
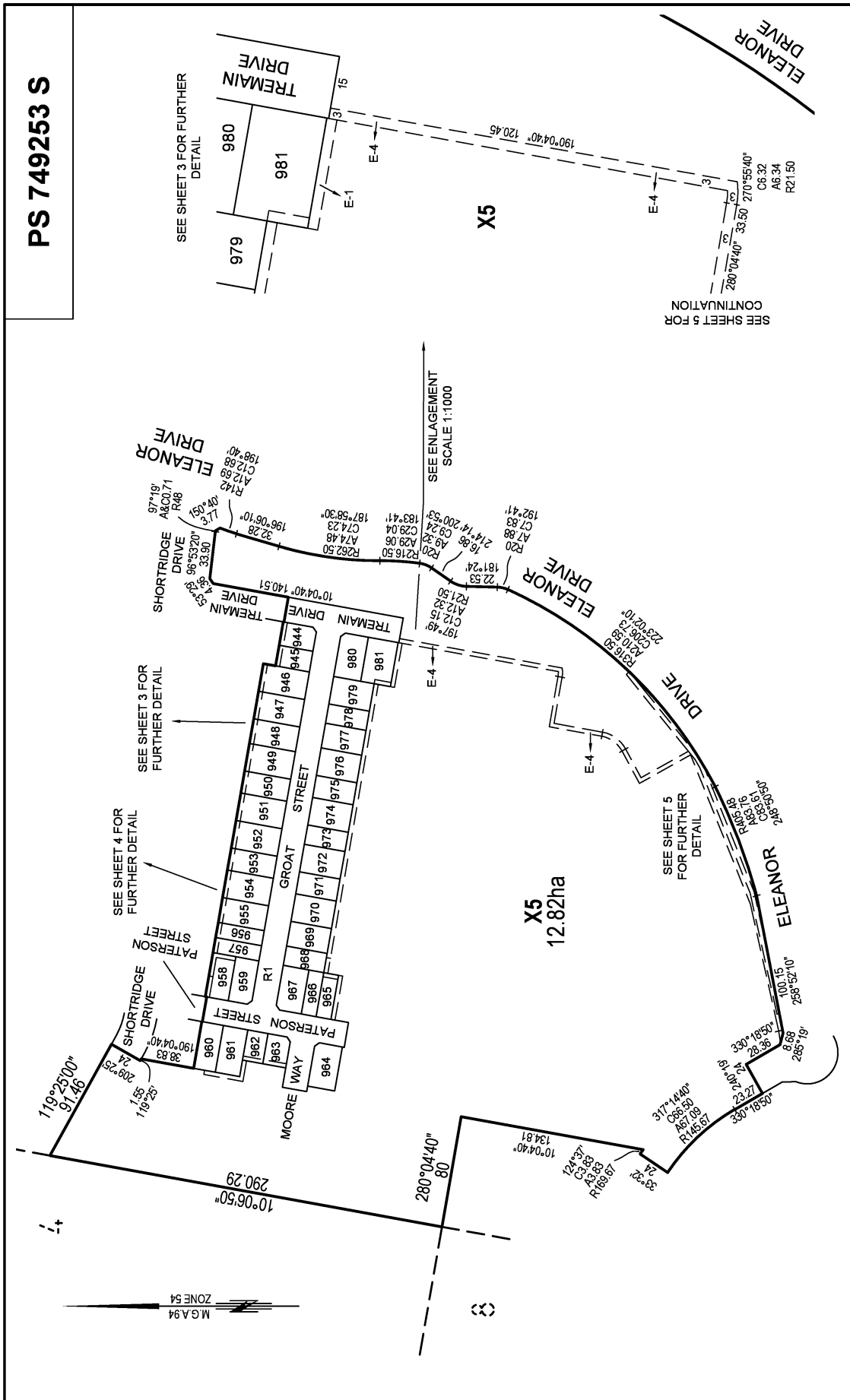
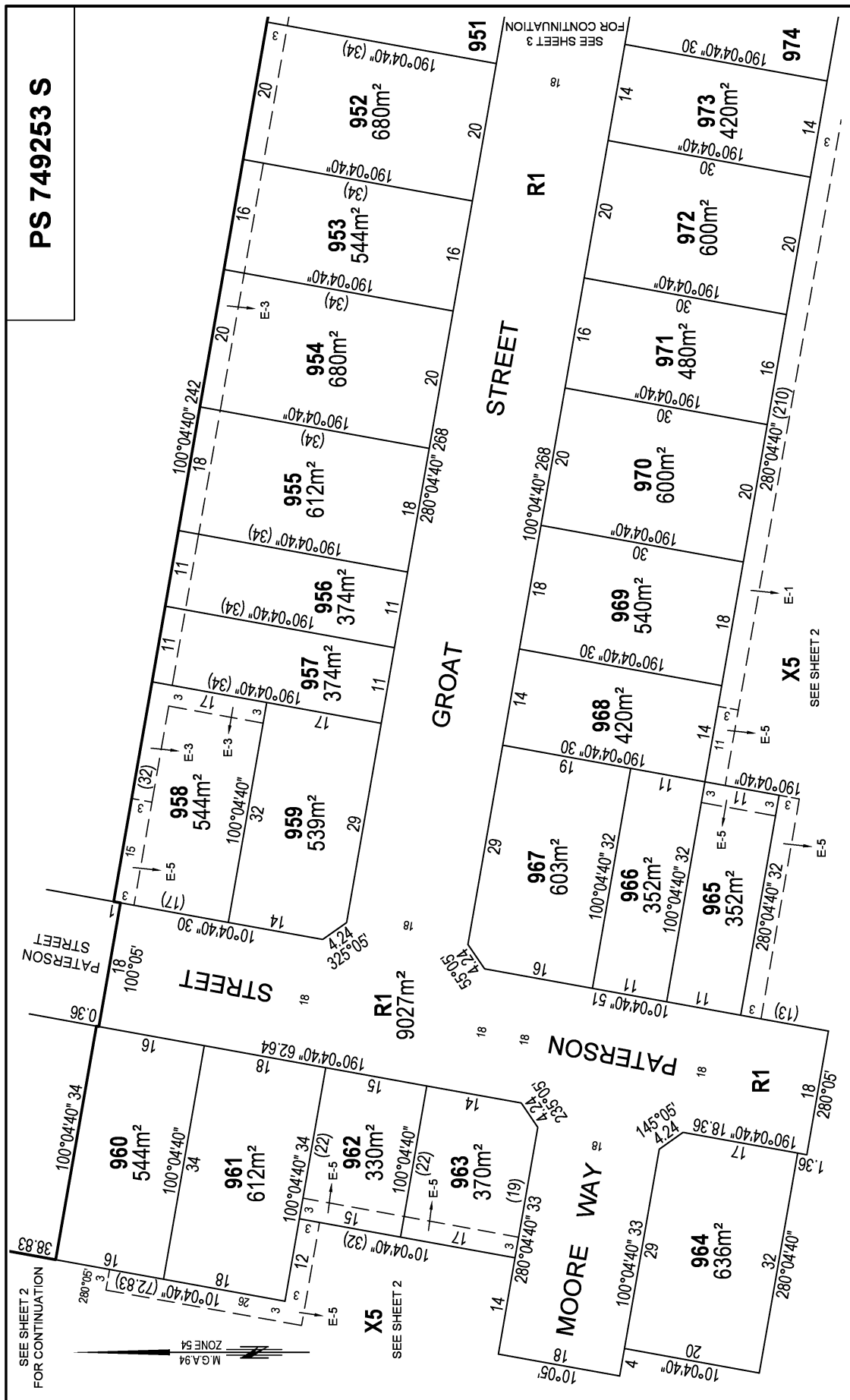


PLAN OF SUBDIVISION		EDITION 1	PS 749253 S		
LOCATION OF LAND PARISH : CARDIGAN TOWNSHIP : SECTION : 10 CROWN ALLOTMENT : 11 (PART) & 12 (PART) CROWN PORTION : TITLE REFERENCE : VOL. 11910 FOL. 466 LAST PLAN REFERENCE : LOT X3, PS 742241N POSTAL ADDRESS : TREMAIN DRIVE, (At time of subdivision) LUCAS, 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 Statement Of Compliance issued: 27/10/2017			
VESTING OF ROADS AND/OR RESERVES		NOTATIONS			
IDENTIFIER	COUNCIL/BODY/PERSON	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. See sheet 6 for details of a Restriction affecting lots on this plan.			
R1 ROAD	CITY OF BALLARAT				
NOTATIONS		<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> LUCAS STAGE X3 38 LOTS, BALANCE LOT X5 </div>			
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.					
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	
TGM Group Ballarat 1315 Sturt Street Ballarat Vic 3350 T 03 5330 8888 F 03 5333 2815 PO Box 563W Ballarat West Vic 3350 ABN 11 125 508 481 www.tgmgroup.com JAS-ANZ Accredited: Quality ISO 9001 - CH&S AS/NZS 4801 - Environment ISO 14001		 Ballarat Melbourne Geelong		FILE REF: 10014-29-PS749253S(X3)-09.dwg DATE: 08/09/2017 Digitally signed by: Rowan George (TGM Group Pty Ltd - Ballarat), Surveyor's Plan Version (09), 08/09/2017, SPEAR Ref: S100796E	ORIGINAL SHEET SIZE: A3 SHEET 1 OF 6 PLAN REGISTERED TIME: 2.46pm DATE: 3/11/2017 A.R.T. Assistant Registrar of Titles

PS 749253 S

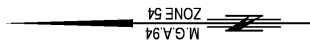


<p>TGM Group Ballarat 1315 Sturt Street Ballarat VIC 3300 T 03 5330 8888 F 03 5333 3815 PO Box 563W Ballarat VIC 3300 ABN 11 125 568 481 www.tgmgroup.com JAS:ANZ Accredited: Quality ISO 9001 - CHAS AS/NZS 4801 - Environment ISO 14001</p>	<p>Scale: 1:2500 Lengths are in metres 0 25 50 75 100</p>	<p>Digitally signed by: Rowan George (TGM Group Pty Ltd - Ballarat) Surveyor's Plan Version (09) 08/09/2017, SPEAR Ref: S100796E</p>	<p>Digitally signed by: Rowan George (TGM Group Pty Ltd - Ballarat) Surveyor's Plan Version (09) 11/09/2017, SPEAR Ref: S100796E</p>	<p>ORIGINAL SHEET SIZE: A3 SHEET 2</p>
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PS 749253 S

SEE SHEET 2
FOR CONTINUATION



SEE SHEET 2

FOR CONTINUATION
SEE SHEET 3

SEE SHEET 2

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Scale 1:500
LENGTHS ARE IN METRES
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SHEET 4
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11/09/2017,
SPEAR Ref: S100796E

PS 749253 S

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

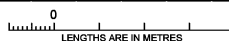
LAND TO BENEFIT: Lot 955, 959, 967 & 968 on this plan



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SCALE
NTS



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ORIGINAL SHEET
SIZE: A3

SHEET 6

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