


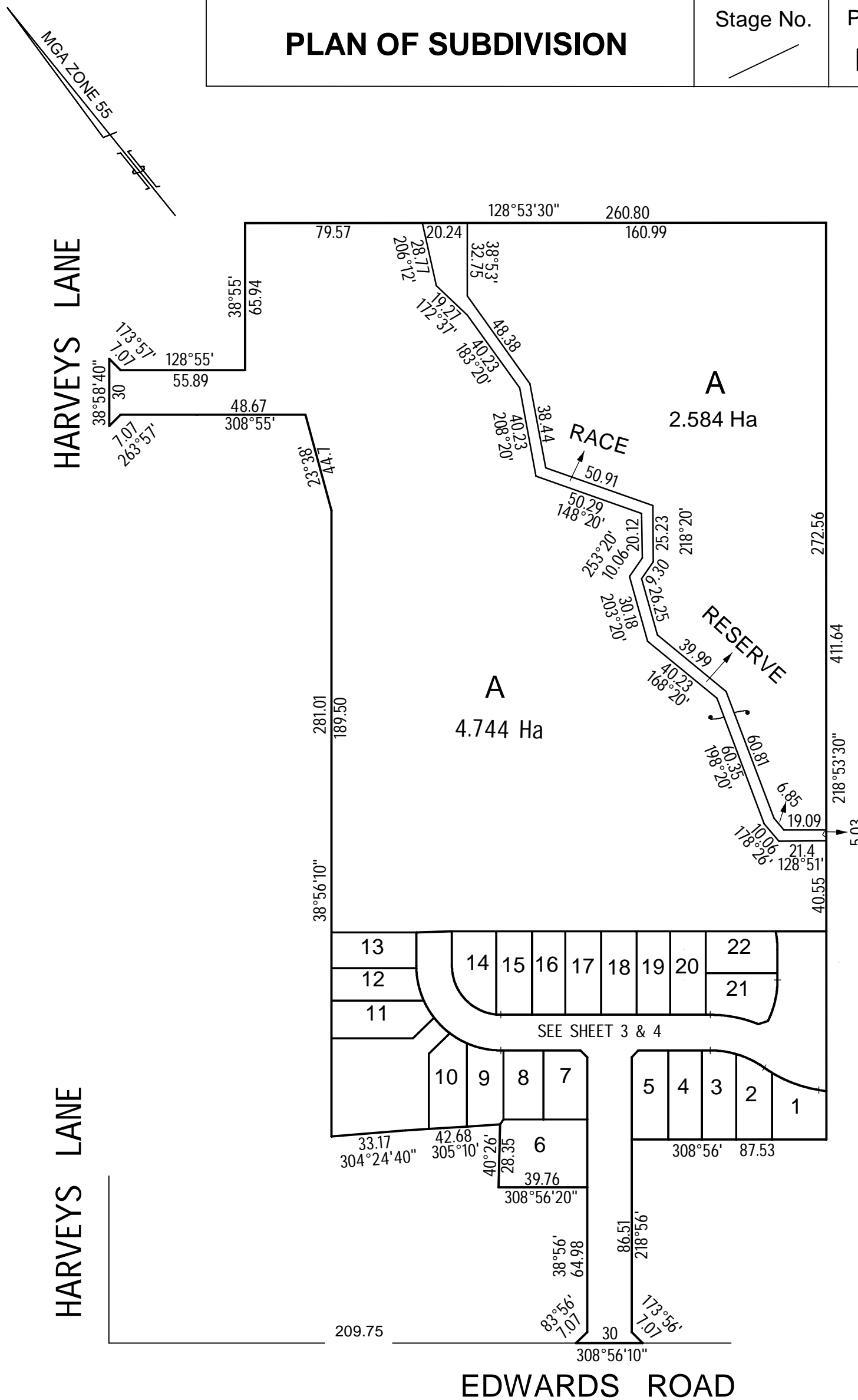
PLAN OF SUBDIVISION	Stage No. <hr/>	LRS use only EDITION	PS 709653B	
<p>Location of Land</p> <p>Parish: SANDHURST</p> <p>Township: -</p> <p>Section: N1</p> <p>Crown Allotment: 49A & PARTS 49 & 50</p> <p>Crown Portion: -</p> <p>Title References: VOL. 10700 FOL. 743</p> <p>Last Plan Reference: LOT 2 ON PS446795S</p> <p>Postal Address: 53 EDWARDS ROAD JACKASS FLAT 3556</p> <p>MGA Co-ordinates: E 257 460 (of approx. centre of plan) N 5 932 890 Zone 55</p>	<p>Council Certification and Endorsement</p> <p>Council Name: CITY OF GREATER BENDIGO Ref:</p> <p>THIS IS A SPEAR PLAN</p>			
Notations				
<p>Staging This is not a staged subdivision Planning Permit No.DS/559/2011</p>				
15.24 meters below the surface applies to all the land in this plan				
<p>Notice of Restriction</p> <p>Upon registration of this plan the following restriction is created:</p> <p>LAND TO BENEFIT: Lots 1 to 22 both inclusive on this Plan of Subdivision</p> <p>LAND TO BE BURDENED Lots 1 on this Plan of Subdivision</p> <p>DESCRIPTION OF RESTRICTION</p> <p>The registered proprietor or proprietors of Lot 1 shall not construct or allow to be constructed any main building, garage or outbuilding with a finished floor level less than 215.02 (AHD).</p>				
Vesting of Roads or Reserves				
Identifier	Council/Body/Person			
R - 1 RESERVE No.1	CITY OF GREATER BENDIGO CITY OF GREATER BENDIGO			
<p>Grounds for Removal of Easement</p> <p>The water supply easement shown as E-1 in Pt 2 PS446795S vide, inst No. 1599890 and condition in grown grant Vol 6353 Fol 504 for water supply and other purposes vide crown grant Vol 6353 Fol 504 is removed upon registration of this plan by direction in planning permit ds/559/2011 issued by City of Greater Bendigo.</p>				
<p>AHD Levels are derived from Sandhurst PM 751 with a stated Value of 220.050 taken on 6/6/2011</p>				
<p>Survey:- This plan is based on survey. To be completed where applicable This survey has been connected to permanent marks no(s). 751 & 1834 In Proclaimed Survey Area no. 34</p>				
Easement Information			LRS use only _____	
<p>Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)</p>			Statement of Compliance / Exemption Statement	
			Received <input type="checkbox"/>	
			Date / /	
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	PIPELINE AND ANCILARY SERVICES	3	THIS PLAN & SECTION 136 OF THE WATER ACT	COLIBAN REGION WATER CORPORATION
E-1	DRAINAGE	3	THIS PLAN	CITY OF GREATER BENDIGO
E-2	PIPELINE AND ANCILARY SERVICES	2.5	THIS PLAN & SECTION 136 OF THE WATER ACT	COLIBAN REGION WATER CORPORATION
E-3	DRAINAGE	2	THIS PLAN	CITY OF GREATER BENDIGO
			LRS use only _____	
			PLAN REGISTERED	
			TIME	
			DATE / /	
			Assistant Registrar of Titles	
			SHEET 1 OF 4 SHEETS	
 <p>HaddenFarren Land Surveyors</p> <p>3/40 Bridge Street Bendigo 3550 Phone 03 54418074 Fax 03 54443608 info@haddenfarren.com.au</p> <p>Consulting Land Surveyors & Development Consultants</p>		<p>LICENSED SURVEYOR (PRINT) <u>PETER J. FARREN</u></p> <p>SIGNATURE <u>DIGITALY SIGNED</u> DATE _____</p> <p>REF 457 VERSION 02</p>		<p>DATE / /</p> <p>COUNCIL DELEGATE SIGNATURE</p>
				Original sheet size A3

PLAN OF SUBDIVISION

Stage No. /

Plan Number

PS 709653B



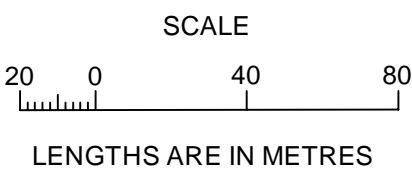
HaddenFarren
Land Surveyors

3/40 Bridge Street
Bendigo 3550

Phone 03 54418074
Fax 03 54443608

info@haddenfarren.com.au

ORIGINAL SHEET SIZE A3
SCALE 1:2000



LICENSED SURVEYOR (PRINT) PETER J. FARREN
SIGNATURE DIGITALLY SIGNED DATE
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SHEET 2

DATE / /
COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION

Stage No. /

Plan Number

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A

SEE SHEET 2

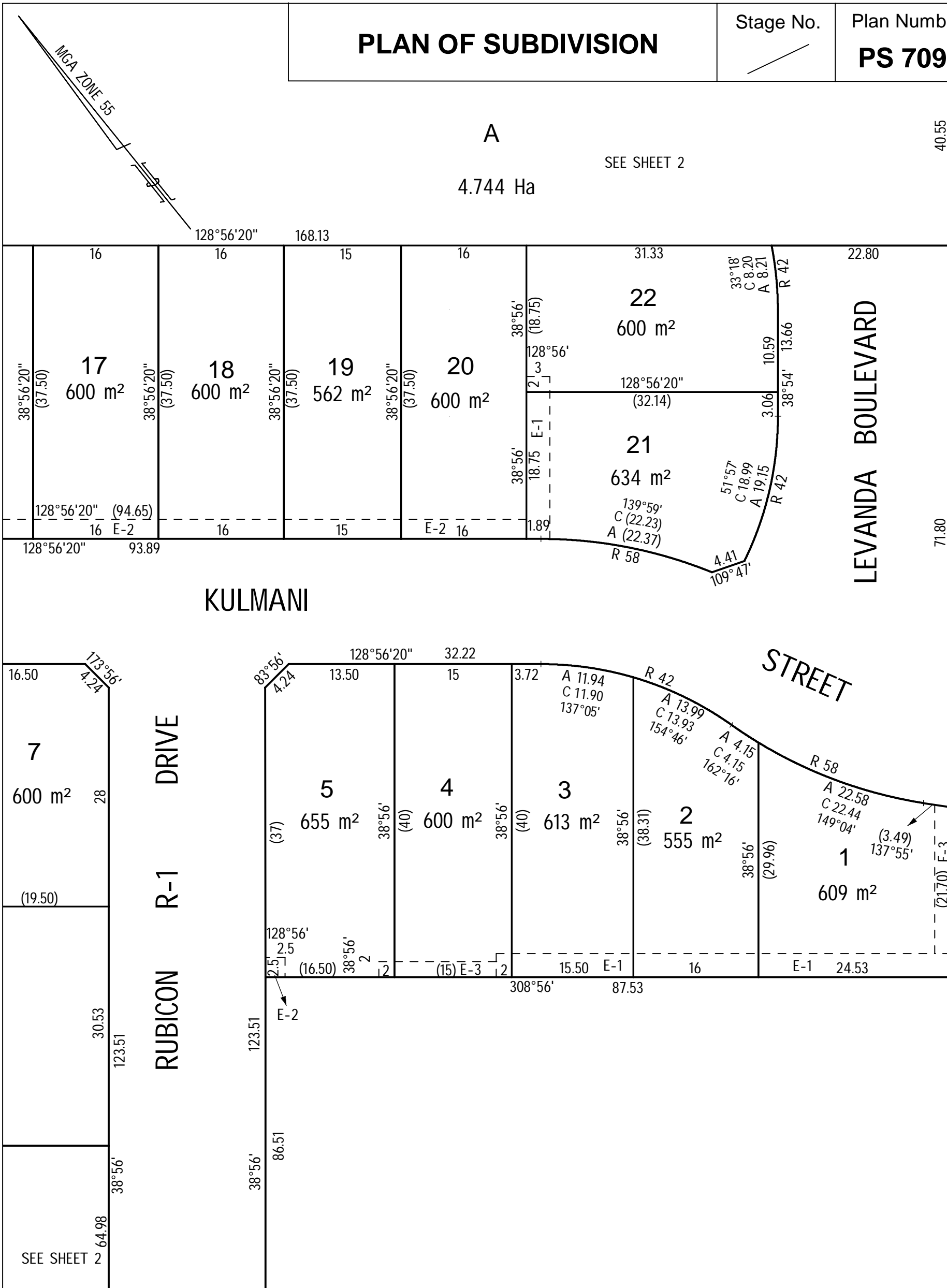
4.744 Ha

40.55

411.64

71.80

218°53'30"



KULMANI

STREET

RUBICON R-1 DRIVE

LEVANDA BOULEVARD



HaddenFarren
Land Surveyors

3/40 Bridge Street
Bendigo 3550

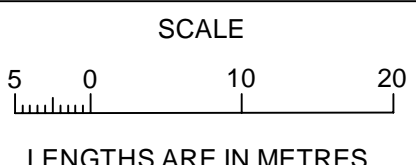
Phone 03 54418074

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SHEET 3

ORIGINAL SHEET SIZE A3
SCALE 1:500



LICENSED SURVEYOR (PRINT) PETER J. FARREN
SIGNATURE _____ DATE _____
DIGITALLY SIGNED _____
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DATE / /
COUNCIL DELEGATE SIGNATURE _____

PLAN OF SUBDIVISION

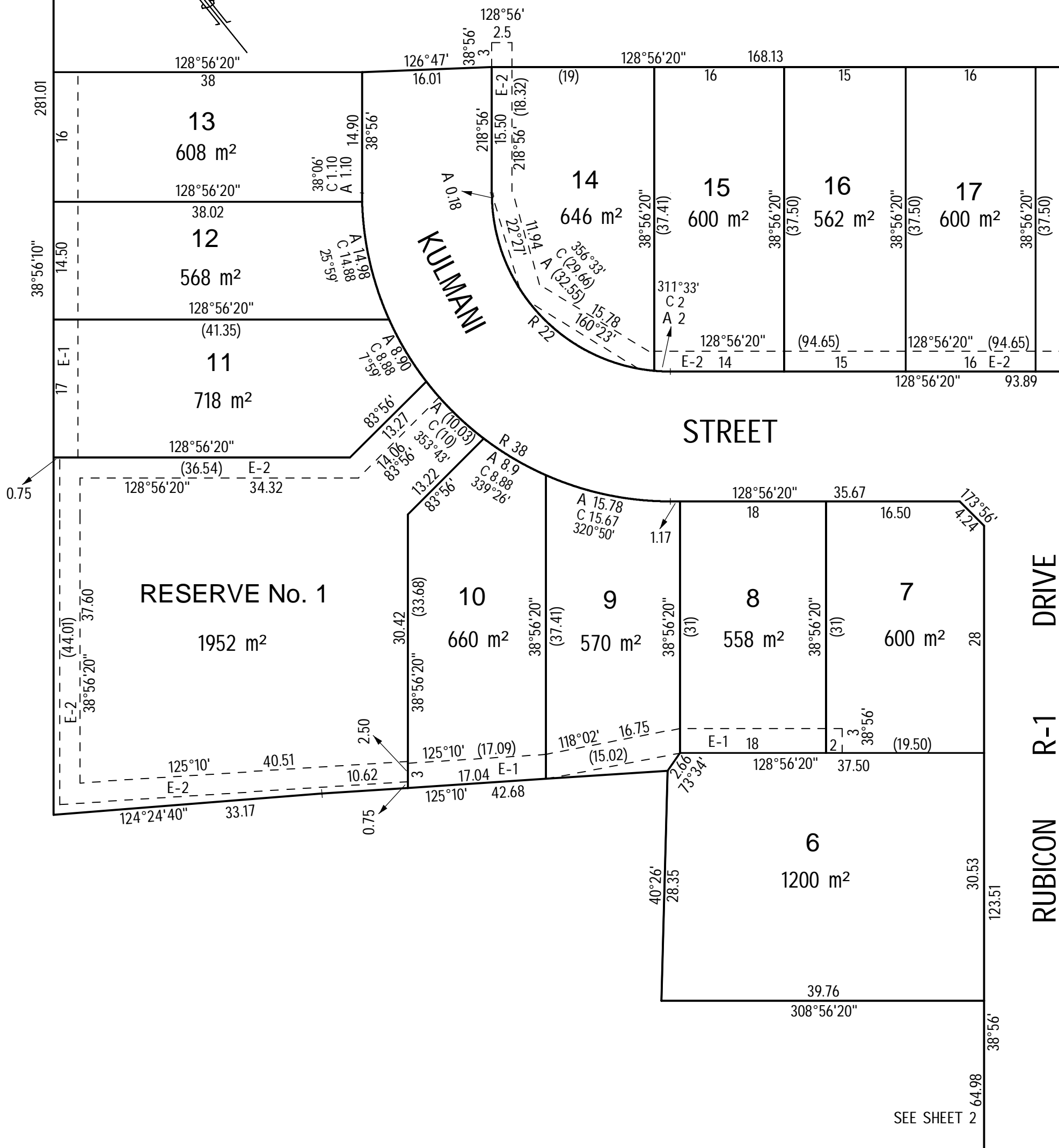
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A
4.744 Ha

SEE SHEET 2



0.75

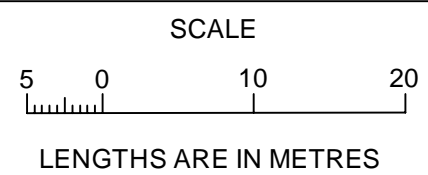
SEE SHEET 2



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SCALE 1:500



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SHEET 4
DATE / /
COUNCIL DELEGATE SIGNATURE