

PLAN OF SUBDIVISION

EDITION 1

PS 903086D

LOCATION OF LAND

PARISH: HUNTLY
TOWNSHIP: —
SECTION: 22
CROWN ALLOTMENT: 3^D (PART) & 5 (PART)
CROWN PORTION: —
TITLE REFERENCE: VOL. FOL.

LAST PLAN REFERENCE: PS 846156Y (LOT F7)
POSTAL ADDRESS: WARATAH ROAD
 (at me of subdivision) HUNTLY, VIC, 3551

MGA CO-ORDINATES: E: 263 310 ZONE: 55
 (of approx centre of land in plan) N: 5 939 185 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 (29/09/2021)
 STAGE: F7
 LOTS: 16
 RESERVES: NIL
 BALANCE LOTS: NIL

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1, R2 & R3	CITY OF GREATER BENDIGO

NOTATIONS

LOT NUMBERS 1 TO 673 (INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

OTHER PURPOSES OF THIS PLAN

A.) CREATION OF A RESTRICTION AS SHOWN ON SHEET 5.

NOTATIONS

DEPTH LIMITATION: CROWN ALLOTMENT 3D - NIL
 CROWN ALLOTMENT 5 - 15.24m

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

STAGING:
 This is not a staged subdivision.
 Planning Permit No.

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. ---

THAT PART OF EASEMENT E-3 ON PS846156Y CONTAINED WITHIN R1 ON THIS PLAN IS EXTINGUISHED UPON THE REGISTRATION OF THIS PLAN UNDER THE PROVISIONS OF SCHEDULE 5 CLAUSE 14 OF THE ROAD MANAGEMENT ACT 2004.

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	PS846156Y - SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-1	DRAINAGE	3	PS846156Y	CITY OF GREATER BENDIGO
E-2	PIPELINES OR ANCILLARY PURPOSES	2.50	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-3	DRAINAGE	3	THIS PLAN	CITY OF GREATER BENDIGO

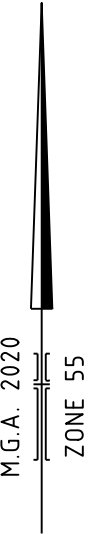
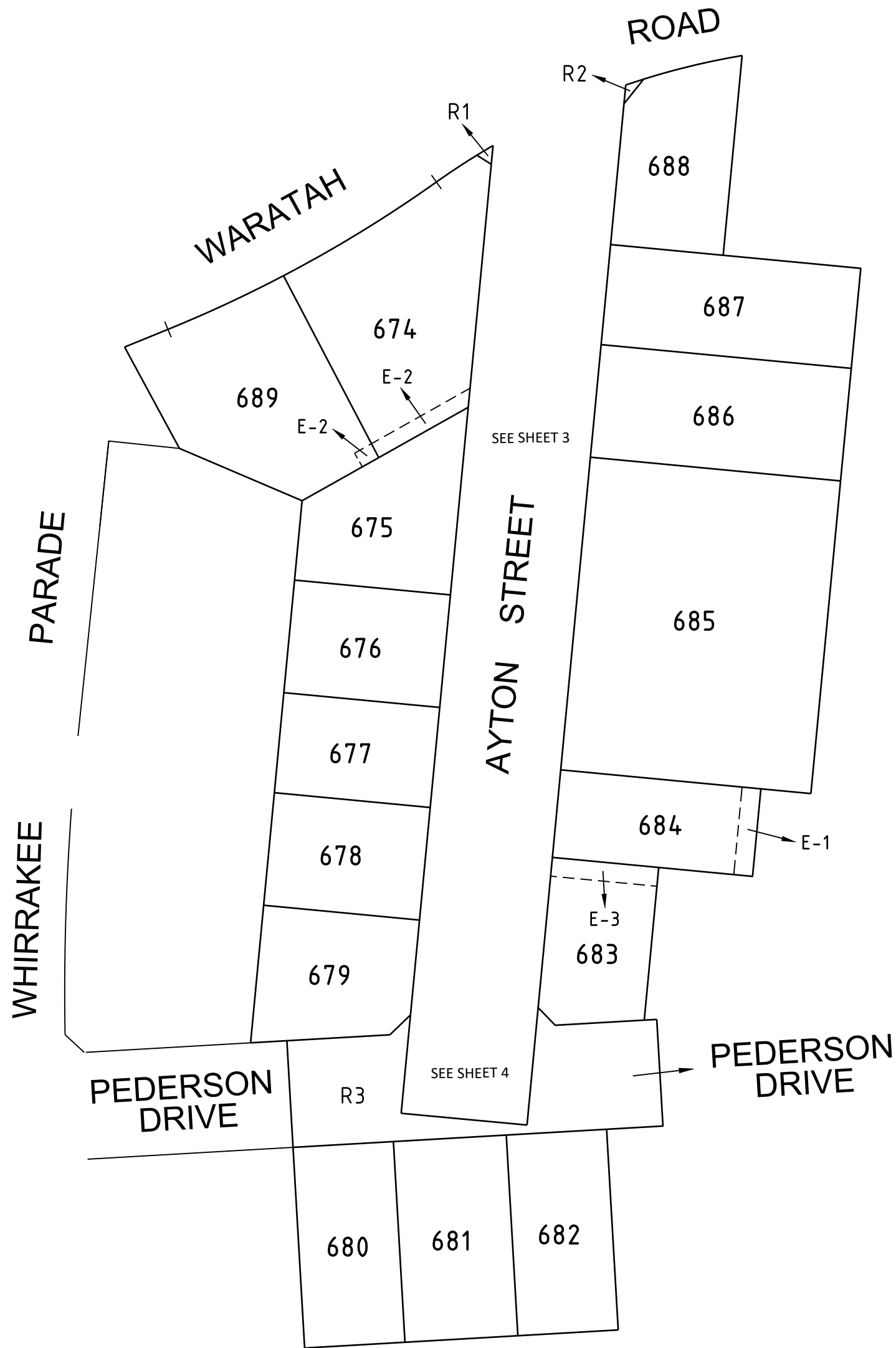

Beveridge Williams
 development & environment consultants
 Ballarat ph : 03 5327 2000
www.beveridgewilliams.com.au

SURVEYORS FILE REF: 1702011 - F7
 1702011PS - STAGE F7.dwg

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 5

LICENSED SURVEYOR: SIMON JAMES MASON
 VERSION 03, DATE:07/12/2021

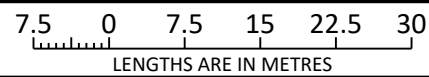


PRELIMINARY
SEE NOTATION ON SHEET 1

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SURVEYORS REF
1702011 - F7

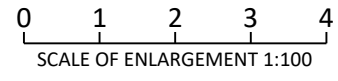
SCALE
1 : 750



ORIGINAL SHEET
SIZE: A3

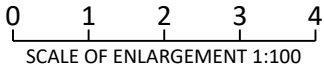
SHEET 2

LICENSED SURVEYOR: SIMON JAMES MASON
VERSION 03, DATE:07/12/2021



WARATAH ROAD

WARATAH ROAD



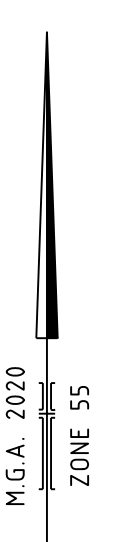
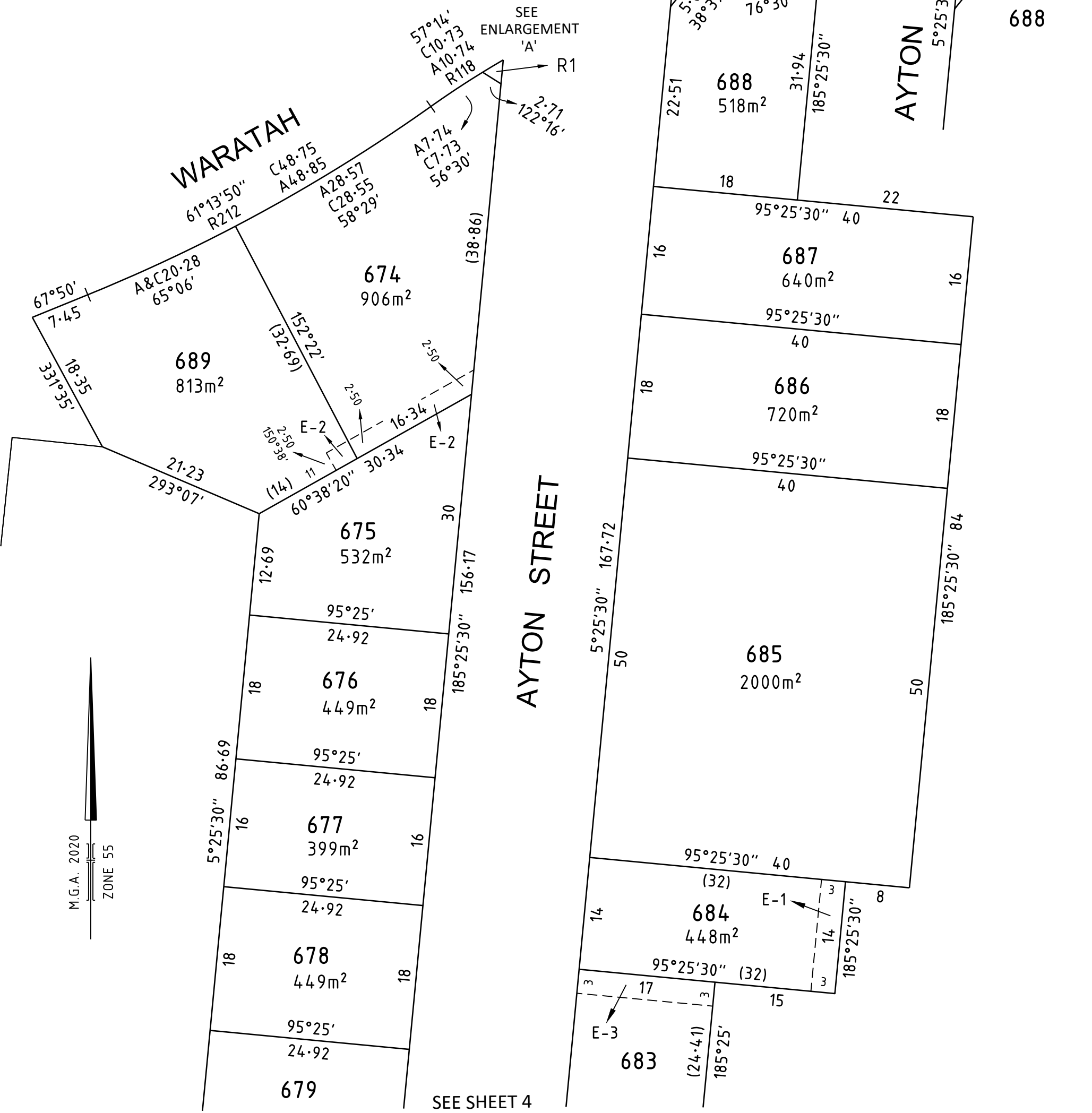
ENLARGEMENT 'A'

AYTON STREET

ROAD

AYTON STREET

WARATAH ROAD



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SURVEYORS REF 1702011 - F7	SCALE 1 : 500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
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LICENSED SURVEYOR: SIMON JAMES MASON
VERSION 03, DATE:07/12/2021

PRELIMINARY
SEE NOTATION ON SHEET 1

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 No. 1

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

LAND TO BE BURDENED

LOTS 674 TO 676 (INCLUSIVE) & LOTS 684 TO 689 (INCLUSIVE)

LAND TO BENEFIT

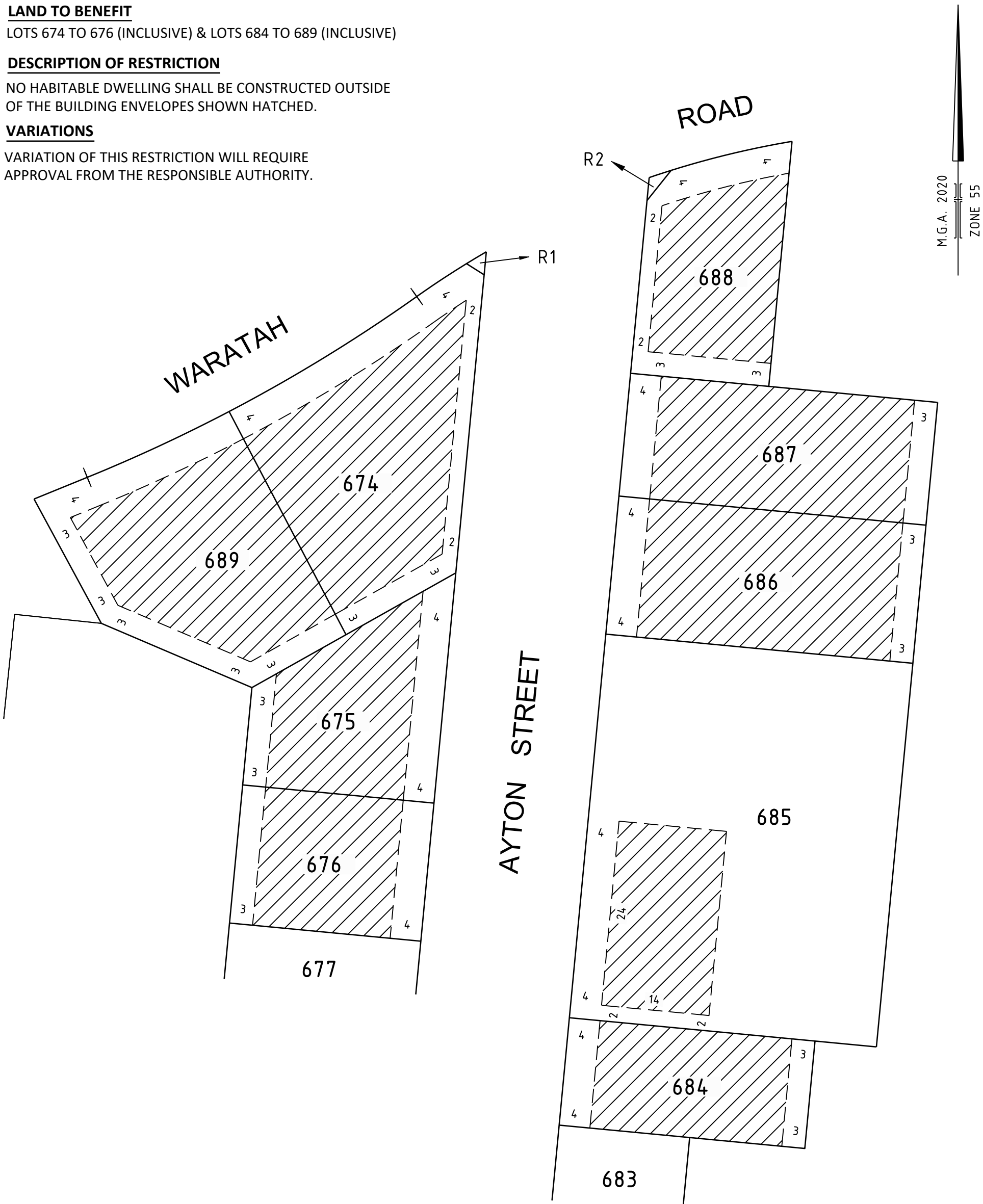
LOTS 674 TO 676 (INCLUSIVE) & LOTS 684 TO 689 (INCLUSIVE)

DESCRIPTION OF RESTRICTION

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

VARIATIONS

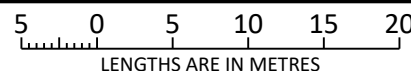
VARIATION OF THIS RESTRICTION WILL REQUIRE APPROVAL FROM THE RESPONSIBLE AUTHORITY.



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SURVEYORS REF
1702011 - F7

SCALE
1 : 500



ORIGINAL SHEET
SIZE: A3

SHEET 5

LICENSED SURVEYOR: SIMON JAMES MASON
VERSION 03, DATE:07/12/2021

PRELIMINARY
SEE NOTATION ON SHEET 1