

PLAN OF SUBDIVISION

UNDER SECTION 22 OF THE SUBDIVISION ACT 1988

EDITION 1

PS907260S

LOCATION OF LAND

PARISH: HUNTLY
 TOWNSHIP: -
 SECTION: -
 CROWN ALLOTMENT: - (PART)
 CROWN PORTION: -
 TITLE REFERENCE: VOL. FOL.

LAST PLAN REFERENCE: LOT B ON PS807996W

POSTAL ADDRESS: xx
 (at time of subdivision)

MGA2020 CO-ORDINATES: E: 260 520 ZONE: 55
 (of approx centre of land in plan) N: 5 937 240 GDA 2020

Council Name: CITY OF GREATER BENDIGO

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-1	CITY OF GREATER BENDIGO
ROAD R-2	CITY OF GREATER BENDIGO
RESERVE No.3	CITY OF GREATER BENDIGO

NOTATIONS

LOTS 1 TO 9 AND LOTS 33 TO 54 HAVE BEEN OMITTED FROM 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. 0

STAGING: THIS IS NOT A STAGED SUBDIVISION
PLANNING PERMIT No.: X

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- SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-2, E-3	DRAINAGE	SEE DIAG.	THIS PLAN	CITY OF GREATER BENDIGO



188 Breen Street
 Golden Square 3555
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SURVEYORS FILE REF: 2141 S-2 VERSION: 01

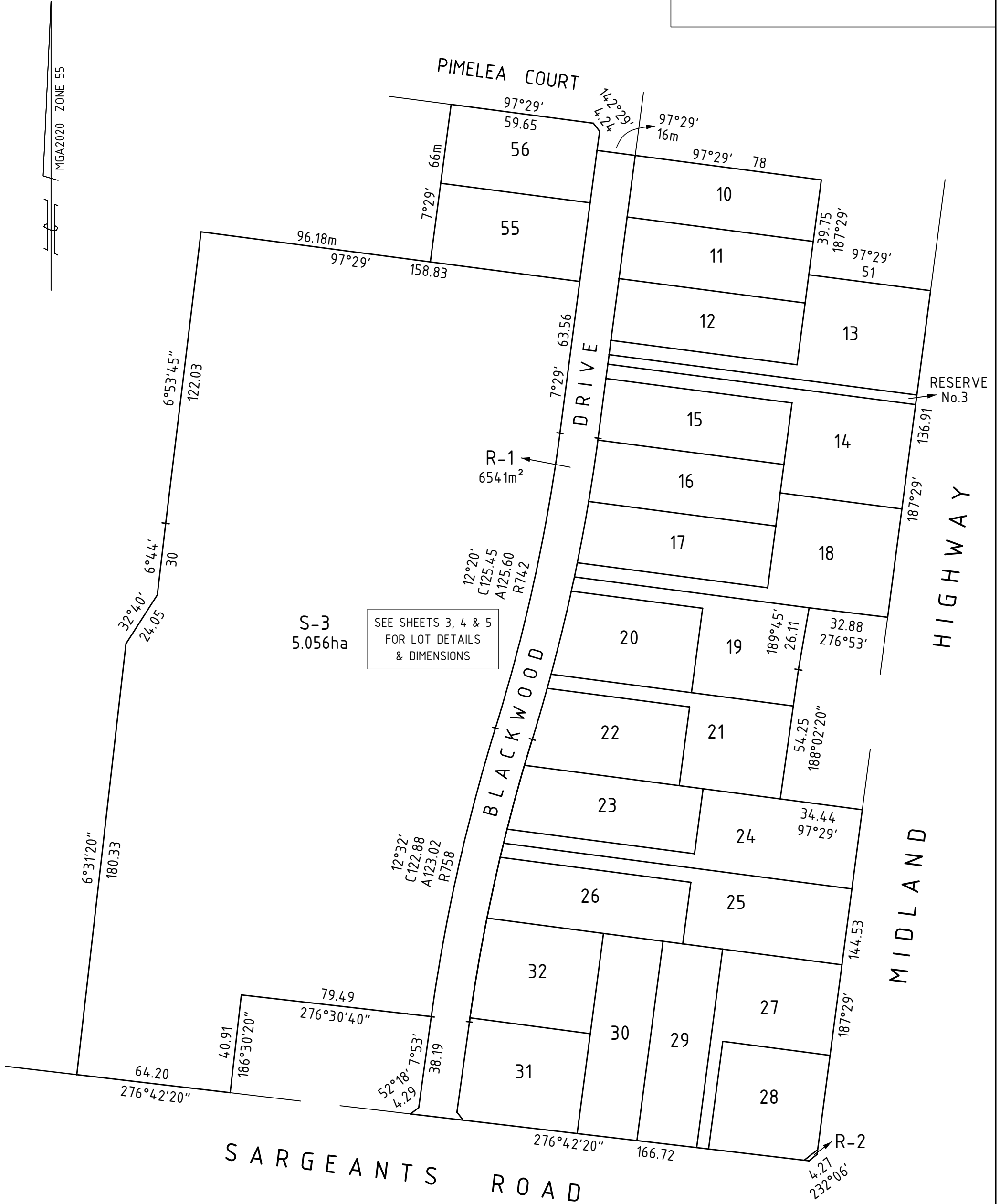
ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 7

LICENSED SURVEYOR: PETER J. FARREN

LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

MGA2020 ZONE 55



S-3
5.056ha

SEE SHEETS 3, 4 & 5
FOR LOT DETAILS
& DIMENSIONS

12°32'
C122.88
A123.02
R758

12°20'
C125.45
A125.60
R742

R-1
6541m²

R-2
4.27
232°06'

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LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

SCALE
1:1500

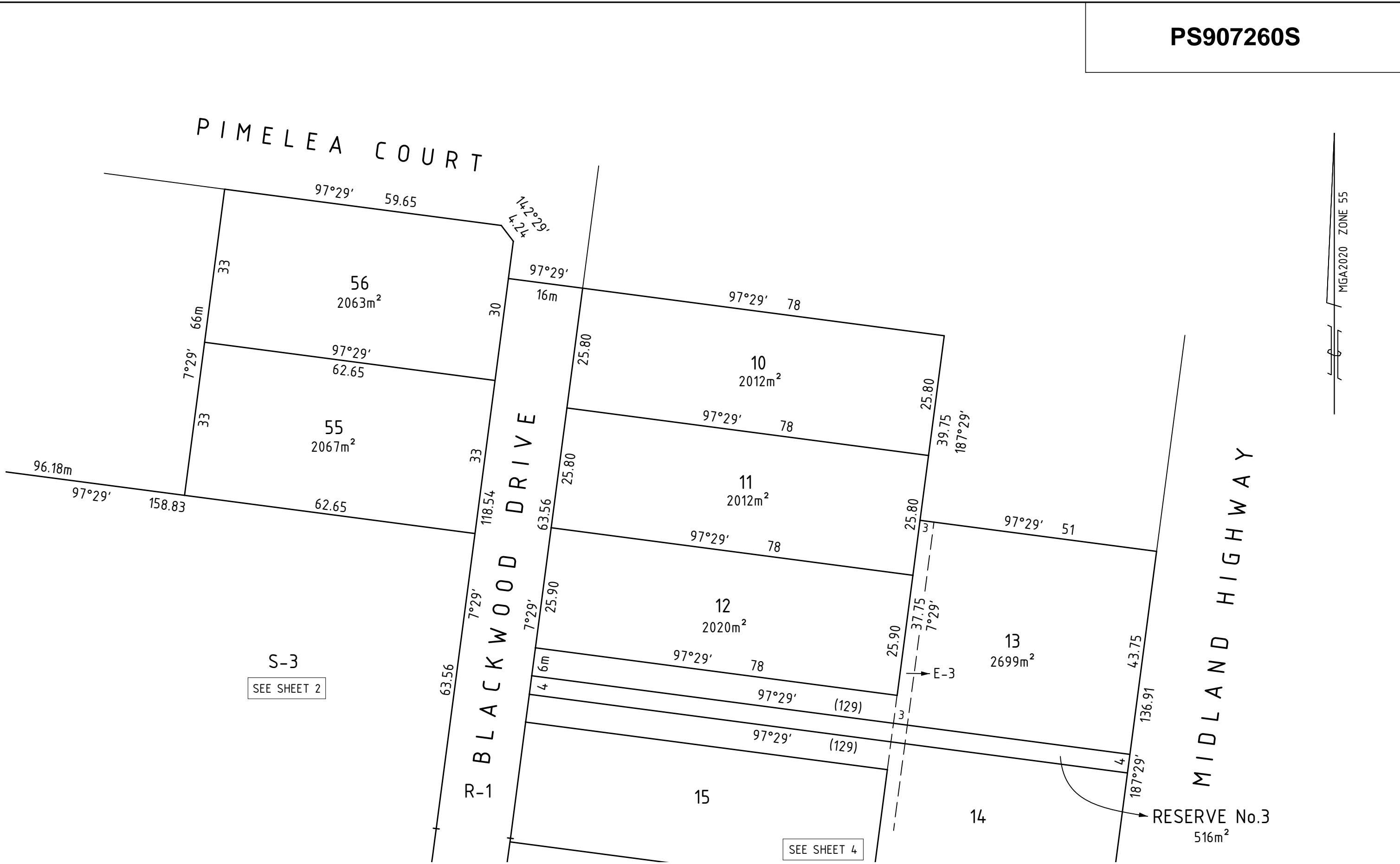
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LENGTHS ARE IN METRES

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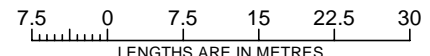
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ORIGINAL SHEET
SIZE: A3

SHEET 2




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 LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

SCALE 1:750	 <small>LENGTHS ARE IN METRES</small>
LICENSED SURVEYOR: PETER J. FARREN	
VERSION: 01	REF: 2141 S-2

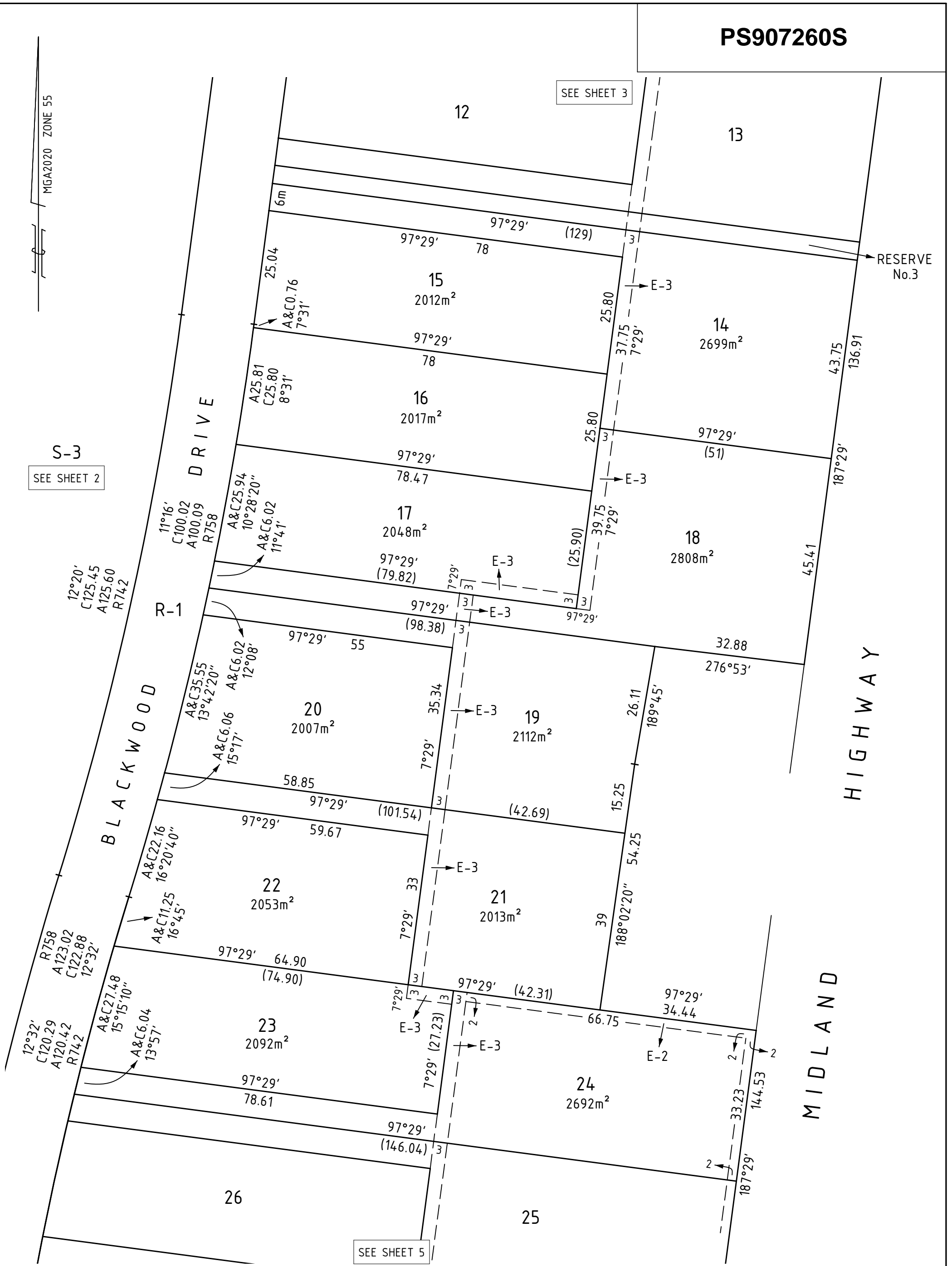
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SEE SHEET 3

MGA2020 ZONE 55

S-3
SEE SHEET 2

RESERVE
No.3

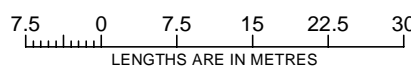


SEE SHEET 5



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SCALE
1:750



ORIGINAL SHEET
SIZE: A3

SHEET 4

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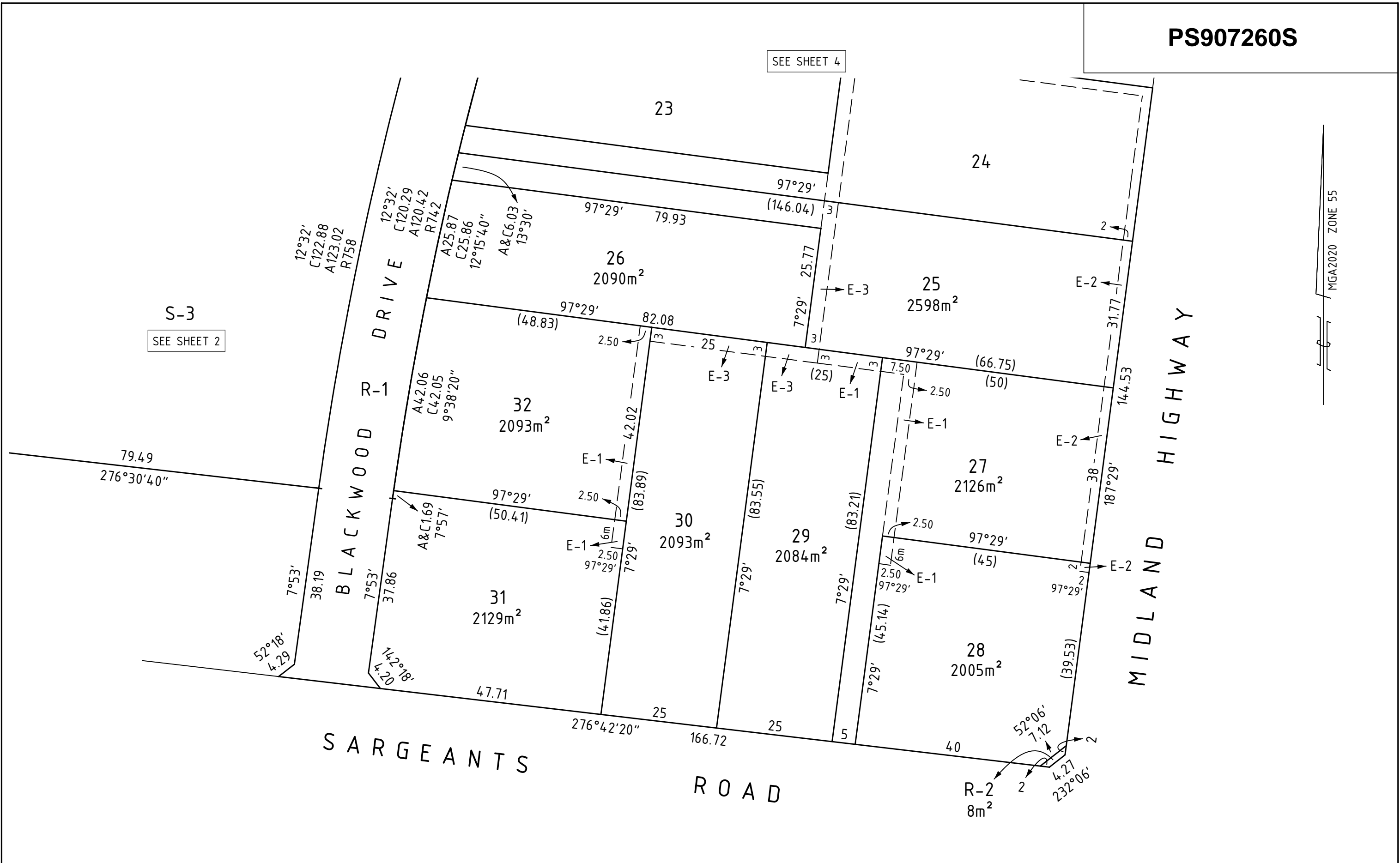
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SEE SHEET 4

S-3
SEE SHEET 2

MGA2020 ZONE 55



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LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

SCALE
1:750

LENGTHS ARE IN METRES

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SHEET 5

LICENSED SURVEYOR: PETER J. FARREN

VERSION: 01 REF: 2141 S-2

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 10 to 32 & 55 & 56 inclusive

Land to be burdened: Lots 10 to 32 & 55 & 56 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 building outside the building envelope shown on sheets 7 & 8 of this plan

CREATION OF RESTRICTION B

The following restriction is created upon registration of Plan of Subdivision PS907260S by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be benefited: Lots 10 to 32 & 55 & 56 inclusive

Land to be burdened: Lots 13, 14, 18, 24, 25 ,27 & 28 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 7 & 8 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 PS907260S by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be benefited: Lots 10 to 32, 55 & 56 inclusive

Land to be burdened: Lots 10 to 32, 55 & 56 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)

- 177.0m: Lot 10
- 177.1m: Lots 11 & 56
- 177.2m: Lots 12 & 55
- 177.3m: Lot 13
- 177.5m: Lot 15
- 177.6m: Lot 14

MINIMUM FLOOR
LEVEL (AHD)

- 177.8m: Lots 16 & 17
- 177.9m: Lots 18, 19 & 20
- 178.0m: Lots 21, 22 & 23
- 178.1m: Lots 24, 25 & 26
- 178.2m: Lots 27 & 32
- 178.4m: Lots 28 to 31



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LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

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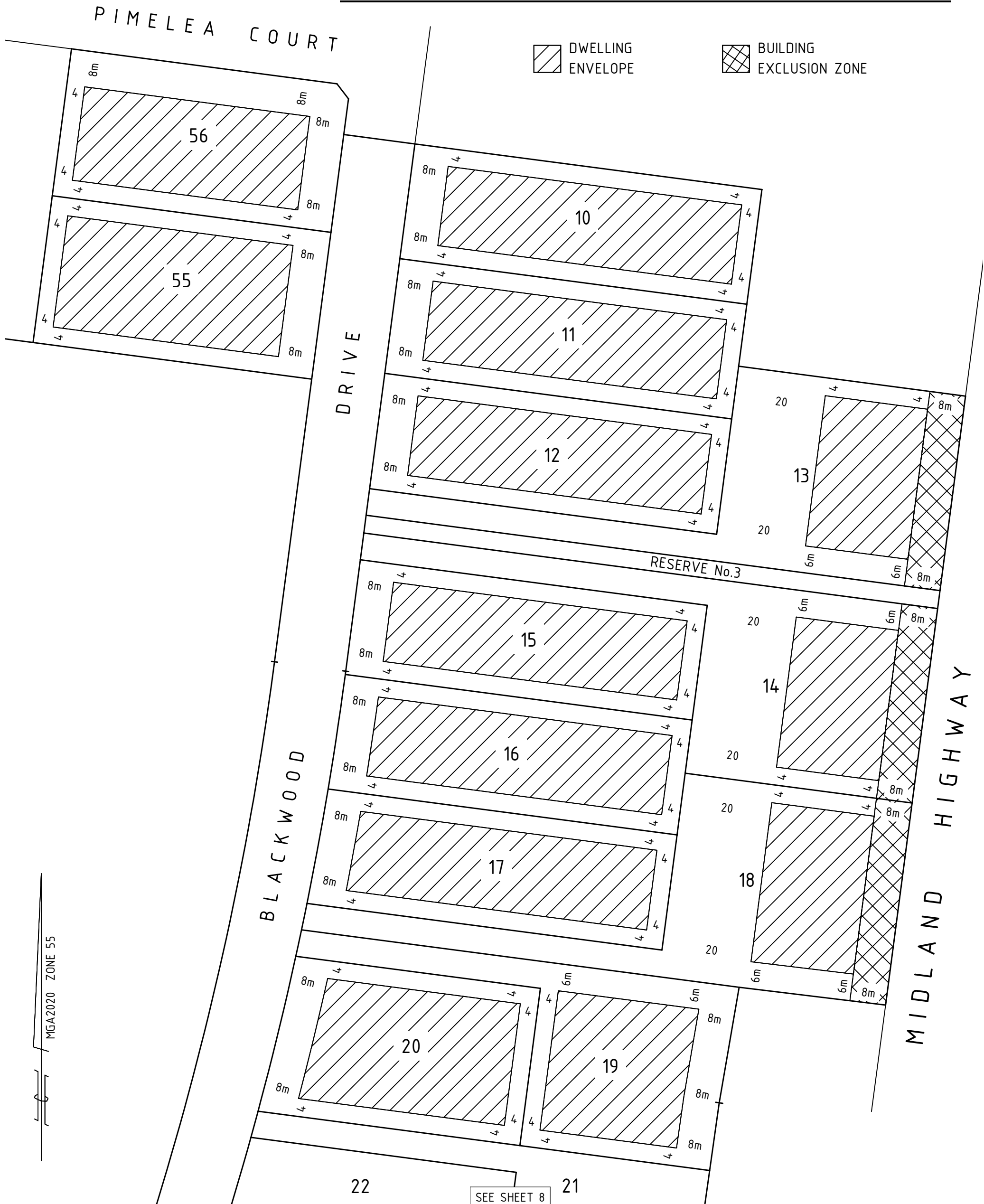
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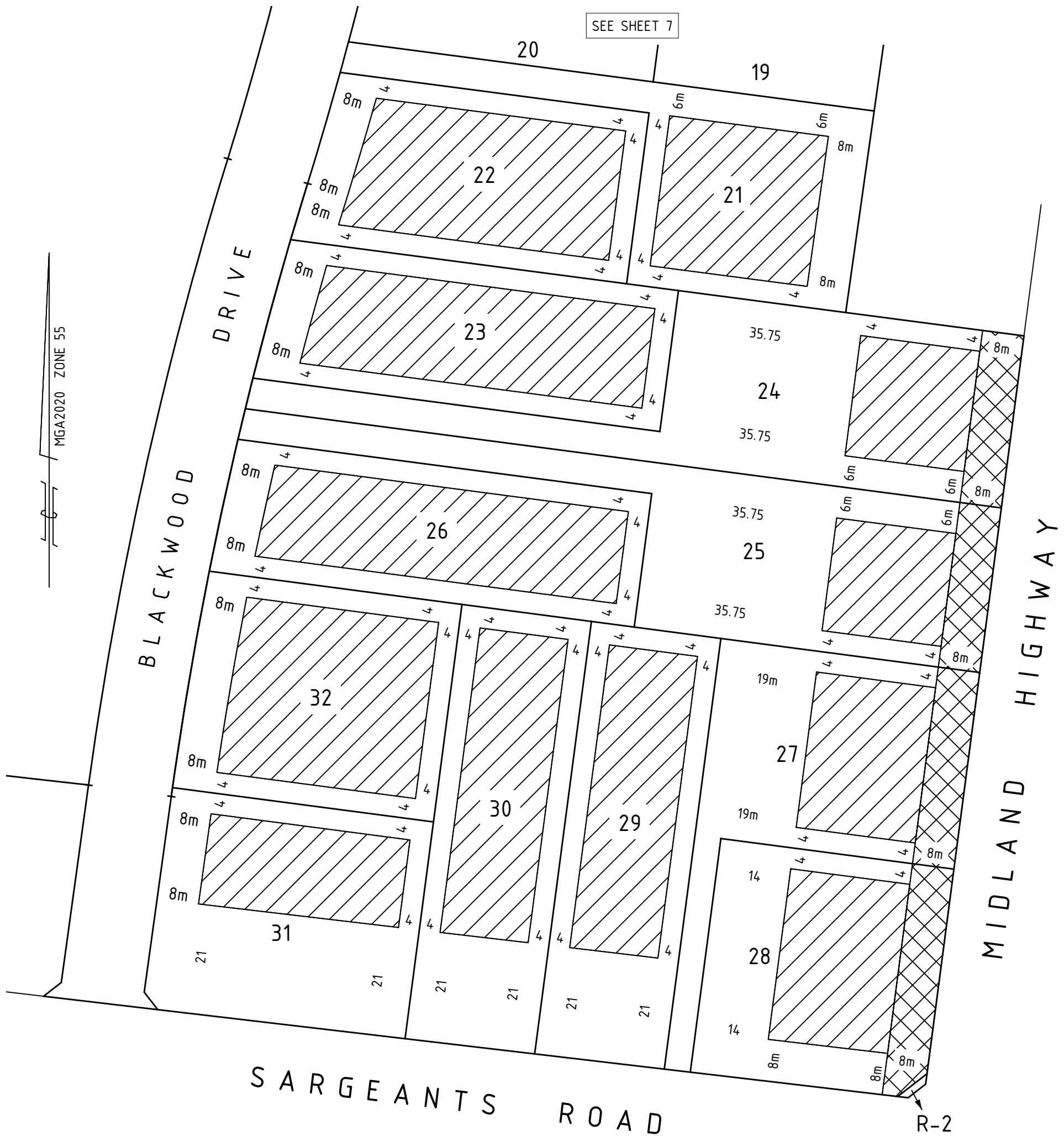
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SIZE: A3

SHEET 6

DWELLING ENVELOPE & BUILDING EXCLUSION ZONE PLAN

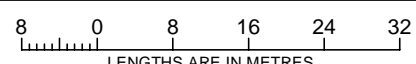


DWELLING ENVELOPE & BUILDING EXCLUSION ZONE PLAN



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SCALE
1:800



ORIGINAL SHEET
SIZE: A3

SHEET 8

LICENSED SURVEYOR: PETER J. FARREN

VERSION: 01

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