

PLAN OF SUBDIVISION

EDITION 1

PS 828031X

LOCATION OF LAND

PARISH: HUNTLY
TOWNSHIP: —
SECTION: 22
CROWN ALLOTMENT: 5 (PART)
CROWN PORTION: —
TITLE REFERENCE: VOL. 12153 FOL. 005
 VOL. 12153 FOL. 006
 VOL. 12153 FOL. 007
LAST PLAN REFERENCE: PS 828024U (LOT 3E, 4E & 5E)
POSTAL ADDRESS: WHIRRAKEE PARADE
 (at me of subdivision) HUNTLY, VIC, 3551

COUNCIL NAME: CITY OF GREATER BENDIGO

MGA CO-ORDINATES: E: 263 050 ZONE: 55
 (of approx centre of land in plan) N: 5 938 670 GDA 2020

VIEWPOINT ESTATE
 STATUS: REFERRED (19/04/2020)
 STAGE: E-4
 LOTS: 21
 RESERVES: 1 (POWERCOR)
 BALANCE LOTS: 2 (3E & 5E)

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

LOT NUMBERS 1 TO 493 (INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

OTHER PURPOSE OF THIS PLAN

CREATION OF A RESTRICTION AS SHOWN ON SHEET 4.

REMOVAL OF EASEMENTS

REMOVAL OF PIPELINES OR ANCILLARY PURPOSES & DRAINAGE EASEMENTS E-4, E-5 & E-6 ON PS828024U THAT ARE CONTAINED WITHIN LOTS 508 TO 514 (INCLUSIVE) ON THIS PLAN.

REMOVAL OF THOSE PIPELINES OR ANCILLARY PURPOSES EASEMENTS E-4 ON PS828024U WITHIN LOTS 3E & 5E ON PS828024U THAT ARE NOT SHOWN ON THIS PLAN.

REMOVAL OF THAT PART OF DRAINAGE EASEMENT E-6 ON PS828024U WITHIN LOT 5E ON PS828024U THAT IS NOT SHOWN ON THIS PLAN.

GROUND FOR REMOVAL

**AGREEMENT OF ALL INTERESTED PARTIES
SUBDIVISION ACT 1988 SECTION 6(1)(k)(iv)**

NOTATIONS

DEPTH LIMITATION: 15.24m

SURVEY:
 This plan is based on survey. (See PS828024U)

STAGING:
 This is not a staged subdivision.
 Planning Permit No. DS/662/2018

This survey has been connected to permanent marks No(s). BAGSHOT 17 & 19.
HUNTLY 15, 16, 26, 73, 76 & XHU16/1.

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 & E-2	PIPELINES OR ANCILLARY PURPOSES	3	PS828024U - SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-2 & E-3	DRAINAGE	SEE DIAG.	PS828024U	CITY OF GREATER BENDIGO
E-4 & E-5	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-5 & E-6	DRAINAGE	SEE DIAG.	THIS PLAN	CITY OF GREATER BENDIGO


Beveridge Williams
 development & environment consultants
 Ballarat ph : 03 5327 2000
www.beveridgewilliams.com.au

SURVEYORS FILE REF: 1702011 - E-4
 1702011PS - STAGE E4.dwg

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 4

LICENSED SURVEYOR: SIMON JAMES MASON
 VERSION 05, DATE: 16/06/2020

PS 828031X

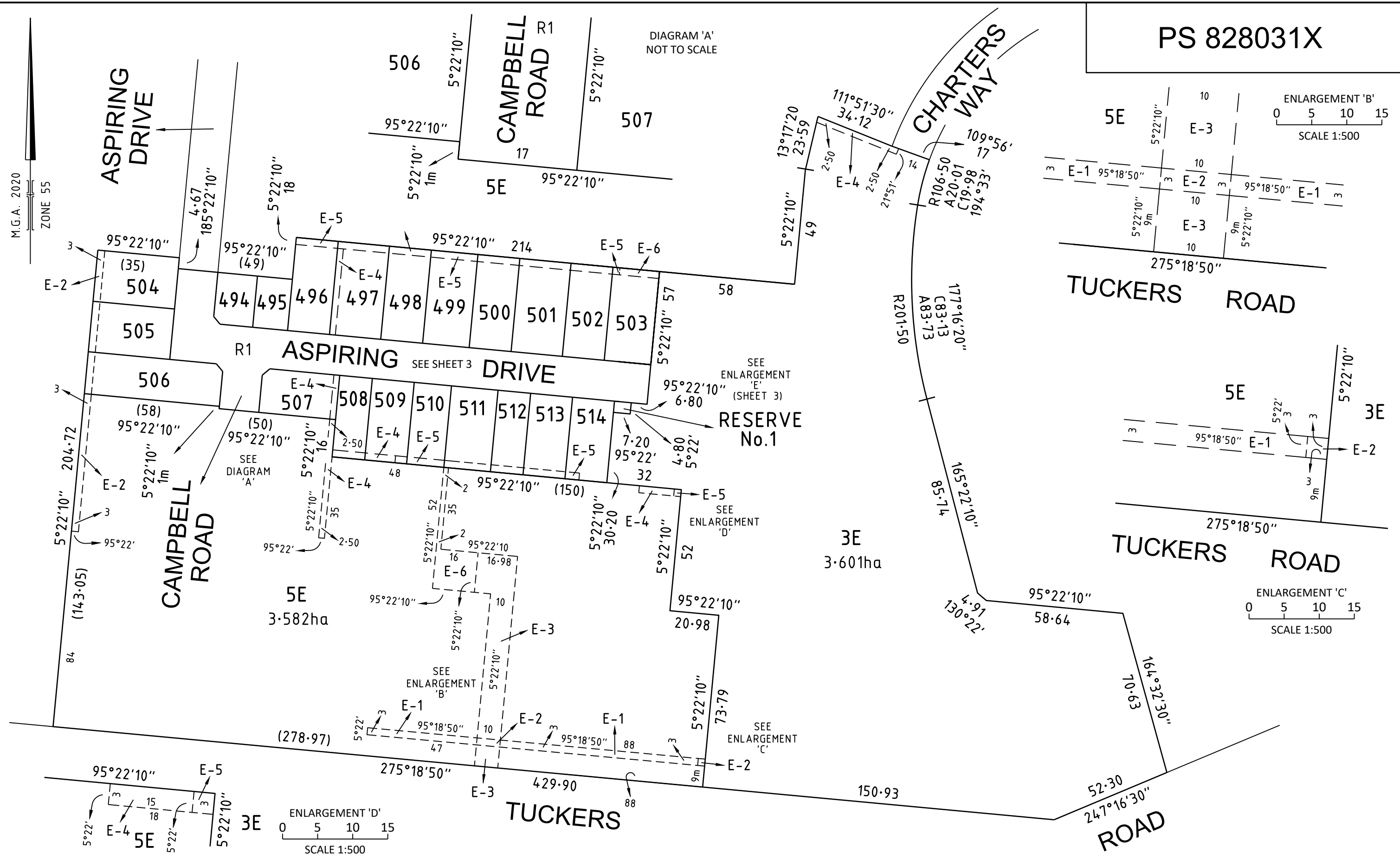
DIAGRAM 'A'
NOT TO SCALE

ENLARGEMENT 'B'
SCALE 1:500

ENLARGEMENT 'C'
SCALE 1:500

ENLARGEMENT 'D'
SCALE 1:500

M.G.A. 2020
ZONE 55



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SURVEYORS
REFERENCE
1702011
E-4

SCALE
1 : 1500

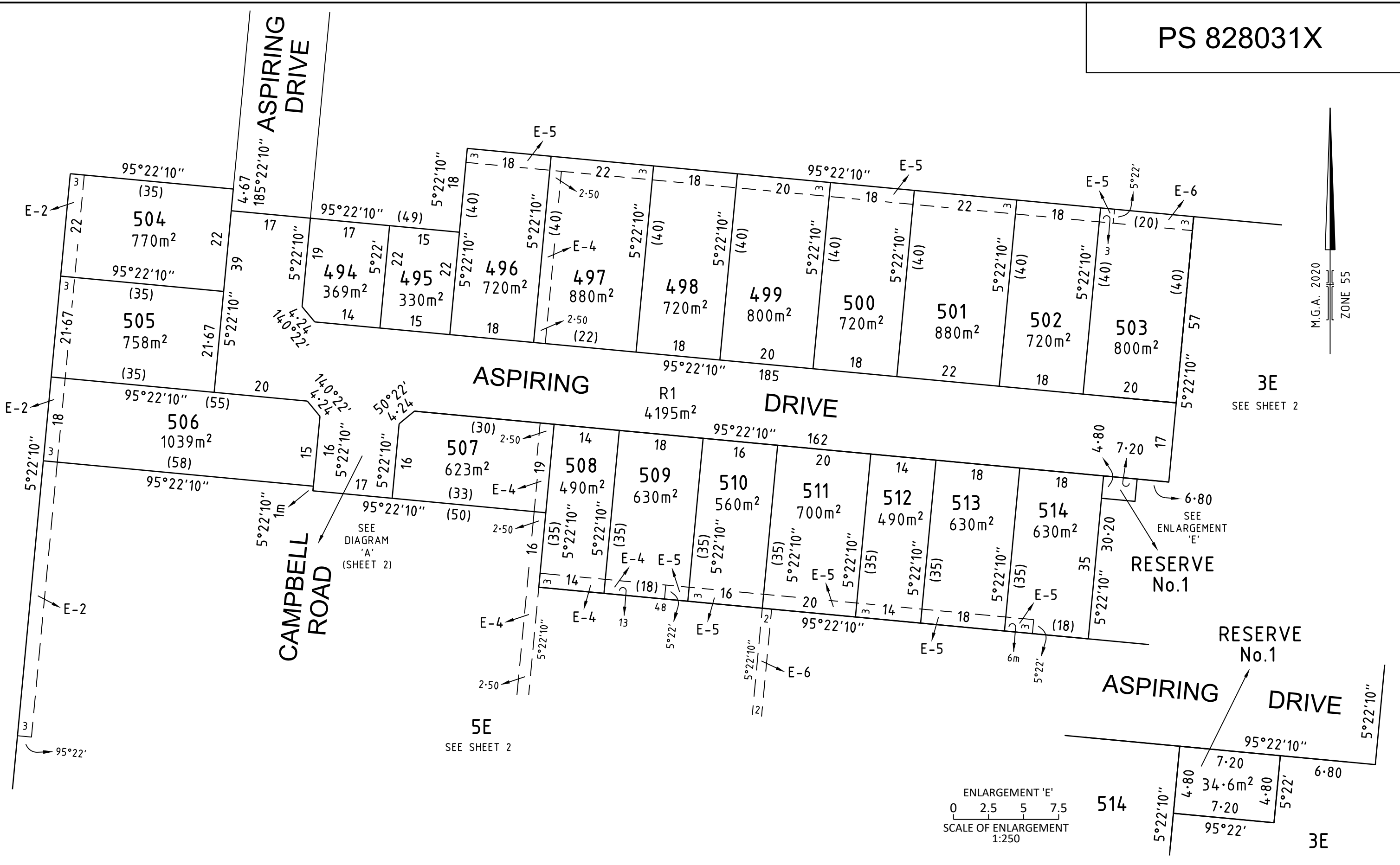
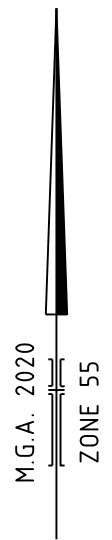
15 0 15 30 45 60
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 2

LICENSED SURVEYOR: SIMON JAMES MASON
VERSION 05, DATE: 16/06/2020

This plan is provided for marketing and information purposes only, it shows design levels only which may change during construction. Builders should check all information prior to the building process. Where discrepancies exist between the plan of subdivision and this plan, the plan of subdivision shall be taken as correct. It is the responsibility of the prospective purchaser to confirm prior to purchase, all lot levels, fill depth and all service locations are correct.



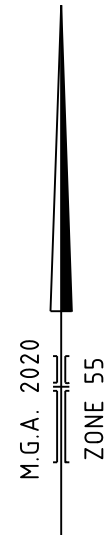
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SURVEYORS REFERENCE
1702011
E-4

SCALE 1:750
7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

LICENSED SURVEYOR: SIMON JAMES MASON
VERSION 05, DATE: 16/06/2020

ORIGINAL SHEET SIZE: A3
SHEET 3



CREATION OF RESTRICTION

THE FOLLOWING RESTRICTION IS TO BE CREATED UPON REGISTRATION OF THIS PLAN OF SUBDIVISION.

LAND TO BE BURDENED

LOTS 494 TO 499 (INCLUSIVE) & 504 to 514 (INCLUSIVE)

LAND TO BENEFIT

LOTS 494 TO 499 (INCLUSIVE) & 504 to 514 (INCLUSIVE)

DESCRIPTION OF RESTRICTION

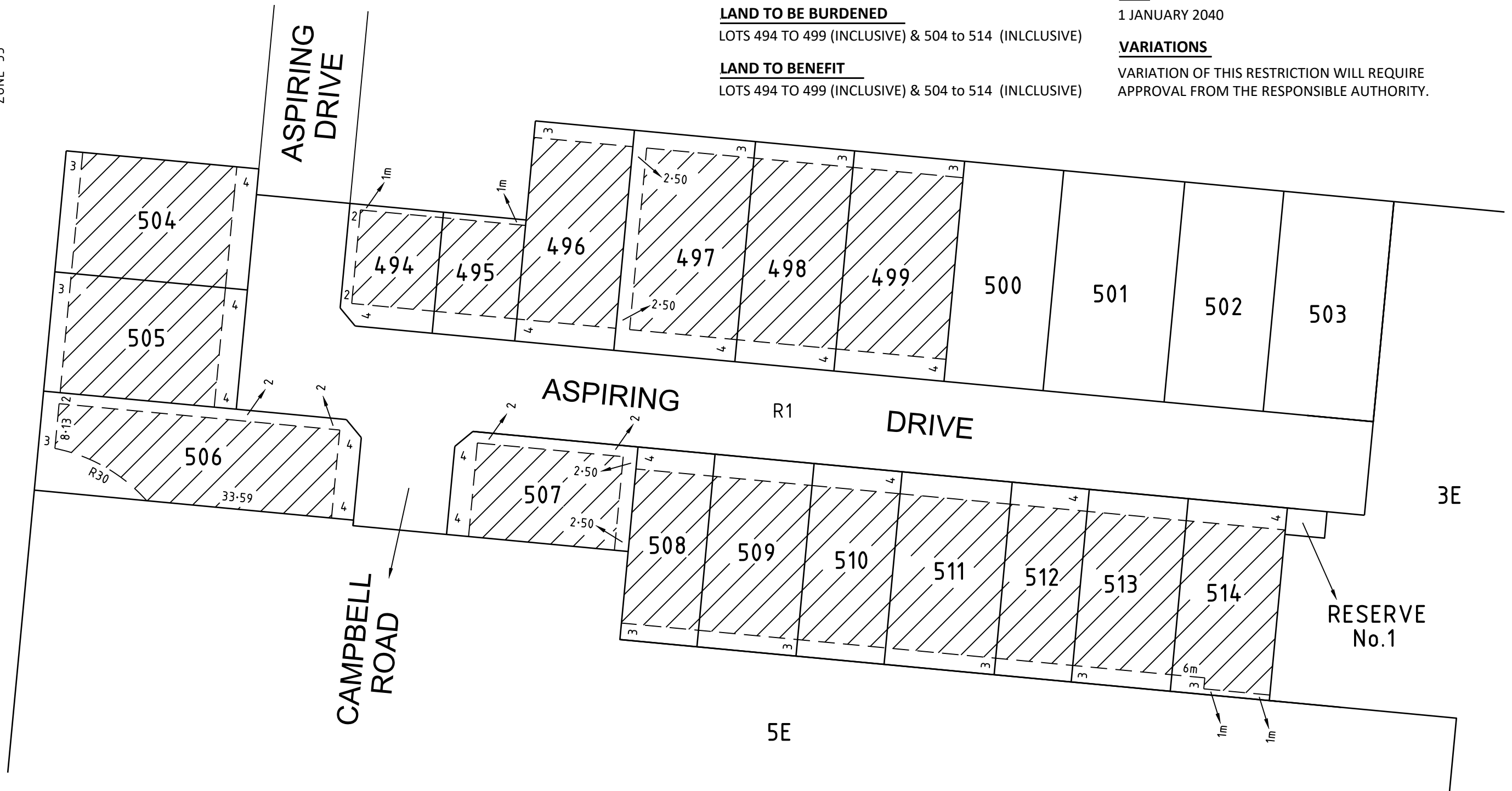
NO HABITABLE DWELLING SHALL BE CONSTRUCTED OUTSIDE OF THE BUILDING ENVELOPES SHOWN HATCHED.

EXPIRY DATE

1 JANUARY 2040

VARIATIONS

VARIATION OF THIS RESTRICTION WILL REQUIRE APPROVAL FROM THE RESPONSIBLE AUTHORITY.



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SURVEYORS REFERENCE
 1702011
 E-4

SCALE 1 : 750
 7.5 0 7.5 15 22.5 30
 LENGTHS ARE IN METRES
 LICENSED SURVEYOR: SIMON JAMES MASON
 VERSION 05, DATE: 16/06/2020

ORIGINAL SHEET SIZE: A3
 SHEET 4