

PLAN OF SUBDIVISION

EDITION 1

PS 846157W

LOCATION OF LAND

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

LAST PLAN REFERENCE: PS 846156Y (LOT F1)
POSTAL ADDRESS: BUCHANAN DRIVE
 (at me of subdivision) HUNTLY, VIC, 3551

MGA CO-ORDINATES: E: 263 335 ZONE: 55
 (of approx centre of land in plan) N: 5 938 975 GDA 2020

Council Name: Greater Bendigo City Council
 Council Reference Number: SC/903/2020/1
 Planning Permit Reference: DS/903/2020
 SPEAR Reference Number: S179558T

Certification
 This plan is certified under section 6 of the Subdivision Act 1988

Statement of Compliance
 This is a statement of compliance issued under section 21 of the Subdivision Act 1988

 Public Open Space

 A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement is to be satisfied in stage: 6

 Digitally signed by: Ross Andrew Douglas for Greater Bendigo City Council on 20/02/2022

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF GREATER BENDIGO

NOTATIONS

LOT NUMBERS 1 TO 540 (INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

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

THAT PART OF THE PIPELINES OR ANCILLARY PURPOSES DRAINAGE EASEMENT E-8 ON PS846156Y CONTAINED WITHIN ROAD RESERVE 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.

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/903/2020

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	2.50	PS846156Y - SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-2 & E-3	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-3 & E-4	DRAINAGE	SEE DIAG.	THIS PLAN	CITY OF GREATER BENDIGO

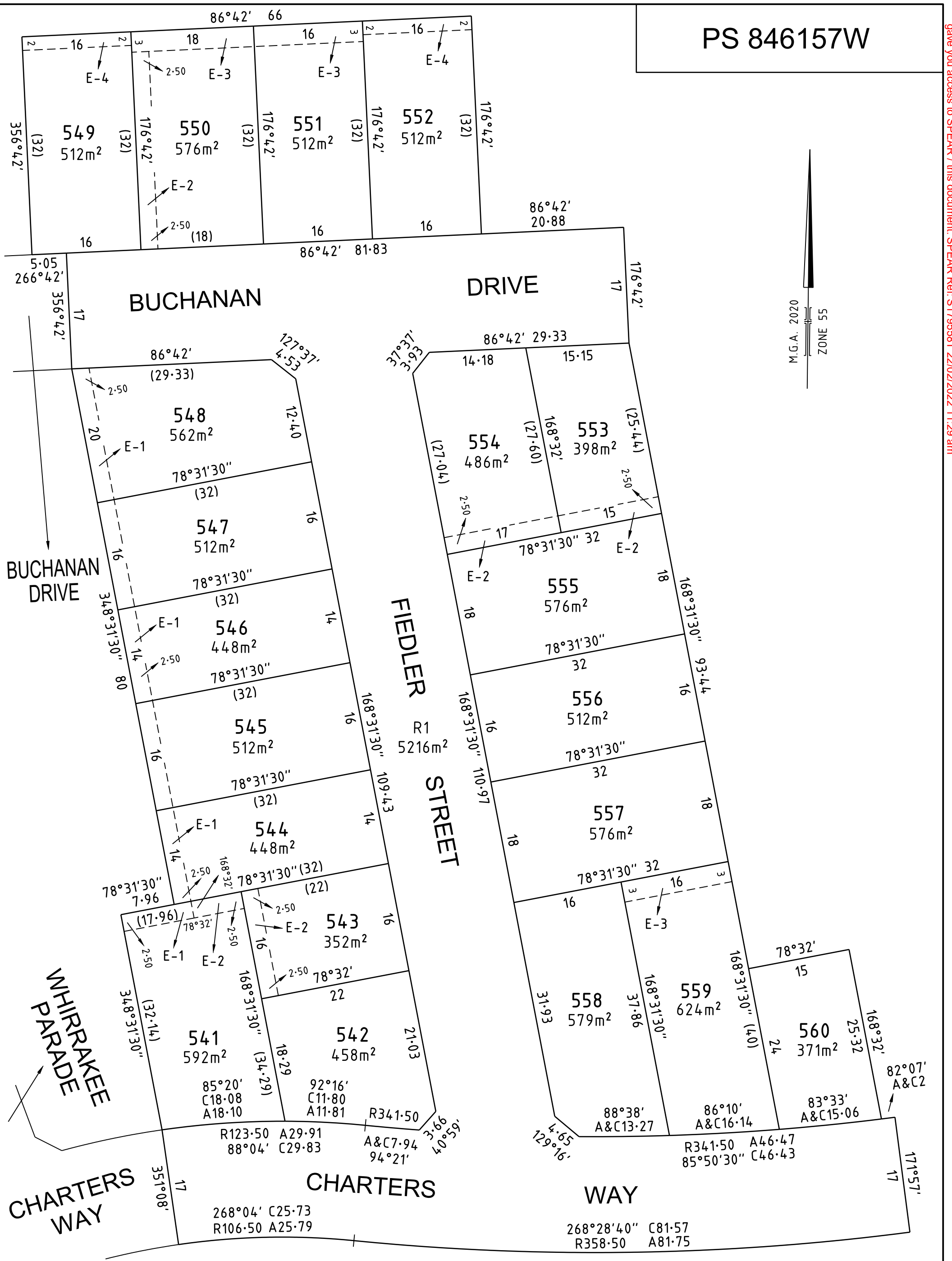


Beveridge Williams
 development & environment consultants
 Ballarat ph : 03 5327 2000
 www.beveridgewilliams.com.au

SURVEYORS FILE REF: 1702011 - F1
 1702011PS - STAGE F1 Ver03.dwg

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 Surveyor's Plan Version (05),
 23/11/2021, SPEAR Ref: S179558T

ORIGINAL SHEET SIZE: A3
 SHEET 1 OF 3



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<p>Beveridge Williams development & environment consultants Ballarat Ph: 03 5327 2000 www.beveridgewilliams.com.au</p>	<p>SURVEYORS REF 1702011 - F1</p>	<p>SCALE 1:500</p>	<p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 2</p>
	<p>Digitally signed by: Simon James Mason, Licensed Surveyor, Surveyor's Plan Version (05), 23/11/2021, SPEAR Ref: S179558T</p>			<p>Digitally signed by: Greater Bendigo City Council, 20/02/2022, SPEAR Ref: S179558T</p>	

CREATION OF RESTRICTION

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

LAND TO BE BURDENED

LOTS 541 TO 546 (INCLUSIVE) & LOTS 555 TO 560 (INCLUSIVE)

LAND TO BENEFIT

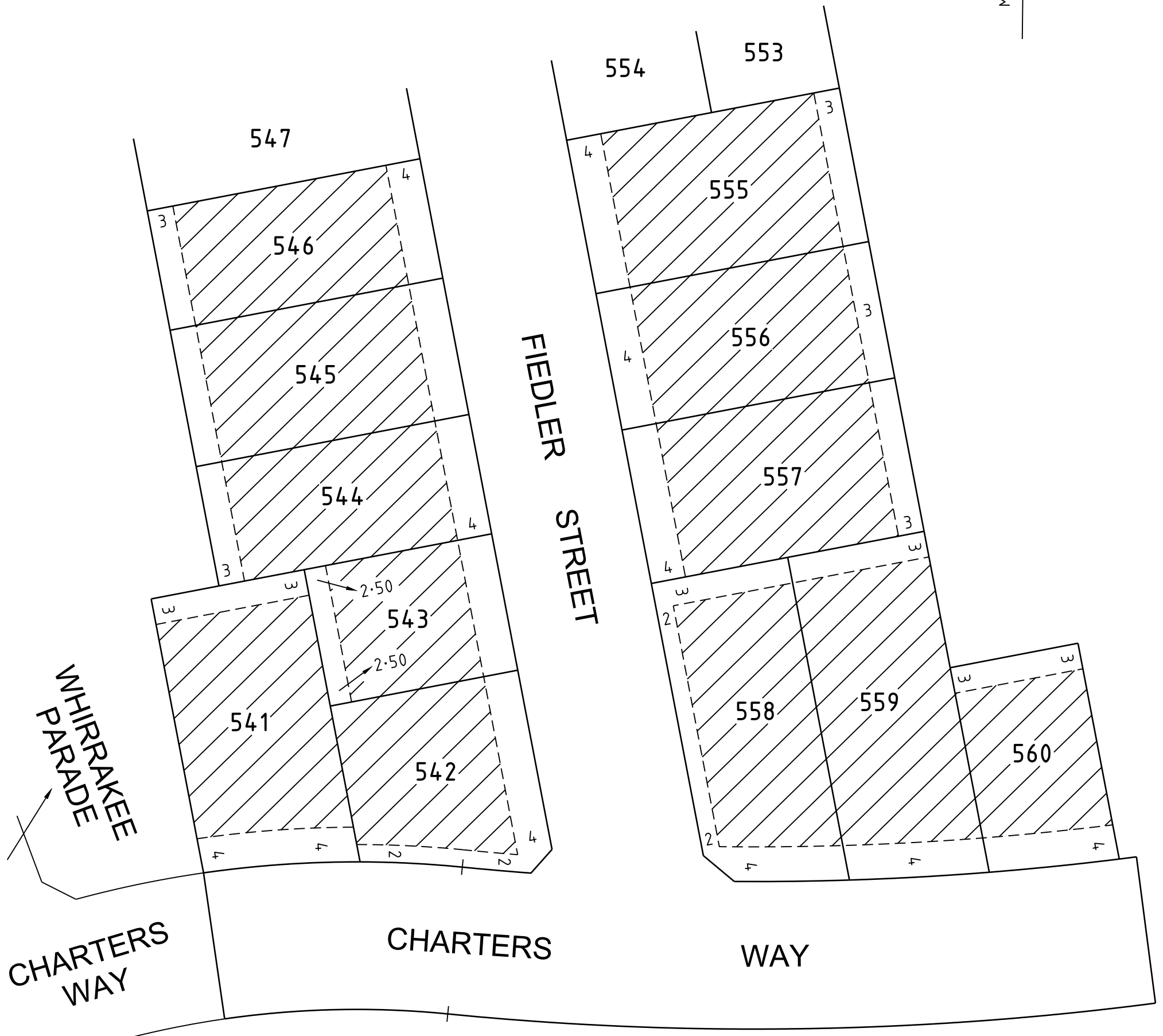
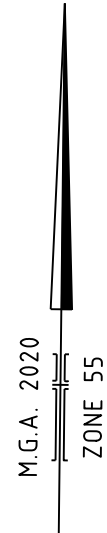
LOTS 541 TO 546 (INCLUSIVE) & LOTS 555 TO 560 (INCLUSIVE)

DESCRIPTION OF RESTRICTION

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

VARIATIONS

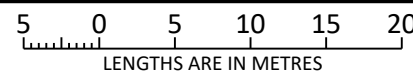
VARIATION OF THIS RESTRICTION WILL REQUIRE APPROVAL FROM THE RESPONSIBLE AUTHORITY.



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SURVEYORS REF
1702011 - F1

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 3

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