

PLAN OF SUBDIVISION

UNDER SECTION 22 OF THE SUBDIVISION ACT 1988

EDITION 1

PS806839U

LOCATION OF LAND

PARISH: MARONG
TOWNSHIP: MARONG
SECTION: -
CROWN ALLOTMENT: 4, 5 (PT), 5A (PT)
SECTION: 8
CROWN PORTION: 14 & 15 (PT)
TITLE REFERENCE: VOL. FOL.
LAST PLAN REFERENCE: LOT B ON PS806836B
POSTAL ADDRESS: HILLS ROAD
 (at time of subdivision) MARONG, 3551
MGA94 CO-ORDINATES: E: 244 680 ZONE: 55
 (of approx centre of land in plan) N: 5 930 080 GDA 94

Council Name: Greater Bendigo City Council
 Council Reference Number: SC/880/2014/3
 Planning Permit Reference: DS/880/2014
 SPEAR Reference Number: S107318H
 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 has not been satisfied
 Digitally signed by: Liz Commadeur for Greater Bendigo City Council on 14/02/2018

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-1	CITY OF GREATER BENDIGO

Lots 1 - 53 have been omitted from this plan.
 See Sheet 8 for Creation of Restriction affecting Lots 71 and 72.
 Parts of an existing Government Road have been shown as Dorset Drive and Falls Street on this Plan.

NOTATIONS

DEPTH LIMITATION: 15.24m APPLIES TO CA 14, 15 & 5A ONLY

STAGING: This is not a staged subdivision

SURVEY: This plan is based on survey.

This survey has been connected to permanent marks No(s).
 PM 35 (MARONG), PM 63 (MARONG), PM 82 (MARONG)
 In Proclaimed Survey Area No.113

PLANNING PERMIT No.: DS/880/2014

DISCOVER MARONG 3 (33 LOTS)

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-3, E-5	DRAINAGE	SEE DIAGRAM	THIS PLAN	CITY OF GREATER BENDIGO
E-2, E-3	PIPELINES OR ANCILLARY PURPOSES	SEE DIAGRAM	THIS PLAN - SEC 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-4,	DRAINAGE	SEE DIAGRAM	PS737181J	CITY OF GREATER BENDIGO
E-5, E-6,	PIPELINES OR ANCILLARY PURPOSES	SEE DIAGRAM	PS737181J - SEC 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-7	DRAINAGE	SEE DIAGRAM	PS806836B	CITY OF GREATER BENDIGO
E-7	PIPELINES OR ANCILLARY PURPOSES	SEE DIAGRAM	PS806836B - SEC 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION

 **HADDEN FARREN**
 LAND SURVEYORS
 188 Breen Street
 Golden Square 3555
 Phone 03 544 18074
 Fax 03 544 43608
 info@haddenfarren.com.au

SURVEYORS FILE REF: 1625 VERSION: 02

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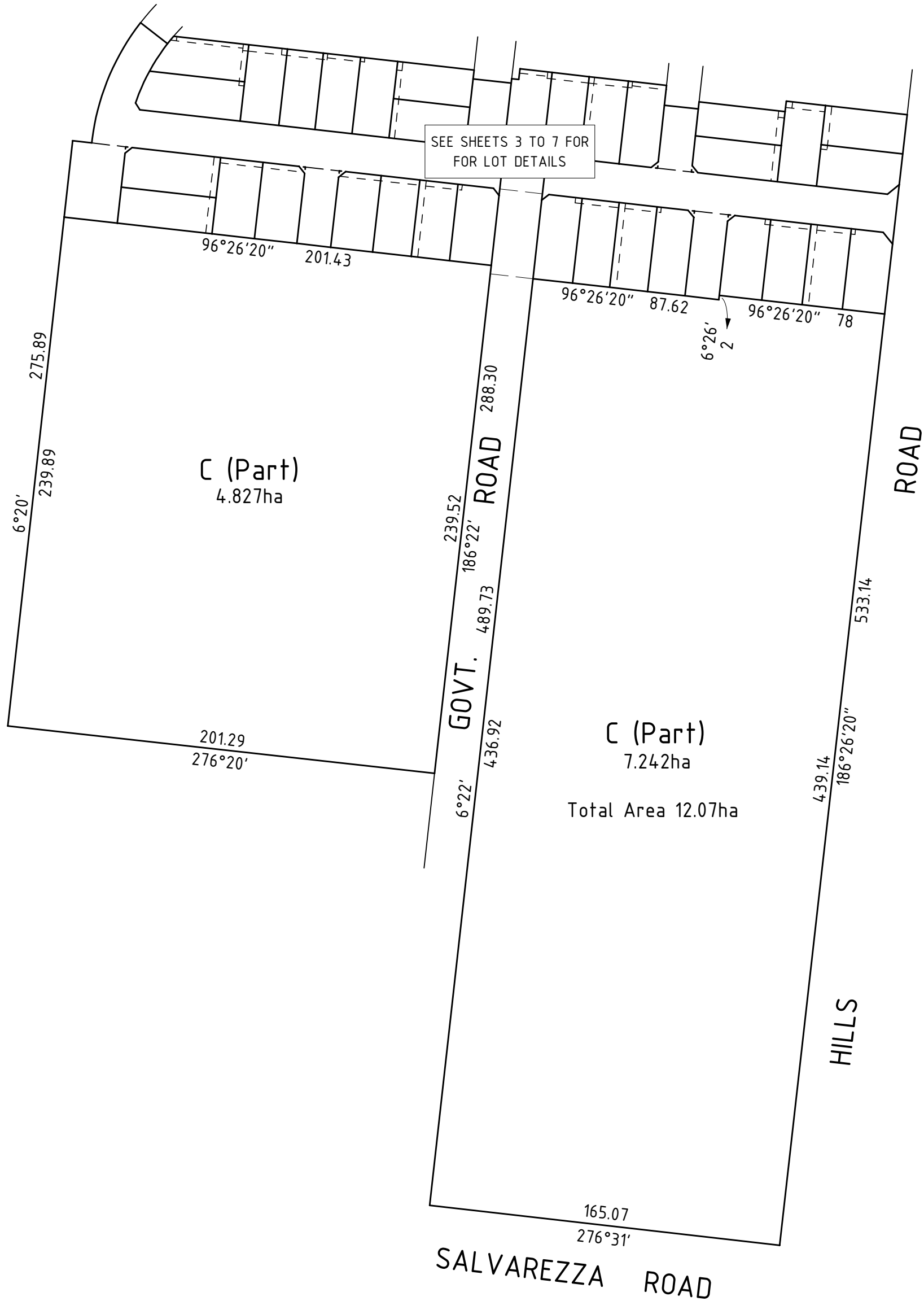
SHEET 1 OF 8

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 17/10/2017, SPEAR Ref: S107318H

LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

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MGA94 ZONE 55

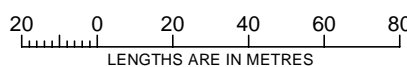


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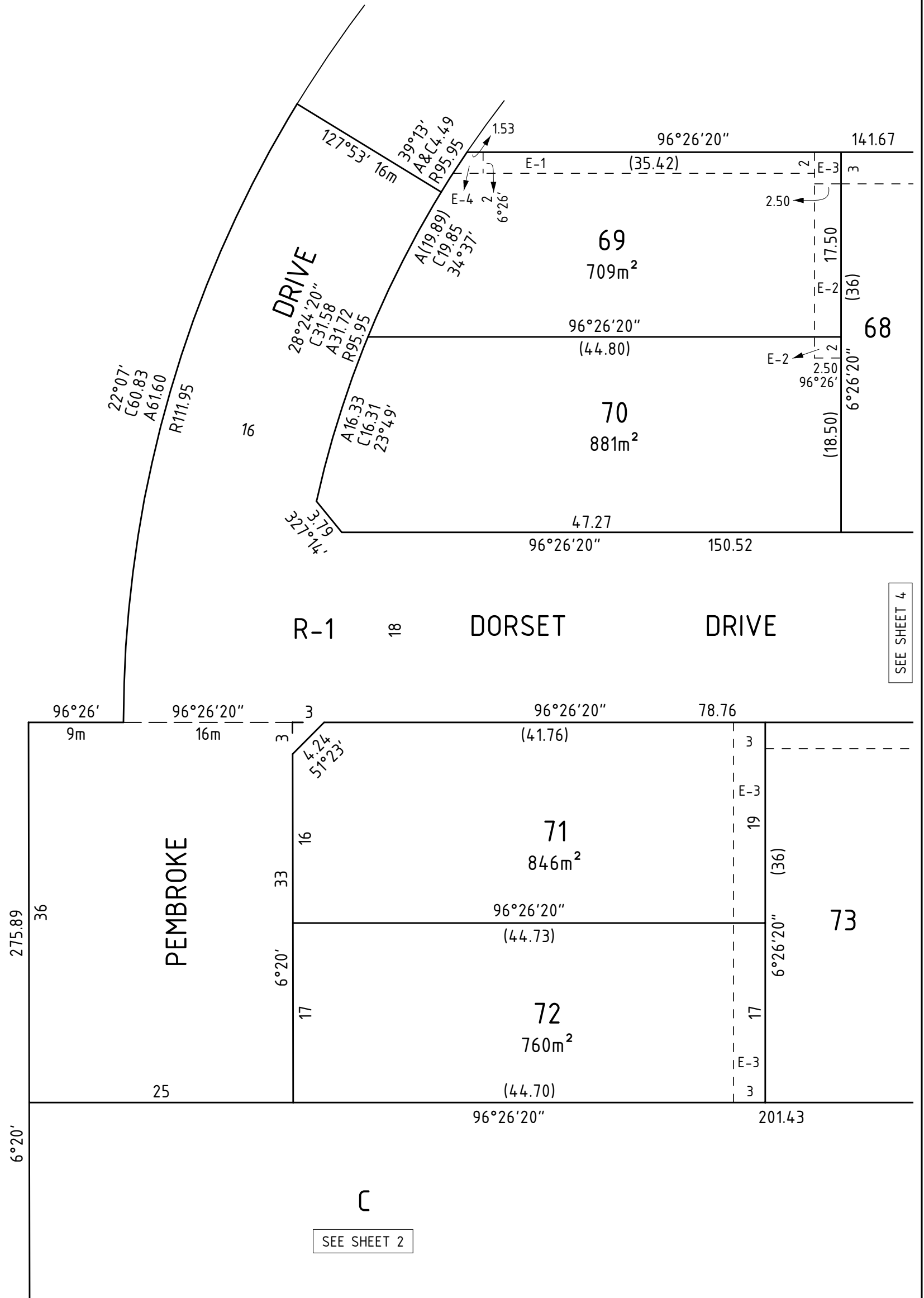
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SHEET 2

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MGA94, ZONE 55



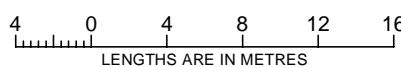
SEE SHEET 4

SEE SHEET 2



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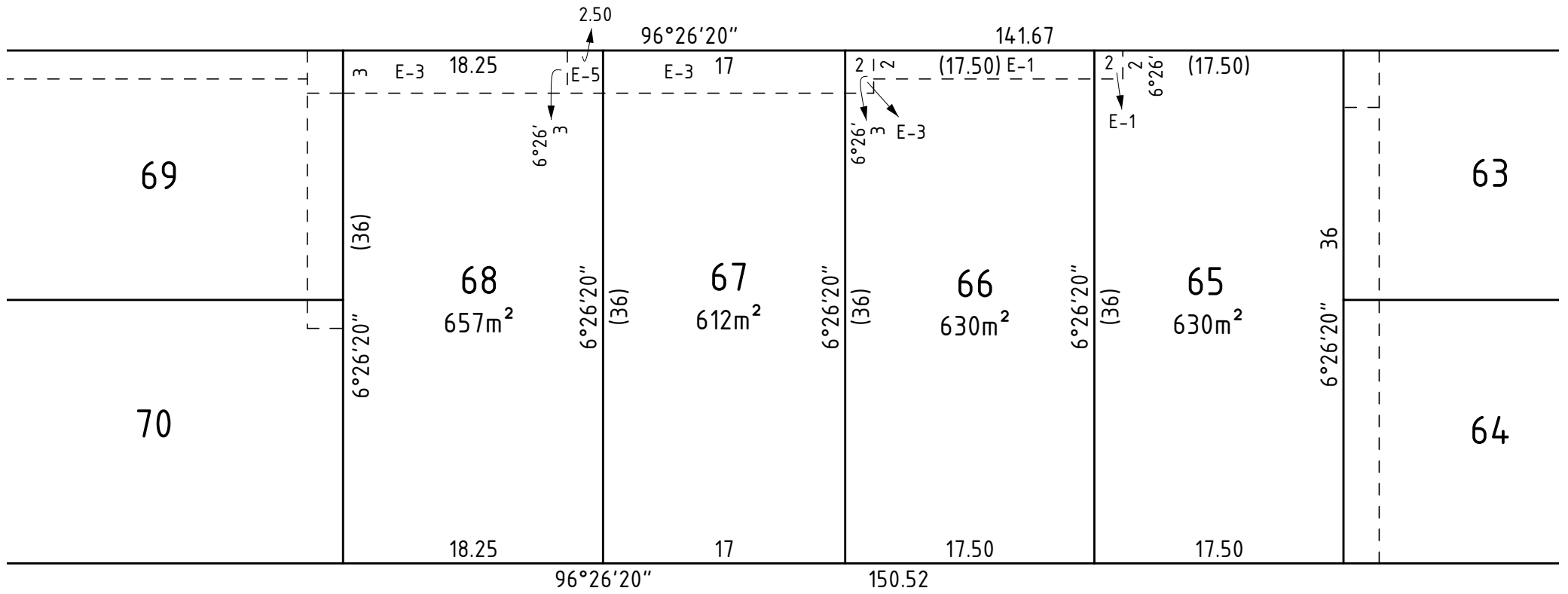
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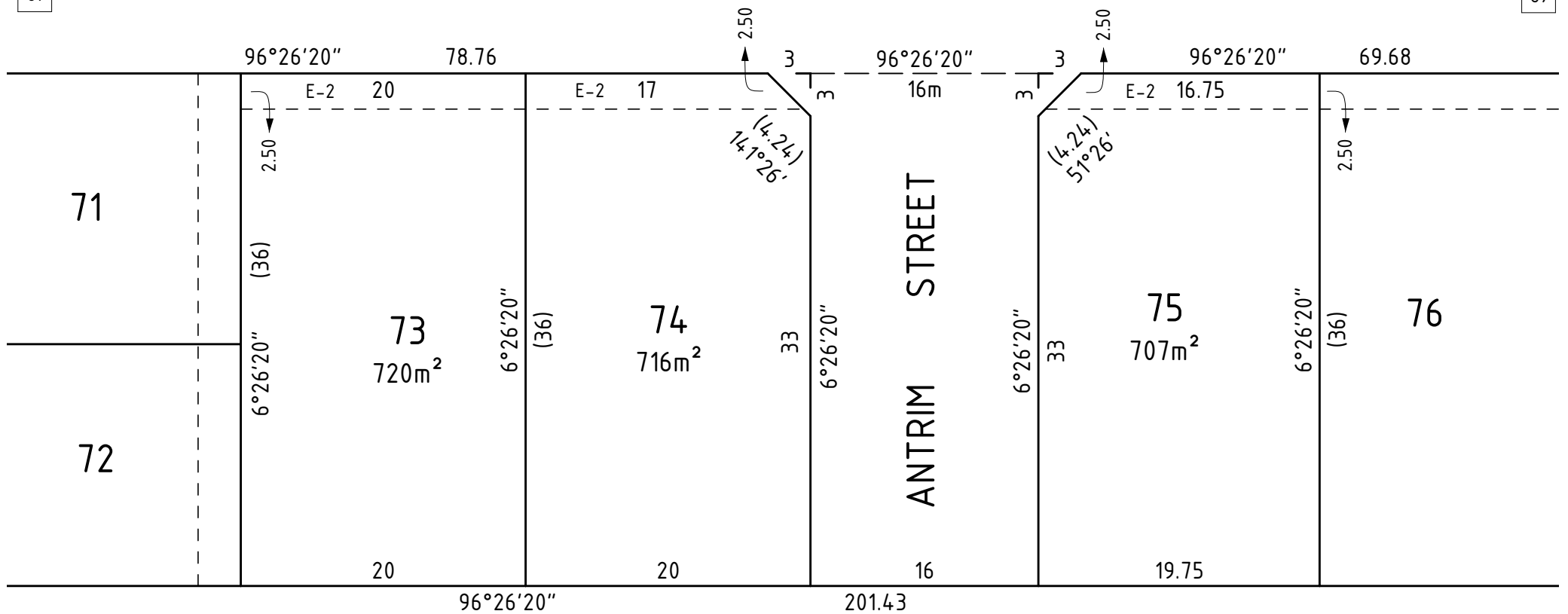
SHEET 3

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DORSET R-1 DRIVE



SEE SHEET 2

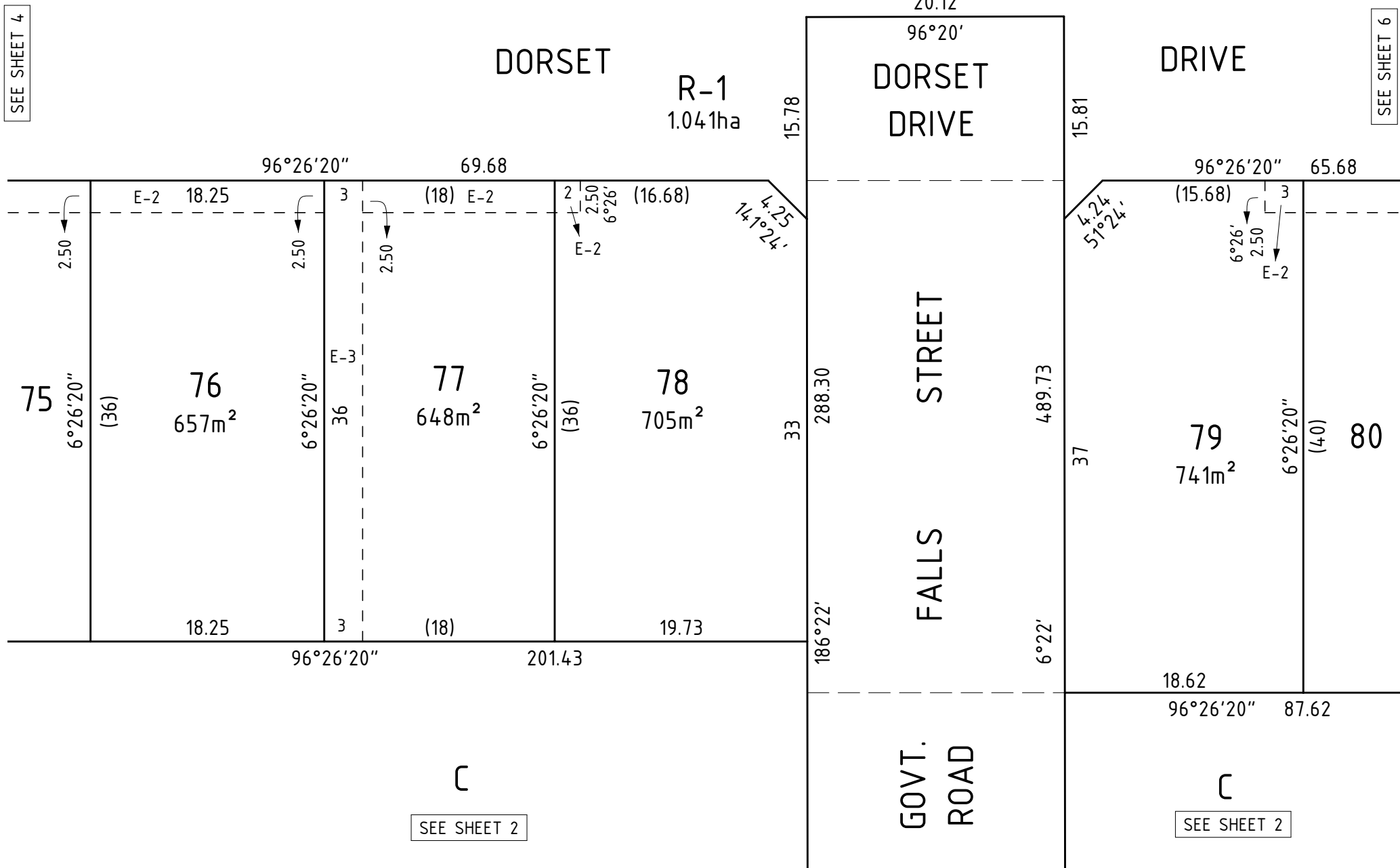
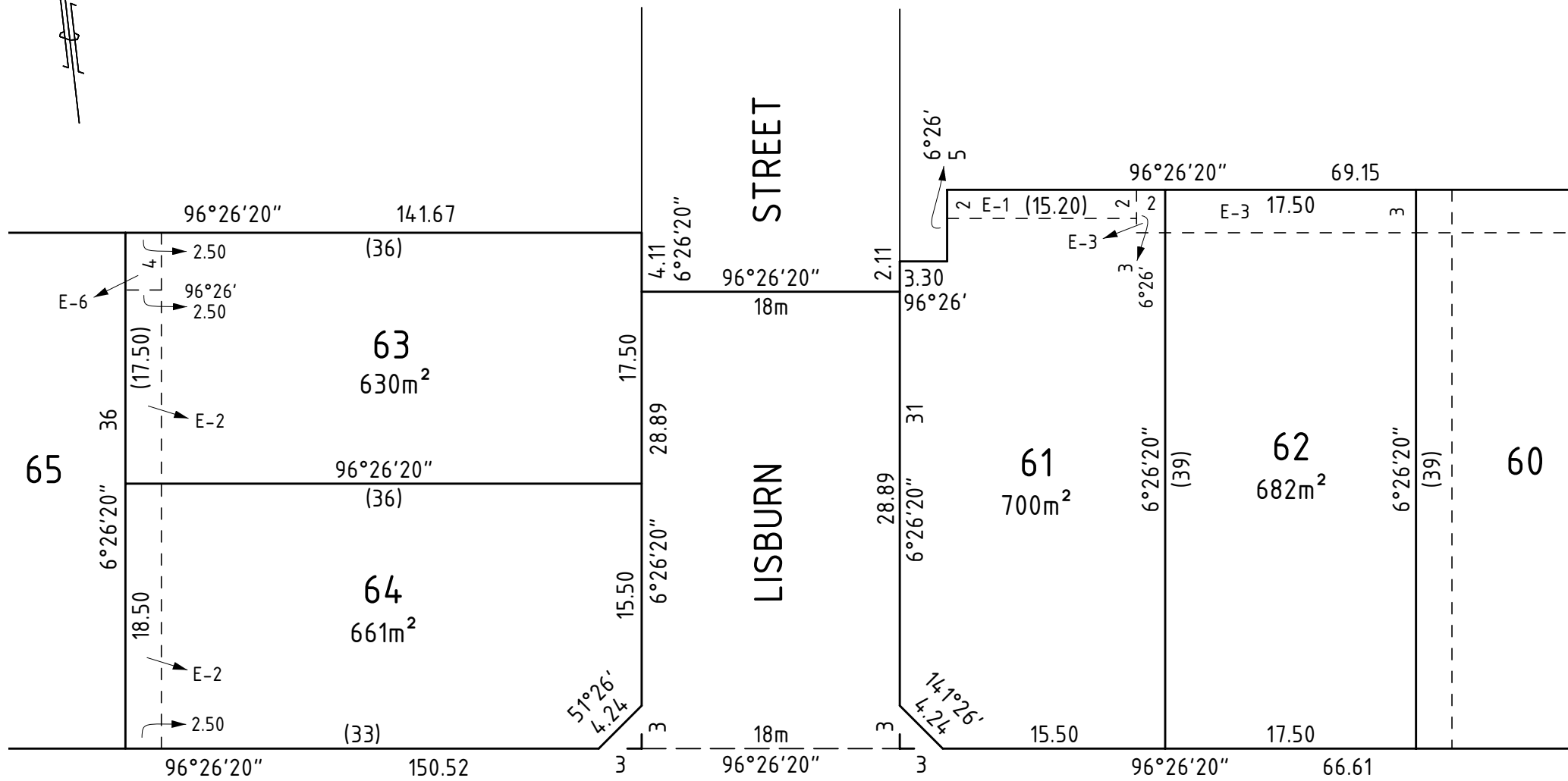
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SCALE 1:400
4 0 4 8 12 16
LENGTHS ARE IN METRES
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SHEET 4
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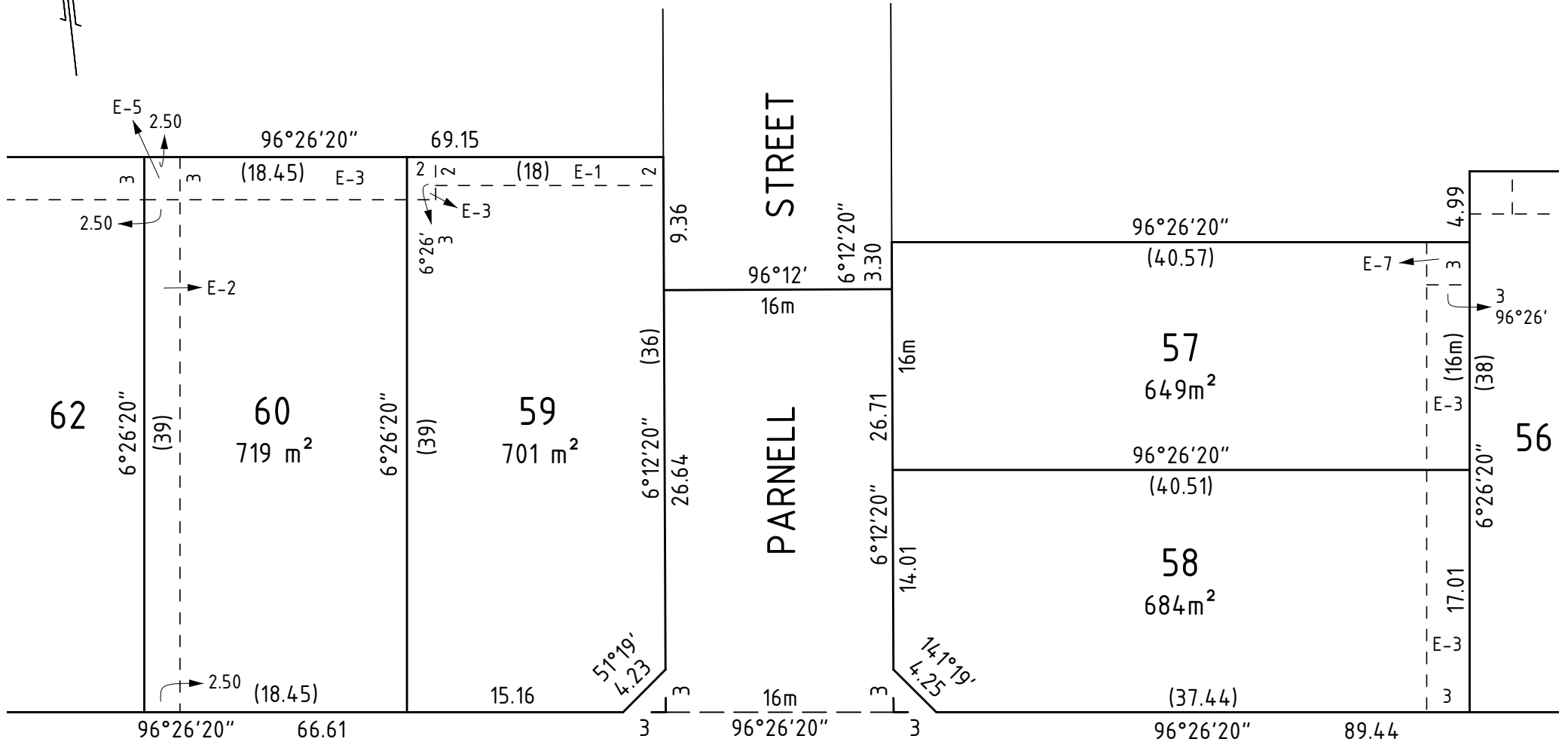
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SHEET 5

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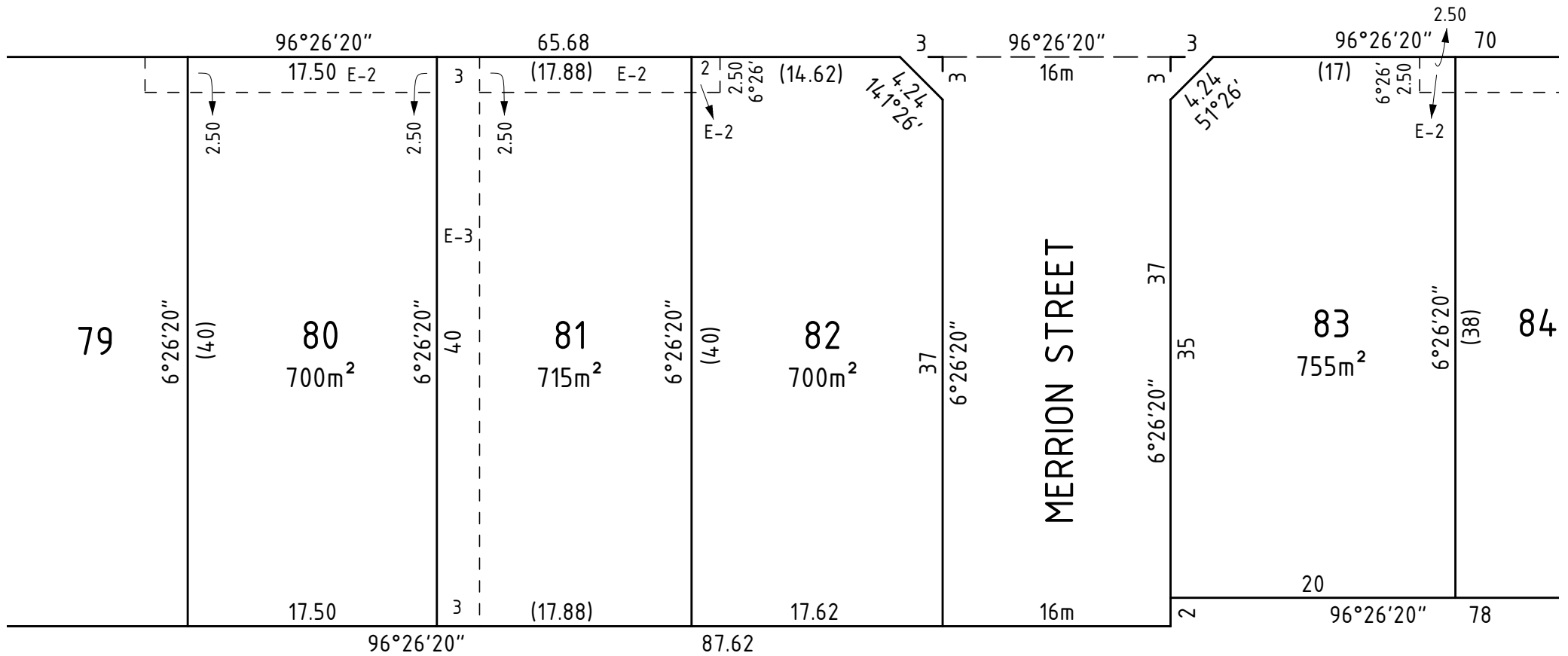
SEE SHEET 5

DORSET

R-1

DRIVE

SEE SHEET 7

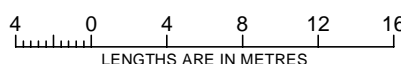


SEE SHEET 2



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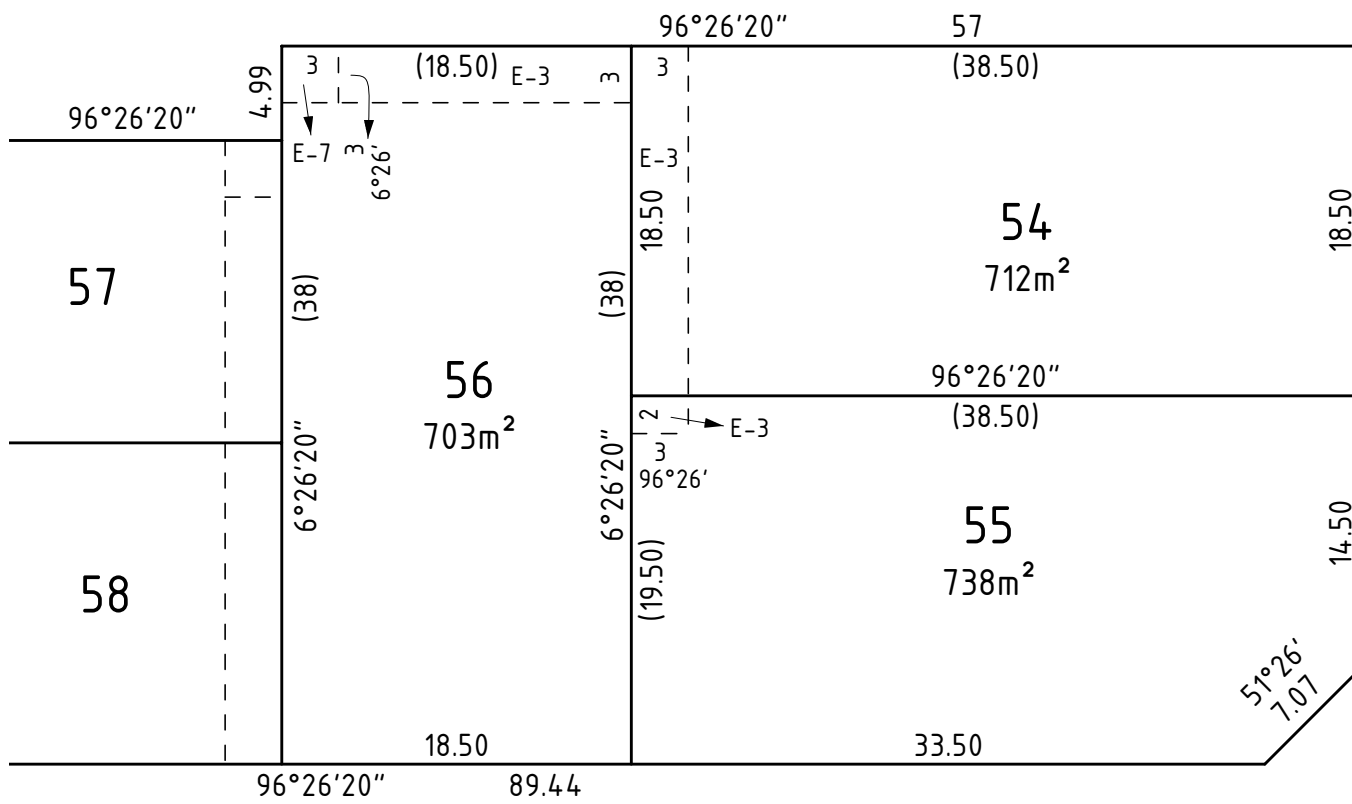
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SHEET 6

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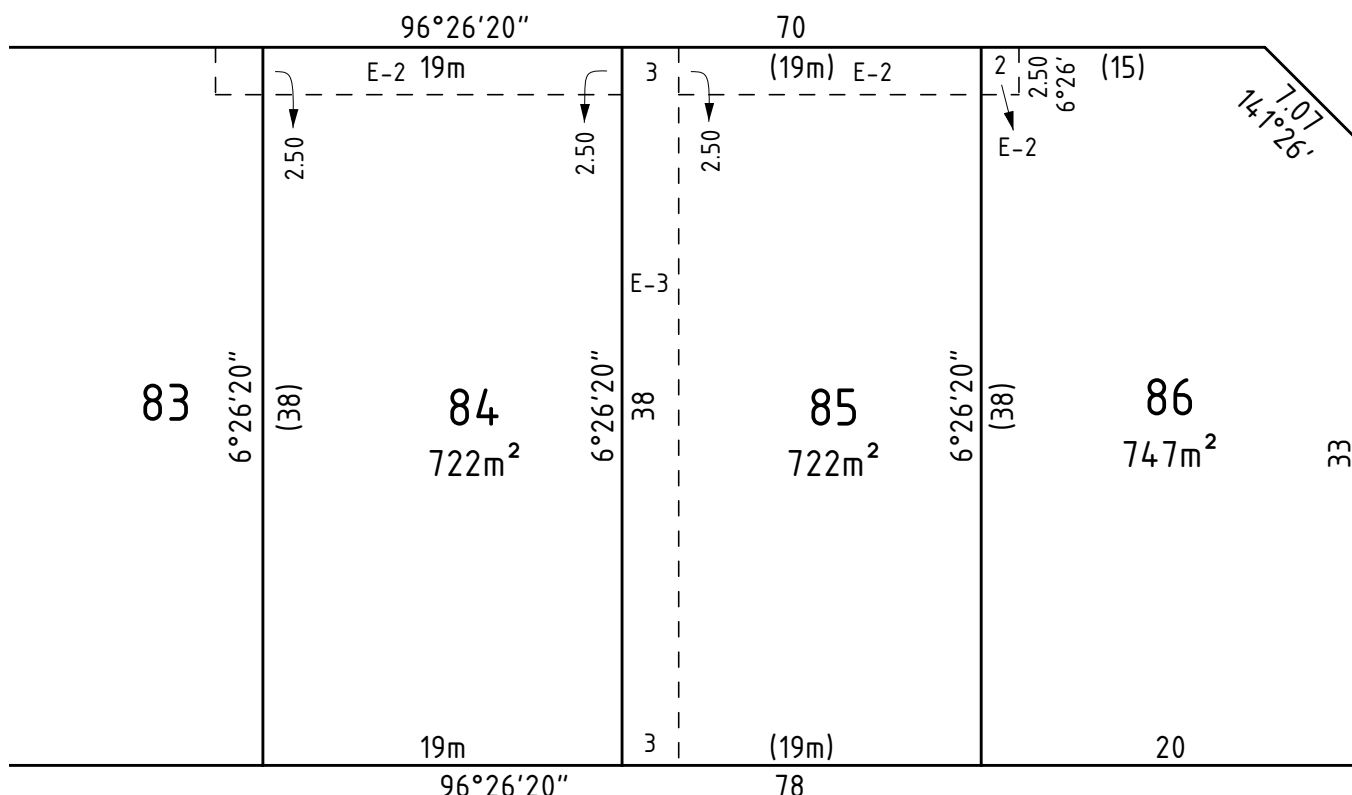
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ROAD

DORSET R-1 DRIVE

HILLS



SEE SHEET 2

SEE SHEET 6

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LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

SCALE 1:400

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SHEET 7

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PS806839U

CREATION OF A RESTRICTION

The following restriction is created upon registration of Plan of Subdivision PS806839U by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be burdened: Lots 71 & 72
Land to be benefited: Lots 71 & 72

Description of Restriction:

Unless written consent has been granted by the Responsible Authority, the registered proprietor or proprietors of the burdened land on the Plan of Subdivision shall not, build or allow to be built any outside the building envelope shown below:



DENOTES BUILDING ENVELOPE

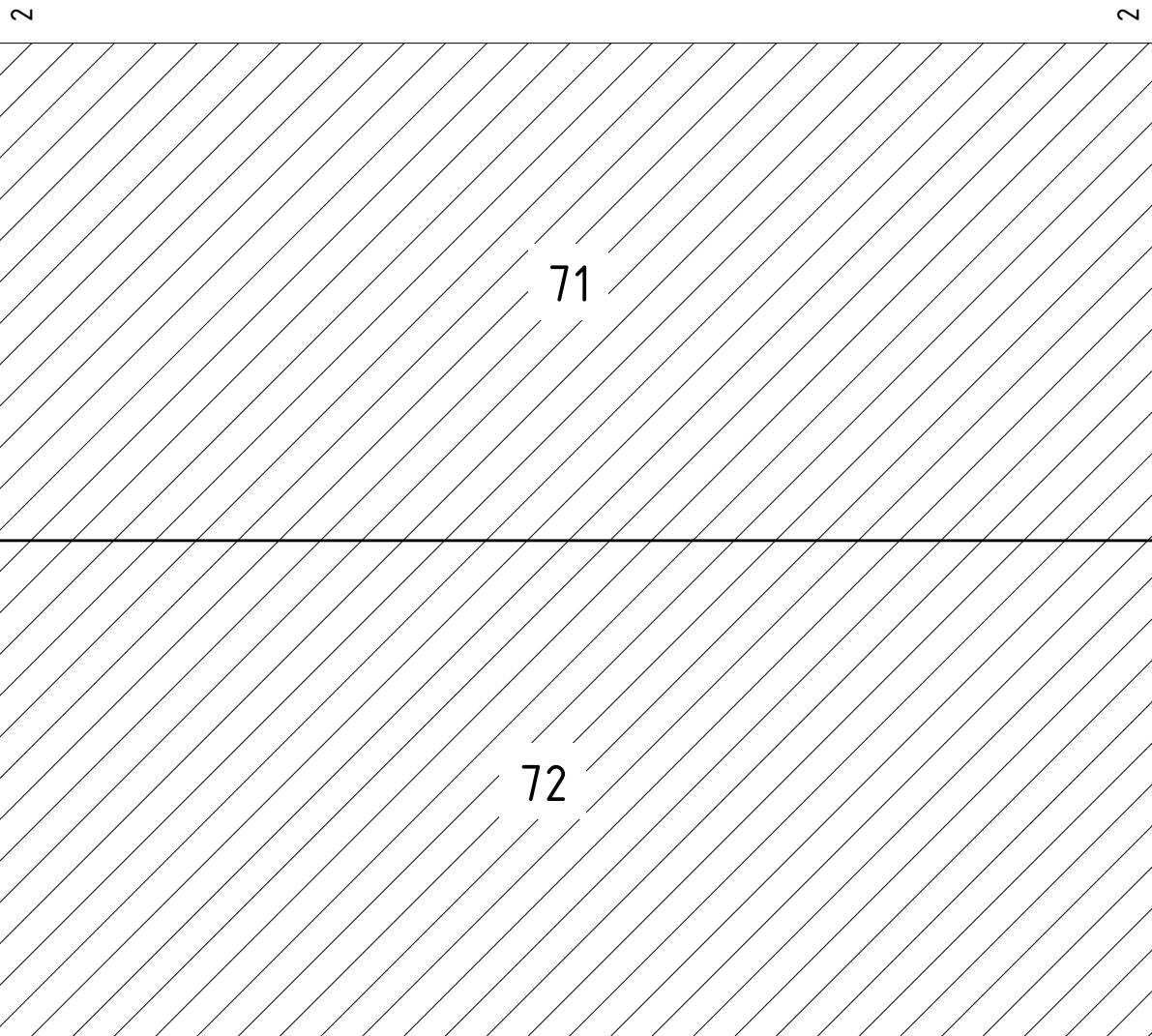
DRIVE

DORSET

DRIVE

PEMBROKE

73

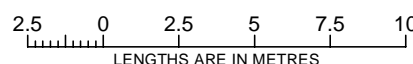


C



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