

PLAN OF SUBDIVISION

UNDER SECTION 22 OF THE SUBDIVISION ACT 1988

EDITION 1

PS807973K

LOCATION OF LAND

PARISH: HUNTLY
TOWNSHIP: -
SECTION: 5
CROWN ALLOTMENT: - (PART)
CROWN PORTION: -
TITLE REFERENCE: VOL. 11469 FOL. 803, VOL. 7025 FOL. 869,
VOL.12206 FOL. 622, VOL. 6702 FOL. 336,
VOL. 11469 FOL. 804, VOL. 7720 FOL. 099,
VOL. 7350 FOL. 907 & VOL. 6169 FOL. 013
LAST PLAN REFERENCE: LOT 1 ON PS715600P, TP303476W,
LOT 2 ON PS807961S, TP309288Q,
LOTS 1 TO 6 ON TP893455J, TP553207D,
TP743945F & TP846208T
POSTAL ADDRESS: 453 MIDLAND HIGHWAY
(at time of subdivision) HUNTLY 3551
MGA2020 CO-ORDINATES: E: 260 400 ZONE: 55
(of approx centre of land in plan) N: 5 937 240 GDA 2020

Council Name: CITY OF GREATER BENDIGO
SPEAR Reference Number: S196819V

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
RESERVE No. 1	CITY OF GREATER BENDIGO
RESERVE No. 2	COLIBAN REGION WATER CORPORATION
RESERVE No. 3	POWERCOR AUSTRALIA LIMITED
ROAD R-1	CITY OF GREATER BENDIGO

NOTATIONS

LOTS 10 TO 56 HAVE BEEN OMITTED FROM THIS PLAN
SEE SHEETS 5, 6 & 7 FOR RESTRICTIONS AFFECTING LOTS ON THIS PLAN

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY: THIS PLAN IS BASED ON SURVEY
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO(S).
PM x (xx) & PM x (xx)
IN PROCLAIMED SURVEY AREA NO.

STAGING: THIS IS NOT A STAGED SUBDIVISION

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

SECTION 12(2) SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS PLAN

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-3	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN	COLIBAN REGION WATER CORPORATION
E-2, E-3	DRAINAGE	SEE DIAG.	THIS PLAN	CITY OF GREATER BENDIGO



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Phone 03 544 18074
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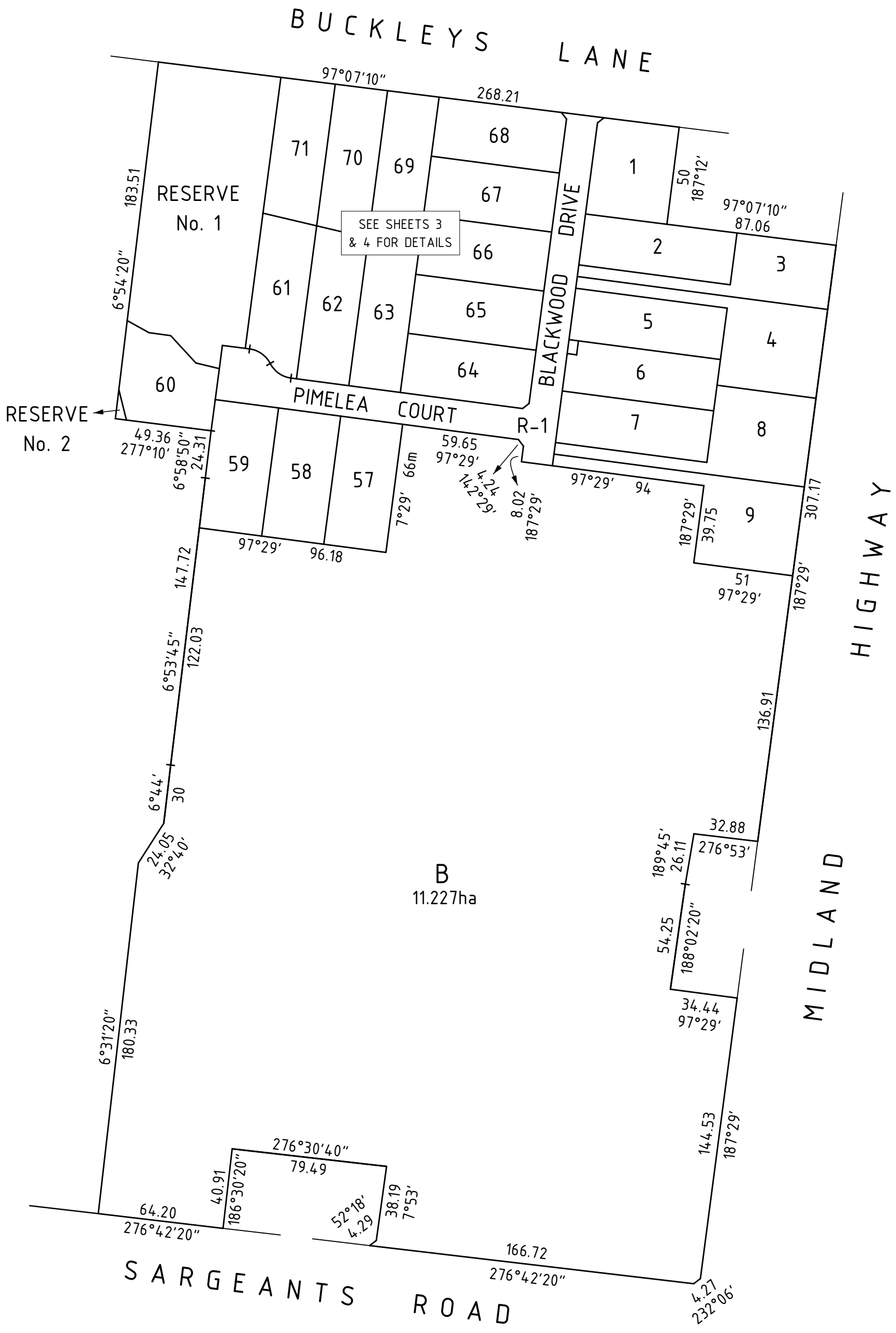
SURVEYORS FILE REF: 2141 VERSION: 03

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 7

LICENSED SURVEYOR: PETER J. FARREN

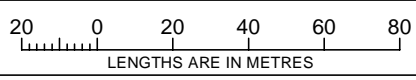
MGA2020 ZONE 55



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LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

SCALE
 1:2000



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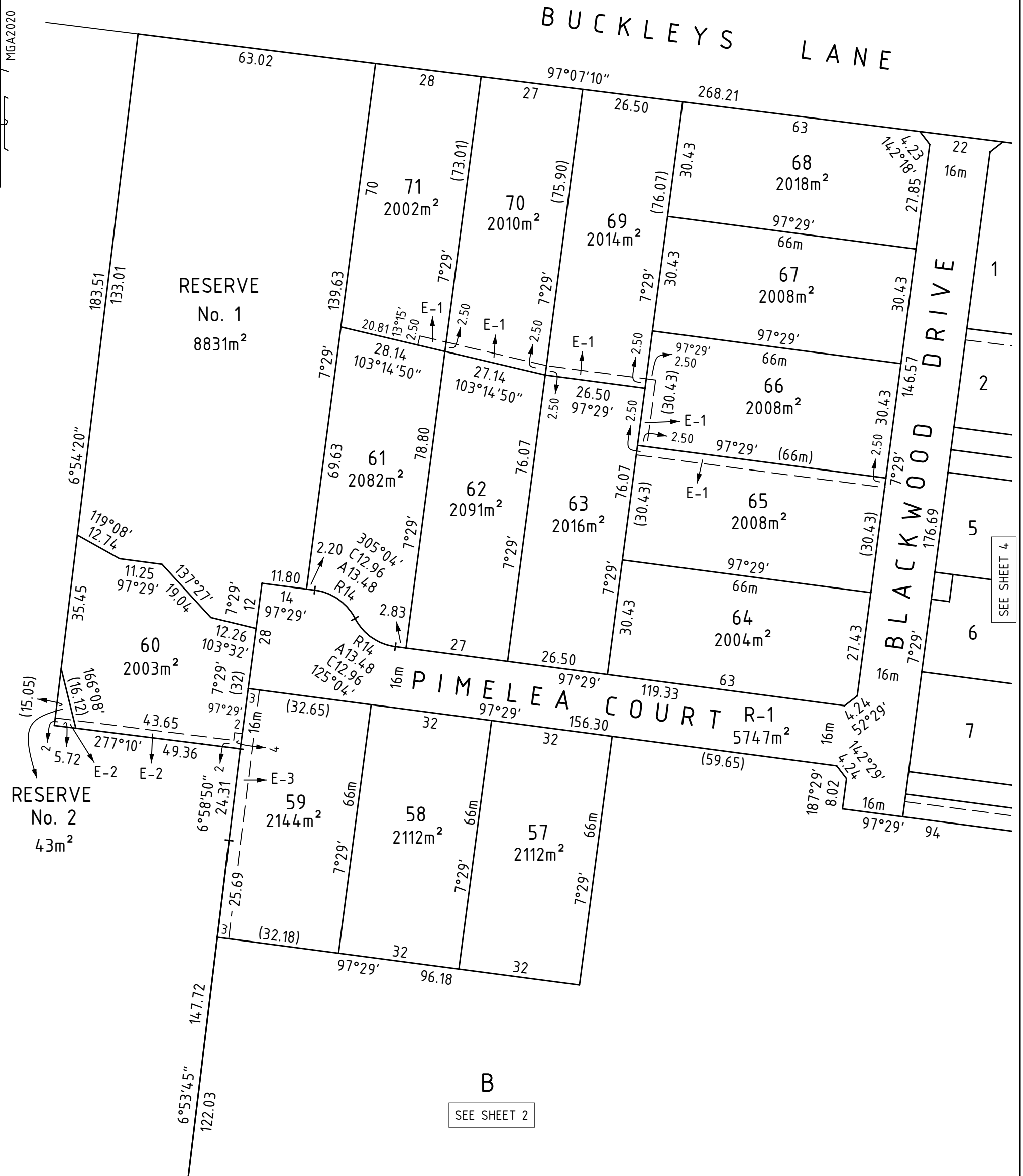
VERSION: 03

REF: 2141

ORIGINAL SHEET
 SIZE: A3

SHEET 2

MGA2020 ZONE 55



B

SEE SHEET 2

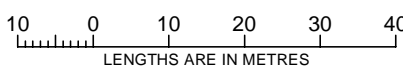
SEE SHEET 4



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LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

SCALE
1:1000



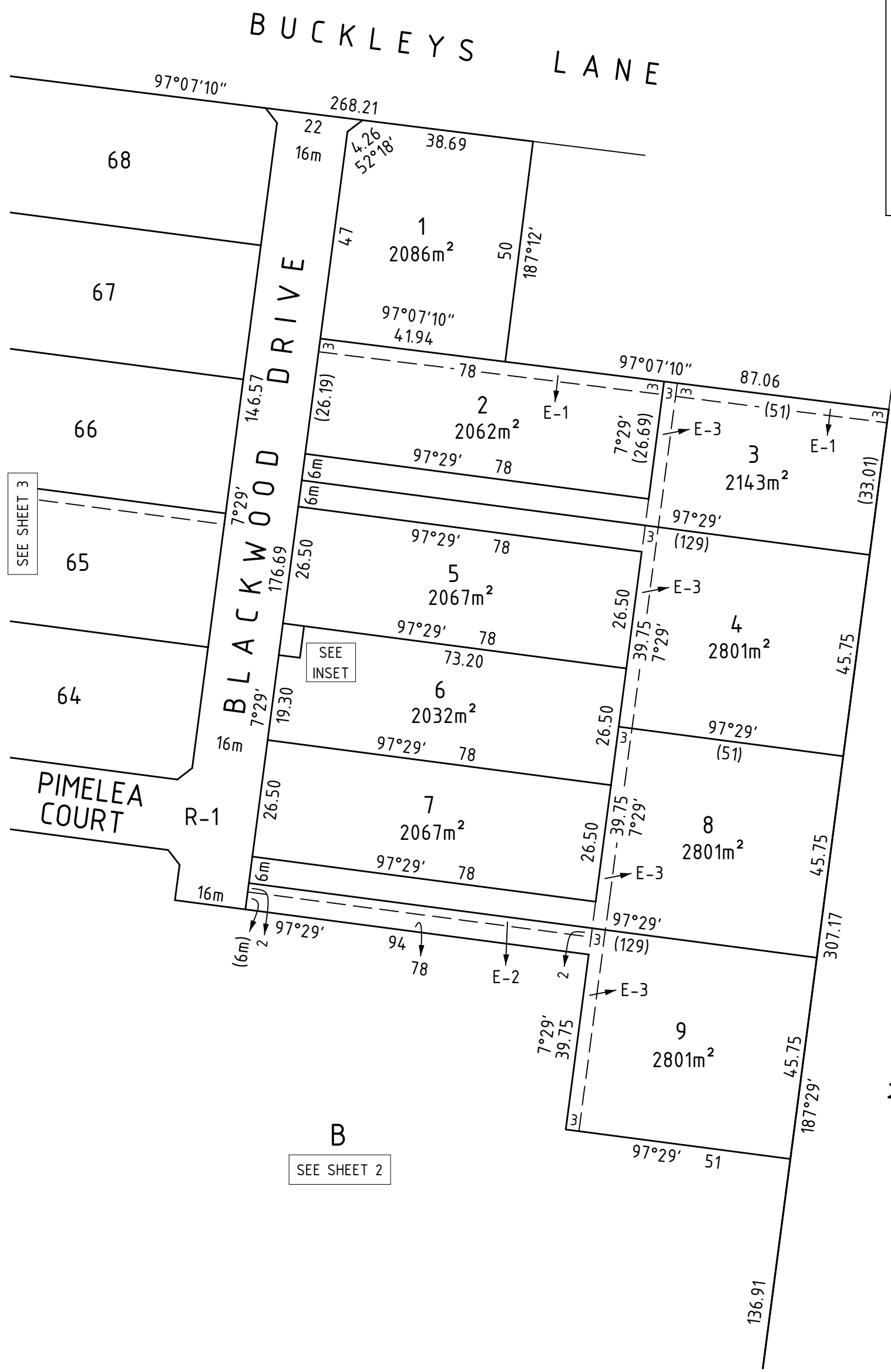
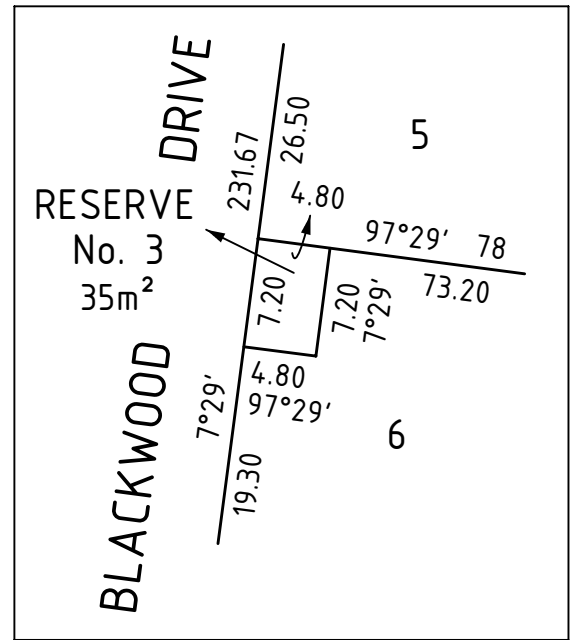
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ORIGINAL SHEET
SIZE: A3

SHEET 3



MIDLAND HIGHWAY



CREATION OF RESTRICTION A

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 benefited: Lots 1 to 9 & 57 to 71 inclusive

Land to be burdened: Lots 1 to 9 & 57 to 71 inclusive

Description Of Restriction:

Unless written consent has been granted by the Responsible Authority, the registered proprietor or proprietors of the burdened land on the Plan of Subdivision shall not build, or allow to be built, any dwelling outside the dwelling envelope shown sheets 6 & 7 of this plan

CREATION OF RESTRICTION B

The following restriction is created upon registration of Plan of Subdivision PS807973K by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be benefited: Lots 1 to 9 & 57 to 71 inclusive

Land to be burdened: Lots 3, 4, 8 & 9 inclusive

Description Of Restriction:

Unless consent has been granted by the Responsible Authority, the registered proprietor or proprietors of the burdened land on the Plan of Subdivision shall not build, or allow to be built inside the Building Exclusion Zone shown on sheets 6 & 7 of this plan

- i) any building
- ii) any fencing that is not of an open style

CREATION OF RESTRICTION C

The following restriction is created upon registration of Plan of Subdivision PS807973K by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be benefited: Lots 1 to 9 & 57 to 71 inclusive

Land to be burdened: Lots 1 to 9 & 57 to 71 inclusive

Description Of Restriction:

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

**MINIMUM FLOOR
LEVEL (AHD)**

176.4m: Lots 1, 67 & 68
 176.5m: Lots 2, 66 & 69
 176.6m: Lots 65 & 70
 176.7m: Lots 3, 5 & 71
 176.8m: Lots 4, 6 & 7

**MINIMUM FLOOR
LEVEL (AHD)**

176.9m: Lots 61, 62, 63 & 64
 177.0m: Lot 8
 177.1m: Lots 57, 58, 59 & 60
 177.15m: Lot 9

DWELLING ENVELOPE PLAN

DWELLING ENVELOPE

BUCKLEYS LANE

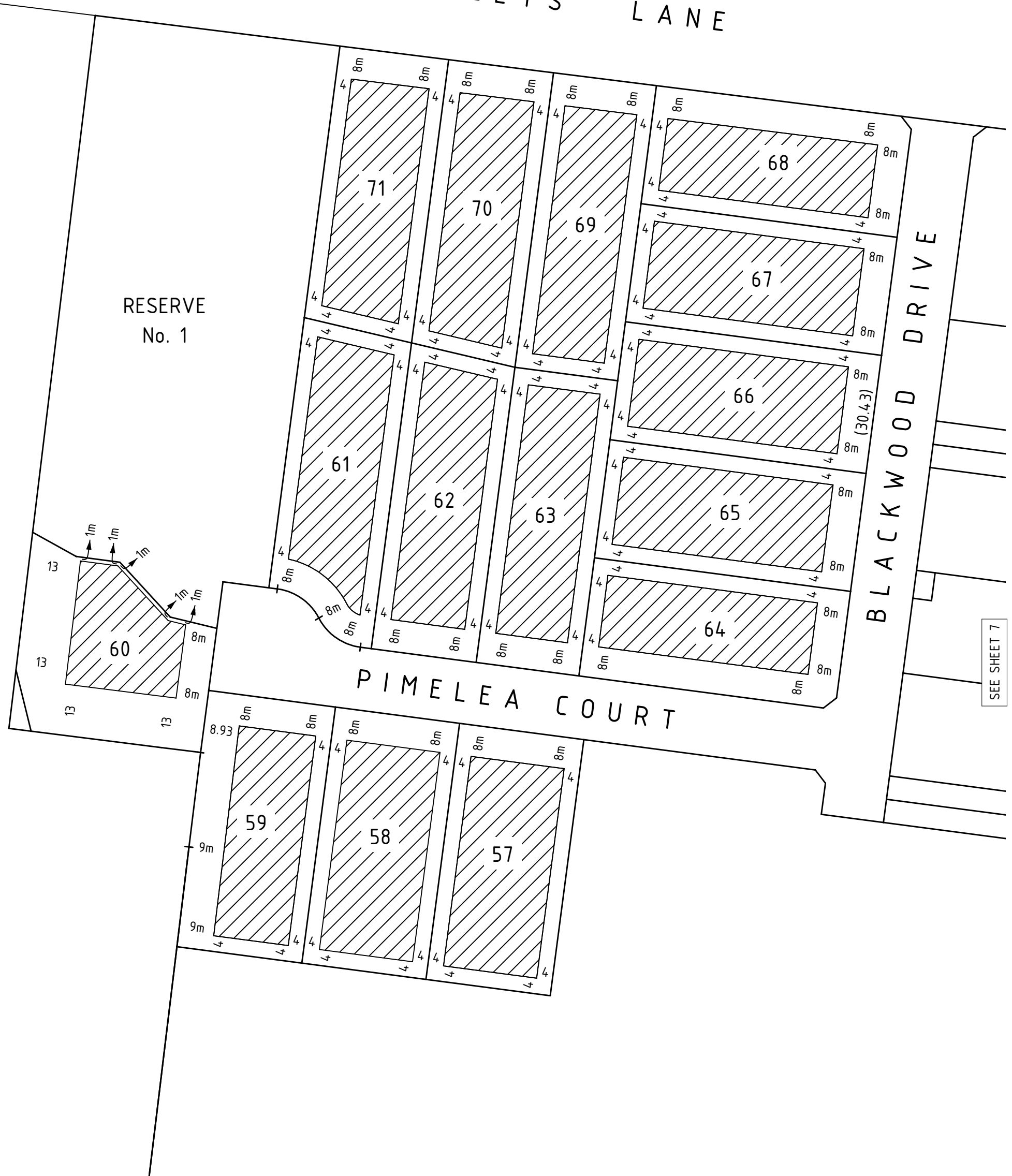
BLACKWOOD DRIVE

RESERVE No. 1

PIMELEA COURT

SEE SHEET 7

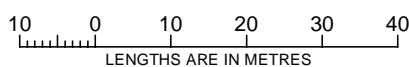
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LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

SCALE 1:1000



ORIGINAL SHEET SIZE: A3

SHEET 6

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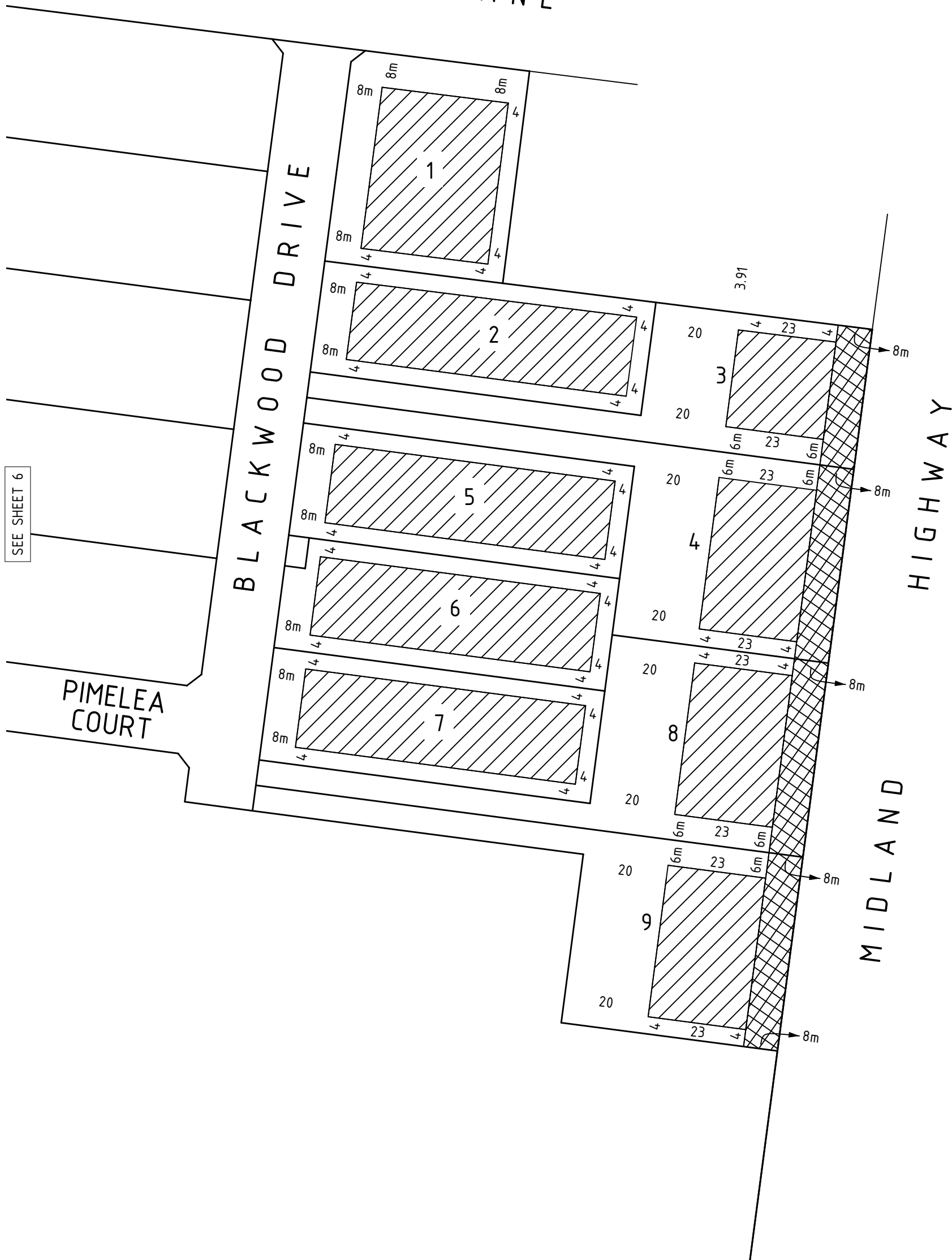
DWELLING ENVELOPE & BUILDING EXCLUSION ZONE PLAN

 DWELLING ENVELOPE

 BUILDING EXCLUSION ZONE

BUCKLEYS LANE

MGA2020 ZONE 55



SEE SHEET 6

PIMELEA COURT

BLACKWOOD DRIVE

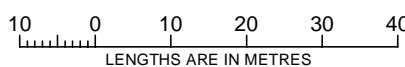
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SHEET 7

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