

PLAN OF SUBDIVISION

EDITION 1

PS926289J

LOCATION OF LAND

Parish: STRATHFIELDSAYE
Township: STRATHFIELDSAYE
Crown Description: CROWN ALLOTMENTS 31 (PT), 31A , 32, 33 (PT), 33 A & 33 B
Title Reference: VOL.12504 FOL.599
Last Plan Reference: LOT B PS848026C
Postal Address: DUKES LANE
 (at time of subdivision) STRATHFIELDSAYE 3551
MGA Co-ordinates: E 265 540 ZONE: 55
 (approx centre of land in plan) N 5 923 850 MGA 2020

Council Name: GREATER BENDIGO CITY COUNCIL

Vesting of Roads and/or Reserves

Identifier	Council/Body/Person
ROAD R1	GREATER BENDIGO CITY COUNCIL
RESERVE NO.1	GREATER BENDIGO CITY COUNCIL
RESERVE NO.2	GREATER BENDIGO CITY COUNCIL
RESERVE No.3	POWERCOR AUSTRALIA LTD

Notations

Depth Limitation: 15.24 metres below the surface applies to crown allotments 31A & 33B only

Staging: This is not a staged subdivision

Planning Permit No. DS/443/2025

Survey: This plan is based on survey

Upon registration of this plan restrictions are to be created; see sheet five of this plan

Easement Information

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

Identifier	Purpose	Width (m)	Origin	Land Benefitted/In Favour of
E-1	DRAINAGE	3	THIS PLAN	CITY OF GREATER BENDIGO
E-1	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN - SEC 136 WATER ACT 1989	COLIBAN REGION WATER CORPORATION



IMAGINE STAGE 32 - 24 LOTS
Tomkinson
 SURVEY ► ENGINEERING ► PLANNING ► PROJECT MANAGEMENT



HEAD OFFICE: 57 MYERS STREET BENDIGO PH 03 5445 8700
 ABN 11 103 336 358 WWW.TOMKINSON.COM

SURVEYOR'S FILE REF: 12633.02

LICENSED SURVEYOR:
 CHRISTOPHER SCOTT FRANKS

VERSION 05

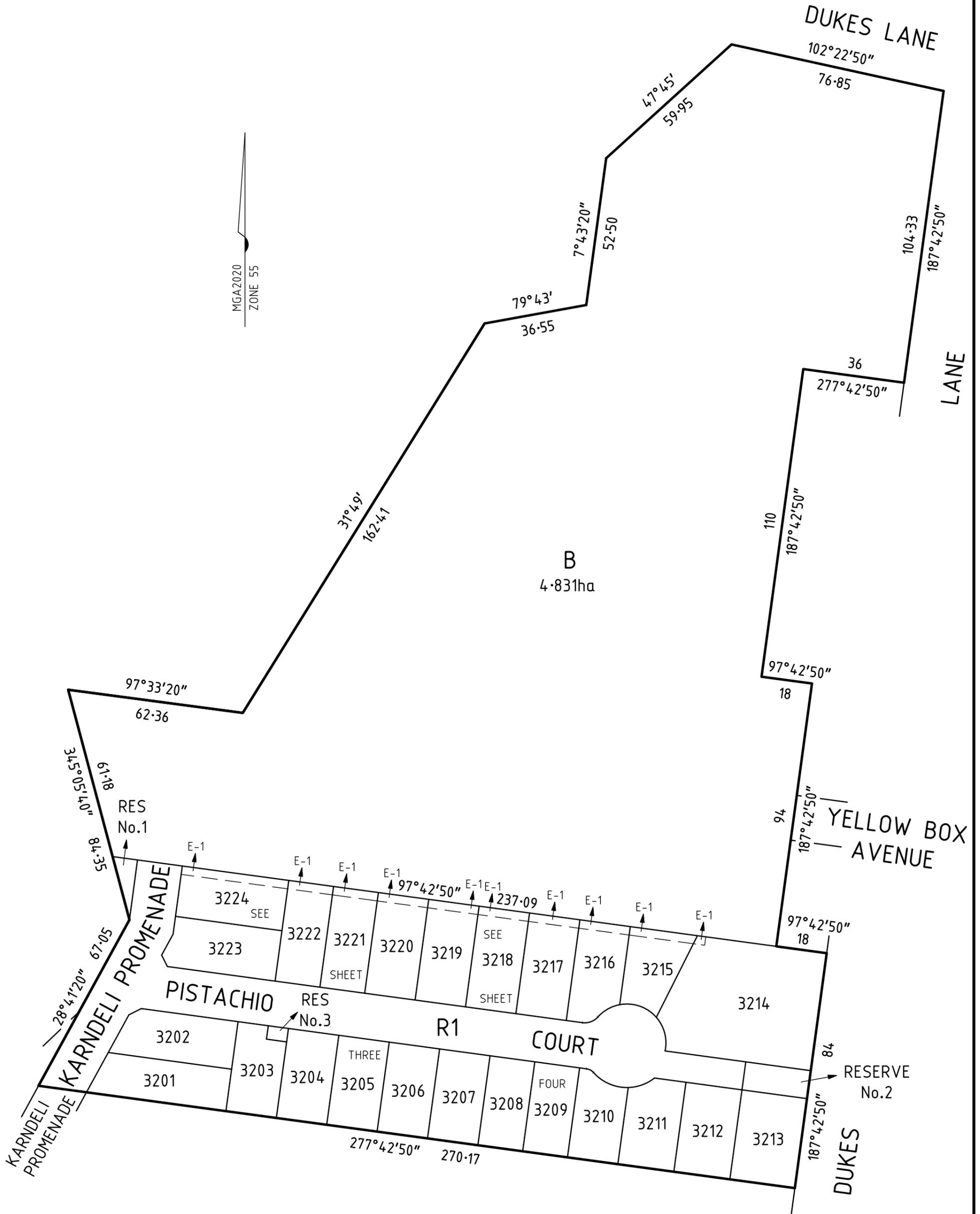
ORIGINAL SHEET
 SIZE: A3

SHEET 1 of 5 SHEETS

THIS PLAN IS UNREGISTERED AND MAY BE
 SUBJECT TO CHANGE

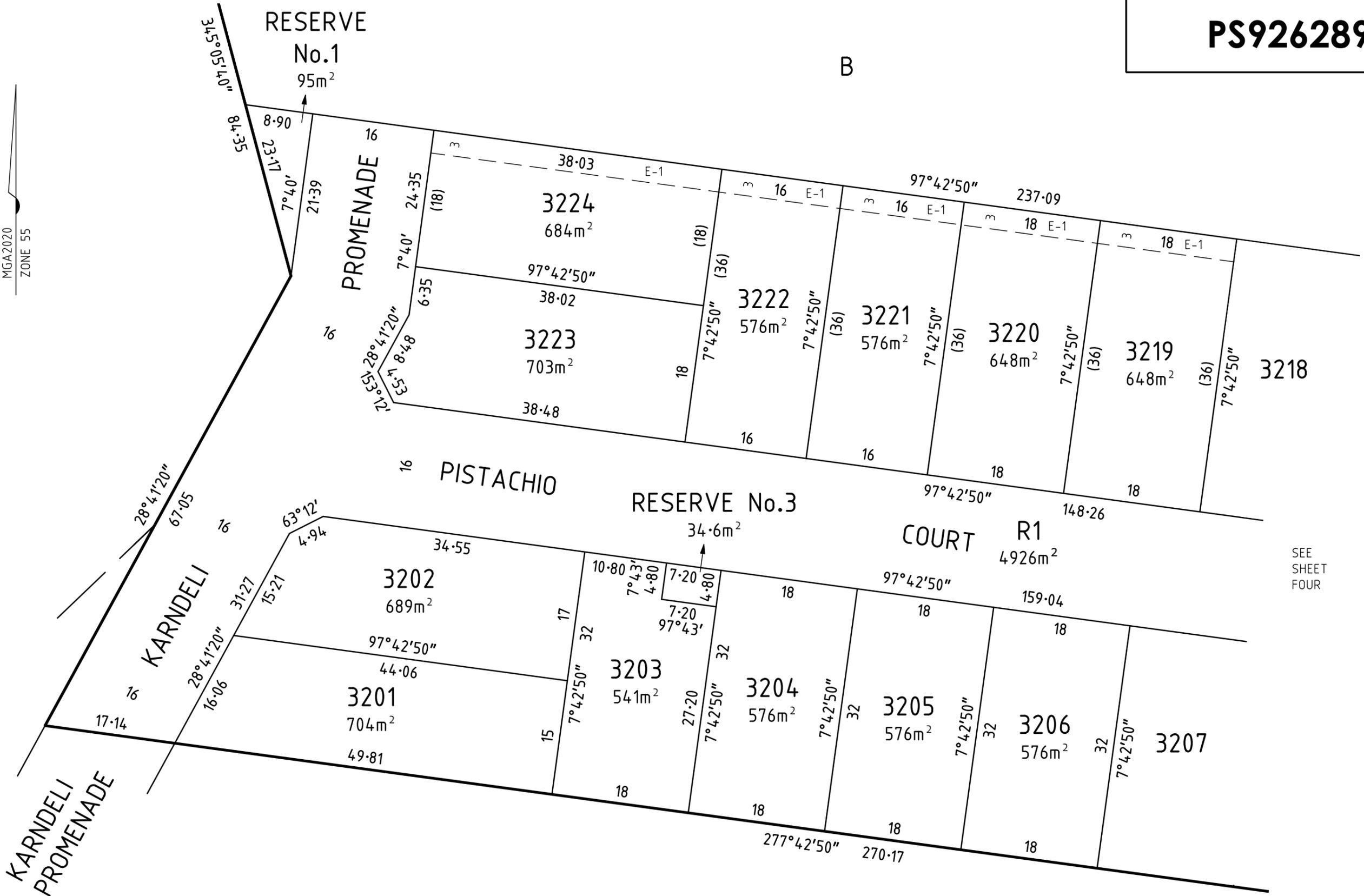
PLOTTED: 28-01-2026 P.J.L.

PS926289J



B

MGA2020
ZONE 55

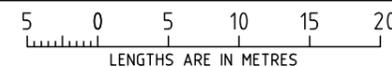


SEE SHEET FOUR



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SCALE
1:500



ORIGINAL SHEET SIZE A3	SURVEYORS REF No. 12633.02	VER 05	PLOTTED 28-01-2026 Sheet 3	P.J.L.
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CHRISTOPHER SCOTT FRANKS

Creation of restriction

Upon registration of this plan the following restrictions are to be created:

- 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.

Burdened Land: Lots 3216-3223 in PS926289J

Benefited Land: Lots 3216-3223 in PS926289J

Restriction:

The registered proprietor or proprietors for the time being of the Burdened Land must not carry out or permit any earthworks or construct any building or structure, or allow any condition to exist or otherwise do or omit to do anything, which results in the surface level at any point along the frontage of the Burdened Land being at a level lower than 175 millimetres above the level of the back of kerb directly opposite the corresponding point on the frontage at any time. For the purposes of this restriction, frontage means the title boundary of the Burdened Land adjoining Pistachio Court.

Expiry Date: No expiry date

- Burdened Land:** All lots except Lot B in PS926289J

Benefited Land: All lots except Lot B in PS926289J

Restriction:

No site cut can be undertaken on any lot which results in the surface level being lower than 300mm above the applicable 1% aep flood level unless the plans are approved by North Central Catchment Management Authority.

Expiry Date: 1st January 2040