

# 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:** WHIRRAKEE PARADE  
 (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

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1	CITY OF GREATER BENDIGO 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. (See PS828024U)

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

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. —

THAT PART OF THE PIPELINE OR ANCILLARY PURPOSES EASEMENT E-4 ON PS828031X 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.

VIEWPOINT ESTATE	
STATUS:	REFERRED (24/04/2020)
STAGE:	E-3
LOTS:	30
RESERVES:	1 (COLIBAN)
BALANCE LOTS:	NIL

## 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	PS828031X - SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-2	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-2 & E-3	DRAINAGE	SEE DIAG.	THIS PLAN	CITY OF GREATER BENDIGO
E-4	POWERLINE	4	THIS PLAN (SECTION 88 ELECTRICITY INDUSTRY ACT 2000)	POWERCOR AUSTRALIA LTD



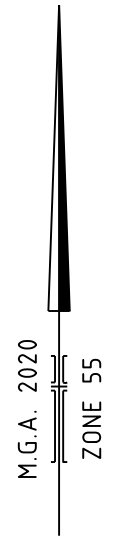
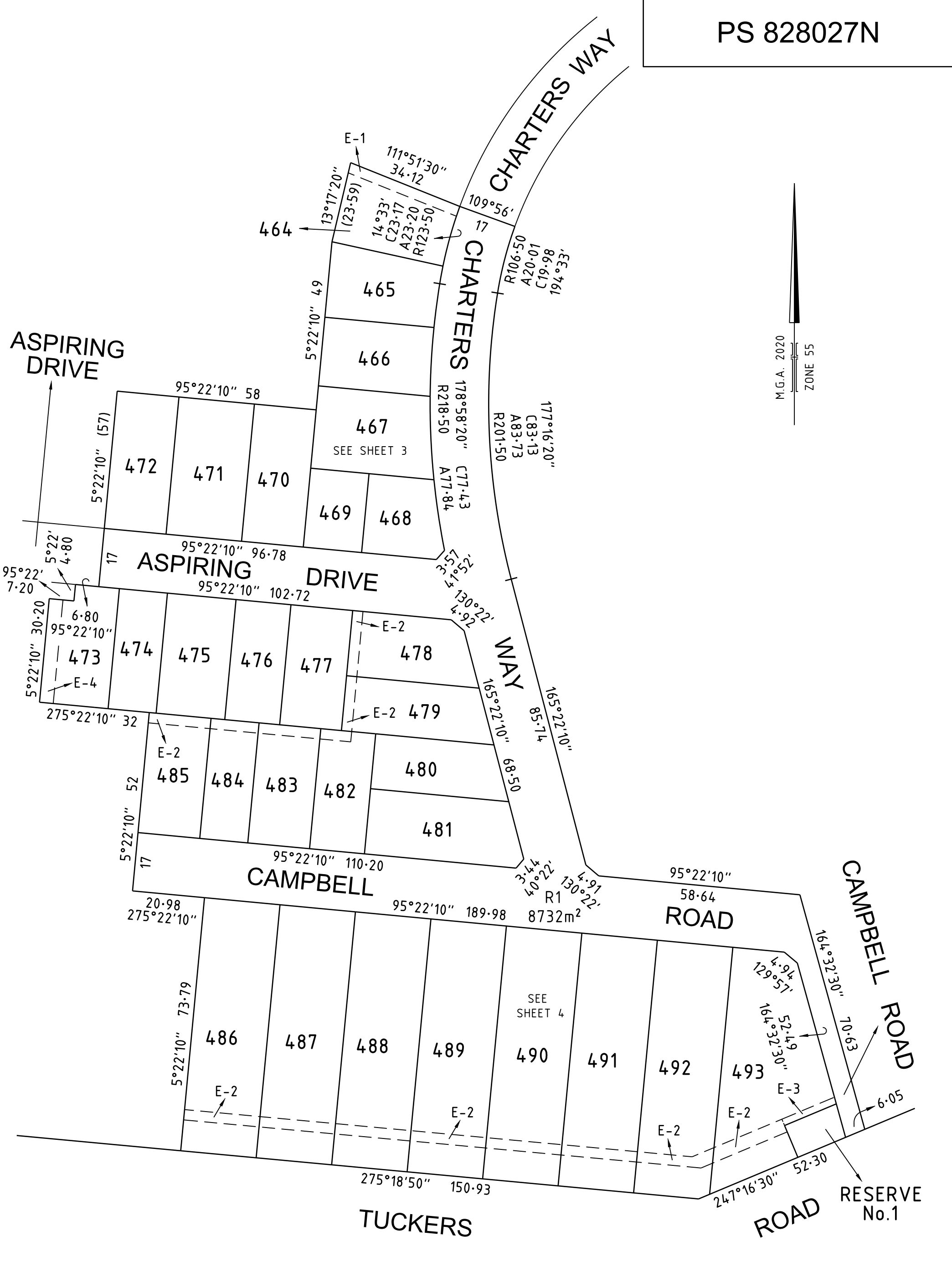
**Beveridge Williams**  
 development & environment consultants  
 Ballarat ph : 03 5327 2000  
[www.beveridgewilliams.com.au](http://www.beveridgewilliams.com.au)

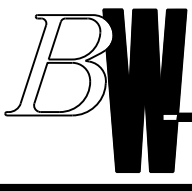
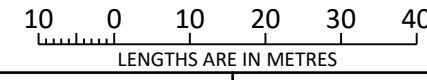
SURVEYORS FILE REF: 1702011 - E-3  
 1702011PS - STAGE E3.dwg

ORIGINAL SHEET  
 SIZE: A3

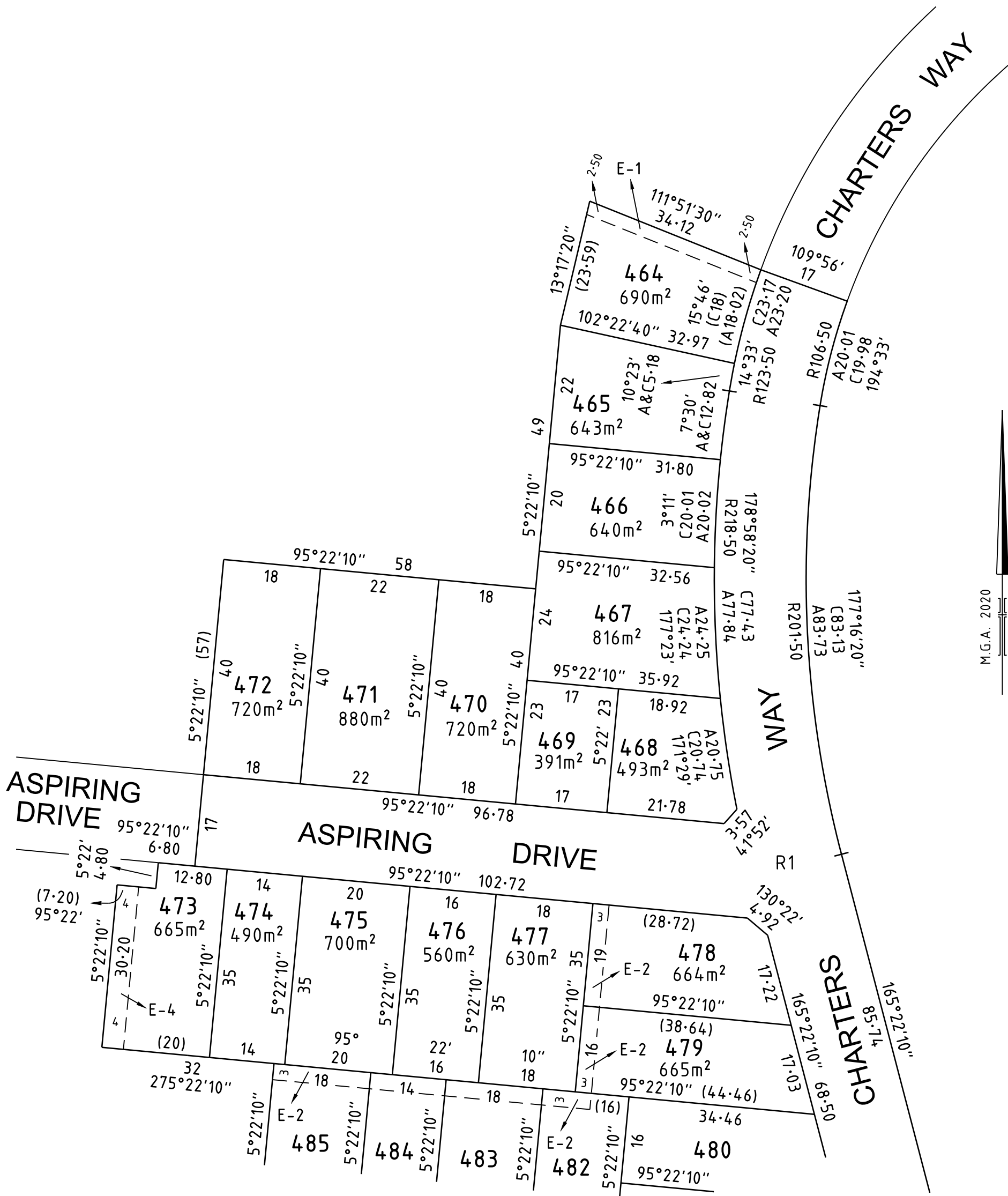
SHEET 1 OF 5

LICENSED SURVEYOR: SIMON JAMES MASON  
 VERSION 07, DATE: 16/06/2020



 <p><b>Beveridge Williams</b> development &amp; environment consultants Ballarat Ph: 03 5327 2000 www.beveridgewilliams.com.au</p>	<p>SURVEYORS REF 1702011 - E-3</p>	<p>SCALE 1:1000</p>	 <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 2</p>
	<p>LICENSED SURVEYOR: SIMON JAMES MASON VERSION 07, DATE: 16/06/2020</p>				

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.

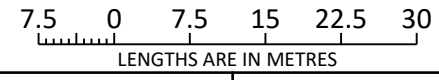


SEE SHEET 4

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SURVEYORS REF  
1702011 - E-3

SCALE  
1 : 750

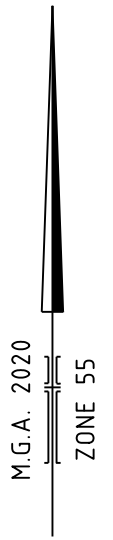


ORIGINAL SHEET  
SIZE: A3

SHEET 3

LICENSED SURVEYOR: SIMON JAMES MASON  
 VERSION 07, DATE: 16/06/2020





ASPIRING DRIVE

CHARTERS WAY

CHARTERS WAY

**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**

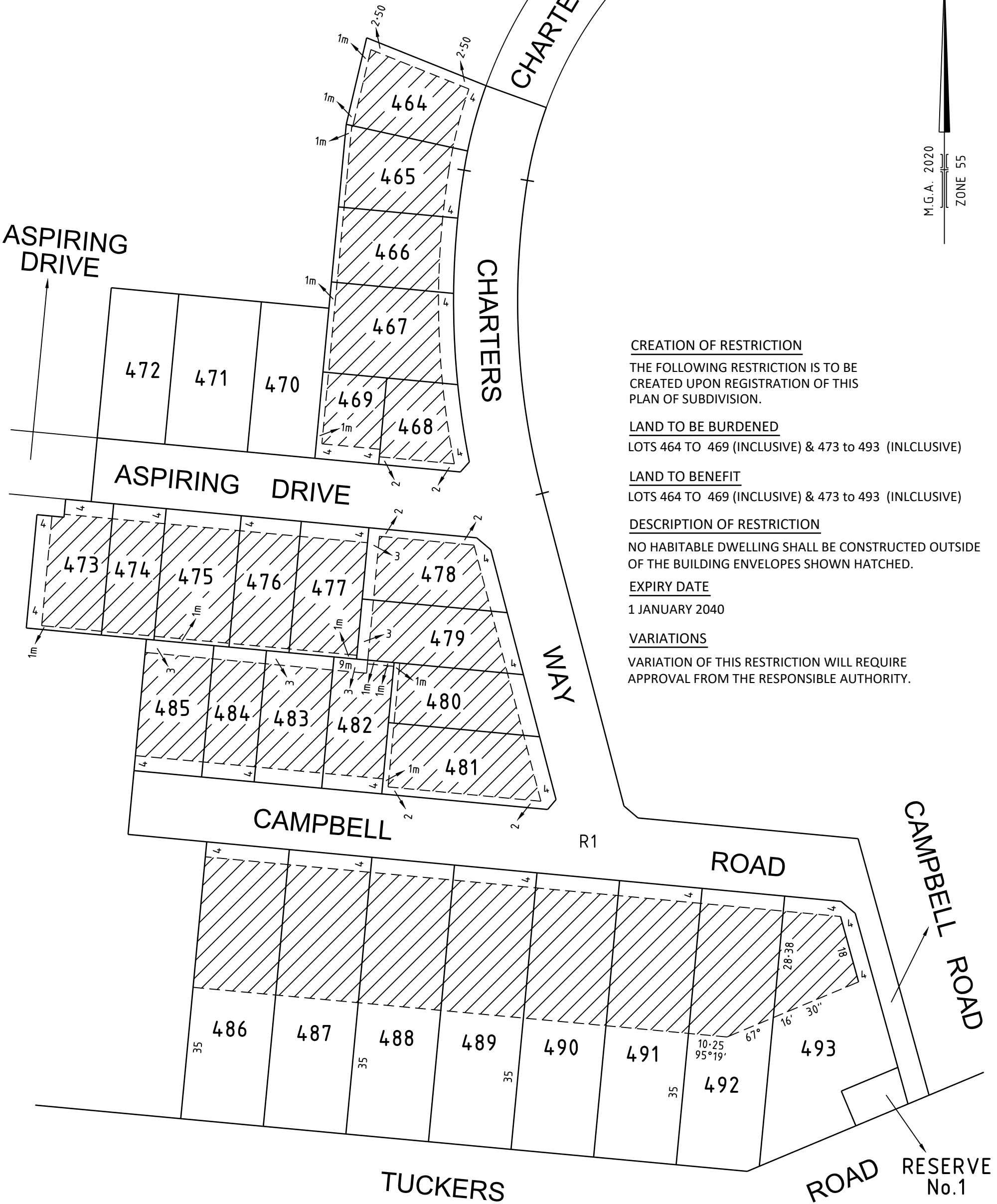
NO HABITABLE DWELLING SHALL BE CONSTRUCTED OUTSIDE OF THE BUILDING ENVELOPES SHOWN HATCHED.

**EXPIRY DATE**

1 JANUARY 2040

**VARIATIONS**

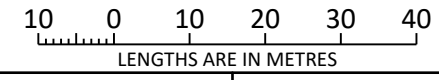
VARIATION OF THIS RESTRICTION WILL REQUIRE APPROVAL FROM THE RESPONSIBLE AUTHORITY.



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SURVEYORS REF  
1702011 - E-3

SCALE  
1:1000



ORIGINAL SHEET  
SIZE: A3

SHEET 5

LICENSED SURVEYOR: SIMON JAMES MASON  
 VERSION 07, DATE: 16/06/2020