

PLAN OF SUBDIVISION

UNDER SECTION 22 OF THE SUBDIVISION ACT 1988

EDITION 1

PS744231F

LOCATION OF LAND

PARISH: HUNTLY
TOWNSHIP: -
SECTION: 9
CROWN ALLOTMENT: 4B(PART), 5C(PART), 5D, 5E(PART)
 6C (PART), 6D(PART), 6E(PART)
CROWN PORTION: -
TITLE REFERENCE: VOL. 11695 FOL. 727

LAST PLAN REFERENCE: LOT B ON PS744213H

POSTAL ADDRESS: OAKRIDGE DRIVE
 (at time of subdivision) HUNTLY 3551

MGA94 CO-ORDINATES: E: 260 880 ZONE: 55
 (of approx centre of land N: 5 937 540 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
RESERVE No.2	CITY OF GREATER BENDIGO
ROAD R-1	CITY OF GREATER BENDIGO

CREATION OF RESTRICTION B

The following restriction is created upon registration of Plan of Subdivision PS744231F by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be burdened: Lots 25 to 43 (both inclusive)
 Land to be benefited: Lots 25 to 43 (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 25 - 30 (both inclusive): minimum floor level 177.0 metres (AHD)
 Lots 31 & 38: minimum floor level 177.1 metres (AHD)
 Lots 32 - 37 (both inclusive), 39 & 43: minimum floor level 177.2 metres (AHD)
 Lot 42: minimum floor level 177.3 metres (AHD)
 Lot 41: minimum floor level 177.4 metres (AHD)
 Lot 40: minimum floor level 177.5 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: S085260A

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

CREATION OF RESTRICTION A

The following restriction is created upon registration of Plan of Subdivision PS744231F by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be burdened: Lots 30 to 33 (both inclusive)
 Land to be benefited: Lots 25 to 43 (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 5 of this plan
- ii) any fencing that is not of an open style within easement E-1 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	DRAINAGE & WATERWAY	SEE PLAN	PS737186X	NORTH CENTRAL CATCHMENT MANAGEMENT AUTHORITY
E-2	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER BENDIGO
E-3	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION

 **HADDEN FARREN**
 LAND SURVEYORS
 188 Breen Street
 Golden Square 3555
 Phone 03 544 18074
 Fax 03 544 43608
 info@haddenfarren.com.au

LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

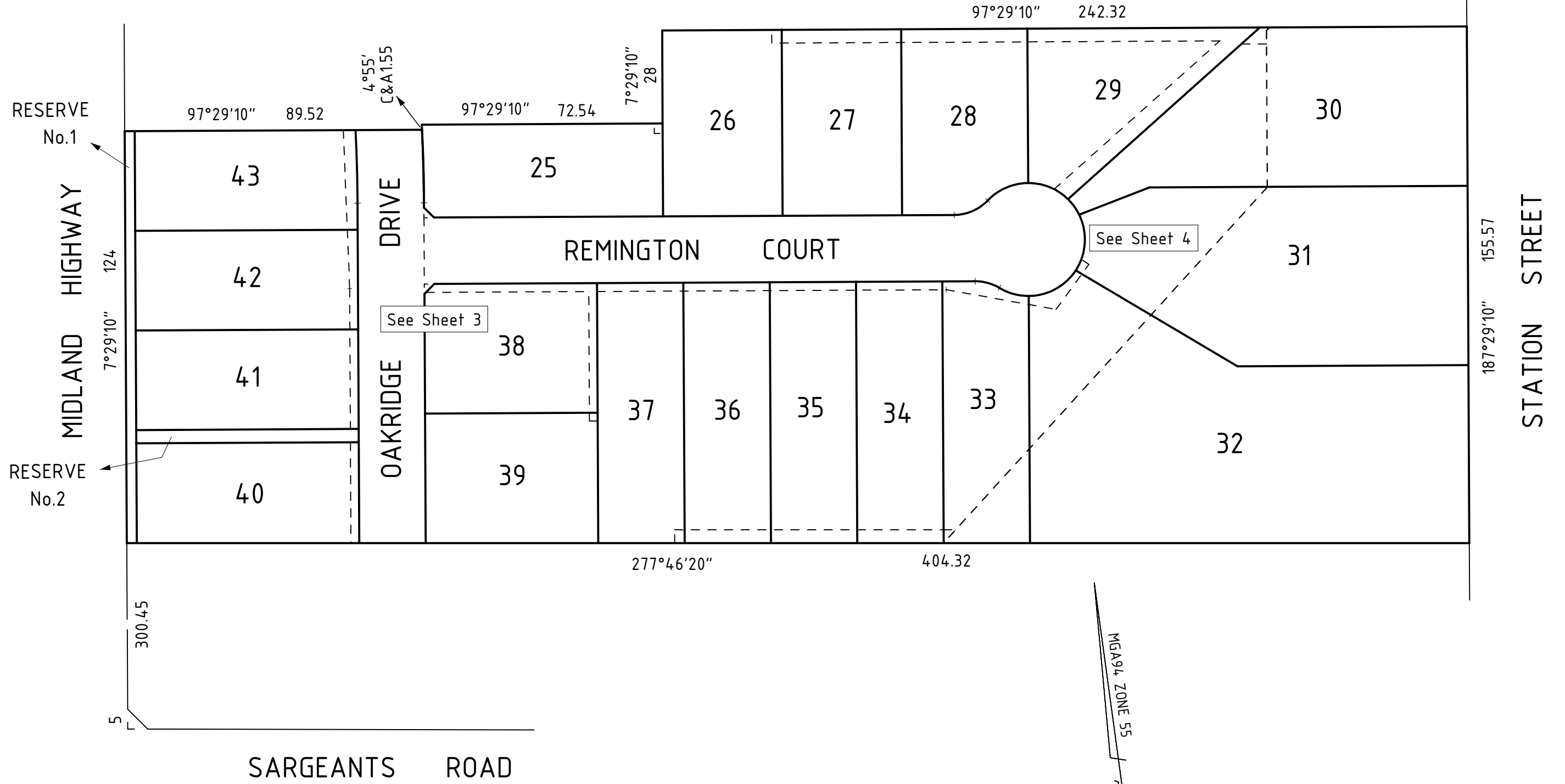
SURVEYORS FILE REF:1337 VERSION: 07

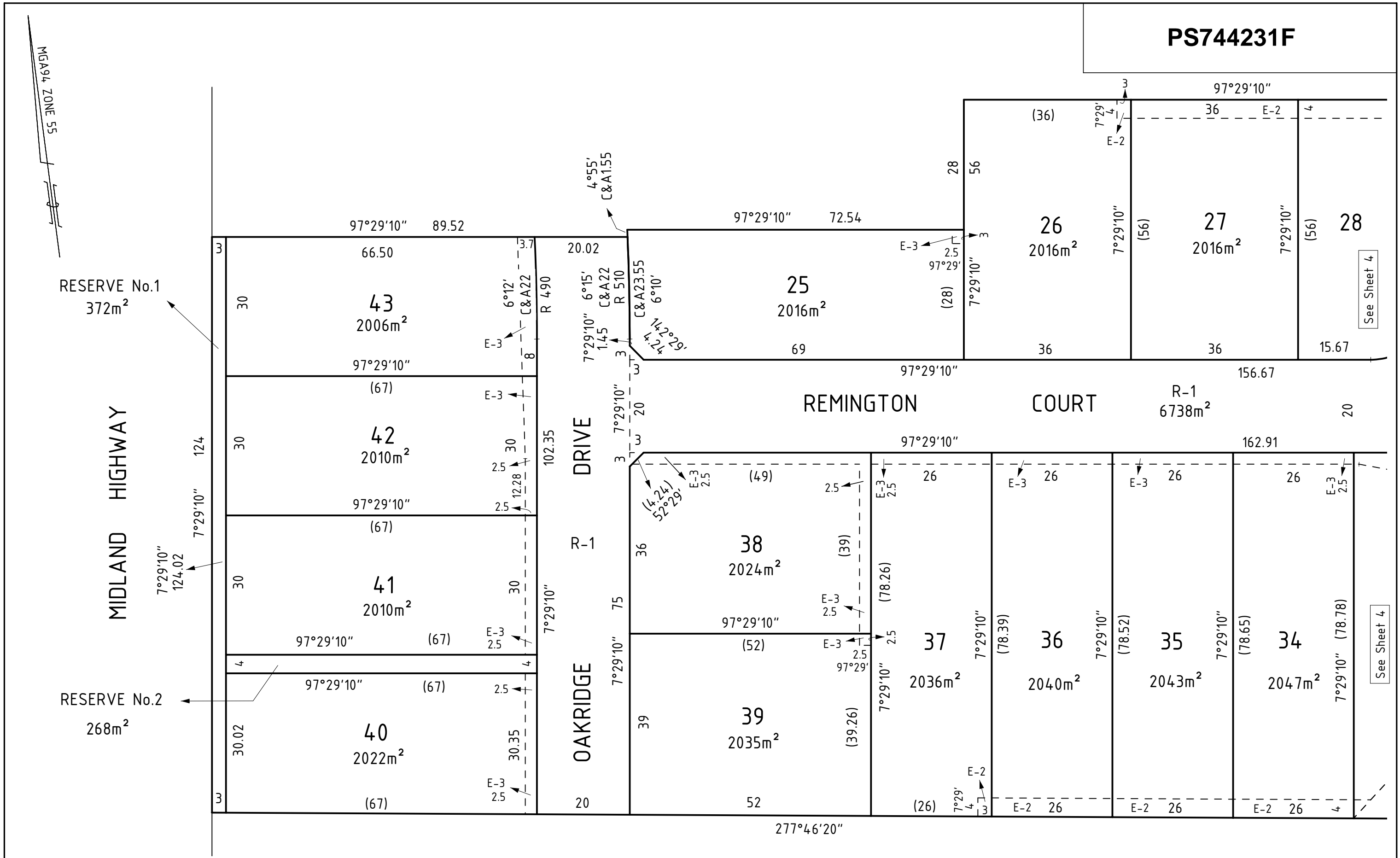
ORIGINAL SHEET SIZE: A3

SHEET 1 OF 5

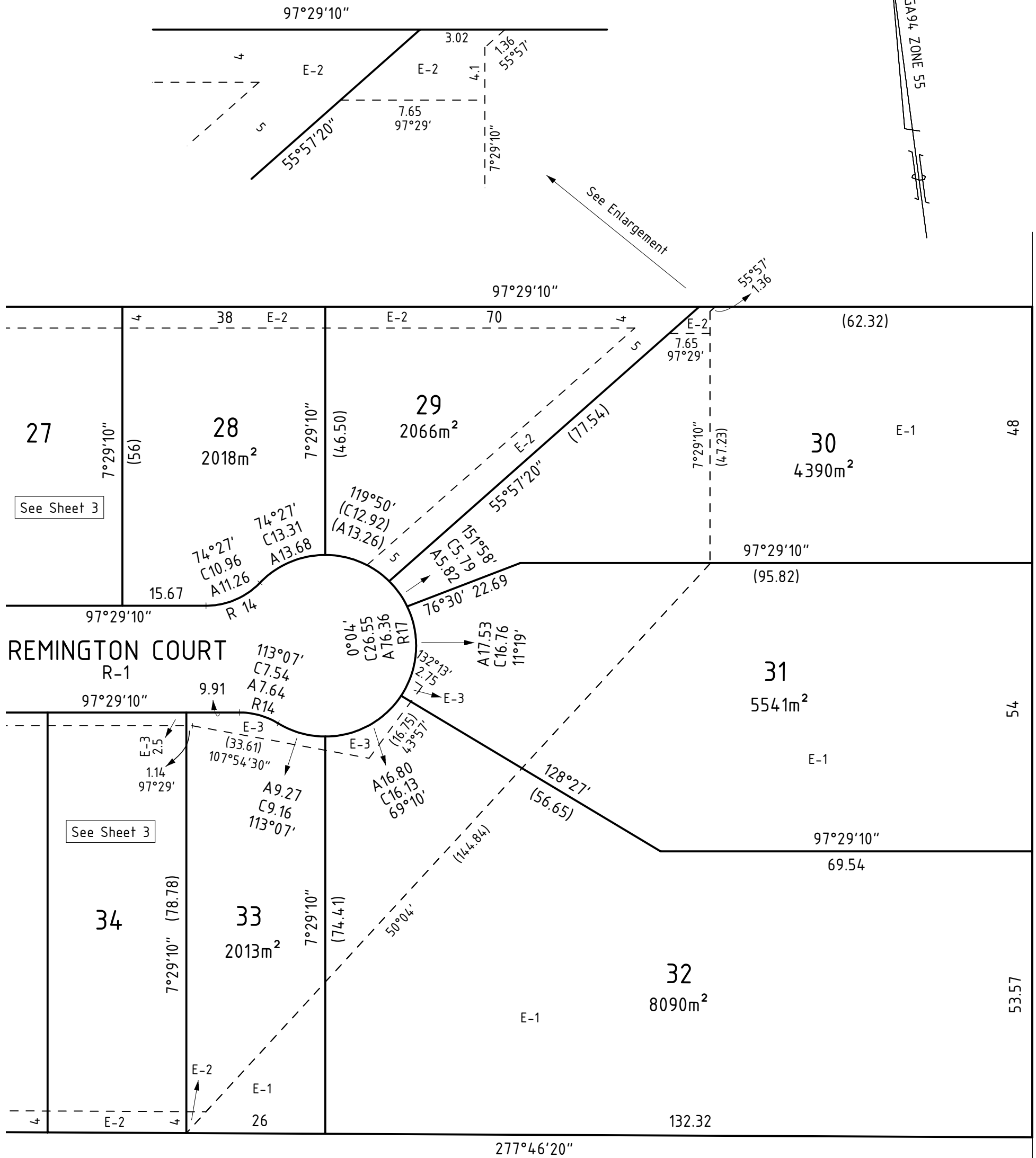
LICENSED SURVEYOR: MARK MANGAN

PS744231F





ENLARGEMENT
NOT TO SCALE



155.57
STATION STREET
54
53.57
187°29'10"

HADDEN FARREN
LAND SURVEYORS

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LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

SCALE
1:750

7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

LICENSED SURVEYOR: MARK MANGAN

VERSION: 07 REF: 1337

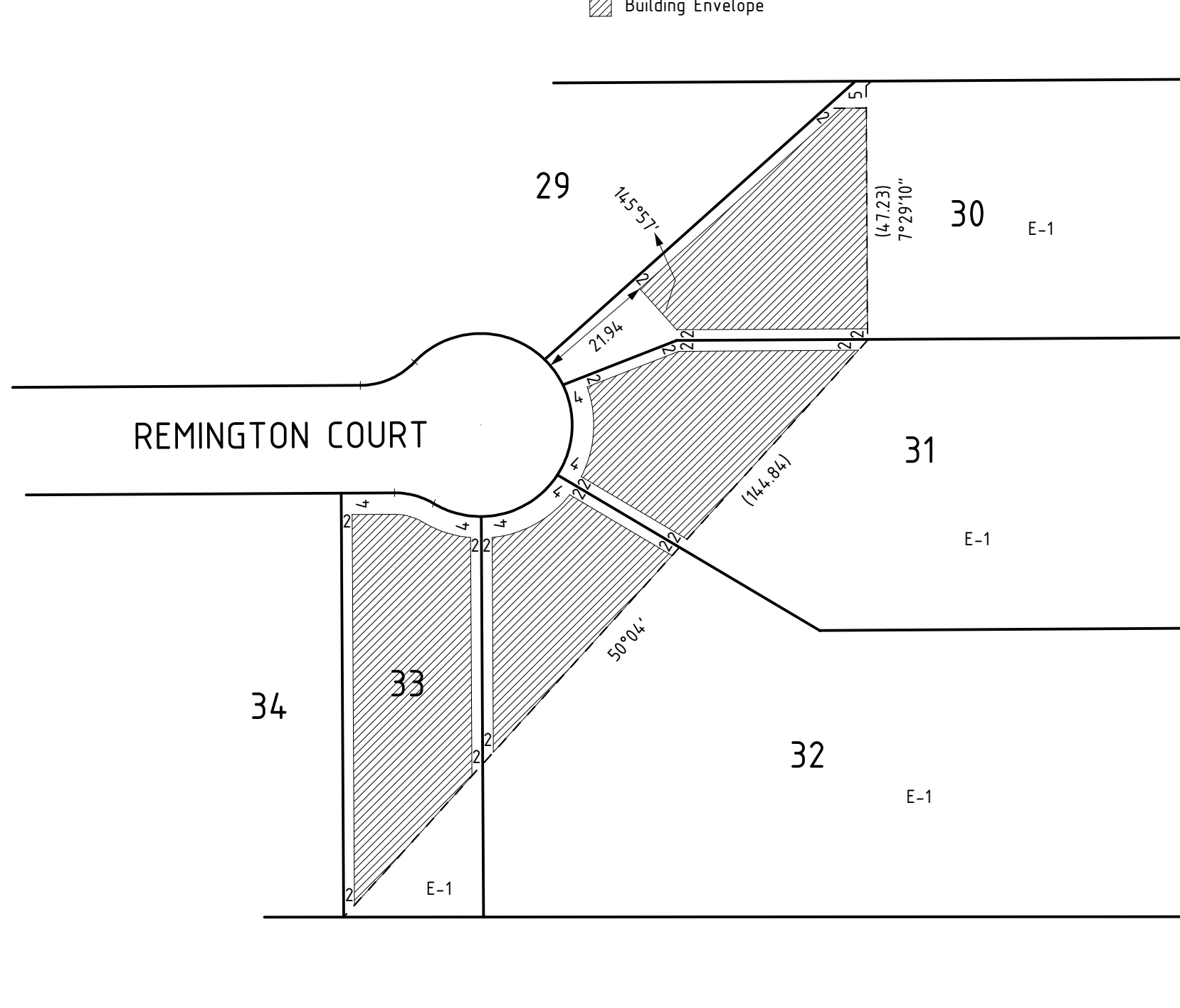
ORIGINAL SHEET
SIZE: A3

SHEET 4

MGA94, ZONE 55

BUILDING ENVELOPE PLAN

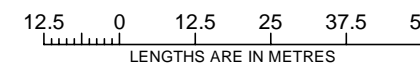
 Building Envelope



188 Breen Street
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LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

SCALE
1:1000



ORIGINAL SHEET
SIZE: A3

SHEET 5

LICENSED SURVEYOR: MARK MANGAN

VERSION: 07

REF: 1337