

PLAN OF SUBDIVISION

UNDER SECTION 22 OF THE SUBDIVISION ACT 1988

EDITION 1

PS907258D

LOCATION OF LAND

PARISH: SANDHURST
TOWNSHIP: -
SECTION: N
CROWN ALLOTMENT: 188J (PART)
CROWN PORTION: -
TITLE REFERENCE: VOL. 12457 FOL. 882
LAST PLAN REFERENCE: LOT 1 ON PS907256H
POSTAL ADDRESS: 6 BROOKLANDS DRIVE
(at time of subdivision) JACKASS FLAT 3556
MGA2020 CO-ORDINATES: E: 257 100 ZONE: 55
(of approx centre of land in plan) N: 5 933 120

Council Name: Greater Bendigo City Council

Council Reference Number: SC/536/2022/1/A
Planning Permit Reference: AM/536/2022/a
SPEAR Reference Number: S212745S

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 or 18A of the Subdivision Act 1988 has not been made

Digitally signed by: Kirstin Garner for Greater Bendigo City Council on 07/12/2023

Statement of Compliance issued: 13/05/2024

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
R-1	CITY OF GREATER BENDIGO
RESERVE No.1	CITY OF GREATER BENDIGO
RESERVE No.2	CITY OF GREATER BENDIGO

NOTATIONS

NOTATIONS

DEPTH LIMITATION: 15.24 METERS

SURVEY:

This plan is based on survey.

STAGING:

This is not a staged subdivision.
Planning Permit No. AM/536/2022/B

This survey has been connected to permanent marks No(s).

In Proclaimed Survey Area No.

SPEAR Ref:

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

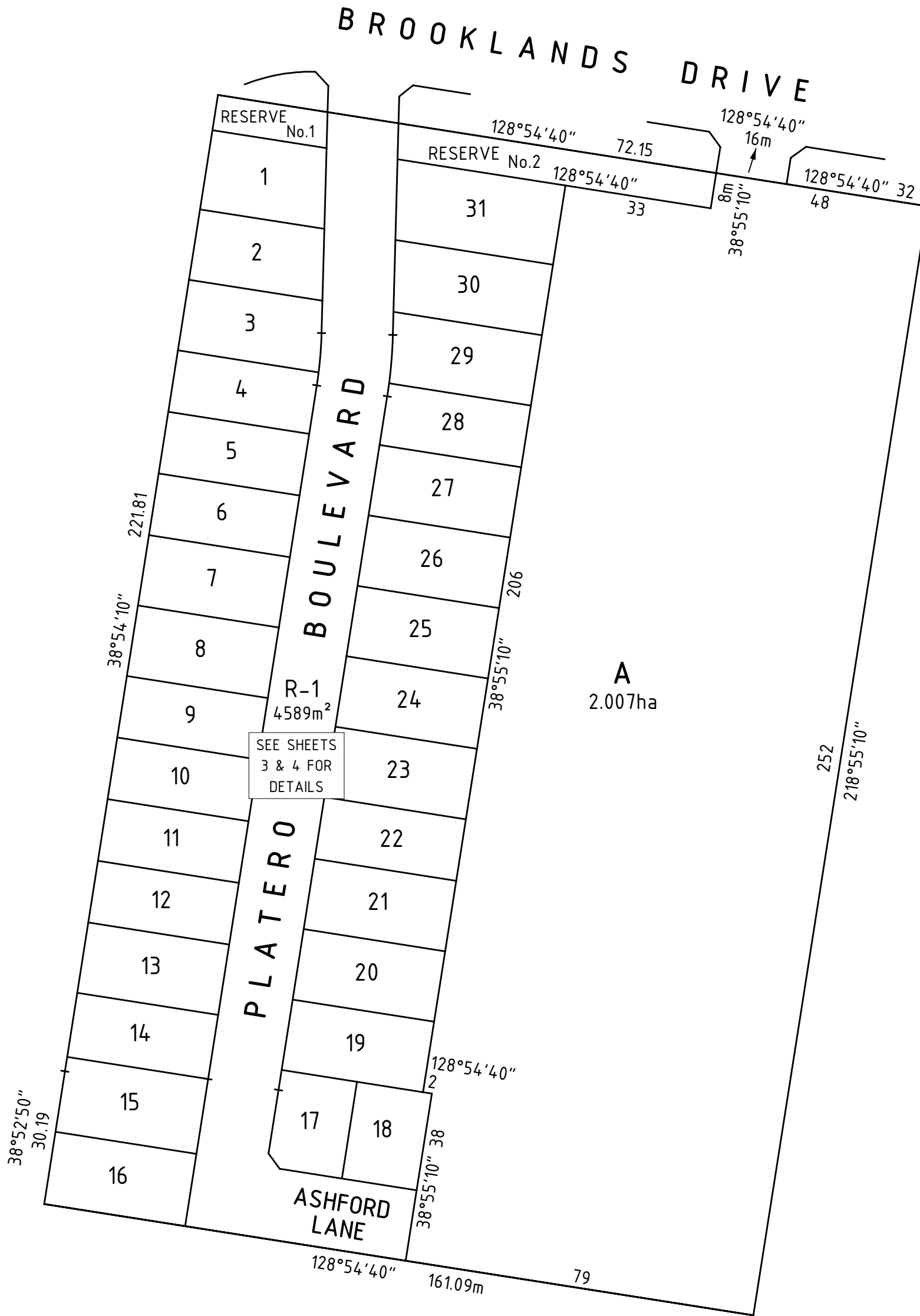
 **HADDEN FARREN**
LAND SURVEYORS
188 Breen Street
Golden Square 3555
Phone 03 544 18074
Fax 03 544 43608
info@haddenfarren.com.au
LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

SURVEYORS FILE REF: 2846-s1 VERSION: 04

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 5

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Surveyor's Plan Version (04),
04/12/2023, SPEAR Ref: S212745S

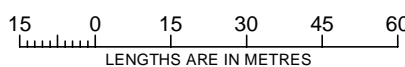


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SCALE
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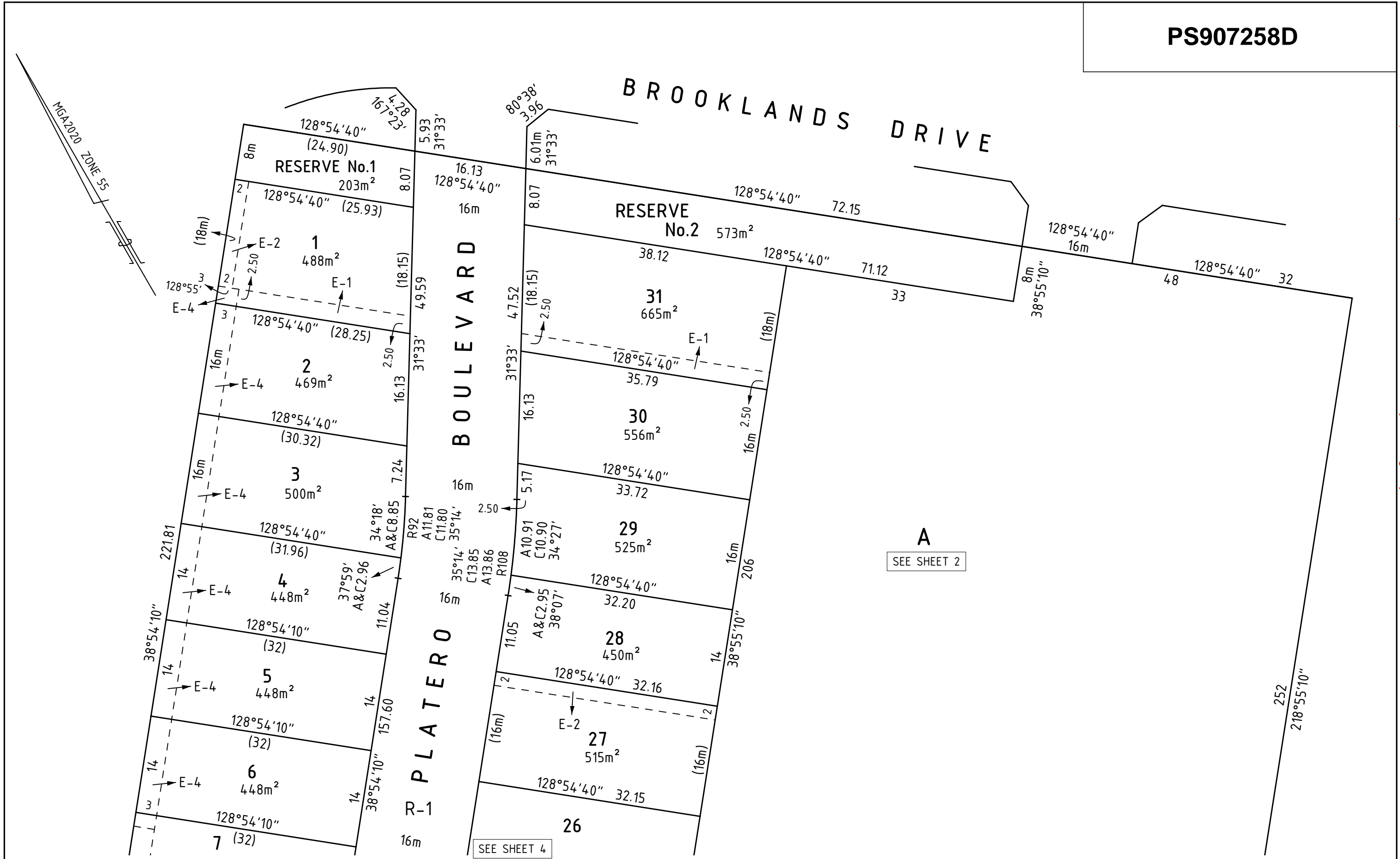


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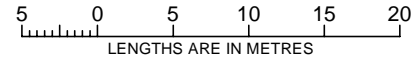
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SHEET 2

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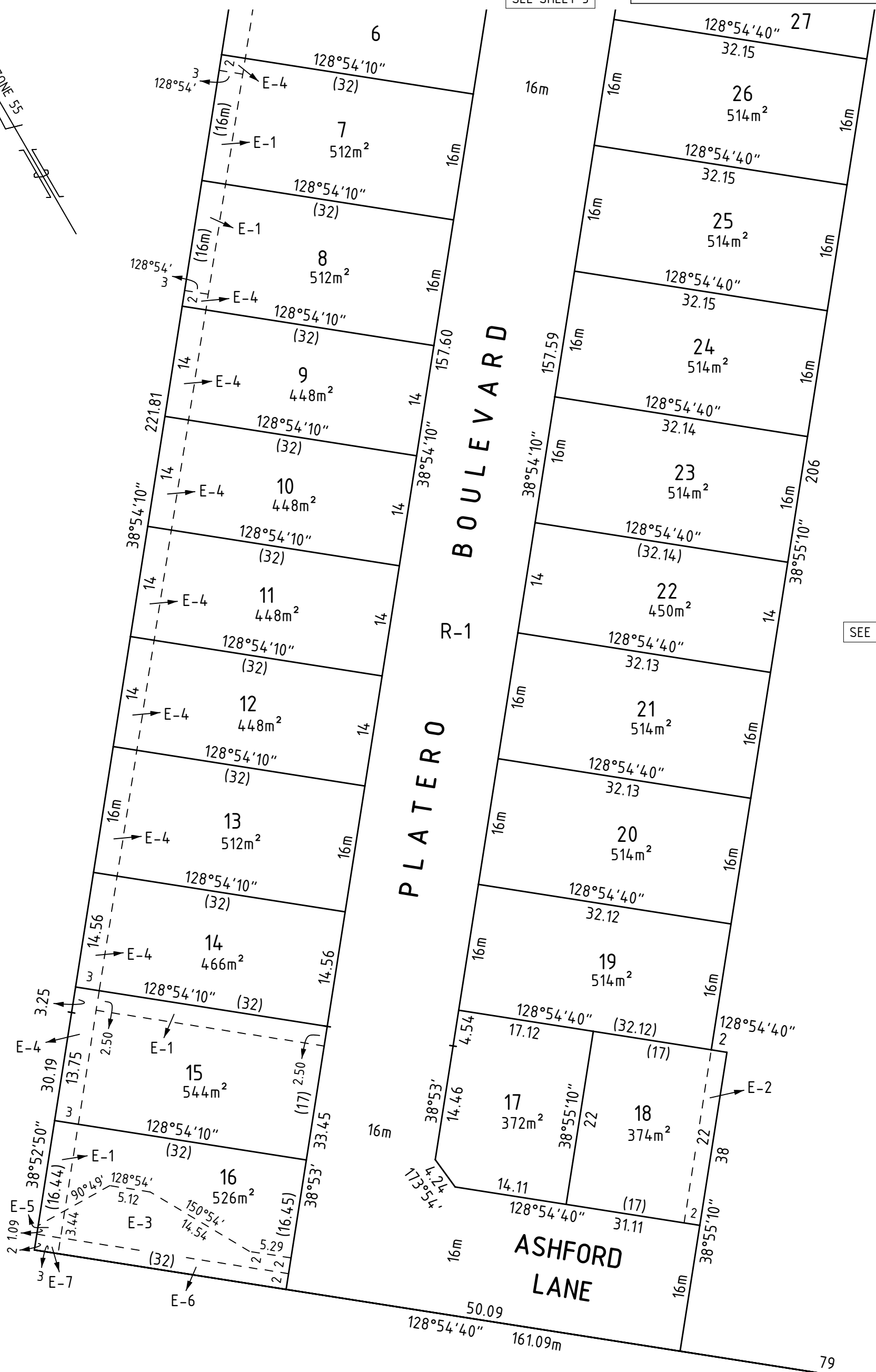
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 LENGTHS ARE IN METRES
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SEE SHEET 3

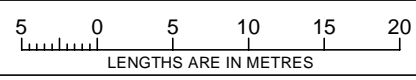
A
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RESTRICTION A

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.

Land to be benefited: Lots 2 to 30 inclusive
 Land to be burdened: Lots 1 & 31

Description Of Restriction:

The registered proprietor or proprietors for the time being of a burdened lot shall ensure that:

- 1) Any building constructed must be setback a minimum of 2m from the boundary with the adjoining reserve
- 2) Any fencing of boundaries with reserves constructed must be constructed with a transparency of 50% for 50% of the fence length distributed evenly along the shared boundary, and must not provide access to reserves

RESTRICTION B

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.

Land to be benefited: Lots 1 to 16 & 18 to 31 inclusive
 Land to be burdened: Lot 17

Description Of Restriction:

The registered proprietor or proprietors for the time being of a burdened lot shall ensure that:

- 1) Any dwelling constructed must be designed such that its front facade faces Platero Boulevard.
- 2) Any fencing constructed on the Ashford Lane boundary must not exceed 1.2m in height for a distance of not less than 4m from the title boundary with Platero Boulevard, tapering up to not more than 1.8m in height.



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