

# 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. FOL.

LAST PLAN REFERENCE : LOT X5 ON PS 749253 S

POSTAL ADDRESS : PATERSON STREET,  
 (At time of subdivision) LUCAS, 3350.

MGA94 Co-ordinates  
 (of approx centre of land in plan) E 745 645 ZONE: 54  
 N 5 841 235 GDA 94

COUNCIL CERTIFICATION AND ENDORSEMENT  
 COUNCIL NAME: CITY OF BALLARAT

## 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

### 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.
- 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.

### GROUND 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

## 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.

## 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, E-8	DRAINAGE	SEE PLAN	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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 ABN 11 125 568 461  
 www.tgmgroup.com  
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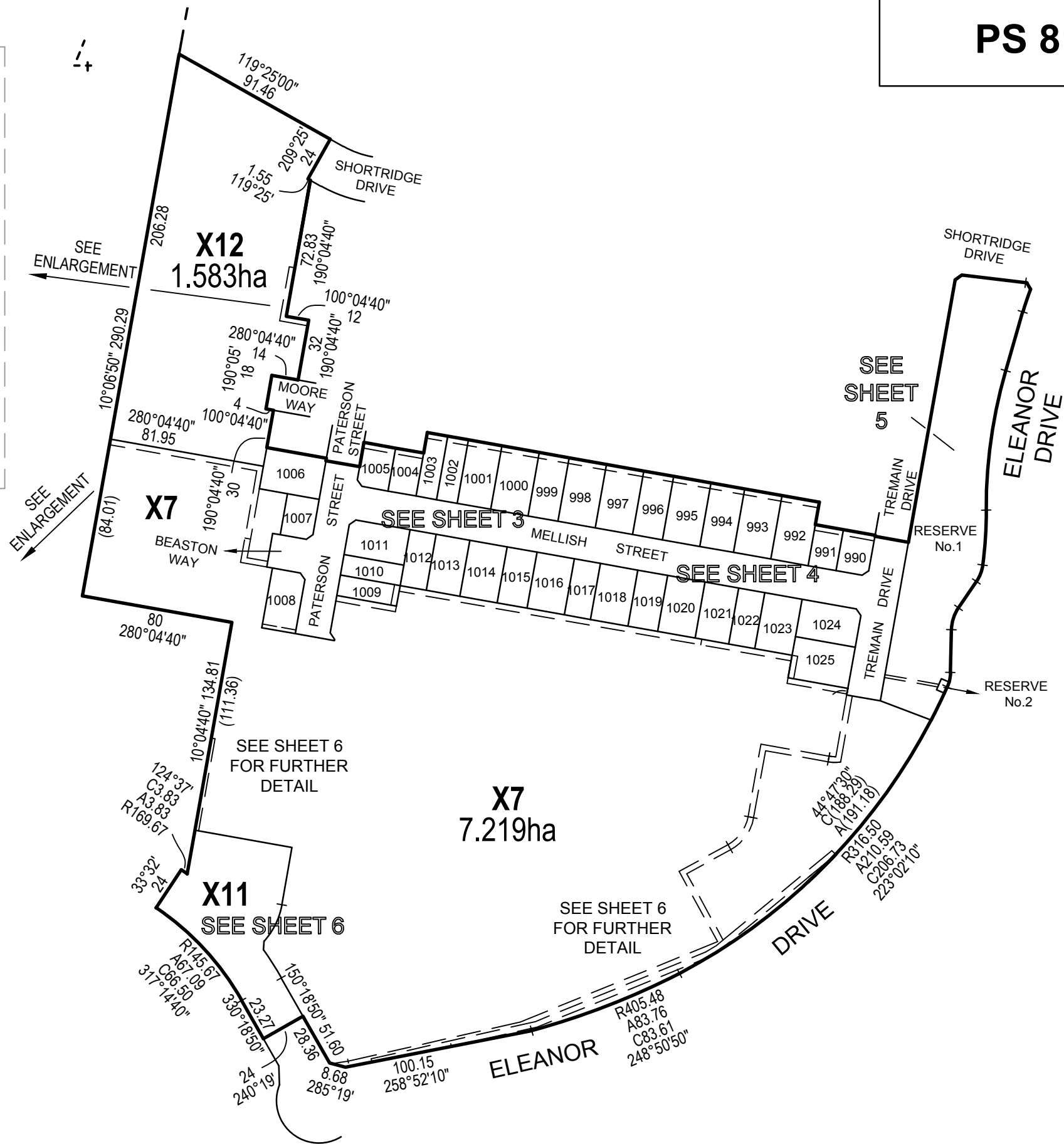
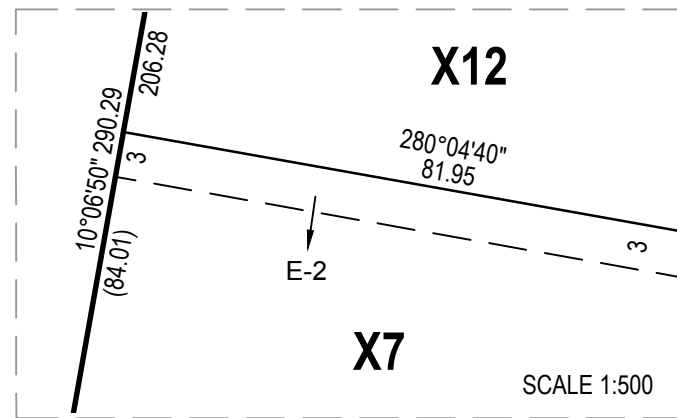
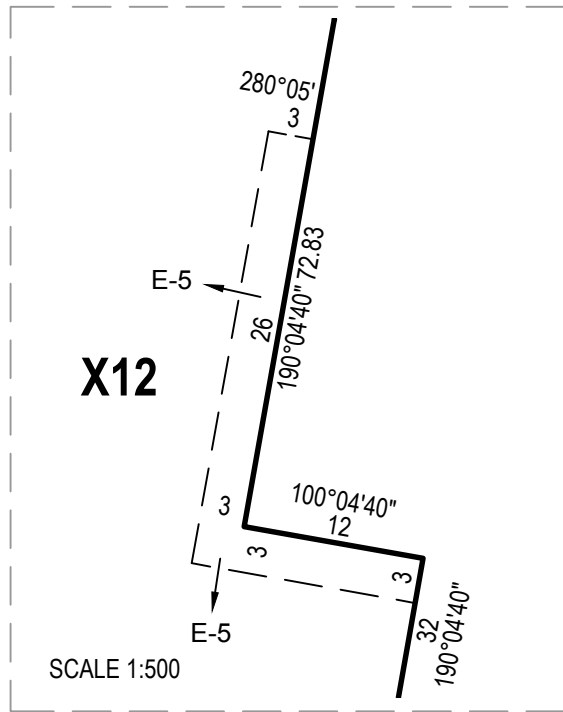


FILE REF: 10014-31-PS811574B(X5)-11.dwg  
 DATE: 29/03/2018

SURVEYOR: ADAM EDWARD CRIDDLE  
 VERSION: 11

ORIGINAL SHEET  
 SIZE: A3

SHEET 1 OF 7

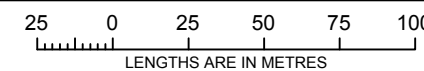


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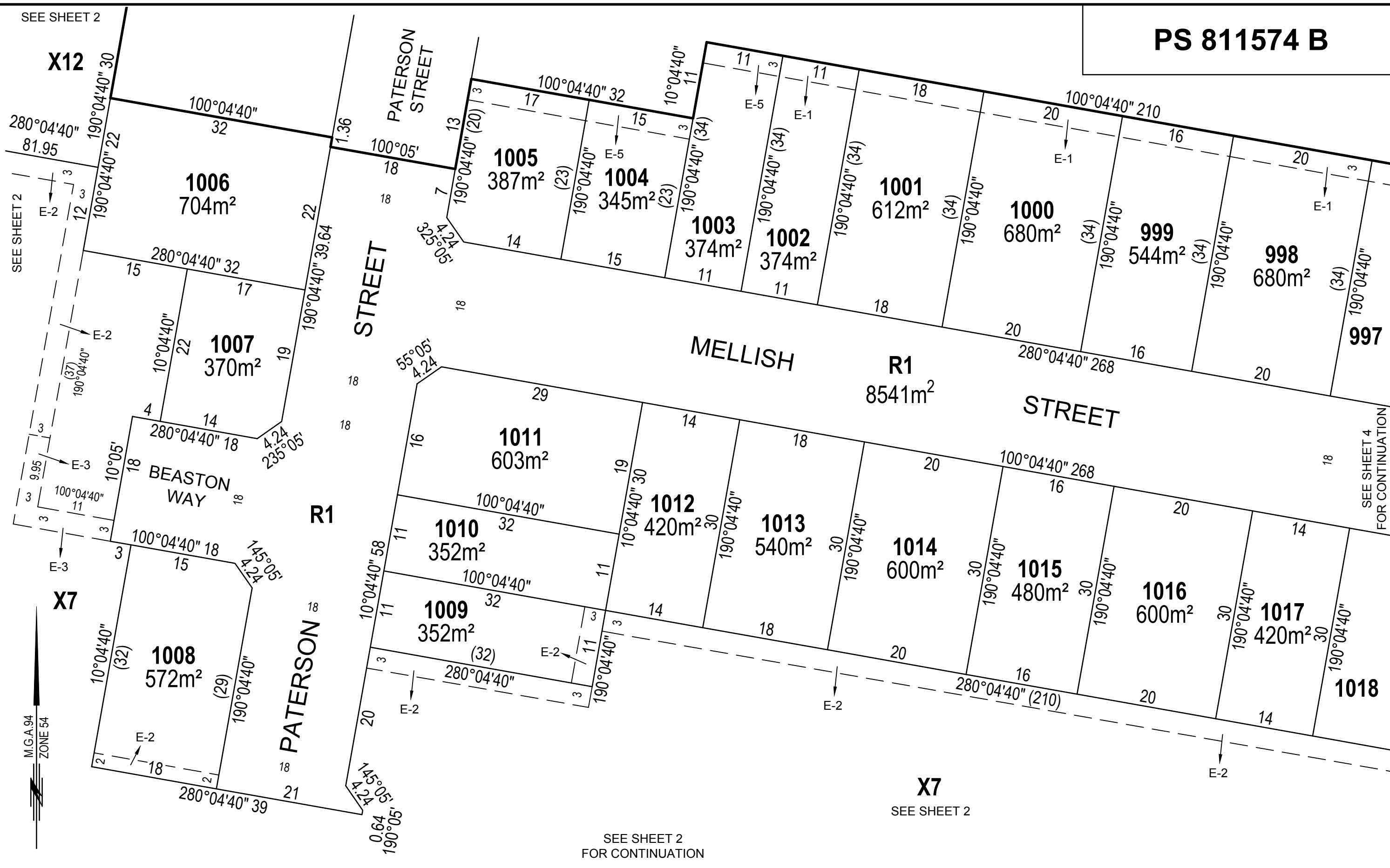
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ORIGINAL SHEET  
 SIZE: A3

SHEET 2

SURVEYOR: ADAM EDWARD CRIDDLE  
 VERSION: 11



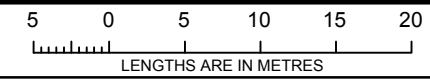
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SEE SHEET 2 FOR CONTINUATION

SCALE 1:500

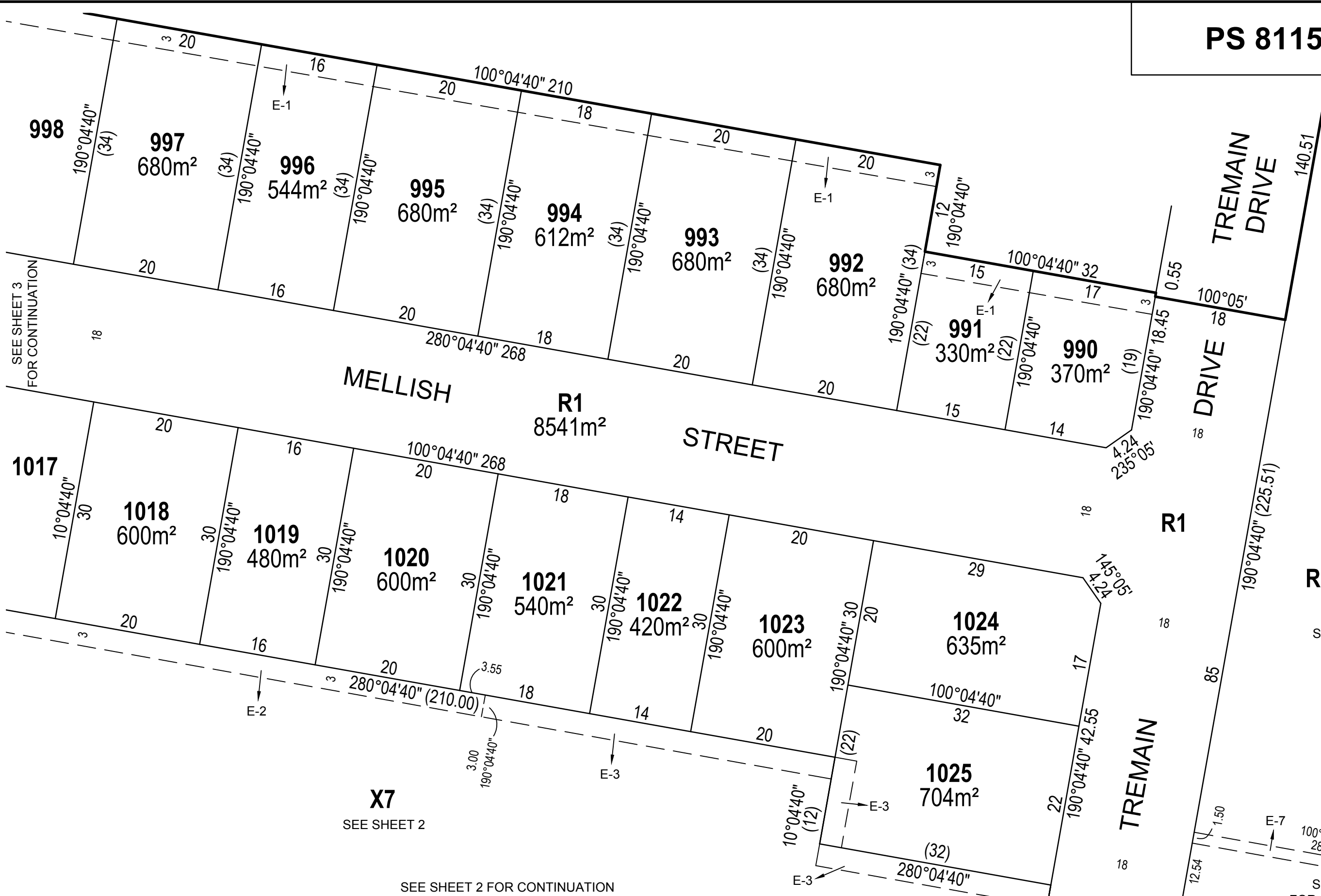


LENGTHS ARE IN METRES

SURVEYOR: ADAM EDWARD CRIDDLE  
 VERSION: 11  
 FILE REF: 10014-31-PS811574B(X5)-11.dwg

ORIGINAL SHEET SIZE: A3	SHEET 3
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SEE SHEET 5 FOR CONTINUATION



SEE SHEET 3 FOR CONTINUATION

MELLISH STREET

TREMAIN DRIVE

RESERVE No.1  
SEE SHEET 5

X7  
SEE SHEET 2

SEE SHEET 2 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION

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SCALE 1:500  
5 0 5 10 15 20  
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3  
SHEET 4

SURVEYOR: ADAM EDWARD CRIDDLE  
VERSION: 11  
FILE REF: 10014-31-PS811574B(X5)-11.dwg

NOTE: THIS PLAN IS NOT APPROVED BY COUNCIL AND NOT REGISTERED AT LAND VICTORIA

M.G.A.94  
ZONE 54

SHORTRIDGE DRIVE

TREMAIN DRIVE

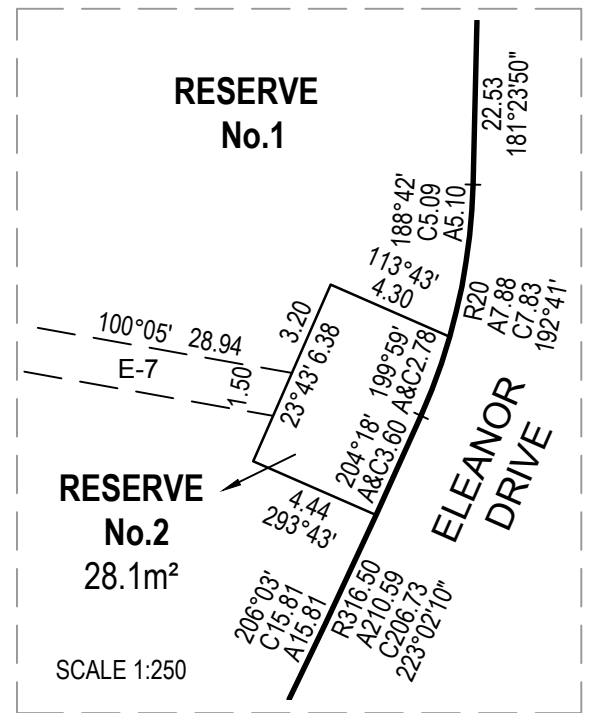
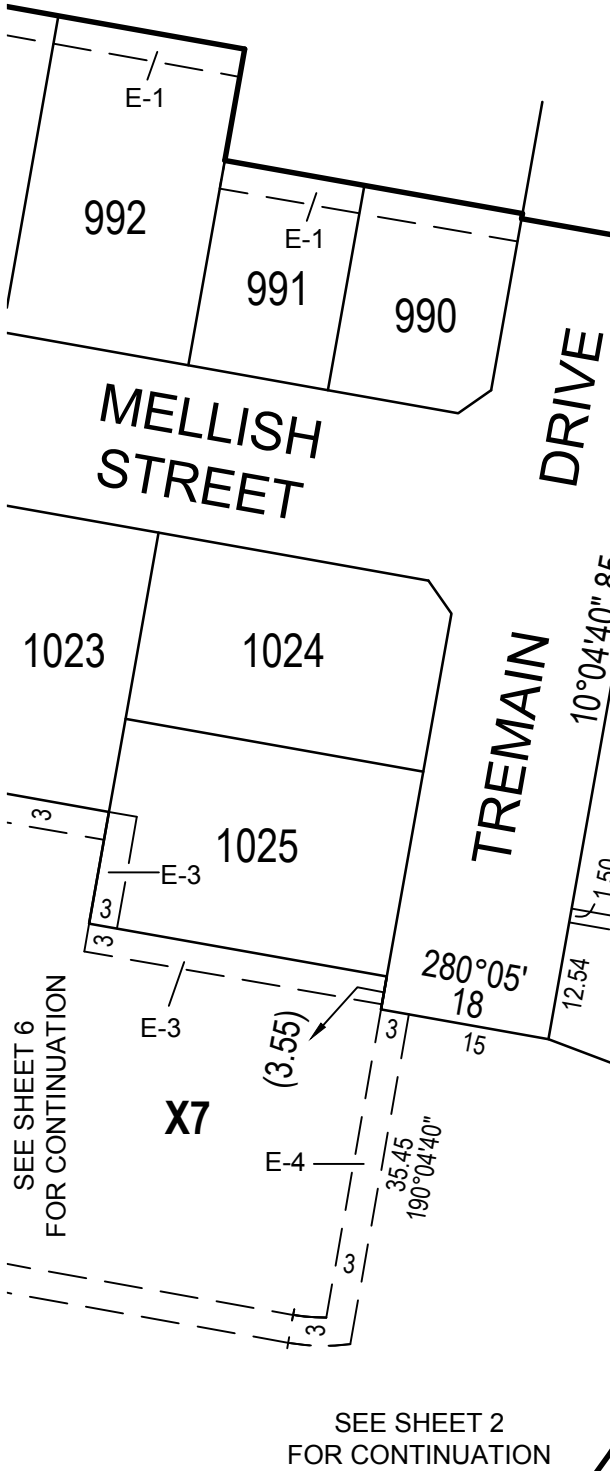
ELEANOR DRIVE

RESERVE No.1  
8130m<sup>2</sup>

RESERVE No.1

RESERVE No.2  
28.1m<sup>2</sup>

RESERVE No.2  
28.3m<sup>2</sup>

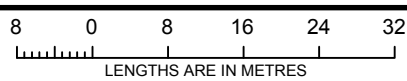


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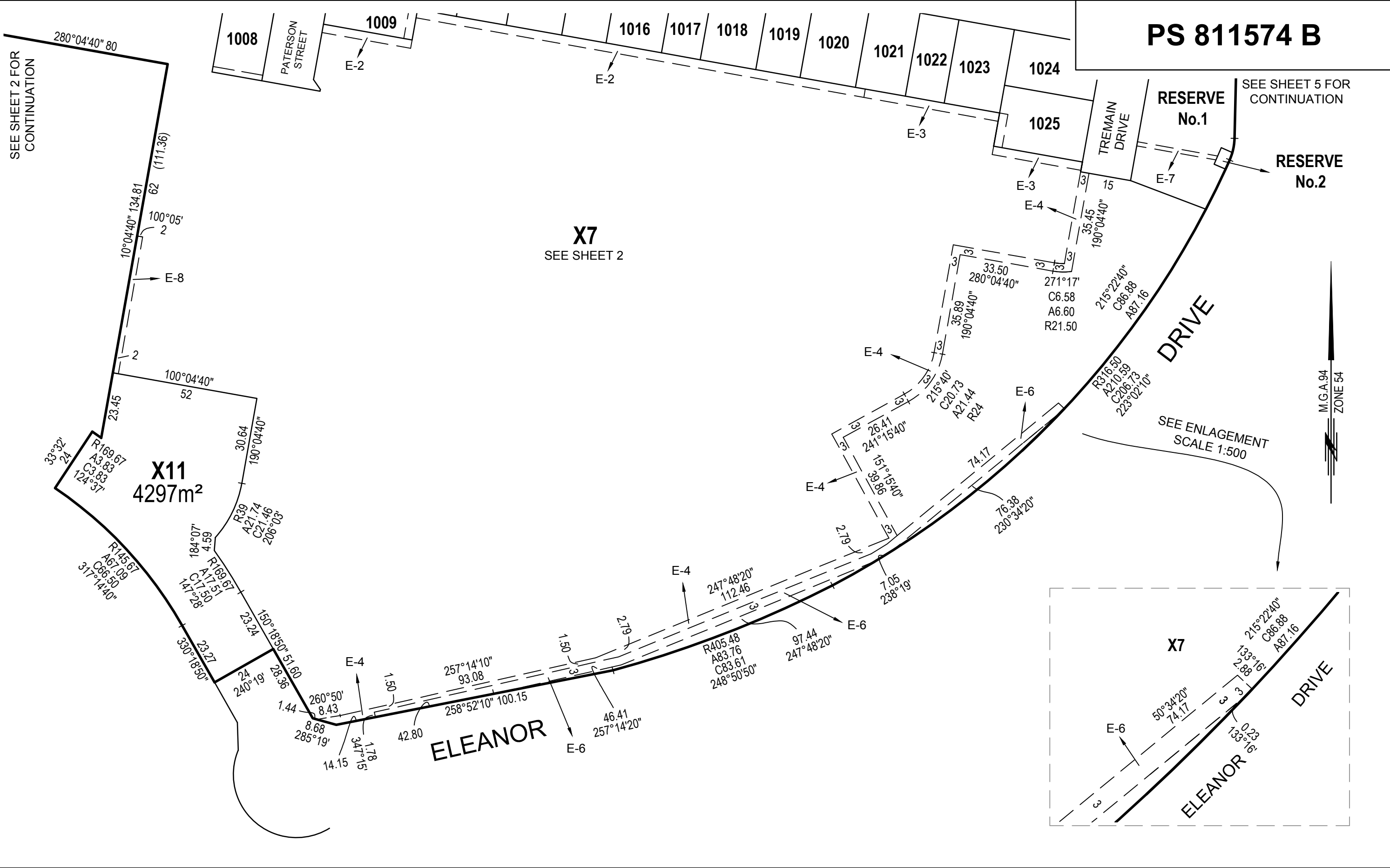
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ORIGINAL SHEET  
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SHEET 5

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SCALE  
1:1250

12.5 0 12.5 25 37.5 50  
LENGTHS ARE IN METRES

SURVEYOR: ADAM EDWARD CRIDDLE  
VERSION: 11

ORIGINAL SHEET  
SIZE: A3

SHEET 6

NOTE: THIS PLAN IS NOT APPROVED BY COUNCIL AND NOT REGISTERED AT LAND VICTORIA

**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.

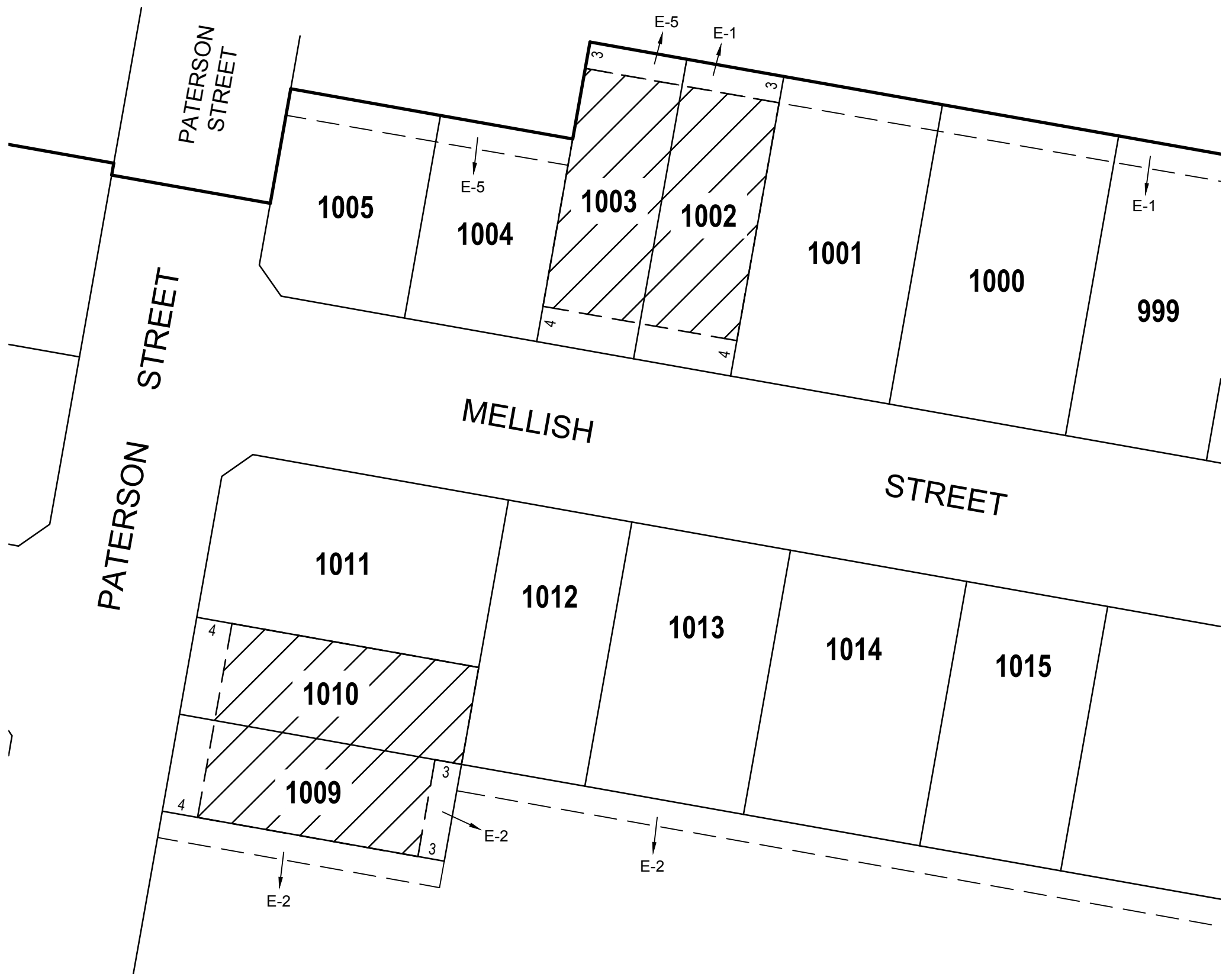
**VARIATIONS**

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

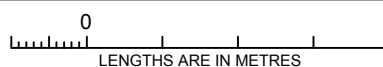
M.G.A.94  
ZONE 54



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SCALE  
NTS



ORIGINAL SHEET  
SIZE: A3

SHEET 7

SURVEYOR: ADAM EDWARD CRIDDLE  
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