

PLAN OF SUBDIVISION

EDITION 1

PS 749253 S

LOCATION OF LAND

PARISH : CARDIGAN
 TOWNSHIP :
 SECTION : 10
 CROWN ALLOTMENT : 11 (PART) & 12 (PART)
 CROWN PORTION :
 TITLE REFERENCE : VOL. FOL.
 LAST PLAN REFERENCE : LOT X3, PS 742241N
 POSTAL ADDRESS : TREMAIN DRIVE,
 (At time of subdivision) LUCAS, 3350.
 MGA94 Co-ordinates
 (of approx centre of land in plan) E 745 675 ZONE: 54
 N 5 841 240 GDA 94

COUNCIL CERTIFICATION AND ENDORSEMENT
 COUNCIL NAME: CITY OF BALLARAT

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
R1 ROAD	CITY OF BALLARAT

OTHER PURPOSE OF THIS PLAN
 To remove that part of the Pipelines or Ancillary Purposes Easement E-1 created on PS 742241N, that lies within Road Reserve R1 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.

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 943 (all inclusive) have been omitted from this plan.

See sheet 5 for details of a Restriction affecting lots on this plan.

LUCAS
STAGE X3
 38 LOTS,
 BALANCE LOT
 X5

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-5	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-1	DRAINAGE	3	THIS PLAN	CITY OF BALLARAT
E-2	PIPELINES OR ANCILLARY PURPOSES	3	PS 721365M - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-3, E-4	PIPELINES OR ANCILLARY PURPOSES	3	PS 742241N - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION
E-3	DRAINAGE	3	PS 742241N	CITY OF BALLARAT

TGM Group Ballarat
 1315 Sturt Street
 Ballarat Vic 3350
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 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: 10014-29-PS749253S(X3)-06.dwg
 DATE: 18/05/2017

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 5

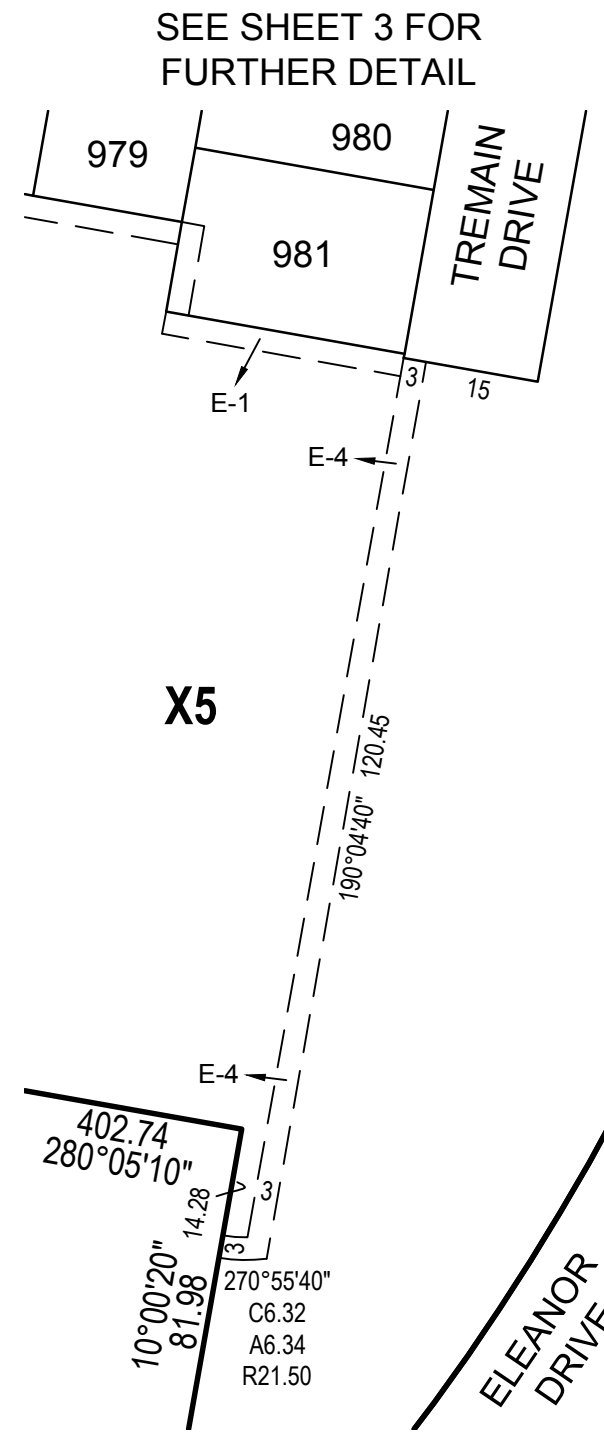
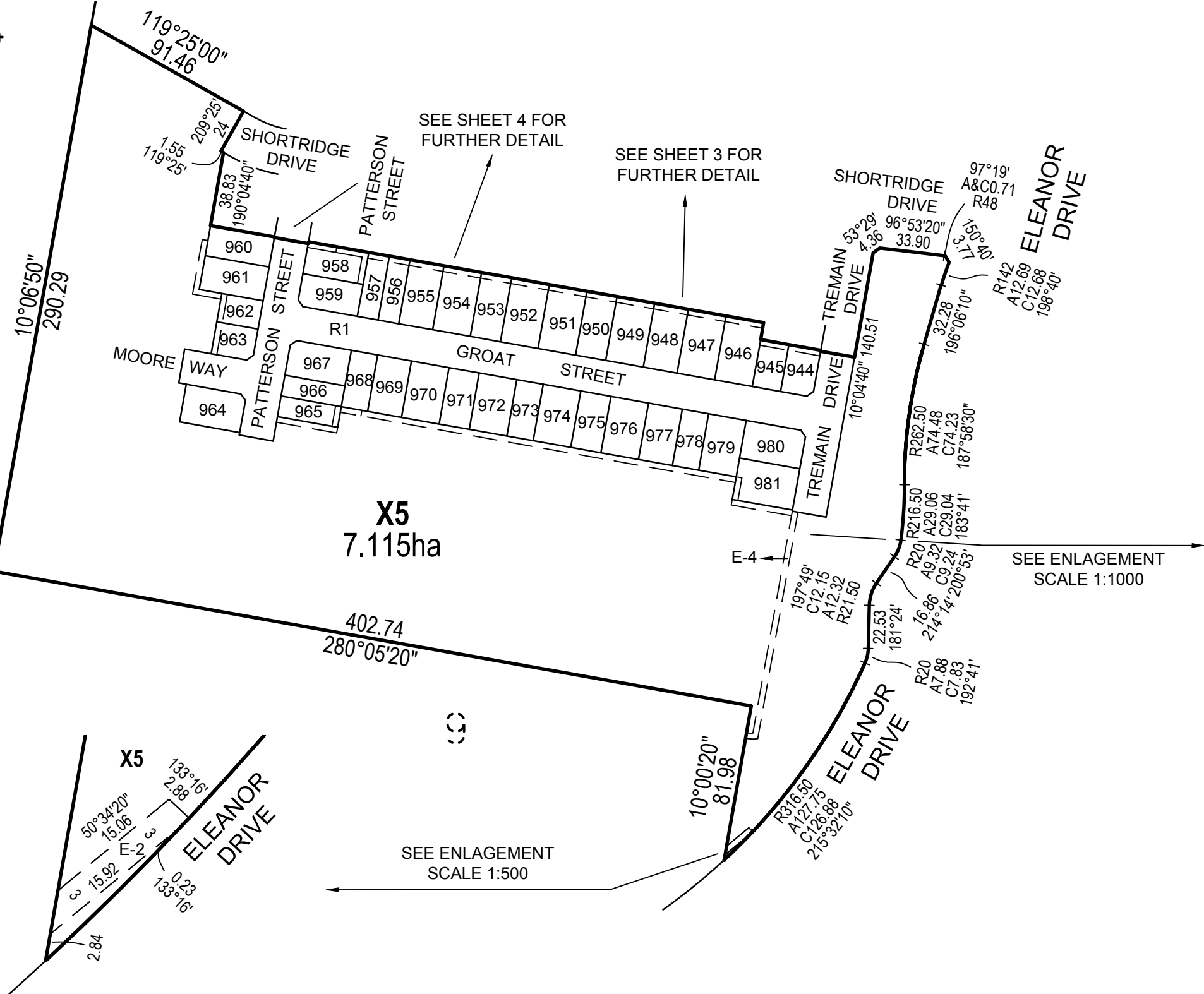
SURVEYOR: GERALD JOE DONN
 VERSION: 6

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


PS 749253 S

M.G.A.94
ZONE 54

+

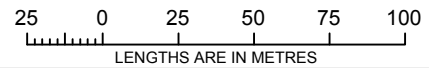


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SCALE 1:2500



LENGTHS ARE IN METRES

SURVEYOR: GERALD JOE DONN
VERSION: 6

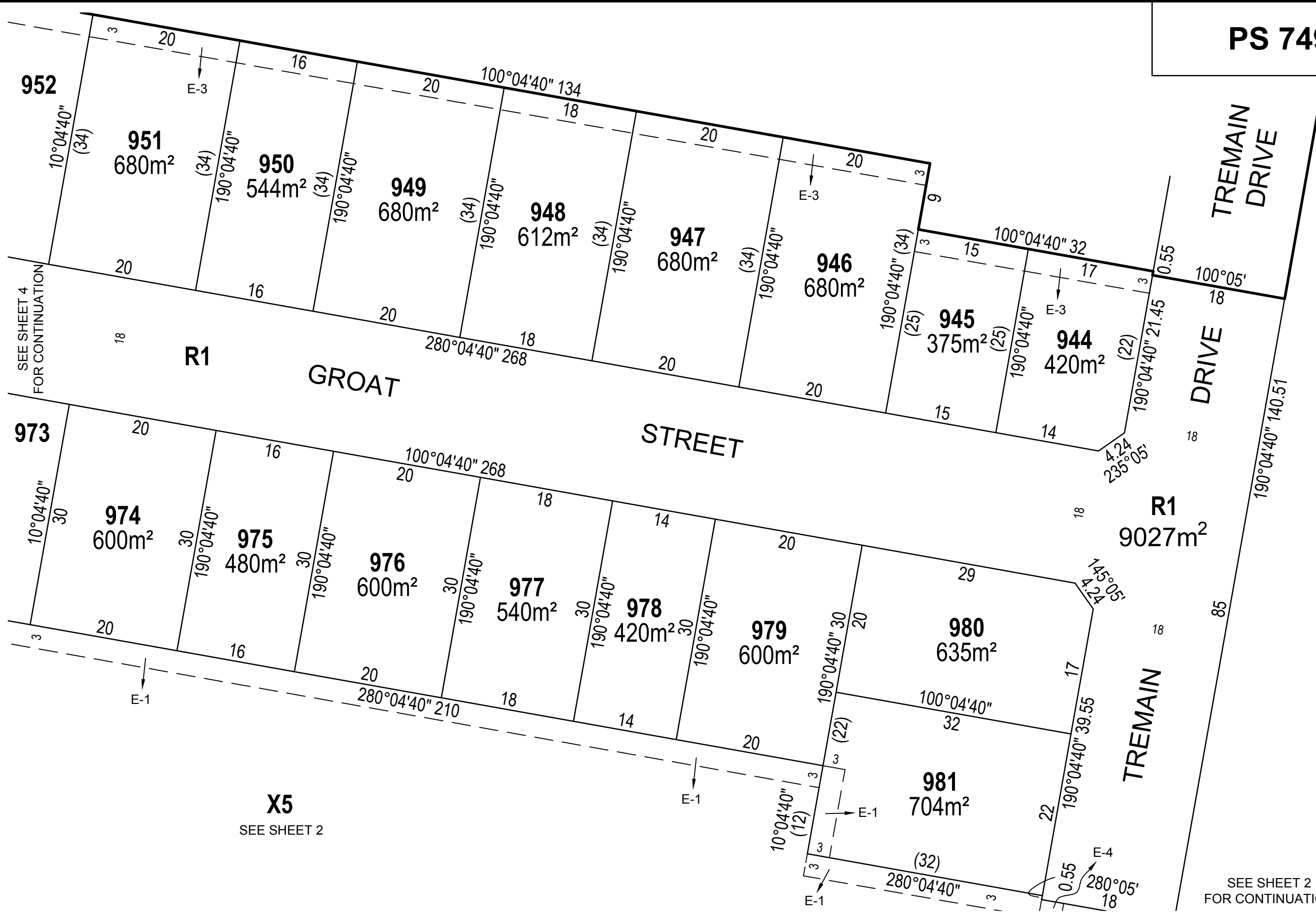
ORIGINAL SHEET SIZE: A3

SHEET 2

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

PS 749253 S

SEE SHEET 2 FOR CONTINUATION



DRIVE

TREMAIN DRIVE

TREMAIN

GROAT STREET

R1

R1

X5

SEE SHEET 2

SEE SHEET 2 FOR CONTINUATION

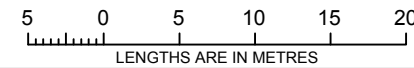


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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

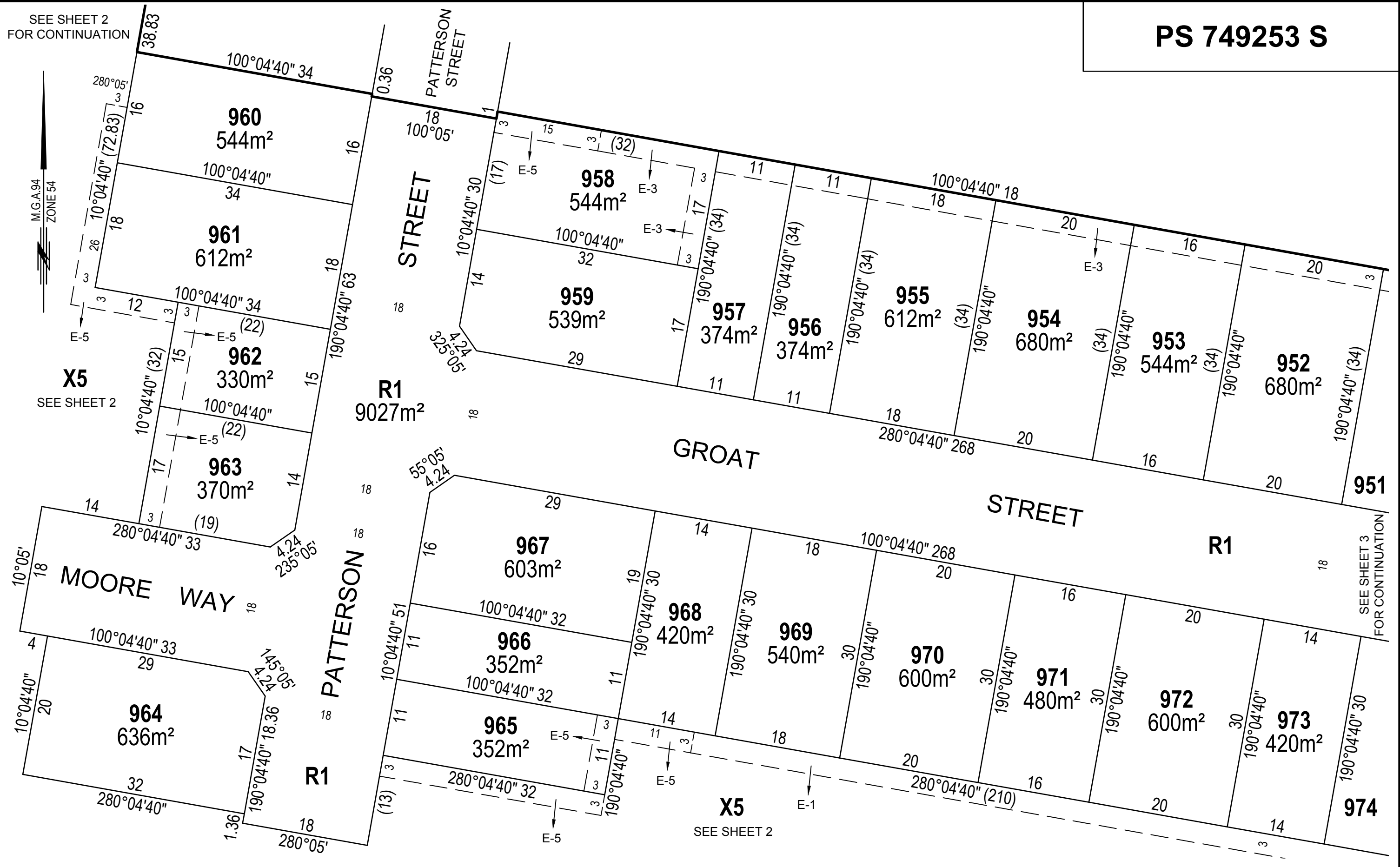
SHEET 3

SURVEYOR: GERALD JOE DONN
VERSION: 6

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SEE SHEET 2
FOR CONTINUATION

PS 749253 S

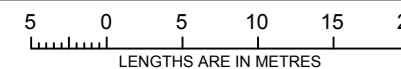


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SCALE
1:500



ORIGINAL SHEET
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SHEET 4

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M.G.A.94
ZONE 54

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 956, 957, 965 & 966 on this plan

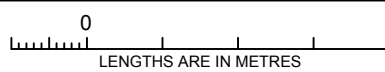
LAND TO BENEFIT: Lot 955, 959, 967 & 968 on this plan



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SCALE
NTS



ORIGINAL SHEET
SIZE: A3

SHEET 5

SURVEYOR: GERALD JOE DONN
VERSION: 6