

PLAN OF SUBDIVISION

EDITION 1

PS 904146G

Location of Land

Parish: STRATHFIELDSAYE
Township: STRATHFIELDSAYE
Section: -----
Crown Allotment: 29 (PART) & 30 (PART)
Crown Portion: -----
Title Reference: VOL. 12570 FOL. 349

Last Plan Reference: LOT A PS914918V

Postal Address: 53 DUKES LANE
 (at time of subdivision) STRATHFIELDSAYE 3551

MGA Co-ordinates: E 265 530 Zone: 55
 (of approx. centre of land N 5 923 650 GDA 2020
 in plan)

Council Name: CITY OF GREATER BENDIGO **Ref:**

Vesting of Roads and/or Reserves

Notations

Identifier	Council/Body/Person
ROAD R1	CITY OF GREATER BENDIGO

Other Purpose of Plan
 To remove the State Rivers and Water Supply Commission created by Instrument L13995W as affects Lot A on this plan

Grounds for Removal
 By direction in Planning Permit AM/377/2022/A

CREATION OF RESTRICTION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS 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: ALL THE LOTS IN THIS PLAN

BENEFITED LAND: ALL THE LOTS IN THIS PLAN

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

Notations

Depth Limitation: Does not apply

Survey: This plan is based on survey

Staging: This is not a staged plan of subdivision

Planning Permit No. AM/377/2022/A

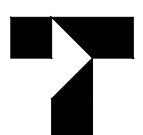
This survey has been connected to permanent mark(s): 117 & 137

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	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



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SURVEYOR'S FILE REF: 13520-30
 PLOTTED 23-10-2024 M.N.S

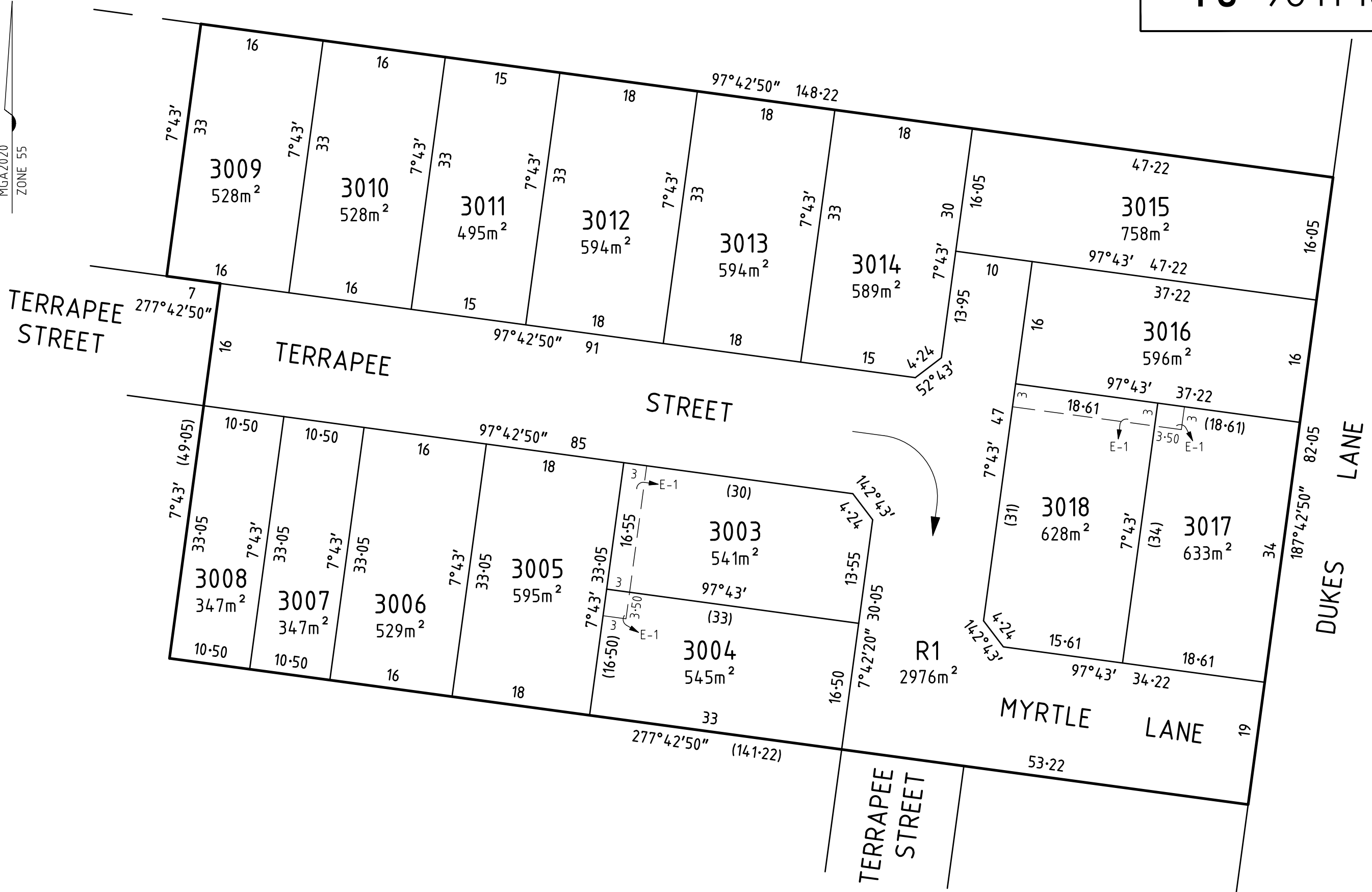
VERSION 12

ORIGINAL SHEET
 SIZE: A3

Sheet 1 of 2 Sheets

CHRISTOPHER SCOTT FRANKS

MGA2020
ZONE 55

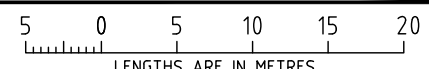



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SCALE 1:500



LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3	SURVEYORS REF No. 13520-30	VER 12	PLOTTED 23-10-2024	M.N.S.
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CHRISTOPHER SCOTT FRANKS