

PLAN OF SUBDIVISION

EDITION 1

PS903677D

LOCATION OF LAND

PARISH: HUNTLY

TOWNSHIP: -

SECTION: 22

CROWN ALLOTMENT: 3A, 3C (PART) & 3D (PART)

CROWN PORTION: -

TITLE REFERENCE: C/T VOL FOL ...
VOL 12360 FOL 211

LAST PLAN REFERENCE: LOT G1 ON PS846170F
LOT G5 ON PS846156Y

POSTAL ADDRESS: WARATAH ROAD
(at time of subdivision) HUNTLY 3551

MGA2020 CO-ORDINATES: E: 263 750 ZONE: 55
(of approx centre of land in plan) N: 5 939 220

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER COUNCIL / BODY / PERSON

ROAD R-1 CITY OF GREATER BENDIGO

Lots 1 to 627 (both inclusive) and Lot 640 have been omitted from this plan.

Further purpose of plan:

Removal of Easement
Removal of easement shown E-3 on PS846170F where now contained in Lot GX

NOTATIONS

Grounds for Removal

By consent of the relevant authority under the powers of Section 6(1)(k)(iii) of the Subdivision Act 1988.

DEPTH LIMITATION : Crown Allotments 3A & 3C-15.24m, Crown Allotment 3D-Nil

SURVEY:
This plan is based on survey

STAGING:

This is not a staged subdivision

Planning Permit No. DS/903/2020

This survey has been connected to permanent marks No(s). PM76, PM94, PM19

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 DIAGRAM	PS846156Y - SECTION 136 OF THE WATER ACT 1989	CITY OF GREATER BENDIGO
E-2, E-3	DRAINAGE	SEE DIAGRAM	PS846156Y	COLIBAN REGION WATER CORPORATION
E-4	DRAINAGE	SEE DIAGRAM	PS846170F	CITY OF GREATER BENDIGO
E-5	DRAINAGE	SEE DIAGRAM	THIS PLAN	CITY OF GREATER BENDIGO
E-5, E-6	PIPELINES OR ANCILLARY PURPOSES	SEE DIAGRAM	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION

VIEWPOINT ESTATE - STAGE G1 (23 LOTS)

AREA OF STAGE - 9.624ha

spire

16 Bridge Street
PO Box 1064
Bendigo Vic 3550
T 61 3 5448 2500
spire.com.au

SURVEYORS FILE REF: 309096SV00

ORIGINAL SHEET
SIZE: A3

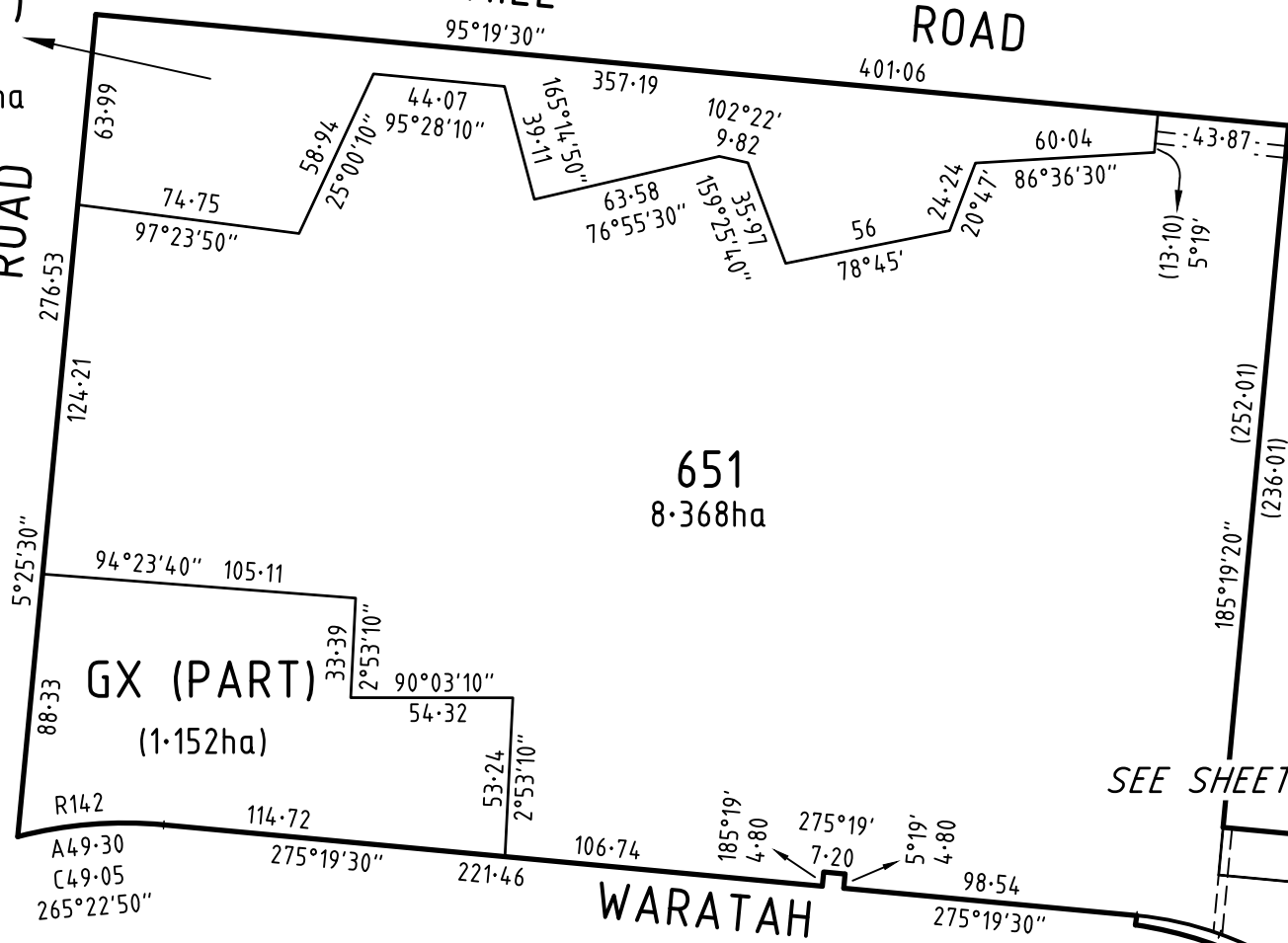
SHEET 1 OF 5

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Version: 5

GX (PART)
(1.397ha)
TOTAL 2.549ha

SAWMILL ROAD

GOV'T ROAD

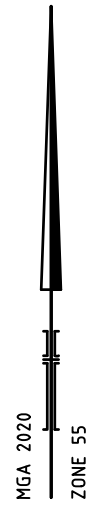


Enlargement

GX (PART)

ENLARGEMENT
SCALE 1:500

185°19'20"
(252.01)



SEE SHEET 3

ROAD SEE SHEET 3

SHERWOOD ROAD

TUCKERS ROAD

WARATAH

SURVEYOR'S FILE REF: 309096SV00

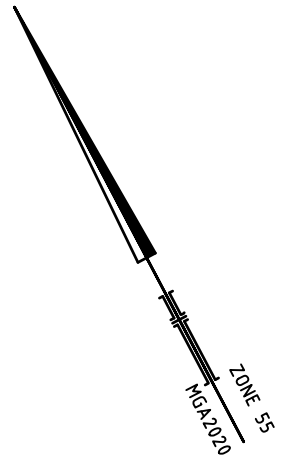
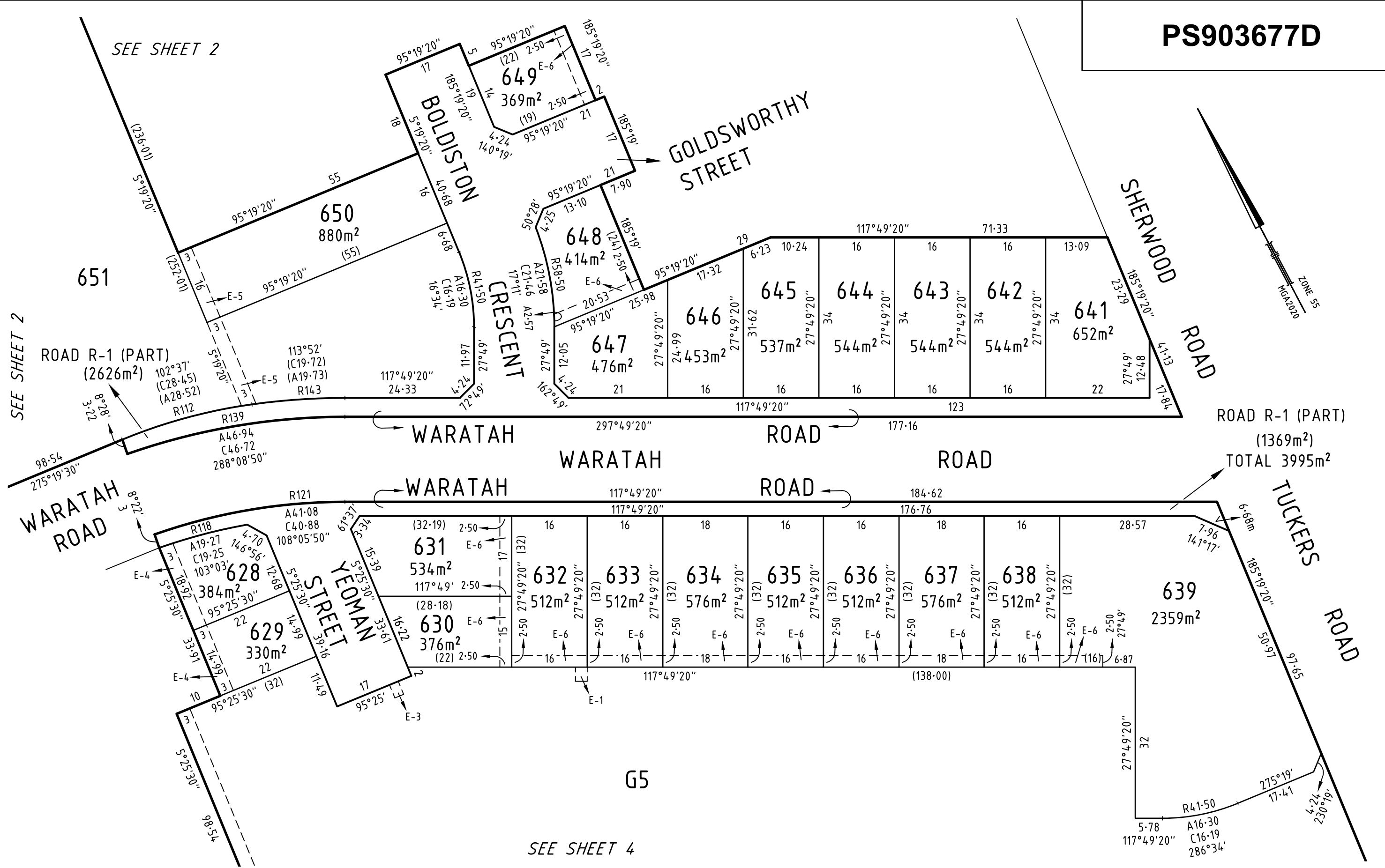
SCALE 1: 2500
25 0 25 50 75 100
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 2

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SEE SHEET 2

SEE SHEET 2

SEE SHEET 4

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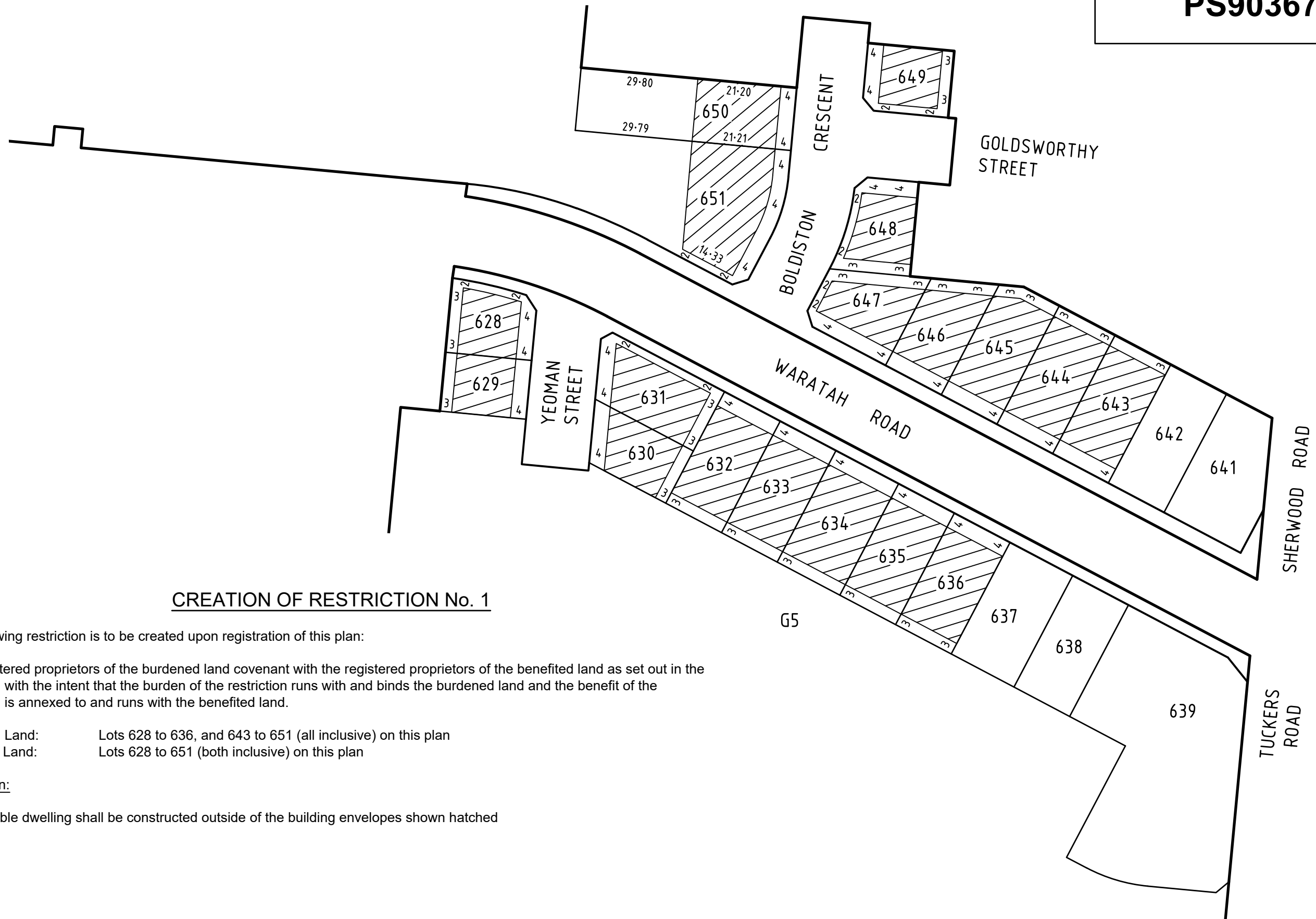
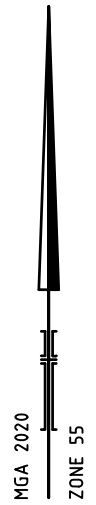
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SCALE 1: 750
 0 7.5 15 22.5 30
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 3

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 Version: 5



CREATION OF RESTRICTION No. 1

The following restriction is to be created upon registration of this plan:

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Burdened Land: Lots 628 to 636, and 643 to 651 (all inclusive) on this plan
 Benefited Land: Lots 628 to 651 (both inclusive) on this plan

Restriction:

No habitable dwelling shall be constructed outside of the building envelopes shown hatched

SURVEYOR'S FILE REF: 309096SV00

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

ORIGINAL SHEET SIZE: A3

SHEET 5



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