

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 & VOL.12360 FOL.213

LAST PLAN REFERENCE: PS846156Y (LOTS G3 & G4)
POSTAL ADDRESS: SAWMILL ROAD
 (at time 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: 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 11 (7) of the Subdivision Act 1988
 Date of original certification under section 6 of the Subdivision Act 1988: 09/05/2024

 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 19/09/2024

VESTING OF ROADS AND/OR RESERVES

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

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. ---

NOTATIONS

LOT NUMBERS 1 TO 738 (INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

OTHER PURPOSE OF PLAN
CREATION OF RESTRICTIONS AS SHOWN ON SHEET 6.

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.
FOUNDATIONS 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, E-2	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	PS846156Y - SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-2, E-3	DRAINAGE	SEE DIAG	PS846156Y	CITY OF GREATER BENDIGO
E-4, E-5	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	THIS PLAN- SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-5, E-6	DRAINAGE	3	THIS PLAN	CITY OF GREATER BENDIGO
E-7	POWER LINE	1.50	THIS PLAN	POWERCOR AUSTRALIA LTD



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 Ballarat ph : 03 5327 2000
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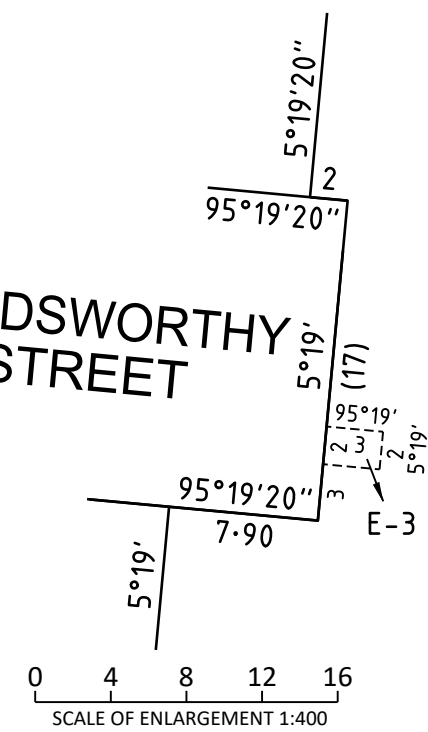
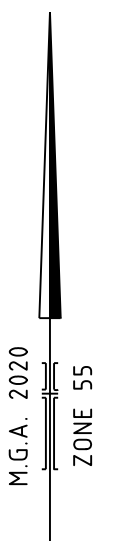
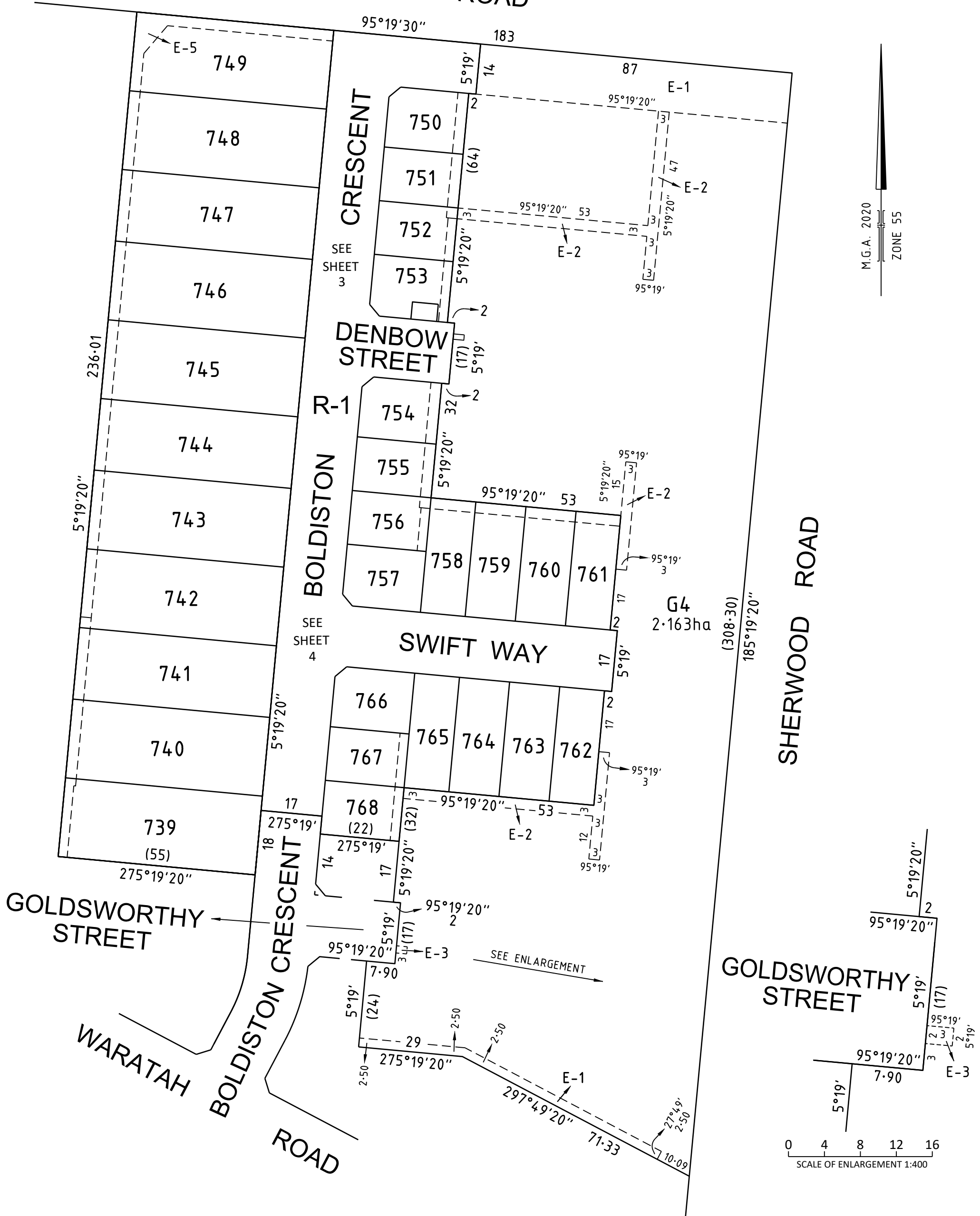
SURVEYORS FILE REF: 1702011 - G3

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 6

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SAWMILL ROAD



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SURVEYORS REF 1702011 - G3	SCALE 1 : 1000	10 0 10 20 30 40 LENGTHS ARE IN METRES
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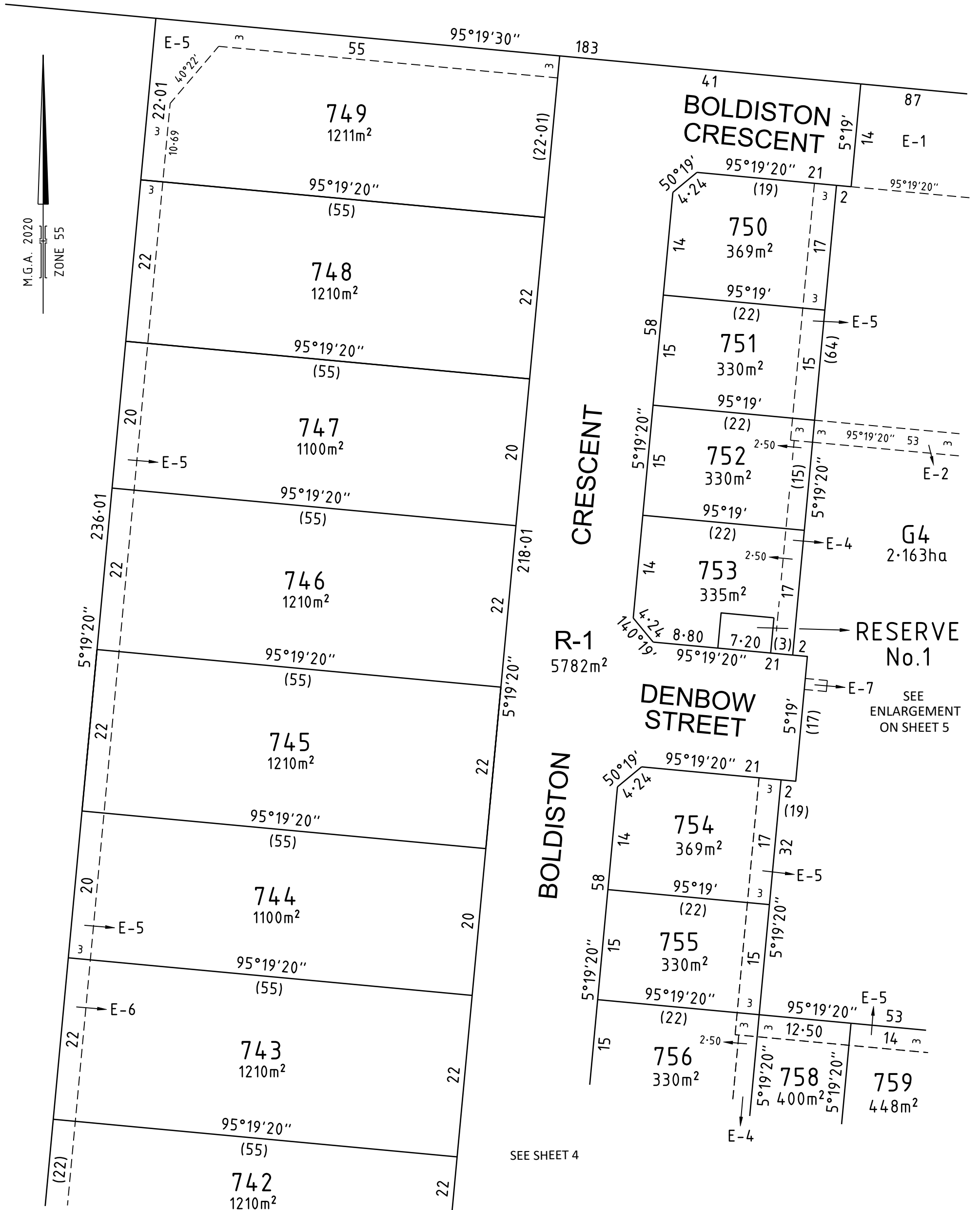
ORIGINAL SHEET SIZE: A3	SHEET 2
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SAWMILL ROAD



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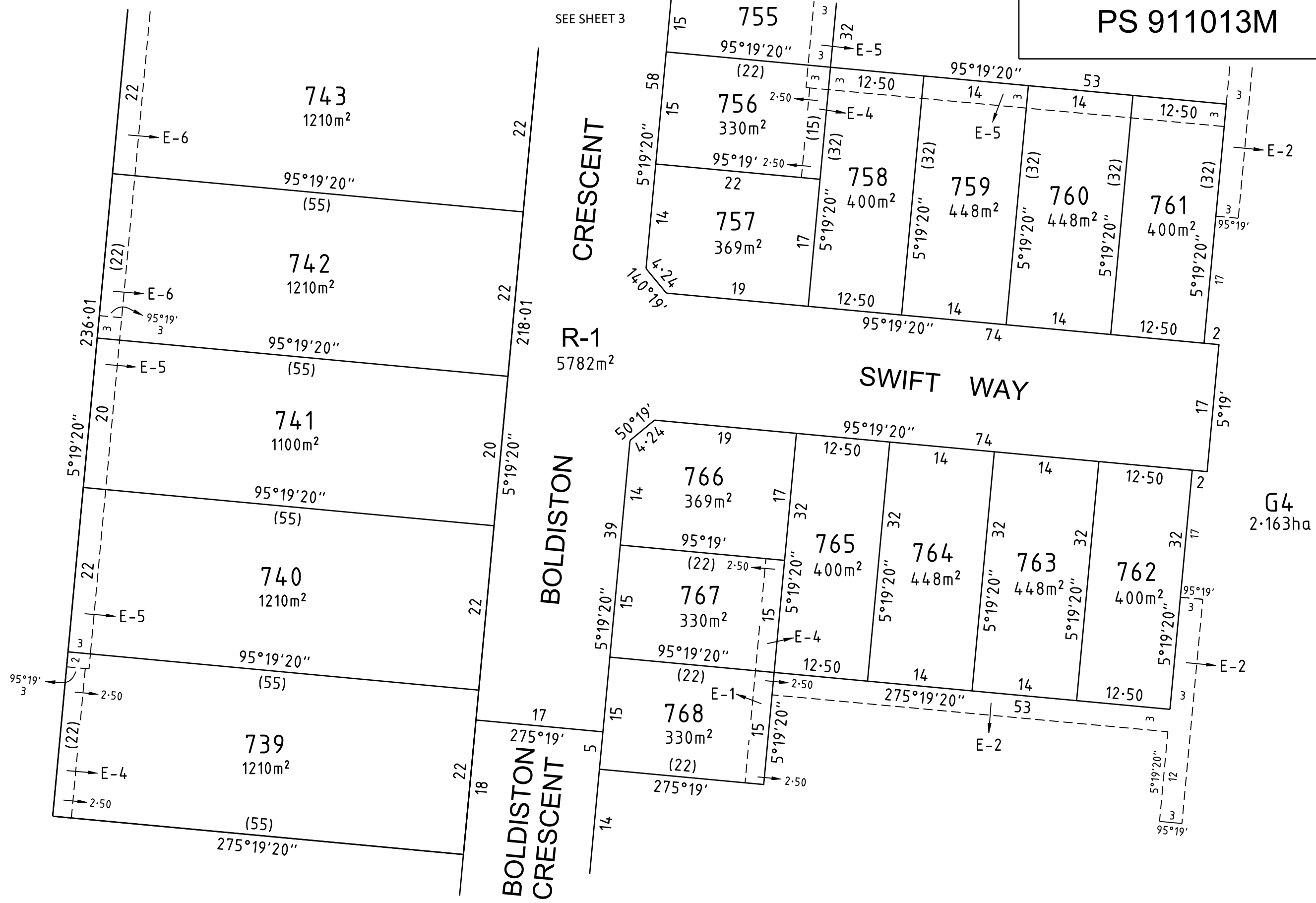
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SURVEYORS REF
1702011 - G3
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LENGTHS ARE IN METRES
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ORIGINAL SHEET
SIZE: A3
SHEET 3

M.G.A. 2020
ZONE 55



PS 911013M

G4
2.163ha

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SURVEYORS REFERENCE
1702011
G3

SCALE
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LENGTHS ARE IN METRES
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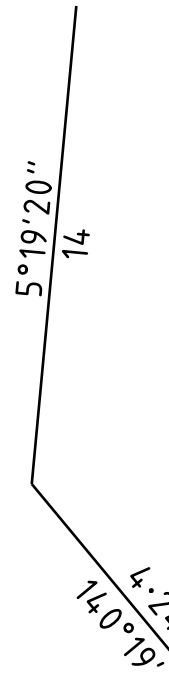
ORIGINAL SHEET SIZE: A3
SHEET 4
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This plan is provided for marketing and information purposes only, it shows design levels only which may change during construction. Builders should check all information prior to the building process. Where discrepancies 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.

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M.G.A. 2020
ZONE 55

BOLDISTON CRESCENT



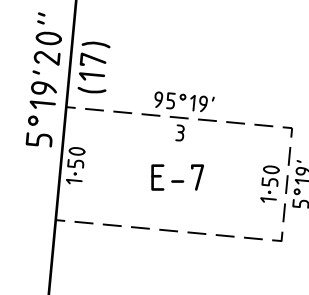
R-1
5782m²

753
335m²

RESERVE
No.1
34.6m²

G4
2.163ha

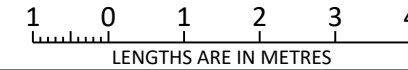
DENBOW STREET



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SURVEYORS
REFERENCE
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G3

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ORIGINAL SHEET
SIZE: A3

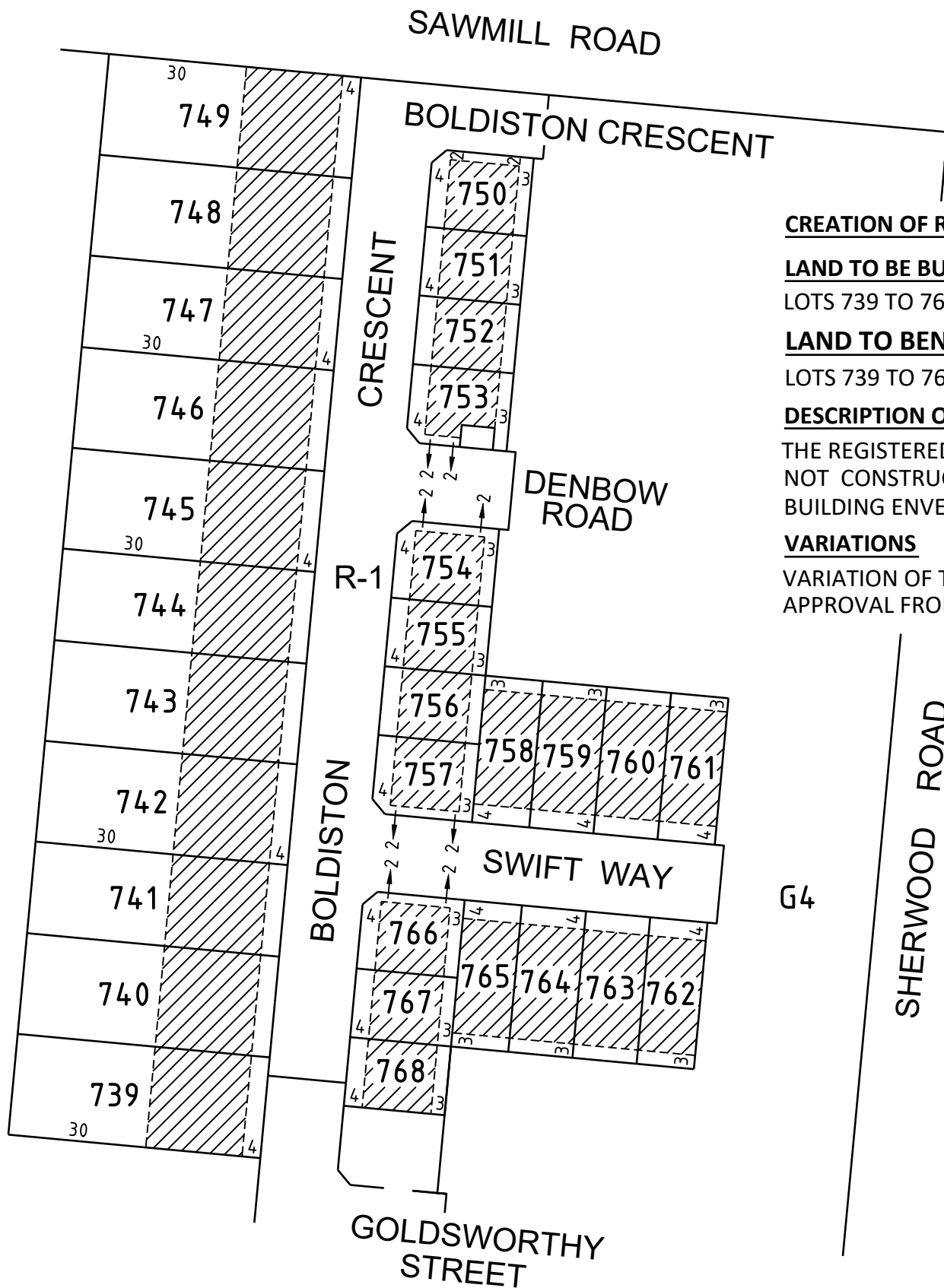
SHEET 5

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CREATION OF RESTRICTIONS

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.



CREATION OF RESTRICTION NO.1

LAND TO BE BURDENED

LOTS 739 TO 768 (INCLUSIVE) ON THIS PLAN.

LAND TO BENEFIT

LOTS 739 TO 768 (INCLUSIVE) ON THIS PLAN.

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETORS OF THE BURDENED LAND SHALL NOT CONSTRUCT A HABITABLE DWELLING OUTSIDE OF THE BUILDING ENVELOPES SHOWN HATCHED.

VARIATIONS

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

CREATION OF RESTRICTION NO.2

LAND TO BE BURDENED

LOTS 739 TO 768 (INCLUSIVE) ON THIS PLAN.

LAND TO BENEFIT

LOTS 739 TO 768 (INCLUSIVE) 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.

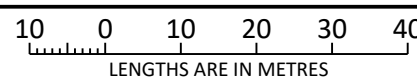
VARIATIONS

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

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SURVEYORS REF
1702011 - G3

SCALE
1 : 1250



ORIGINAL SHEET
SIZE: A3

SHEET 6

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