

PLAN OF SUBDIVISION

EDITION 1

PS 837927X

LOCATION OF LAND

PARISH: HUNTLY
 TOWNSHIP: —
 SECTION: 22
 CROWN ALLOTMENT: 5 (PART)
 CROWN PORTION: —
 TITLE REFERENCE: VOL. FOL.

LAST PLAN REFERENCE: PS 828031X (LOT 5E)
 POSTAL ADDRESS: WHIRRAKEE PARADE
 (at me of subdivision) HUNTLY, VIC, 3551

MGA CO-ORDINATES: E: 262 975 ZONE: 55
 (of approx centre of land in plan) N: 5 938 635 GDA 2020

COUNCIL NAME: CITY OF GREATER BENDIGO

PRELIMINARY

THIS PLAN IS SUBJECT TO APPROVAL FROM THE RELEVANT AUTHORITIES. LOT BOUNDARIES, EASEMENTS, RESERVES AND RESTRICTIONS MAY BE AMENDED OR ADDED TO THIS PLAN.

VIEWPOINT ESTATE	
STATUS:	NOT SUBMITTED (04/05/2020)
STAGE:	E-5
LOTS:	26
RESERVES:	1 (COUNCIL)
BALANCE LOTS:	NIL

VESTING OF ROADS AND/OR RESERVES

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

NOTATIONS

LOT NUMBERS 1 TO 514 (INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

OTHER PURPOSE OF THIS PLAN
CREATION OF A RESTRICTION AS SHOWN ON SHEET 3.

REMOVAL OF EASEMENTS

REMOVAL OF THAT PART OF THE PIPELINES OR ANCILLARY PURPOSES EASEMENT E-1 & E-2 ON PS828031X WITHIN LOT 5E ON PS828031X THAT IS NOT SHOWN ON THIS PLAN.

FOUNDATIONS FOR REMOVAL

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

FOR THAT PART OF EASEMENT E-2 & E-3 ON PS828031X CONTAINED WITHIN RESERVE No.1 ON THIS PLAN THE PURPOSE OF DRAINAGE IN FAVOUR OF CITY OF GREATER BENDIGO MERGES UPON REGISTRATION OF THIS PLAN.

THAT PART OF THE DRAINAGE EASEMENTS E-3 & E-6 ON PS828031X CONTAINED WITHIN ROAD RESERVE R1 ON THIS PLAN ARE EXTINGUISHED UPON THE REGISTRATION OF THIS PLAN UNDER THE PROVISIONS OF SCHEDULE 5 CLAUSE 14 OF THE ROAD MANAGEMENT ACT 2004.

NOTATIONS

DEPTH LIMITATION: 15.24m

SURVEY:
 This plan is based on survey.

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	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-2 & E-6	PIPELINES OR ANCILLARY PURPOSES	3	PS828024U - SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-2	DRAINAGE	3	PS828024U	CITY OF GREATER BENDIGO
E-3 & E-4	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	PS828031X - SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-4 & E-5	DRAINAGE	SEE DIAG.	PS828031X	CITY OF GREATER BENDIGO
E-6	DRAINAGE	3	THIS PLAN	CITY OF GREATER BENDIGO
E-7	POWERLINE	4	THIS PLAN (SECTION 88 ELECTRICITY INDUSTRY ACT 2000)	POWERCOR AUSTRALIA LTD

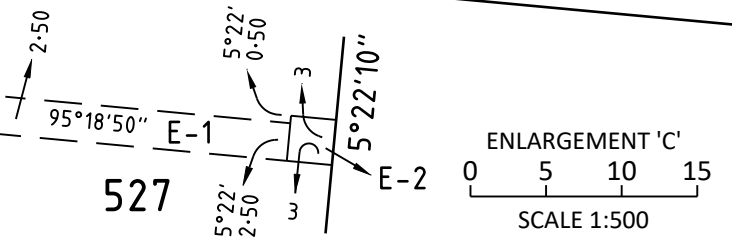
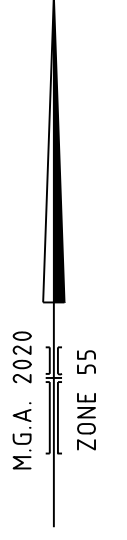
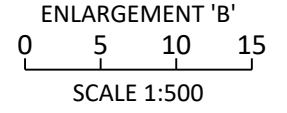
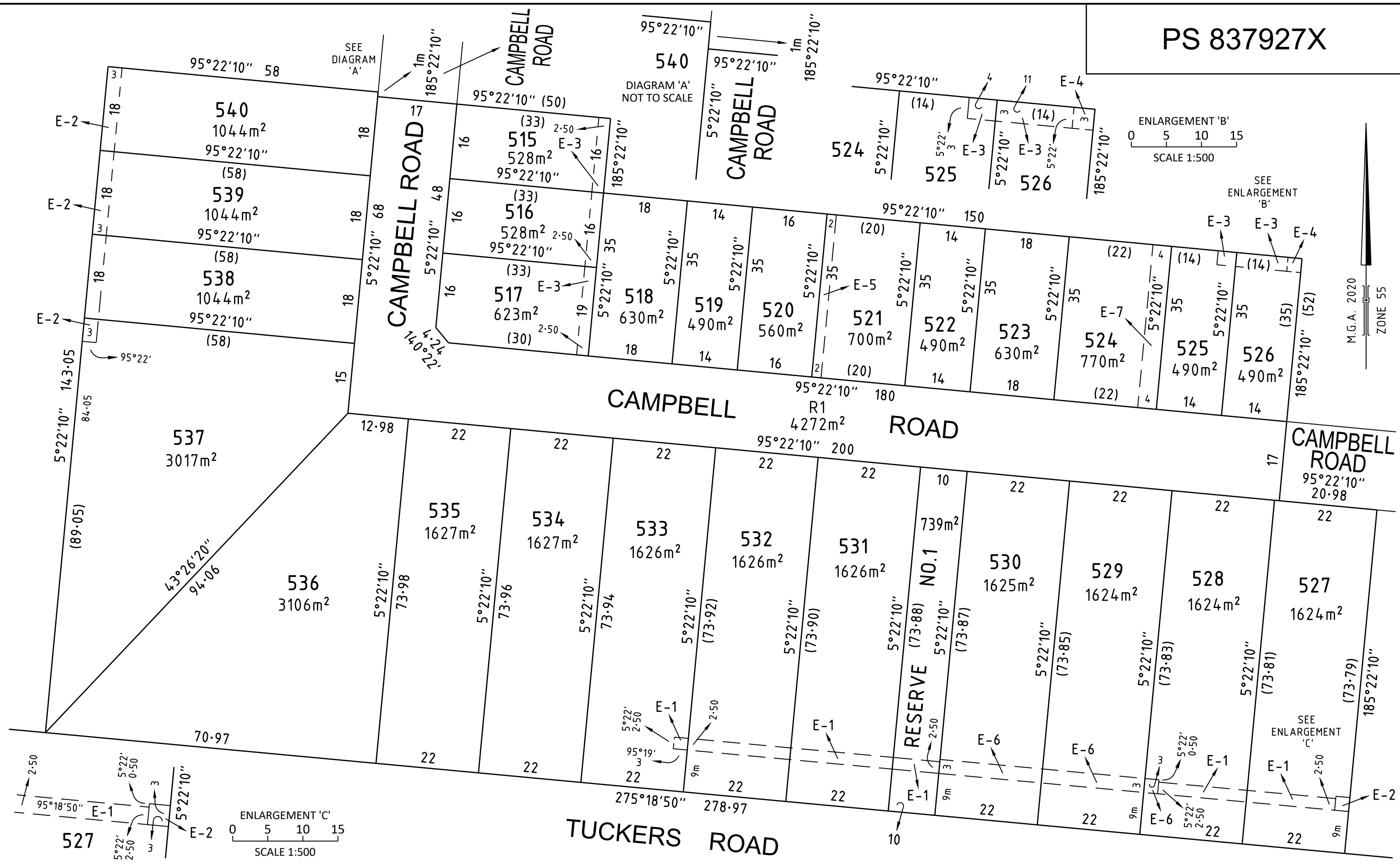
BW Beveridge Williams
 development & environment consultants
 Ballarat ph : 03 5327 2000
 www.beveridgewilliams.com.au

SURVEYORS FILE REF: 1702011 - E-5
 1702011PS - STAGE E5.dwg

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 3

LICENSED SURVEYOR: SIMON JAMES MASON
 VERSION 03, DATE: 16/06/2020



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SURVEYORS REFERENCE
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E-5

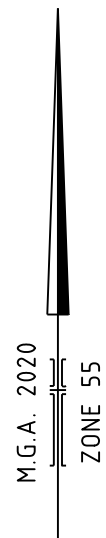
PRELIMINARY
SEE NOTATION ON SHEET 1

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

LICENSED SURVEYOR: SIMON JAMES MASON
VERSION 03, DATE: 16/06/2020

ORIGINAL SHEET SIZE: A3
SHEET 2

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.



CREATION OF RESTRICTION

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

LAND TO BE BURDENED

LOTS 515 TO 540 (INCLUSIVE)

LAND TO BENEFIT

LOTS 515 TO 540 (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-5

PRELIMINARY
 SEE NOTATION ON SHEET 1

SCALE 1 : 1000
 10 0 10 20 30 40
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 3

LICENSED SURVEYOR: SIMON JAMES MASON
 VERSION 03, DATE: 16/06/2020