

PLAN OF SUBDIVISION

EDITION 1

PS 903117U

LOCATION OF LAND

PARISH: HUNTLY
TOWNSHIP: —
SECTION: 22
CROWN ALLOTMENT: 3^D (PART) & 5 (PART)
CROWN PORTION: —
TITLE REFERENCE: VOL.12360 FOL.210

LAST PLAN REFERENCE: PS 846156Y (LOT G2)
POSTAL ADDRESS: WARATAH ROAD
 (at me of subdivision) HUNTLY, VIC, 3551

MGA CO-ORDINATES: E: 263 635 ZONE: 55
 (of approx centre of land N: 5 939 125 GDA 2020
 in plan)

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
 (24/03/2022)
 STAGE: F2
 LOTS: 23
 RESERVES: 1
 BALANCE LOTS: NIL

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

**LOT NUMBERS 1 TO 689 (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. 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. ---

THAT PART OF EASEMENT E-3 THAT IS 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 & E-2 | PIPELINES OR ANCILLARY PURPOSES | SEE DIAG | PS846156Y- SECTION 136 OF THE WATER ACT 1989 | COLIBAN REGION WATER CORPORATION |
| E-2 | DRAINAGE | 3 | PS846156Y | CITY OF GREATER BENDIGO |
| E-3 | DRAINAGE | 3 | THIS PLAN | CITY OF GREATER BENDIGO |


Beveridge Williams
 development & environment consultants
 Ballarat ph : 03 5327 2000
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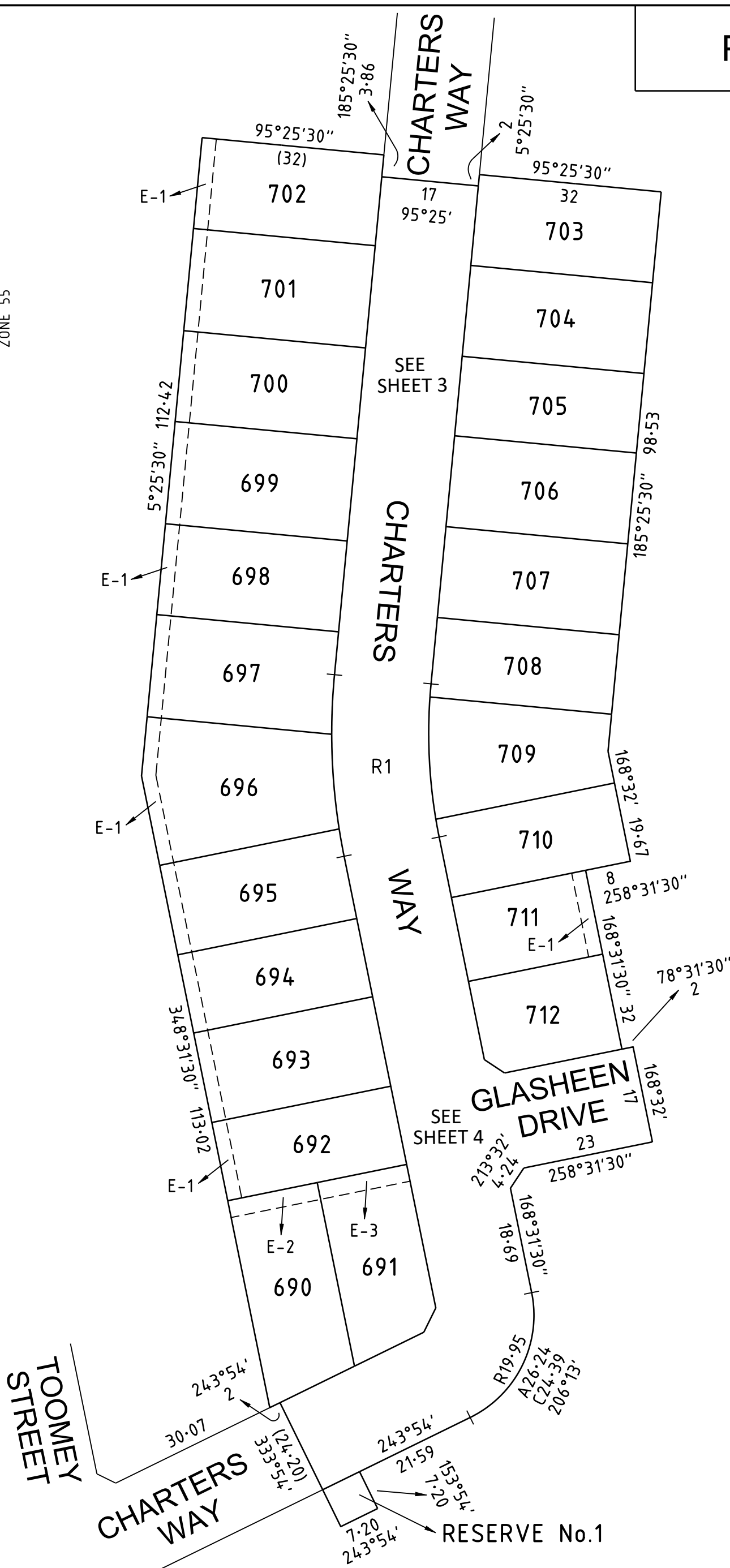
SURVEYORS FILE REF: 1702011 - G2
 1702011PS - STAGE G2.dwg

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 5

LICENSED SURVEYOR: SIMON JAMES MASON
 VERSION 01, DATE:24/03/2022

M.G.A. 2020
ZONE 55



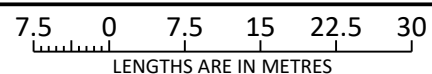
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SURVEYORS REF
1702011 - G2

SCALE
1 : 750



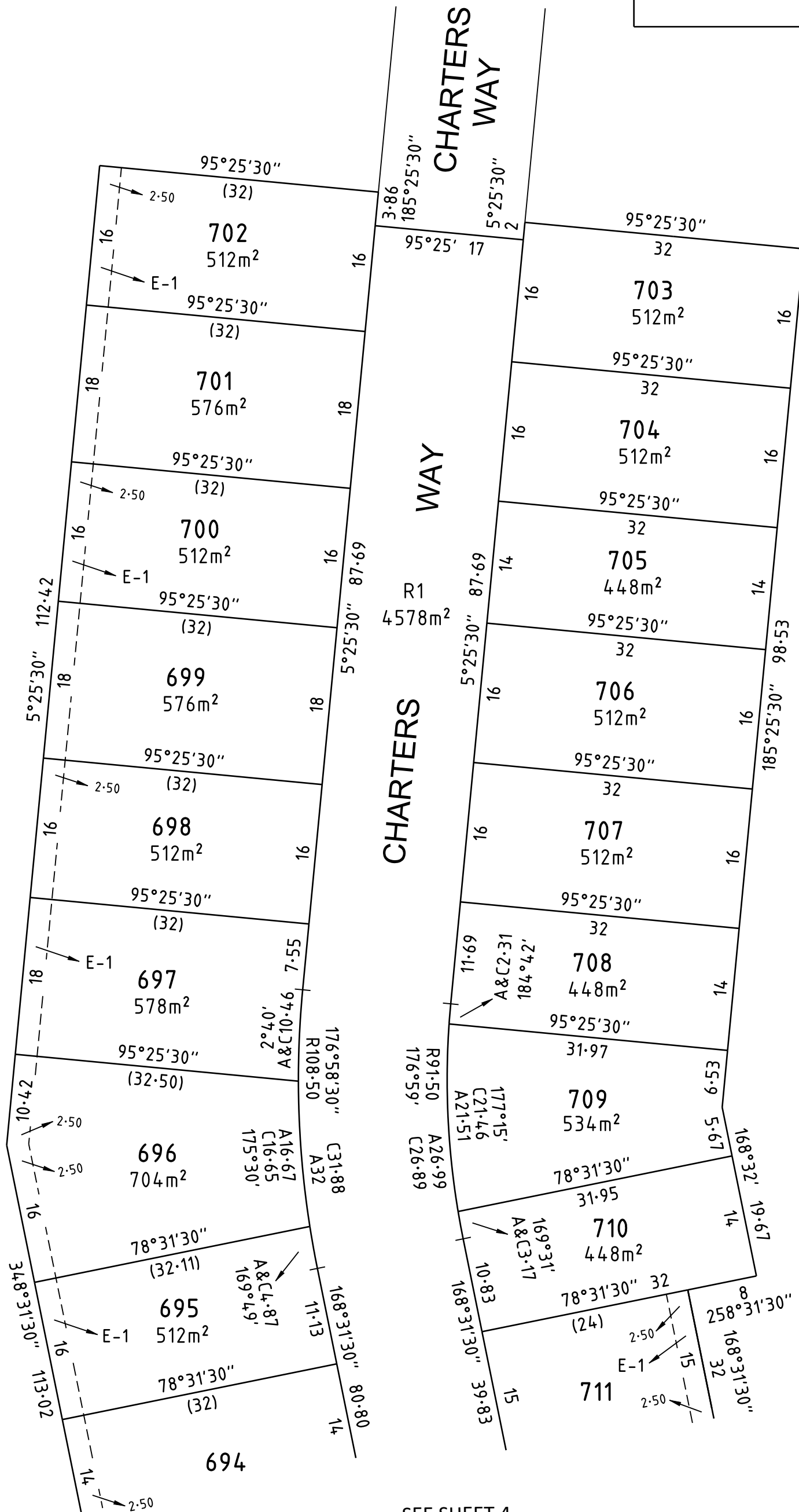
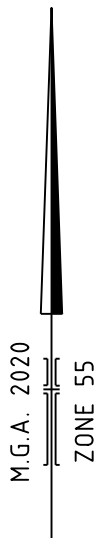
ORIGINAL SHEET
SIZE: A3

SHEET 2

LICENSED SURVEYOR: SIMON JAMES MASON
VERSION 01, DATE:24/03/2022

PRELIMINARY

SEE NOTATION ON SHEET 1



SEE SHEET 4



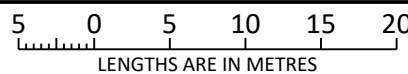
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SURVEYORS REF
1702011 - G2

SCALE
1 : 500



ORIGINAL SHEET
SIZE: A3

SHEET 3

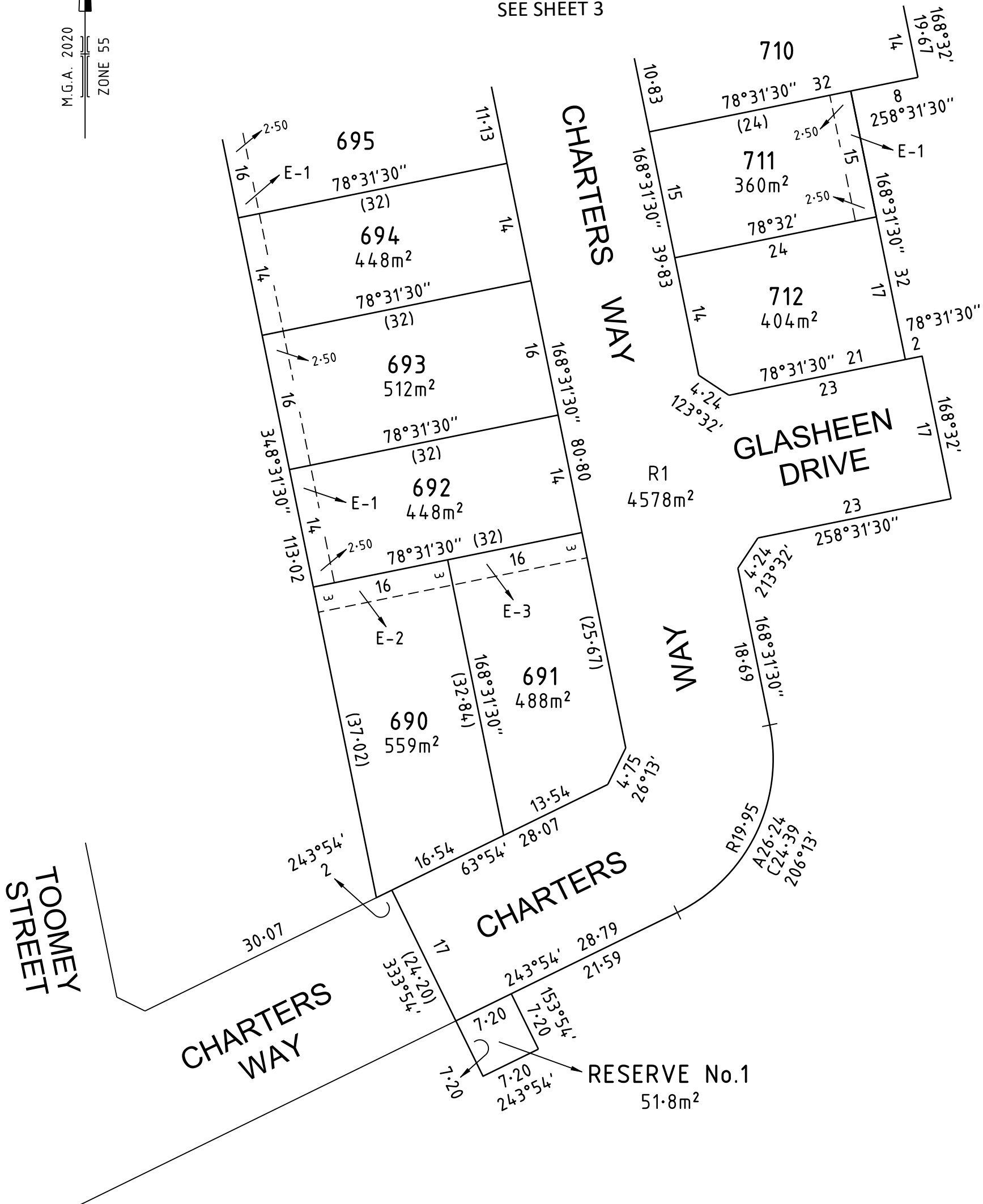
LICENSED SURVEYOR: SIMON JAMES MASON
VERSION 01, DATE:24/03/2022

PRELIMINARY

SEE NOTATION ON SHEET 1

M.G.A. 2020
ZONE 55

SEE SHEET 3



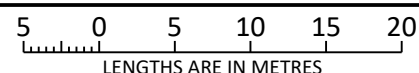
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SURVEYORS REF
1702011 - G2

SCALE
1 : 500



ORIGINAL SHEET
SIZE: A3

SHEET 4

LICENSED SURVEYOR: SIMON JAMES MASON
VERSION 01, DATE:24/03/2022

PRELIMINARY

SEE NOTATION ON SHEET 1

CREATION OF RESTRICTION

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

LAND TO BE BURDENED

LOTS 690 TO 712 (INCLUSIVE)

LAND TO BENEFIT

LOTS 690 TO 712 (INCLUSIVE)

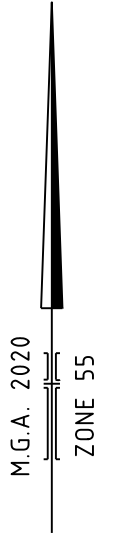
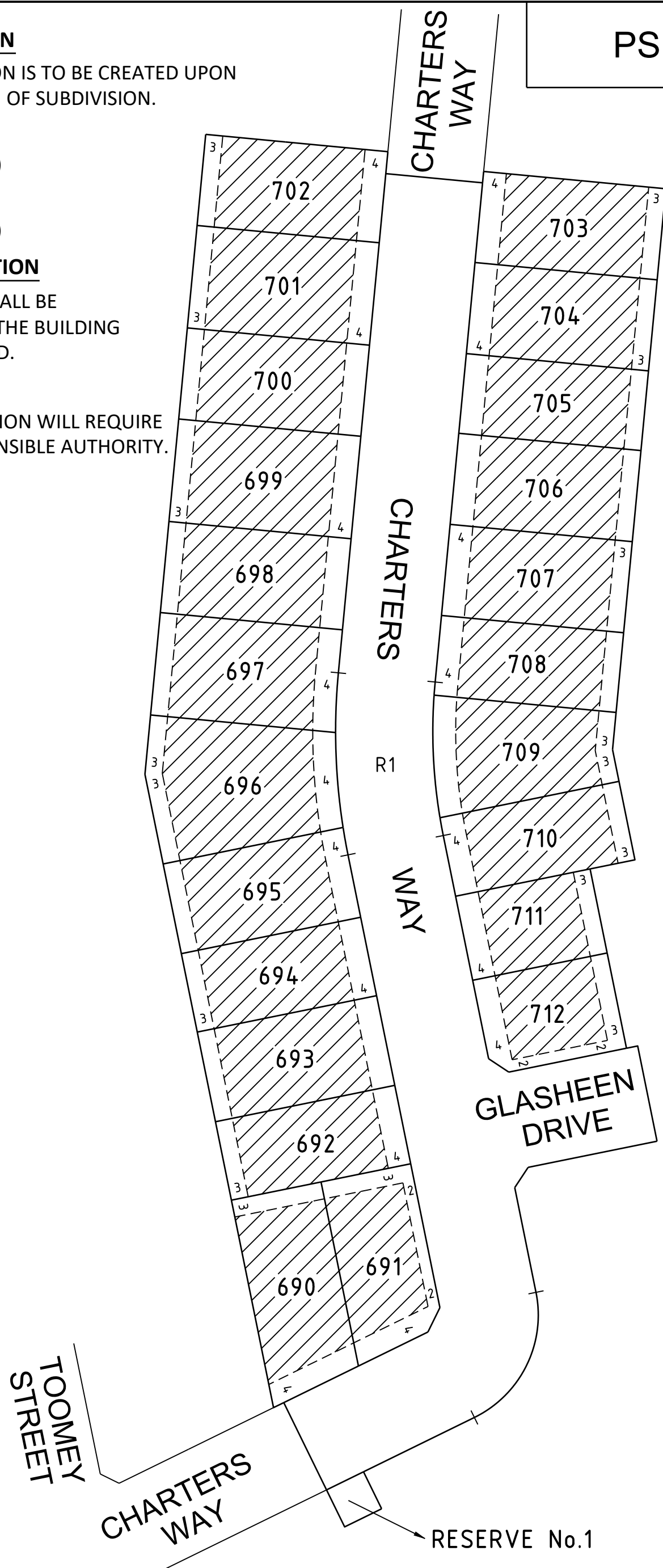
DESCRIPTION OF RESTRICTION

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.

PS 903117U



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| | | | | |
|---|------------------|---|---|---------|
| SURVEYORS REF 1702011 - G2 | SCALE 1 : 750 | 7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES | ORIGINAL SHEET SIZE: A3 | SHEET 5 |
| LICENSED SURVEYOR: SIMON JAMES MASON VERSION 01, DATE:24/03/2022 | | | 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.