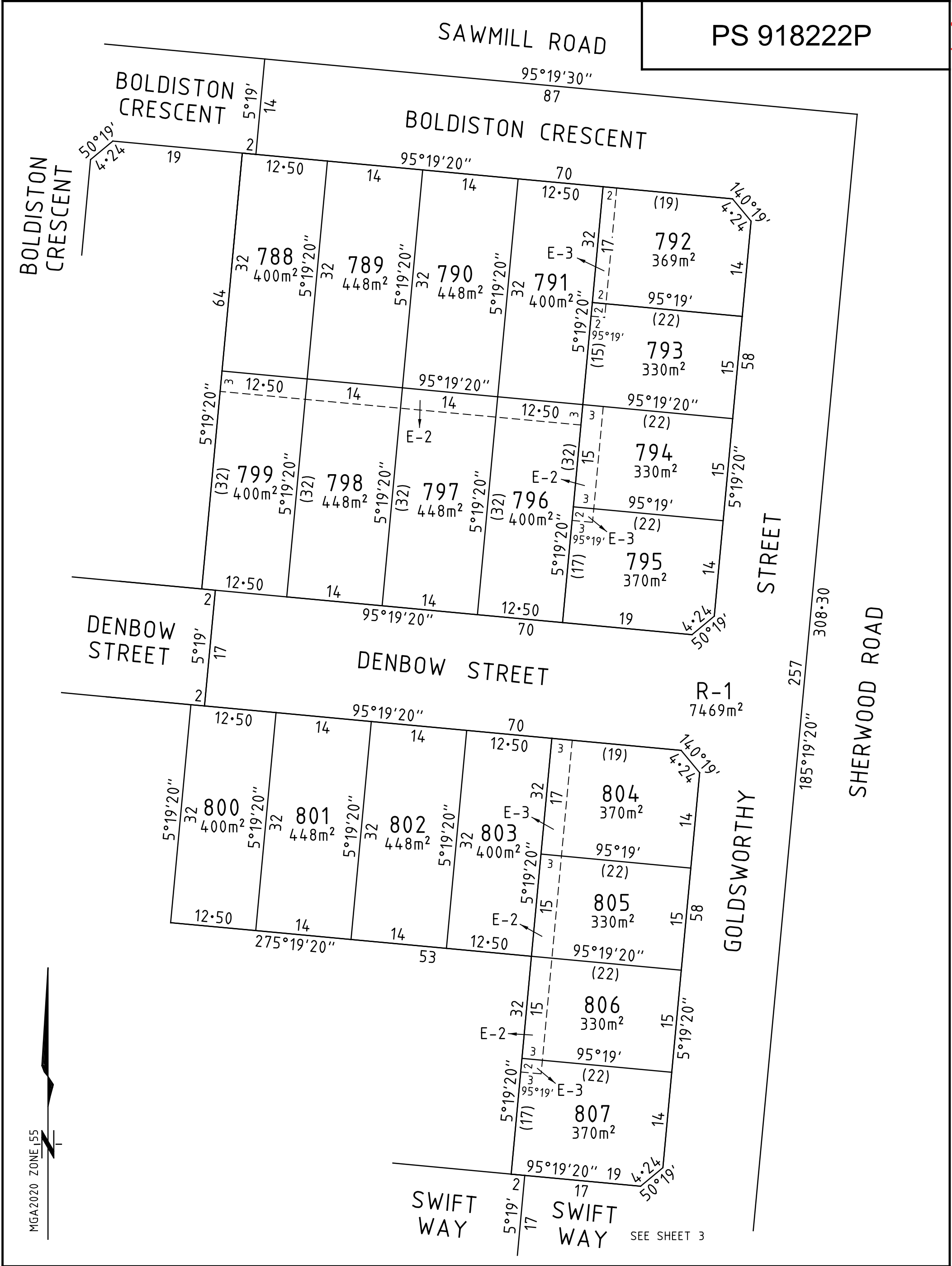
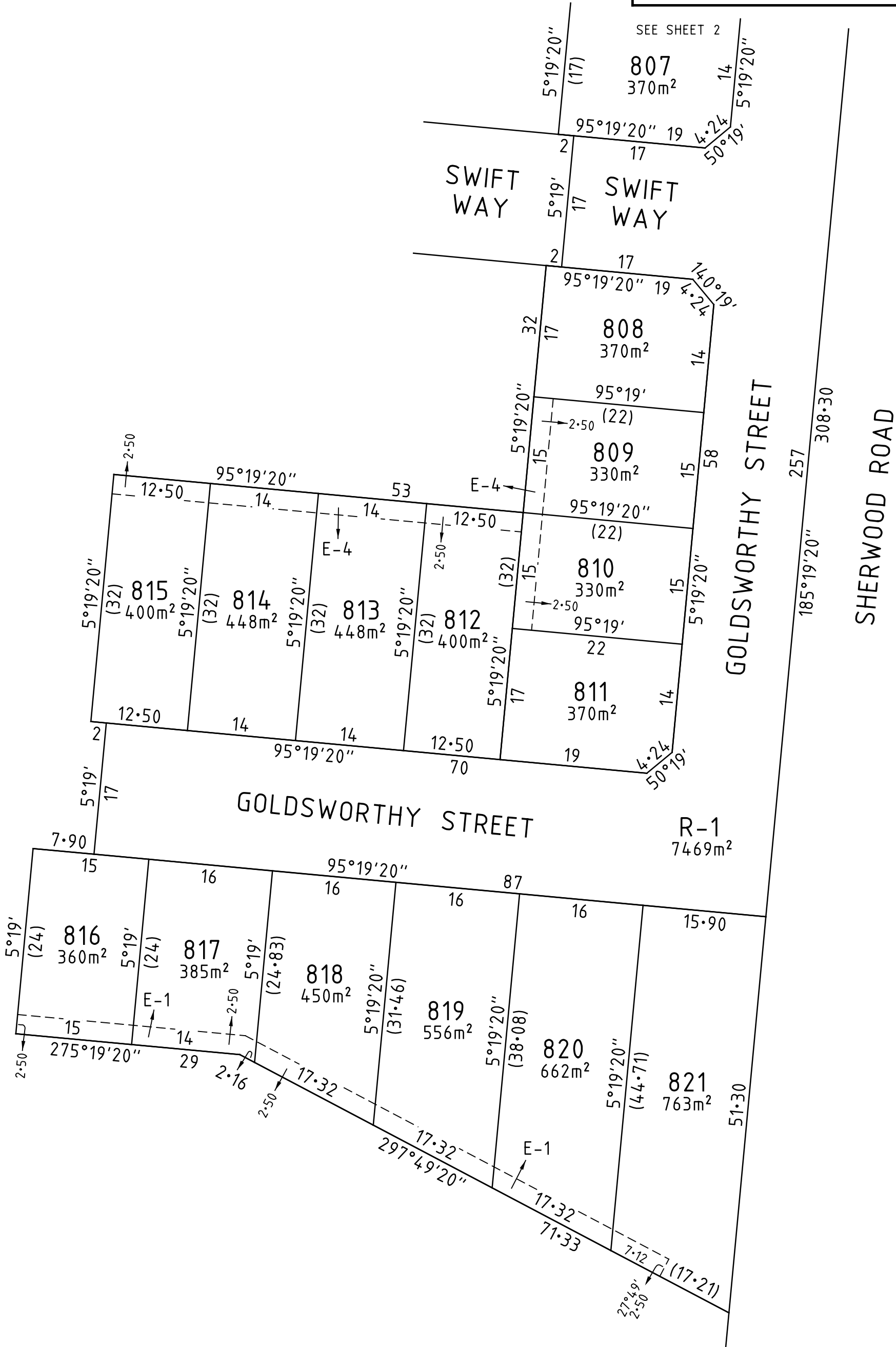


PLAN OF SUBDIVISION				EDITION 1		PS 918222P	
<div>LOCATION OF LAND</div> <div>PARISH: Huntly</div> <div>TOWNSHIP: —</div> <div>SECTION: 22</div> <div>CROWN ALLOTMENT: 3C (Part)</div> <div>CROWN PORTION: —</div> <div>TITLE REFERENCE: Vol.      Fol.</div> <div>LAST PLAN REFERENCE: PS911013M (Lot G4)</div> <div>POSTAL ADDRESS: Sawmill Road (at time of subdivision)      Huntly 3551</div> <div>MGA CO-ORDINATES:      E: 263900      ZONE: 55 (of approx centre of land      N: 5939400      GDA 2020 in plan)</div>				Council Name: Greater Bendigo City Council			
				Council Reference Number: SC/903/2020/12/C Planning Permit Reference: DS/903/2020 SPEAR Reference Number: S223398E			
				<div>Certification</div> <div>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: 11/06/2024</div>			
				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 17/09/2024			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<div>Lots 1 - 787 (inclusive) have been omitted from this plan.</div> <div>Other Purpose of Plan</div> <div>Removal of that part of Easement E-2 on PS911013M within Lots 792, 793, 809, 810 &amp; 812 to 815 (inclusive) on this plan.</div> <div>Grounds for Removal</div> <div>By agreement of all interested parties.</div> <div>Other Purpose of Plan</div> <div>Creation of Restrictions as shown on sheet 4.</div> <div>Easements E-1 &amp; E-3 created in PS846156Y &amp; Easement E-7 created in PS911013M within Road R-1 on this plan are extinguished upon registration of this plan under the provisions of Schedule 5 Clause 14 of the Road Management Act 2004.</div>			
Road R-1		City of Greater Bendigo					
NOTATIONS							
DEPTH LIMITATION: 15.24m							
<div>SURVEY:</div> <div>This plan is based on survey. See PS828024U</div> <div>STAGING:</div> <div>This is not a staged subdivision.</div> <div>Planning Permit No. DS/903/2020</div> <div>PS828024U has been connected to permanent marks No(s). 17 &amp; 19 (Bagshot) &amp; 15, 16, 26, 73, 76 (Huntly) &amp; XHU16/1</div> <div>In Proclaimed Survey Area No. —</div>							
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 Plan	PS846156Y (Section 136 of the Water Act 1989)	Coliban Region Water Corporation			
E-2	Drainage	3	PS846156Y	City of Greater Bendigo			
E-3	Drainage	See Plan	This Plan	City of Greater Bendigo			
E-4	Pipelines or Ancillary Purposes	2.50	This Plan (Section 136 of the Water Act 1989)	Coliban Region Water Corporation			
<div> <b>Beveridge Williams</b> development &amp; environment consultants Suite 3, 180 Eleanor Drive, Lucas PO Box 4189, Lucas, Vic, 3350 Ph: 53272000 email: ballarat@bevwill.com.au</div>		SURVEYORS FILE REF: 1702011		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4		
		Digitally signed by: Benjamin S. Long, Licensed Surveyor, Surveyor's Plan Version (06), 11/09/2024, SPEAR Ref: S223398E					
Microstation File : 1702011 Stage G4.dgn      www.beveridgewilliams.com.au							

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Beveridge Williams & Co Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S223398E 17/09/2024 09:00 am

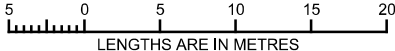


MGA2020 ZONE 155



**Beveridge Williams**  
development & environment consultants  
Suite 3, 180 Eleanor Drive, Lucas  
PO Box 4189, Lucas, Vic, 3350  
Ph: 53272000 email: ballarat@bevwill.com.au

SCALE  
1:500



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11/09/2024, SPEAR Ref: S223398E

ORIGINAL SHEET  
SIZE: A3

SHEET 3

Digitally signed by:  
Greater Bendigo City Council,  
17/09/2024,  
SPEAR Ref: S223398E



Creation of Restriction No.1

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 788 to 820 (inclusive) on this plan.

Land to Benefit

All lots on this plan.

Description of Restriction

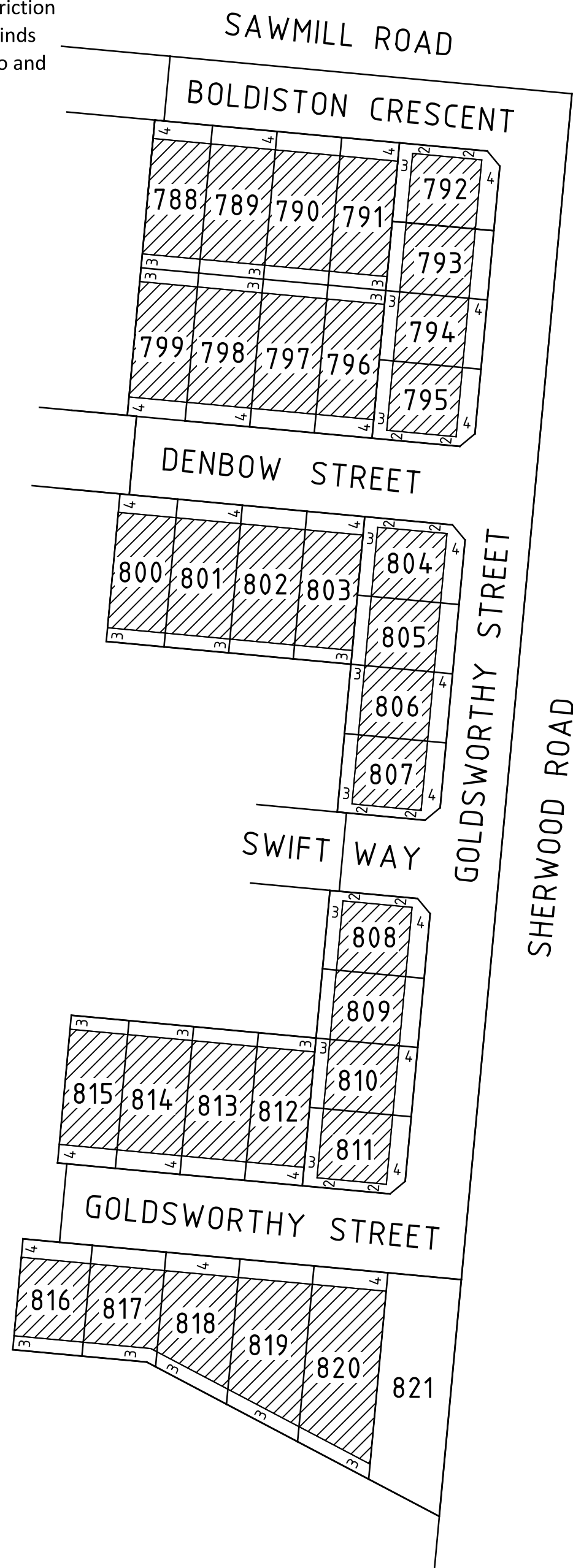
The registered proprietors of the burdened land shall not construct a habitable dwelling outside of the building envelopes shown hatched.

Variations

Variation of this restriction will require planning approval from the Responsible Authority.



PS 918222P



Creation of Restriction No.2

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

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 AA9783.

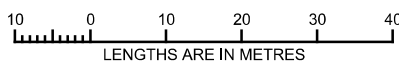
Variations

Variation of this restriction will require planning approval from the Responsible Authority.



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development & environment consultants  
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SCALE  
1:1000



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Surveyor's Plan Version (06),  
11/09/2024, SPEAR Ref: S223398E

ORIGINAL SHEET  
SIZE: A3

SHEET 4

Digitally signed by:  
Greater Bendigo City Council,  
17/09/2024,  
SPEAR Ref: S223398E