

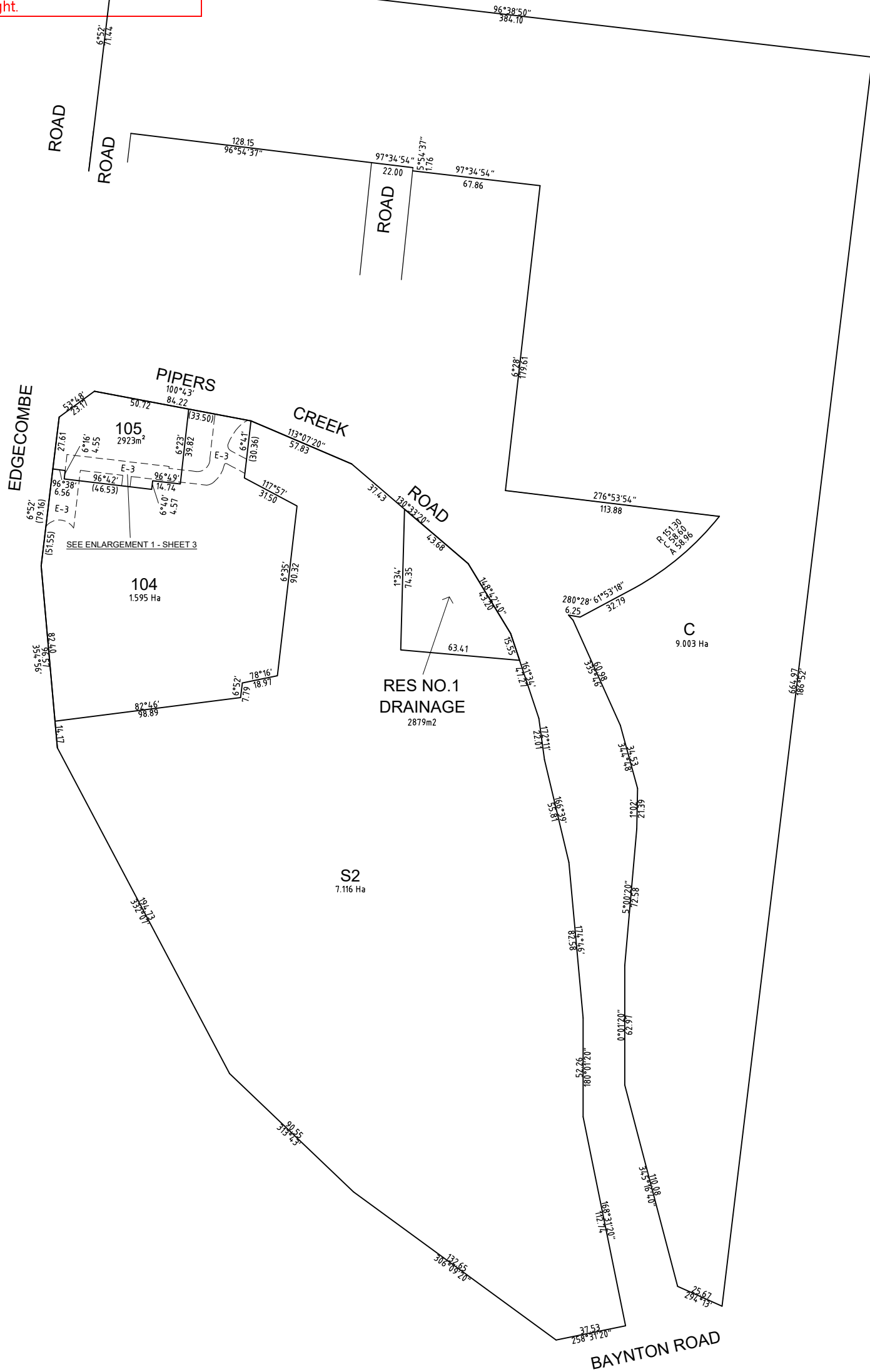
# PLAN OF SUBDIVISION

# PS742221U/S2

MACEDON RANGES SHIRE COUNCIL  
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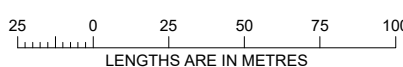
**Advertised  
 8/07/2020**

MGA 94  
 ZONE 55



**RETAIL FUEL DEVELOPMENTS**  
 SUITE 11.02  
 205 PACIFIC HIGHWAY  
 ST LEONARDS NSW 2065

SCALE  
 1:2500



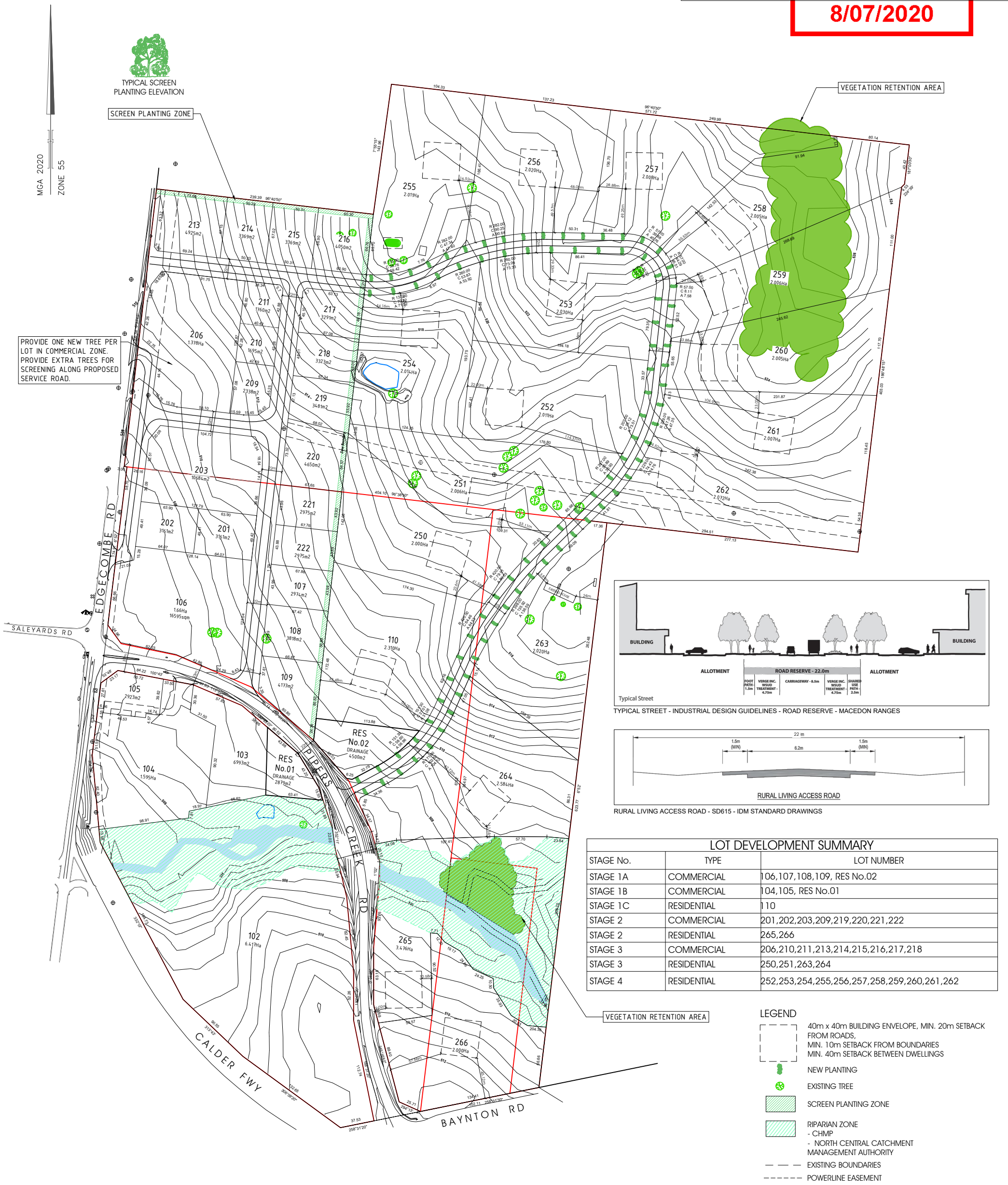
ORIGINAL SHEET  
 SIZE: A3

SHEET 2

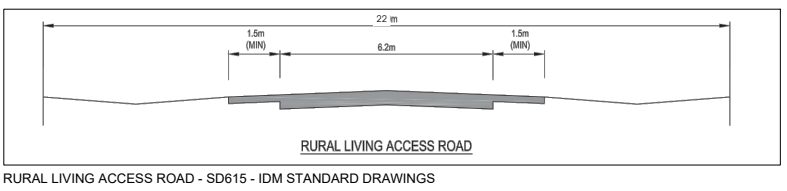
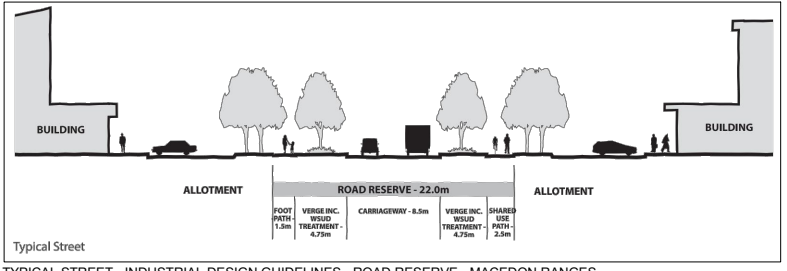
G1838 DOUGLAS GOW, VERSION 6

# LANDUSE MASTERPLAN

Advertised  
8/07/2020



PROVIDE ONE NEW TREE PER LOT IN COMMERCIAL ZONE. PROVIDE EXTRA TREES FOR SCREENING ALONG PROPOSED SERVICE ROAD.



LOT DEVELOPMENT SUMMARY		
STAGE No.	TYPE	LOT NUMBER
STAGE 1A	COMMERCIAL	106,107,108,109, RES No.02
STAGE 1B	COMMERCIAL	104,105, RES No.01
STAGE 1C	RESIDENTIAL	110
STAGE 2	COMMERCIAL	201,202,203,209,219,220,221,222
STAGE 2	RESIDENTIAL	265,266
STAGE 3	COMMERCIAL	206,210,211,213,214,215,216,217,218
STAGE 3	RESIDENTIAL	250,251,263,264
STAGE 4	RESIDENTIAL	252,253,254,255,256,257,258,259,260,261,262

- LEGEND**
- 40m x 40m BUILDING ENVELOPE, MIN. 20m SETBACK FROM ROADS, MIN. 10m SETBACK FROM BOUNDARIES MIN. 40m SETBACK BETWEEN DWELLINGS
  - NEW PLANTING
  - EXISTING TREE
  - SCREEN PLANTING ZONE
  - RIPARIAN ZONE - CHMP - NORTH CENTRAL CATCHMENT MANAGEMENT AUTHORITY
  - EXISTING BOUNDARIES
  - POWERLINE EASEMENT

DRAWN 12.06.20

**RETAIL FUEL DEVELOPMENTS**  
SUITE 11.02  
205 PACIFIC HIGHWAY  
ST LEONARDS NSW 2065

SCALE 1:400

LENGTHS ARE IN METRES

G1838 DOUGLAS GOW, VERSION H

ORIGINAL SHEET SIZE: A3

SHEET - OF -

# PLAN OF SUBDIVISION

EDITION 1

~~PS742221U/S2~~

Advertised

6/07/2020

## LOCATION OF LAND

PARISH: CARLSRUHE

TOWNSHIP:

SECTION:

CROWN ALLOTMENT:

CROWN PORTION: 32 & 37 (PART)

TITLE REFERENCE: VOL FOL

LAST PLAN REFERENCE: S1 ON PS74221U

POSTAL ADDRESS: 106 EDGECOMBE ROAD,  
(at time of subdivision) (PIPERS CREEK & BAYNTON ROADS)  
KYNETON 3444

MGA CO-ORDINATES: E: 275 420 ZONE: 55  
(of approx centre of land in plan) N: 5 875 870 GDA 2020

COUNCIL NAME: MACEDON RANGES SHIRE COUNCIL

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD - R1	MACEDON RANGES SHIRE COUNCIL
RESERVE No. 01	MACEDON RANGES SHIRE COUNCIL
RESERVE No. 02	MACEDON RANGES SHIRE COUNCIL

THIS IS A SPEAR PLAN

## NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

### SURVEY:

This plan is based on survey.

### STAGING:

This is a staged subdivision.  
Planning Permit No.

This survey has been connected to permanent marks No(s). PM70, PMX

In Proclaimed Survey Area No.

## EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Section 12(2) of the subdivision act applies to all the land in this plan

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	POWERLINE	15	THIS PLAN AND SECTION 88B OF THE ELECTRICITY ACT	POWERCOR AUSTRALIA LTD
E-2	POWERLINE	SEE DIAG.	THIS PLAN AND SECTION 88B OF THE ELECTRICITY ACT	POWERCOR AUSTRALIA LTD
E-3	WAY	SEE DIAG.	THIS PLAN	LOTS S2, 104 AND 105 THIS PLAN
	DRAINAGE			
	SEWER			

## RETAIL FUEL DEVELOPMENTS

SUITE 11.02  
205 PACIFIC HIGHWAY  
ST LEONARDS NSW 2065

SURVEYORS FILE REF: G1838/POS/1

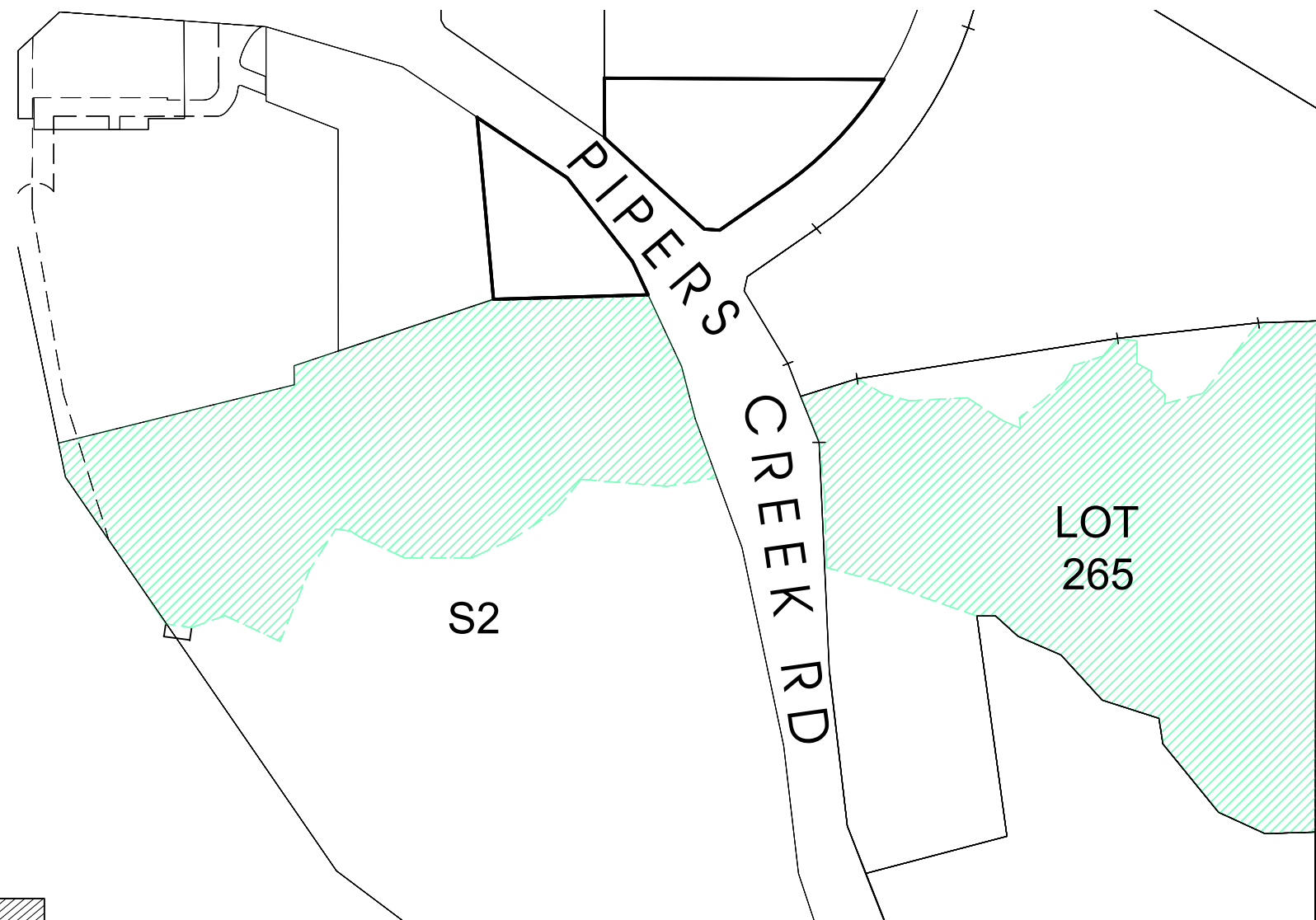
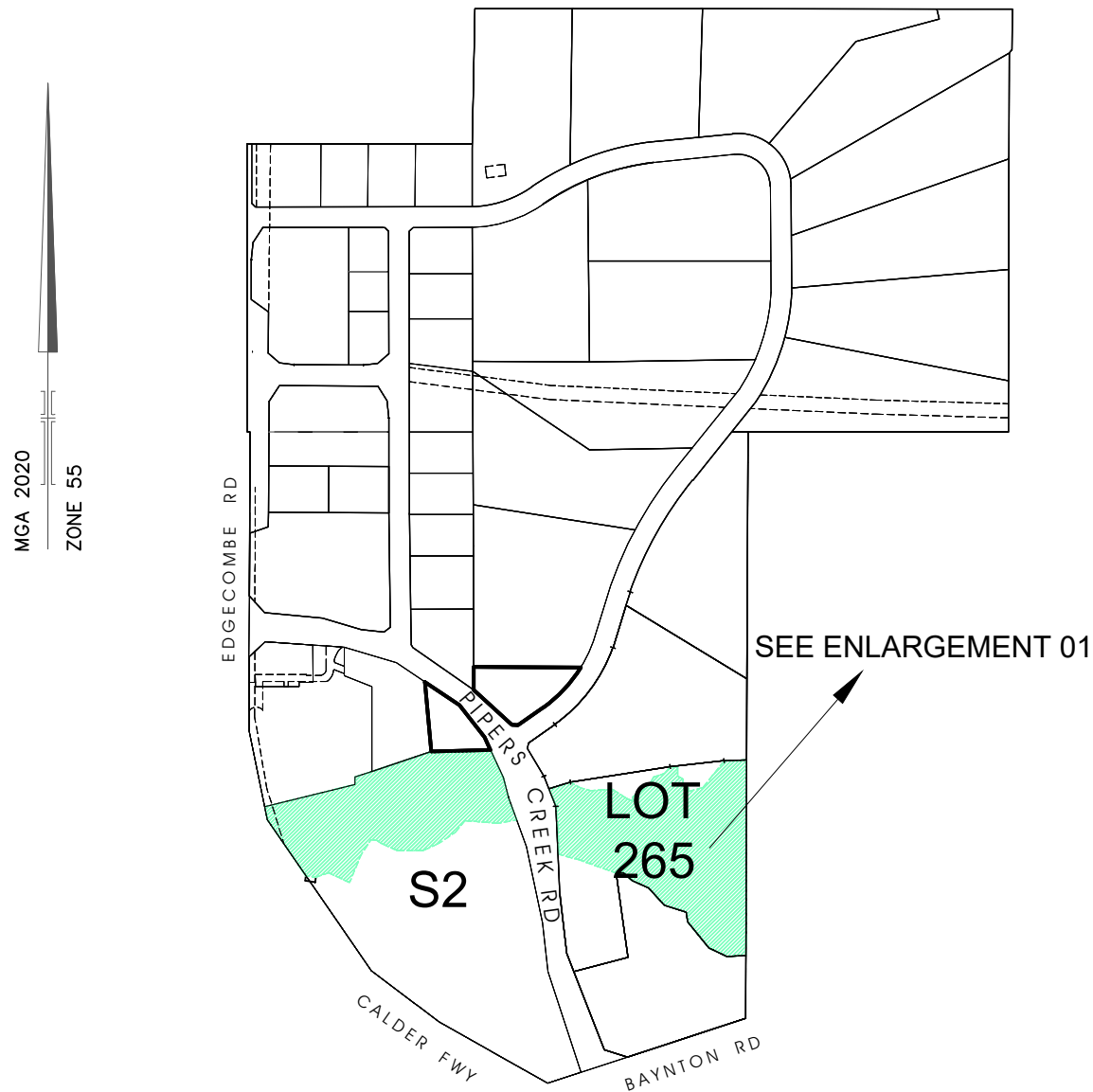
ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 3

G1838 DOUGLAS GOW, VERSION 5

# RESTRICTIONS ON USE OF LAND

PS742221U  
**Advertised**  
**8/07/2020**




ENLARGEMENT 01  
 SCALE 1:1000

## CREATION OF RESTRICTION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTIONS ARE CREATED

### DESCRIPTION OF RESTRICTION:

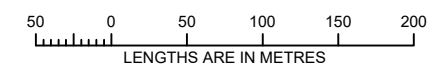
THE REGISTERED PROPRIETOR OF THE LAND SHALL NOT ALLOW THE USE OF LAND SHOWN AS  OTHER THAN IN ACCORDANCE WITH CHMP XXXX DATED XXXXXX OR AS AMENDED.

LAND BURDENED
S2 ON THIS PLAN
LOT 265 ON THIS PLAN

## RETAIL FUEL DEVELOPMENTS

SUITE 11.02  
 205 PACIFIC HIGHWAY  
 ST LEONARDS NSW 2065

SCALE  
 1:5000



ORIGINAL SHEET  
 SIZE: A3

SHEET 1 of 1

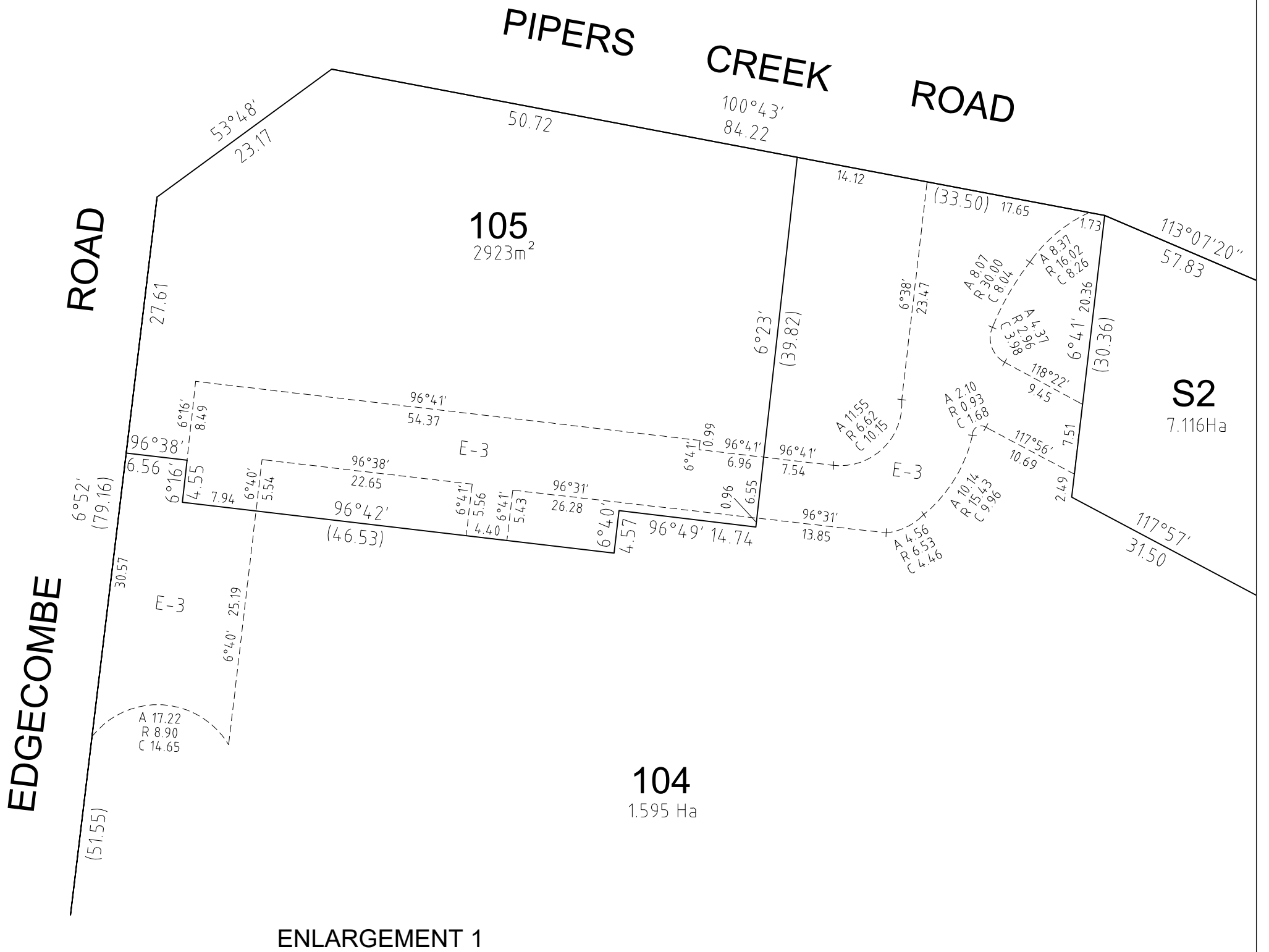
G1838 DOUGLAS GOW, VERSION E

# PLAN OF SUBDIVISION

PS742221U/S2

Advertised

8/07/2020



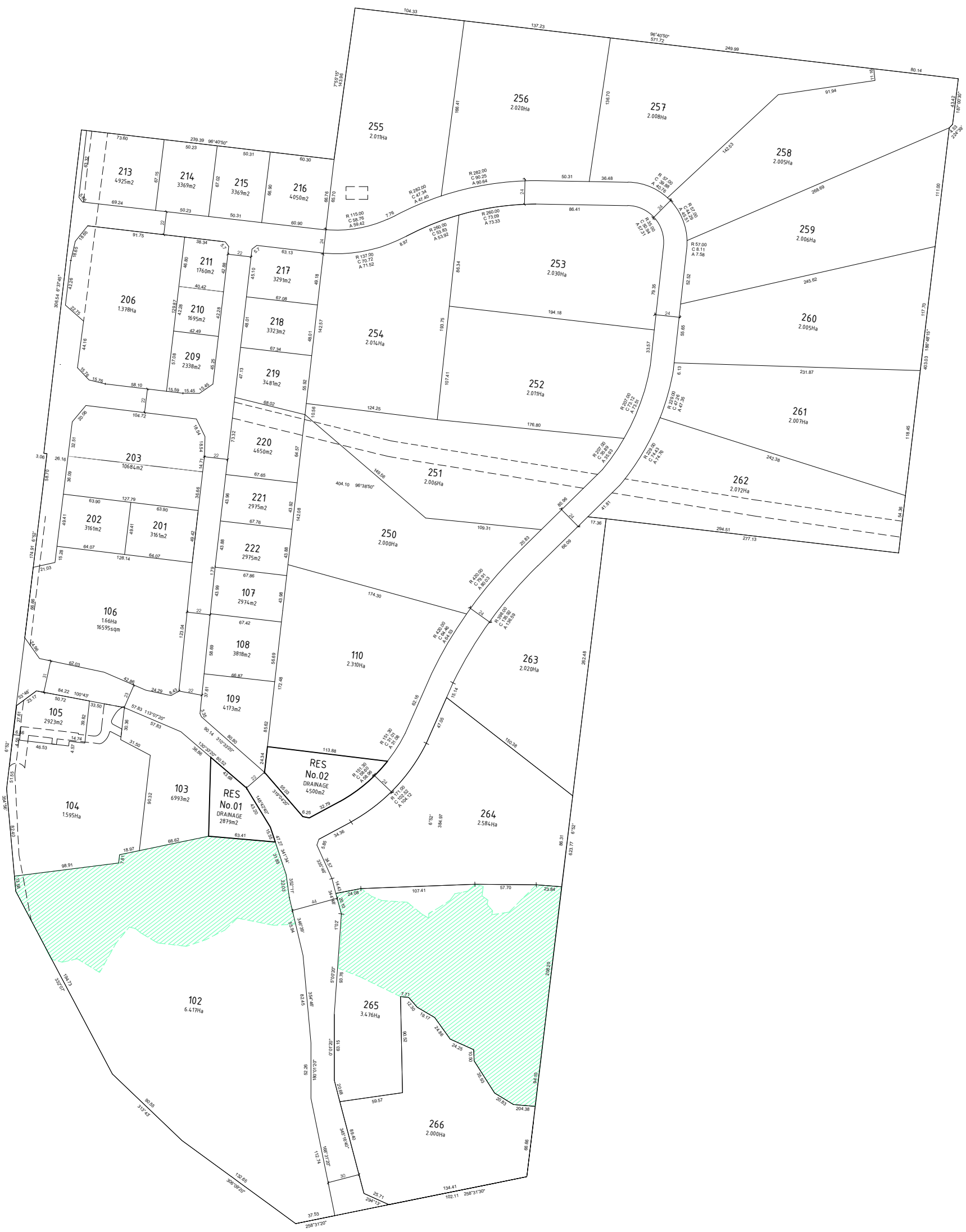
ENLARGEMENT 1

RETAIL FUEL DEVELOPMENTS SUITE 11.02 205 PACIFIC HIGHWAY ST LEONARDS NSW 2065	SCALE 1:500	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
	G1838 DOUGLAS GOW, VERSION 5			

# MASTERPLAN

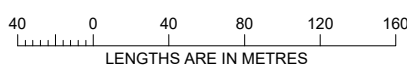
**PS742221U**  
**Advertised**  
**8/07/2020**

MGA 2020  
 ZONE 55



**RETAIL FUEL DEVELOPMENTS**  
 SUITE 11.02  
 205 PACIFIC HIGHWAY  
 ST LEONARDS NSW 2065

SCALE  
 1:4000



ORIGINAL SHEET  
 SIZE: A3

SHEET - of -

G1838 DOUGLAS GOW, VERSION F

# PLAN OF SUBDIVISION

EDITION 1

~~PS742221U/S1~~

Advertised

6/07/2020

## LOCATION OF LAND

PARISH: CARLSRUHE

TOWNSHIP:

SECTION:

CROWN ALLOTMENT:

CROWN PORTION: 32 & 37 (PART)

TITLE REFERENCE: VOL FOL

LAST PLAN REFERENCE: LOT 1 ON PS331532T

POSTAL ADDRESS: 106 EDGECOMBE ROAD,  
(at time of subdivision) (PIPERS CREEK & BAYNTON ROADS)  
KYNETON 3444

MGA CO-ORDINATES: E: 275 420 ZONE: 55  
(of approx centre of land in plan) N: 5 875 870 GDA 2020

COUNCIL NAME: MACEDON RANGES SHIRE COUNCIL

## VESTING OF ROADS AND/OR RESERVES

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E-2	POWERLINE	SEE DIAG.	THIS PLAN AND SECTION 88B OF THE ELECTRICITY ACT	POWERCOR AUSTRALIA LTD
	DRAINAGE			
	SEWER			

## RETAIL FUEL DEVELOPMENTS

SUITE 11.02  
205 PACIFIC HIGHWAY  
ST LEONARDS NSW 2065

SURVEYORS FILE REF: G1838/POS/1

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 3

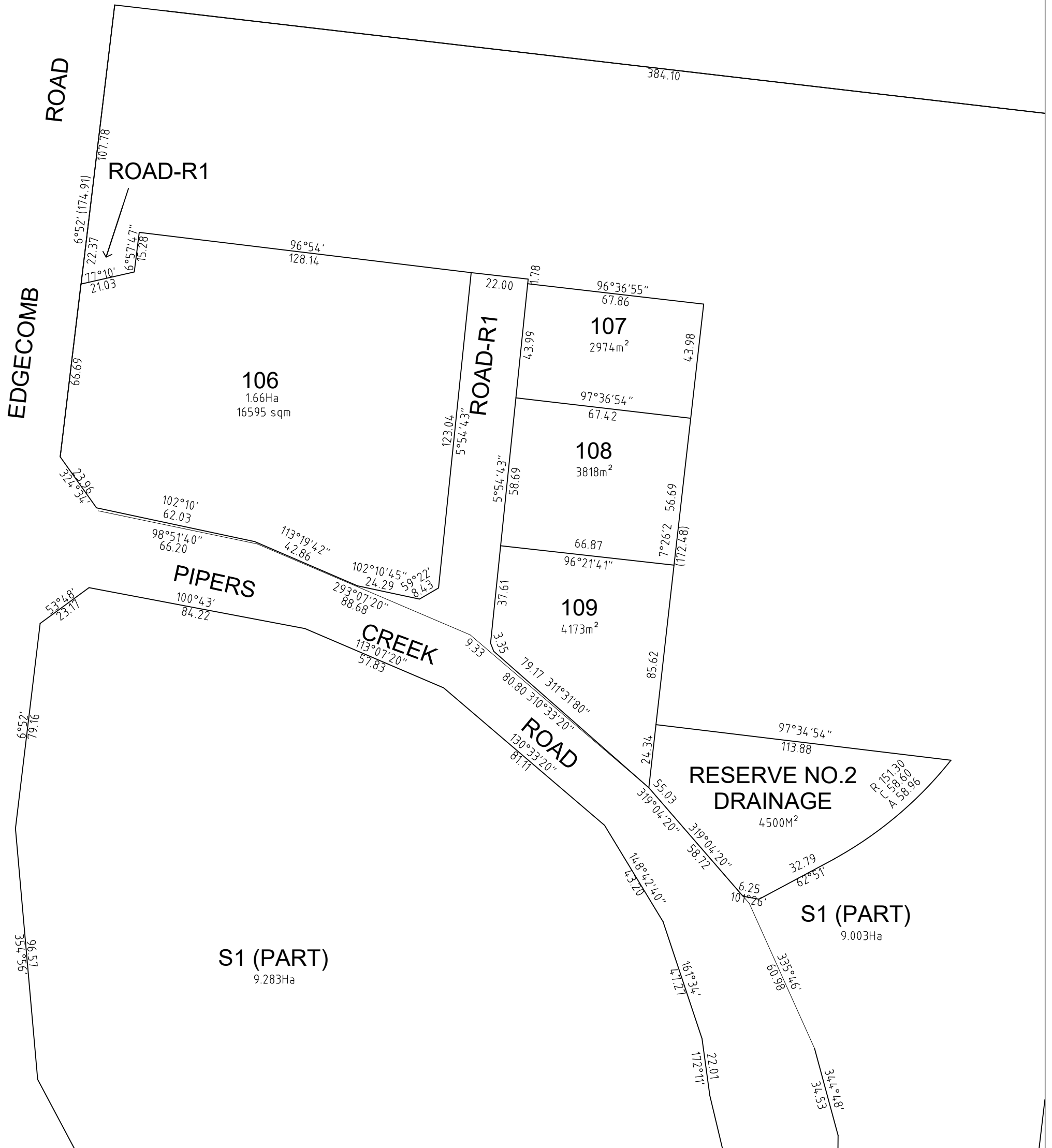
G1838 DOUGLAS GOW, VERSION A

# PLAN OF SUBDIVISION

PS742221U/S1

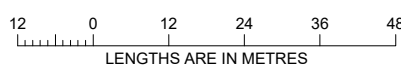
Advertised

8/07/2020



**RETAIL FUEL DEVELOPMENTS**  
SUITE 11.02  
205 PACIFIC HIGHWAY  
ST LEONARDS NSW 2065

SCALE  
1:1250



ORIGINAL SHEET  
SIZE: A3

SHEET 2

G1838 DOUGLAS GOW, VERSION 5



# FEATURE AND LEVEL SURVEY

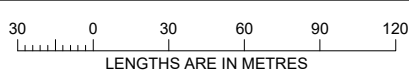
Advertised  
8/07/2020

MGA 2020  
ZONE 55



**RETAIL FUEL DEVELOPMENTS**  
SUITE 11.02  
205 PACIFIC HIGHWAY  
ST LEONARDS NSW 2065

SCALE  
1:3000



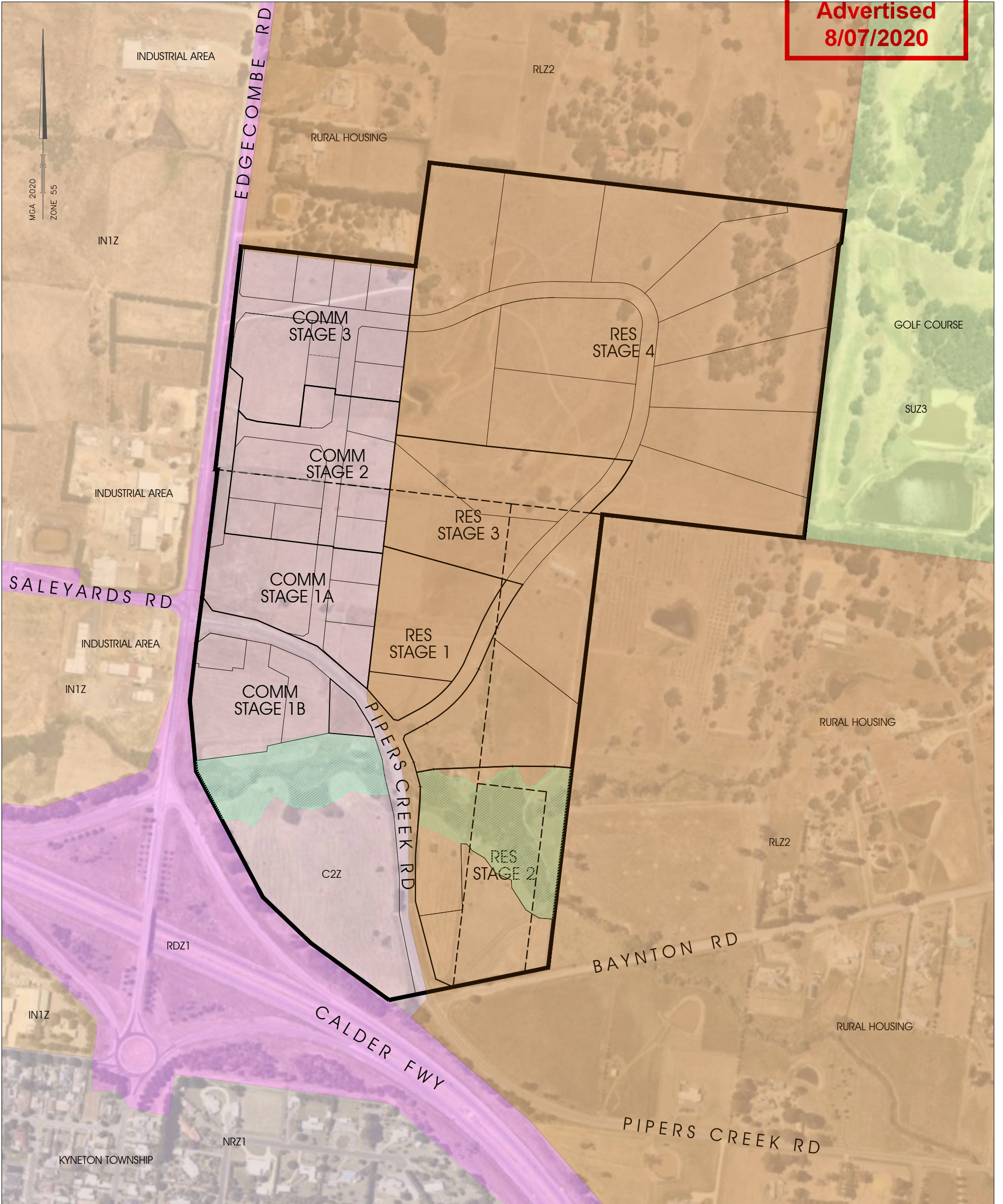
ORIGINAL SHEET  
SIZE: A3

SHEET - of -

G1838 DOUGLAS GOW, VERSION E

# SITE CONTEXT

**Advertised  
8/07/2020**



**LEGEND**

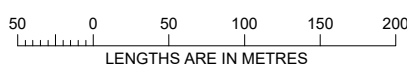
- |  |   |   |
|--|---|---|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF00FF; border: 1px solid black; margin-right: 5px;"></span> RDZ1 - Road - Category 1</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #A9A9A9; border: 1px solid black; margin-right: 5px;"></span> NRZ1 - Neighbourhood Residential</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #00FF00; border: 1px solid black; margin-right: 5px;"></span> SUZ3 - Special Use</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FFA500; border: 1px solid black; margin-right: 5px;"></span> IN1Z - Industrial 1</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D2B48C; border: 1px solid black; margin-right: 5px;"></span> RLZ2 - Rural Living</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #C080D0; border: 1px solid black; margin-right: 5px;"></span> C2Z - Commercial 2</li> </ul> |
|--|---|---|

DRAWN 12.06.20

**RETAIL FUEL DEVELOPMENTS**

SUITE 11.02  
205 PACIFIC HIGHWAY  
ST LEONARDS NSW 2065

SCALE  
1:5000



ORIGINAL SHEET  
SIZE: A3

SHEET - of -

G1838 DOUGLAS GOW, VERSION F