

PLAN OF SUBDIVISION

UNDER SECTION 22 OF THE SUBDIVISION ACT 1988

EDITION 1

PS 737186X

LOCATION OF LAND

PARISH: HUNTLY
TOWNSHIP: -
SECTION: 9
CROWN ALLOTMENT: 4B(PART), 5C(PART), 5D, 5E(PART)
 6C, 6D, 6E
CROWN PORTION: -
TITLE REFERENCE: VOL.8260 FOL.690 VOL.353 FOL.416
 VOL.1114 FOL.791 VOL.1162 FOL.322
LAST PLAN REFERENCE: TP867023N, TP891454W, TP855490W
 TP855447X
POSTAL ADDRESS: 482 MIDLAND HIGHWAY
 (at time of subdivision) HUNTLY 3551
MGA94 CO-ORDINATES: E: 260 880 ZONE: 55
 (of approx centre of land N: 5 937 550 GDA 94
 in plan)

Council Name: CITY OF GREATER BENDIGO

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
RESERVE No.1	CITY OF GREATER BENDIGO
ROAD R-1	CITY OF GREATER BENDIGO
RESERVE No.2	POWERCOR AUSTRALIA LTD

CREATION OF RESTRICTION B

The following restriction is created upon registration of Plan of Subdivision PS737186X by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be burdened: Lots 1 to 13 (both inclusive)
 Land to be benefited: Lots 1 to 13 (both inclusive)

Description of Restriction:

The registered proprietor or proprietors of the burdened land on the Plan of Subdivision shall not, unless consent has been granted by the Responsible Authority, build or allow to be built any dwelling where the floor level is lower than that specified below:

Lots 1 - 6 (both inclusive): minimum floor level 176.8 metres (AHD)
 Lots 7 - 13 (both inclusive): minimum floor level 176.5 metres (AHD)

SURVEY: This plan is based on survey.

This survey has been connected to permanent marks Nos 23 & 35 in the Parish of Huntly.

STAGING: This is not a staged subdivision.
 Planning Permit No.DS/419/2014

SPEAR Ref: S071705E

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

CREATION OF RESTRICTION A

The following restriction is created upon registration of Plan of Subdivision PS737186X by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be burdened: Lot 1
 Land to be benefited: Lots 2 to 13 (both inclusive)

Description of Restriction:

Unless consent has been granted by the Responsible Authority and North Central Catchment Management Authority, the registered proprietor or proprietors of the burdened land on the Plan of Subdivision shall not build or allow to be built:

- i) any building outside the building envelope shown on Sheet 4 of this plan
- ii) any fencing that is not of an open style within easement E-3 on this plan

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	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-2	DRAINAGE	6	THIS PLAN	CITY OF GREATER BENDIGO
E-3	DRAINAGE & WATERWAY	SEE DIAGRAM	THIS PLAN	NORTH CENTRAL CATCHMENT MANAGEMENT AUTHORITY



188 Breen Street
 Golden Square 3555
 Phone 03 544 18074
 Fax 03 544 43608
 info@haddenfarren.com.au

SURVEYORS FILE REF: 1207 VERSION: 10

ORIGINAL SHEET SIZE: A3

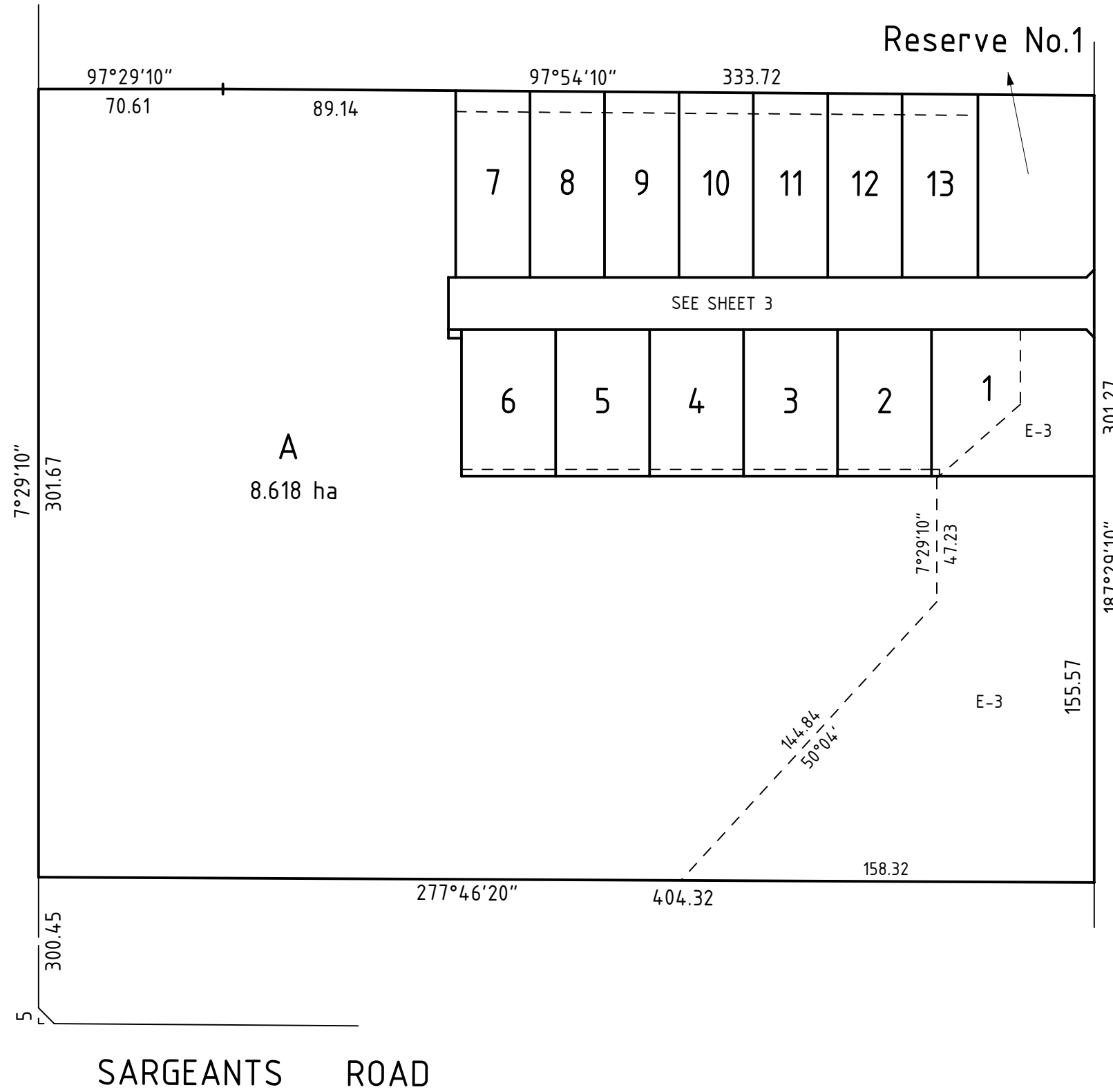
SHEET 1 OF 4

LICENSED SURVEYOR: PETER J. FARREN

LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

MGA 94, ZONE 55

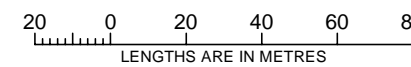
MIDLAND HIGHWAY



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LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

SCALE
1:2000



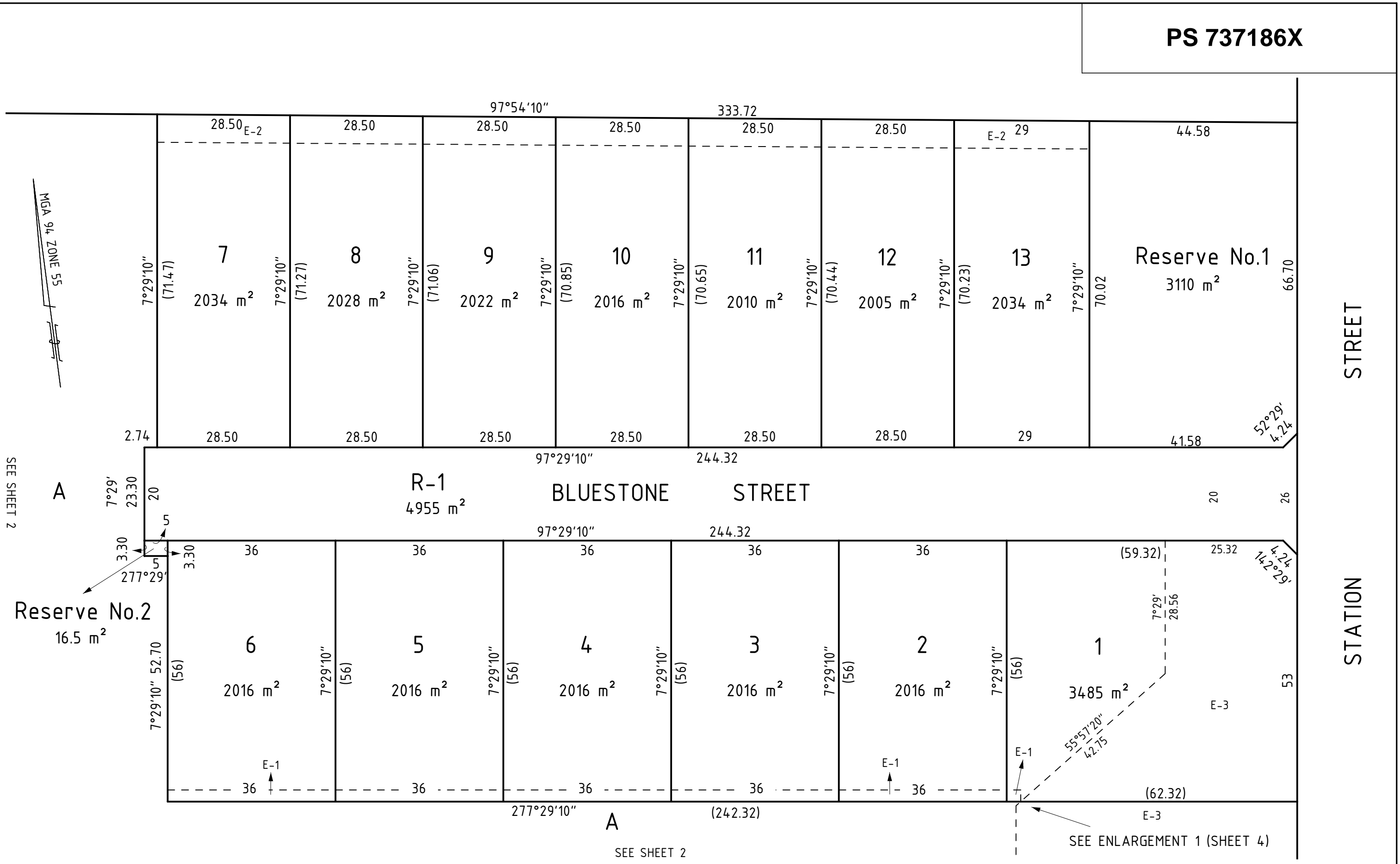
ORIGINAL SHEET
SIZE: A3

SHEET 2

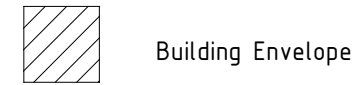
LICENSED SURVEYOR: PETER J. FARREN

VERSION: 10

REF: 1207

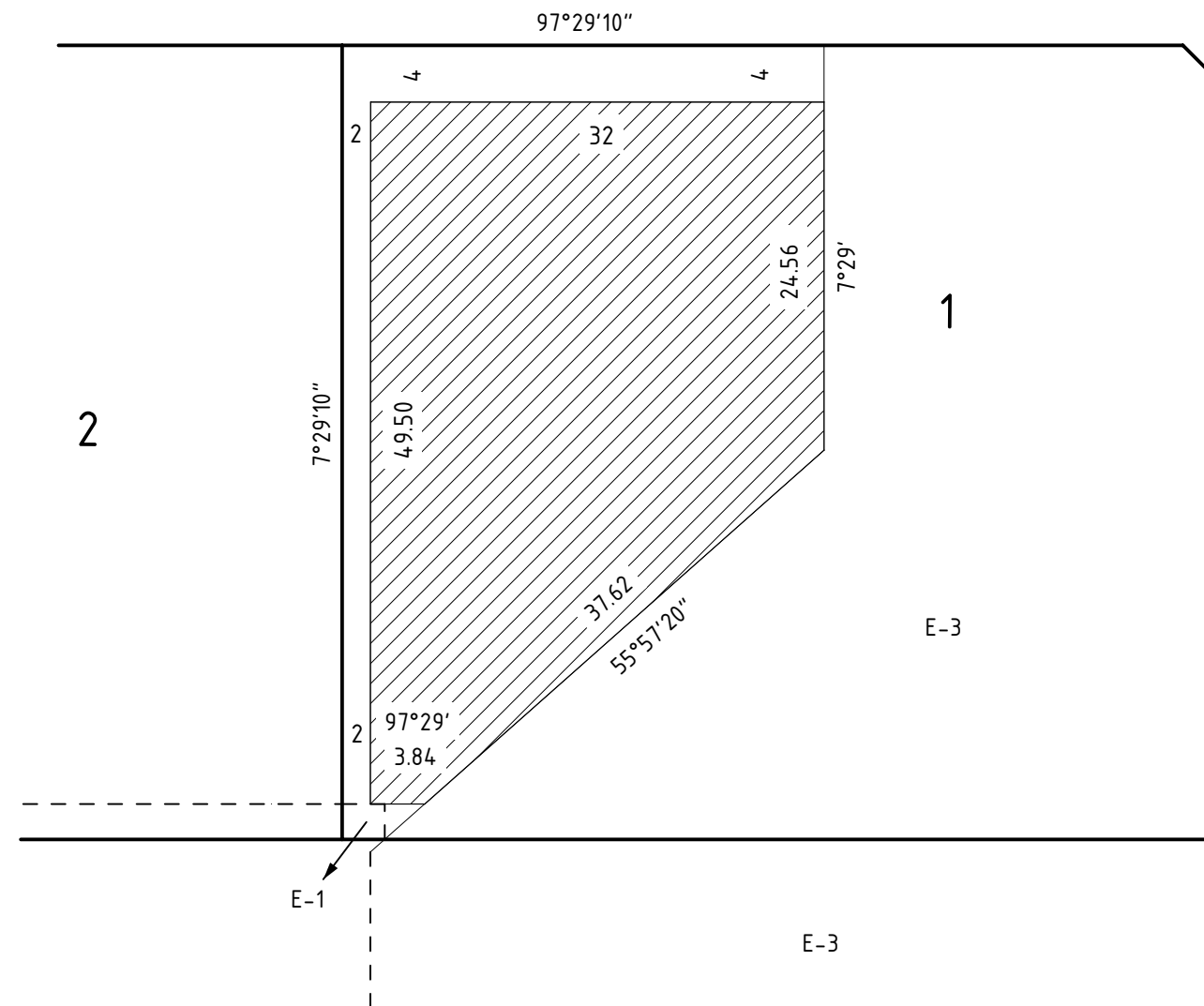


BUILDING ENVELOPE PLAN



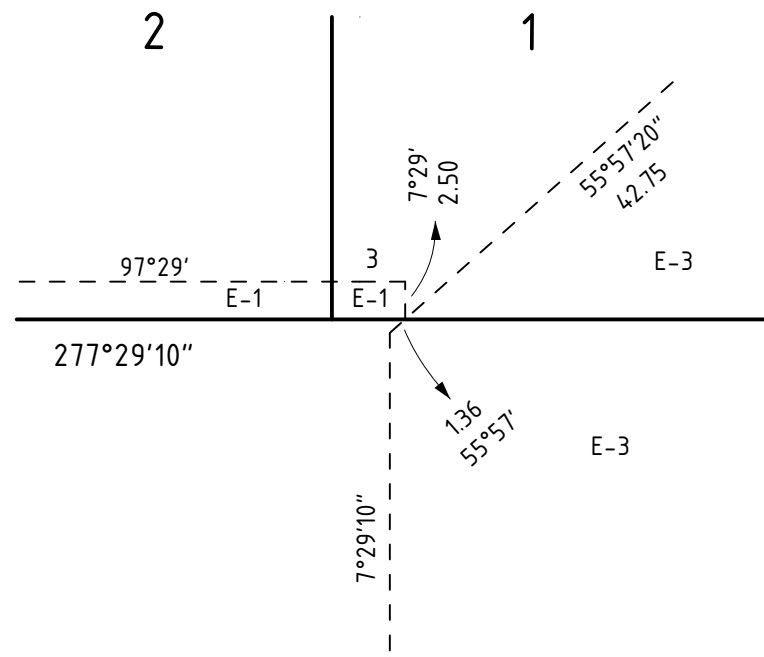
BLUESTONE STREET

STATION STREET



ENLARGEMENT 1

Not to Scale



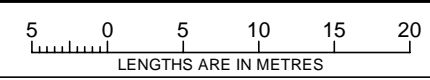
MGA94, ZONE 55



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LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 4

LICENSED SURVEYOR: PETER J. FARREN

VERSION: 10

REF: 1207