


<h1>PLAN OF SUBDIVISION</h1>		EDITION 1	<b>PS</b>			
<p><b>LOCATION OF LAND</b></p> <p>PARISH: WURROOK</p> <p>TOWNSHIP: _____</p> <p>SECTION: _____</p> <p>CROWN ALLOTMENT: 47A</p> <p>CROWN PORTION: _____</p> <p>TITLE REFERENCE: VOL. 8067 FOL. 829</p> <p>LAST PLAN REFERENCE: TP278980U</p> <p>POSTAL ADDRESS: 769 BELLS ROAD, BARUNAH PARK 3329 (at time of subdivision)</p> <p>MGA CO-ORDINATES: E: 743900 ZONE: 54 (of approx centre of land in plan) N: 5794030 GDA 2020</p>		<div style="border: 1px solid red; padding: 5px; margin-bottom: 20px;"> <p style="color: red; font-size: small;">This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div> <p style="color: red; font-size: large; font-weight: bold;">ADVERTISED PLAN</p>				
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>				
IDENTIFIER	COUNCIL/BODY/PERSON	<p>THE DIMENSIONS SHOWN UNDERLINED HAVE BEEN ADOPTED FROM TITLE AND ARE NOT THE RESULT OF THIS SURVEY.</p> <p>THE AREA OF LOT 5 HAS BEEN DEDUCED FROM TITLE.</p>				
Nil.	Nil.					
<b>NOTATIONS</b>		PROVISIONAL PLAN ONLY				
DEPTH LIMITATION: 15.24 METRES BELOW THE SURFACE APPLIES TO ALL THE LAND IN THE PLAN						
<p><b>SURVEY:</b> This plan is based on survey.</p> <p><b>STAGING:</b> This is not a staged subdivision. Planning Permit No. _____</p> <p>This survey has been connected to permanent marks No(s). _____</p> <p>In Proclaimed Survey Area No. _____</p>						
<b>EASEMENT INFORMATION</b>						
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-2	CARRIAGEWAY	SEE DIAG.	THIS PLAN	LOT 3 ON THIS PLAN		
E-1 & E-3	CARRIAGEWAY	SEE DIAG.	THIS PLAN	LOT 4 ON THIS PLAN		
E-4	TRANSMISSION OF ELECTRICITY	SEE DIAG.	THIS PLAN	LOT 4 ON THIS PLAN		
<p>Ferguson Perry Surveying Pty Ltd 62 McLachlan Street Horsham, Victoria 3400 ABN 76126 194 483</p> <p>T (03) 5382 2023 F (03) 5381 1544 E admin@fergusonperry.com.au</p> <p>A member of Alexander Symonds Group</p> <p>+ Property + Land Development + + Construction + Mining + + Spatial Information Management +</p>			<p><b>SURVEYORS</b> FILE REF: 21H0557</p>	<p>DRAWN BY: T.H. 05/04/23</p> <p>THOMAS JAMES HARDMAN VERSION 1</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 1 OF 3</p>

PS

# ADVERTISED PLAN

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45A

48A

344°08'30"  
302.09

99°11'30"  
1727.23

512.99  
280°14'30"

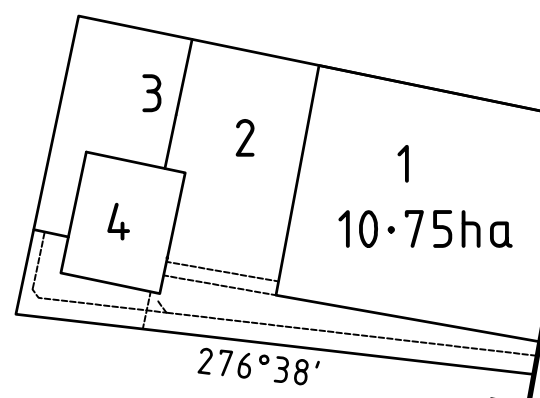
5  
212.6ha  
(BY DEDUCTION)

M.G.A. 2020 ZONE 54  
VIDE GNSS OBSERVATIONS

46A

18°45'30"  
1634.89

SEE SHEET THREE FOR ENLARGEMENT



1073.93  
190°16'  
1111.04

BELLS ROAD

10.75ha

276°38'

220.41  
190°14'30"

1038.43  
280°14'30"

401.13  
235°22'30"

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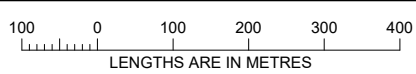
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+ Construction + Mining +  
+ Spatial Information Management +



SURVEYORS  
FILE REF:  
21H0557

SCALE  
1:10000



ORIGINAL SHEET  
SIZE: A3

SHEET 2

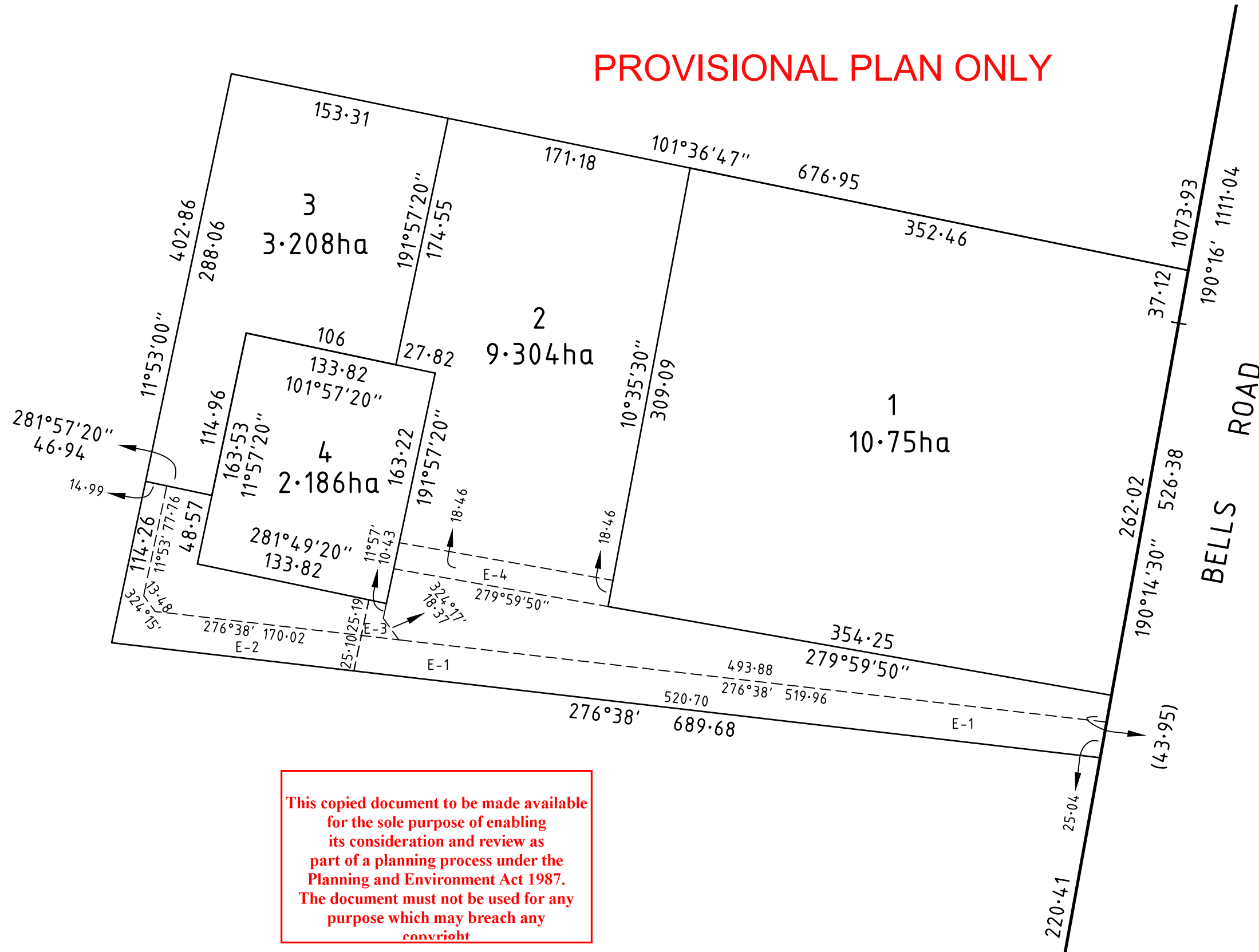
THOMAS JAMES HARDMAN VERSION 1

PS

# PROVISIONAL PLAN ONLY

## ADVERTISED PLAN

M.G.A. 2020 ZONE 54  
VIDE GNSS OBSERVATIONS



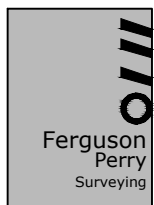
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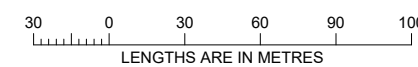
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SURVEYORS  
FILE REF:  
21H0557

SCALE  
1:3000



ORIGINAL SHEET  
SIZE: A3

SHEET 3

THOMAS JAMES HARDMAN VERSION 1