

PLAN OF SUBDIVISION

LV USE ONLY
EDITION 1

PS 730622 S

LOCATION OF LAND

PARISH : CARDIGAN
TOWNSHIP : -----
SECTION : 10
CROWN ALLOTMENT : PARTS OF 9, 10 & 11
CROWN PORTION : -----
TITLE REFERENCE : VOL. 11587 FOL. 950

LAST PLAN REFERENCE : LOT Z2 PS 727798V
POSTAL ADDRESS : TUNBRIDGE STREET,
(At time of subdivision) LUCAS, 3350.

MGA94 Co-ordinates
(of approx centre of land
in plan) E 745 960 ZONE: 54
N 5 840 950 GDA 94

COUNCIL CERTIFICATION AND ENDORSEMENT
COUNCIL NAME: CITY OF BALLARAT

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL / BODY / PERSON
ROAD R13	CITY OF BALLARAT

DEPTH LIMITATION does not apply to the land in this plan
Survey: This plan is based on survey (see BP 2657W).
This survey has been connected to permanent marks (see BP 2657W):
- CARDIGAN PM 56 SMES No. 234400560
AHD Height 451.210
Quoted 7/09/11

- CARDIGAN PM 55
- CARDIGAN PM 53
- CARDIGAN PM 32

NOTATIONS

CREATION OF RESTRICTION

Upon registration of this plan the following restriction is created.

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors shall not construct or cause to construct a dwelling with a finished floor level of less than AHD 451.263 within Lots 475 & 486 on this plan.

VARIATIONS

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

LAND BURDENED: Lots 475 & 486 on this plan.

LAND TO BENEFIT: Lots 476 & 485 on this plan.

In Proclaimed Survey Area No. 49

STAGING This is not a staged subdivision.
Planning Permit No. PLP/2014/194

R1 - R12 (inclusive) and Lots 1 - 465 (inclusive) are not shown on this plan.

SEE SHEETS 6 TO 9 FOR DETAILS OF RESTRICTIONS AFFECTING LOTS ON THIS PLAN.

LUCAS - Z2
44 LOTS AND
BALANCE LOTS Z3 & Z4

EASEMENT INFORMATION

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

SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LOTS 503 TO 509 (INCLUSIVE) IN THIS PLAN

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1 & E-2	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-2 & E-3	DRAINAGE	3	THIS PLAN	CITY OF BALLARAT
E-4	PIPELINES OR ANCILLARY PURPOSES	3	PS 727798V - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-5	DRAINAGE	3	PS 727798V	CITY OF BALLARAT
E-6	PIPELINES OR ANCILLARY PURPOSES	3	PS 721365M - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION

ORIGINAL SHEET SIZE **A3**

DIGITALLY SIGNED BY LICENSED SURVEYOR:
GERALD JOE DONN

Sheet 1 of 9 Sheets

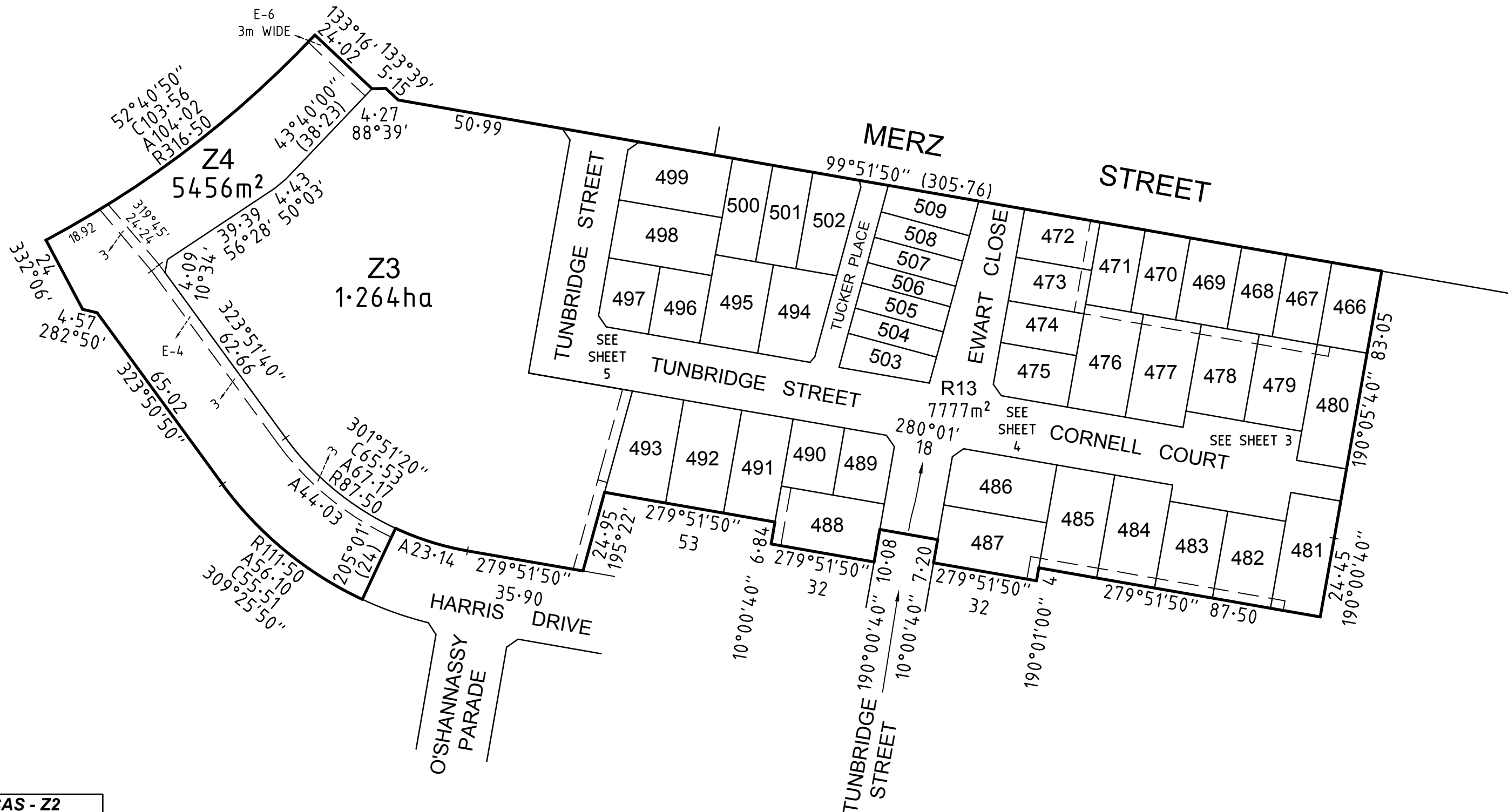
TGM Group Ballarat
1315 Sturt Street
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www.tgmgroup.com
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REF 10014-13-PS730622S(Z2)-08 30/03/2016 VERSION 8

DRAFT - FOR TOWN PLANNING / MARKETING PURPOSES ONLY. THIS PLAN IS NOT APPROVED BY COUNCIL AND NOT REGISTERED AT LAND VICTORIA.

M.G.A.94
ZONE 54

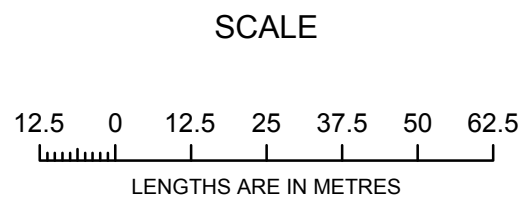


LUCAS - Z2

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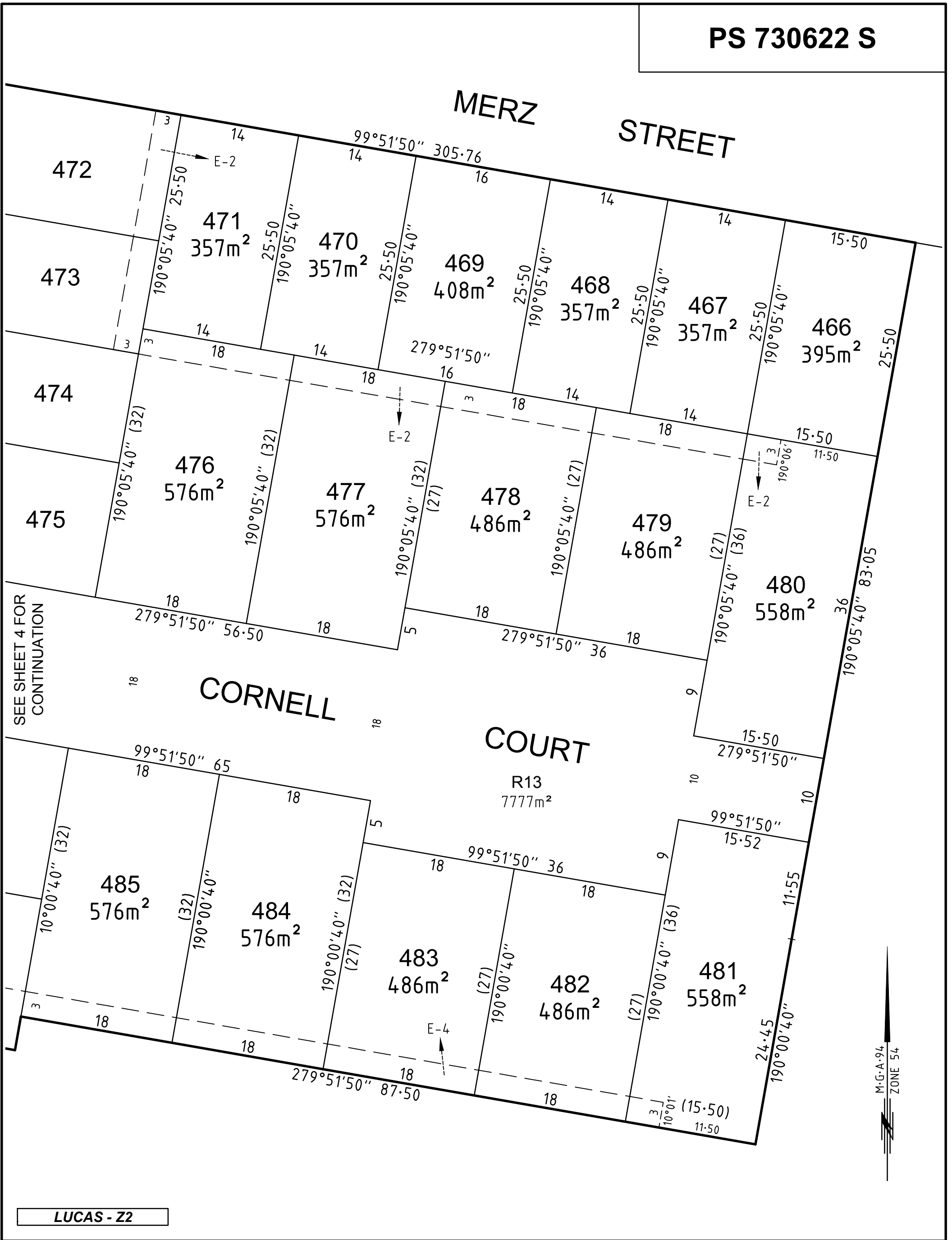
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SCALE SHEET SIZE
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Sheet 2

CITY OF BALLARAT

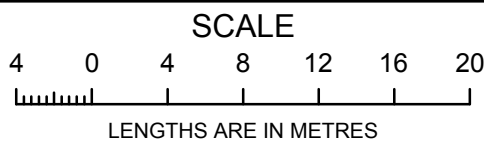


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ORIGINAL SCALE	
1:400	SHEET SIZE A3

Sheet 3

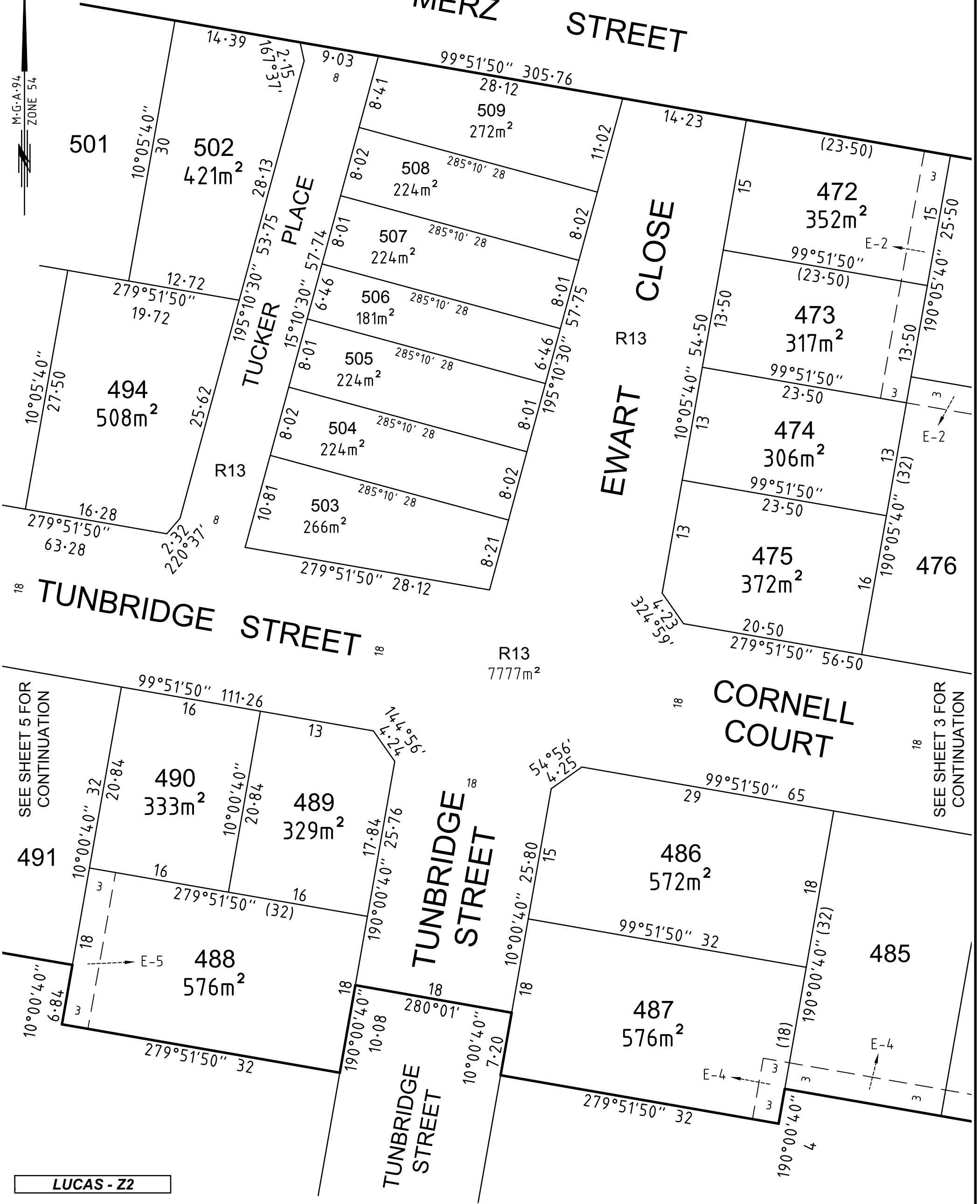
CITY OF BALLARAT

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MERZ STREET

M.G.A.94
ZONE 54



TUNBRIDGE STREET

EWART CLOSE

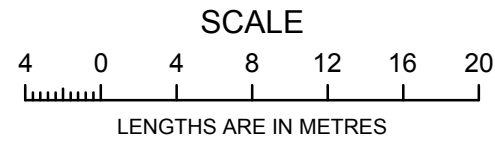
CORNELL COURT

TUNBRIDGE STREET

TUNBRIDGE STREET

LUCAS - Z2

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ORIGINAL SCALE 1:400
SHEET SIZE A3

Sheet 4
CITY OF BALLARAT

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SEE SHEET 2 FOR CONTINUATION

M.G.A.94
ZONE 54

MERZ STREET

TUNBRIDGE STREET

190°05'40" 72.50

TUNBRIDGE STREET

SEE SHEET 4 FOR CONTINUATION

Z3

SEE SHEET 2 FOR CONTINUATION

E-4

E-5

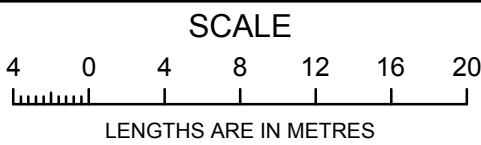
279°51'50" 35.90

HARRIS DRIVE

LUCAS - Z2



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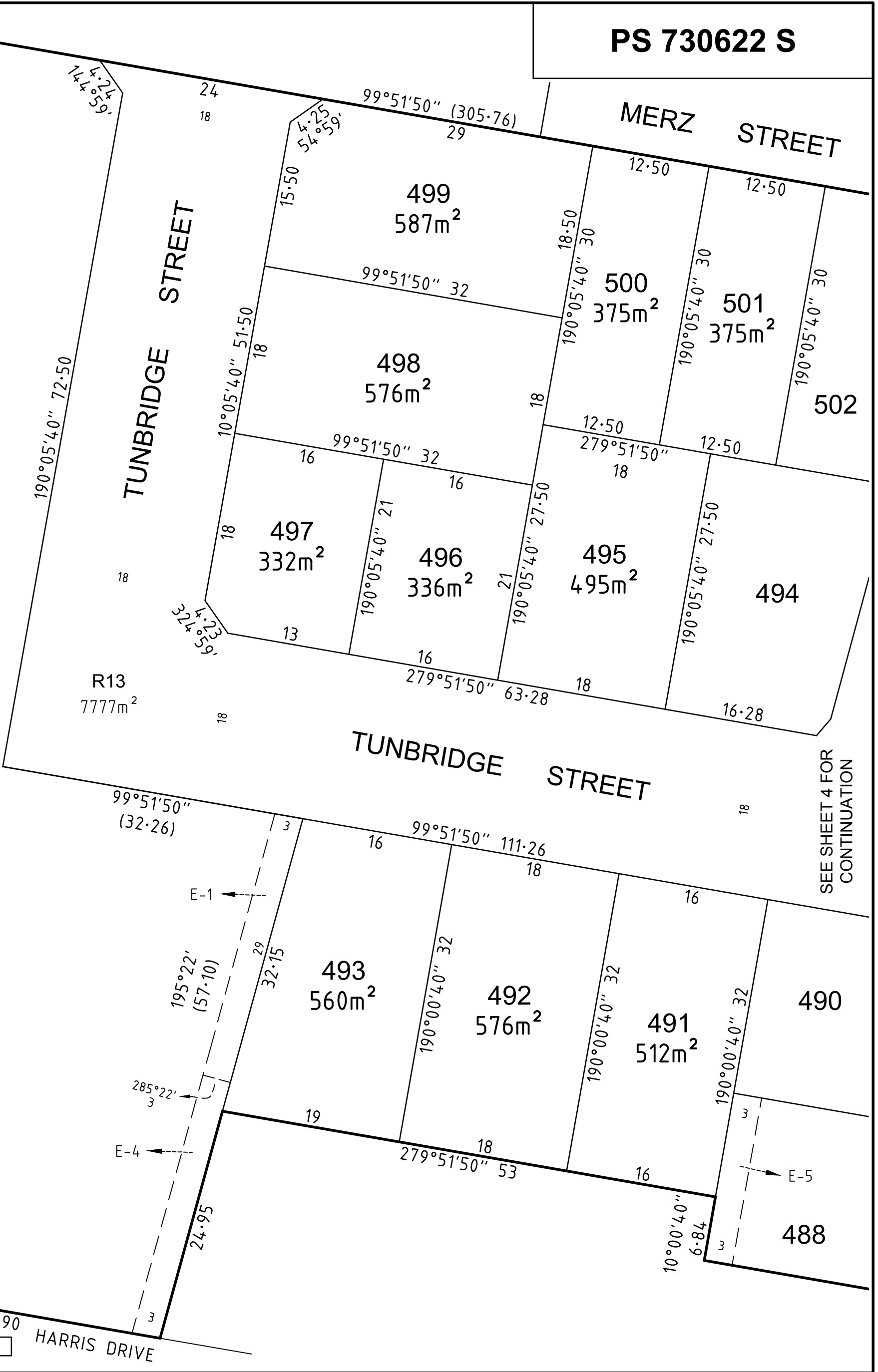
ORIGINAL SCALE SHEET SIZE
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Sheet 5

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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, retaining wall, planter or garden shed.

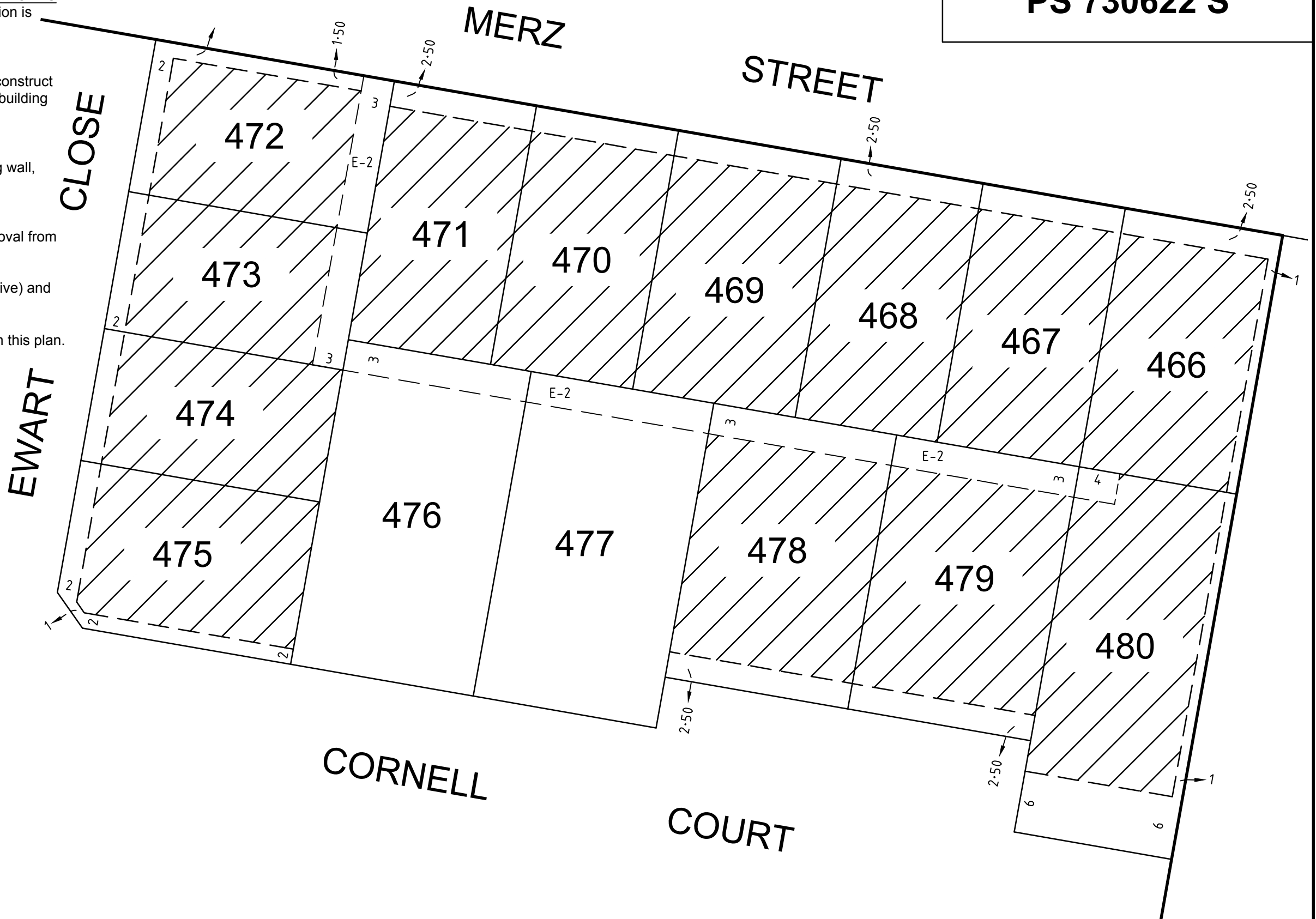
VARIATIONS

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

LAND TO BE BURDENED: Lots 466 - 475 (inclusive) and lots 478 - 480 (inclusive) on this plan.

LAND TO BENEFIT: Lots 476 - 477 (inclusive) on this plan.

PS 730622 S



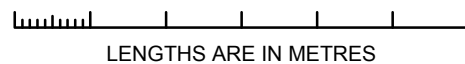
LUCAS - Z2

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SCALE



ORIGINAL

SCALE	SHEET SIZE
NTS	A3

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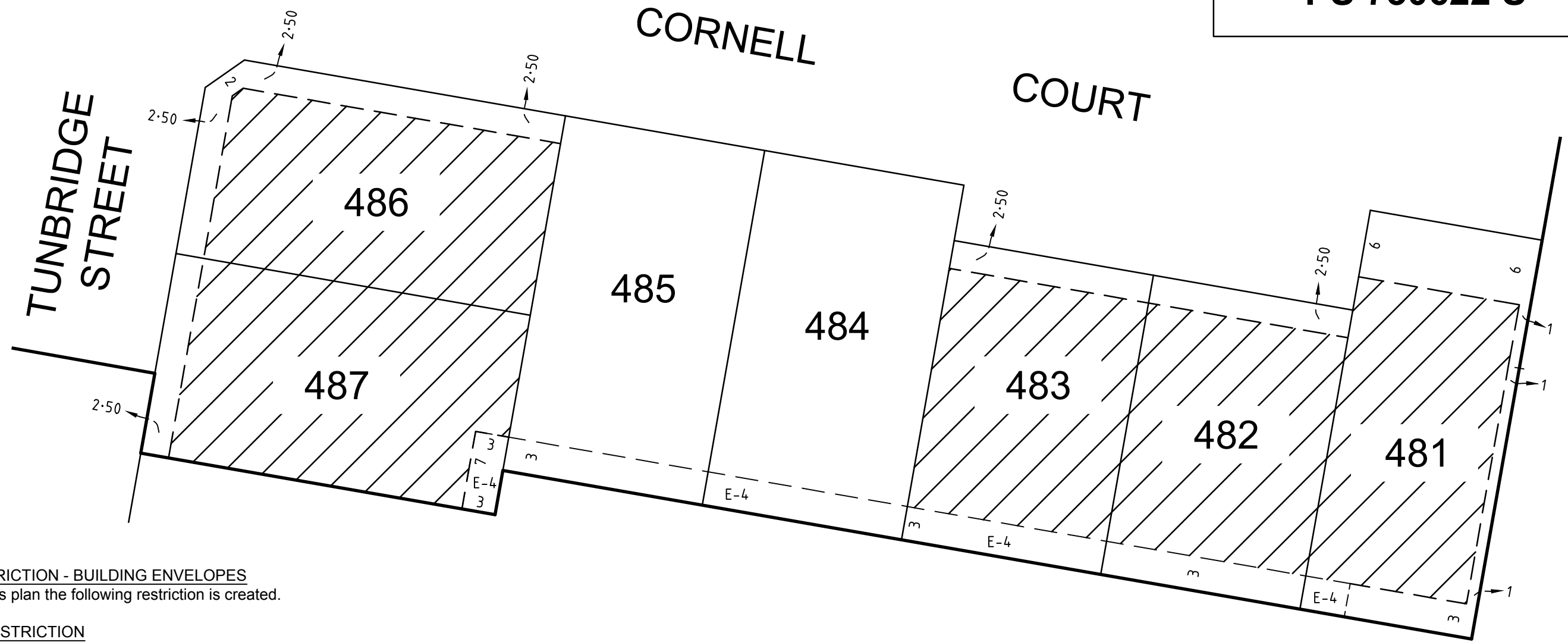
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Sheet 6

CITY OF BALLARAT

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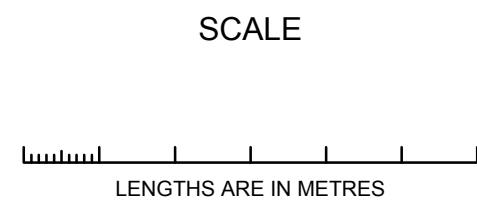
VARIATIONS
 Variations to these requirements will require approval from the Responsible Authority.

LAND TO BE BURDENED: Lots 481 - 483 (inclusive), 486 & 487 on this plan.

LAND TO BENEFIT: Lots 484 - 485 (inclusive) on this plan.

LUCAS - Z2

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ORIGINAL
 SCALE SHEET SIZE
 NTS A3

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Sheet 7
 CITY OF BALLARAT

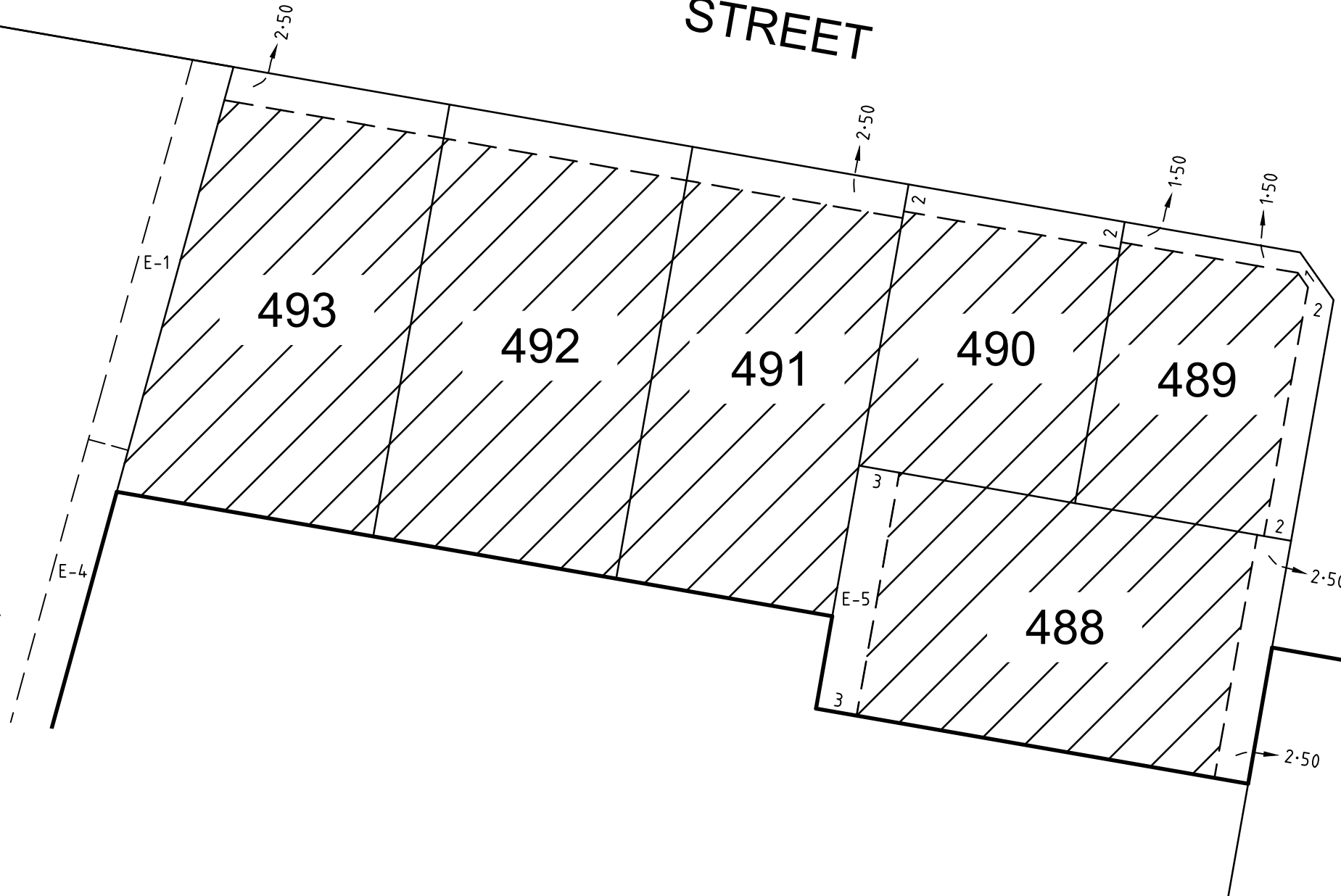
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Z3

TUNBRIDGE STREET

TUNBRIDGE STREET



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LAND TO BE BURDENED: Lots 488 - 493 (inclusive) on this plan.

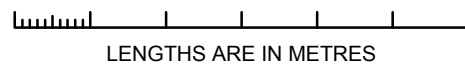
LAND TO BENEFIT: Lots 503 - 509 (inclusive) on this plan.

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SCALE



LENGTHS ARE IN METRES

ORIGINAL

SCALE	SHEET SIZE
NTS	A3

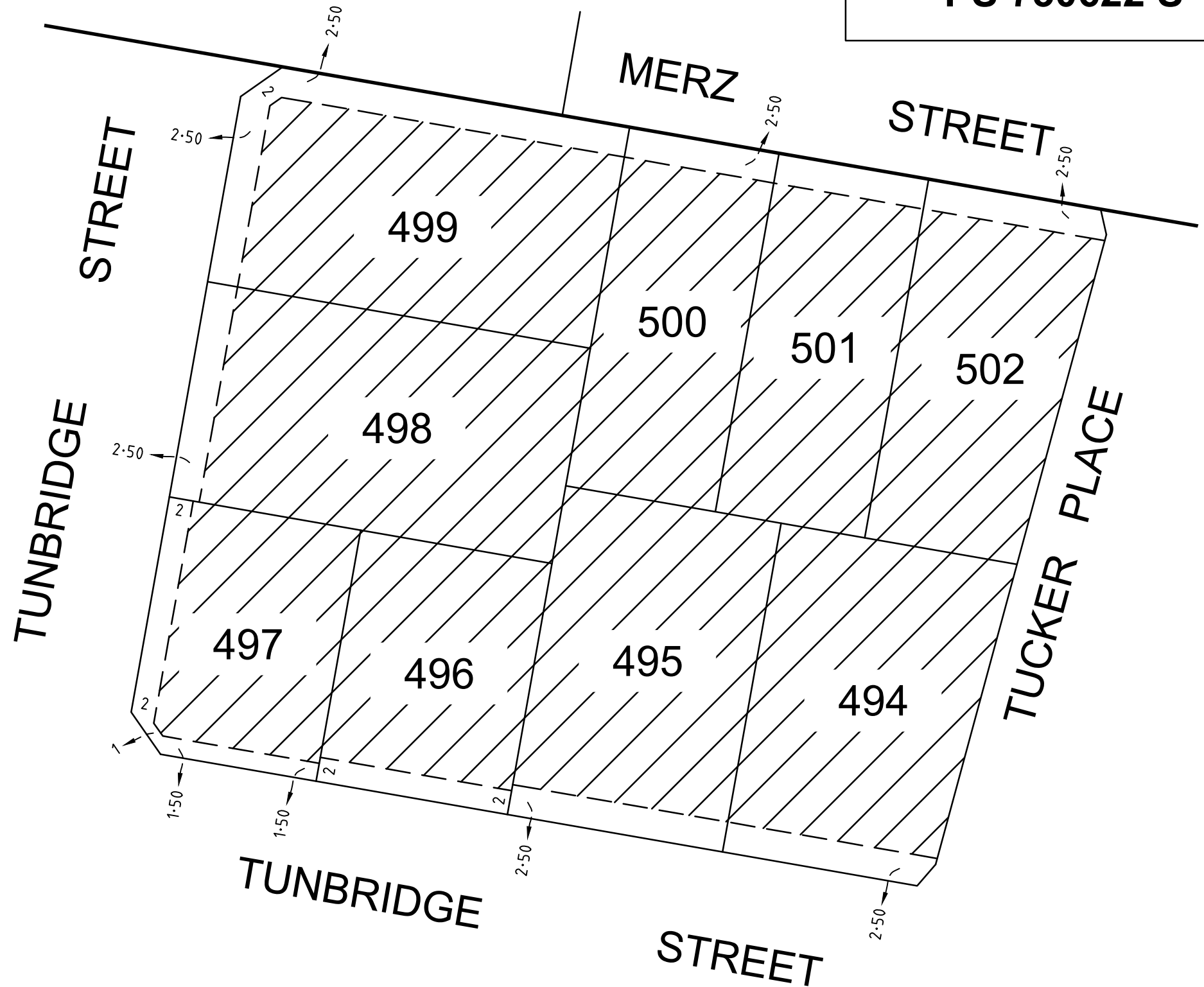
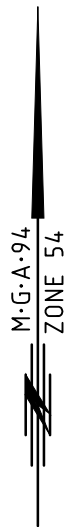
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Sheet 8

CITY OF BALLARAT



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LAND TO BE BURDENED: Lots 494 - 502 (inclusive) on this plan.

LAND TO BENEFIT: Lots 503 - 509 (inclusive) on this plan.

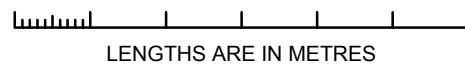
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SCALE



ORIGINAL

SCALE	SHEET SIZE
NTS	A3

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Sheet 9

CITY OF BALLARAT