
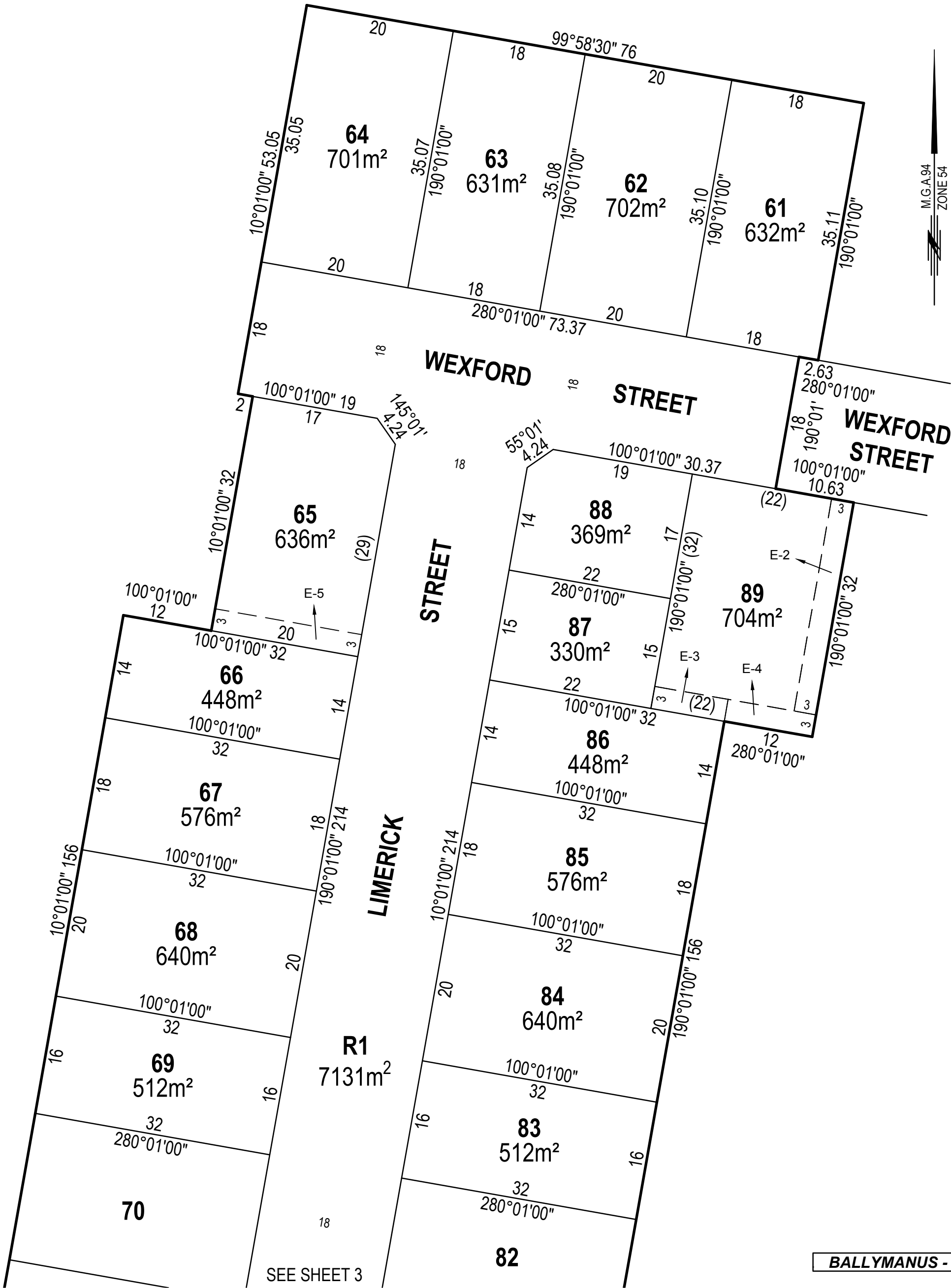


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PLAN OF SUBDIVISION				EDITION 1		PS 749254 Q					
LOCATION OF LAND PARISH : CARDIGAN TOWNSHIP : ----- SECTION : 12 CROWN ALLOTMENT : 9, 10 (PT) & 11 (PT) CROWN PORTION : ----- TITLE REFERENCE : VOL. 11864 FOL. 030 LAST PLAN REFERENCE : LOT B, PS 742223Q POSTAL ADDRESS : WEXFORD STREET, (At time of subdivision) ALFREDTON, 3350. MGA94 Co-ordinates (of approx centre of land in plan) E 746 980 ZONE: 54 N 5 839 101 GDA 94				Council Name: Ballarat City Council Council Reference Number: PSD2017075 Planning Permit Reference: PLP/2013/686 SPEAR Reference Number: S103903C Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement is to be satisfied in stage: 5 Digitally signed by: Rebecca Carter for Ballarat City Council on 09/02/2018							
				VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
				IDENTIFIER		COUNCIL/BODY/PERSON		OTHER PURPOSE OF THIS PLAN To remove those parts of the Pipelines or Ancillary Purposes Easement E-2 created on PS 742223Q, 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) Subdivision Act 1988. See sheet 4 for details of a Restriction affecting Lots on this plan <div>BALLYMANUS STAGE B 30 LOTS</div>			
ROAD R1		CITY OF BALLARAT									
NOTATIONS											
DEPTH LIMITATION does not apply to the land in this plan SURVEY: This plan is based on survey. (See PS 716774X). STAGING: This is not a staged subdivision. Planning Permit No. PLP/2013/686 This survey has been connected to permanent marks No(s). 48, 77, 85, 109, 631. - Cardigan PM 85 SMES No. 234400850 Height AHD 436.211m Quoted 01/08/2017 In Proclaimed Survey Area No. 49. Lots 1 to 60 and E-1 are not shown on this plan.											
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-2, E-4	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 742223Q - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION							
E-3, E-4	DRAINAGE	3	PS 742223Q	CITY OF BALLARAT							
E-5	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER CORPORATION							
E-5	DRAINAGE	3	THIS PLAN	CITY OF BALLARAT							
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				FILE REF: 14214-03-PS749254Q(B)-07.dwg DATE: 12/12/2017		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4				
		Digitally signed by: Rowan George (TGM Group Pty Ltd - Ballarat), Surveyor's Plan Version (07), 13/12/2017, SPEAR Ref: S103903C									

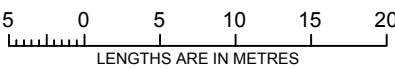


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Ballarat | Melbourne | Geelong

SCALE
1:500

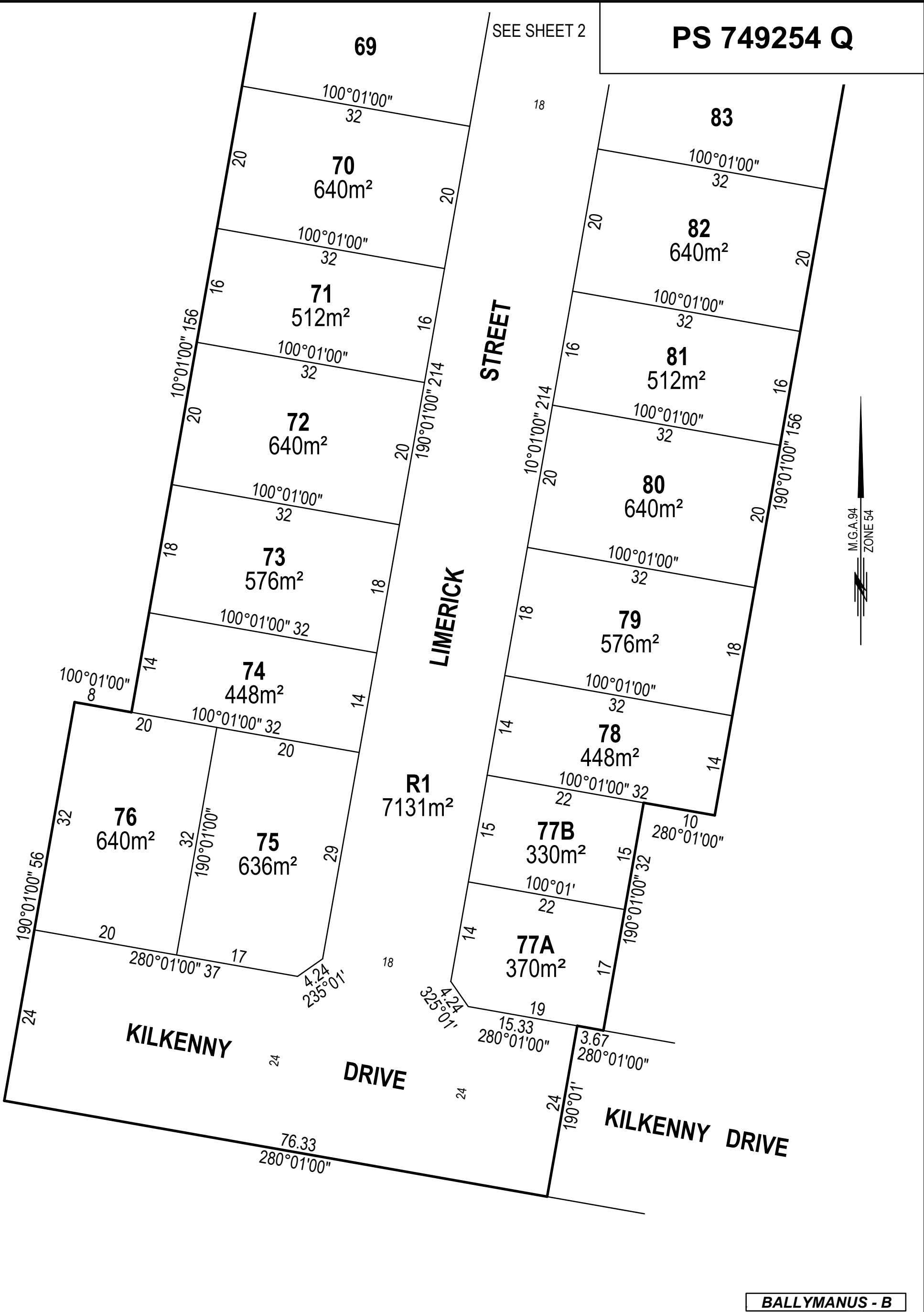



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SHEET 2



<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&S AS/NZS 4801 - Environment ISO 14001</p>  <p>Ballarat Melbourne Geelong</p>	<p>SCALE 1:500</p>	<p>5 0 5 10 15 20 LENGTHS ARE IN METRES</p> <p>Digitally signed by: Rowan George (TGM Group Pty Ltd - Ballarat), Surveyor's Plan Version (07), 13/12/2017, SPEAR Ref: S103903C</p>	<p>ORIGINAL SHEET SIZE: A3</p> <p>Digitally signed by: Ballarat City Council, 09/02/2018, SPEAR Ref: S103903C</p>	<p>SHEET 3</p>
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CREATION OF RESTRICTION

Upon registration of this plan the following restriction is created.

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors of Lots 75, 76, 77A and 77B on this plan shall not construct or cause to construct a dwelling with a finished floor level of less than AHD 439.45RL within Lots 75, 76, 77A and 77B on this plan.

VARIATIONS

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

LAND BURDENED: Lots 75, 76, 77A and 77B on this plan.

LAND TO BENEFIT: Lot 78 on this plan.

BALLYMANUS - B

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SHEET 4

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