

LOCATION OF LAND

PARISH: HUNTLY
TOWNSHIP: —
SECTION: 22
CROWN ALLOTMENT: 3^D (PART) & 5 (PART)
CROWN PORTION: —
TITLE REFERENCE: VOL. FOL.

LAST PLAN REFERENCE: PS 846156Y (LOT F2)
POSTAL ADDRESS: WARATAH ROAD
(at me of subdivision) HUNTLY, VIC, 3551

MGA CO-ORDINATES: E: 263 490 ZONE: 55
(of approx centre of land in plan) N: 5 939 280 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.

VIEWPOINT ESTATE
STATUS: NOT SUBMITTED (13/09/2021)
STAGE: F2
LOTS: 38
RESERVES: 2
BALANCE LOTS: NIL

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1, R2, R3 & R4	CITY OF GREATER BENDIGO
RESERVE No.1	CITY OF GREATER BENDIGO
RESERVE No.2	POWERCOR AUSTRALIA LTD

NOTATIONS

LOT NUMBERS 1 TO 560 (INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

OTHER PURPOSES OF THIS PLAN
A.) CREATION OF A RESTRICTION AS SHOWN ON SHEET 7.

EASEMENTS E-4 & E-5 ON PS846156Y ARE EXTINGUISHED UPON THE REGISTRATION OF THIS PLAN UNDER THE PROVISIONS OF SCHEDULE 5 CLAUSE 14 OF THE ROAD MANAGEMENT ACT 2004.

NOTATIONS

DEPTH LIMITATION: CROWN ALLOTMENT 3D - NIL
CROWN ALLOTMENT 5D - 15.24m

SURVEY:
This plan is based on survey. (See PS828024U)

STAGING:
This is not a staged subdivision.
Planning Permit No.

This survey has been connected to permanent marks No(s). BAGSHOT 17 & 19.
HUNTLY 15, 16, 26, 73, 76 & XHU16/1.

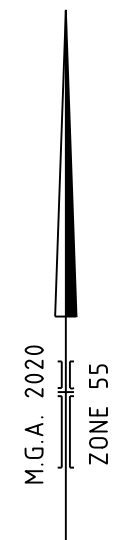
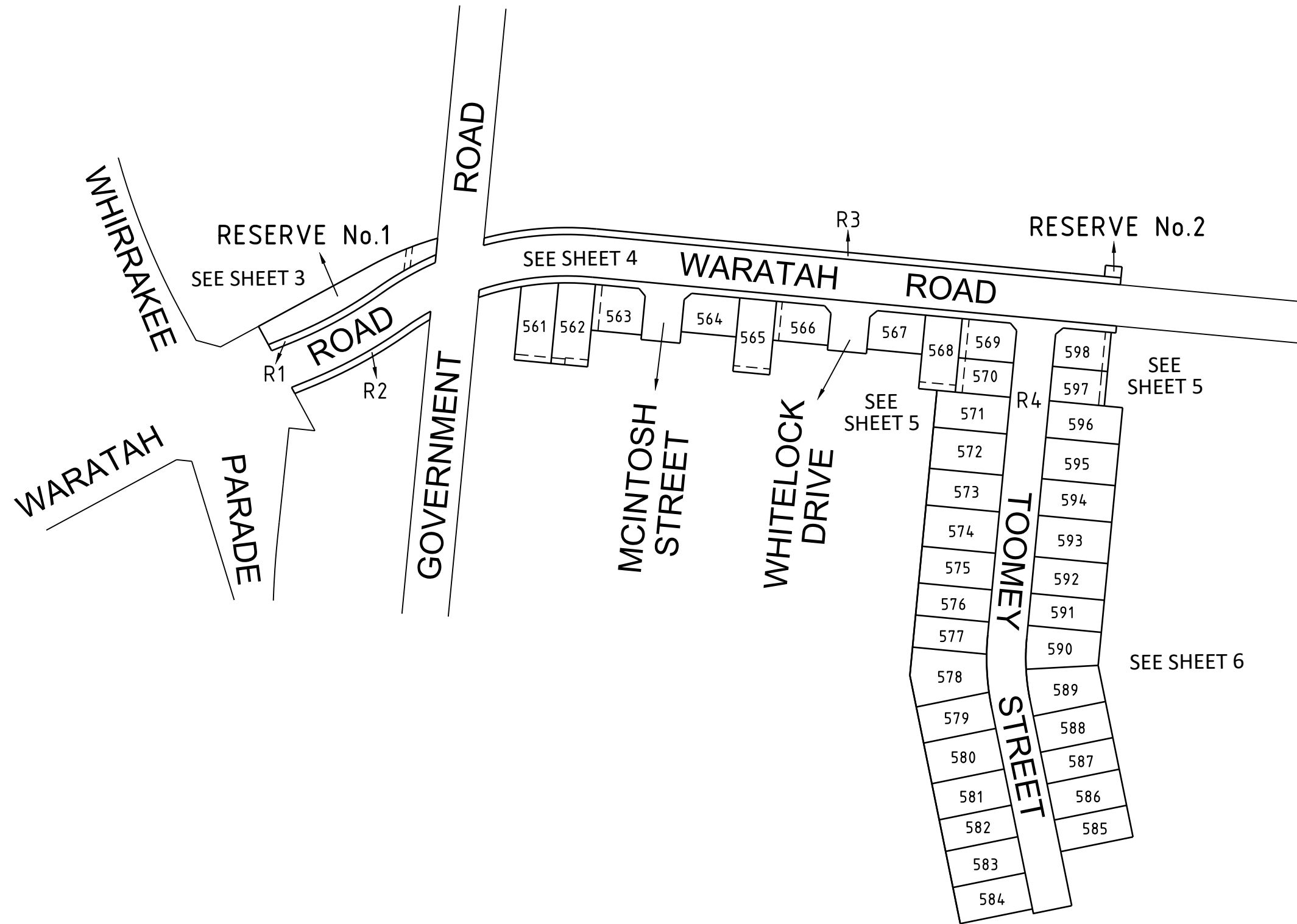
In Proclaimed Survey Area No. ---

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 & E-2	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-2	DRAINAGE	3	THIS PLAN	CITY OF GREATER BENDIGO

<p style="font-size: 14pt; font-weight: bold;">Beveridge Williams</p> <p style="font-size: 10pt;">development & environment consultants</p> <p style="font-size: 10pt;">Ballarat ph : 03 5327 2000</p> <p style="font-size: 10pt;">www.beveridgewilliams.com.au</p>	SURVEYORS FILE REF: 1702011 - F2 1702011PS - STAGE F2.dwg	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 7
	LICENSED SURVEYOR: SIMON JAMES MASON VERSION 02, DATE:13/09/2021		



PRELIMINARY
SEE NOTATION ON SHEET 1

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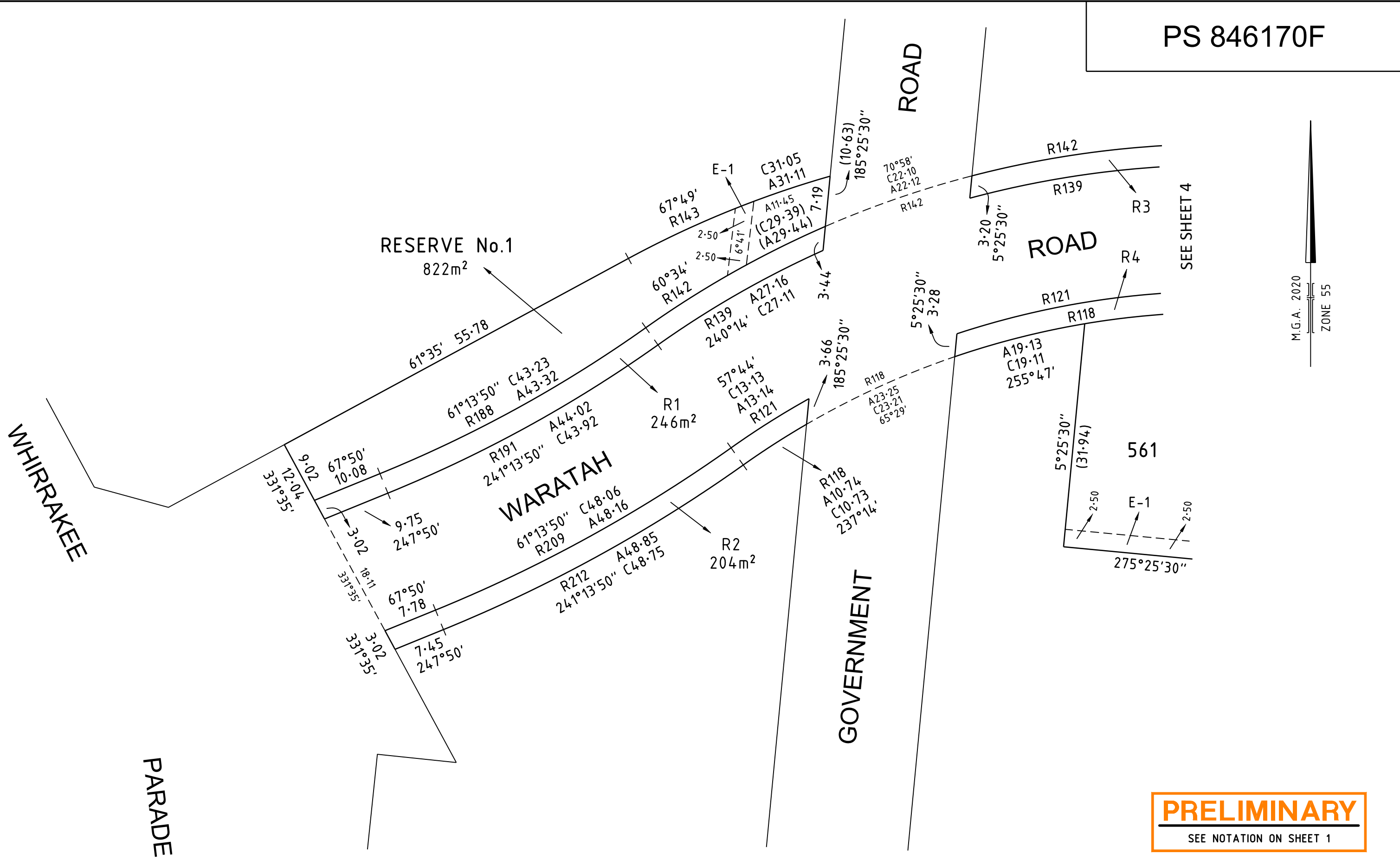
SURVEYORS REFERENCE
1702011
F2

SCALE 1 : 2000
20 0 20 40 60 80
LENGTHS ARE IN METRES

SIMON JAMES MASON
VERSION 02, DATE:13/09/2021

ORIGINAL SHEET SIZE: A3
SHEET 2

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

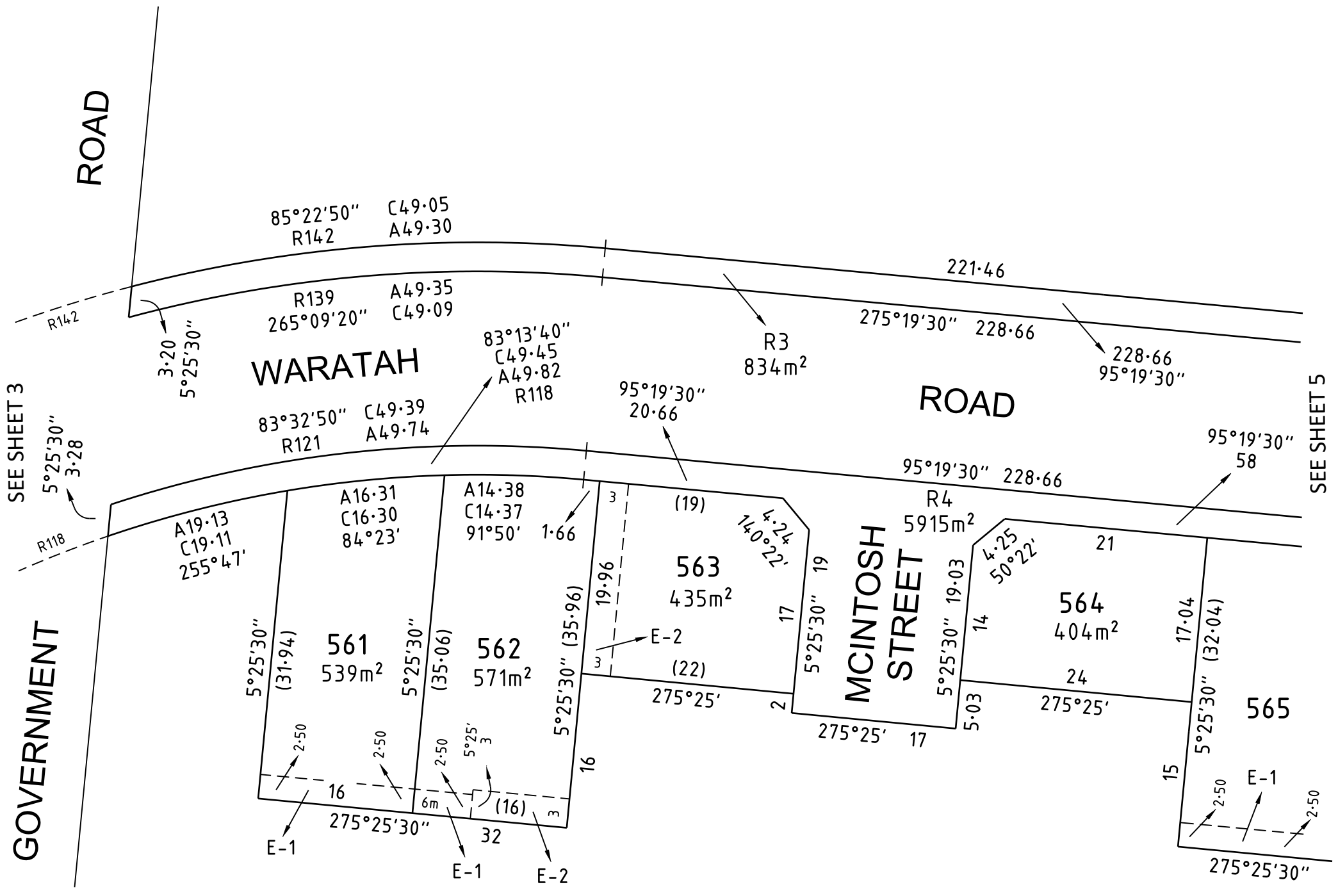
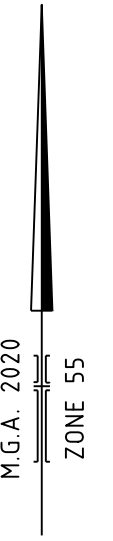
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Ballarat Ph: 03 5327 2000
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SURVEYORS REFERENCE	1702011 F2
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SCALE 1:500	<p>LENGTHS ARE IN METRES</p>
SIMON JAMES MASON VERSION 02, DATE:13/09/2021	

ORIGINAL SHEET SIZE: A3	SHEET 3
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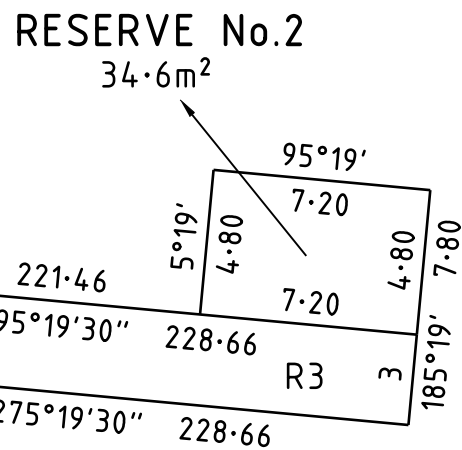
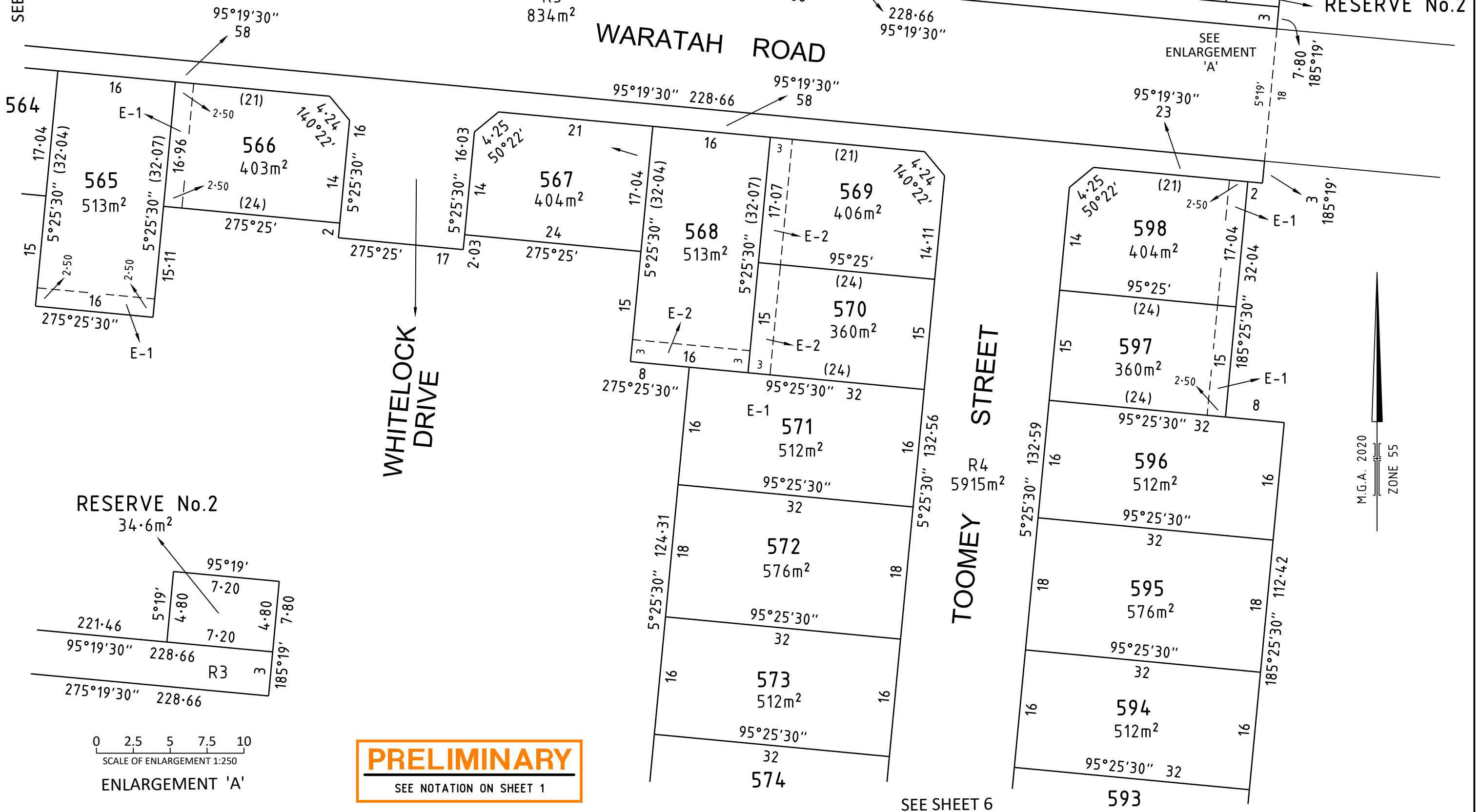
PRELIMINARY
SEE NOTATION ON SHEET 1

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SURVEYORS REF 1702011 - F2	SCALE 1 : 500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 4
LICENSED SURVEYOR: SIMON JAMES MASON VERSION 02, DATE:13/09/2021				

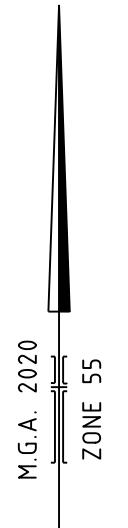
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SEE SHEET 4



0 2.5 5 7.5 10
SCALE OF ENLARGEMENT 1:250
ENLARGEMENT 'A'

PRELIMINARY
SEE NOTATION ON SHEET 1



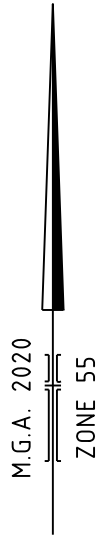
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SURVEYORS REFERENCE	1702011 F2
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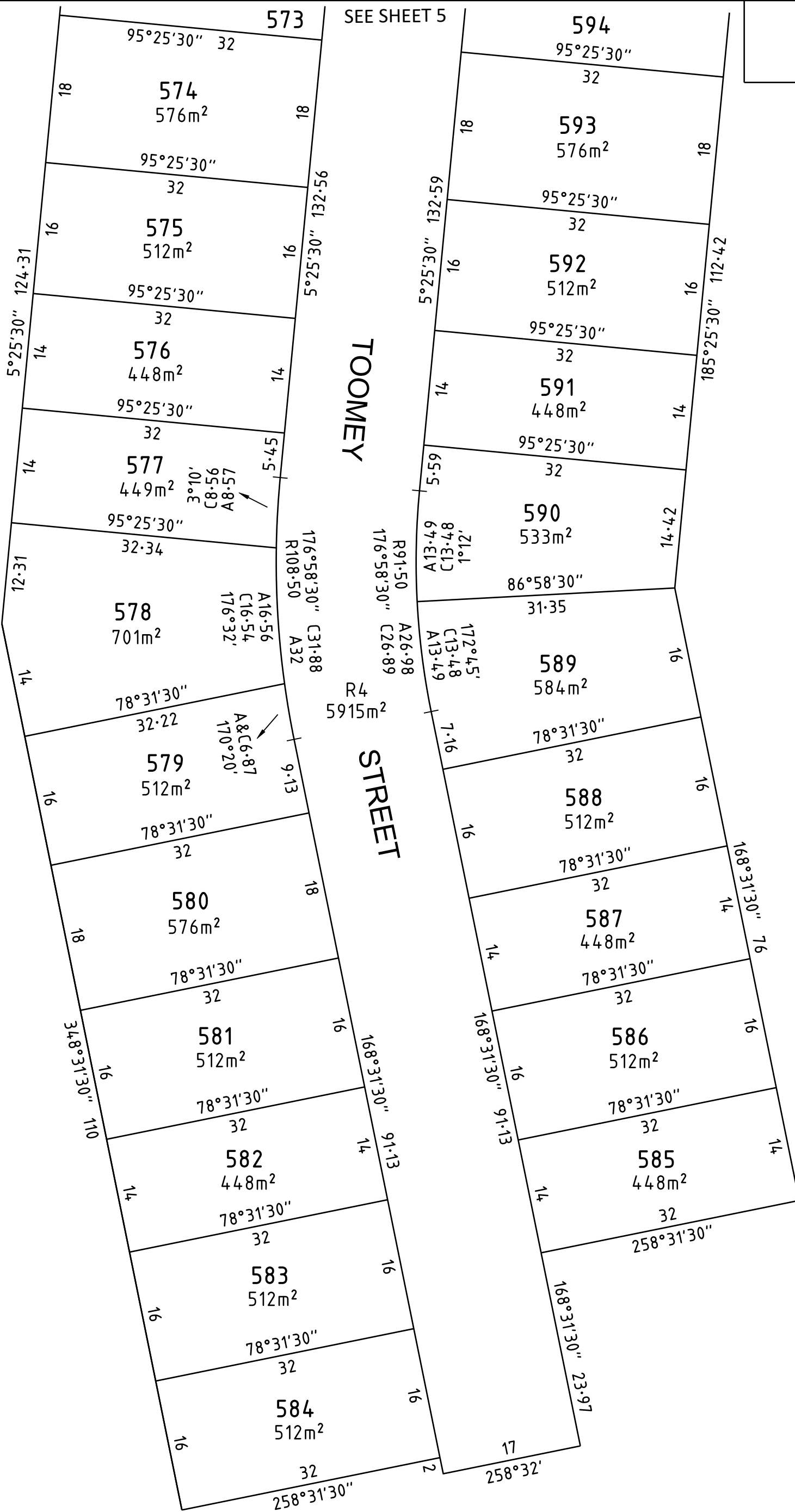
SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES
SIMON JAMES MASON VERSION 02, DATE:13/09/2021	

ORIGINAL SHEET SIZE: A3	SHEET 5
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SEE SHEET 5

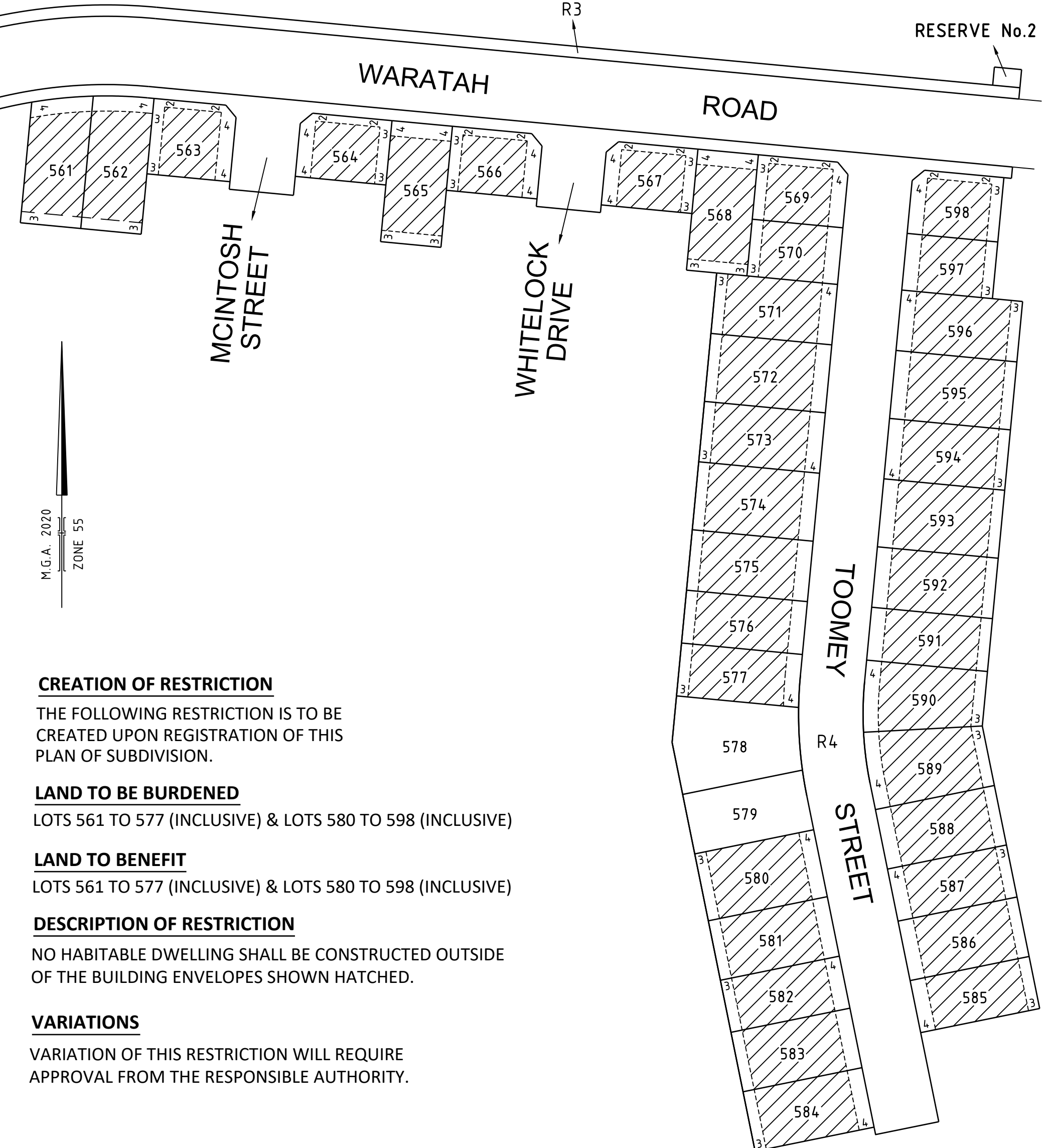


PRELIMINARY
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SURVEYORS REF 1702011 - F2	SCALE 1 : 500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 6
LICENSED SURVEYOR: SIMON JAMES MASON VERSION 02, DATE:13/09/2021				

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CREATION OF RESTRICTION

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

LAND TO BE BURDENED

LOTS 561 TO 577 (INCLUSIVE) & LOTS 580 TO 598 (INCLUSIVE)

LAND TO BENEFIT

LOTS 561 TO 577 (INCLUSIVE) & LOTS 580 TO 598 (INCLUSIVE)

DESCRIPTION OF RESTRICTION

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

VARIATIONS

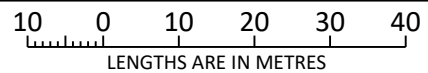
VARIATION OF THIS RESTRICTION WILL REQUIRE APPROVAL FROM THE RESPONSIBLE AUTHORITY.

M.G.A. 2020
ZONE 55

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SURVEYORS REF
1702011 - F2

SCALE
1 : 1000



ORIGINAL SHEET
SIZE: A3

SHEET 7

LICENSED SURVEYOR: SIMON JAMES MASON
VERSION 02, DATE:13/09/2021

PRELIMINARY
SEE NOTATION ON SHEET 1