


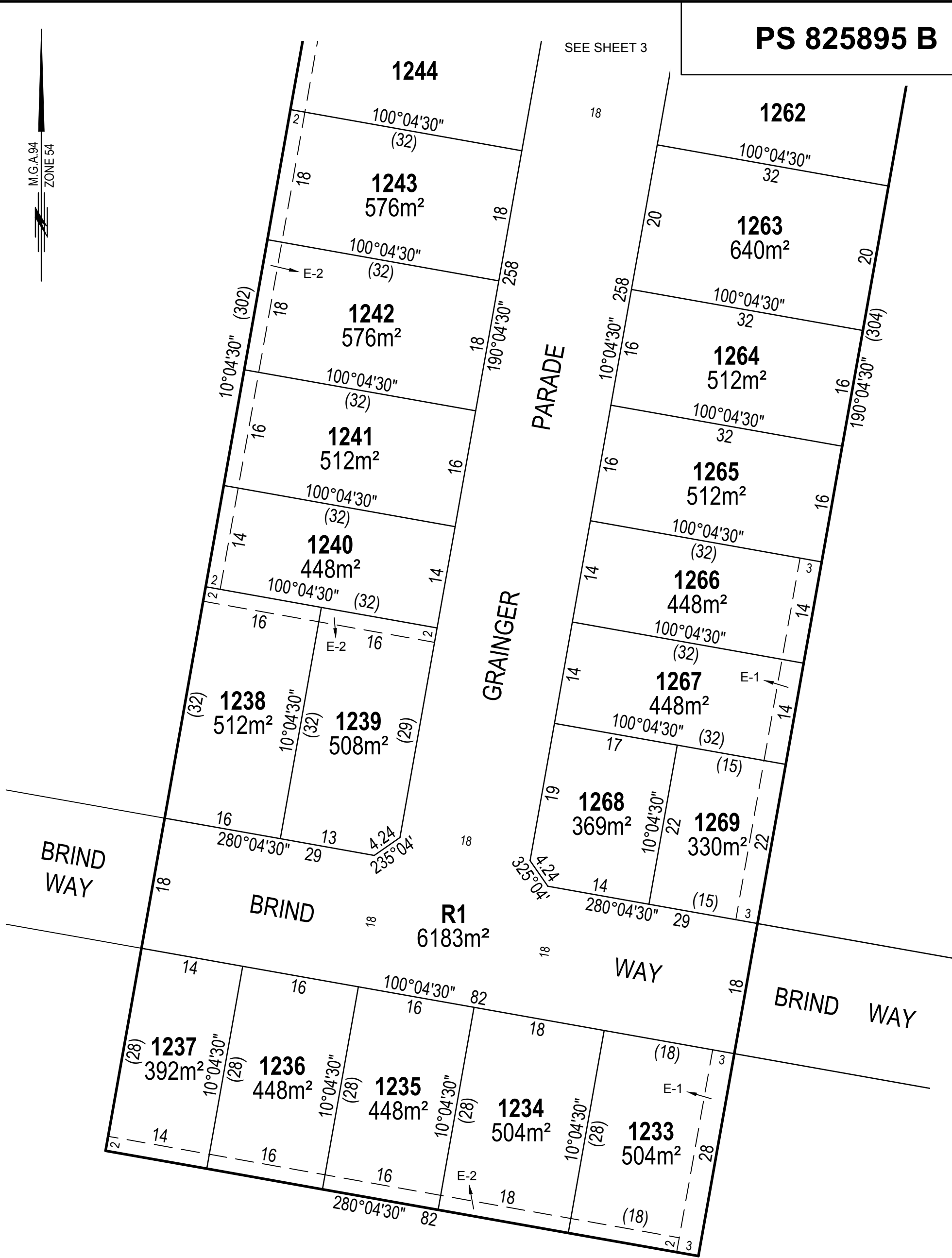
PLAN OF SUBDIVISION			EDITION 1	PS 825895 B			
LOCATION OF LAND			COUNCIL CERTIFICATION AND ENDORSEMENT				
PARISH : CARDIGAN			COUNCIL NAME: CITY OF BALLARAT				
TOWNSHIP : -----							
SECTION : 10							
CROWN ALLOTMENT : 7 (PART)							
CROWN PORTION : -----							
TITLE REFERENCE : VOL. FOL.							
LAST PLAN REFERENCE : LOT G2 ON PS 825899S							
POSTAL ADDRESS : REMEMBRANCE DRIVE, (At time of subdivision) LUCAS, 3350.							
MGA Co-ordinates (of approx centre of land in plan)			THIS IS A PRELIMINARY PLAN. EASEMENTS TO BE FINALISED ONCE ENGINEERING DESIGN APPROVED.				
E 744 865 ZONE: 54 N 5 841 135 GDA 94							
VESTING OF ROADS AND/OR RESERVES			NOTATIONS				
IDENTIFIER	COUNCIL/BODY/PERSON		OTHER PURPOSE OF THIS PLAN: 1. To remove that part of the Pipelines or Ancillary Purposes Easement E-1 created in Instrument AM457353P that lies within Lots 1254 to 1265 (all inclusive) and Road Reserve R1 on this plan. 2. To remove that part of of the Drainage Easement E-1, created in Instrument AM 055455W, that lies within Lots 1254 to 1265 (all inclusive) 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. Upon Registration of this plan, that part of of the Drainage Easement E-1, created in Instrument AM 055455W, that lies within Road Reserve R1 on this plan, will merge. See sheet 4 for details of a Restriction affecting lots on this plan.				
ROAD R1	CITY OF BALLARAT						
NOTATIONS			LUCAS STAGE G2 37 LOTS				
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 1232 (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	PIPELINES OR ANCILLARY PURPOSES	3	AM457353P	CENTRAL HIGHLANDS REGION WATER CORPORATION			
E-1	DRAINAGE	3	AM 055455W	CITY OF BALLARAT			
E-2	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: 10014-55-PS825895B(G2)-01.dwg DATE: 10/10/2018		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4
			SURVEYOR: MICHAEL CRAIG WILSON VERSION: 1				

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



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SEE SHEET 3



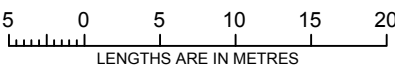
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SCALE
1:500



SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 1

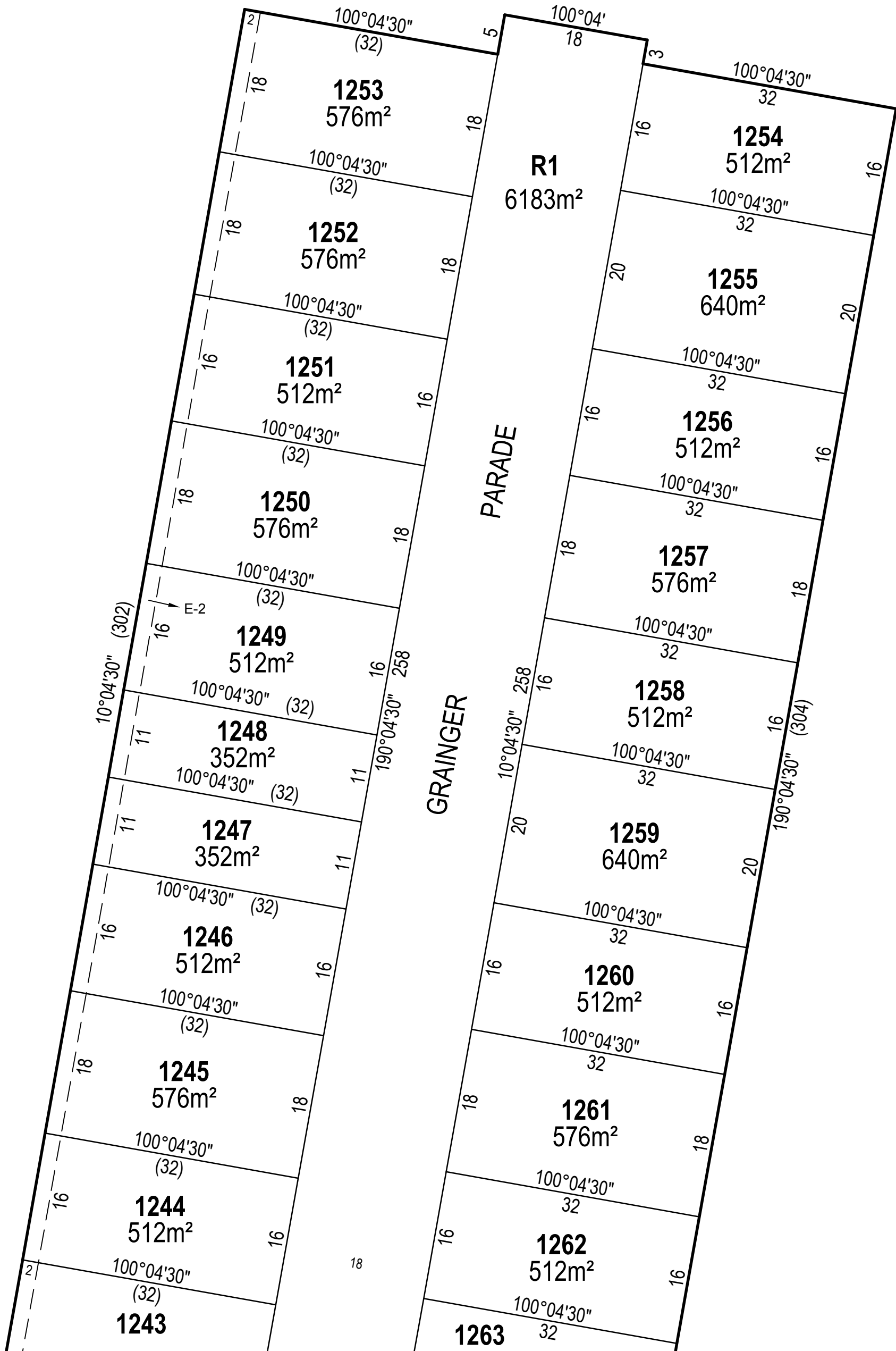
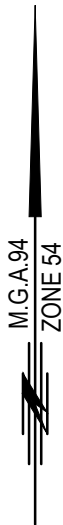
ORIGINAL SHEET
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SHEET 2

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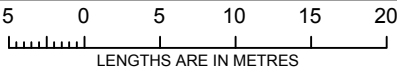
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SCALE
1:500



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SHEET 3

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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 1247 and 1248 on this plan
LAND TO BENEFIT: Lots 1246 and 1249 on this plan

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SCALE
NTS
0
LENGTHS ARE IN METRES
SURVEYOR: MICHAEL CRAIG WILSON
VERSION: 1

ORIGINAL SHEET
SIZE: A3
SHEET 4

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