
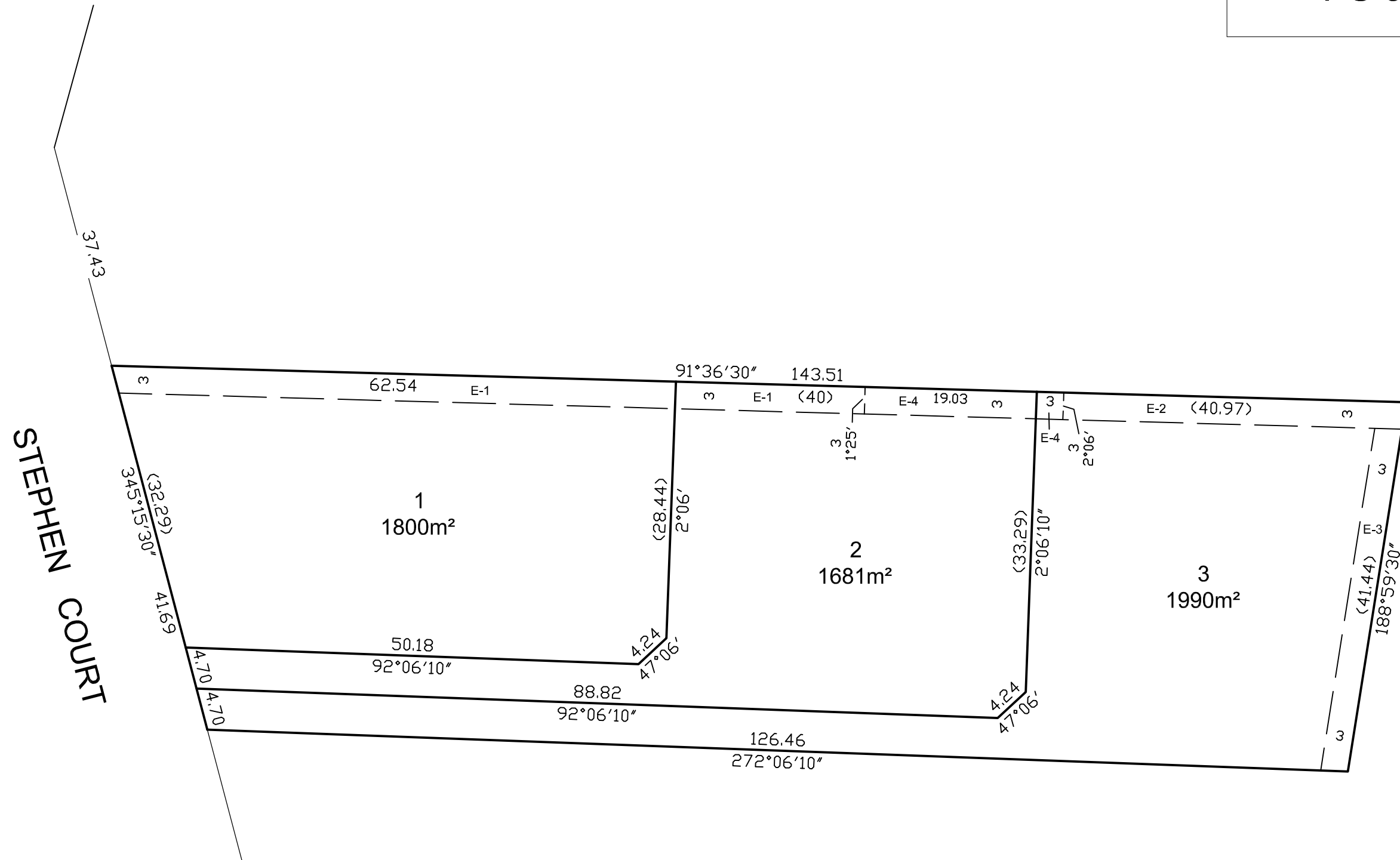


<h1>PLAN OF SUBDIVISION</h1>		<h2>EDITION 1</h2>	<h1>PS 914462P</h1>	
LOCATION OF LAND PARISH: MARONG TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 72B (PART) CROWN PORTION: - TITLE REFERENCE: VOL. 9959 FOL. 248 LAST PLAN REFERENCE: LOT 37 LP 214265K POSTAL ADDRESS: 1 STEPHEN COURT (at time of subdivision) MAIDEN GULLY, VIC 3551 MGA CO-ORDINATES: E: 249 500 ZONE: 55 (of approx centre of land in plan) N: 5 928 840 MGA 2020		Council Name: Greater Bendigo City Council Council Reference Number: SC/622/2021/1/A Planning Permit Reference: AM/622/2021/A SPEAR Reference Number: S204283J 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: Ross Andrew Douglas for Greater Bendigo City Council on 13/04/2023 Statement of Compliance issued: 04/08/2023		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON			
NIL	NIL			
NOTATIONS		CREATION OF RESTRICTION: UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED: LAND TO BENEFIT: LOTS 1, 2 & 3 ON THIS PLAN OF SUBDIVISION. LAND TO BE BURDENED: LOTS 2 & 3 ON THIS PLAN OF SUBDIVISION. DESCRIPTION OF RESTRICTION: THE REGISTERED PROPRIETORS OR PROPRIETORS FOR THE TIME BEING OF LOTS 2 & 3 ON THIS PLAN SHALL NOT CONSTRUCT ANY FENCING ALONG THE COMMON BOUNDARY BETWEEN THE LOTS FOR A MINIMUM DISTANCE OF 88.82 METRES FROM STEPHEN COURT AS SHOWN ON THE ENDORSED PLAN WITHOUT THE WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY.		
DEPTH LIMITATION: 15.24 metres				
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. AM/622/2021/A This survey has been connected to permanent marks No(s) 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	Drainage	3	LP 206273	Lots on LP 206273
E-1 & E-4	Pipelines or Ancillary Purposes	3	This Plan Section 136 of the Water Act 1989	Coliban Region Water Corporation
E-2 & E-4	Drainage	3	LP 204432	Lots on LP 204432
E-3	Drainage	3	LP 207454	Lots on LP 207454
ADRIAN CUMMINS & ASSOCIATES CONSULTING SURVEYORS		SURVEYORS FILE REF: AB 9527-22-01		ORIGINAL SHEET SIZE: A3
 360 DEGREE SURVEYING PTY. LTD. 7 Contempo Court East Bendigo 3550 Tel. 03 54425133 Email surveyors@adriancummins.com		Digitally signed by: Andrew Gordon Thomson, Licensed Surveyor, Surveyor's Plan Version (02), 30/03/2023, SPEAR Ref: S204283J		SHEET 1 OF 2

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 Adrian Cummins & Associates who gave you access to SPEAR / this document. SPEAR Ref: S204283J 07/08/2023 08:06 am



STEPHEN COURT

MGA2020 ZONE 55
NORTH

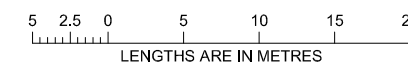
ADRIAN CUMMINS & ASSOCIATES
CONSULTING SURVEYORS

360 DEGREE SURVEYING PTY. LTD.
7 Contempo Court East Bendigo 3550
Tel. 03 54425133
Email surveyors@adriancummins.com



FS 520895

SCALE
1:500



Digitally signed by: Andrew Gordon Thomson, Licensed Surveyor,
Surveyor's Plan Version (02),
30/03/2023, SPEAR Ref: S204283J

ORIGINAL SHEET
SIZE: A3

SHEET 2

Digitally signed by:
Greater Bendigo City Council,
13/04/2023,
SPEAR Ref: S204283J