

PLAN OF SUBDIVISION

UNDER SECTION 22 OF THE SUBDIVISION ACT 1988

EDITION 1

PS907262N

LOCATION OF LAND

PARISH: SANDHURST
TOWNSHIP: -
SECTION: N
CROWN ALLOTMENT: 188J (PART)
CROWN PORTION: -
TITLE REFERENCE: VOL. FOL.

LAST PLAN REFERENCE: LOT A ON PS907258D

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/536/2022/2/B
 Planning Permit Reference: AM/536/2022/A
 SPEAR Reference Number: S213788P

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

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	POWERCOR AUSTRALIA LTD.

NOTATIONS

LOTS 1 TO 31 HAVE BEEN OMITTED FROM THIS PLAN

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-3	PIPELINES OR ANCILLARY PURPOSES	SEE DIAGRAM	THIS PLAN- SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-2, E-3	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: 2846-S2 VERSION: 04

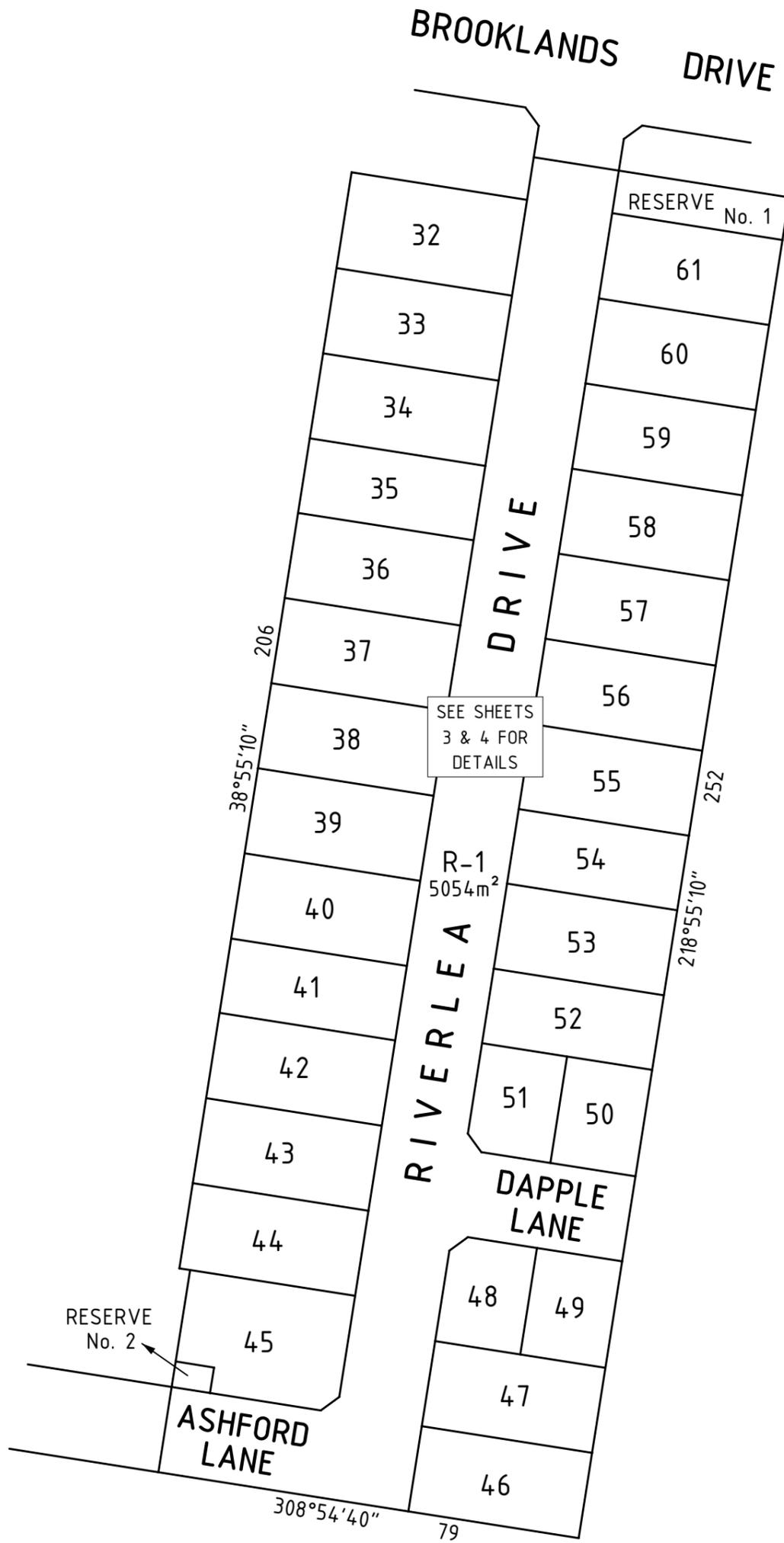
ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 5

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 Surveyor's Plan Version (04),
 04/12/2023, SPEAR Ref: S213788P

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: S213788P 13/12/2023 11:49 am

MGA2020 ZONE 55



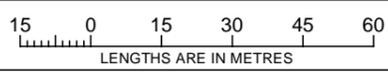
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LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

SCALE
1:1000



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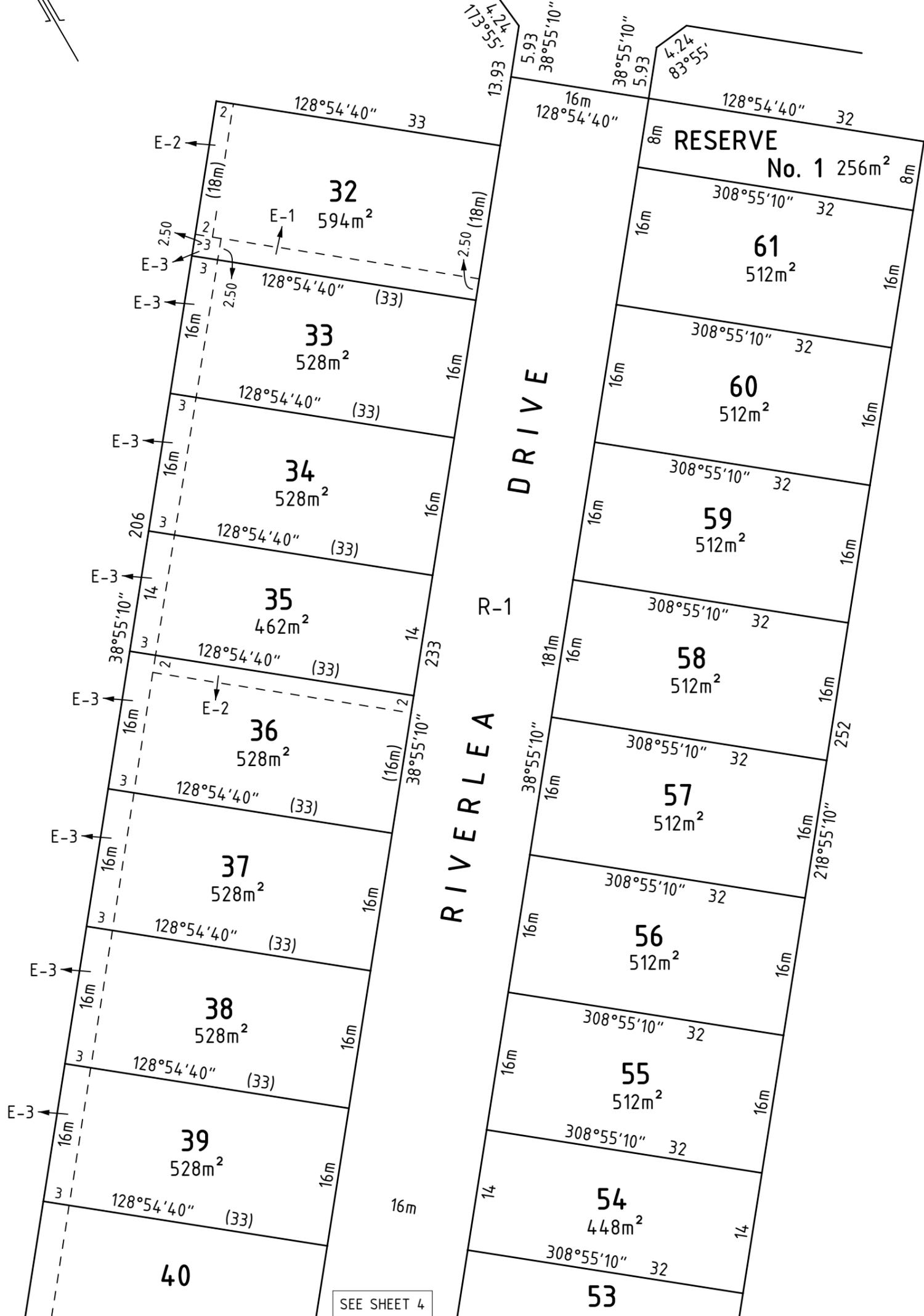
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SHEET 2

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MEAZ20 ZONE 55

BROOKLANDS DRIVE



SEE SHEET 4



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SCALE
1:500

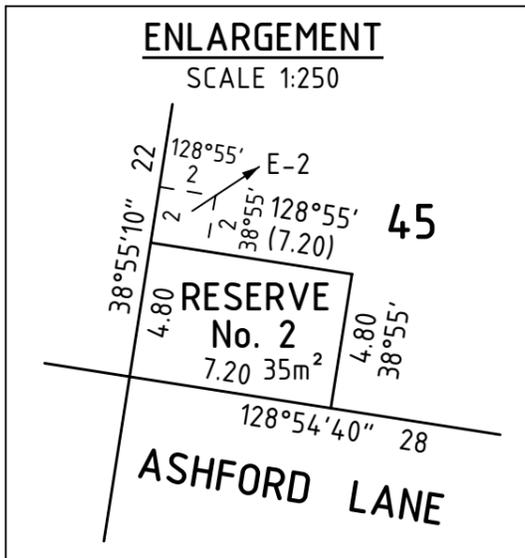
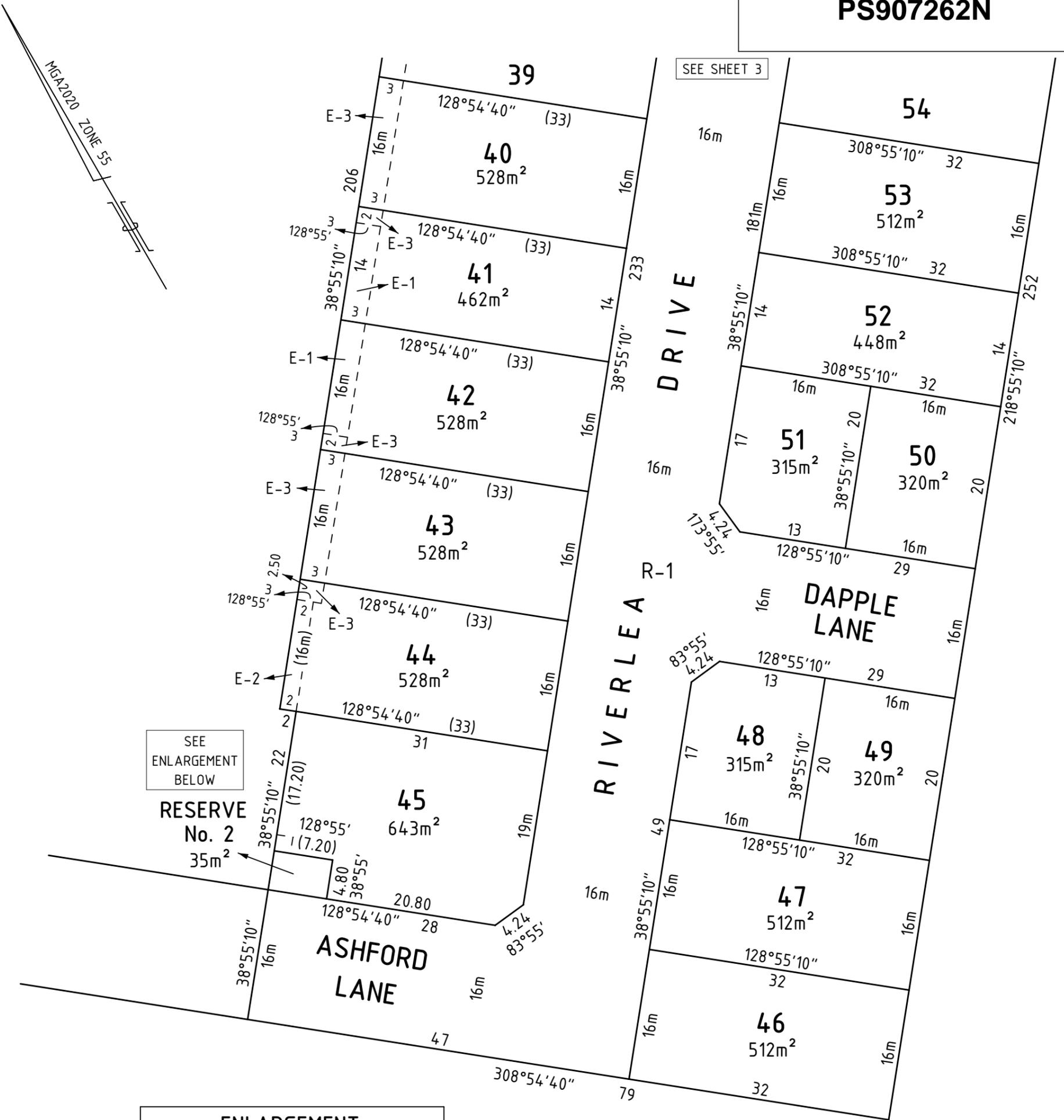


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SHEET 3

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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 32 to 61 inclusive
 Land to be burdened: Lots 32 & 61

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 32 to 61 inclusive
 Land to be burdened: Lots 45, 48 & 51

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



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