## **PLAN OF SUBDIVISION**

**EDITION 1** 

Council Name: CITY OF GREATER BENDIGO

PS 904153K

Ref:

#### **Location of Land**

Parish: STRATHFIELDSAYE

Township: -----Section: -----

Crown Allotment: 39 (PART), 40A (PART) & 41A (PART)

Crown Portion: -----

Title Reference: VOL. FOL. & VOL.12529 FOL.997

Last Plan Reference: LOT A PS904152M & LOT A PS904143N

**Postal Address:** NEON CRESCENT (at time of subdivision) STRATHFIELDSAYE 3551

MGA Co-ordinates:E265 840Zone: 55(of approx. centre of landN5 923 860GDA 2020

in plan)

## **Notations**

<b>Identifier</b>	Council/Body/Person	Upon registration of this plan a restriction is to be created; see sheet four of this
ROAD R1	CITY OF GREATER BENDIGO	plan

Other Purpose of Plan:

The drainage and pipelines or ancillary purposes easements shown as E-3 on PS904152M and being wholly contained in Road R1 in this plan are to be removed upon registration of this plan

Grounds for Removal: Direction in planning permit AM/459/2020/A

Some easement identifiers have been omitted for clarity

The drainage easement shown as E-1 on PS904152M and being wholly contained in Road R1 in this plan is to be removed upon registration of this plan

Grounds for Removal: Direction in planning permit AM/459/2020/A

That part of the pipelines or ancillary purposes easement shown as E-2 on PS904152M and being within the Road R1 in this plan is to be removed upon registration of this plan

Grounds for Removal: Direction in planning permit AM/459/2020/A

### **Notations**

Vesting of Roads and/or Reserves

**Depth Limitation:** Does not apply

**Survey:** This plan is based on survey

**Planning Permit No.** AM/459/2020/A & D\$188/2016

This survey has been connected to permanent mark(s): 117 & 137

In Proclaimed Survey Area No. ------

### **Easement Information**

**Legend:** E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement or other Encumbrance A - Appurtenant Easement

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	PIPELINES OR ANCILLARY PURPOSES	3	PS904143N	COLIBAN REGION WATER CORPORATION
E-2, E-3	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	PS839663V	COLIBAN REGION WATER CORPORATION
E-3	DRAINAGE	3	PS839663V	CITY OF GREATER BENDIGO
E-4	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	PS9041252M	COLIBAN REGION WATER CORPORATION
E-6	DRAINAGE	2	PS904152M	CITY OF GREATER BENDIGO
	IMAGINE STAGE 16C - 11 LOTS	SURVEYOR'S	S FILE REF: 1065316C	VERSION 05 ORIGINAL SHEET Class 1 of 4 Sharts



ABN 11 103 336 358 WWW TOMKINSON COM

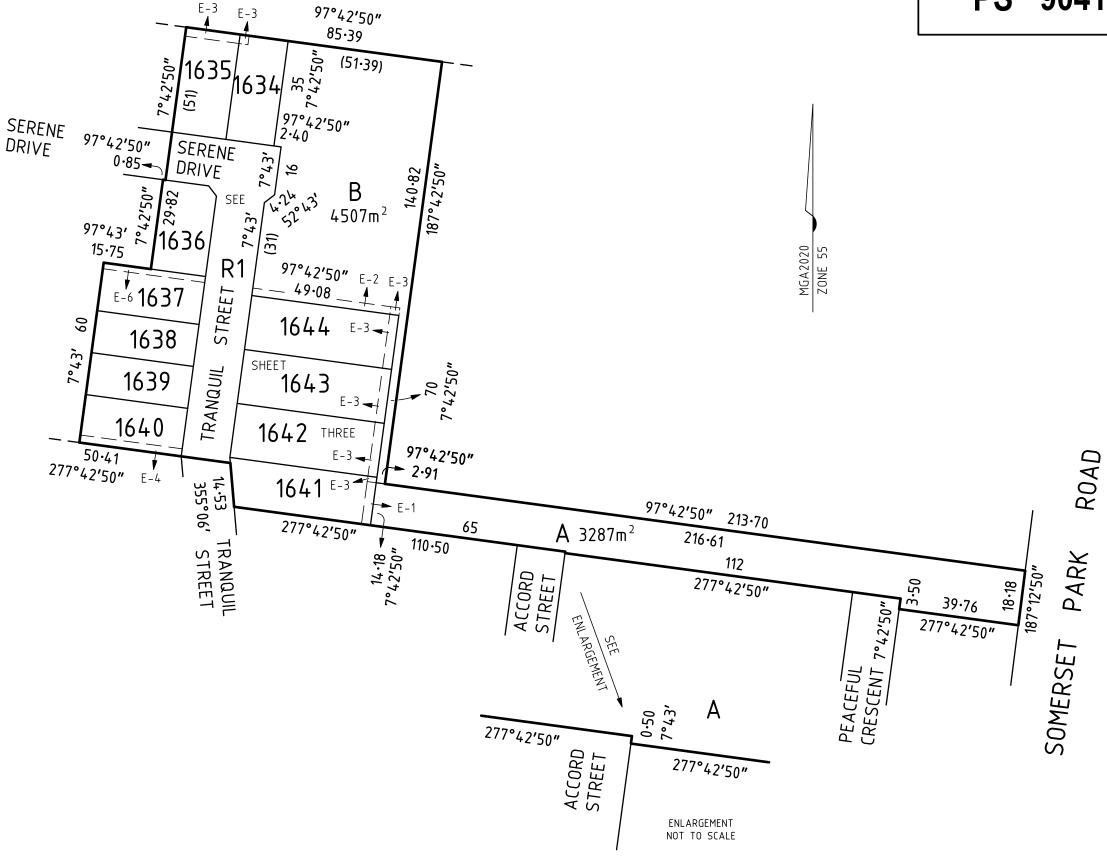
PLOTTED 20-03-2024 P.J.L.

VERSION 03

ORIGINAL SHEET SIZE: A3

Sheet 1 of 4 Sheets

# PS 904153K





SCALE	12.5 0	12.5	25	37.5	50	ORIGINAL	SURVEYORS REF No.	VER	PLOTTED 20-03-2024	P.J.L.
1:1250	LE	NGTHS ARE	IN MET	RES		SHEET SIZE A3	1065316C	05	Sheet 2	

#### PS 904153K 18 97°42′50″ 85.39 (16)**♥** E-3 1 7°76 51-39 1635 **1634** 560m<sup>2</sup> 7°42′50″ 630m<sup>2</sup> (35) 51 MGA2020 18 16 SERENE DRIVE 97°42′50″ 2.40 36.40 ≥ SERENE DRIVE 97°42′50″ 0∙85<del>~</del> 97°43′ 14·40 € В 52° 43'1 SHEET SEE TWO 1636 540m² 26.82 R1 $2029m^2$ (31) 97°43′ 97°43′ 15.75 18.25 E-6 E-2 (16) 1637 97°42′50″ $544m^2$ (16) 7°43′ 86-82 97°43′ (49.08) 85 STREET 7°43′ 34 1644 1638 883m<sup>2</sup> 9 476m<sup>2</sup>9 14 97°42′50″ 7°43′ 97°43′ E-3 -TRANQUIL (49.08) 34 1639 18 1643 476m<sup>2</sup>14 883m<sup>2</sup> 97°43′ | 8 7°42′50″ 97°42′50″ 34 E-3 **→** (16) (49-08) 1640 $544m^2$ (16) 2.50 38 1642 1.87 355°06′ 16.41 $883m^2$ 100 16·40 TRANQUIL STREET 277°42′50″



50.41

SCALE	5	0	5	10	15	20	ORIGINAL	SURVEYORS REF No.	VER	PLOTTED 20-03-2024	P.J.L.
1:500	لىسا		Ī NGTHS AR	E IN METR	RES		SHEET SIZE A3	1065316C	05	Sheet 3	

277°42′50″

97°42′50″

110.50

97°42′50″ 213·70

216.61

SEE SHEET TWO

97°42′50″

(49.08)

(45.50)

1641 757m<sup>2</sup>

# PS 904153K

#### **CREATION OF RESTRICTION**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED:

1. 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:** ALL THE LOTS IN THIS PLAN EXCEPT LOT B **BENEFITED LAND:** ALL THE LOTS IN THIS PLAN EXCEPT LOT B

**RESTRICTION:** 

THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH THE PROVISIONS RECORDED IN MCP T.B.A. EXCEPT WITH THE PRIOR WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY

EXPIRY DATE: T.B.A.



SCALE	0	ORIGINAL	SURVEYORS REF No.	VER	PLOTTED 20-03-2024	P.J.L.
N/A	LILLILLI LENGTHS ADE IN METDES	SHEET SIZE	1065316C	05	Sheet 4	