

PLAN OF SUBDIVISION

EDITION 1

PS 918222P

LOCATION OF LAND

PARISH: Huntly

TOWNSHIP: —

SECTION: 22

CROWN ALLOTMENT: 3C (Part)

CROWN PORTION: —

TITLE REFERENCE: Vol. Fol.

LAST PLAN REFERENCE: PS911013M (Lot G4)

POSTAL ADDRESS: Sawmill Road
(at time of subdivision) Huntly 3551

MGA CO-ORDINATES: E: 263900 ZONE: 55
(of approx centre of land in plan) N: 5939400 GDA 2020

COUNCIL NAME: City of Greater Bendigo

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
Road R-1	City of Greater Bendigo

Lots 1 - 787 (inclusive) have been omitted from this plan.

Other Purpose of Plan

Removal of that part of Easement E-2 on PS911013M within Lots 792, 793, 809, 810 & 812 to 815 (inclusive) on this plan.

Grounds for Removal

By agreement of all interested parties.

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). 17 & 19 (Bagshot) & 15, 16, 26, 73, 76 (Huntly) & XHU16/1

In Proclaimed Survey Area No. —

Other Purpose of Plan

Creation of Restrictions as shown on sheet 4.

Easements E-1 & E-3 created in PS846156Y & Easement E-7 created in PS911013M within Road R-1 on this plan are extinguished upon registration of this plan under the provisions of Schedule 5 Clause 14 of the Road Management Act 2004.

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 Plan	PS846156Y (Section 136 of the Water Act 1989)	Coliban Region Water Corporation
E-2	Drainage	3	PS846156Y	City of Greater Bendigo
E-3	Drainage	See Plan	This Plan	City of Greater Bendigo
E-4	Pipelines or Ancillary Purposes	2.50	This Plan (Section 136 of the Water Act 1989)	Coliban Region Water Corporation



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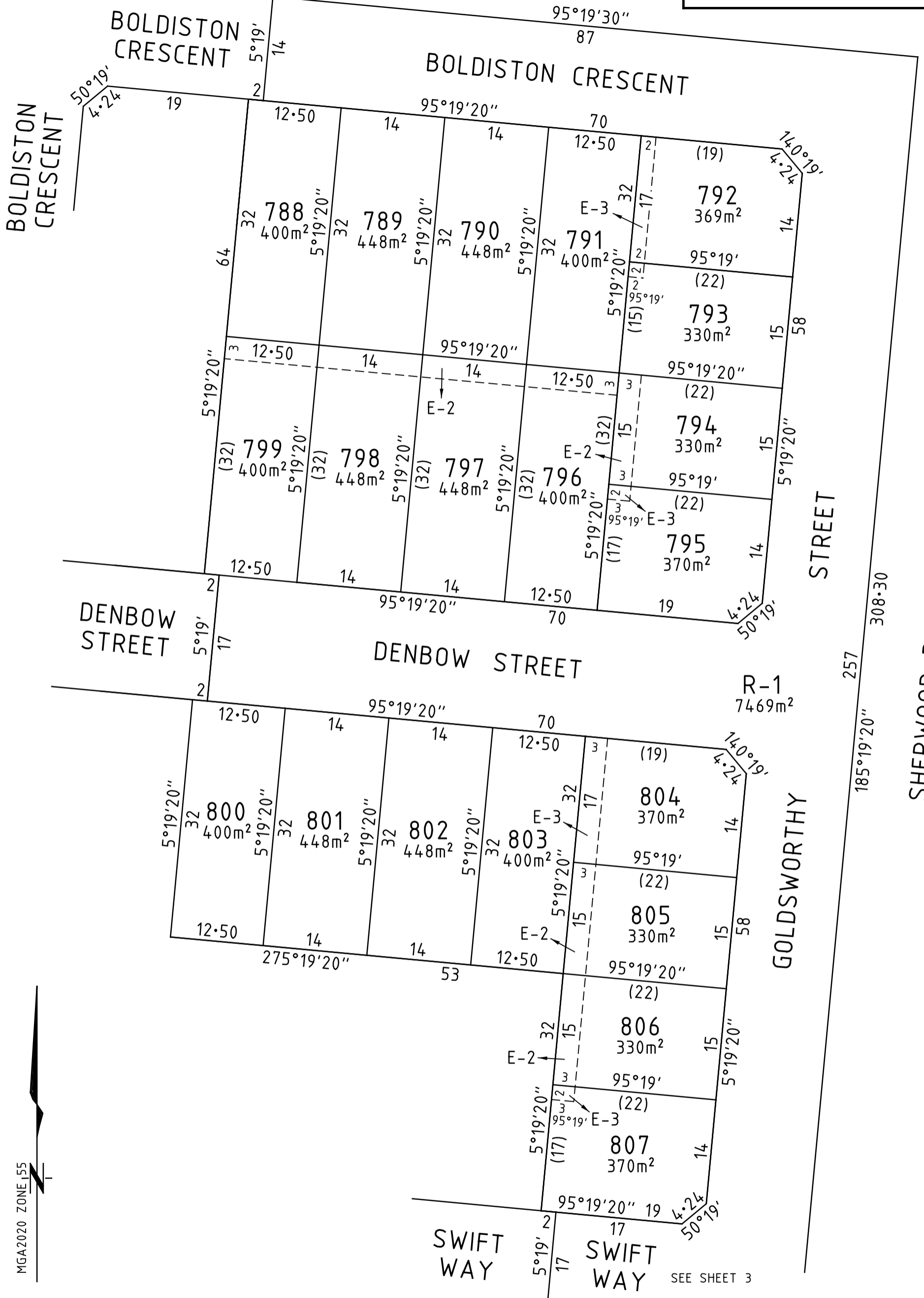
development & environment consultants
Suite 3, 180 Eleanor Drive, Lucas
PO Box 4189, Lucas, Vic, 3350
Ph: 53272000 email: ballarat@bevwill.com.au

SURVEYORS FILE REF: 1702011

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 4

Ben Long, Version 06



MGA2020_ZONE_155



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SCALE 1:500

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3 SHEET 2

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MGA2020 ZONE 155

SEE SHEET 2

807
370m²

SWIFT WAY

SWIFT WAY

808
370m²

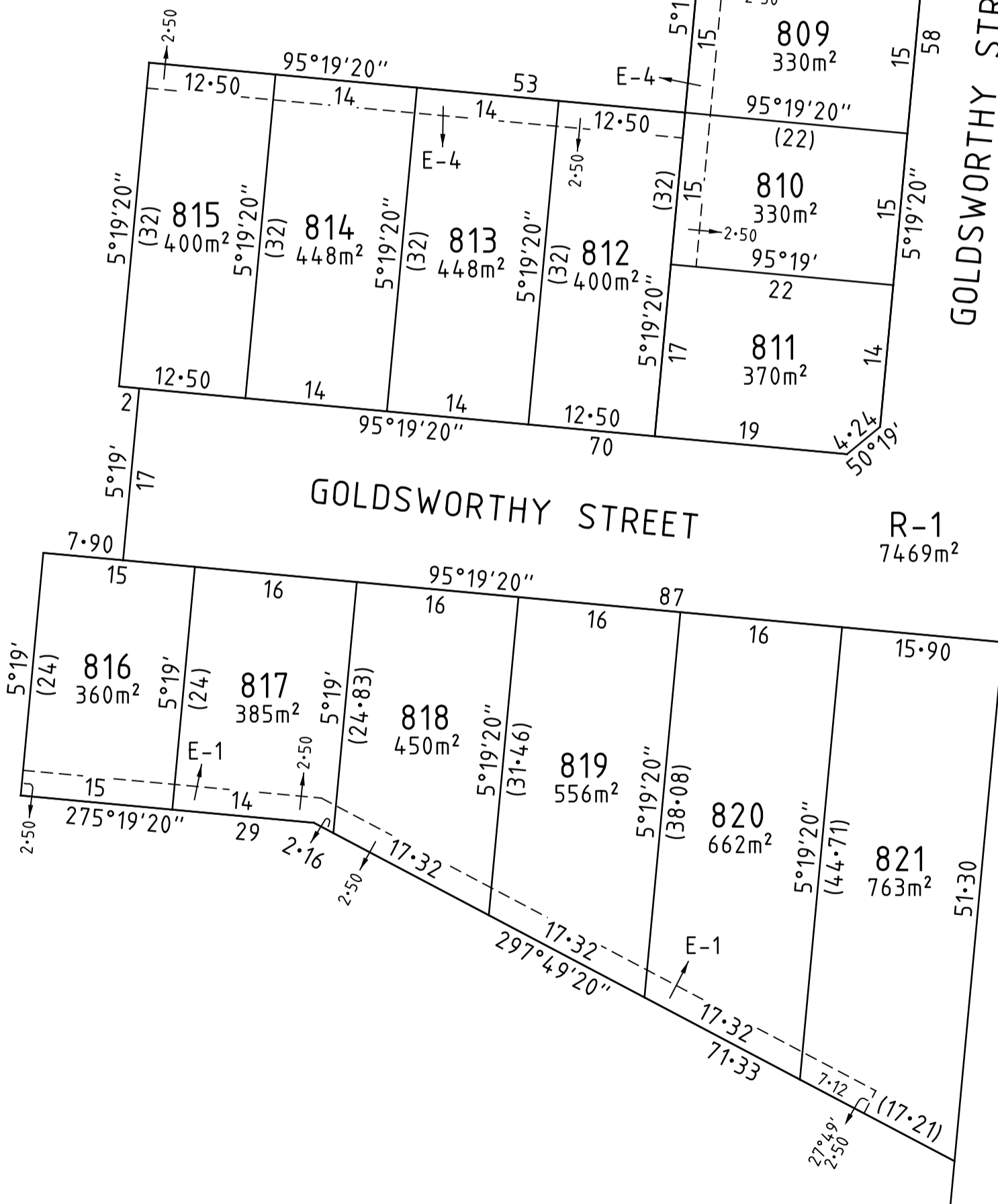
GOLDSWORTHY STREET

SHERWOOD ROAD

809
330m²

GOLDSWORTHY STREET

R-1
7469m²



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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 3

Ben Long, Version 06

Creation of Restriction No.1

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.

Land to Be Burdened

Lots 788 to 820 (inclusive) on this plan.

Land to Benefit

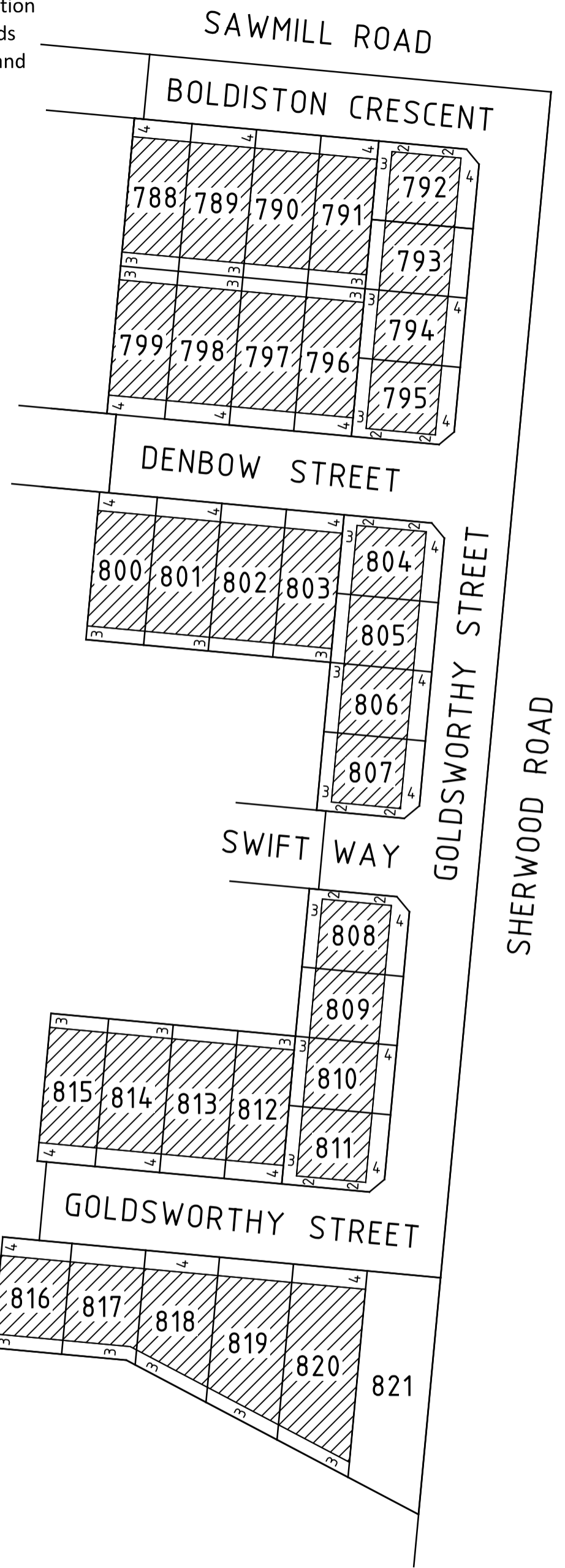
All lots on this plan.

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

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.

Land to Be Burdened

All lots on this plan.

Land to Benefit

All lots 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 AA9783.

Variations

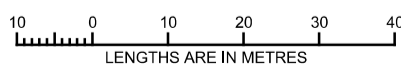
Variation of this restriction will require planning approval from the Responsible Authority.



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SCALE
1:1000



ORIGINAL SHEET
SIZE: A3

SHEET 4

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