

PLAN OF SUBDIVISION

EDITION 1

PS 900212S

LOCATION OF LAND

PARISH: MARONG
 TOWNSHIP: -
 SECTION: -
 CROWN ALLOTMENT: 61 (PART)
 CROWN PORTION: -
 TITLE REFERENCE: VOL. 12080 FOL. 687
 LAST PLAN REFERENCE: LOT A PS 807913E
 POSTAL ADDRESS: 62 LOWER BECKHAMS ROAD
 (at time of subdivision) MAIDEN GULLY, VIC 3551
 MGA CO-ORDINATES: E: 250 250 ZONE: 55
 (of approx centre of land in plan) N: 5 928 860 MGA 2020

Council Name: Greater Bendigo City Council

Council Reference Number: SC/25/2017/2/A
 Planning Permit Reference: AM/25/2017/A
 SPEAR Reference Number: S180764B

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 been made and the requirement has been satisfied

Digitally signed by: Shannon Rosewarne for Greater Bendigo City Council on 18/08/2023

Statement of Compliance issued: 14/12/2023

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1	CITY OF GREATER BENDIGO CITY OF GREATER BENDIGO

LOT 1 HAS BEEN OMITTED FROM THIS PLAN

GROUND FOR REMOVAL OF EASEMENT:

THE DRAINAGE EASEMENT CREATED INST C/E M343563H SHOWN AS E-1 & E-3 ON PS 807913E IS REMOVED UPON REGISTRATION OF THIS PLAN BY DIRECTION IN PLANNING PERMIT No. AM/25/2017/B ISSUED BY THE CITY OF GREATER BENDIGO.

NOTATIONS

DEPTH LIMITATION: NIL

SURVEY:

This plan is based on survey.

STAGING:

This is not a staged subdivision.

Planning Permit No. AM/25/2017/A

This survey has been connected to permanent marks No(s) 24 & 59

In Proclaimed Survey Area No.

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	3.50	PS 807913E Section 136 of the Water Act 1989	Coliban Region Water Corporation
E-2 & E-4	Pipelines or Ancillary Purposes	See Diag.	This Plan Section 136 of the Water Act 1989	Coliban Region Water Corporation
E-3 & E-4	Drainage	See Diag.	This Plan	Land in This Plan & City of Greater Bendigo

ADRIAN CUMMINS & ASSOCIATES
CONSULTING SURVEYORS



360 DEGREE SURVEYING PTY. LTD.
105 Williamson Street Bendigo 3550
Tel. 03 54425133 Fax. 03 54422030
Email surveyors@adriancummins.com

SURVEYORS FILE REF: AB9205-21-01

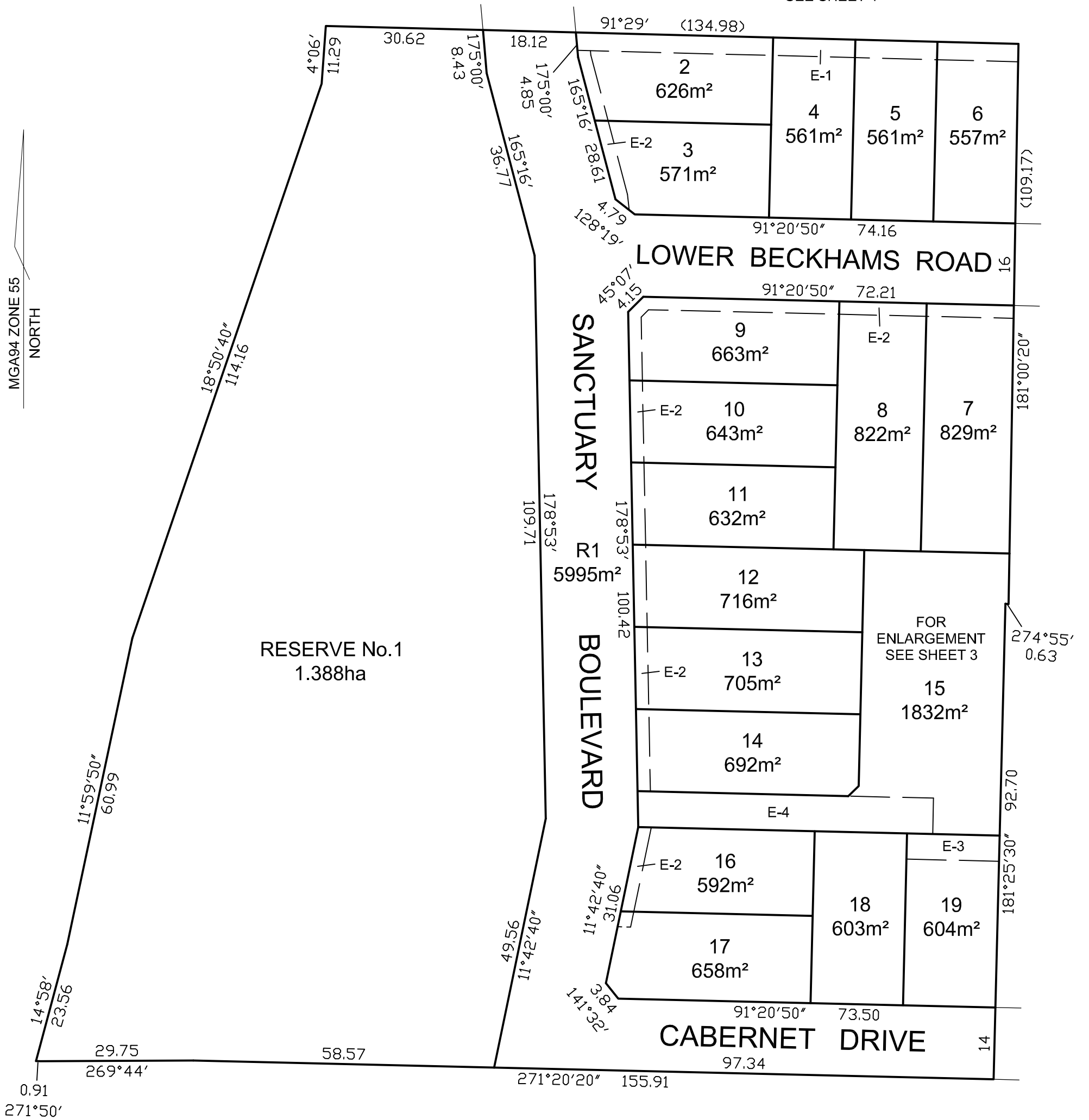
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11/08/2023, SPEAR Ref: S180764B

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 4

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FOR ENLARGEMENT
SEE SHEET 4



MGA94 ZONE 55
NORTH

RESERVE No.1
1.388ha

SANCTUARY

BOULEVARD

R1

CABERNET DRIVE

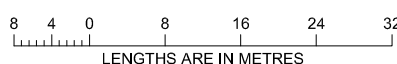
LOWER BECKHAMS ROAD

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SCALE
1:800



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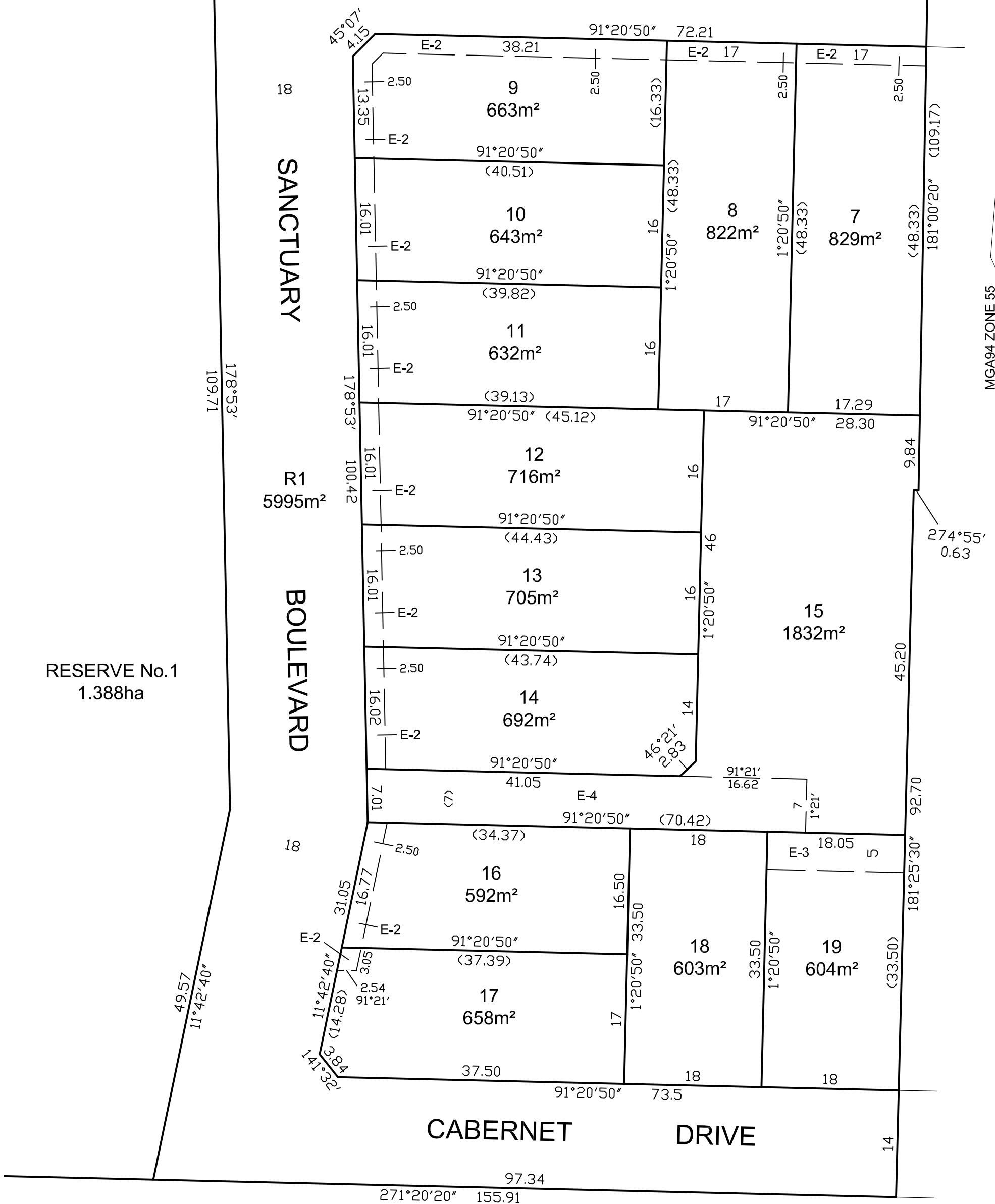
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SHEET 2

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LOWER BECKHAMS ROAD



RESERVE No. 1
1.388ha

SANCTUARY

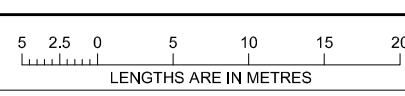
BOULEVARD

CABERNET DRIVE

MGA94 ZONE 55
NORTH

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SCALE
1:500



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SHEET 3

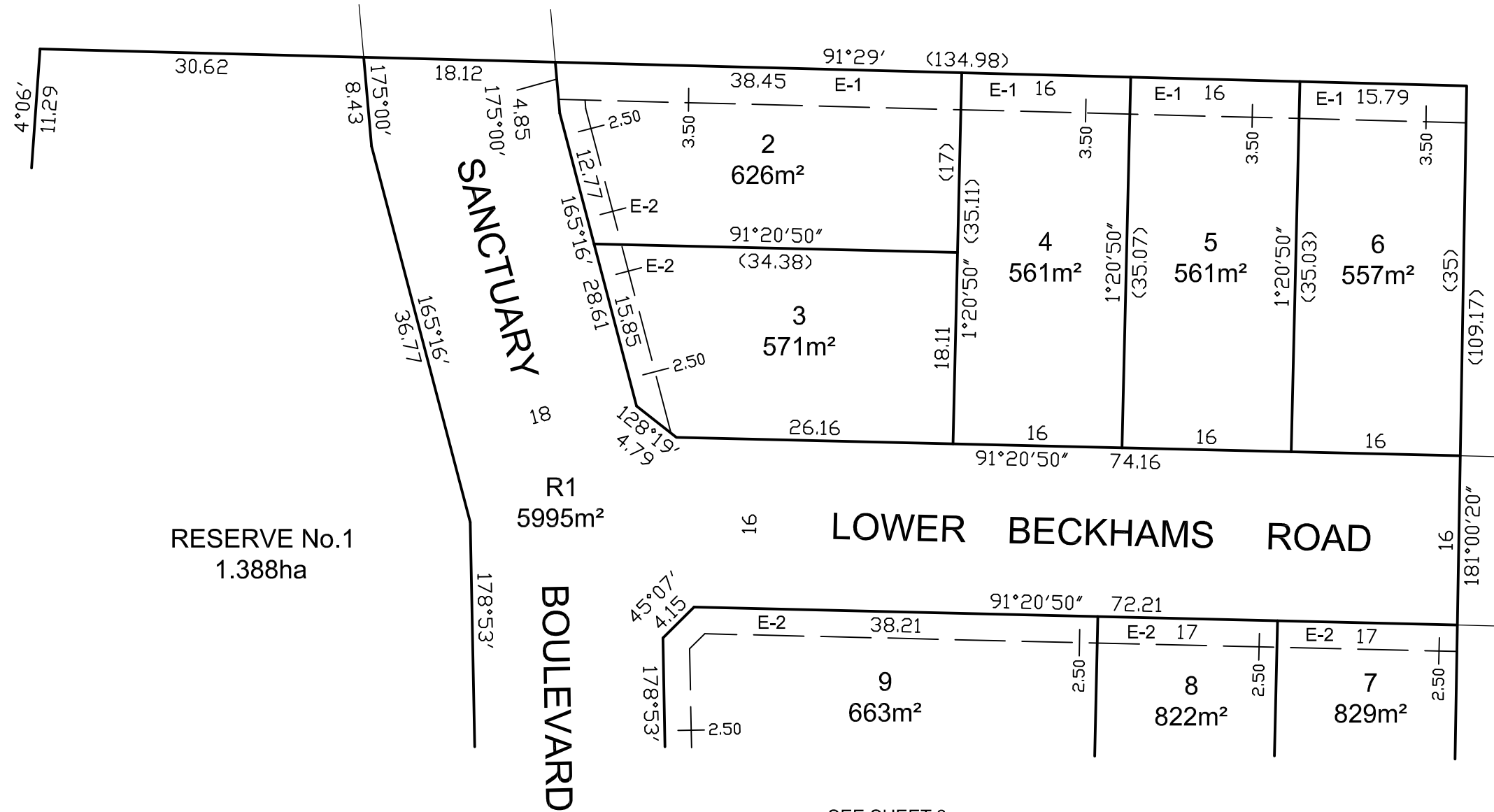


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NORTH

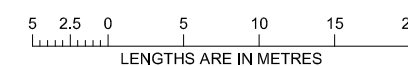
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