

PLAN OF SUBDIVISION

EDITION 1

PS 911013M

LOCATION OF LAND

PARISH: HUNTLY
TOWNSHIP: —
SECTION: 22
CROWN ALLOTMENT: 3^A(PART) & 3^C(PART)
CROWN PORTION: —
TITLE REFERENCE: VOL.12360 FOL.212

LAST PLAN REFERENCE: PS846156Y (LOT G3)
POSTAL ADDRESS: SAWMILL ROAD
 (at me of subdivision) HUNTLY, VIC, 3551

MGA CO-ORDINATES: E: 263 800 ZONE: 55
 (of approx centre of land N: 5 939 400 GDA 2020
 in plan)

COUNCIL NAME: CITY OF GREATER BENDIGO

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 738 (INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

OTHER PURPOSE OF PLAN

CREATION OF RESTRICTIONS AS SHOWN ON SHEETS 6 & 7.

NOTATIONS

DEPTH LIMITATION: 15.24m

SURVEY:
This plan is based on survey. See PS828024U.

STAGING:
This is not a staged subdivision.
Planning Permit No. DS/903/2020

PS828024U has been connected to permanent marks No(s). BAGSHOT 17 & 19.
HUNTLY 15, 16, 26, 73, 76 & XHU16/1.

In Proclaimed Survey Area No. ---

OTHER PURPOSE OF PLAN

REMOVAL OF THAT PART OF THE PIPELINES OR ANCILLARY PURPOSES EASEMENT E-1 ON PS846156Y THAT IS WITHIN LOT 739 ON THIS PLAN.

GROUNDINGS FOR REMOVAL

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

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	PIPELINES OR ANCILLARY PURPOSES	2.50	PS846156Y- SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-2 & E-3	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	THIS PLAN- SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-3 & E-4	DRAINAGE	3	THIS PLAN	CITY OF GREATER BENDIGO


Beveridge Williams
 development & environment consultants
 Ballarat ph : 03 5327 2000
www.beveridgewilliams.com.au

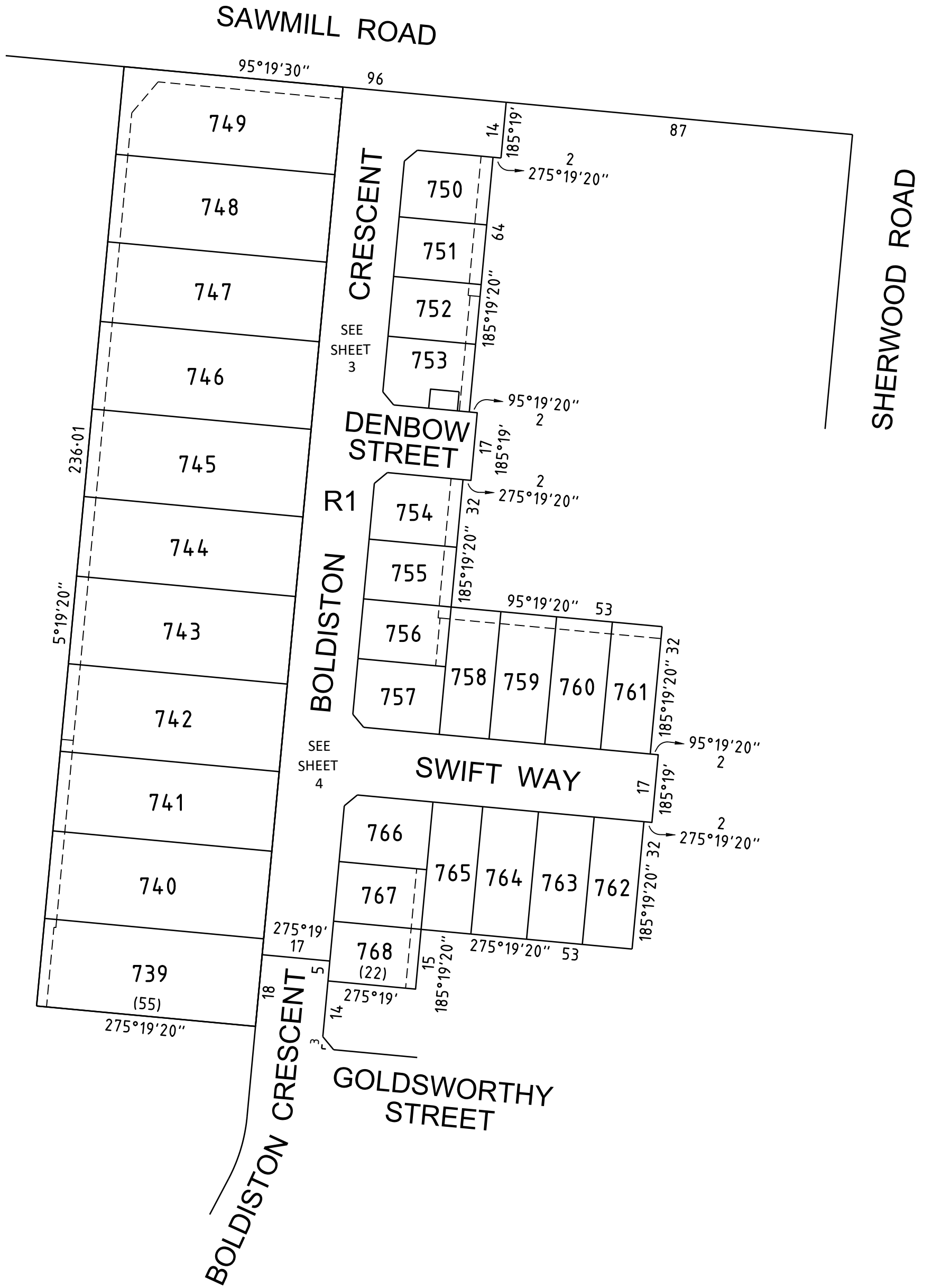
SURVEYORS FILE REF: 1702011 - G3

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 7

LICENSED SURVEYOR: BEN LONG
VERSION 05

M.G.A. 2020
ZONE 55



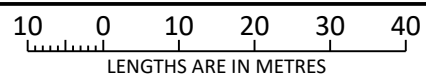
Beveridge Williams
development & environment consultants

Ballarat Ph: 03 5327 2000

www.beveridgewilliams.com.au

SURVEYORS REF
1702011 - G3

SCALE
1:1000

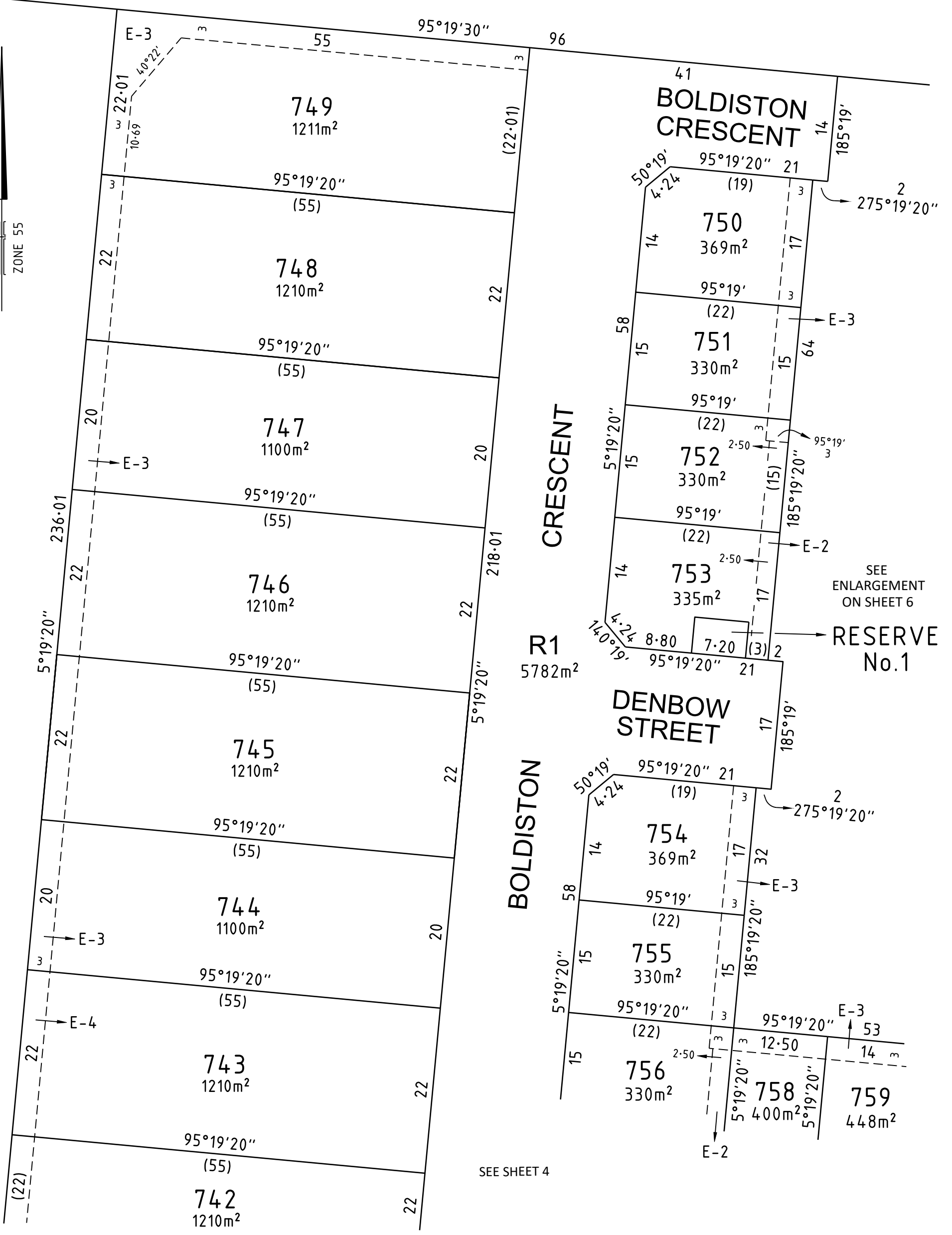
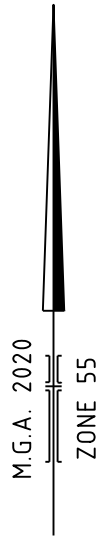


ORIGINAL SHEET
SIZE: A3

SHEET 2

LICENSED SURVEYOR: BEN LONG
VERSION 05

SAWMILL ROAD



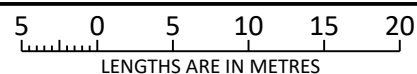
SEE ENLARGEMENT ON SHEET 6
RESERVE No.1

SEE SHEET 4

BW Beveridge Williams
development & environment consultants
Ballarat Ph: 03 5327 2000
www.beveridgewilliams.com.au

SURVEYORS REF
1702011 - G3

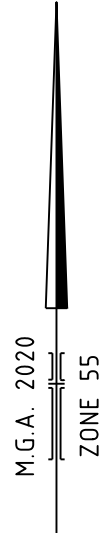
SCALE
1 : 500



ORIGINAL SHEET
SIZE: A3

SHEET 3

LICENSED SURVEYOR: BEN LONG
VERSION 05



BOLDISTON CRESCENT

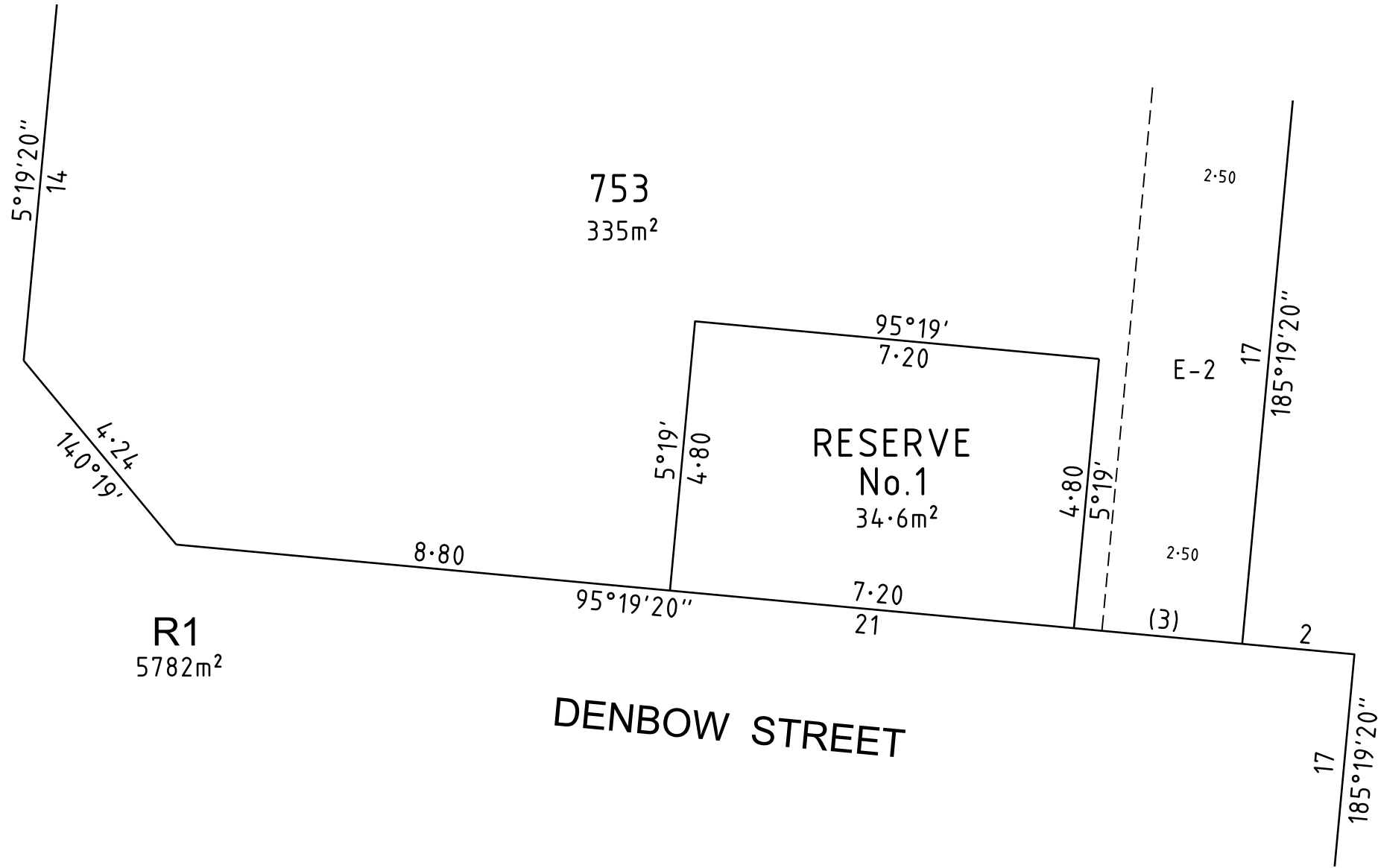
5°19'20"
14
4.24
14.0°19'

753
335m²

RESERVE
No.1
34.6m²

R1
5782m²

DENBOW STREET

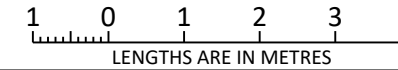


BW Beveridge Williams
 development & environment consultants
 Ballarat Ph: 03 5327 2000
www.beveridgewilliams.com.au

SURVEYORS
REFERENCE

1702011
G3

SCALE
1 : 100



ORIGINAL SHEET
SIZE: A3

SHEET 5

LICENSED SURVEYOR: BEN LONG
VERSION 05

CREATION OF RESTRICTION NO.1

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

LAND TO BE BURDENED

ALL LOTS ON THIS PLAN

LAND TO BENEFIT

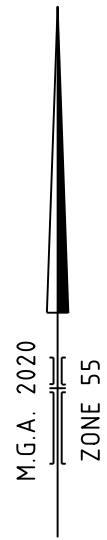
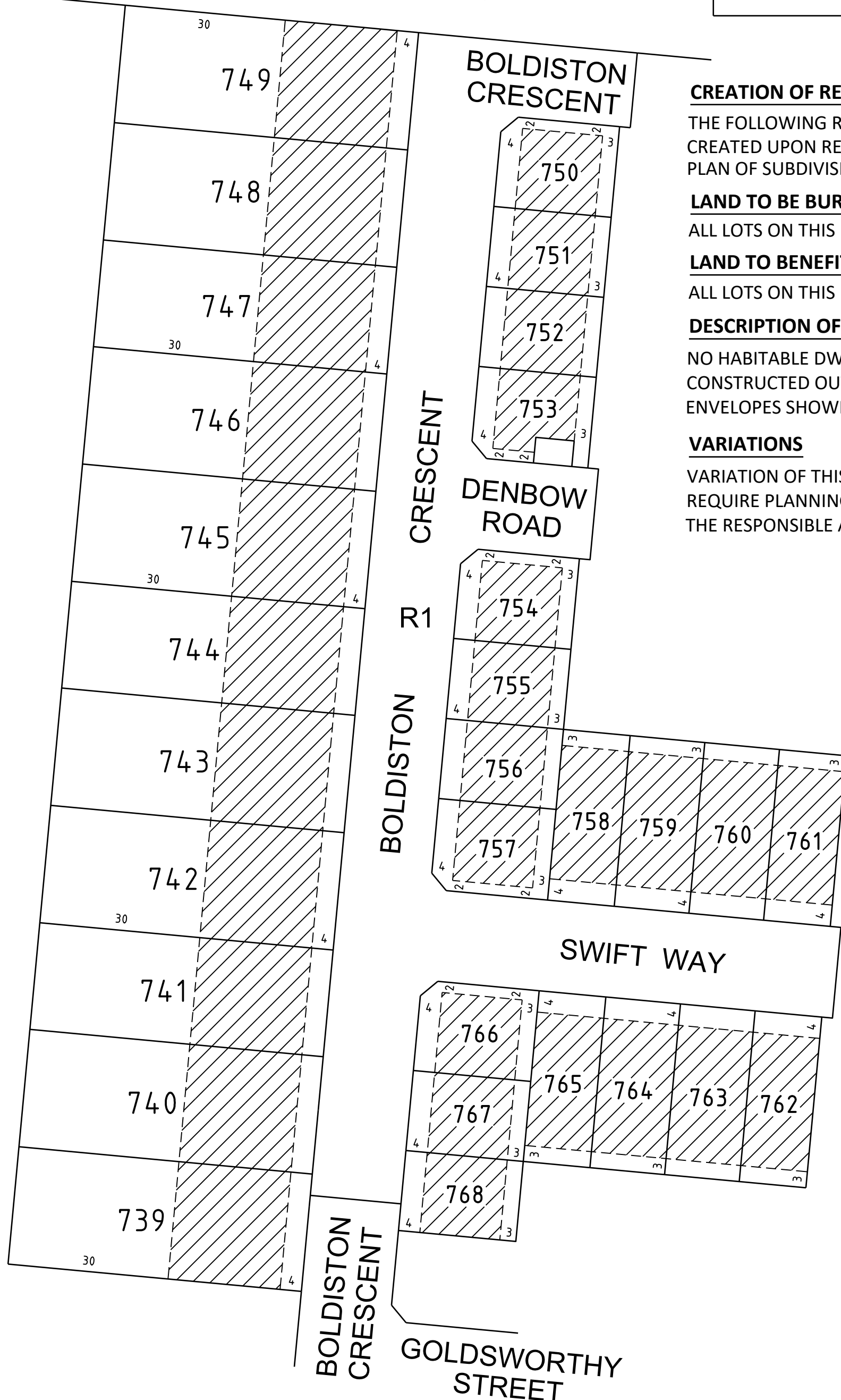
ALL LOTS ON THIS PLAN

DESCRIPTION OF RESTRICTION

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

VARIATIONS

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



BW Beveridge Williams
 development & environment consultants
 Ballarat Ph: 03 5327 2000
 www.beveridgewilliams.com.au

SURVEYORS REF 1702011 - G3	SCALE 1 : 750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 6
LICENSED SURVEYOR: BEN LONG VERSION 05				

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 NO.2

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

LAND TO BE BURDENED

ALL LOTS ON THIS PLAN

LAND TO BENEFIT

ALL LOTS ON THIS PLAN

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETORS OF THE BURDENED LAND SHALL NOT CAUSE, ALLOW OR PERMIT ANY CONSTRUCTION ON THE LAND THAT CONTRADICTS THE COVENANTS CONTAINED WITHIN MEMORANDUM OF COMMON PROVISIONS AA9965.

VARIATIONS

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



Beveridge Williams
development & environment consultants

Ballarat Ph: 03 5327 2000

www.beveridgewilliams.com.au

SURVEYORS REF
1702011 - G3

ORIGINAL SHEET
SIZE: A3

SHEET 7

LICENSED SURVEYOR: BEN LONG
VERSION 05