

PLAN OF SUBDIVISION

EDITION 1

PS 749252 U

LOCATION OF LAND

PARISH : CARDIGAN
 TOWNSHIP :
 SECTION : 10
 CROWN ALLOTMENT : 11 (PART) & 12 (PART)
 CROWN PORTION :
 TITLE REFERENCE : VOL. FOL.
 LAST PLAN REFERENCE : LOT X2, PS 742241N
 POSTAL ADDRESS : KELSALL TERRACE,
 (At time of subdivision) LUCAS, 3350.
 MGA94 Co-ordinates
 (of approx centre of land in plan) E 745 740 ZONE: 54
 N 5 841 480 GDA 94

Council Name: Ballarat City Council
 Council Reference Number: PSD2016188
 Planning Permit Reference: PLP/2016/141
 SPEAR Reference Number: S092980S
 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 30/08/2017

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
R1 ROAD	CITY OF BALLARAT

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 901 and 903 to 936 (all inclusive) have been omitted from this plan.

LUCAS
STAGE X2
 8 LOTS,
 BALANCE LOT
 X4

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-4	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-2, E-5	PIPELINES OR ANCILLARY PURPOSES	3	PS 742241N - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-3, E-4, E-5	DRAINAGE	3	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: 10014-28-PS749252U(X2)-06.dwg
 DATE: 21/12/2016

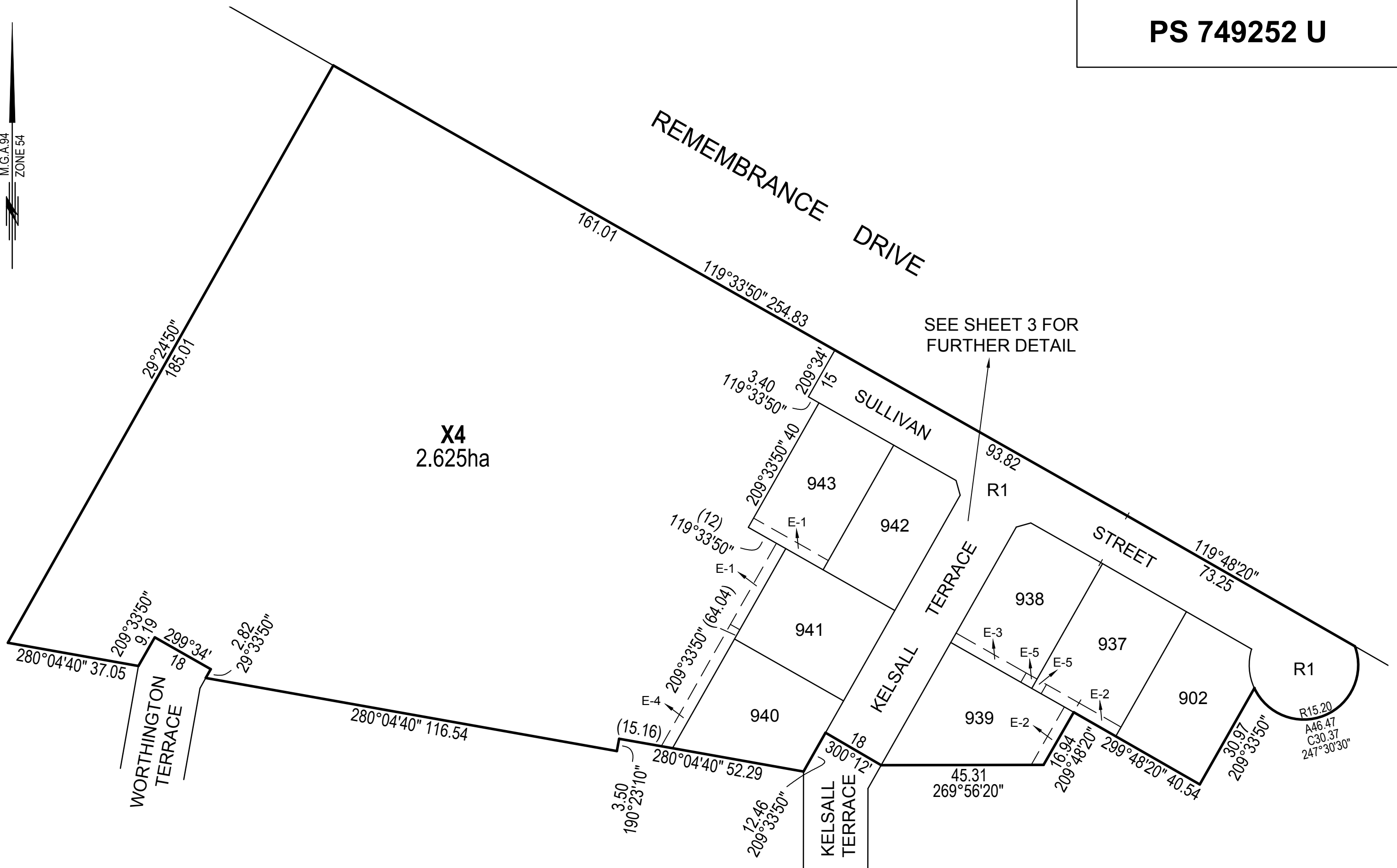
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 Surveyor's Plan Version (06),
 09/03/2017, SPEAR Ref: S092980S

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 3

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from TGM Group Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S092980S 30/08/2017 11:15 am

M.G.A.94
ZONE 54



X4
2.625ha

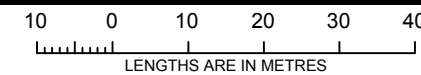
SEE SHEET 3 FOR
FURTHER DETAIL

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SCALE
1:1000

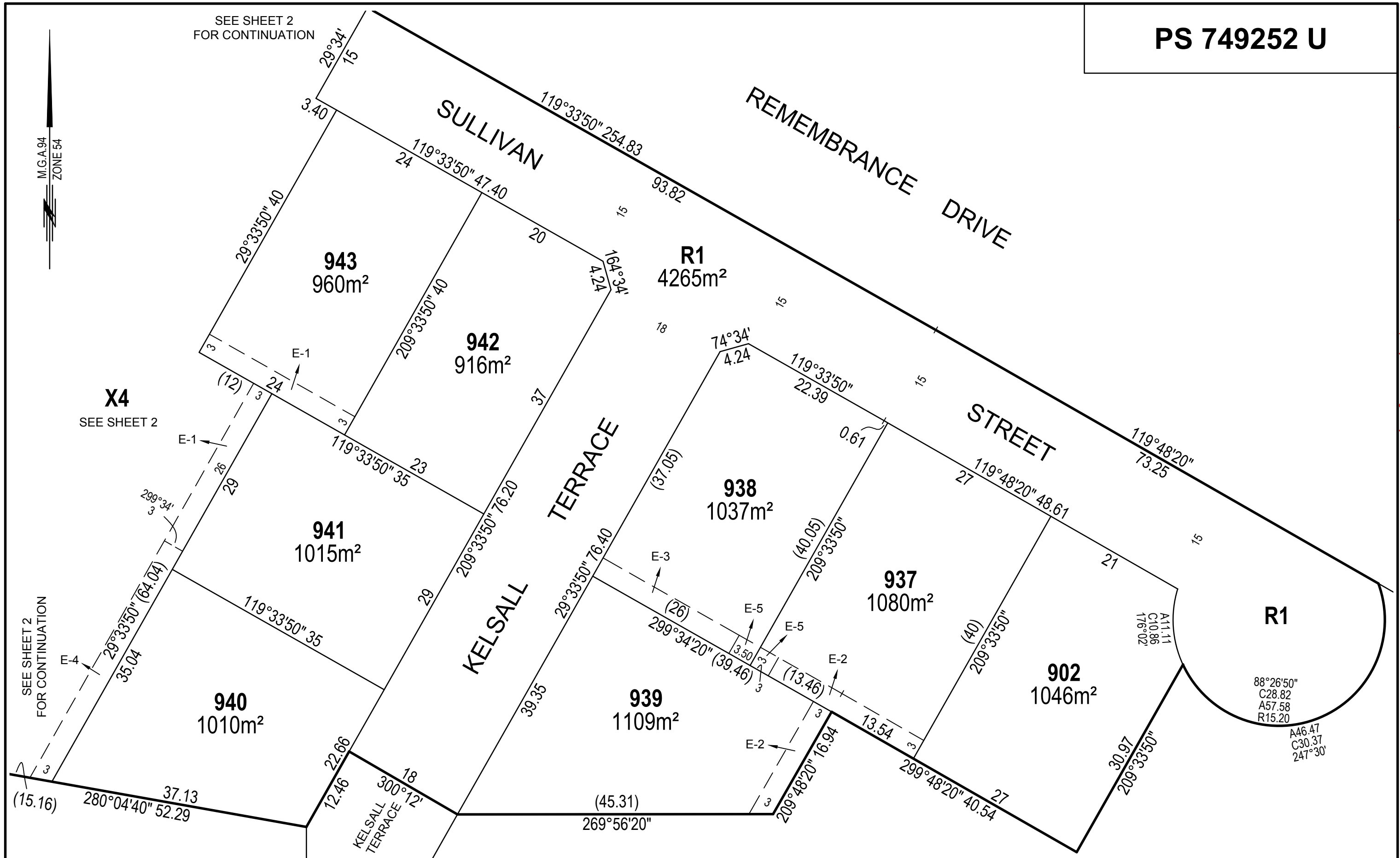


ORIGINAL SHEET
SIZE: A3

SHEET 2

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30/08/2017,
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SEE SHEET 2 FOR CONTINUATION

M.G.A.94
ZONE 54

X4
SEE SHEET 2

SEE SHEET 2 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION

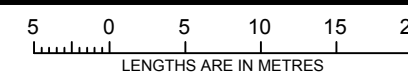
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SCALE
1:500



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SHEET 3