

# PLAN OF SUBDIVISION

EDITION 1

PS 911013M

## LOCATION OF LAND

**PARISH:** HUNTLY  
**TOWNSHIP:** —  
**SECTION:** 22  
**CROWN ALLOTMENT:** 3<sup>A</sup>(PART) & 3<sup>C</sup>(PART)  
**CROWN PORTION:** —  
**TITLE REFERENCE:** VOL.12360 FOL.212 & VOL.12360 FOL.213  
  
**LAST PLAN REFERENCE:** PS846156Y (LOTS G3 & G4)  
**POSTAL ADDRESS:** SAWMILL ROAD  
 (at time of subdivision) HUNTLY, VIC, 3551  
  
**MGA CO-ORDINATES:** E: 263 800 ZONE: 55  
 (of approx centre of land in plan) N: 5 939 400 GDA 2020

COUNCIL NAME: CITY OF GREATER BENDIGO

## VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-1 RESERVE No.1	CITY OF GREATER BENDIGO POWERCOR AUSTRALIA LTD

## NOTATIONS

**LOT NUMBERS 1 TO 738 (INCLUSIVE)  
HAVE BEEN OMITTED FROM THIS PLAN.**

**OTHER PURPOSE OF PLAN**  
CREATION OF RESTRICTIONS AS SHOWN ON SHEET 6.

## 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  
 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. ---

**OTHER PURPOSE OF PLAN**  
**REMOVAL OF THAT PART OF THE PIPELINES OR ANCILLARY  
 PURPOSES EASEMENT E-1 ON PS846156Y THAT IS WITHIN  
 LOT 739 ON THIS PLAN.**  
  
**GROUND'S FOR REMOVAL**  
**BY AGREEMENT OF ALL INTERESTED PARTIES**  
**SUBDIVISION ACT 1988 SECTION 6(1)(k)(iv)**

## 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, E-3	DRAINAGE	SEE DIAG	PS846156Y	CITY OF GREATER BENDIGO
E-4, E-5	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	THIS PLAN- SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-5, E-6	DRAINAGE	3	THIS PLAN	CITY OF GREATER BENDIGO
E-7	POWER LINE	1.50	THIS PLAN	POWERCOR AUSTRALIA LTD


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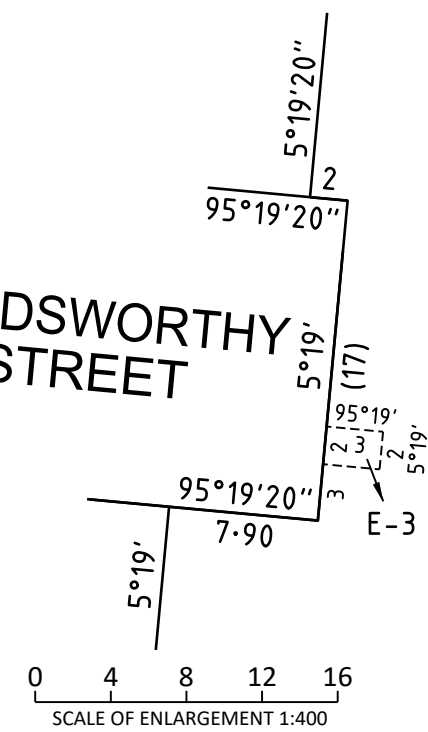
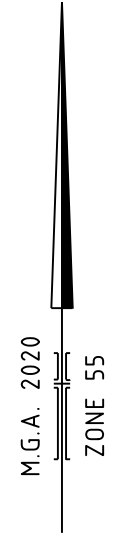
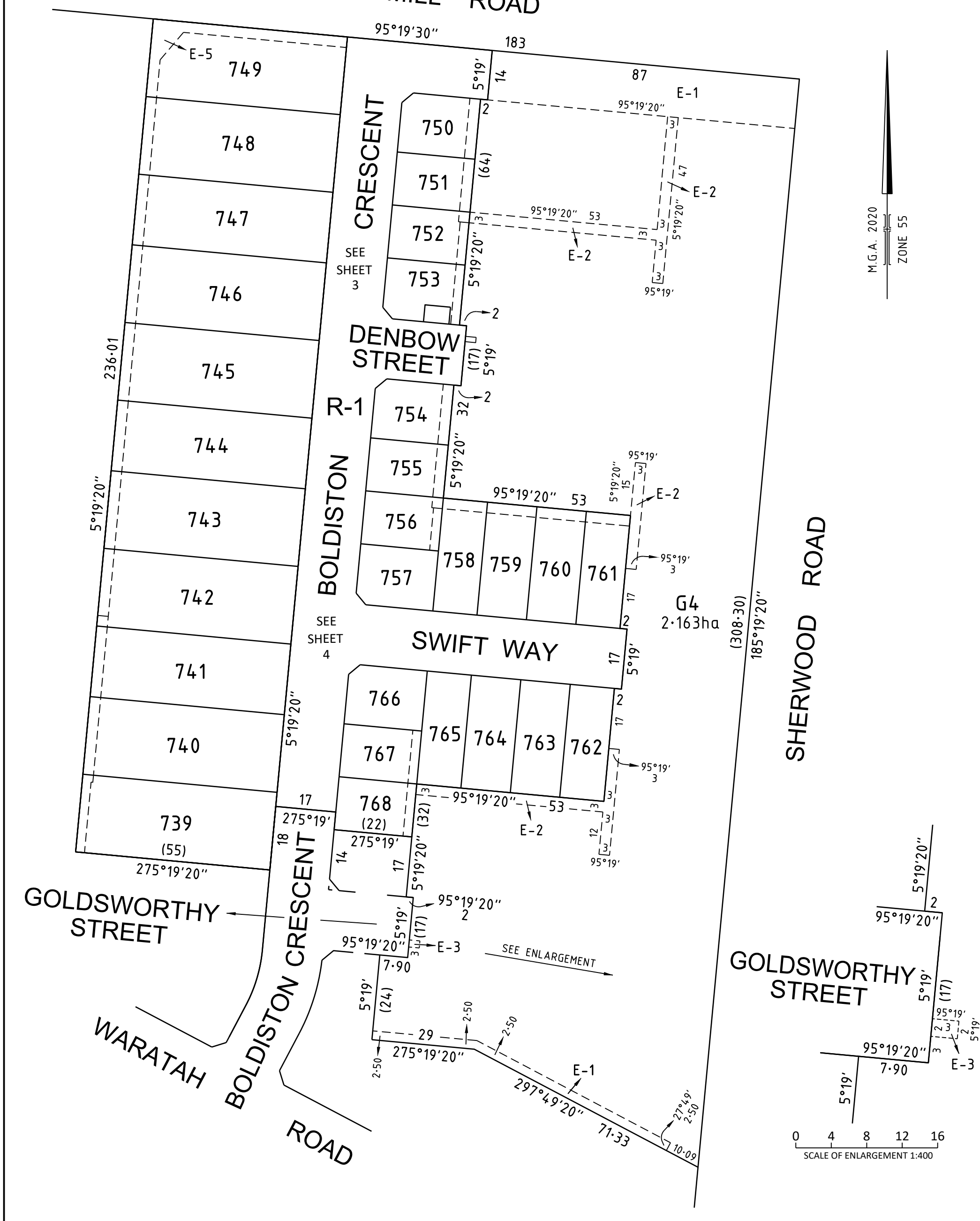
SURVEYORS FILE REF: 1702011 - G3

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 6

LICENSED SURVEYOR: BEN LONG  
VERSION 06

SAWMILL ROAD



**BW** Beveridge Williams  
development & environment consultants  
Ballarat Ph: 03 5327 2000  
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SURVEYORS REF 1702011 - G3 SCALE 1 : 1000

10 0 10 20 30 40  
LENGTHS ARE IN METRES

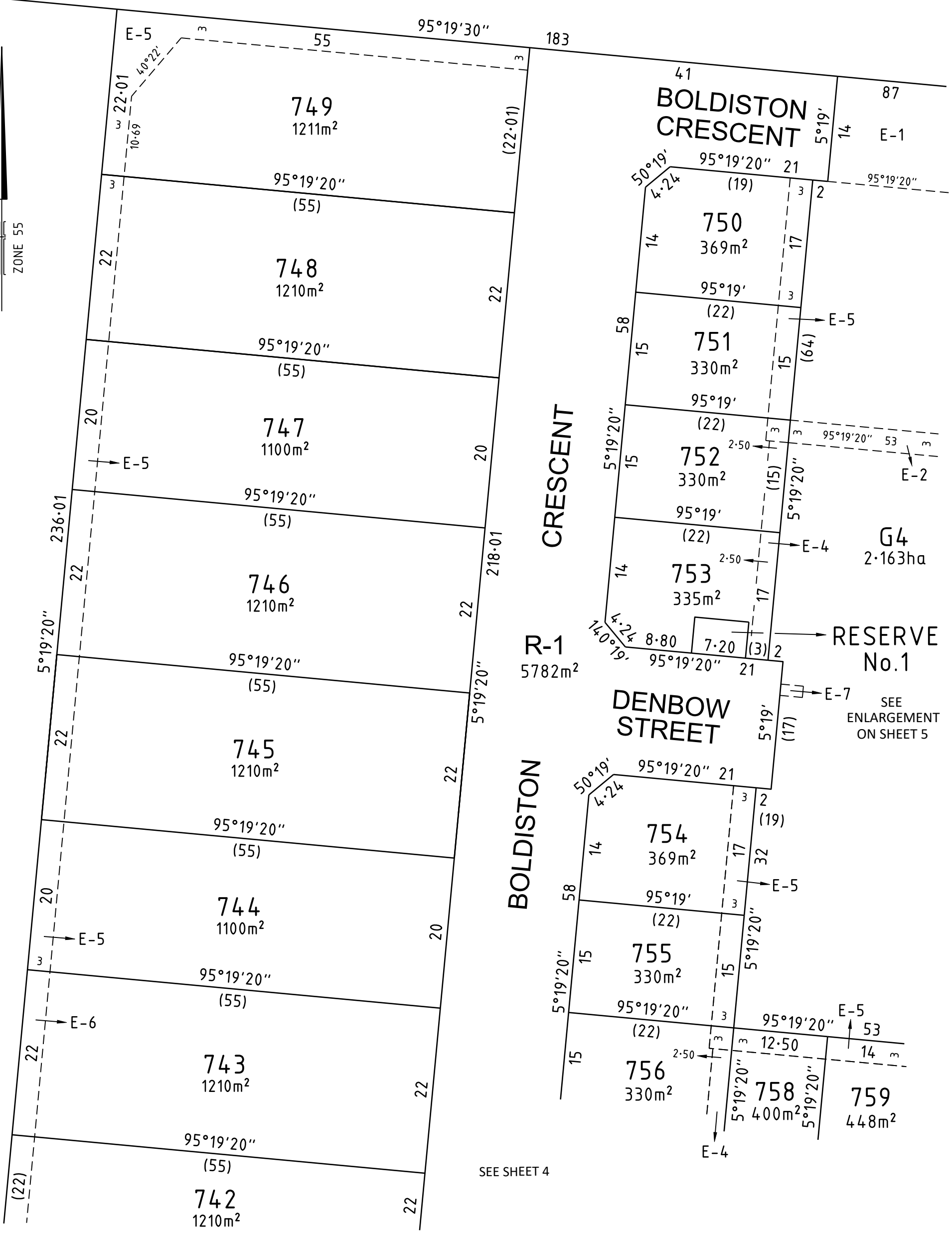
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LICENSED SURVEYOR: BEN LONG  
VERSION 06

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.

SAWMILL ROAD

M.G.A. 2020  
ZONE 55



G4  
2.163ha

RESERVE No.1  
SEE ENLARGEMENT ON SHEET 5

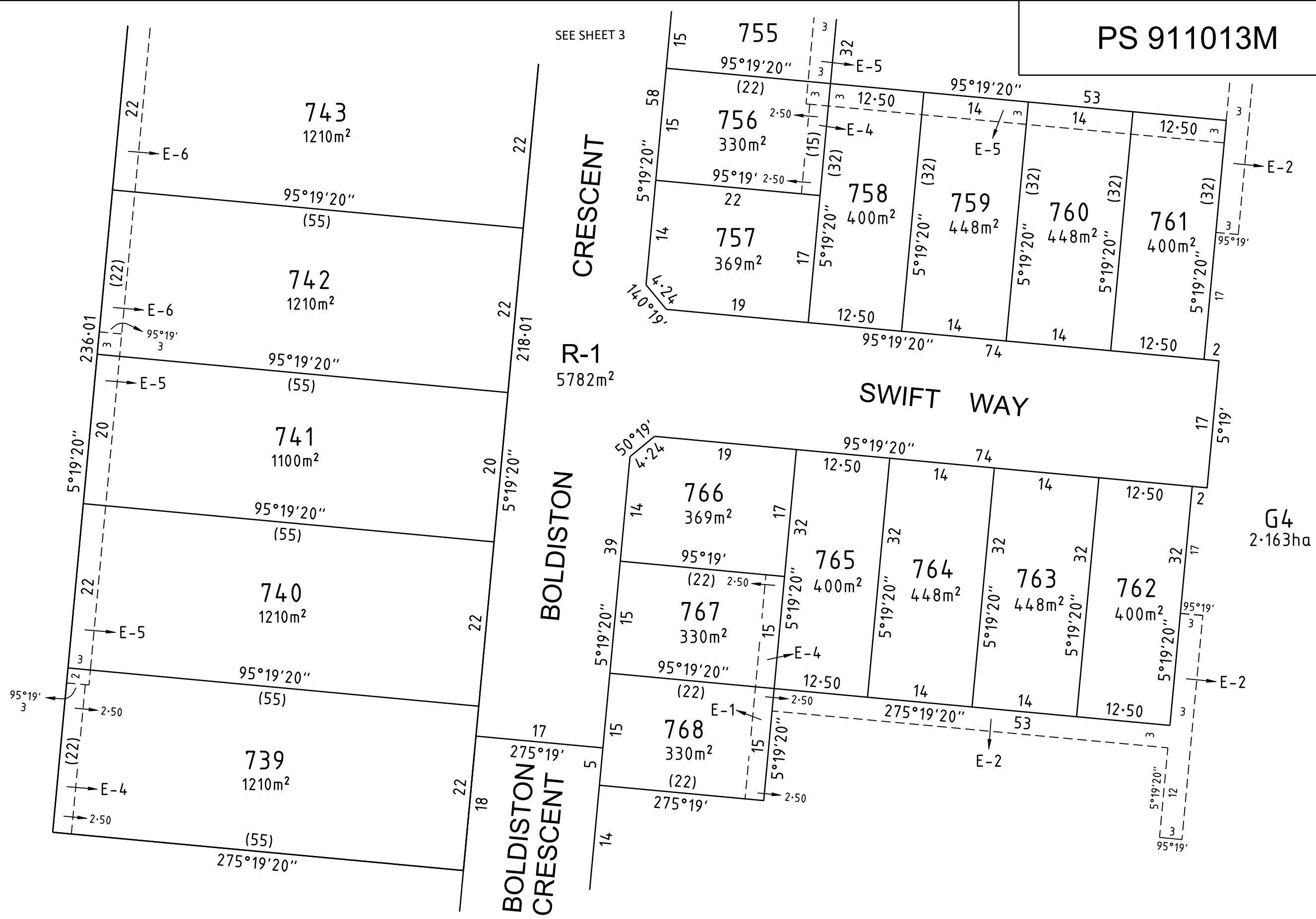
SEE SHEET 4

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SURVEYORS REF 1702011 - G3	SCALE 1 : 500		ORIGINAL SHEET SIZE: A3	SHEET 3
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LICENSED SURVEYOR: BEN LONG  
VERSION 06

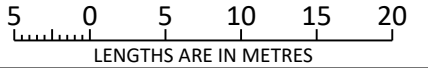
M.G.A. 2020  
ZONE 55




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SURVEYORS  
REFERENCE  
1702011  
G3

SCALE  
1 : 500



ORIGINAL SHEET  
SIZE: A3

SHEET 4

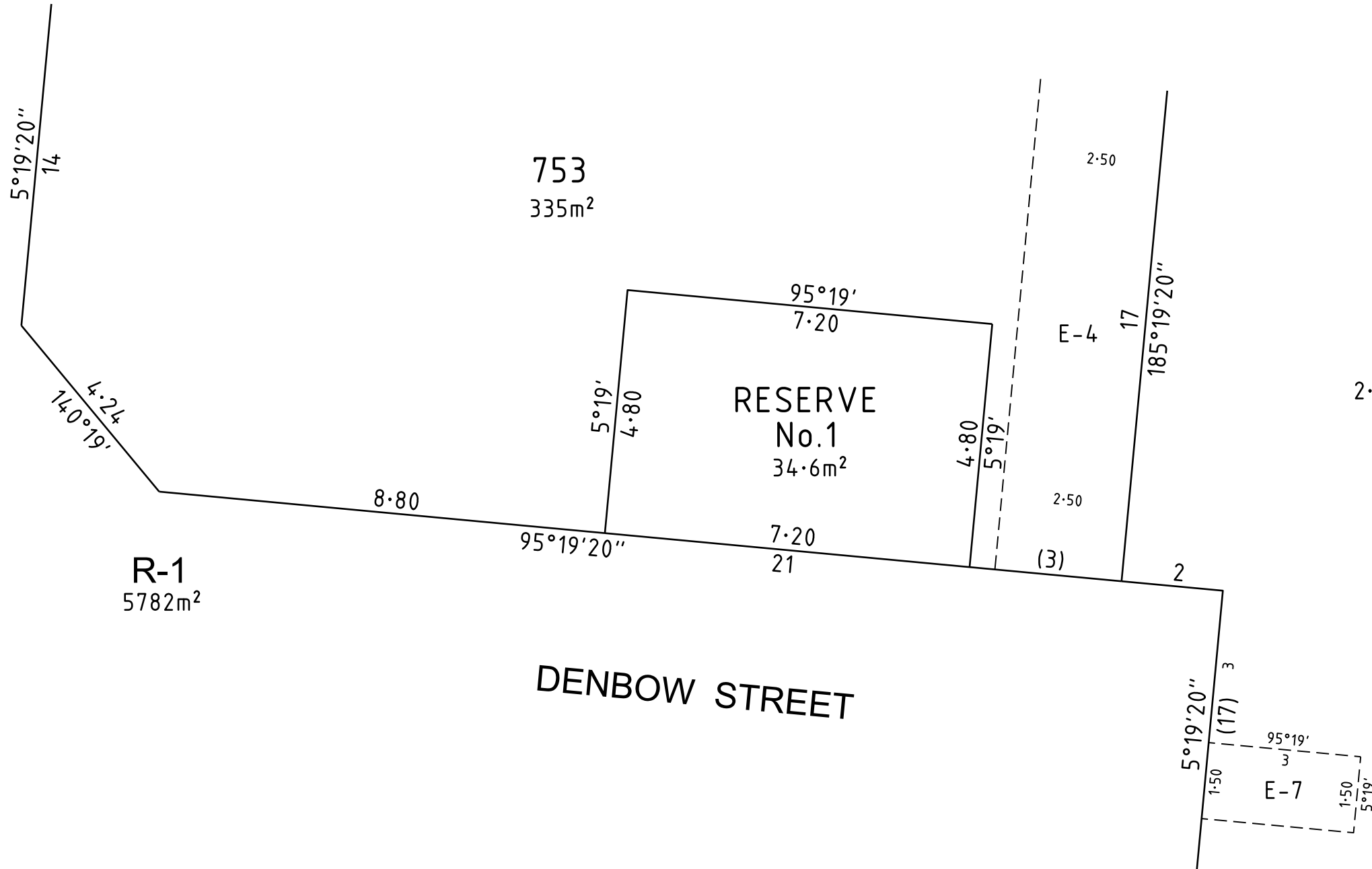
LICENSED SURVEYOR: BEN LONG  
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M.G.A. 2020  
ZONE 55



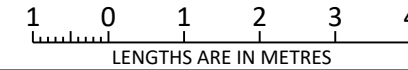
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SURVEYORS REFERENCE  
**1702011 G3**

SCALE  
1 : 100



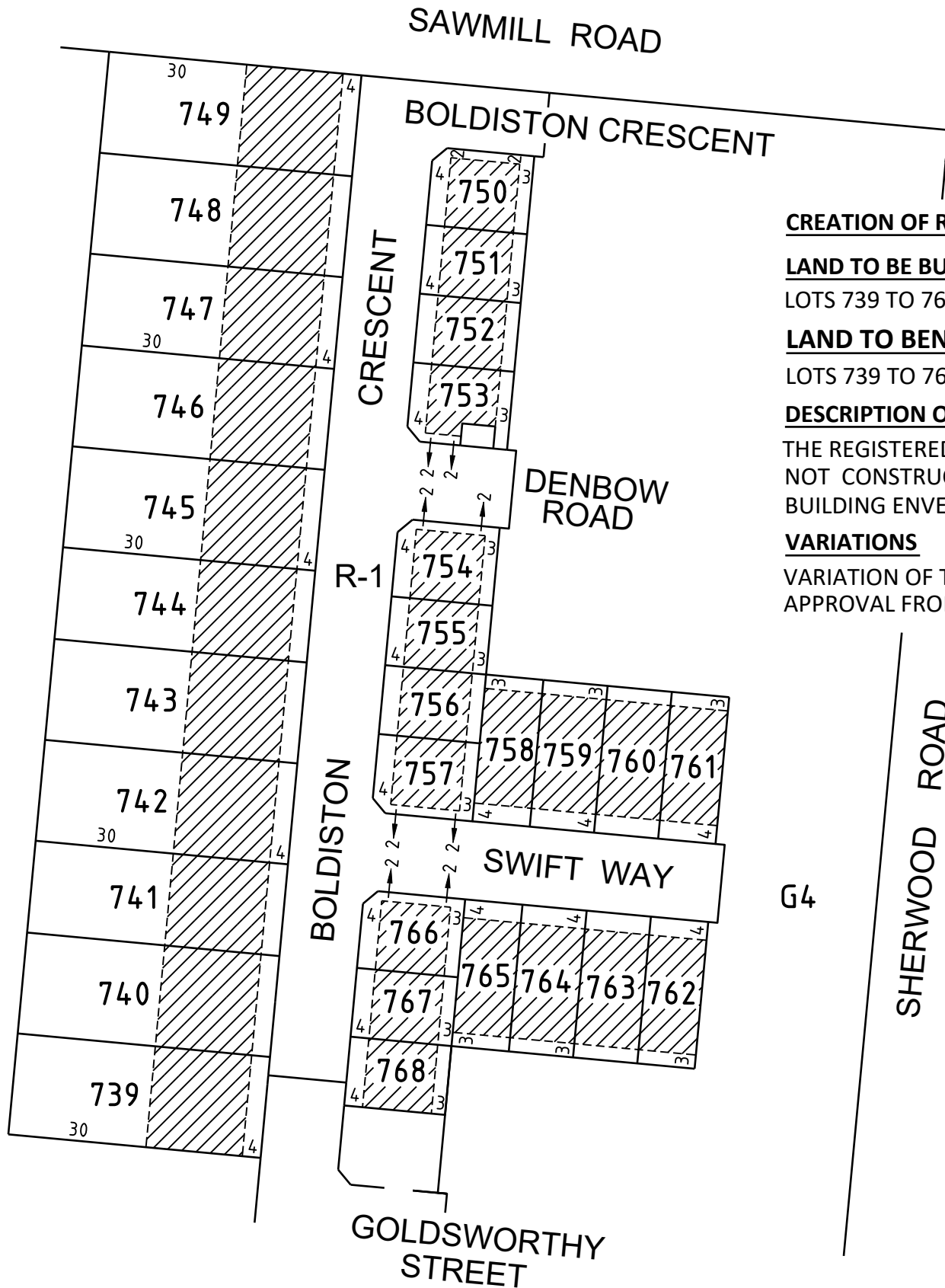
ORIGINAL SHEET SIZE: A3

SHEET 5

LICENSED SURVEYOR: BEN LONG  
VERSION 06

**CREATION OF RESTRICTIONS**

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.



**CREATION OF RESTRICTION NO.1**

**LAND TO BE BURDENED**

LOTS 739 TO 768 (INCLUSIVE) ON THIS PLAN.

**LAND TO BENEFIT**

LOTS 739 TO 768 (INCLUSIVE) ON THIS PLAN.

**DESCRIPTION OF RESTRICTION**

THE REGISTERED PROPRIETORS OF THE BURDENED LAND SHALL NOT CONSTRUCT A HABITABLE DWELLING OUTSIDE OF THE BUILDING ENVELOPES SHOWN HATCHED.

**VARIATIONS**

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

**CREATION OF RESTRICTION NO.2**

**LAND TO BE BURDENED**

LOTS 739 TO 768 (INCLUSIVE) ON THIS PLAN.

**LAND TO BENEFIT**

LOTS 739 TO 768 (INCLUSIVE) ON THIS PLAN.

**DESCRIPTION OF RESTRICTION**

THE REGISTERED PROPRIETORS OF THE BURDENED LAND SHALL NOT CAUSE, ALLOW OR PERMIT ANY CONSTRUCTION ON THE LAND THAT CONTRADICTS THE COVENANTS CONTAINED WITHIN MEMORANDUM OF COMMON PROVISIONS AA9965.

**VARIATIONS**

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



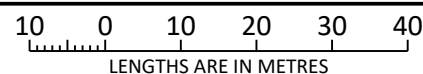
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SURVEYORS REF  
1702011 - G3

SCALE  
1 : 1250



ORIGINAL SHEET  
SIZE: A3

SHEET 6

LICENSED SURVEYOR: BEN LONG  
VERSION 06