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<h1>PLAN OF SUBDIVISION</h1>	LV USE ONLY EDITION 1	<h2>PS 721365 M</h2>						
<p style="text-align: center;"><b>LOCATION OF LAND</b></p> <p>PARISH : CARDIGAN</p> <p>TOWNSHIP : _____</p> <p>SECTION : 10</p> <p>CROWN ALLOTMENT : PARTS OF 7, 8, 9, 10 &amp; 11</p> <p>CROWN PORTION :</p> <p>TITLE REFERENCE : VOL. 11494 FOL. 682 VOL. 11411 FOL. 380</p> <p>LAST PLAN REFERENCE : LOT G ON PS 716765Y LOT C ON PS 713098E</p> <p>POSTAL ADDRESS : ELEANOR DRIVE &amp; 23 REMEMBRANCE DRIVE, LUCAS, 3350. (At time of subdivision)</p> <p>MGA94 Co-ordinates (of approx centre of land in plan)</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 15%;"></td> <td style="width: 15%;">E 745 660</td> <td style="width: 15%;">ZONE: 54</td> </tr> <tr> <td></td> <td>N 5 840 710</td> <td>GDA 94</td> </tr> </table>		E 745 660	ZONE: 54		N 5 840 710	GDA 94	<p style="text-align: center;"><b>COUNCIL CERTIFICATION AND ENDORSEMENT</b></p> <p>COUNCIL NAME: CITY OF BALLARAT</p>	
	E 745 660	ZONE: 54						
	N 5 840 710	GDA 94						
<b>VESTING OF ROADS AND/OR RESERVES</b>	<b>NOTATIONS</b>							
IDENTIFIER	COUNCIL / BODY / PERSON							
ROAD R8	CITY OF BALLARAT							
<b>NOTATIONS</b>								
<p><b>CREATION OF RESTRICTION</b> UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED.</p> <p><b>DESCRIPTION OF RESTRICTION</b> THE REGISTERED PROPRIETOR OR PROPRIETORS OF LOT 313 ON THIS PLAN SHALL NOT CONSTRUCT OR CAUSE TO CONSTRUCT A DWELLING WITH A FINISHED FLOOR LEVEL OF LESS THAN AHD 448.08M WITHIN LOT 313 ON THIS PLAN.</p> <p><b>VARIATIONS</b> VARIATIONS TO THESE REQUIREMENTS WILL REQUIRE APPROVAL FROM THE RESPONSIBLE AUTHORITY.</p> <p><b>LAND BURDENED:</b> LOT 313 ON PS721365M. <b>LAND TO BENEFIT:</b> LOT 314 ON PS721365M.</p> <p><b>CREATION OF RESTRICTION</b> SEE SHEET 10 FOR DETAILS OF A RESTRICTION AFFECTING LOTS 289-295 (INCLUSIVE) ON THIS PLAN.</p> <p>LOTS 1 TO 285 (INCLUSIVE) &amp; R1 - R7 (INCLUSIVE) ARE NOT SHOWN ON THIS PLAN.</p>	<p>DEPTH LIMITATION does not apply to the land in this plan</p> <p>Survey: This plan is based on survey (see BP 2657W).</p> <p>This survey has been connected to permanent marks no(s) 32,53,55 &amp; 56 In Proclaimed Survey Area No. 49</p> <p><b>STAGING</b> This is not a staged subdivision. Planning Permit No. PLP/2013/421</p> <p><b>OTHER PURPOSES OF THIS PLAN:</b></p> <ol style="list-style-type: none"> <li>TO VARY THAT PART OF THE PIPELINES OR ANCILLARY PURPOSES EASEMENT E-1 CREATED IN PS 701379N THAT LIES WITHIN LOTS 314 &amp; 315 ON THIS PLAN.</li> <li>TO REMOVE THOSE PARTS OF THE PIPELINES OR ANCILLARY PURPOSES EASEMENTS E-1 CREATED IN PS 701379N &amp; E-1 CREATED IN INSTR. No. AJ820512Y THAT LIE WITHIN ROAD RESERVE R8 ON THIS PLAN.</li> <li>UPON REGISTRATION OF THIS PLAN THOSE PARTS OF THE DRAINAGE EASEMENTS E-8 CREATED IN PS701382A, E-9, E-10 CREATED IN PS 704625J &amp; E-5 CREATED IN PS707036N THAT LIE WITHIN ROAD RESERVE R8 ON THIS PLAN WILL MERGE WITH ROAD RESERVE R8 ON THIS PLAN.</li> <li>TO REMOVE THE SUPPLY OF ELECTRICITY EASEMENT E-2 CREATED IN PS716765Y THAT LIES WITHIN ROAD RESERVE R8 ON THIS PLAN.</li> </ol> <p><b>GROUNDS FOR REMOVAL OR VARIATION:</b> BY CONSENT OF THE RELEVANT AUTHORITY UNDER THE POWERS OF SEC 6(1)(K)(iii) SUBDIVISION ACT 1988.</p>							

**LUCAS - D1**  
39 LOTS AND  
BALANCE LOTS H, Z & NC

**EASEMENT INFORMATION**

<b>LEGEND</b>	A - Appurtenant Easement	E - Encumbering Easement	R-Encumbering Easement (Road)
SEE	SHEET	2	

ORIGINAL SHEET SIZE <b>A3</b>	DIGITALLY SIGNED BY LICENSED SURVEYOR: <b>ADAM EDWARD CRIDDLE</b>	Sheet <b>1</b> of <b>10</b> Sheets
<p>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&amp;S AS/NZS 4801 - Environment ISO 14001</p> <p style="font-size: small; text-align: center;">Melbourne   Geelong   Ballina</p>	<b>REF 10014-08-PS721365M(D1)-14 18/08/2014 VERSION 14</b>	

**PS 721365 M**

**EASEMENT INFORMATION**

**LEGEND** A - Appurtenant Easement E - Encumbering Easement R-Encumbering Easement (Road)

**SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LOTS 289 TO 295 (INCLUSIVE) IN THIS PLAN**

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-2	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-3 & E-8	DRAINAGE	3	PS 701382A	CITY OF BALLARAT
E-4	DRAINAGE	3	PS 716765Y	CITY OF BALLARAT
E-5	DRAINAGE	3	PS 707036N	CITY OF BALLARAT
E-9 & E-10	DRAINAGE	SEE PLAN	PS 704625J	CITY OF BALLARAT
E-1 & E-4	PIPELINES OR ANCILLARY PURPOSES	3	PS 716765Y - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-6 & E-8	PIPELINES OR ANCILLARY PURPOSES	3	PS 701379N - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-3, E-5, E-7 & E-10	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	CREATION OF EASEMENT Inst. No. AJ820512Y	CENTRAL HIGHLANDS REGION WATER CORPORATION

**LUCAS - D1**

ORIGINAL SHEET SIZE **A3**

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ADAM EDWARD CRIDDLE

Sheet 2

TGM Group Ballarat  
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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

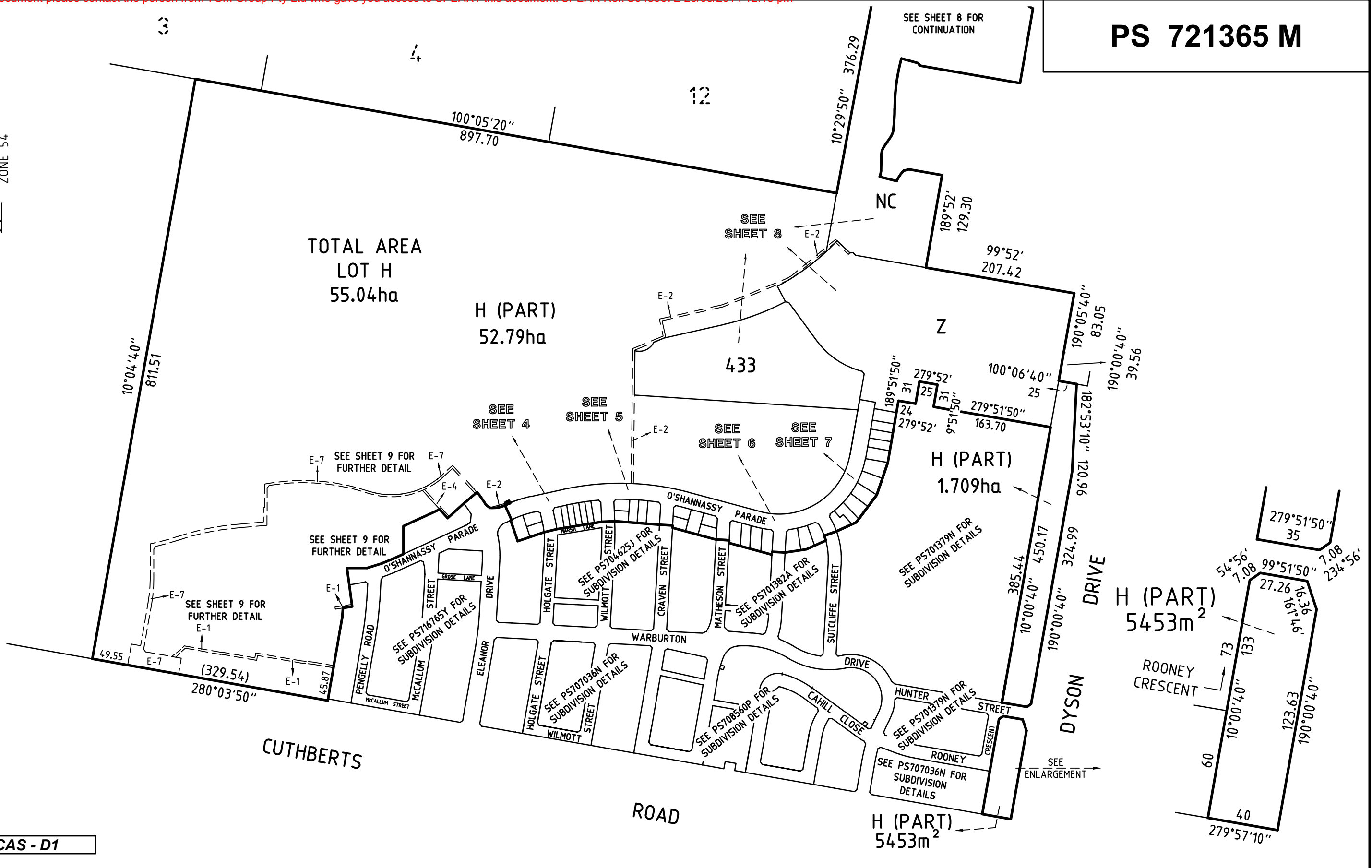


REF **10014-08-PS721365M(D1)-14** 18/08/2014 VERSION **14**

CITY OF BALLARAT

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PS 721365 M



TOTAL AREA  
LOT H  
55.04ha

H (PART)  
52.79ha

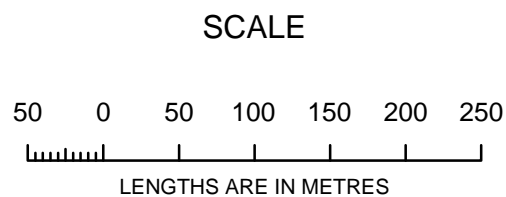
H (PART)  
1.709ha

H (PART)  
5453m<sup>2</sup>

H (PART)  
5453m<sup>2</sup>

LUCAS - D1

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ORIGINAL  
SCALE SHEET SIZE  
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REF 10014-08-PS721365M(D1)-14 18/08/2014 VERSION 14

Sheet 3

CITY OF BALLARAT

**PS 721365 M**

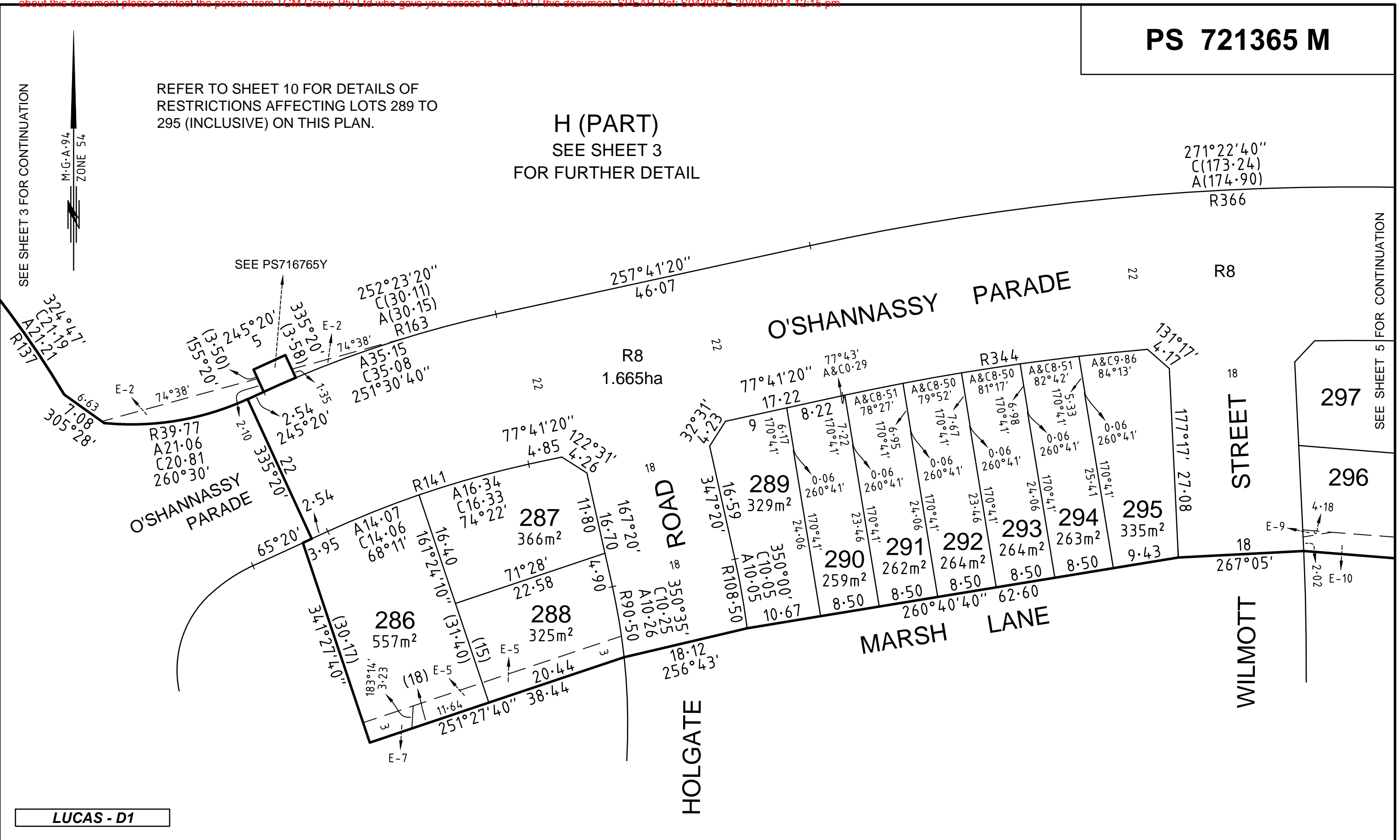
REFER TO SHEET 10 FOR DETAILS OF RESTRICTIONS AFFECTING LOTS 289 TO 295 (INCLUSIVE) ON THIS PLAN.

**H (PART)**  
SEE SHEET 3  
FOR FURTHER DETAIL

Signed by Council: Ballarat City Council, Council Ref: PLP2013421, PSD2013231, Original Certification: 19/08/2014, S.O.C.: 19/08/2014

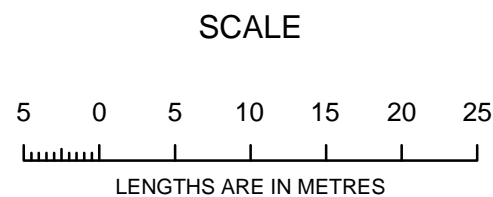
SEE SHEET 3 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION



**LUCAS - D1**

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ORIGINAL SCALE SHEET SIZE  
1:500 A3

DIGITALLY SIGNED BY LICENSED SURVEYOR:

ADAM EDWARD CRIDDLE

REF 10014-08-PS721365M(D1)-14 18/08/2014 VERSION 14

Sheet 4

CITY OF BALLARAT

Signed by: Adam Edward Criddle (TGM Group Pty Ltd - Ballarat) Surveyor's Plan Version (14) SPEAR Ref: S043967E 19/08/2014

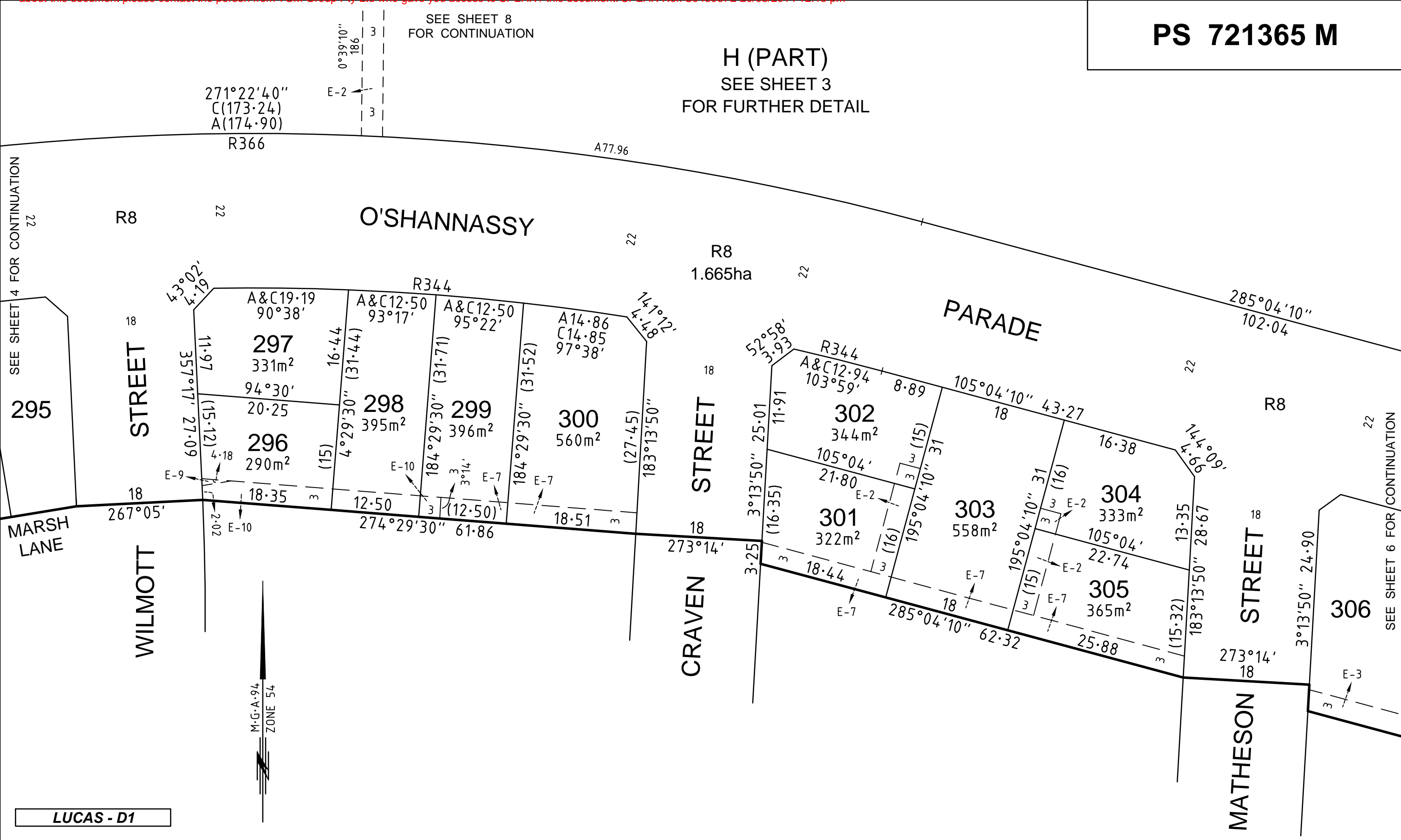
**PS 721365 M**

**H (PART)**  
SEE SHEET 3  
FOR FURTHER DETAIL

SEE SHEET 8  
FOR CONTINUATION

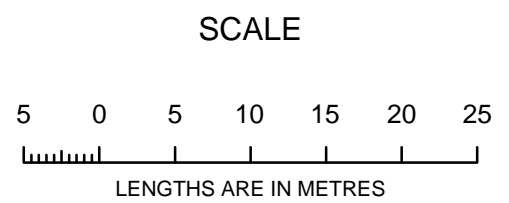
SEE SHEET 4 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION



**LUCAS - D1**

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ORIGINAL  
SCALE SHEET SIZE  
1:500 A3

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ADAM EDWARD CRIDDLE  
REF **10014-08-PS721365M(D1)-14** 18/08/2014 VERSION **14**

Sheet 5  
CITY OF BALLARAT

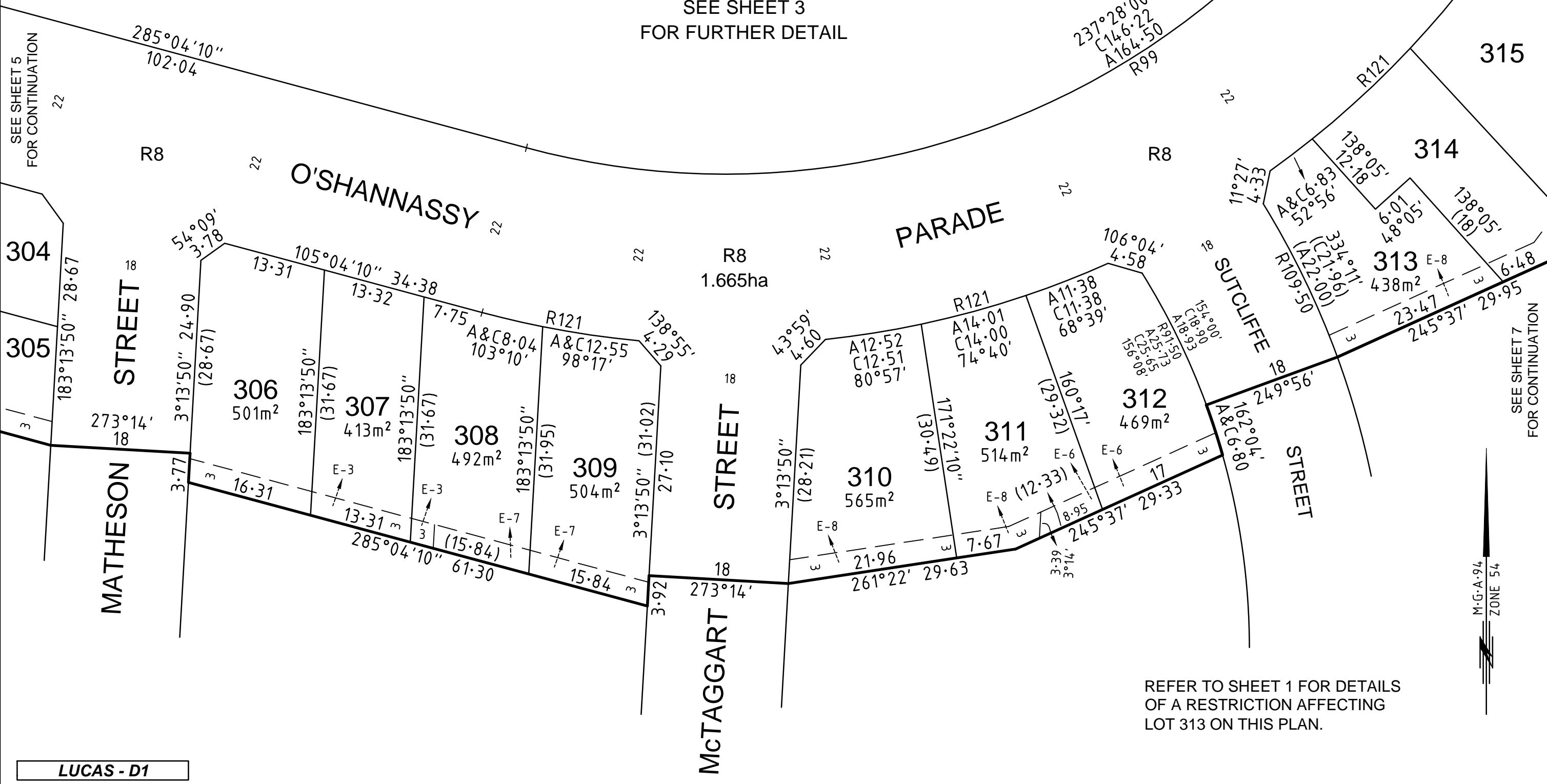
Signed by Council: Ballarat City Council, Council Ref: PLP2013421, PSD2013231, Original Certification: 19/08/2014, S.O.C.: 19/08/2014

Signed by: Adam Edward Criddle (TGM Group Pty Ltd - Ballarat) Surveyor's Plan Version (14) SPEAR Ref: S043967E 19/08/2014

**PS 721365 M**

**H (PART)**  
SEE SHEET 3  
FOR FURTHER DETAIL

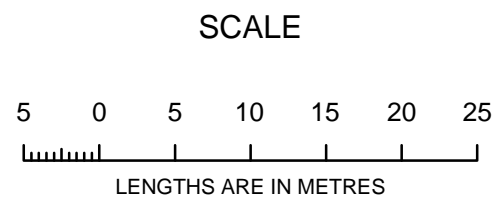
SEE SHEET 3  
FOR CONTINUATION



REFER TO SHEET 1 FOR DETAILS  
OF A RESTRICTION AFFECTING  
LOT 313 ON THIS PLAN.

**LUCAS - D1**

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ORIGINAL  
SCALE SHEET SIZE  
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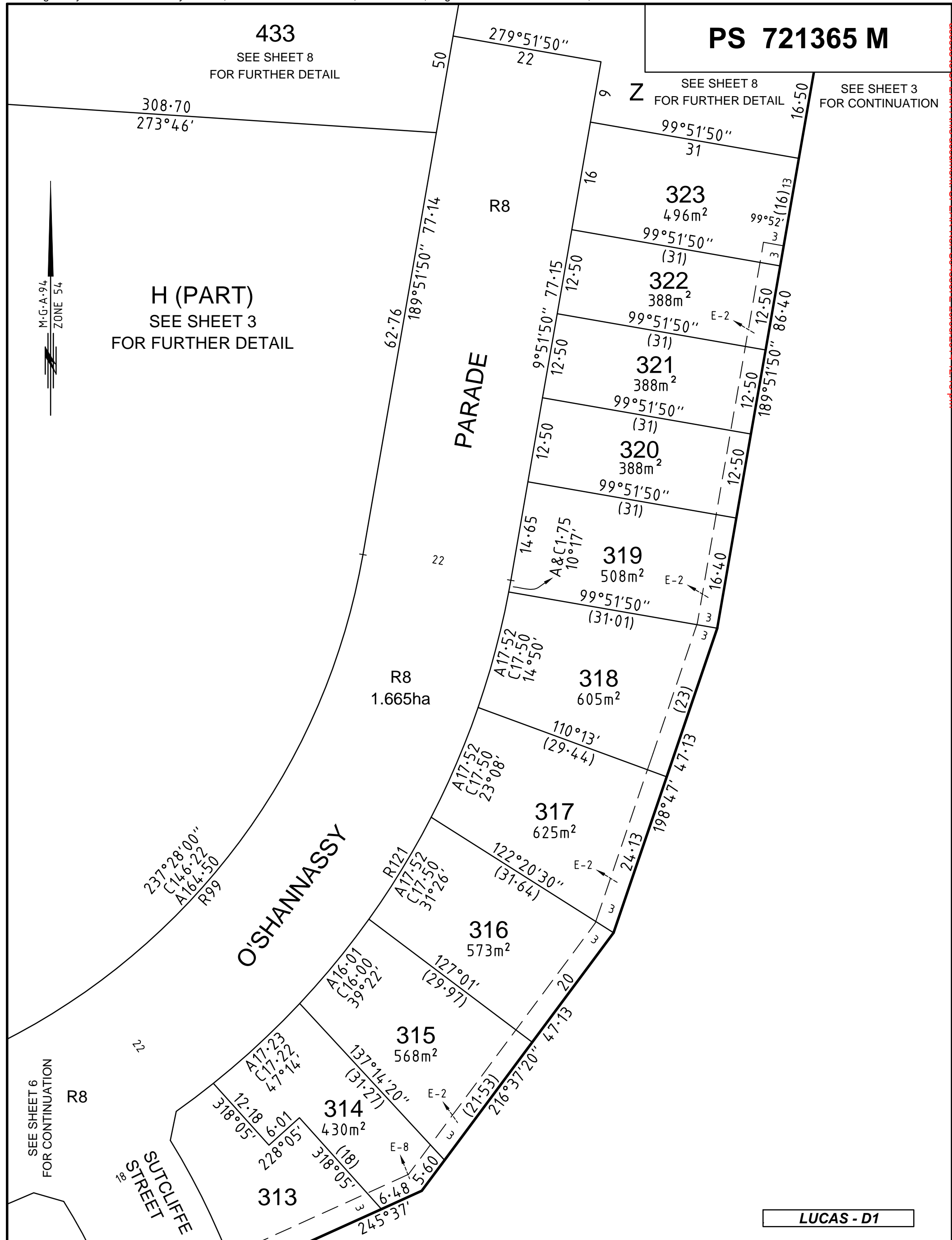
DIGITALLY SIGNED BY LICENSED SURVEYOR:

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Sheet 6

CITY OF BALLARAT



**PS 721365 M**

**433**  
SEE SHEET 8  
FOR FURTHER DETAIL

SEE SHEET 8  
FOR FURTHER DETAIL

SEE SHEET 3  
FOR CONTINUATION

**H (PART)**  
SEE SHEET 3  
FOR FURTHER DETAIL

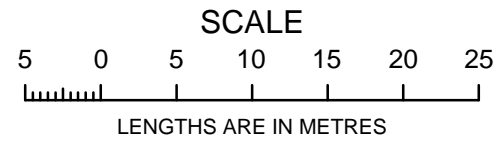
**PARADE**

**O'SHANNASSY**

**SUTCLIFFE STREET**

**LUCAS - D1**

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ORIGINAL SCALE SHEET SIZE  
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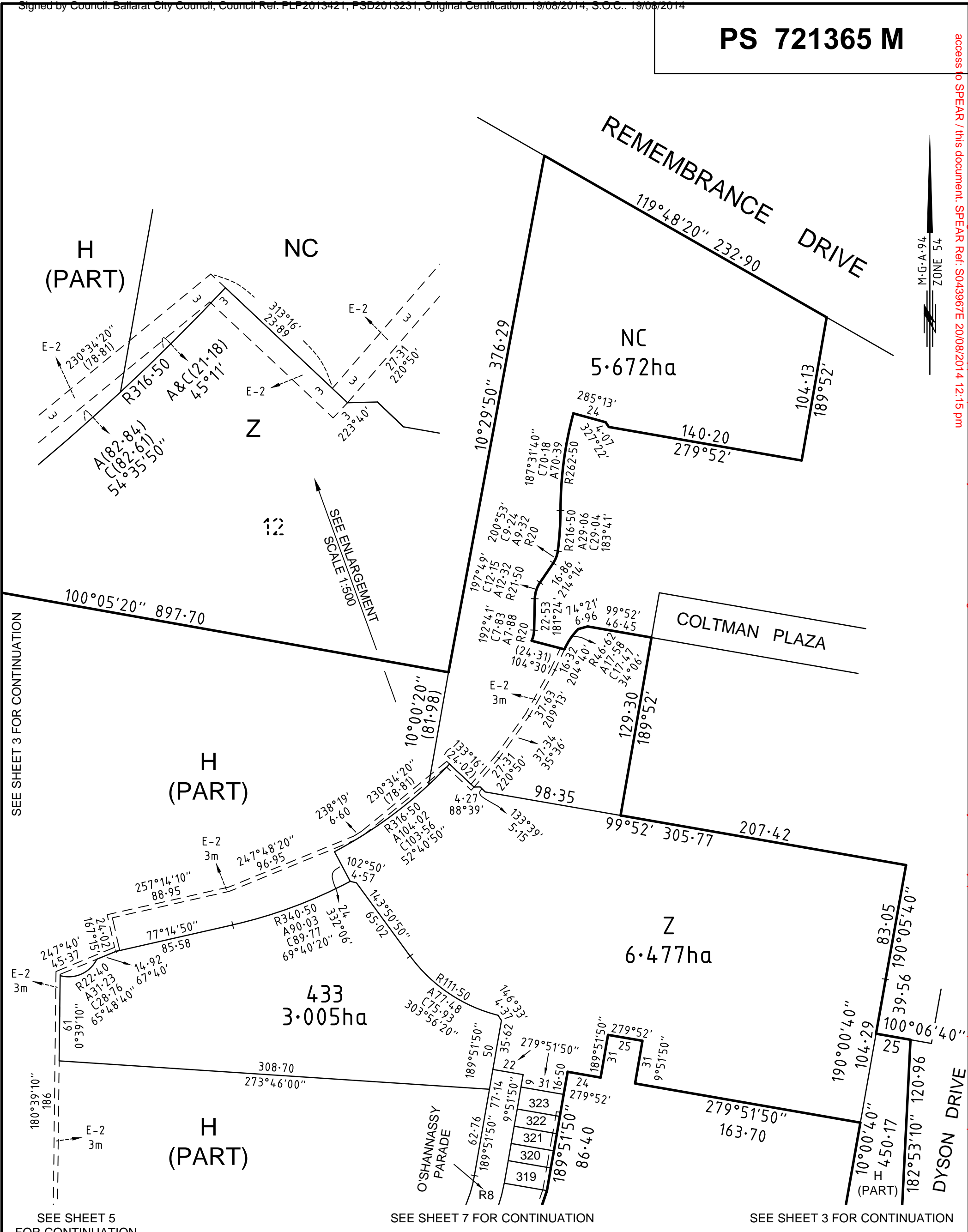
Sheet 7  
CITY OF BALLARAT

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REF 10014-08-PS721365M(D1)-14 18/08/2014 VERSION 14

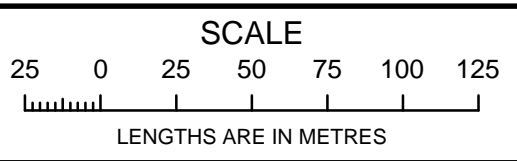
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# PS 721365 M

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ORIGINAL SCALE	SHEET SIZE
1:2500	A3

Sheet 8  
 CITY OF BALLARAT

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 ADAM EDWARD CRIDDLE  
 REF 10014-08-PS721365M(D1)-14 18/08/2014 VERSION 14





**PS 721365 M**

**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**

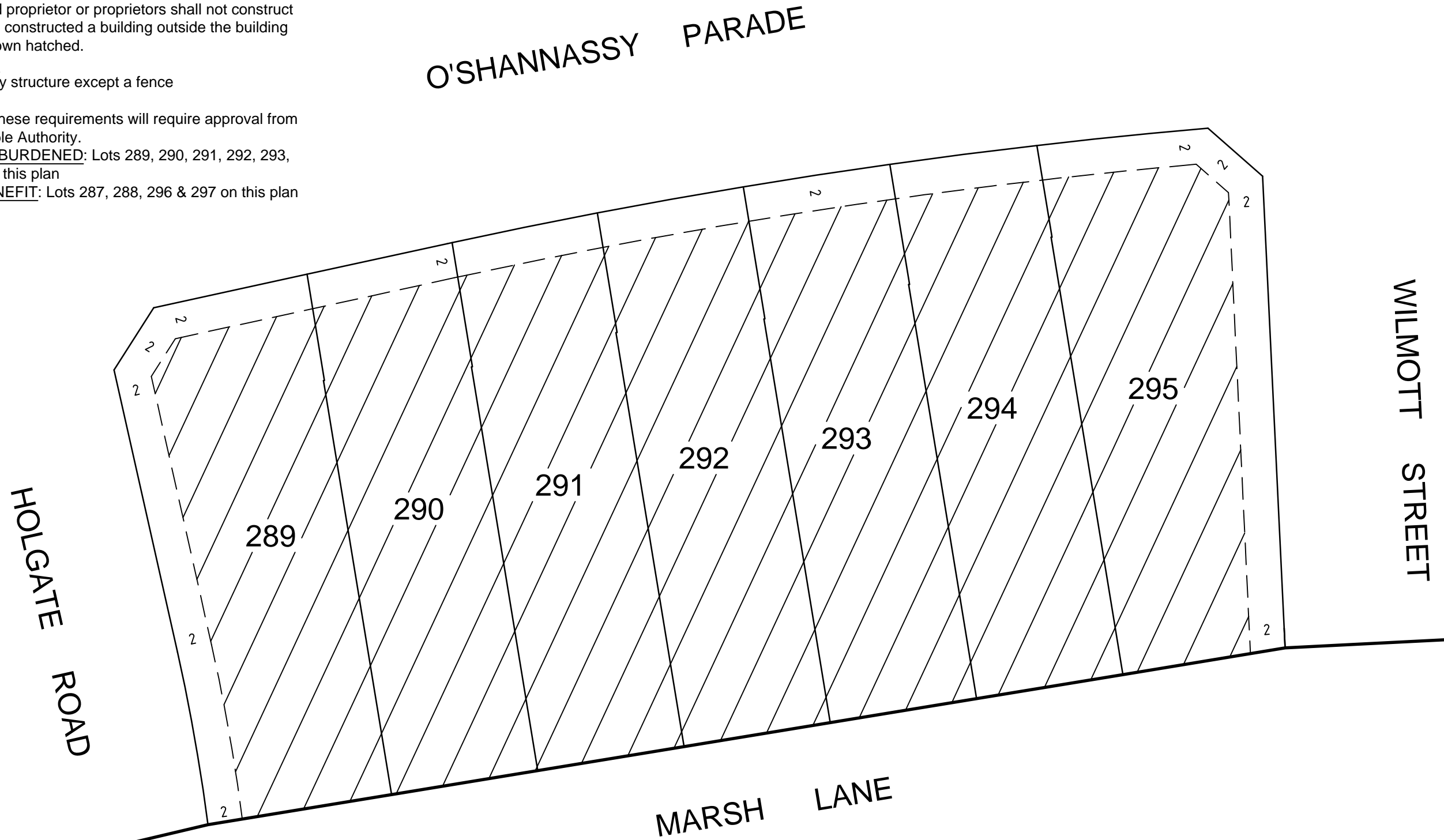
"Building" - any structure except a fence

**VARIATIONS**

Variations to these requirements will require approval from the Responsible Authority.

**LAND TO BE BURDENED:** Lots 289, 290, 291, 292, 293, 294 & 295 on this plan

**LAND TO BENEFIT:** Lots 287, 288, 296 & 297 on this plan

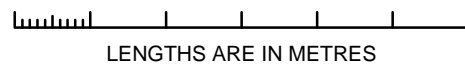


**LUCAS - D1**

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**SCALE**



**ORIGINAL**  
 SCALE SHEET SIZE  
 NTS A3

**DIGITALLY SIGNED BY LICENSED SURVEYOR:**

ADAM EDWARD CRIDDLE

REF **10014-08-PS721365M(D1)-14** 18/08/2014 VERSION **14**

Sheet 10

CITY OF BALLARAT