

# PLAN OF SUBDIVISION

EDITION 1

PS 846170F

## LOCATION OF LAND

**PARISH:** HUNTLY  
**TOWNSHIP:** —  
**SECTION:** 22  
**CROWN ALLOTMENT:** 3<sup>A</sup> (PART), 3<sup>C</sup> (PART), 3<sup>D</sup> (PART) & 5 (PART)  
**CROWN PORTION:** —  
**TITLE REFERENCE:** VOL.12360 FOL.205  
 VOL.12360 FOL.209  
**LAST PLAN REFERENCE:** PS 846156Y ( LOT F2 & G1)  
**POSTAL ADDRESS:** WARATAH ROAD  
 (at me of subdivision) HUNTLY, VIC, 3551  
**MGA CO-ORDINATES:** E: 263 600 ZONE: 55  
 (of approx centre of land in plan) N: 5 939 400 GDA 2020

Council Name: Greater Bendigo City Council  
 SPEAR Reference Number: S186513P

## VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1, R2, R3 & R4	CITY OF GREATER BENDIGO
RESERVE No.1	CITY OF GREATER BENDIGO
RESERVE No.2	POWERCOR AUSTRALIA LTD

## NOTATIONS

**LOT NUMBERS 1 TO 560 (INCLUSIVE) & 599 TO 622 (INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.**

### OTHER PURPOSES OF THIS PLAN

**A.) CREATION OF A RESTRICTION AS SHOWN ON SHEET 9.**

**B.) REMOVAL OF THAT PART OF PIPELINES OR ANCILLARY PURPOSES EASEMENT E-1 ON PS846156Y THAT IS WITHIN LOT G1 ON PS846156Y.**

### GROUNDS FOR REMOVAL

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

EASEMENTS E-4, E-5 & E-6 ON PS846156Y AND THAT PART OF E-2 & E-3 ON PS846156Y WITHIN R3 & R4 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:** CROWN ALLOTMENT 3D - NIL  
 CROWN ALLOTMENTS 3A, 3C & 5 - 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

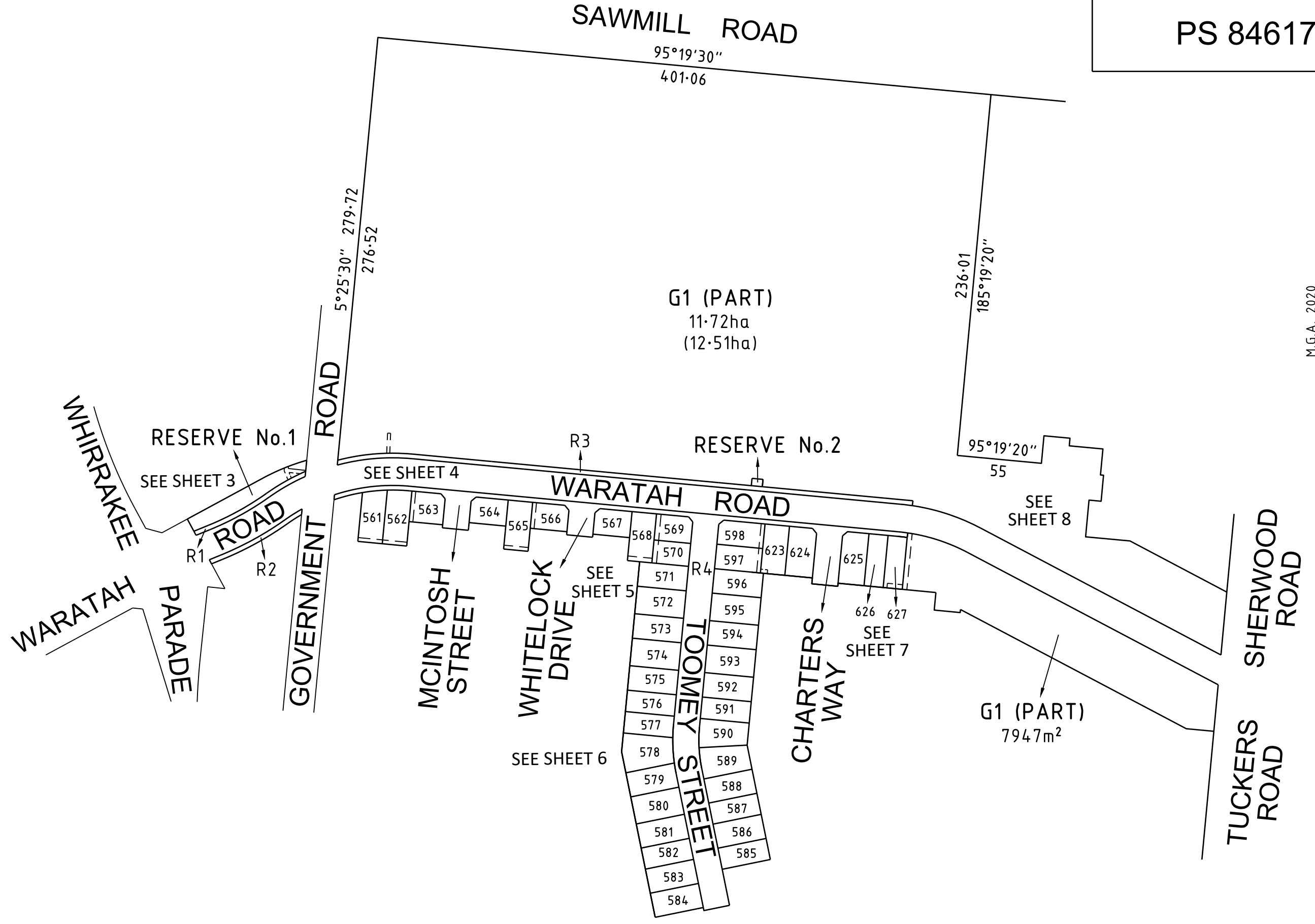
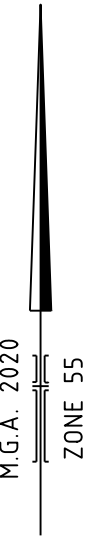
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1 & E-2	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-2	DRAINAGE	3	THIS PLAN	CITY OF GREATER BENDIGO
E-3	DRAINAGE	2	PS846156Y	CITY OF GREATER BENDIGO

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

SURVEYORS FILE REF: 1702011 - F2  
 1702011PS - STAGE F2.dwg  
 Digitally signed by: Simon James Mason, Licensed Surveyor,  
 Surveyor's Plan Version (04),  
 18/05/2022, SPEAR Ref: S186513P

ORIGINAL SHEET SIZE: A3  
 SHEET 1 OF 9



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

SURVEYORS REFERENCE  
**1702011**  
**F2**

SCALE  
 1 : 2500

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3  
 SHEET 2

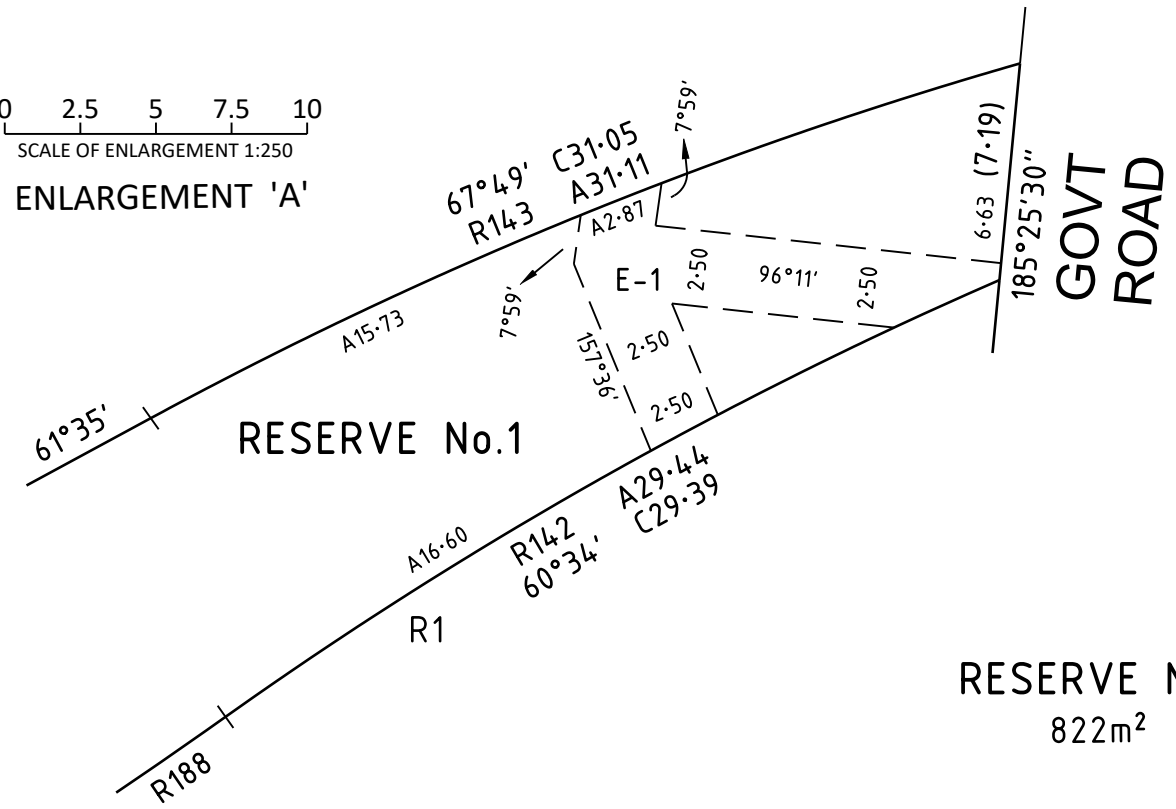
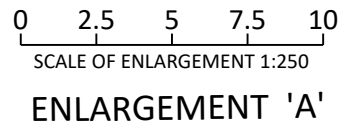
Digitally signed by: Simon James Mason, Licensed Surveyor,  
 Surveyor's Plan Version (04),  
 18/05/2022, SPEAR Ref: S186513P

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Beveridge Williams & Co Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S186513P 19/05/2022 10:53 am

SEE SHEET 2

G1 (PART)

SEE SHEET 4



RESERVE No.1  
822m<sup>2</sup>

SEE ENLARGEMENT 'A'  
E-1  
C31-05  
A31-11

ROAD

ROAD

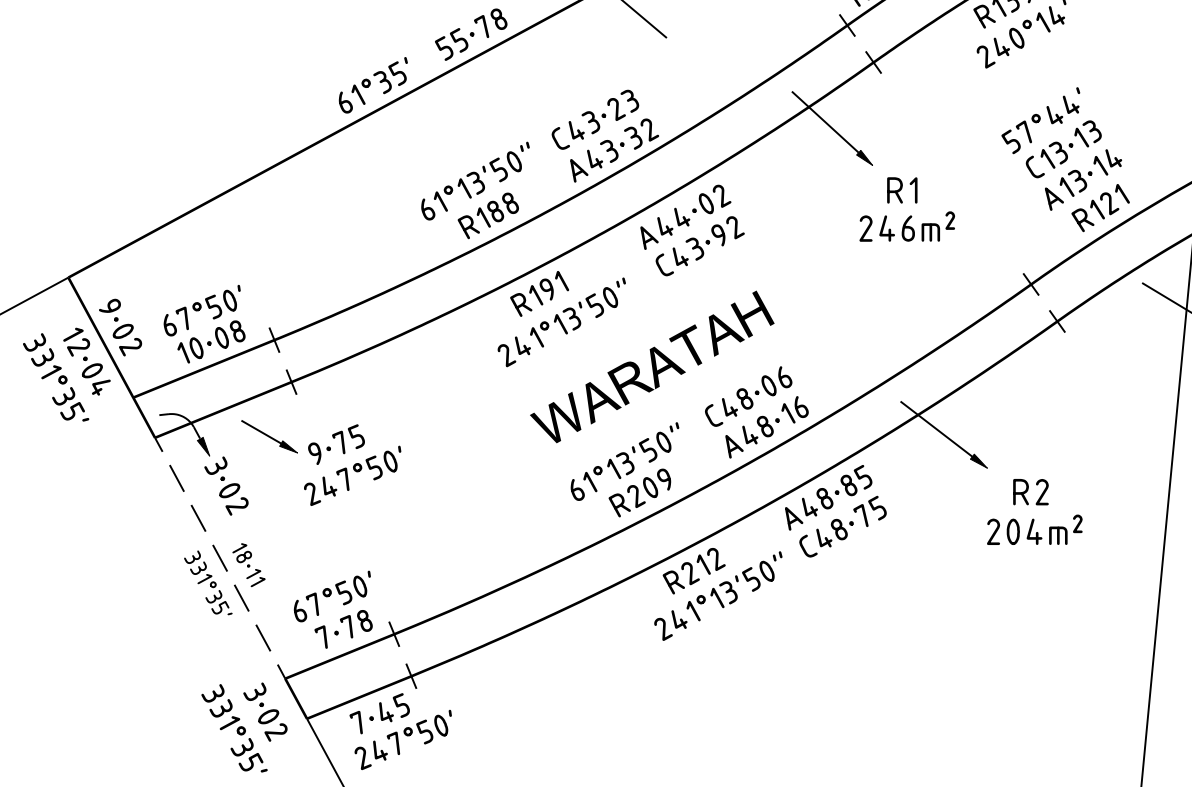
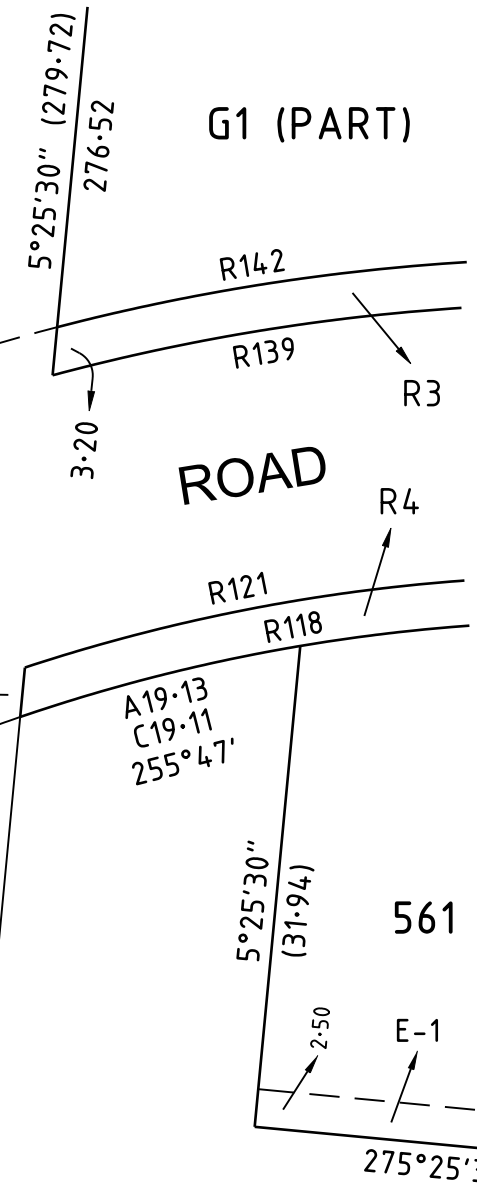
WHIRRAKEE

WARATAH

GOVERNMENT

PARADE

M.G.A. 2020  
ZONE 55



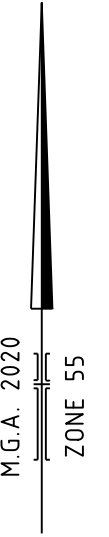
**BW** Beveridge Williams  
development & environment consultants  
Ballarat Ph: 03 5327 2000  
www.beveridgewilliams.com.au

SURVEYORS REFERENCE  
1702011  
F2

SCALE 1:500  
5 0 5 10 15 20  
LENGTHS ARE IN METRES  
Digitally signed by: Simon James Mason, Licensed Surveyor,  
Surveyor's Plan Version (04),  
18/05/2022, SPEAR Ref: S186513P

ORIGINAL SHEET SIZE: A3  
SHEET 3

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Beveridge Williams & Co Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S186513P 19/05/2022 10:53 am



G1 (PART)

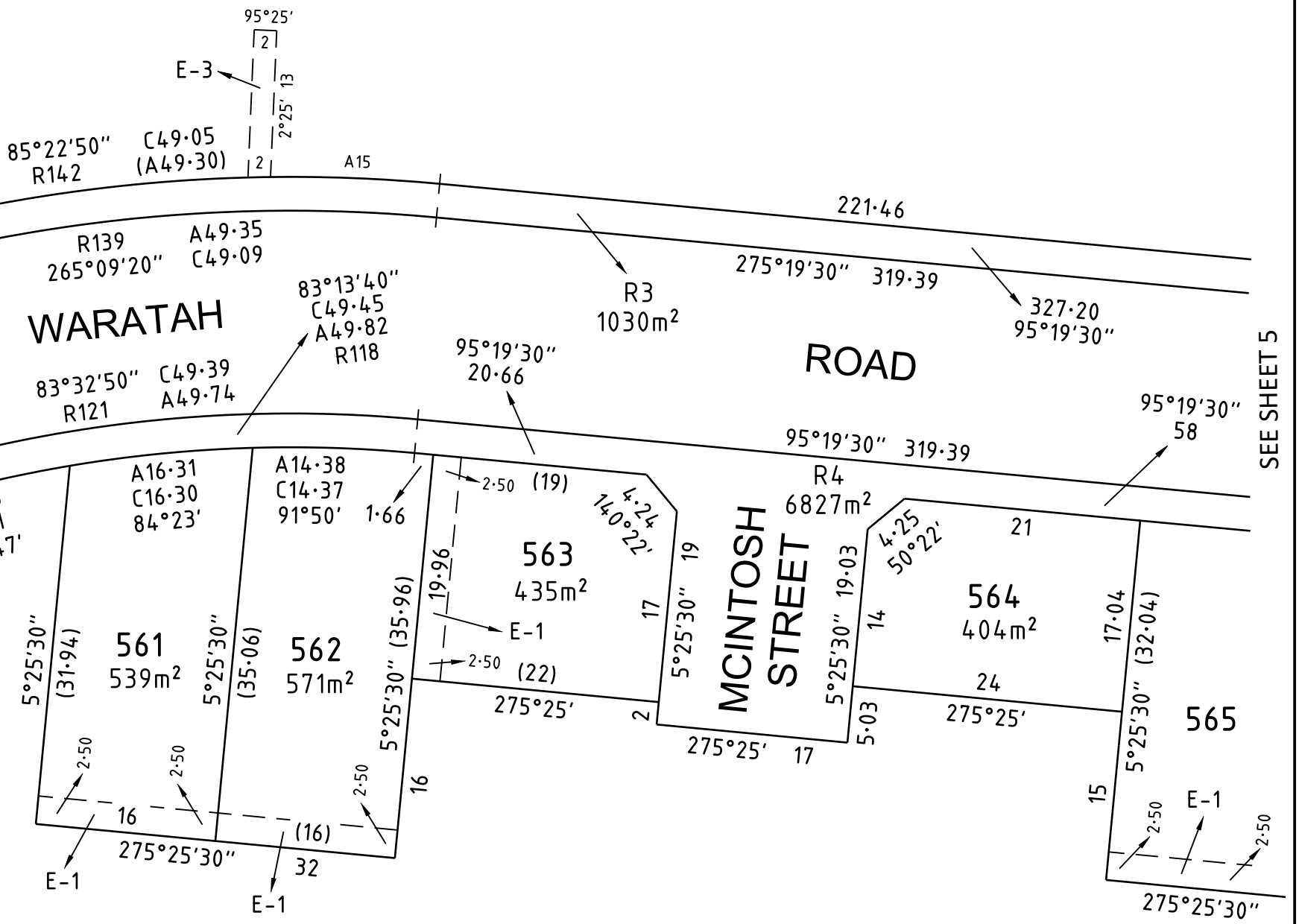
GOVERNMENT ROAD

5°25'30" (279.72)  
276.52

SEE SHEET 3

GOVT ROAD

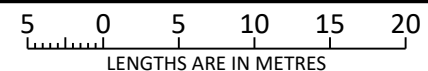
SEE SHEET 5



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

SURVEYORS REF  
1702011 - F2

SCALE  
1 : 500



ORIGINAL SHEET  
SIZE: A3

SHEET 4

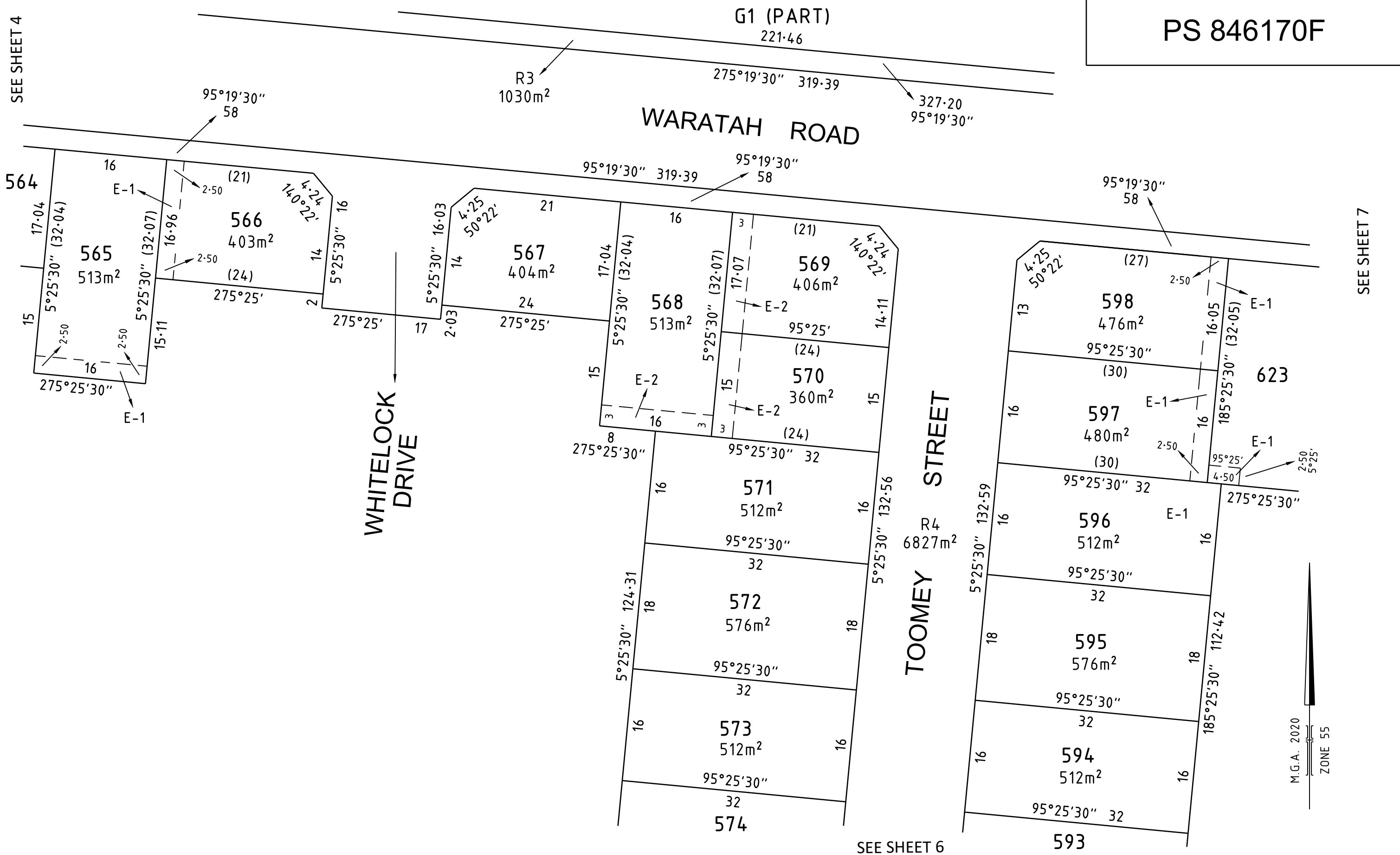
Digitally signed by: Simon James Mason, Licensed Surveyor, Surveyor's Plan Version (04), 18/05/2022, SPEAR Ref: S186513P

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Beveridge Williams & Co Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S186513P 19/05/2022 10:53 am



SEE SHEET 4

SEE SHEET 7



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

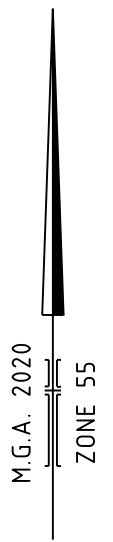
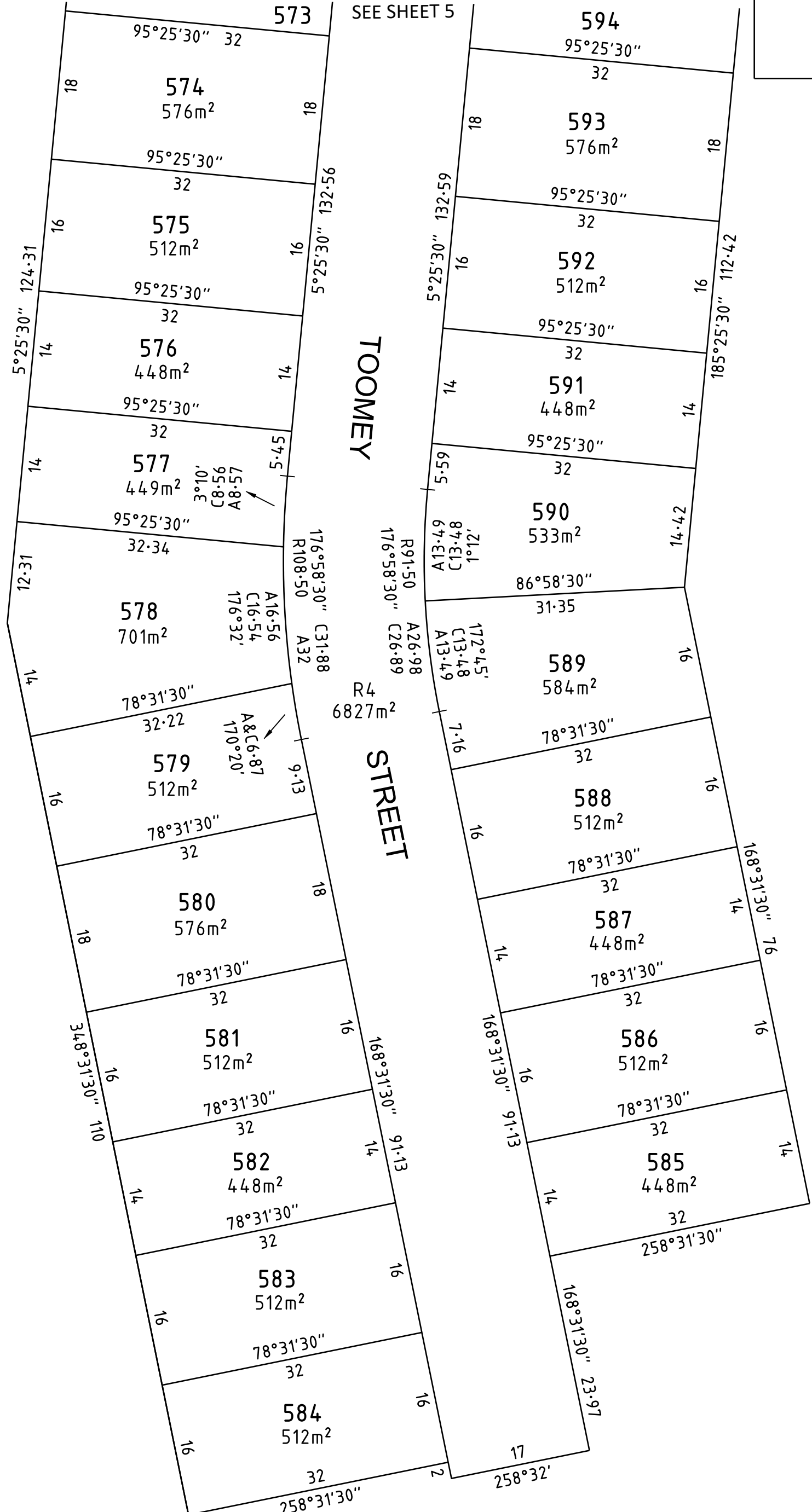
SURVEYORS REFERENCE	1702011 F2
---------------------	---------------

SCALE 1 : 500	<p>LENGTHS ARE IN METRES</p>
Digitally signed by: Simon James Mason, Licensed Surveyor, Surveyor's Plan Version (04), 18/05/2022, SPEAR Ref: S186513P	

ORIGINAL SHEET SIZE: A3	SHEET 5
-------------------------	---------

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Beveridge Williams & Co Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S186513P 19/05/2022 10:53 am

SEE SHEET 5

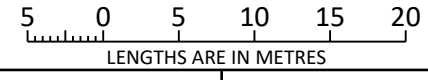


WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Beveridge Williams & Co Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S186513P 19/05/2022 10:53 am

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

SURVEYORS REF  
1702011 - F2

SCALE  
1 : 500

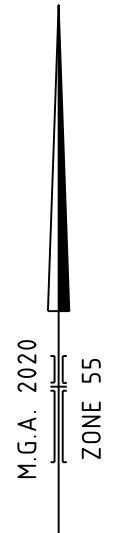


ORIGINAL SHEET  
SIZE: A3

SHEET 6

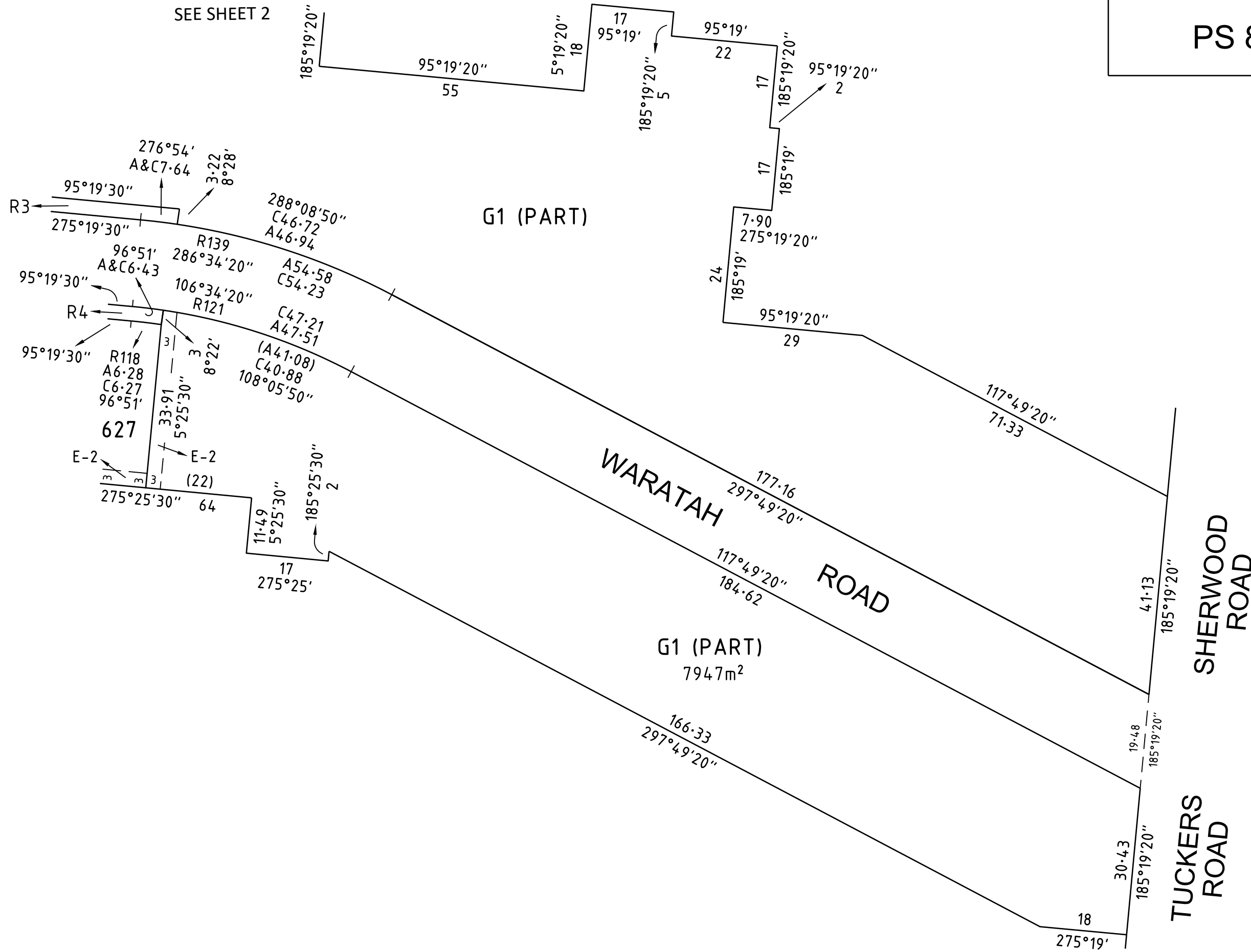
Digitally signed by: Simon James Mason, Licensed Surveyor,  
 Surveyor's Plan Version (04),  
 18/05/2022, SPEAR Ref: S186513P





SEE SHEET 7

SEE SHEET 2



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

SURVEYORS REFERENCE  
**1702011**  
**F2**

SCALE 1:800  
  
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 8

Digitally signed by: Simon James Mason, Licensed Surveyor,  
 Surveyor's Plan Version (04),  
 18/05/2022, SPEAR Ref: S186513P



M.G.A. 2020  
ZONE 55

G1 (PART)

R3

RESERVE No.2

WARATAH ROAD

ROAD

MCINTOSH STREET

WHITELOCK DRIVE

WARATAH ROAD

R4

G1 (PART)

CHARTERS WAY

TOOMEY STREET

**CREATION OF RESTRICTION**

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

**LAND TO BE BURDENED**

LOTS 561 TO 577 (INCLUSIVE), LOTS 580 TO 598 (INCLUSIVE) & LOTS 623 TO 627 (INCLUSIVE)

**LAND TO BENEFIT**

LOTS 561 TO 577 (INCLUSIVE), LOTS 580 TO 598 (INCLUSIVE) & LOTS 623 TO 627 (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.



**Beveridge Williams**  
development & environment consultants

Ballarat Ph: 03 5327 2000

www.beveridgewilliams.com.au

SURVEYORS REF  
1702011 - F2

SCALE  
1 : 1000

10 0 10 20 30 40  
LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE: A3

SHEET 9

Digitally signed by: Simon James Mason, Licensed Surveyor,  
Surveyor's Plan Version (04),  
18/05/2022, SPEAR Ref: S186513P