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|--|---------------------------------|--|--|----------------------------------|-----------|--|
| PLAN OF SUBDIVISION | | | EDITION 1 | | PS917378L | |
| LOCATION OF LAND PARISH: MARONG TOWNSHIP: SECTION: CROWN ALLOTMENT: 9 (PART) & 10 (PART) CROWN PORTION: TITLE REFERENCE: C/T VOL 09434 FOL 190 VOL 09434 FOL 191 LAST PLAN REFERENCE: LOTS 4 & 5 ON LP136941 POSTAL ADDRESS: 11-13 MONSANTS ROAD (at time of subdivision) MAIDEN GULLY 3551 MGA 2020 CO-ORDINATES: E: 250 080 ZONE: 55 (of approx centre of land in plan) N: 5 929 770 | | | | | | |
| VESTING OF ROADS AND/OR RESERVES | | | NOTATIONS | | | |
| IDENTIFIER | | COUNCIL / BODY / PERSON | | | | |
| ROAD R-1 RESERVE No. 1 | | City of Greater Bendigo City of Greater Bendigo | | | | |
| NOTATIONS | | | | | | |
| DEPTH LIMITATION : DOES NOT APPLY | | | | | | |
| SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. DS/422/2020. This survey has been connected to permanent marks No(s). 3 & 39. | | | | | | |
| EASEMENT INFORMATION | | | | | | |
| LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road) | | | | | | |
| Section 12(2) of the Subdivision Act 1988 applies to all of the land in this plan | | | | | | |
| Easement Reference | Purpose | Width (Metres) | Origin | Land Benefited / In Favour of | | |
| E-1, E-2 | Pipelines or Ancillary Purposes | See Diagram | This Plan - Section 136 Water Act 1989 | Coliban Region Water Corporation | | |
| E-2 | Drainage | See Diagram | This Plan | City of Greater Bendigo | | |
| | | | | | | |
|  | | 16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au | | SURVEYORS FILE REF: 321278SV00 | | |
| | | Licensed Surveyor: James Philip Tyrrell Version: 2 | | ORIGINAL SHEET SIZE: A3 | | |
| | | | | SHEET 1 OF 3 | | |

ROAD

MONSANTS

CAROLYN WAY

SOLERA

COURT

ROAD R-1
2729m²

RESERVE No. 1
4397m²

ENLARGEMENT
SCALE 1:200

SURVEYOR'S FILE REF: 321278SV00

SCALE
1: 750

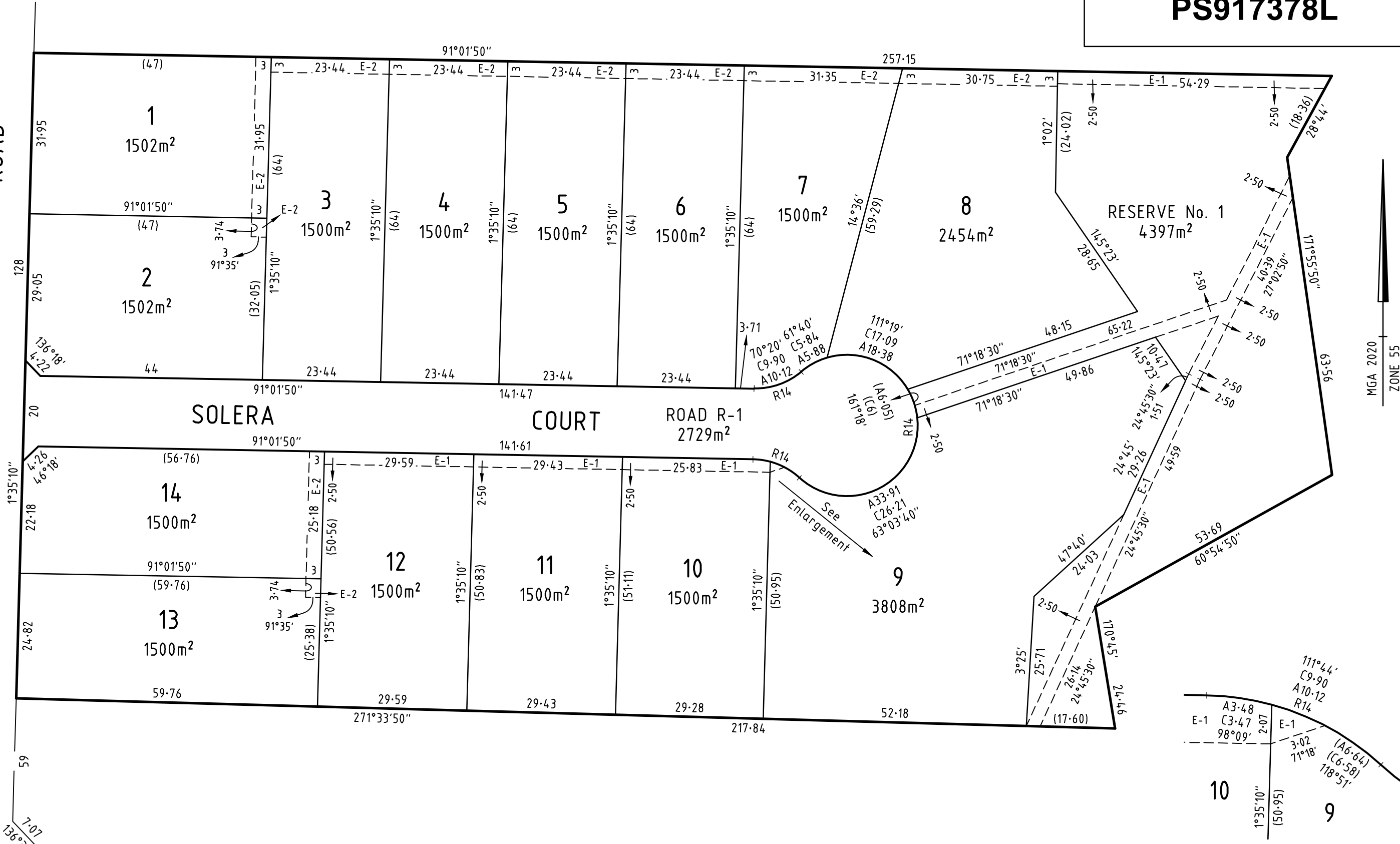
ORIGINAL SHEET
SIZE: A3

SHEET 2

spiire

16 Bridge Street
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Bendigo Vic 3550
T 61 3 5448 2500
spiire.com.au

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UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTIONS ARE CREATED

PS917378L

SUBDIVISION ACT 1988
CREATION OF RESTRICTION 'A'

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LOT

Lots 1, 2, 6, 7, 8, 9, 13 and 14

BENEFITED LOT

Lots 1-14 (both inclusive)

DESCRIPTION OF RESTRICTION:

The owner or owners for the time being shall not construct or allow to be constructed any building outside of the area shown hatched on the diagram below.

CREATION OF RESTRICTION 'B'

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LOT

Lots 6, 7, 8 and 9

BENEFITED LOT

Lots 1-14 (both inclusive)

DESCRIPTION OF RESTRICTION:

The owner or owners for the time being shall not construct or allow to be constructed:

- Any dwelling without first constructing an earthen fill pad with a finished surface surface 600mm above the 1% AEP flood level. Any fill must be contained within the area shown hatched on the diagram below and
- Any fencing along their northern and southern boundaries unless it is an open style which does not impede the flow of flood water.

CREATION OF RESTRICTION 'C'

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LOT

Lots 1-14 (both Inclusive)

BENEFITED LOT

Lots 1-14 (both inclusive)

DESCRIPTION OF RESTRICTION:

The owner or owners for the time being shall not construct or allow to be constructed any steel sheet fence unless the colour is *Colorbond Woodland Grey* or *Colorbond Monument* or equivalents.

CREATION OF RESTRICTION 'D'

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LOT

Lots 2-14 (both inclusive)

BENEFITED LOT

Lots 2-14 (both inclusive)

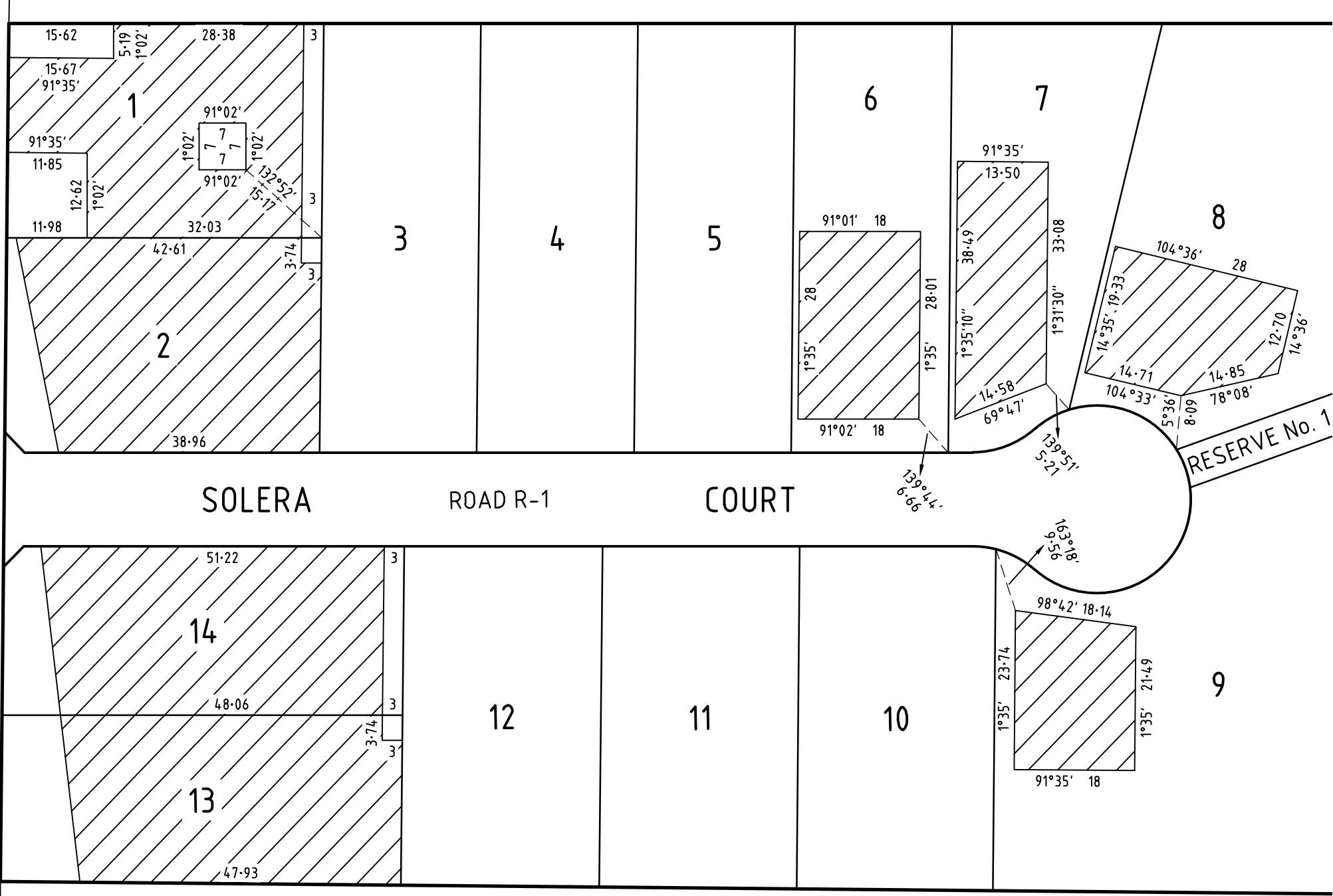
DESCRIPTION OF RESTRICTION:

The owner or owners for the time being shall not construct or allow to be constructed any dwelling with a finished floor level lower than that specified in the table below.

| Lot | Minimum Finished Floor Level (AHD) |
|-----|------------------------------------|
| 2 | 199.95 |
| 3 | 199.95 |
| 4 | 199.95 |
| 5 | 199.95 |
| 6 | 200.29 |
| 7 | 200.30 |
| 8 | 200.31 |
| 9 | 200.62 |
| 10 | 200.35 |
| 11 | 200.35 |
| 12 | 199.95 |
| 13 | 199.95 |
| 14 | 199.95 |

EXPIRY:

Restrictions A, B, C and D will expire on 31st December 2034.



SURVEYOR'S FILE REF: 321278SV00

ORIGINAL SHEET
SIZE: A3

SHEET 3



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