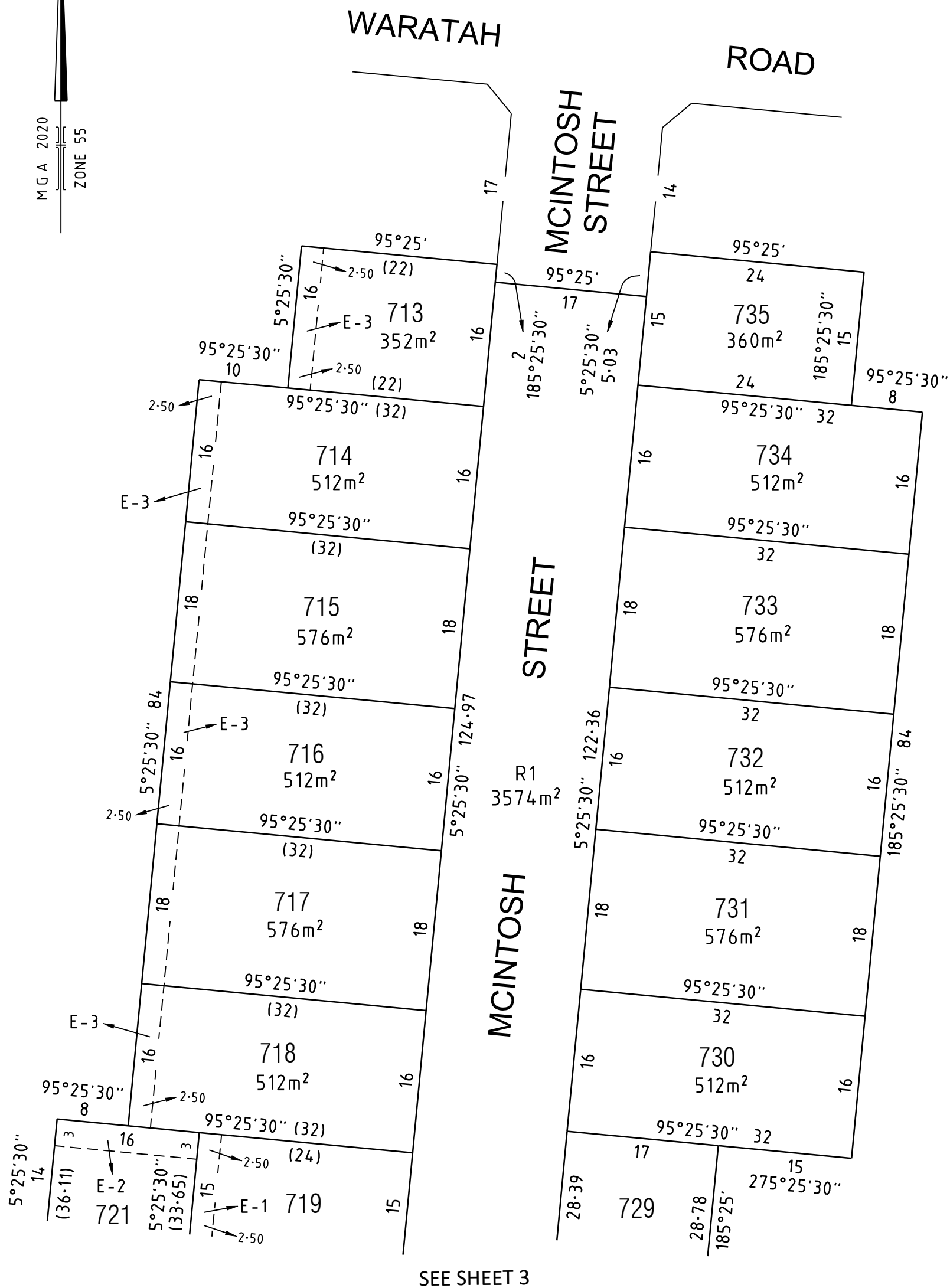


PLAN OF SUBDIVISION			EDITION 1	PS 911005L	
<div>LOCATION OF LAND</div> <div><div>PARISH:</div><div>HUNTLY</div></div> <div><div>TOWNSHIP:</div><div>—</div></div> <div><div>SECTION:</div><div>22</div></div> <div><div>CROWN ALLOTMENT:</div><div>3<sup>D</sup> (PART) &amp; 5 (PART)</div></div> <div><div>CROWN PORTION:</div><div>—</div></div> <div><div>TITLE REFERENCE:</div><div>VOL.12360 FOL.207</div></div> <div><div>LAST PLAN REFERENCE:</div><div>PS 846156Y ( LOT F4)</div></div> <div><div>POSTAL ADDRESS:</div><div>PEDERSON DRIVE</div><div>(at time of subdivision)</div><div>HUNTLY, VIC, 3551</div></div> <div><div>MGA CO-ORDINATES:</div><div>E: 263 390</div><div>ZONE: 55</div><div>(of approx centre of land</div><div>N: 5 939 160</div><div>GDA 2020</div><div>in plan)</div></div>			<div>Council Name: Greater Bendigo City Council</div> <div>Council Reference Number: SC/903/2020/8</div> <div>Planning Permit Reference: DS/903/2020</div> <div>SPEAR Reference Number: S197644E</div> <div>Certification</div> <div>This plan is certified under section 11 (7) of the Subdivision Act 1988</div> <div>Date of original certification under section 6 of the Subdivision Act 1988: 01/11/2022</div> <div>Public Open Space</div> <div>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made</div> <div>Digitally signed by: Kirstin Garner for Greater Bendigo City Council on 14/04/2025</div>		
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		<div>LOT NUMBERS 1 TO 712 (INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>OTHER PURPOSES OF THIS PLAN</div> <div>A.) CREATION OF A RESTRICTION AS SHOWN ON SHEET 4.</div> <div>B.) REMOVAL OF THAT PART OF THE PIPELINES OR ANCILLARY PURPOSES EASEMENT E-1 ON PS846156Y THAT IS WITHIN LOT 724 ON THIS PLAN &amp; REMOVAL OF THAT PART OF THE PIPELINES OR ANCILLARY PURPOSES &amp; DRAINAGE EASEMENT E-2 ON PS846156Y THAT IS WITHIN LOTS 713 TO 718 (INCLUSIVE) ON THIS PLAN.</div> <div>GROUND<sup>S</sup> FOR REMOVAL</div> <div>AGREEMENT OF ALL INTERESTED PARTIES</div> <div>SUBDIVISION ACT 1988 SECTION 6(1)(k)(iv)</div> <div>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.</div>		
ROAD R1	CITY OF GREATER BENDIGO				
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	
<div><div>BW</div><div>Beveridge Williams</div><div>development &amp; environment consultants</div><div>Ballarat ph : 03 5327 2000</div><div>www.beveridgewilliams.com.au</div></div>		SURVEYORS FILE REF: 1702011 - F4		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4
		Digitally signed by: Benjamin S. Long, Licensed Surveyor, Surveyor's Plan Version (04), 19/03/2025, SPEAR Ref: S197644E			

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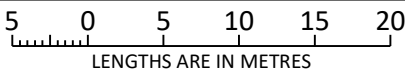
development & environment consultants

Ballarat Ph: 03 5327 2000

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SURVEYORS REF  
1702011 - F4

SCALE  
1 : 500

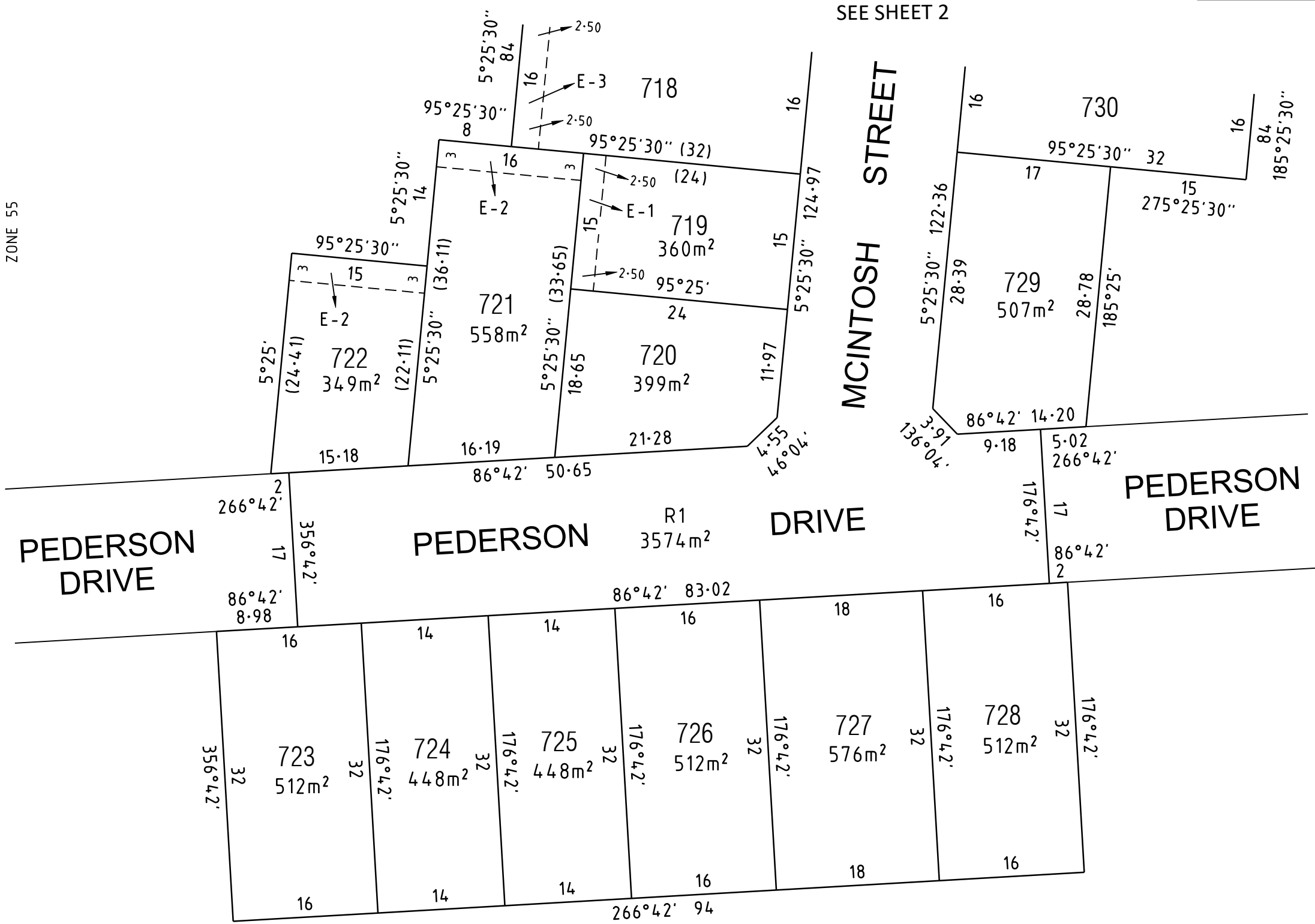
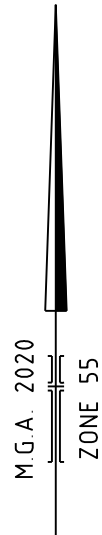


ORIGINAL SHEET  
SIZE: A3

SHEET 2

Digitally signed by: Benjamin S. Long, Licensed Surveyor,  
Surveyor's Plan Version (04),  
19/03/2025, SPEAR Ref: S197644E

Digitally signed by:  
Greater Bendigo City Council,  
14/04/2025,  
SPEAR Ref: S197644E





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development & environment consultants

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SURVEYORS REFERENCE	
1702011 F4	

SCALE 1 : 500	<div><div>505101520</div><div>LENGTHS ARE IN METRES</div></div>
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ORIGINAL SHEET SIZE: A3	SHEET 3
Digitally signed by: Greater Bendigo City Council, 14/04/2025, SPEAR Ref: S197644E	

CREATION OF RESTRICTION

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.

LAND TO BE BURDENED

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

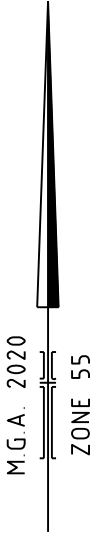
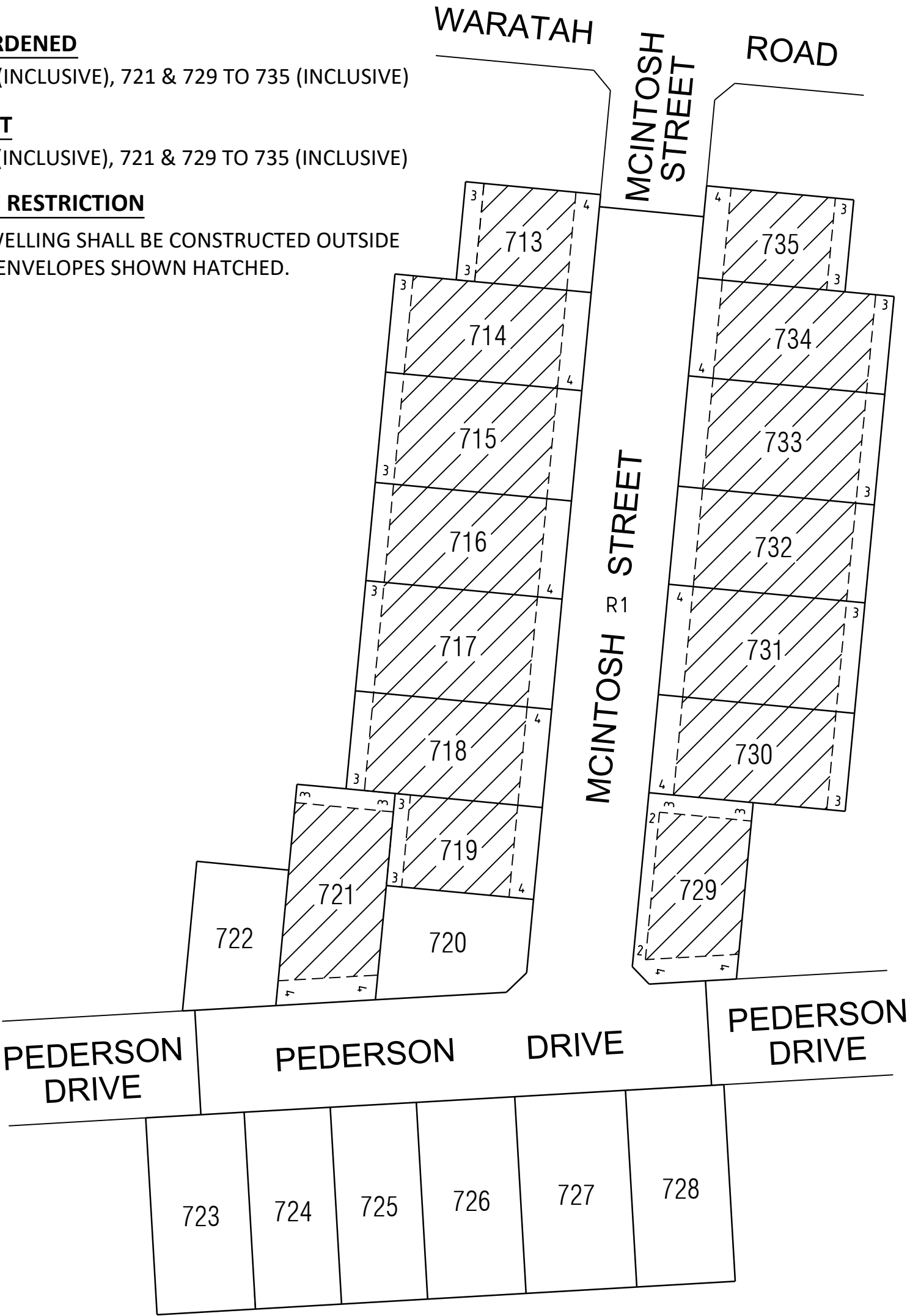
LAND TO BENEFIT

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



Beveridge Williams

development & environment consultants

Ballarat Ph: 03 5327 2000

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SURVEYORS REF  
1702011 - F4

SCALE  
1 : 750

7.5 0 7.5 15 22.5 30  
LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE: A3

SHEET 4

Digitally signed by: Benjamin S. Long, Licensed Surveyor,  
Surveyor's Plan Version (04),  
19/03/2025, SPEAR Ref: S197644E

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