

PLAN OF SUBDIVISION

EDITION 1

PS 911005L

LOCATION OF LAND

PARISH: HUNTLY
TOWNSHIP: —
SECTION: 22
CROWN ALLOTMENT: 3^D (PART) & 5 (PART)
CROWN PORTION: —
TITLE REFERENCE: VOL.12360 FOL.207

LAST PLAN REFERENCE: PS 846156Y (LOT F4)
POSTAL ADDRESS: PEDERSON DRIVE
 (at me of subdivision) HUNTLY, VIC, 3551

MGA CO-ORDINATES: E: 263 390 ZONE: 55
 (of approx centre of land N: 5 939 160 GDA 2020
 in plan)

Council Name: Greater Bendigo City Council

SPEAR Reference Number: S197644E

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

LOT NUMBERS 1 TO 712 (INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

OTHER PURPOSES OF THIS PLAN

A.) CREATION OF A RESTRICTION AS SHOWN ON SHEET 4.

B.) REMOVAL OF THAT PART OF THE PIPELINES OR ANCILLARY PURPOSES EASEMENT E-1 ON PS846156Y THAT IS WITHIN LOT 724 ON THIS PLAN & REMOVAL OF THAT PART OF THE PIPELINES OR ANCILLARY PURPOSES & DRAINAGE EASEMENT E-2 ON PS846156Y THAT IS WITHIN LOTS 713 TO 718 (INCLUSIVE) ON THIS PLAN.

GROUND'S FOR REMOVAL

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

THOSE PARTS OF EASEMENTS 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	DRAINAGE	3	PS 846156Y	CITY OF GREATER BENDIGO
E-3	PIPELINES OR ANCILLARY PURPOSES	2.50	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION



Beveridge Williams
 development & environment consultants
 Ballarat ph : 03 5327 2000
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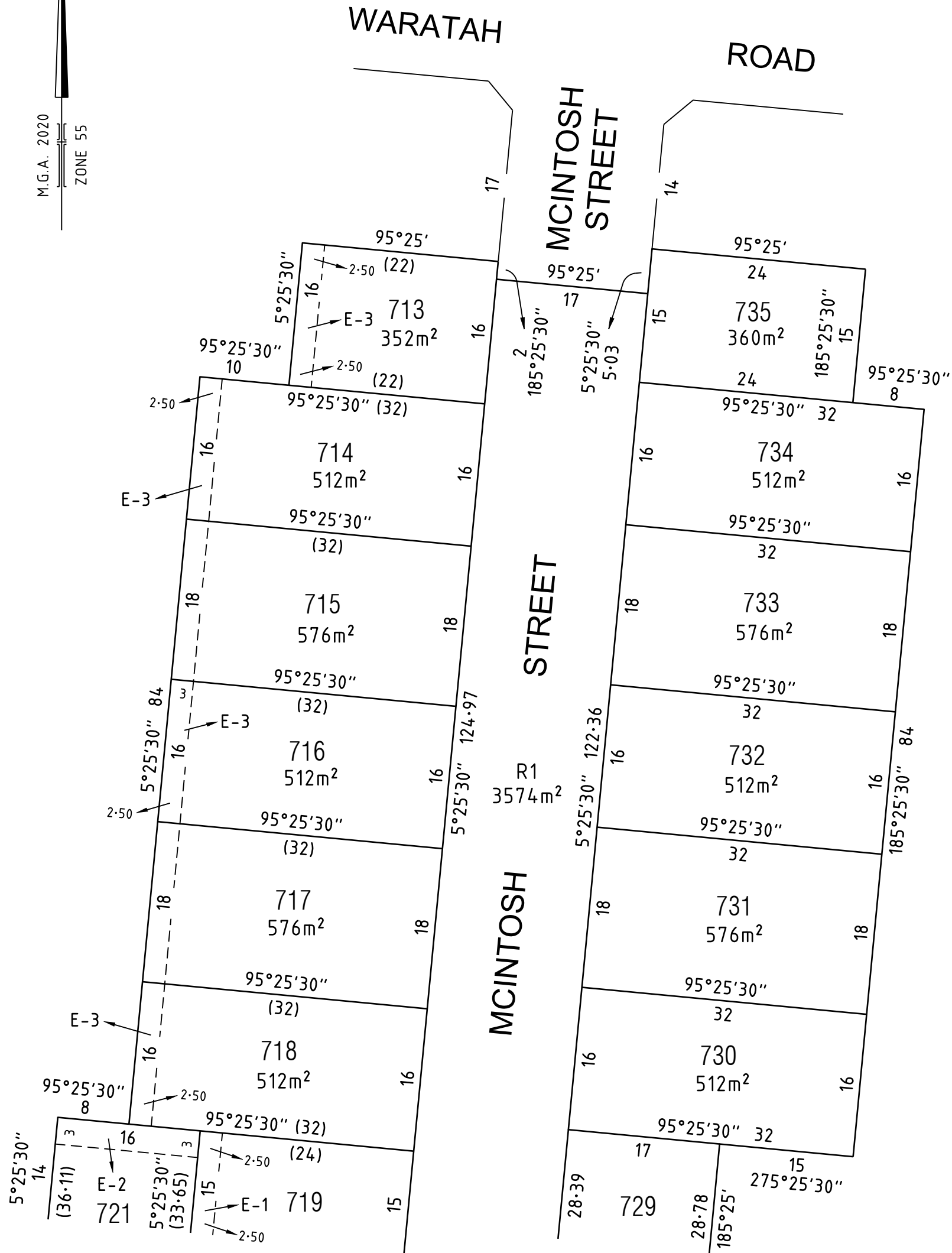
SURVEYORS FILE REF: 1702011 - F4

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 4

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 Surveyor's Plan Version (03),
 18/08/2022, SPEAR Ref: S197644E

M.G.A. 2020
ZONE 55



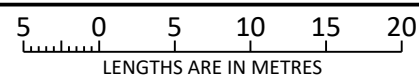
SEE SHEET 3



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SURVEYORS REF
1702011 - F4

SCALE
1 : 500



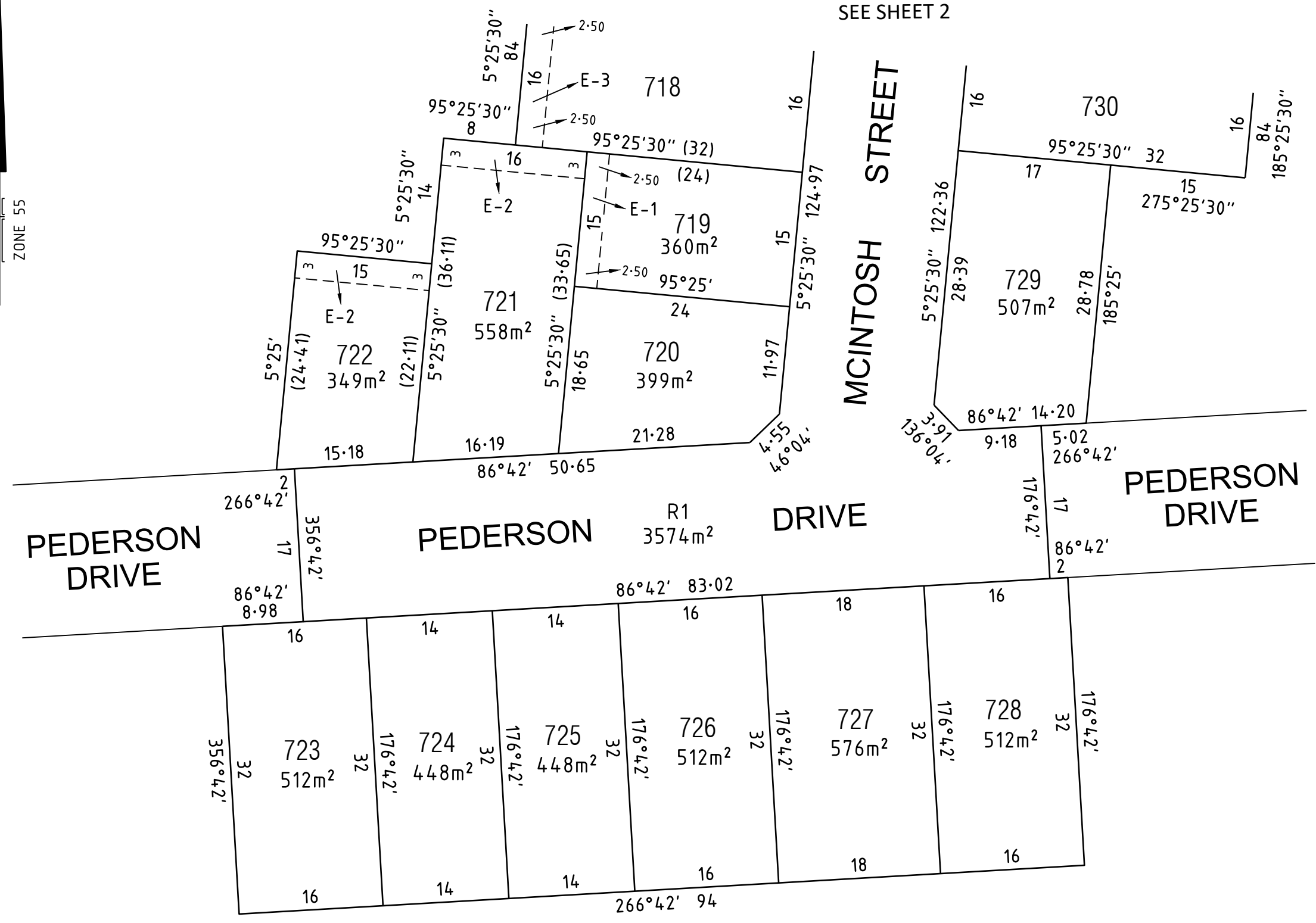
ORIGINAL SHEET
SIZE: A3

SHEET 2

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SEE SHEET 2



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SURVEYORS REFERENCE 1702011 F4	SCALE 1 : 500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
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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.

CREATION OF RESTRICTION

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

LAND TO BE BURDENED

LOTS 713 TO 719 (INCLUSIVE), 721 & 729 TO 735 (INCLUSIVE)

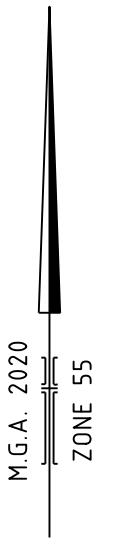
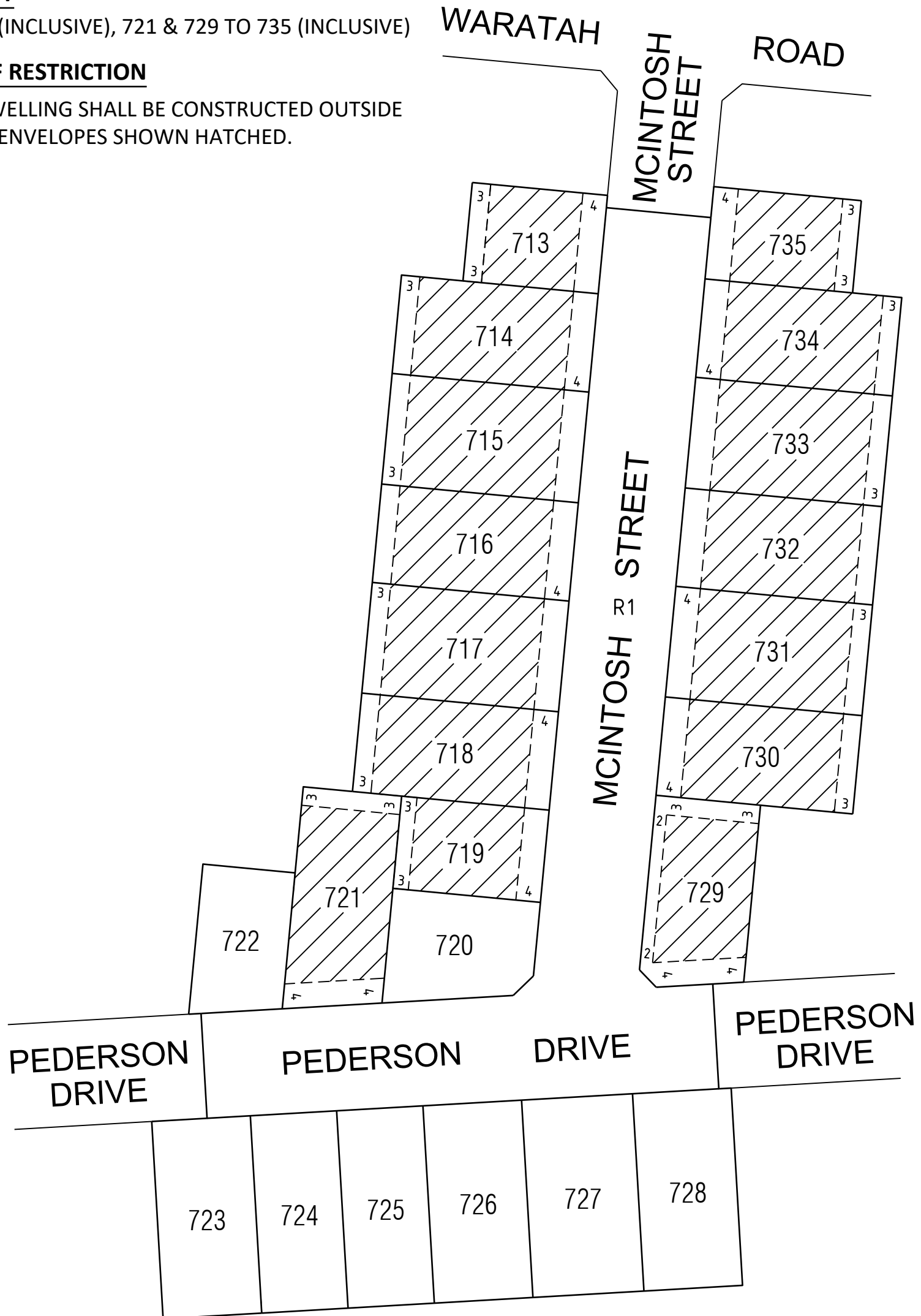
LAND TO BENEFIT

LOTS 713 TO 719 (INCLUSIVE), 721 & 729 TO 735 (INCLUSIVE)

DESCRIPTION OF RESTRICTION

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

PS 911005L



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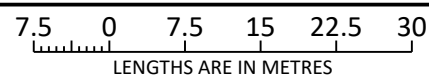
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SURVEYORS REF
1702011 - F4

SCALE
1 : 750



ORIGINAL SHEET
SIZE: A3

SHEET 4

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