

PLAN OF SUBDIVISION

UNDER SECTION 22 OF THE SUBDIVISION ACT 1988

EDITION 1

PS907261Q

LOCATION OF LAND

PARISH: HUNTLY

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: - (PART)

CROWN PORTION: -

TITLE REFERENCE: VOL. FOL.

LAST PLAN REFERENCE: LOT S-3 ON PS907260S

POSTAL ADDRESS: 453 MIDLAND HIGHWAY
(at time of subdivision) HUNTLY 3551

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

Council Name: CITY OF GREATER BENDIGO

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

LOTS 1 TO 32 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-2	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN- SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-2	DRAINAGE	SEE DIAG.	THIS PLAN	CITY OF GREATER BENDIGO



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

SURVEYORS FILE REF: 2141 S-3 VERSION: 01

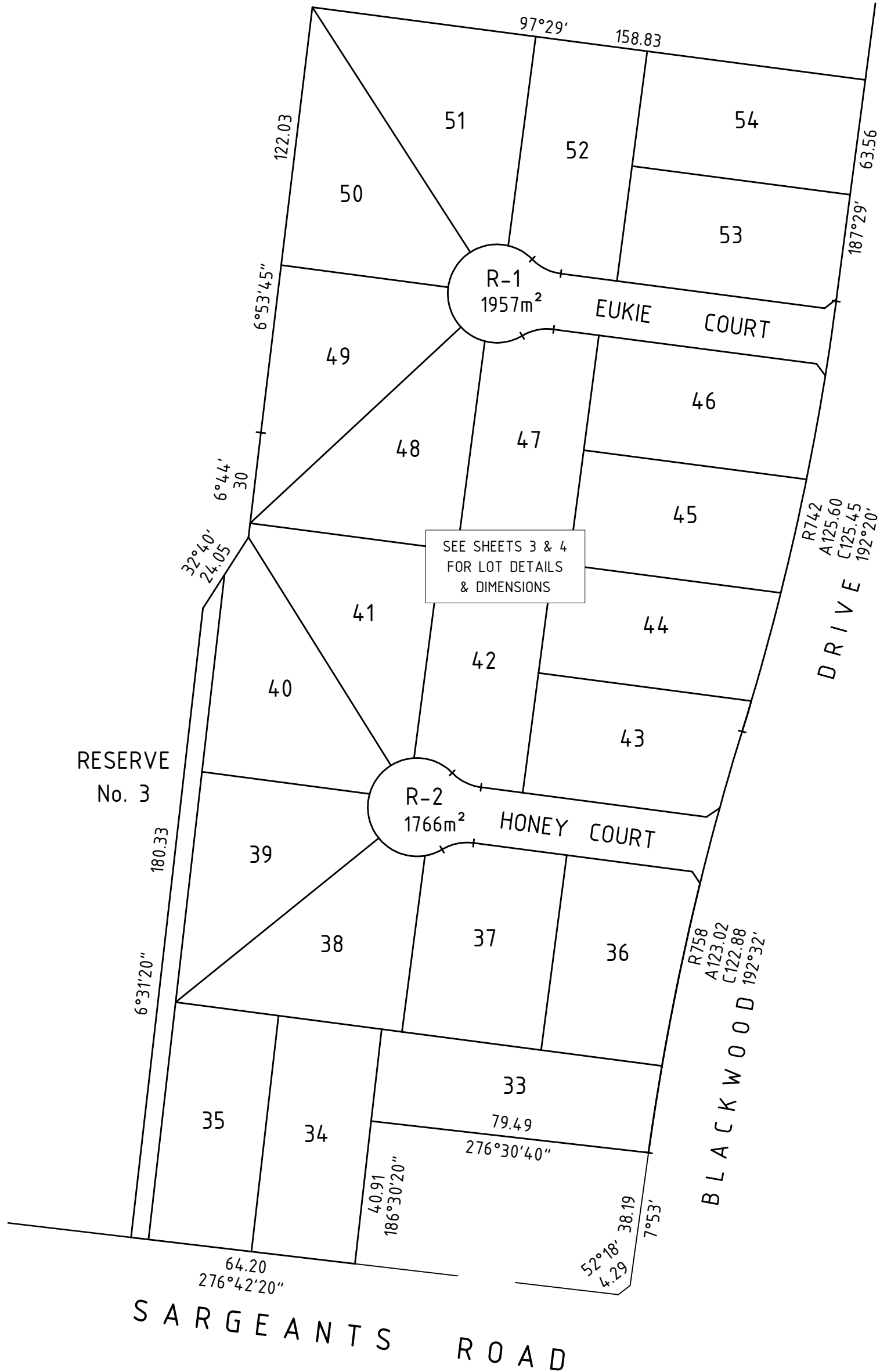
ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 7

LICENSED SURVEYOR: PETER J. FARREN

LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

MGA2020 ZONE 55



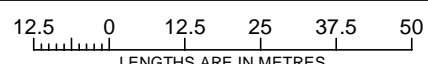
SEE SHEETS 3 & 4
FOR LOT DETAILS
& DIMENSIONS



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LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

SCALE
1:1250



ORIGINAL SHEET
SIZE: A3

SHEET 2

LICENSED SURVEYOR: PETER J. FARREN

VERSION: 01

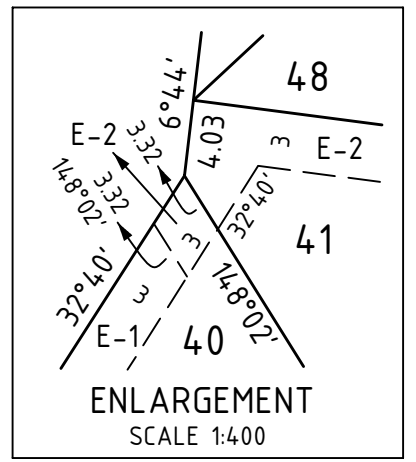
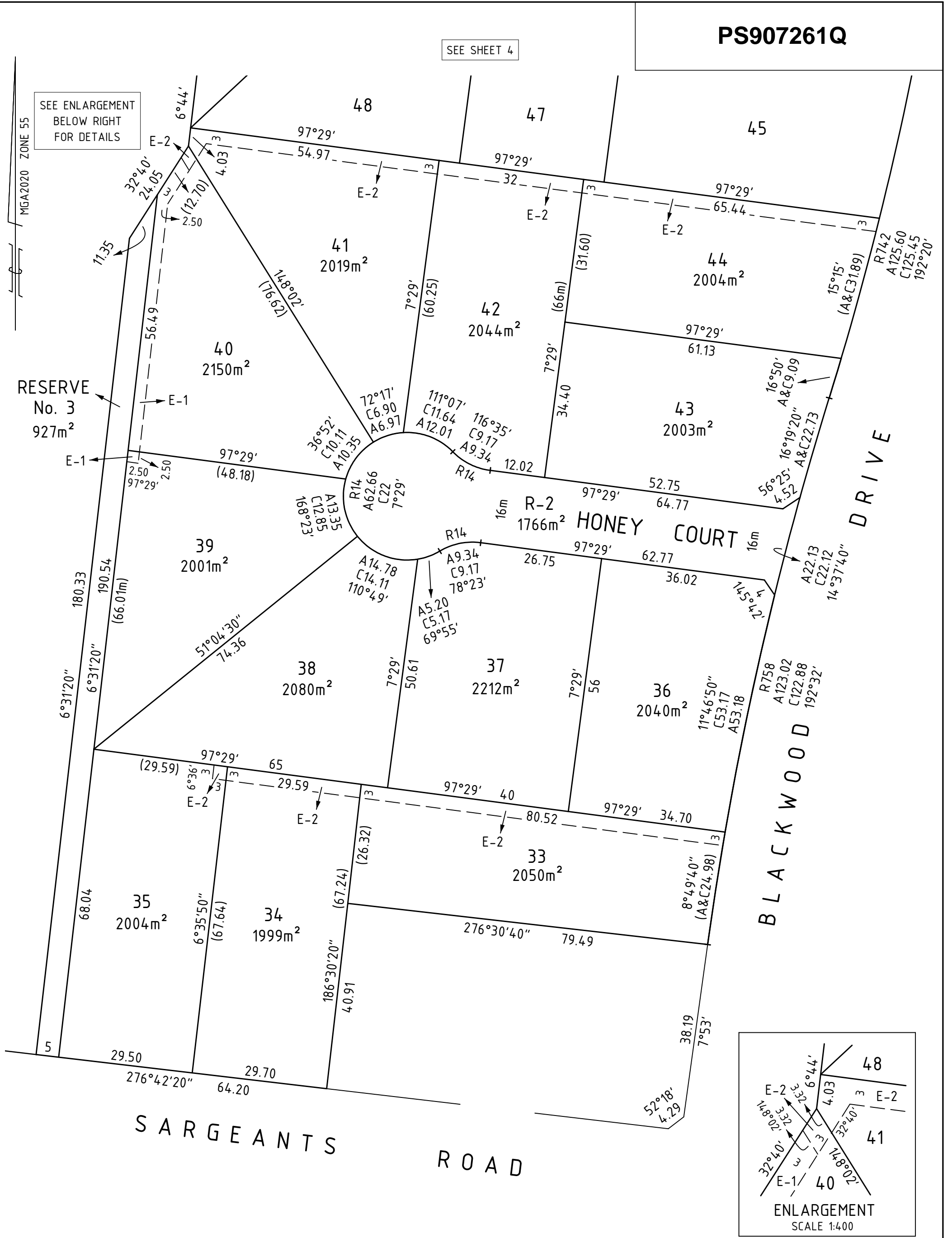
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SEE SHEET 4

SEE ENLARGEMENT
BELOW RIGHT
FOR DETAILS

MGA2020 ZONE 55

RESERVE
No. 3
927m²



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

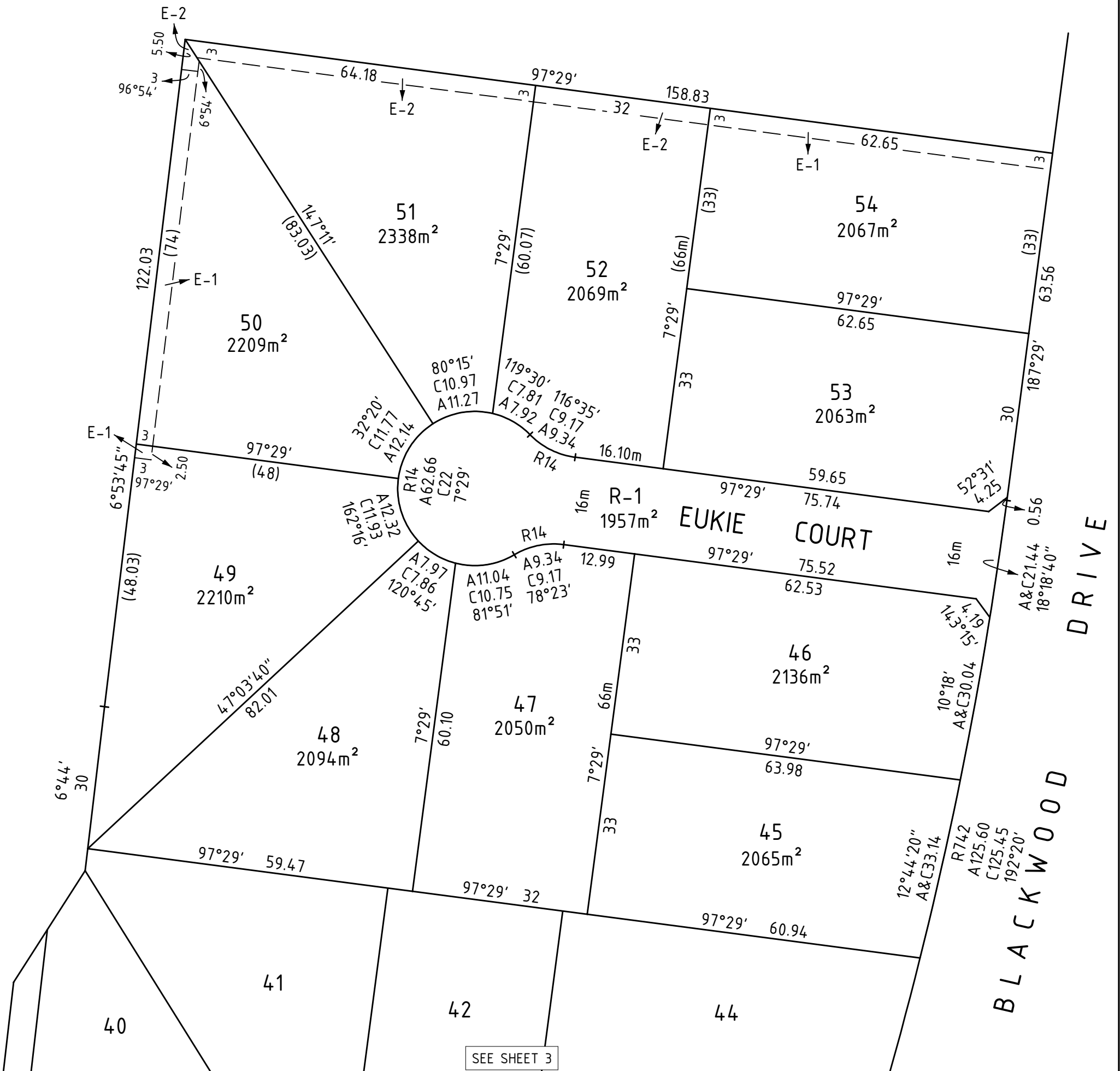
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VERSION: 01 REF: 2141 S-3

ORIGINAL SHEET
SIZE: A3

SHEET 3

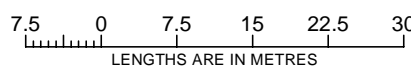
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LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

SCALE
1:750



ORIGINAL SHEET
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SHEET 4

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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 33 to 54 inclusive
Land to be burdened: Lots 33 to 54 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 6 & 7 of this plan

CREATION OF RESTRICTION B

The following restriction is created upon registration of Plan of Subdivision PS907261Q by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be benefited: Lots 33 to 54 inclusive
Land to be burdened: Lots 33 to 54 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)

- 177.3m: Lot 54
- 177.4m: Lots 50 to 53
- 177.7m: Lots 46 to 49
- 177.8m: Lots 41 to 45
- 177.9m: Lot 40
- 178.0m: Lot 39
- 178.1m: Lots 36, 37 & 38
- 178.2m: Lot 33
- 178.4m: Lots 34 & 35



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LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

LICENSED SURVEYOR: PETER J. FARREN

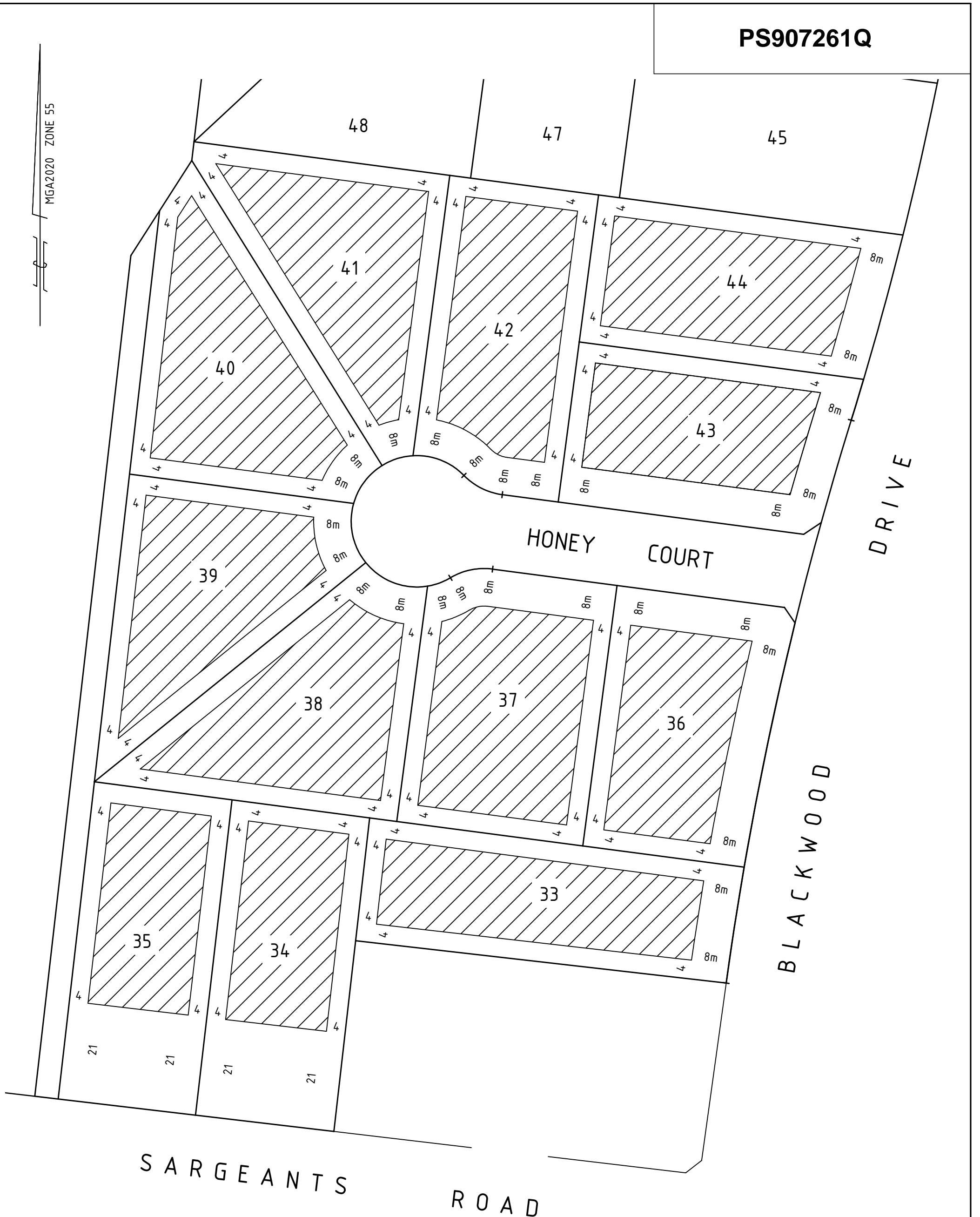
VERSION: 01

REF: 2141 S-3

ORIGINAL SHEET
SIZE: A3

SHEET 6

MGA2020 ZONE 55



SARGEANTS ROAD

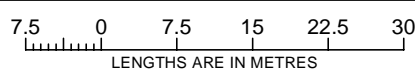
DWELLING ENVELOPE PLAN

 DWELLING ENVELOPE



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SCALE
1:750



ORIGINAL SHEET
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SHEET 6

LICENSED SURVEYOR: PETER J. FARREN

VERSION: 01

REF: 2141 S-3

MGA2020 ZONE 55

DWELLING ENVELOPE PLAN

 DWELLING ENVELOPE

