

<h1>PLAN OF SUBDIVISION</h1>	EDITION 1	<h1>PS 846157W</h1>
------------------------------	-----------	---------------------

**LOCATION OF LAND**

**PARISH:** HUNTLY

**TOWNSHIP:** —

**SECTION:** 22

**CROWN ALLOTMENT:** 5 (PART)

**CROWN PORTION:** —

**TITLE REFERENCE:** VOL. FOL.

**LAST PLAN REFERENCE:** PS 846156Y ( LOT F1)

**POSTAL ADDRESS:** BUCHANAN DRIVE  
(at me of subdivision) HUNTLY, VIC, 3551

**MGA CO-ORDINATES:** E: 263 335 ZONE: 55  
(of approx centre of land in plan) N: 5 938 975 GDA 2020

Council Name: Greater Bendigo City Council

SPEAR Reference Number: S179558T

**VESTING OF ROADS AND/OR RESERVES**

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF GREATER BENDIGO

**NOTATIONS**

**LOT NUMBERS 1 TO 540 (INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.**

**OTHER PURPOSES OF THIS PLAN**  
**A.) CREATION OF A RESTRICTION AS SHOWN ON SHEET 3.**

THAT PART OF THE PIPELINES OR ANCILLARY PURPOSES DRAINAGE EASEMENT E-8 ON PS846156Y 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.

**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

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. ---

**EASEMENT INFORMATION**

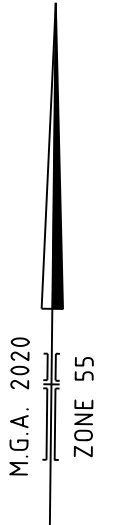
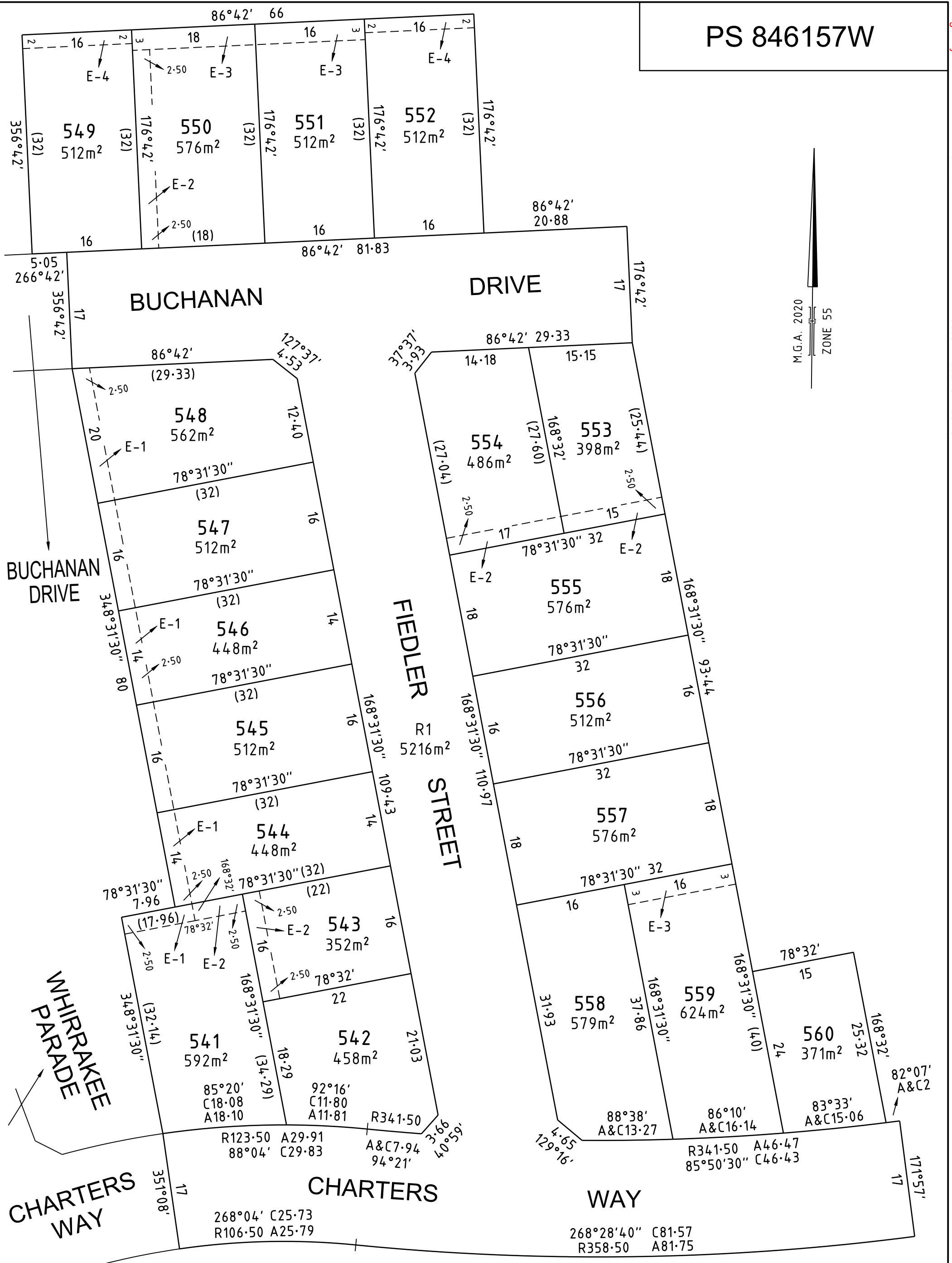
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

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	SEE DIAG.	THIS PLAN	CITY OF GREATER BENDIGO

<p><b>Beveridge Williams</b> development &amp; environment consultants Ballarat ph : 03 5327 2000 www.beveridgewilliams.com.au</p>	SURVEYORS FILE REF: 1702011 - F1 1702011PS - STAGE F1 Ver03.dwg	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3
	LICENSED SURVEYOR: SIMON JAMES MASON VERSION 05, DATE: 03/08/2021		

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: S179558T 11/08/2021 08:28 am

PS 846157W



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: S1795581 / 1/08/2021 08:28 am

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

SURVEYORS REF 1702011 - F1	SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
LICENSED SURVEYOR: SIMON JAMES MASON VERSION 05, DATE: 03/08/2021				

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.

**CREATION OF RESTRICTION**

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

**LAND TO BE BURDENED**

LOTS 541 TO 546 (INCLUSIVE) & LOTS 555 TO 560 (INCLUSIVE)

**LAND TO BENEFIT**

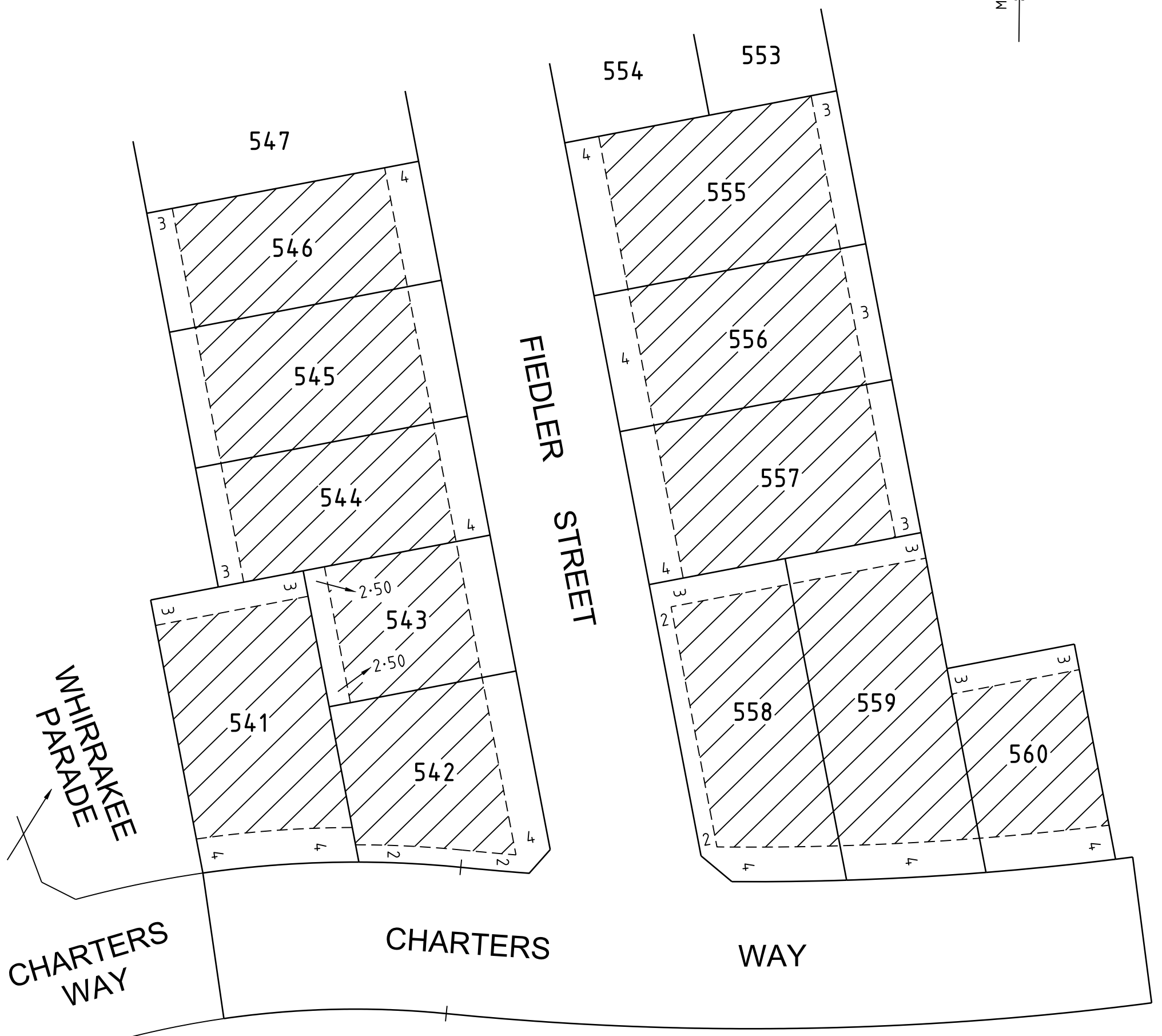
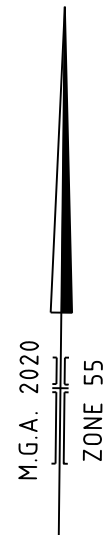
LOTS 541 TO 546 (INCLUSIVE) & LOTS 555 TO 560 (INCLUSIVE)

**DESCRIPTION OF RESTRICTION**

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

**VARIATIONS**

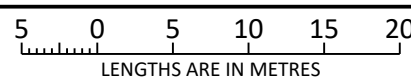
VARIATION OF THIS RESTRICTION WILL REQUIRE APPROVAL FROM THE RESPONSIBLE AUTHORITY.



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

SURVEYORS REF  
1702011 - F1

SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 3

LICENSED SURVEYOR: SIMON JAMES MASON  
 VERSION 05, DATE: 03/08/2021