

PLAN OF SUBDIVISION

UNDER SECTION 22 OF THE SUBDIVISION ACT 1988

EDITION 1

PS807936R

LOCATION OF LAND

PARISH: MARONG
TOWNSHIP: MARONG
SECTION: -
CROWN ALLOTMENT: 4 (PART)
SECTION: 8
CROWN ALLOTMENT: 14 (PART)
CROWN PORTION: -
TITLE REFERENCE: VOL. FOL.
LAST PLAN REFERENCE: LOT E ON PS807916X

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: 5 929 980 GDA 94

Council Name: Greater Bendigo City Council

Council Reference Number: SC/880/2014/6
 Planning Permit Reference: DSD/880/2014
 SPEAR Reference Number: S135569H

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 not been made

Digitally signed by: Liz Commadeur for Greater Bendigo City Council on 12/06/2019

VESTING OF ROADS AND/OR RESERVES

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

NOTATIONS

LOTS 1 - 154 HAVE BEEN OMITTED FROM THIS PLAN.
 SEE SHEET 5 FOR RESTRICTION AFFECTING LOTS 155 - 167

NOTATIONS

DEPTH LIMITATION: 15.24m APPLIES TO CA 14 ONLY

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

STAGING: THIS IS NOT A STAGED SUBDIVISION.

PLANNING PERMIT No.: DSD/880/2014

DISCOVER MARONG 6 (18 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	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-1, E-2	DRAINAGE	SEE DIAGRAM	THIS PLAN	CITY OF GREATER BENDIGO


HADDEN FARREN
 LAND SURVEYORS
 188 Breen Street
 Golden Square 3555
 Phone 03 544 18074
 Fax 03 544 43608
 info@haddenfarren.com.au
 LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

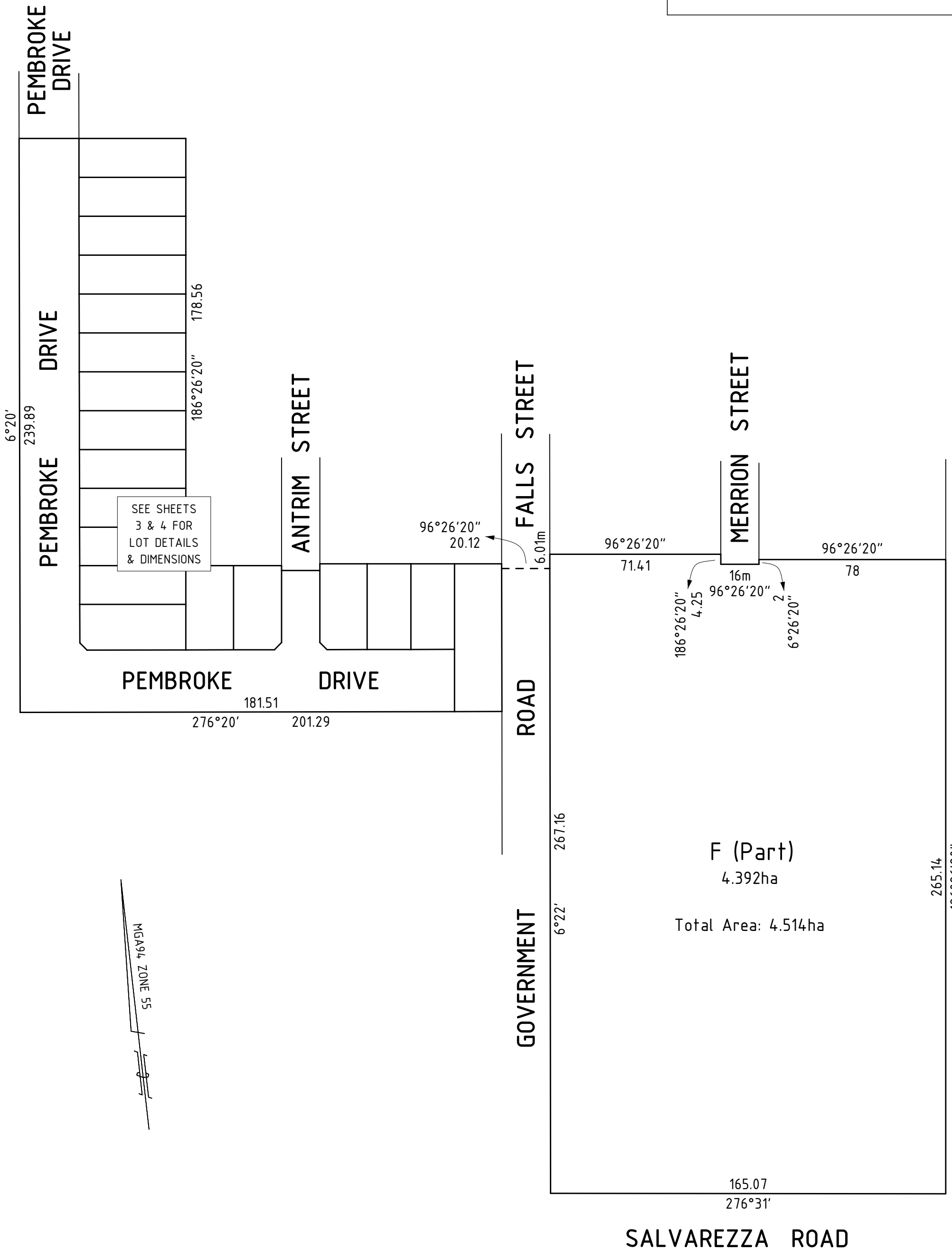
SURVEYORS FILE REF: 1890 VERSION: 01
 Digitally signed by: Mark Mangan, Licensed Surveyor,
 Surveyor's Plan Version (01),
 29/01/2019, SPEAR Ref: S135569H

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 5

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 Hadden Farren Land Surveyors who gave you access to SPEAR / this document. SPEAR Ref: S135569H 12/06/2019 09:38 am

PS807936R



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LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

SCALE 1:1500

LENGTHS ARE IN METRES

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SHEET 2

Digitally signed by:
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PEMBROKE
DRIVE

96°26'20"
25

DRIVE

PEMBROKE

R-1
1.061ha

6°20'
239.89

210.84

6°20'

16.25	96°26'20" (44.70)	16.25	3
	155 726m ²	E-1	16.25
16.25	96°26'20" (44.67)	16.25	3
	156 726m ²	E-1	16.25
16.25	96°26'20" (44.64)	16.25	3
	157 725m ²	E-1	16.25
16.25	96°26'20" (44.61)	16.25	3
	158 725m ²	E-1	16.25
16.25	96°26'20" (44.58)	16.25	3
	159 724m ²	E-1	16.25
16.25	96°26'20" (44.55)	16.25	3
	160 724m ²	E-1	16.25
16.25	96°26'20" (44.52)	16.25	3
	161 723m ²	E-1	16.25
16.25	96°26'20" (44.49)	16.25	3
	162 723m ²	E-1	16.25
16.25	96°26'20" (44.46)	16.25	3
	163 722m ²	E-1	16.25
16.25	96°26'20" (44.43)	16.25	3
	164		3

178.56

186°26'20"

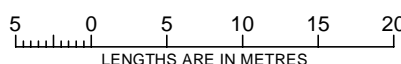
SEE SHEET 4



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LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

SCALE
1:500



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SHEET 3

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DRIVE

PEMBROKE

FALLS STREET

ROAD

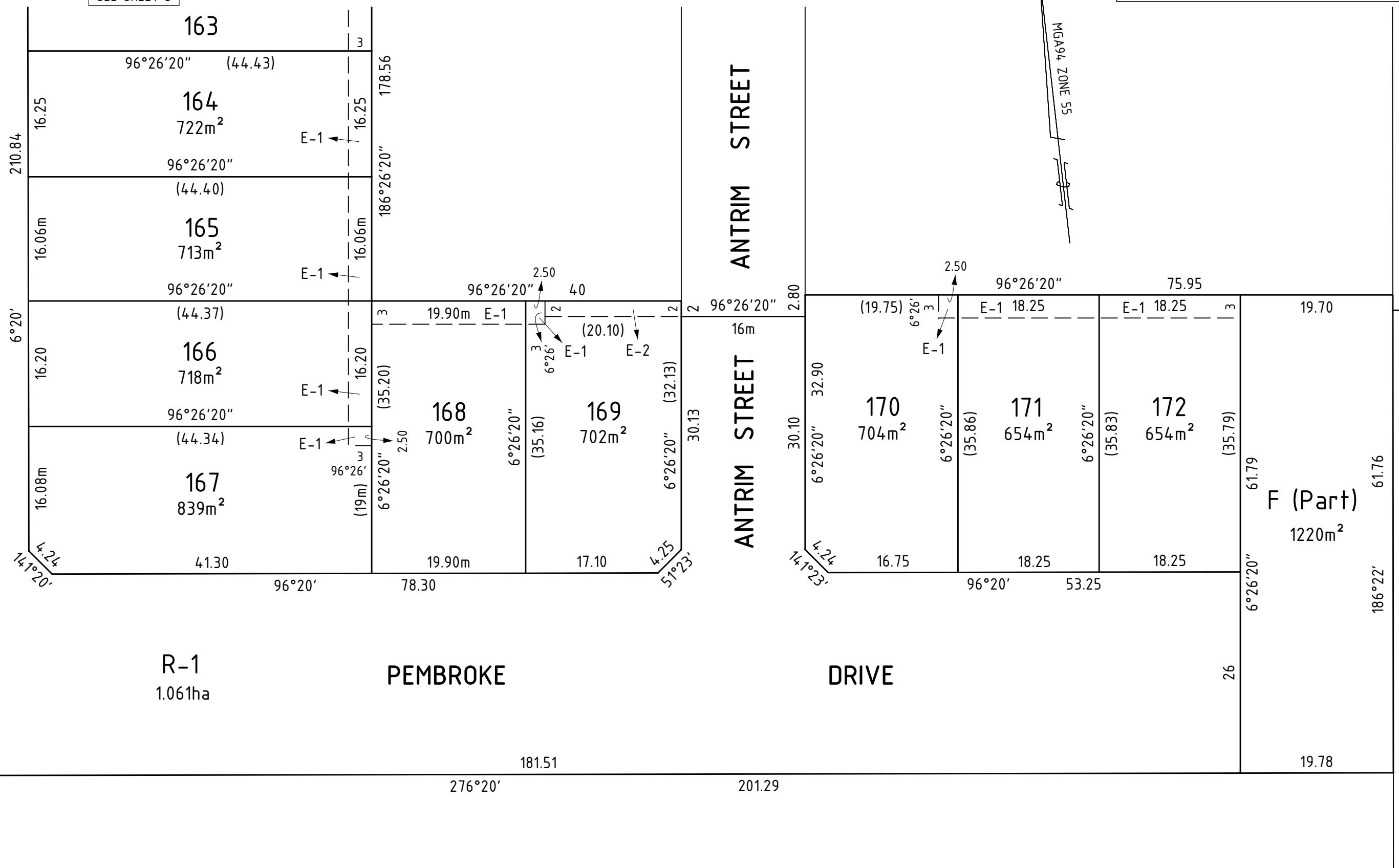
GOVERNMENT

SEE SHEET 3

SEE SHEET 2

SEE SHEET 2

MG94, ZONE 55



R-1
1.061ha

PEMBROKE

DRIVE

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SCALE
1:500

5 0 5 10 15 20
LENGTHS ARE IN METRES

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SHEET 4

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CREATION OF RESTRICTION

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Burdened land: Lots 155 to 167 inclusive
 Benefited land: Lot 155 to 167 inclusive

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 building outside the building envelope shown.

 DENOTES BUILDING ENVELOPE

