
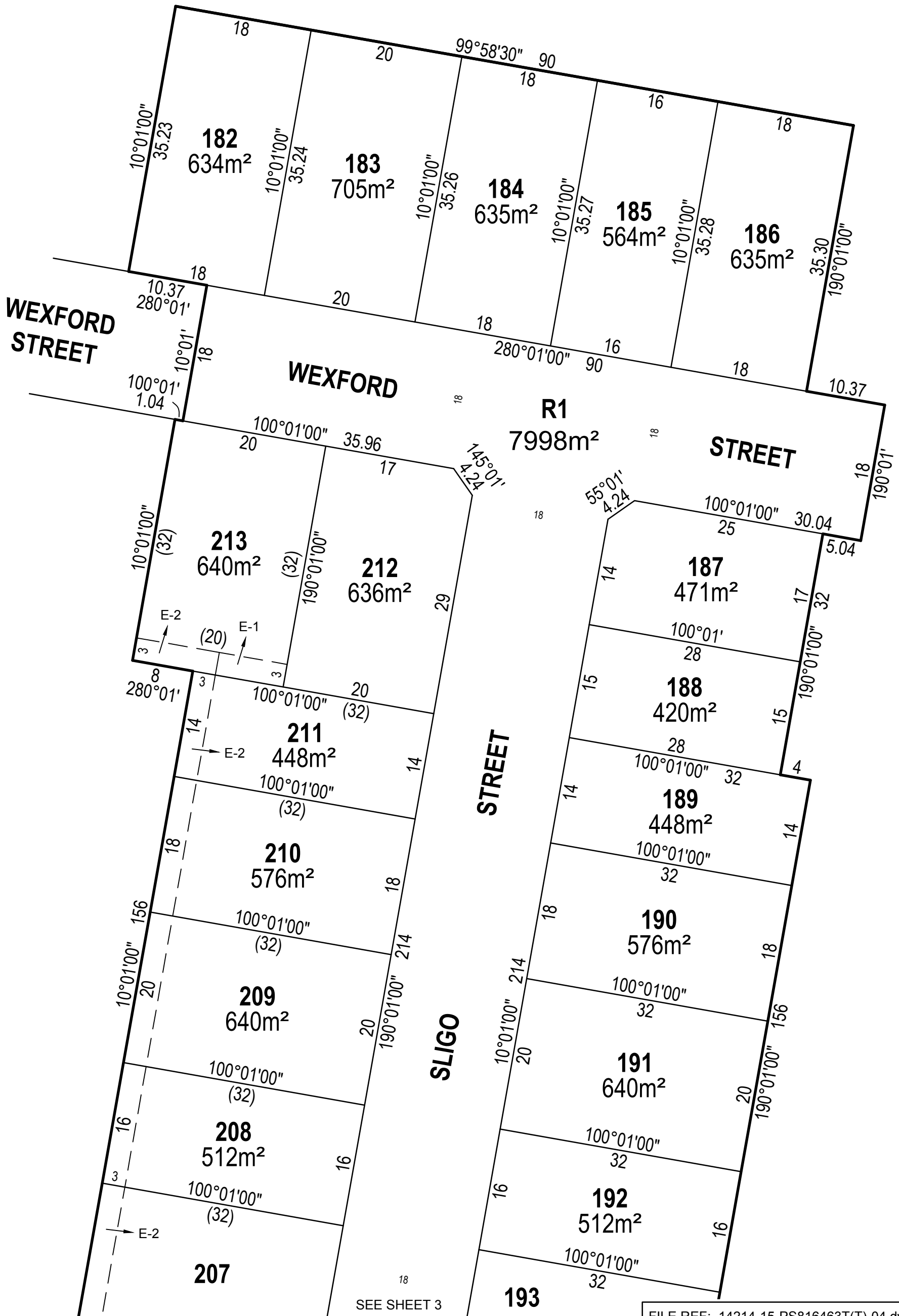
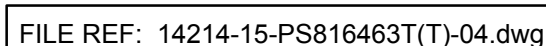


WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from TGM Group Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S126320V 14/11/2018 10:22 am

PLAN OF SUBDIVISION				EDITION 1		PS 816463 J	
<div>LOCATION OF LAND</div> <div>PARISH : CARDIGAN</div> <div>TOWNSHIP : -----</div> <div>SECTION : 12</div> <div>CROWN ALLOTMENT : 10 (PT)</div> <div>CROWN PORTION : ----</div> <div>TITLE REFERENCE : VOL. 11982 FOL. 846</div> <div>LAST PLAN REFERENCE : LOT T ON PS 816466C</div> <div>POSTAL ADDRESS : BALLARAT-CARNNGHAM ROAD, ALFREDTON, 3350.</div> <div>MGA Co-ordinates (of approx centre of land in plan) E 747 230 ZONE: 54 N 5 839 020 GDA 94</div>				<div>Council Name: Ballarat City Council</div> <div>Council Reference Number: PSD/2018/139 Planning Permit Reference: PLP/2013/686/B SPEAR Reference Number: S126320V</div> <div>Certification</div> <div>This plan is certified under section 6 of the Subdivision Act 1988</div> <div>Public Open Space</div> <div>A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied</div> <div>Digitally signed by: Rebecca Carter for Ballarat City Council on 13/11/2018</div>			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<div>OTHER PURPOSE OF THIS PLAN</div> <div>To remove those parts of the Pipelines or Ancillary Purposes Easements E-2 created on PS 742223Q & E-4 created on PS 803282L, that lie within Road Reserve R1 on this plan.</div> <div>GROUND'S FOR VARIATION AND/OR REMOVAL</div> <div>By consent of the relevant Authority under the powers of Sec 6 (1)(k)(iii) Subdivision Act 1988.</div> <div>Lots 1 to 181 (inclusive) are not shown on this plan.</div> <div>See sheet 4 for details of a Restriction affecting lots on this plan.</div> <div>BALLYMANUS STAGE T 32 LOTS</div>			
ROAD R1		CITY OF BALLARAT					
NOTATIONS							
<div>DEPTH LIMITATION does not apply to the land in this plan</div> <div>SURVEY: This plan is based on survey (see PS 716774X).</div> <div>STAGING: This is not a staged subdivision. Planning Permit No. PLP/2013/686/C</div> <div>This survey has been connected to permanent marks No(s) 48, 77, 85, 109, 631. - Cardigan PM 85 Height AHD 436.211m (12/07/2018)</div> <div>In Proclaimed Survey Area No. 49</div>							
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-2, E-3	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION			
E-2	DRAINAGE	3	PS803282L	CITY OF BALLARAT			
E-3	DRAINAGE	3	THIS PLAN	CITY OF BALLARAT			
<div>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</div> <div><div>Ballarat Melbourne Geelong</div></div>		<div>FILE REF: 14214-15-PS816463T(T)-04.dwg DATE: 22/10/2018</div> <div>Digitally signed by: Michael Craig Wilson (TGM Group Pty Ltd - Ballarat), Surveyor's Plan Version (04), 12/11/2018, SPEAR Ref: S126320V</div>		<div>ORIGINAL SHEET SIZE: A3</div>		SHEET 1 OF 4	



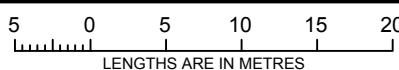
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SCALE
1:500



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12/11/2018. SPEAR Ref: S126320V

ORIGINAL SHEET
SIZE: A3

SHEET 3

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Ballarat City Council,
13/11/2018,
SPEAR Ref: S126320V

CREATION OF RESTRICTION

Upon registration of this plan the following restriction is created

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors of the lots on this plan shown in Column 1 below, shall not construct or cause to construct a dwelling with a finished floor level of less than the prescribed AHD level as shown in Column 2 below

Column 1 Lot No	Column 2 AHD
198	440.91RL
199	441.00RL
201	440.35RL
202	440.80RL

VARIATIONS

Variations to these requirements will require approval from the Responsible Authority

LAND BURDENED: Lots 198, 199, 201 and 202 on this plan

LAND TO BENEFIT: Lot 197 on this plan.

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ORIGINAL SHEET
SIZE: A3

SHEET 4

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