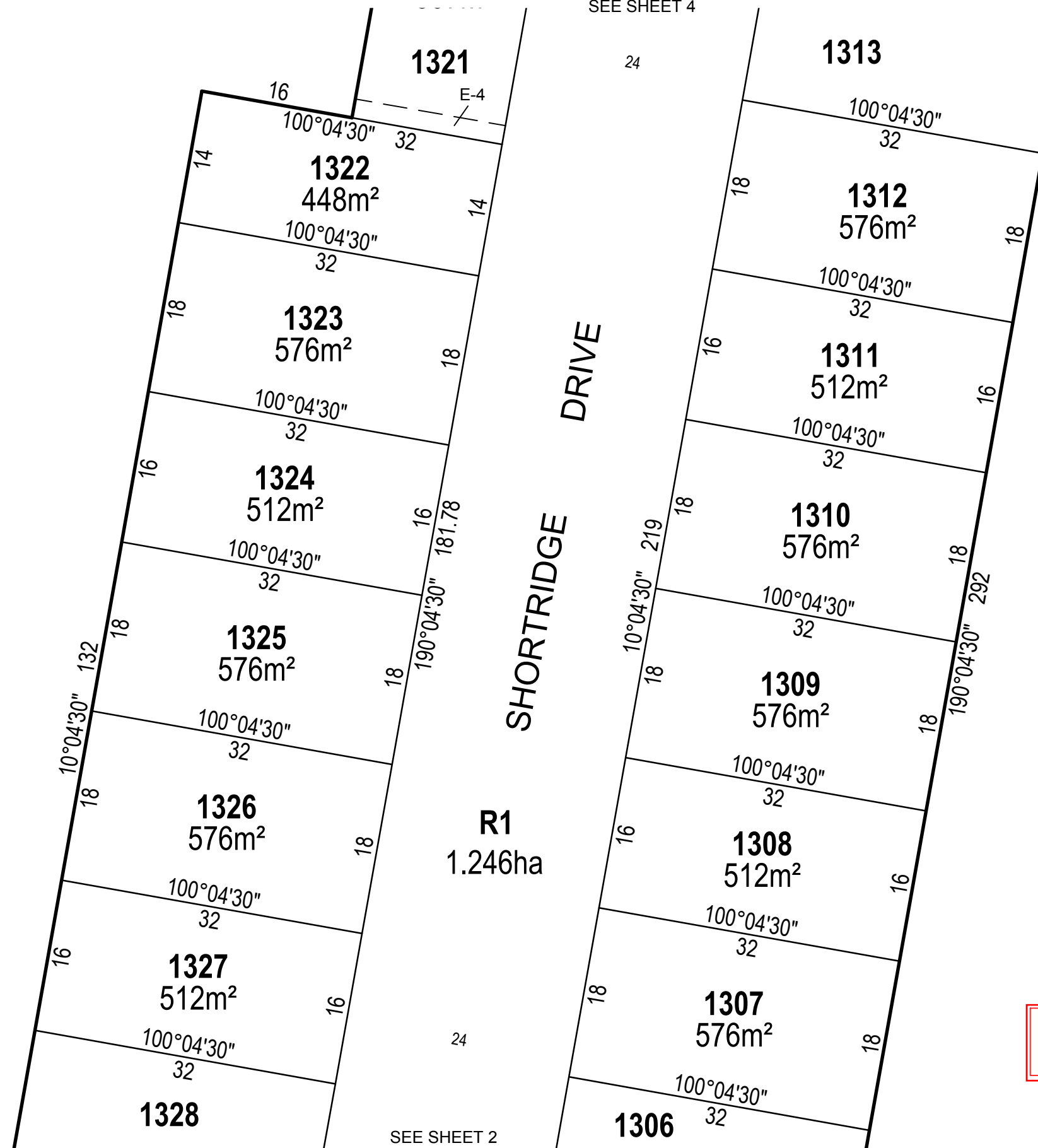
SURVEYOR: MICHAEL CRAIG WILSON  
VERSION: 2

ORIGINAL SHEET  
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SHEET 2

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M.G.A.94  
ZONE 54



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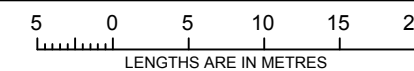
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SCALE  
1:500



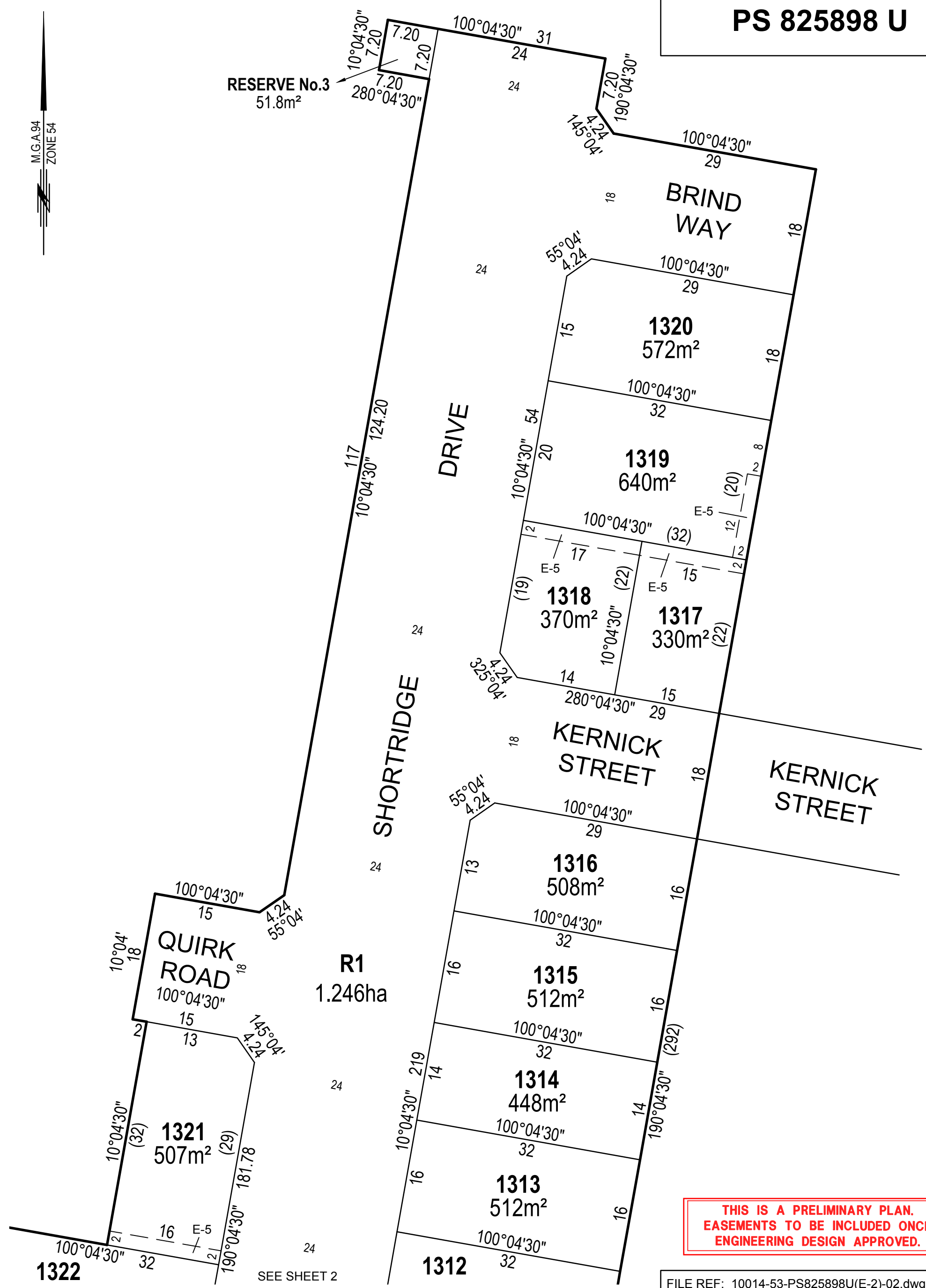
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SHEET 3

M.G.A.94  
ZONE 54

RESERVE No.3  
51.8m<sup>2</sup>



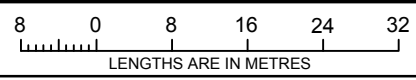
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SCALE  
1:800



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SHEET 4

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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

E3  
2.926ha

GITSHAM  
STREET

CUTHBERTS  
ROAD

M.G.A.94  
ZONE 54

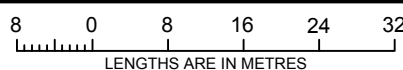
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SCALE  
1:800



ORIGINAL SHEET  
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SHEET 5

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