

# PLAN OF SUBDIVISION

EDITION 1

PS 903087B

## LOCATION OF LAND

**PARISH:** HUNTLY  
**TOWNSHIP:** —  
**SECTION:** 22  
**CROWN ALLOTMENT:** 3<sup>D</sup> (PART) & 5 (PART)  
**CROWN PORTION:** —  
**TITLE REFERENCE:** VOL.12360 FOL.201  
 VOL.12360 FOL.202  
**LAST PLAN REFERENCE:** PS 846156Y ( LOTS F5 & F6)  
**POSTAL ADDRESS:** TOOMY STREET  
 (at me of subdivision) HUNTLY, VIC, 3551  
**MGA CO-ORDINATES:** E: 263 500 ZONE: 55  
 (of approx centre of land N: 5 938 990 GDA 2020  
 in plan)

Council Name: Greater Bendigo City Council  
 SPEAR Reference Number: S190410S

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF GREATER BENDIGO
RESERVE No.1	POWERCOR AUSTRALIA LTD
RESERVE No.2	POWERCOR AUSTRALIA LTD

**LOT NUMBERS 1 TO 652 (INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.**

### OTHER PURPOSES OF THIS PLAN

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

**B.) REMOVAL OF THAT PART OF DRAINAGE EASEMENT E-3 ON PS846156Y THAT IS WITHIN LOT 662 ON THIS PLAN.**

### GROUND'S FOR REMOVAL

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

THAT PART OF EASEMENTS E-2 & E-3 ON PS846156Y CONTAINED WITHIN ROAD 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:** 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.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	PS846156Y - SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-2, E-3 & E-5	DRAINAGE	SEE DIAG	PS846156Y	CITY OF GREATER BENDIGO
E-4 & E-5	CARRIAGEWAY	SEE DIAG	PS846156Y	LOT F5 ON PS846156Y
E-6	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-6 & E-7	DRAINAGE	3	THIS PLAN	CITY OF GREATER BENDIGO

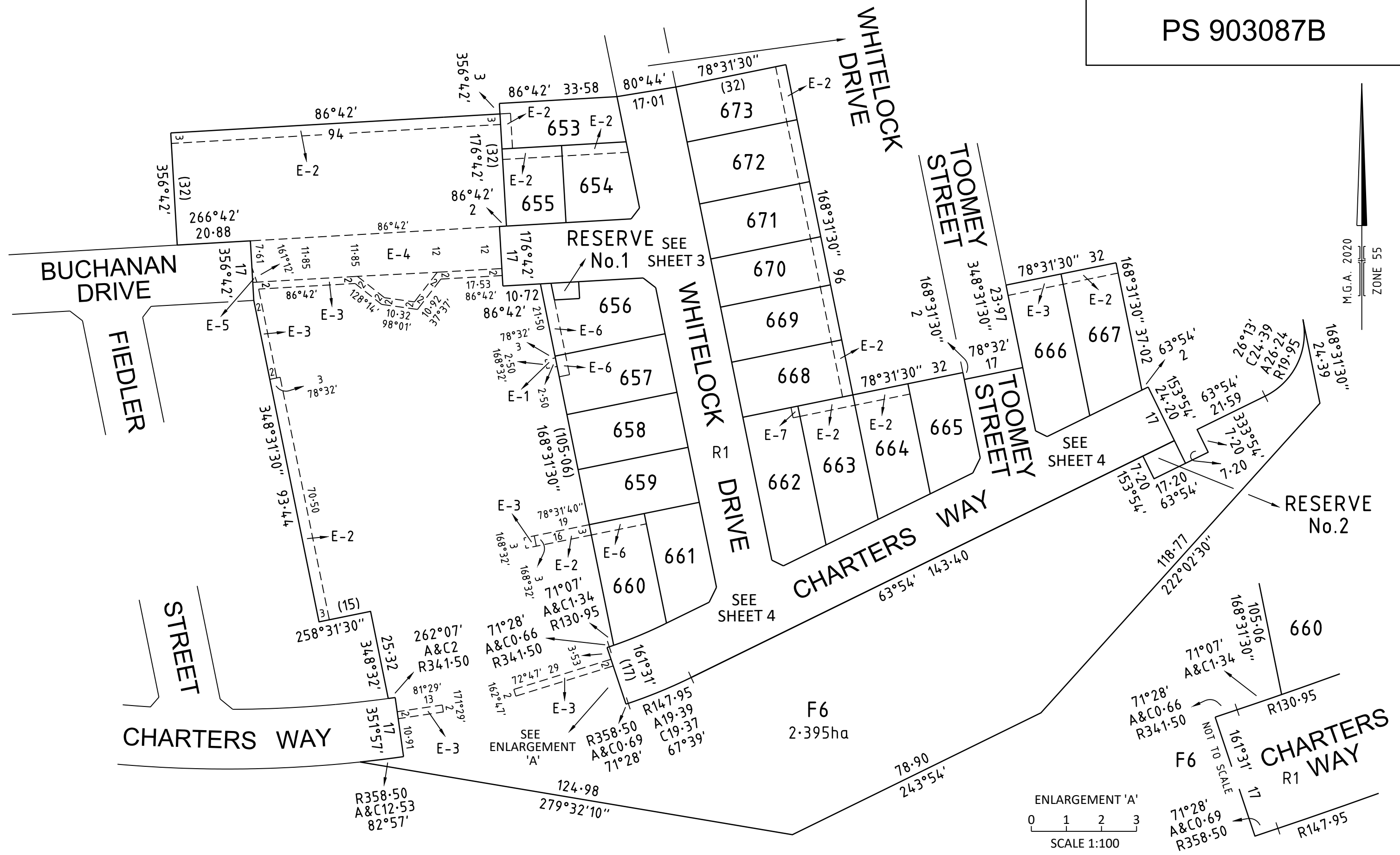
 **Beveridge Williams**  
 development & environment consultants  
 Ballarat ph : 03 5327 2000  
[www.beveridgewilliams.com.au](http://www.beveridgewilliams.com.au)

SURVEYORS FILE REF: 1702011 - F5  
 1702011PS - STAGE F5.dwg

ORIGINAL SHEET  
 SIZE: A3

SHEET 1 OF 5

Digitally signed by: Simon James Mason, Licensed Surveyor,  
 Surveyor's Plan Version (03),  
 22/07/2022, SPEAR Ref: S190410S

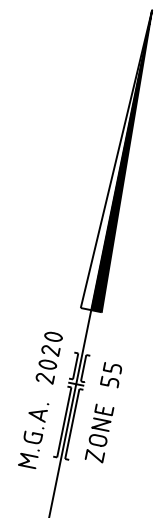
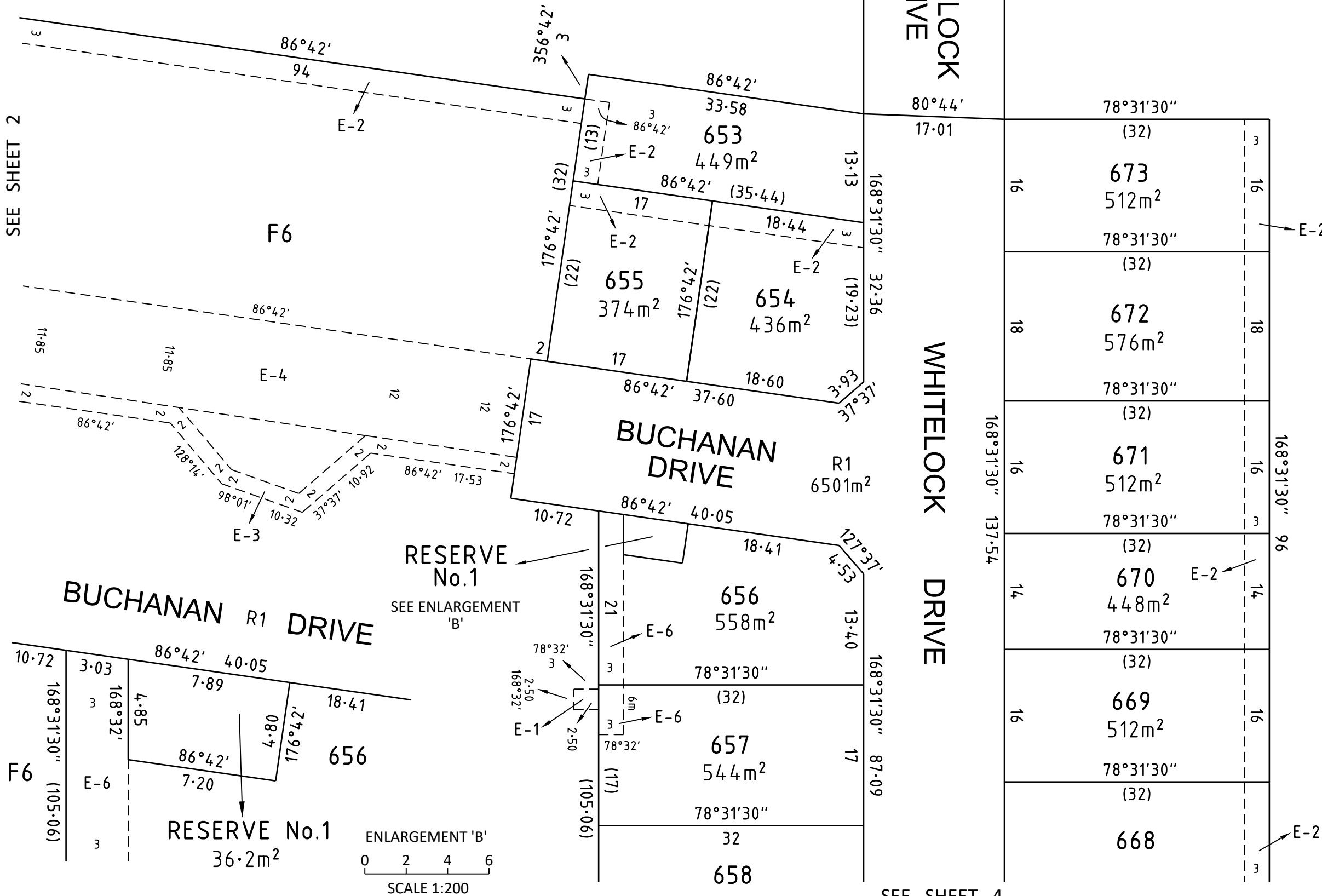


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SURVEYORS REFERENCE <b>1702011 F5</b>	SCALE 1 : 1000	10 0 10 20 30 40 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
	Digitally signed by: Simon James Mason, Licensed Surveyor, Surveyor's Plan Version (03), 22/07/2022, SPEAR Ref: S190410S			

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.

SEE SHEET 2



SEE SHEET 4

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SURVEYORS REFERENCE  
**1702011**  
F5

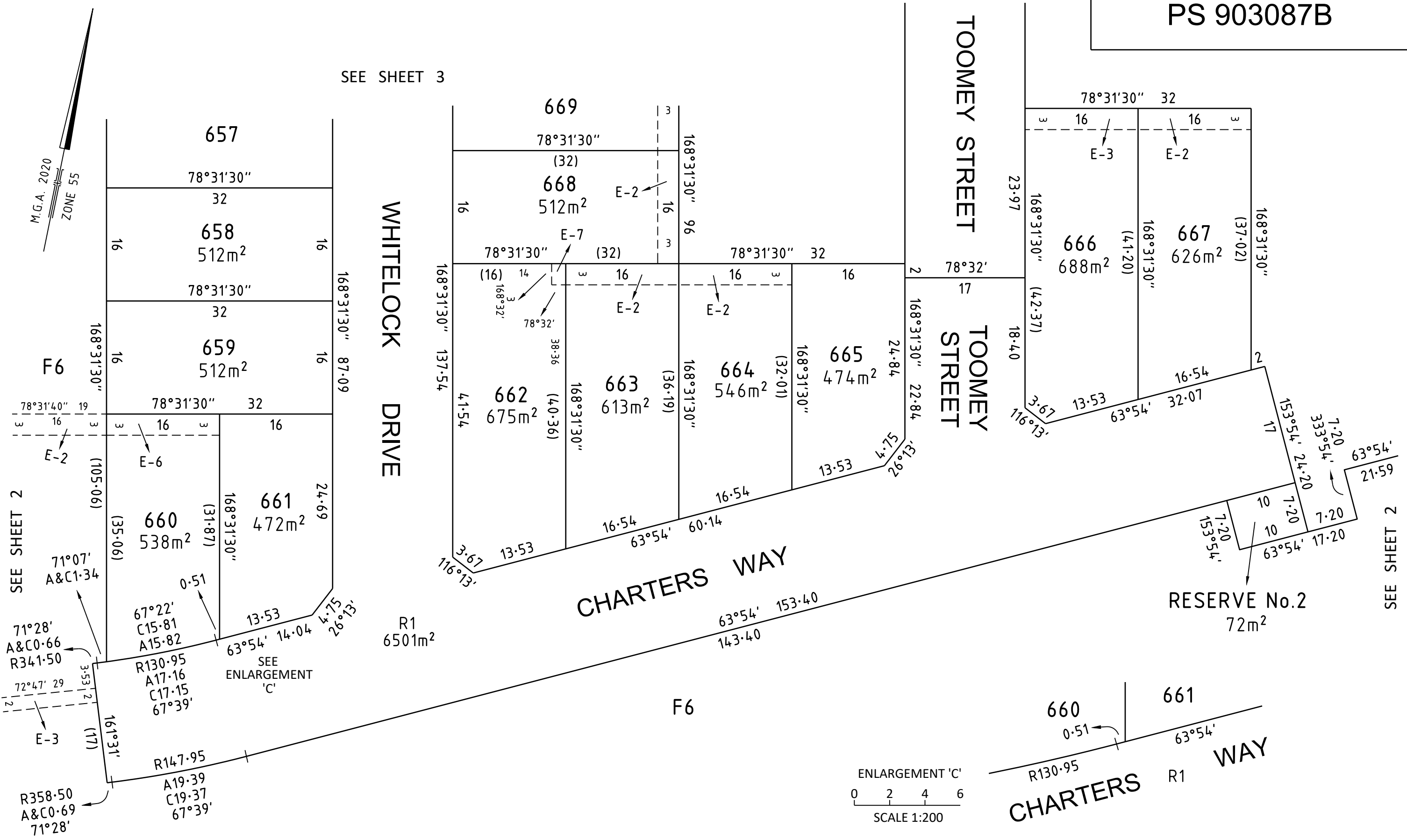
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LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3  
SHEET 3

SEE SHEET 3

M.G.A. 2020  
ZONE 55



SEE SHEET 2

SEE SHEET 2

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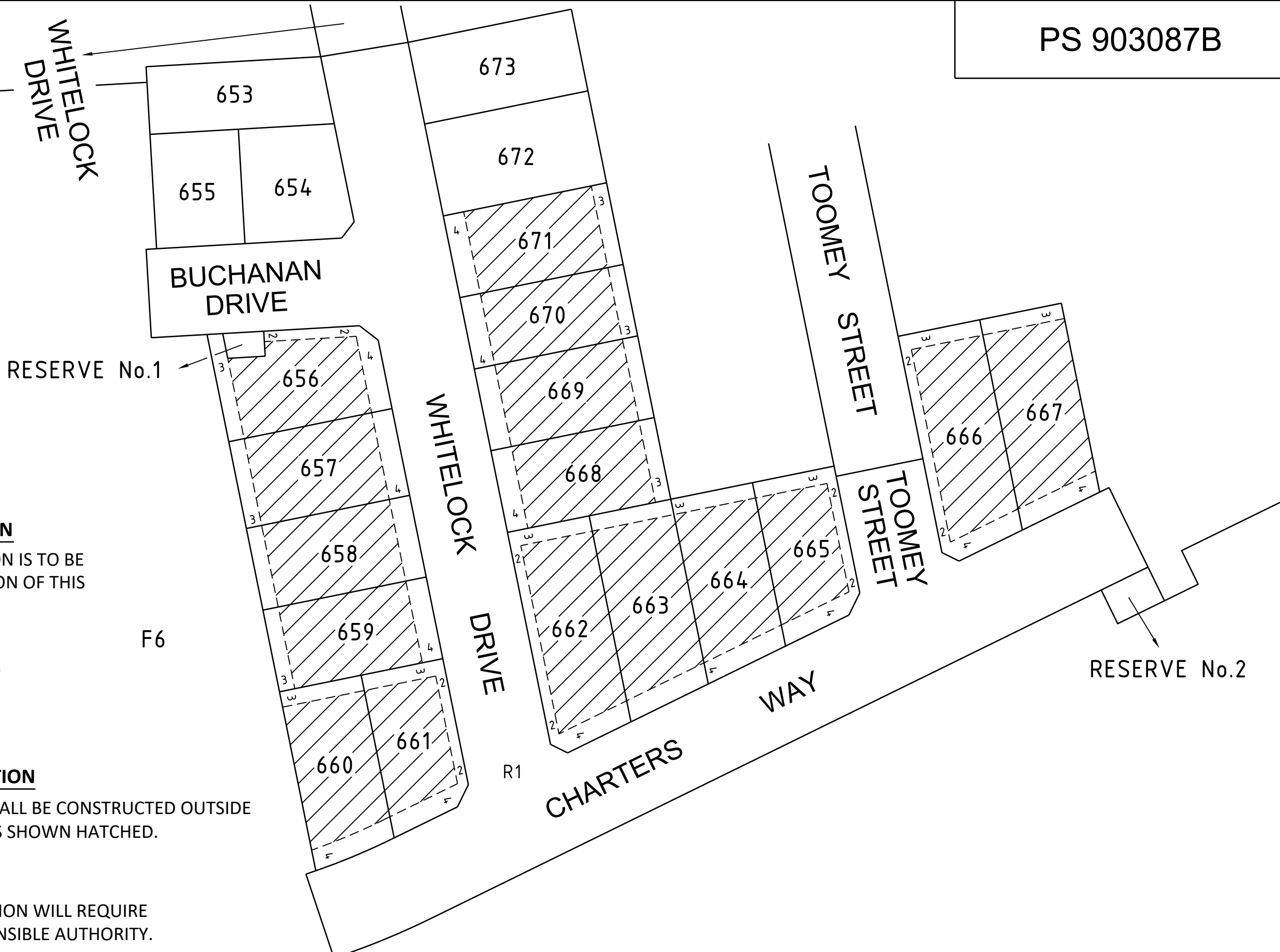
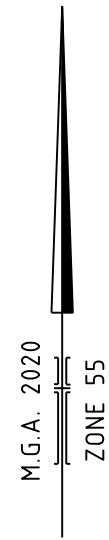
SURVEYORS REFERENCE  
**1702011**  
**F5**

SCALE 1:500  
5 0 5 10 15 20  
LENGTHS ARE IN METRES

ENLARGEMENT 'C'  
0 2 4 6  
SCALE 1:200

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ORIGINAL SHEET SIZE: A3  
SHEET 4



**CREATION OF RESTRICTION**

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

**LAND TO BE BURDENED**

LOTS 656 TO 671 (INCLUSIVE)

**LAND TO BENEFIT**

LOTS 656 TO 671 (INCLUSIVE)

**DESCRIPTION OF RESTRICTION**

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

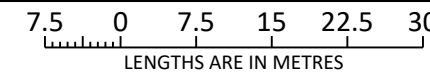
**VARIATIONS**

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

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SURVEYORS REFERENCE  
 1702011  
 F5

SCALE  
 1 : 750



ORIGINAL SHEET  
 SIZE: A3

SHEET 5

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