

PLAN OF SUBDIVISION

EDITION 1

PS 828027N

LOCATION OF LAND

PARISH: HUNTLY
TOWNSHIP: —
SECTION: 22
CROWN ALLOTMENT: 5 (PART)
CROWN PORTION: —
TITLE REFERENCE: VOL. FOL.
LAST PLAN REFERENCE: PS 828031X (LOT 3E)
POSTAL ADDRESS: TUCKERS ROAD
 (at me of subdivision) HUNTLY, VIC, 3551

MGA CO-ORDINATES: E: 263 155 ZONE: 55
 (of approx centre of land in plan) N: 5 938 695 GDA 2020

COUNCIL NAME: CITY OF GREATER BENDIGO

PRELIMINARY

THIS PLAN IS SUBJECT TO APPROVAL FROM THE RELEVANT AUTHORITIES. LOT BOUNDARIES, EASEMENTS, RESERVES AND RESTRICTIONS MAY BE AMENDED OR ADDED TO THIS PLAN.

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF GREATER BENDIGO
RESERVE No.1	POWERCOR AUSTRALIA LTD
RESERVE No.2	COLIBAN REGION WATER CORPORATION

LOT NUMBERS 1 TO 463 (INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

**OTHER PURPOSE OF THIS PLAN
 CREATION OF A RESTRICTION AS SHOWN ON SHEET 5.**

NOTATIONS

DEPTH LIMITATION: 15.24m

SURVEY:
 This plan is based on survey.

STAGING:
 This is not a staged subdivision.
 Planning Permit No. DS/662/2018

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. ---

THAT PART OF THE PIPELINE OR ANCILLARY PURPOSES EASEMENT E-4 CREATED ON PS828024U CONTAINED WITHIN ROAD RESERVE R1 ON THIS PLAN IS EXTINGUISHED UPON THE REGISTRATION OF THIS PLAN UNDER THE PROVISIONS OF SCHEDULE 5 CLAUSE 14 OF THE ROAD MANAGEMENT ACT 2004.

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	3	PS828024U - 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	SEE DIAG.	THIS PLAN	CITY OF GREATER BENDIGO
E-5	POWERLINE	4	THIS PLAN (SECTION 88 ELECTRICITY INDUSTRY ACT 2000)	POWERCOR AUSTRALIA LTD



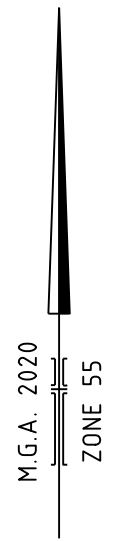
Beveridge Williams
 development & environment consultants
 Ballarat ph : 03 5327 2000
www.beveridgewilliams.com.au

SURVEYORS FILE REF: 1702011 - E-3
 1702011PS - STAGE E3.dwg

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 5

LICENSED SURVEYOR: SIMON JAMES MASON
 VERSION 02, DATE: 18/02/2020

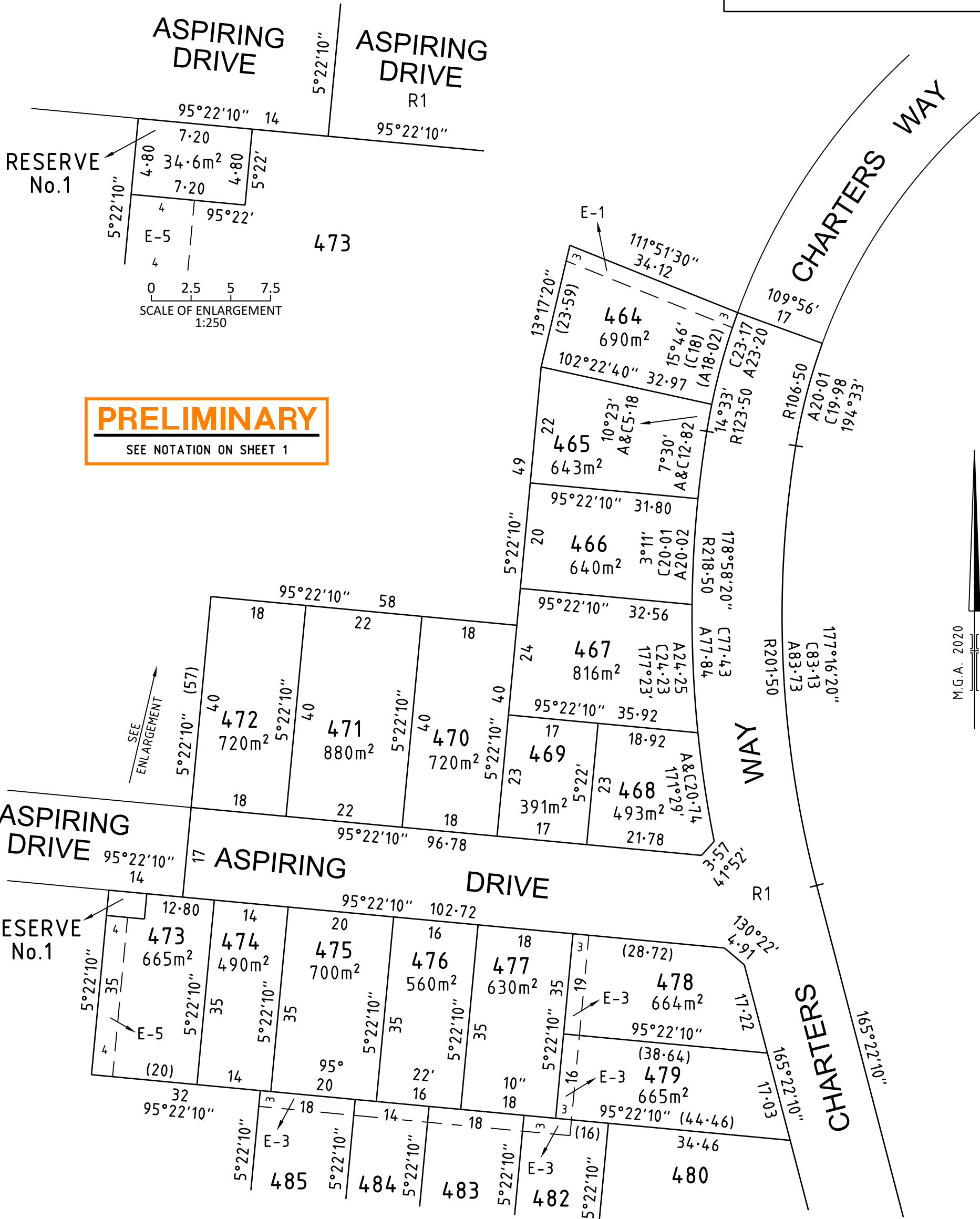


PRELIMINARY
SEE NOTATION ON SHEET 1

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development & environment consultants
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SURVEYORS REF 1702011 - E-3	SCALE 1:1000	10 0 10 20 30 40 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
LICENSED SURVEYOR: SIMON JAMES MASON VERSION 02, DATE: 18/02/2020				

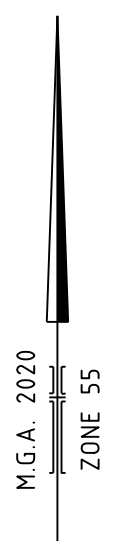
This plan is provided for marketing and information purposes only, it shows design levels only which may change during construction. Builders should check all information prior to the building process. Where discrepancies exist between the plan of subdivision and this plan, the plan of subdivision shall 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.



PRELIMINARY
SEE NOTATION ON SHEET 1

SEE ENLARGEMENT

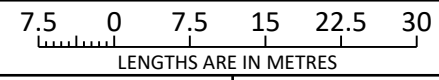
SEE SHEET 4



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SURVEYORS REF
1702011 - E-3

SCALE
1 : 750



ORIGINAL SHEET
SIZE: A3

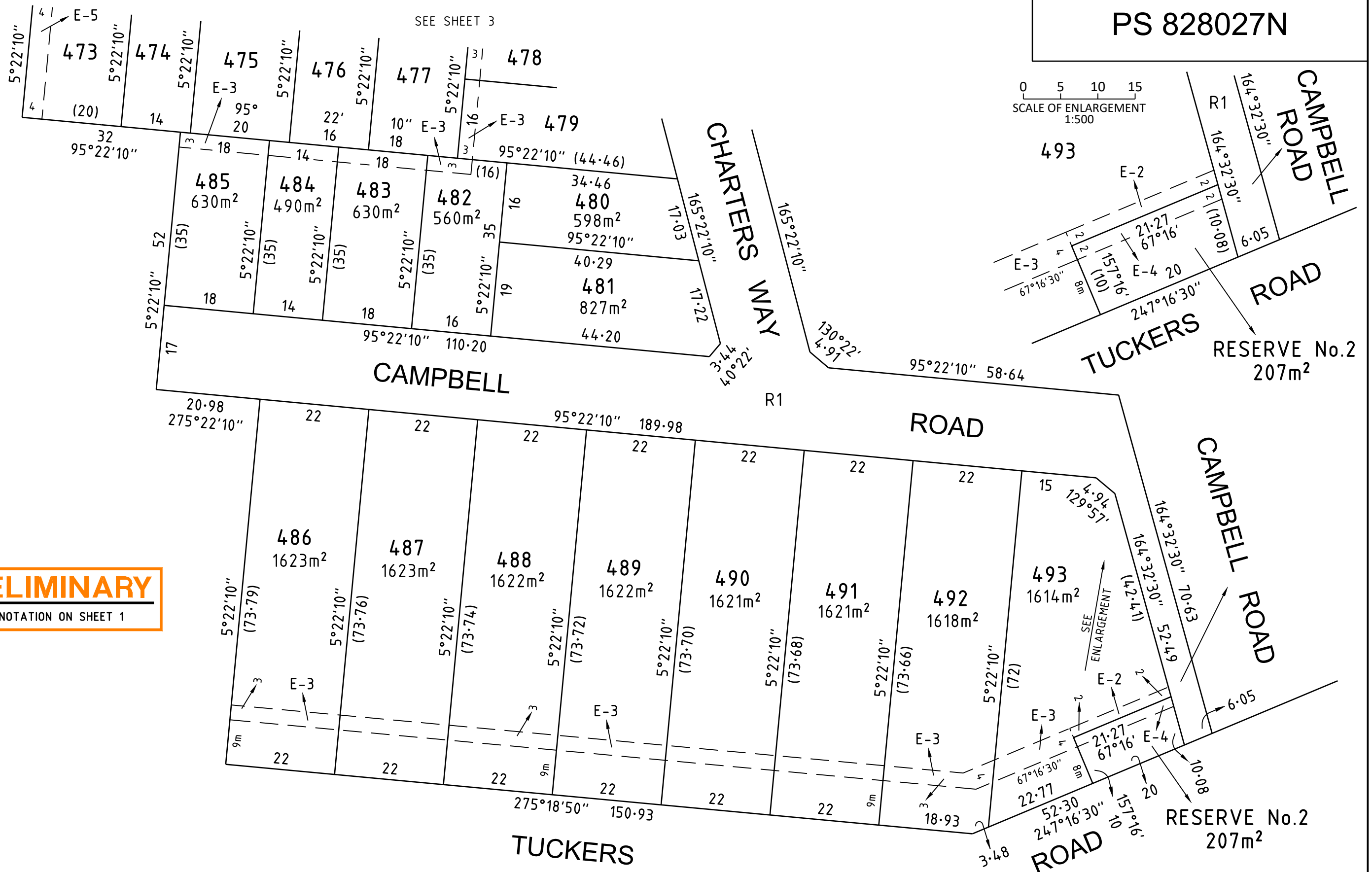
SHEET 3

LICENSED SURVEYOR: SIMON JAMES MASON
VERSION 02, DATE: 18/02/2020

PS 828027N

0 5 10 15
SCALE OF ENLARGEMENT
1:500

M.G.A. 2020
ZONE 55



PRELIMINARY
SEE NOTATION ON SHEET 1

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SURVEYORS
REFERENCE
1702011
E-3

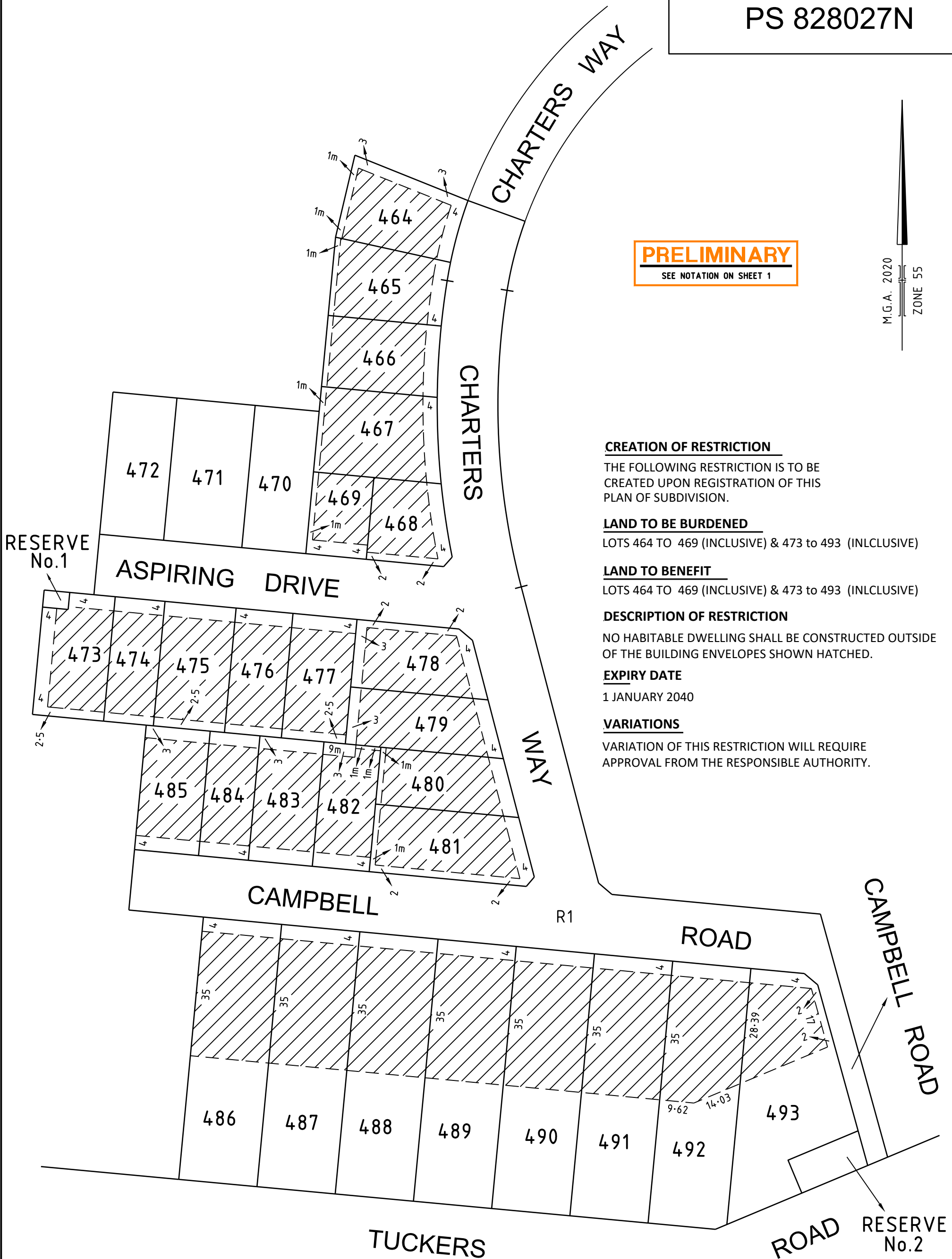
SCALE
1 : 750

7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

LICENSED SURVEYOR: SIMON JAMES MASON
VERSION 02, DATE: 18/02/2020

ORIGINAL SHEET
SIZE: A3
SHEET 4

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PRELIMINARY
SEE NOTATION ON SHEET 1

CREATION OF RESTRICTION

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

LAND TO BE BURDENED

LOTS 464 TO 469 (INCLUSIVE) & 473 TO 493 (INCLUSIVE)

LAND TO BENEFIT

LOTS 464 TO 469 (INCLUSIVE) & 473 TO 493 (INCLUSIVE)

DESCRIPTION OF RESTRICTION

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

EXPIRY DATE

1 JANUARY 2040

VARIATIONS

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

RESERVE No.1

CAMPBELL ROAD

RESERVE No.2

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SURVEYORS REF 1702011 - E-3	SCALE 1:1000	10 0 10 20 30 40 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 5
LICENSED SURVEYOR: SIMON JAMES MASON VERSION 02, DATE: 18/02/2020				

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