

PLAN OF SUBDIVISION

LV USE ONLY
EDITION 1

PS 724712 B

LOCATION OF LAND

PARISH : CARDIGAN
TOWNSHIP : -----
SECTION : 10
CROWN ALLOTMENT : PARTS 7, 8, 9, 10
CROWN PORTION : -----
TITLE REFERENCE : VOL. 11528 FOL. 351

LAST PLAN REFERENCE : LOT J ON PS 721373N
POSTAL ADDRESS : DYSON DRIVE & CUTHBERTS ROAD,
(At time of subdivision) LUCAS, 3350.

MGA94 Co-ordinates
(of approx centre of land
in plan) E 745 130 ZONE: 54
N 5 840 710 GDA 94

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: CITY OF BALLARAT

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL / BODY / PERSON	DEPTH LIMITATION does not apply to the land in this plan
ROAD R10 RESERVE No.1	CITY OF BALLARAT POWERCOR AUSTRALIA LTD.	Survey: This plan is based on survey (SEE BP 2657W). This survey has been connected to permanent marks no(s) 32,53,55 & 56 In Proclaimed Survey Area No. 49

NOTATIONS

OTHER PURPOSE OF THIS PLAN:
TO REMOVE THOSE PARTS OF THE PIPELINES OR ANCILLARY
PURPOSES EASEMENTS E-7 CREATED IN INSTR. No. AJ820512Y AND
E-5 CREATED IN PS 721373N, THAT LIE WITHIN ROAD R10 ON THIS
PLAN.

GROUNDS FOR REMOVAL:
BY CONSENT OF THE RELEVANT AUTHORITY UNDER THE POWERS
OF SEC 6 (1)(K)(iii) SUBDIVISION ACT 1988.

STAGING This is not a staged subdivision.
Planning Permit No. PLP/2012/199/A

LOTS 1 TO 362 (INCLUSIVE), R1 - R9 (INCLUSIVE) ARE NOT SHOWN ON THIS
PLAN.

SEE SHEET 7 FOR DETAILS OF A RESTRICTION AFFECTING LOTS ON THIS
PLAN.

LUCAS - B4
44 LOTS AND
BALANCE LOT K

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-9 & E-6	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-3, E-6 & E-8	DRAINAGE	3	THIS PLAN	CITY OF BALLARAT
E-1 & E-4	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 716765Y - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-4	DRAINAGE	3	PS 716765Y	CITY OF BALLARAT
E-7	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	CREATION OF EASEMENT Inst. No. AJ820512Y	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-2	DRAINAGE	3	PS 721373N	CITY OF BALLARAT
E-2, E-5 & E-8	PIPELINES OR ANCILLARY PURPOSES	3	PS 721373N - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-9	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 721365M - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION

ORIGINAL SHEET SIZE **A3**

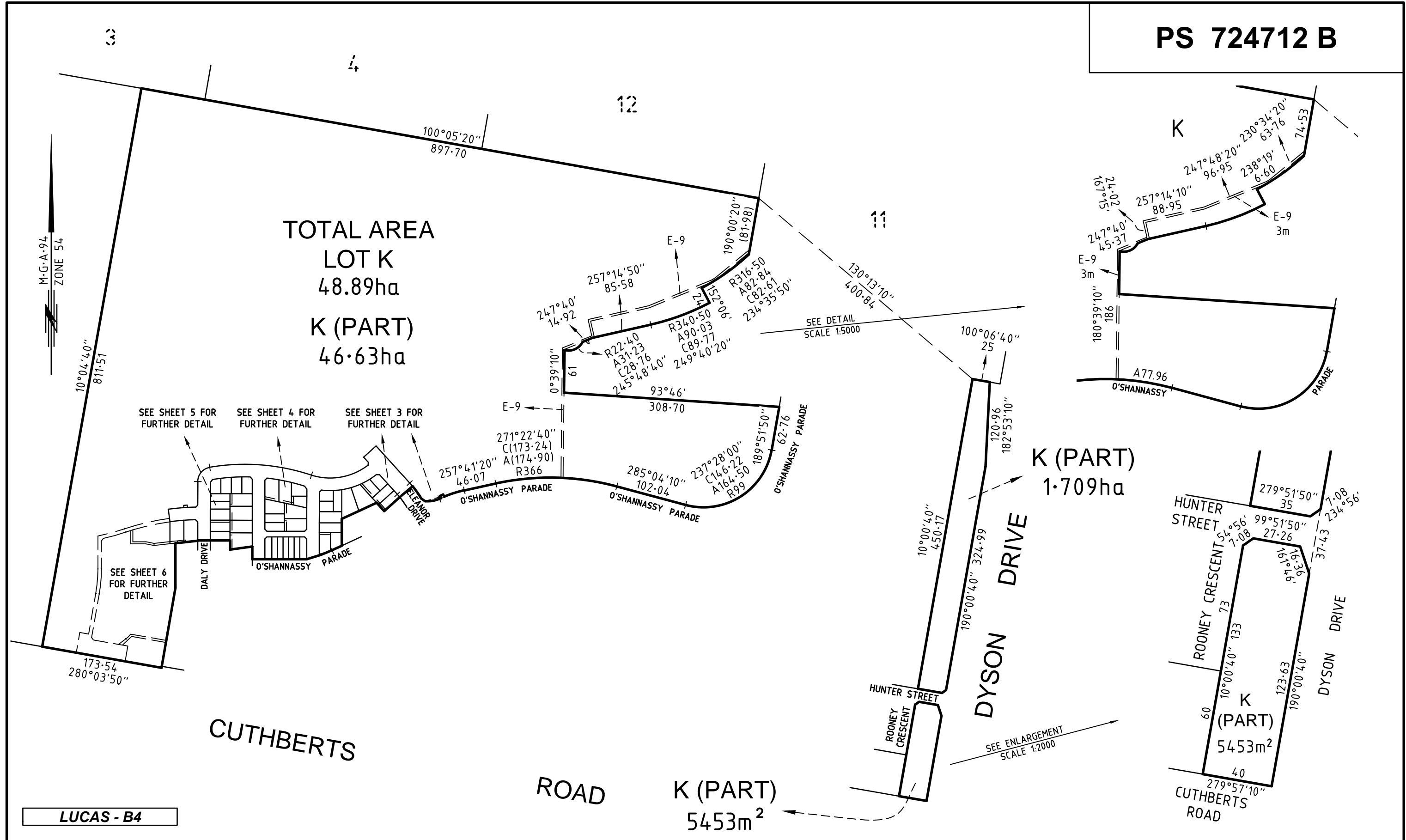
DIGITALLY SIGNED BY LICENSED SURVEYOR:
ADAM EDWARD CRIDDLE

Sheet 1 of 7 Sheets

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



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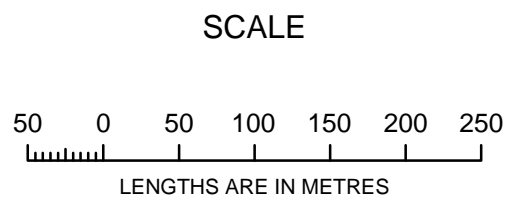


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ORIGINAL

SCALE	SHEET SIZE
1:5000	A3

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Sheet 2

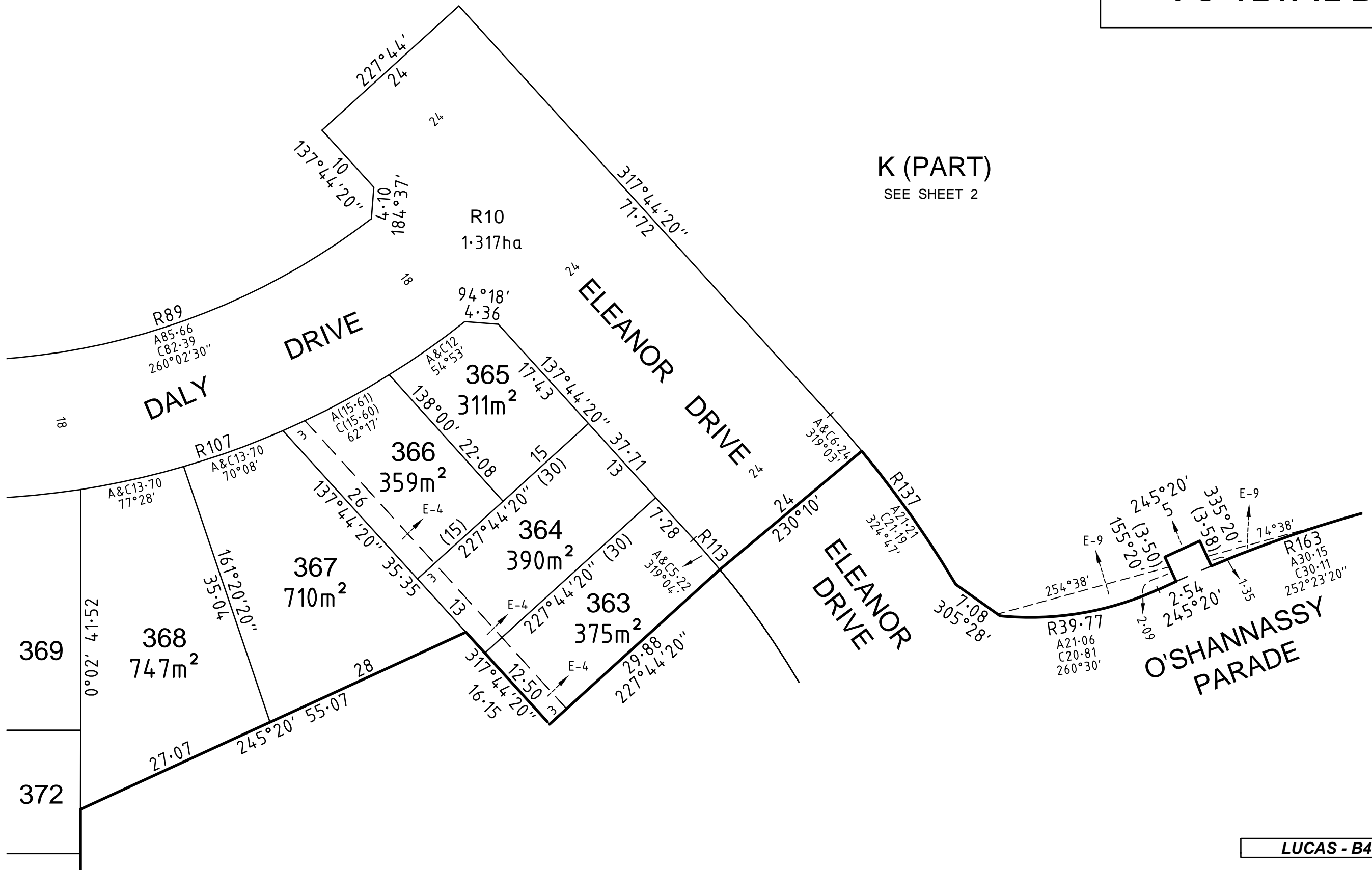
CITY OF BALLARAT

M.G.A.94
ZONE 54

K (PART)
SEE SHEET 2

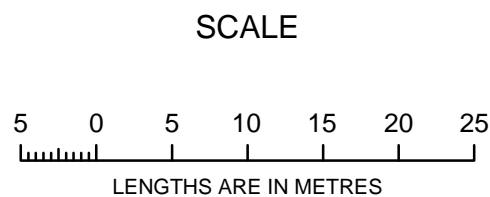
SEE SHEET 4 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION



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ORIGINAL
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1:500 A3

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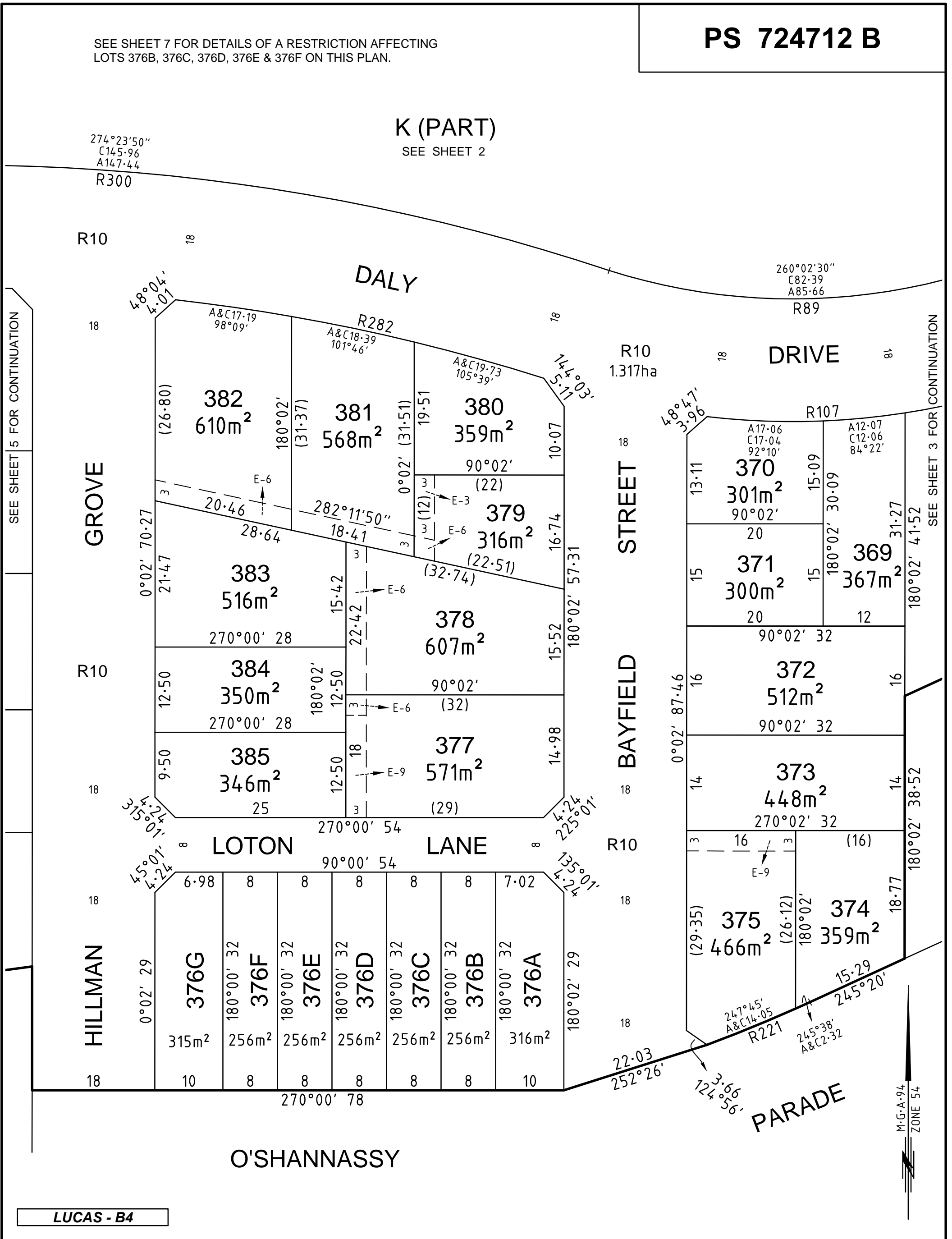
Sheet 3

CITY OF BALLARAT

SEE SHEET 7 FOR DETAILS OF A RESTRICTION AFFECTING LOTS 376B, 376C, 376D, 376E & 376F ON THIS PLAN.

PS 724712 B

K (PART)
SEE SHEET 2



SEE SHEET 5 FOR CONTINUATION

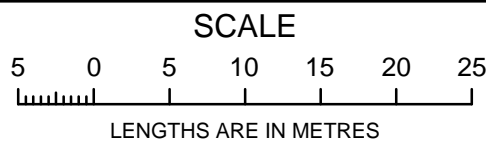
SEE SHEET 3 FOR CONTINUATION

LUCAS - B4

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ORIGINAL SCALE SHEET SIZE
1:500 A3

Sheet 4

CITY OF BALLARAT

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K (PART)
SEE SHEET 2

RESERVE No.1
17.5m²

BUCHANAN DRIVE
R341

K (PART)
SEE SHEET 2

LUCAS - B4

220°11'
C26.43
A28.73
R20.50

274°23'50"
C145.96
A147.44
R300

DALY DRIVE

DRIVE

R10
1.317ha

DALY DRIVE

DRIVE

SEE SHEET 4 FOR CONTINUATION

GROVE

R10

HILLMAN

SEE SHEET 4 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION

270°00'
18

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SCALE

5 0 5 10 15 20 25

LENGTHS ARE IN METRES

ORIGINAL

SCALE SHEET SIZE
1:500 A3

Sheet 5

CITY OF BALLARAT

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SEE SHEET 2
FOR
CONTINUATION

M.G.A. 94
ZONE 54

RESERVE
No.1

BUCHANAN
DRIVE

400

SEE SHEET 5
FOR
CONTINUATION

K (PART)

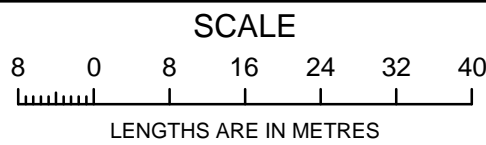
CUTHBERTS
ROAD

LUCAS - B4

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ORIGINAL
SCALE SHEET
1:800 SIZE
A3

Sheet 6

CITY OF BALLARAT

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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 376B, 376C, 376D, 376E and 376F on this plan

LAND TO BENEFIT: Lots 376A and 376 G on this plan

PS 724712 B

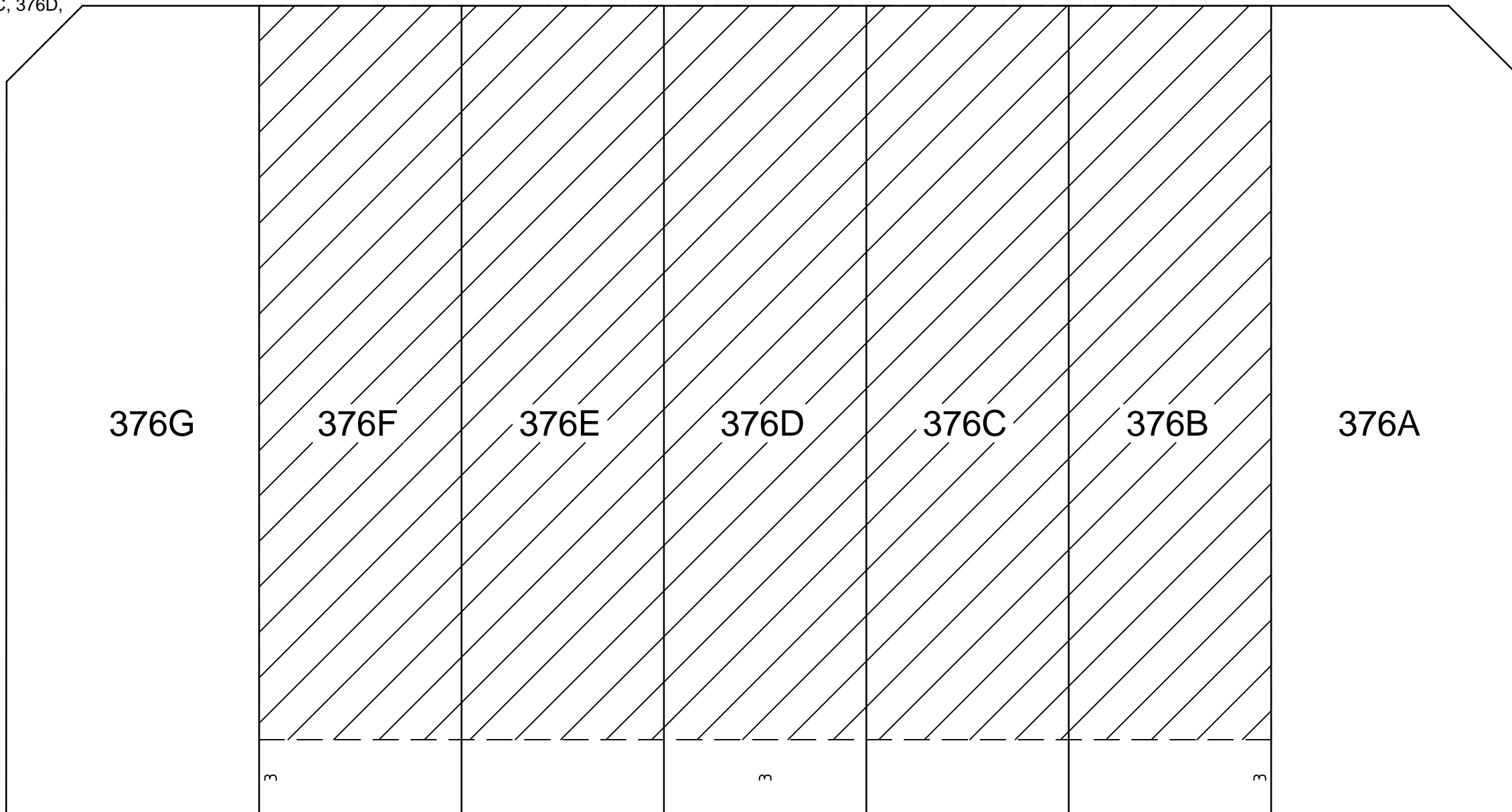
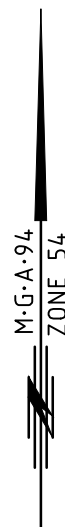
LOTON LANE

STREET

BAYFIELD

GROVE

HILLMAN



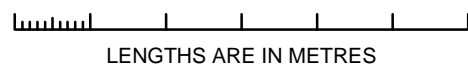
LUCAS - B4

O'SHANNASSY PARADE

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SCALE



LENGTHS ARE IN METRES

ORIGINAL

SCALE	SHEET SIZE
NTS	A3

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Sheet 7

CITY OF BALLARAT