

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 in plan) N: 5 939 400 GDA 2020

Council Name: Greater Bendigo City Council
 Council Reference Number: SC/903/2020/9/B
 Planning Permit Reference: DS/903/2020
 SPEAR Reference Number: S210163P

Certification
 This plan is certified under section 6 of the Subdivision Act 1988
 Public Open Space
 A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made
 Digitally signed by: Kirstin Garner for Greater Bendigo City Council on 09/05/2024

VESTING OF ROADS AND/OR RESERVES

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

NOTATIONS

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.

GROUND 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

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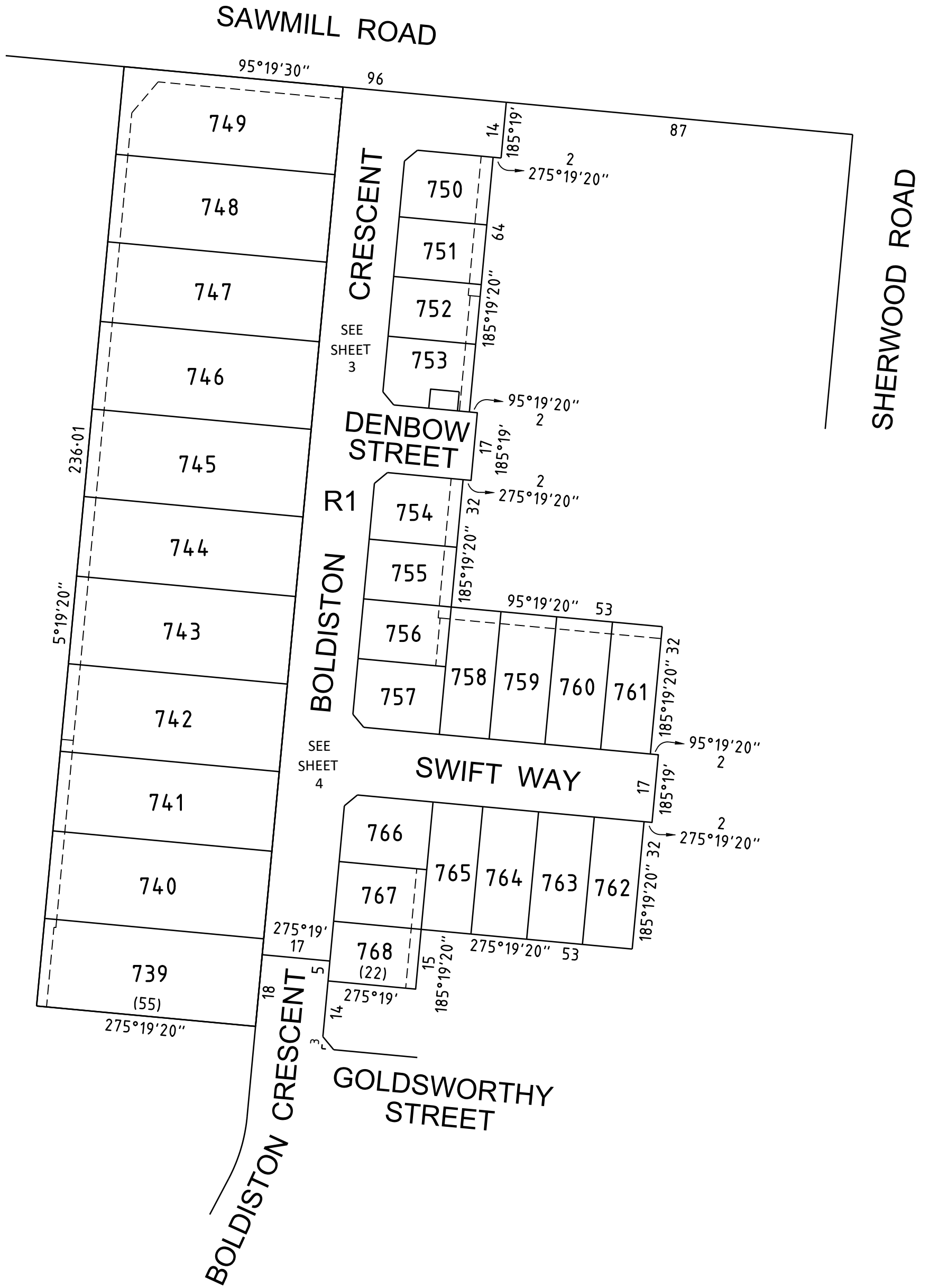
SURVEYORS FILE REF: 1702011 - G3

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 7

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M.G.A. 2020
ZONE 55



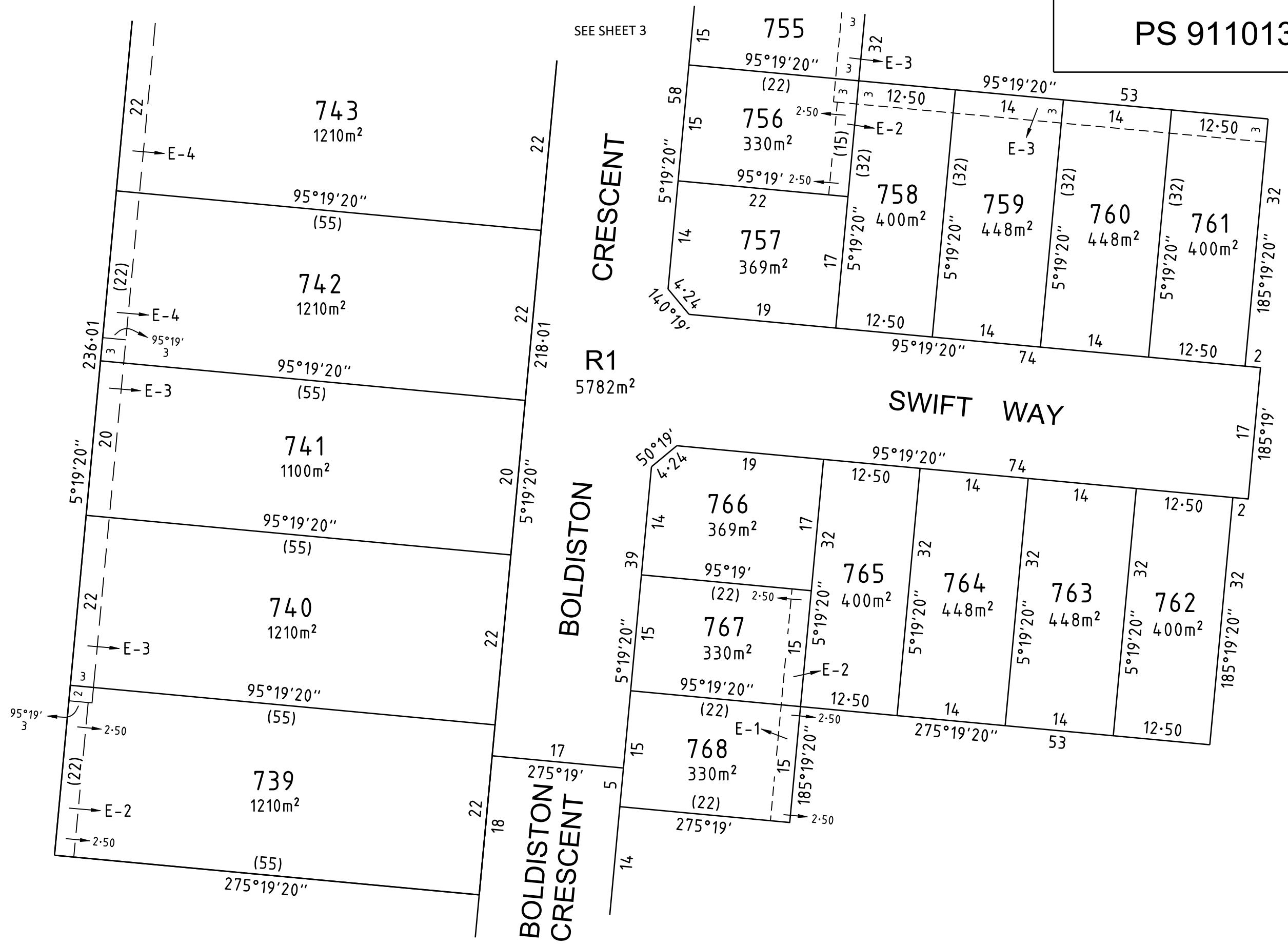
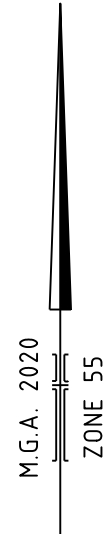
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SURVEYORS REF 1702011 - G3	SCALE 1:1000	10 0 10 20 30 40 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
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This plan is provided for marketing and information purposes only, it shows design levels 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.

SEE SHEET 3



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SURVEYORS REFERENCE
1702011
G3

SCALE
 1 : 500

LENGTHS ARE IN METRES

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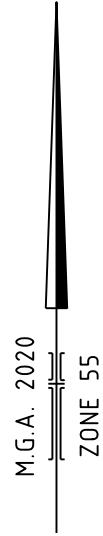
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SHEET 4

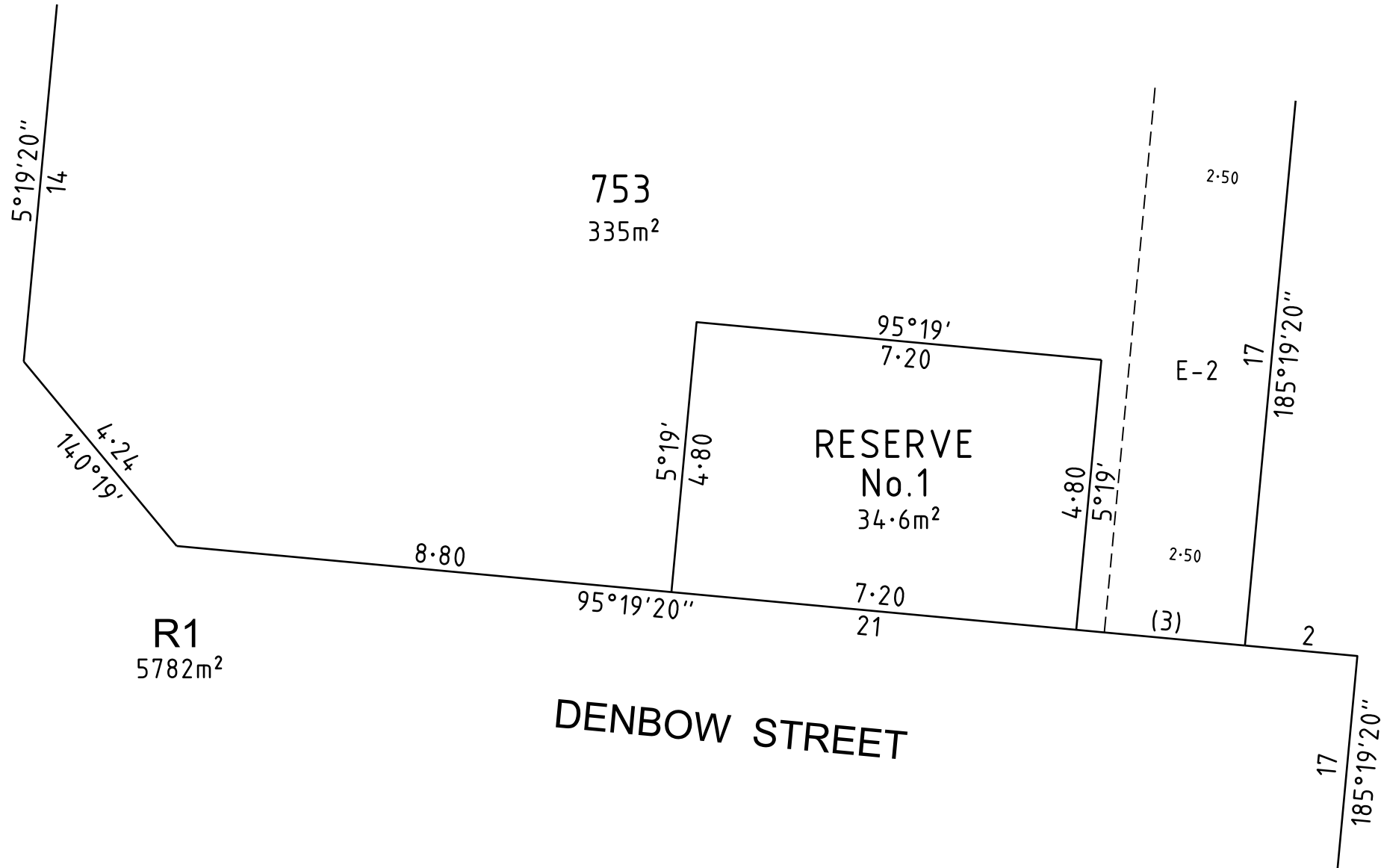
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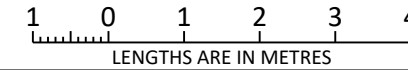


DENBOW STREET

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SURVEYORS
 REFERENCE
 1702011
 G3

SCALE
 1 : 100

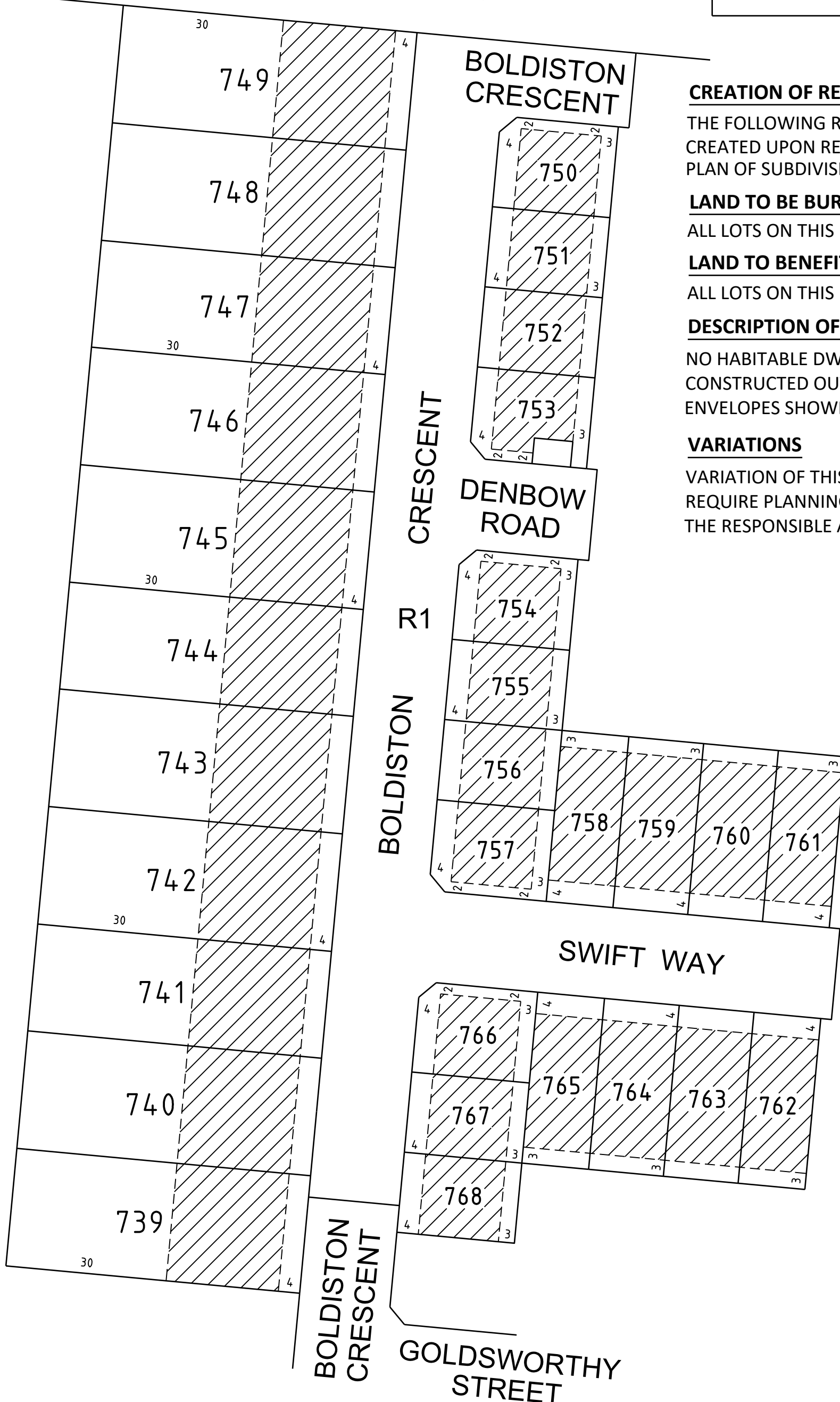


ORIGINAL SHEET
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SHEET 5

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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

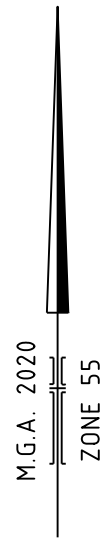
ALL LOTS ON THIS PLAN

DESCRIPTION OF RESTRICTION

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

VARIATIONS

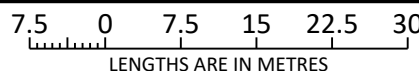
VARIATION OF THIS RESTRICTION WILL REQUIRE PLANNING APPROVAL FROM THE RESPONSIBLE AUTHORITY.



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SURVEYORS REF
1702011 - G3

SCALE
1 : 750



ORIGINAL SHEET
SIZE: A3

SHEET 6

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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.



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SHEET 7

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