



# Imaged Document Cover Sheet

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<h1>PLAN OF SUBDIVISION</h1>	<h2>EDITION 1</h2>	<h1>PS 903117U</h1>
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<p><b>LOCATION OF LAND</b></p> <p><b>PARISH:</b> HUNTLY  <b>TOWNSHIP:</b> —  <b>SECTION:</b> 22  <b>CROWN ALLOTMENT:</b> 3<sup>D</sup> (PART) &amp; 5 (PART)  <b>CROWN PORTION:</b> —  <b>TITLE REFERENCE:</b> VOL.12360 FOL.210</p> <p><b>LAST PLAN REFERENCE:</b> PS 846156Y ( LOT G2)  <b>POSTAL ADDRESS:</b> WARATAH ROAD  (at me of subdivision) HUNTLY, VIC, 3551</p> <p><b>MGA CO-ORDINATES:</b> E: 263 635 ZONE: 55  (of approx centre of land in plan) N: 5 939 125 GDA 2020</p>	<p>Council Name: Greater Bendigo City Council</p> <p>Council Reference Number: SC/903/2020/7  Planning Permit Reference: DS/903/2020  SPEAR Reference Number: S196313T</p> <p><b>Certification</b></p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: Shannon Rosewarne for Greater Bendigo City Council on 15/09/2023</p> <p><b>Statement of Compliance</b> issued: 17/10/2023</p>
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<b>VESTING OF ROADS AND/OR RESERVES</b>	<b>NOTATIONS</b>				
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:20%;">IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> </thead> <tbody> <tr> <td>ROAD R1 RESERVE No.1</td> <td>CITY OF GREATER BENDIGO POWERCOR AUSTRALIA LTD</td> </tr> </tbody> </table>	IDENTIFIER	COUNCIL/BODY/PERSON	ROAD R1 RESERVE No.1	CITY OF GREATER BENDIGO POWERCOR AUSTRALIA LTD	<p><b>LOT NUMBERS 1 TO 689 (INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</b></p> <p><b>OTHER PURPOSES OF THIS PLAN</b>  <b>A.) CREATION OF A RESTRICTION AS SHOWN ON SHEET 5.</b></p> <p>WARNING: The restrictive covenant(s)/restriction(s) in this plan may have been varied or removed. For current information, please refer to the relevant folio(s) of the Register, noting section 88(3) of the Transfer of Land Act 1958</p> <p><b>THAT PART OF EASEMENT E-3 THAT IS WITHIN 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.</b></p>
IDENTIFIER	COUNCIL/BODY/PERSON				
ROAD R1 RESERVE No.1	CITY OF GREATER BENDIGO POWERCOR AUSTRALIA LTD				
<b>NOTATIONS</b>					
<b>DEPTH LIMITATION:</b> CROWN ALLOTMENT 3D - NIL CROWN ALLOTMENT 5 - 15.24m					
<p><b>SURVEY:</b>  This plan is based on survey. (See PS828024U)</p> <p><b>STAGING:</b>  This is not a staged subdivision.  Planning Permit No. DS/903/2020</p> <p>This survey has been connected to permanent marks No(s). BAGSHOT 17 &amp; 19.  HUNTLY 15, 16, 26, 73, 76 &amp; XHU16/1.</p> <p>In Proclaimed Survey Area No. ---</p>					

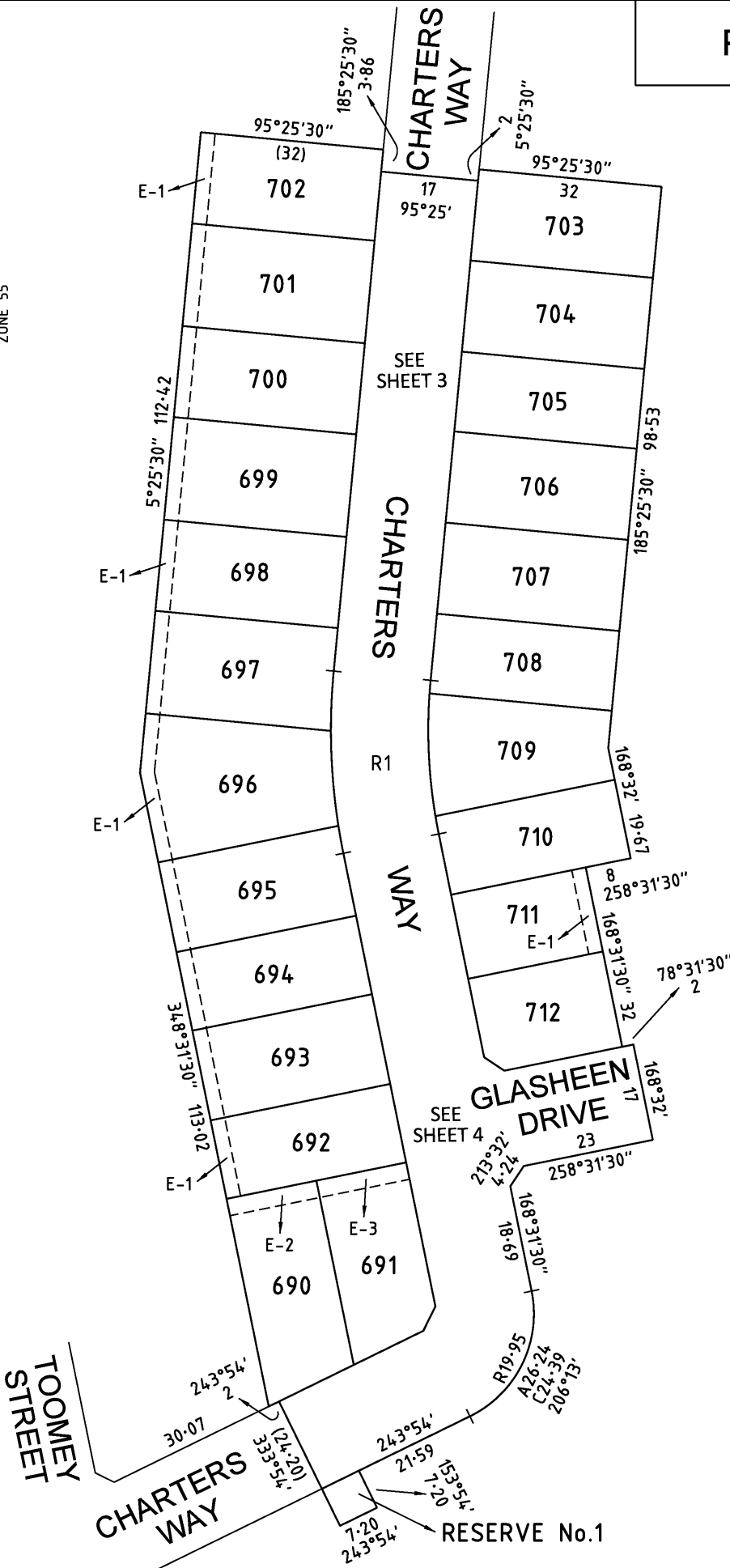
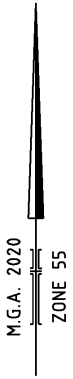
**EASEMENT INFORMATION**

**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	PS846156Y- SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-2	DRAINAGE	3	PS846156Y	CITY OF GREATER BENDIGO
E-3	DRAINAGE	3	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>	<b>SURVEYORS FILE REF:</b> 1702011 - G2 1702011PS - STAGE G2.dwg	<b>ORIGINAL SHEET SIZE:</b> A3	<b>SHEET 1 OF 5</b>
	Digitally signed by: Simon James Mason, Licensed Surveyor, Surveyor's Plan Version (02), 18/08/2022, SPEAR Ref: S196313T		<b>PLAN REGISTERED</b> <b>TIME: 4:17PM DATE: 20/10/2023</b> A. Ali Assistant Registrar of Titles

PS 903117U



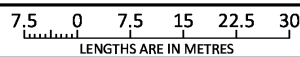
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development & environment consultants

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SURVEYORS REF  
1702011 - G2

SCALE  
1 : 750



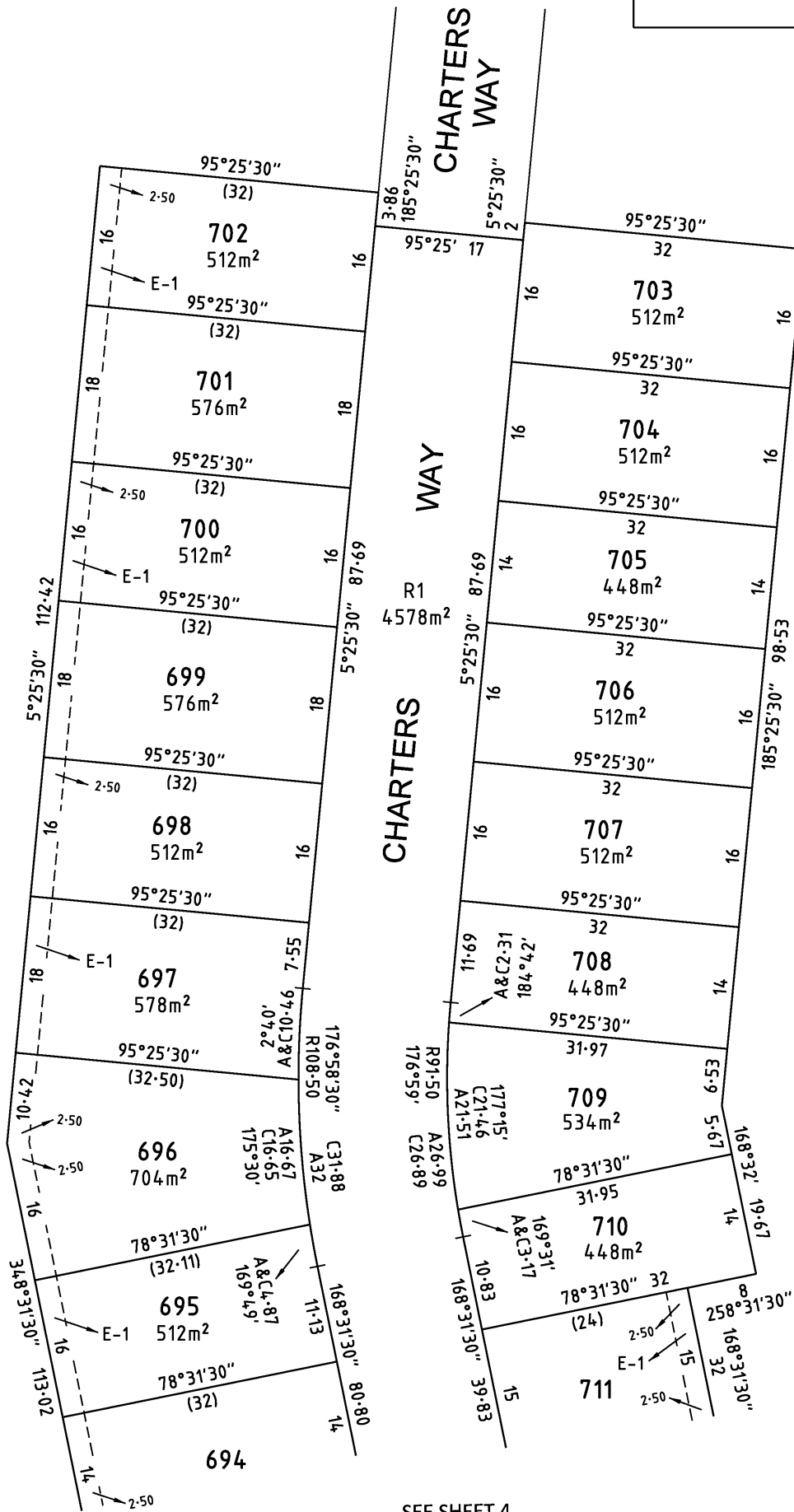
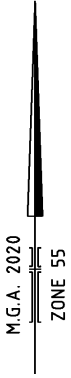
ORIGINAL SHEET  
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SHEET 2

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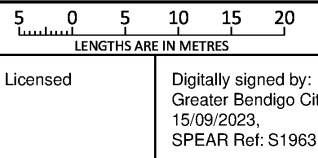
SEE SHEET 4

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SCALE  
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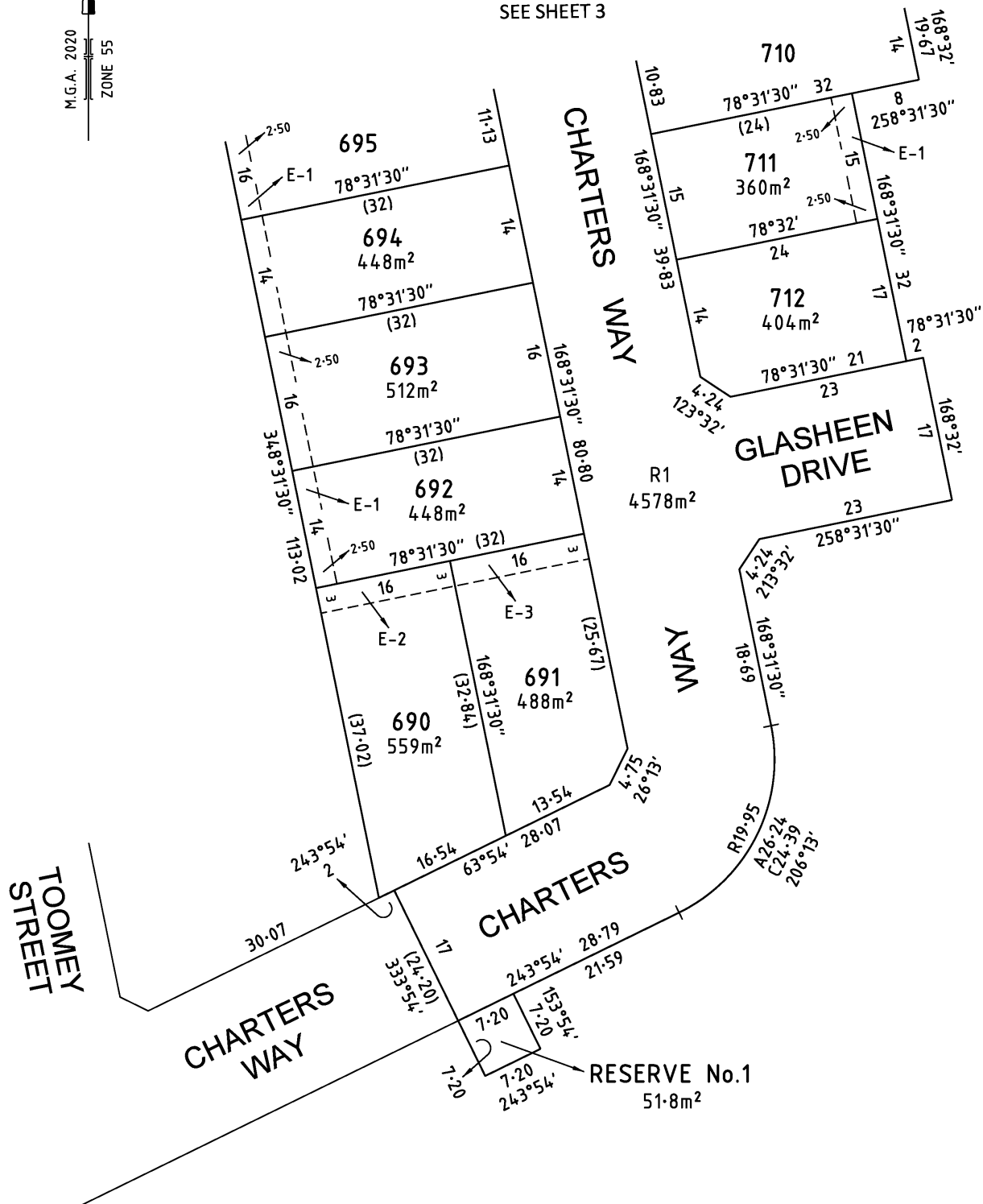
SHEET 3

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 set levels, fit depth and all service locations are correct.

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SEE SHEET 3



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SURVEYORS REF  
1702011 - G2

SCALE  
1 : 500

5 0 5 10 15 20  
LENGTHS ARE IN METRES

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SIZE: A3

SHEET 4

**CREATION OF RESTRICTION**

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

**LAND TO BE BURDENED**

LOTS 690 TO 712 (INCLUSIVE)

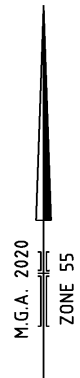
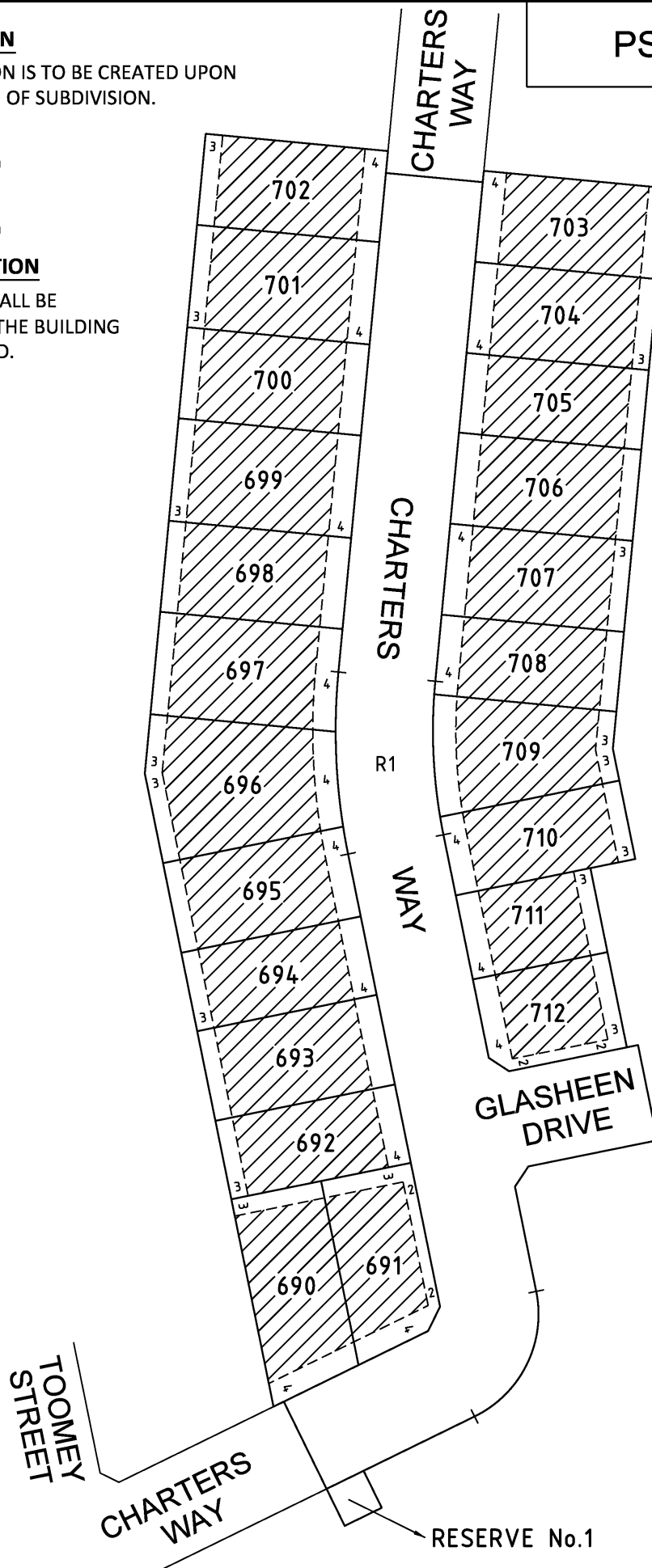
**LAND TO BENEFIT**

LOTS 690 TO 712 (INCLUSIVE)

**DESCRIPTION OF RESTRICTION**

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

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SURVEYORS REF  
1702011 - G2

SCALE  
1 : 750

7.5 0 7.5 15 22.5 30  
LENGTHS ARE IN METRES

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SHEET 5

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