

# PLAN OF SUBDIVISION

EDITION 1

PS 839663V

## Location of Land

**Parish:** STRATHFIELDSAYE  
**Township:** STRATHFIELDSAYE  
**Section:** -----  
**Crown Allotment:** 39 (PART), 40 (PART) & 40 A (PART)  
**Crown Portion:** -----  
**Title Reference:** VOL. FOL. T.B.A., VOL. FOL. T.B.A & VOL.9476 FOL.705  
**Last Plan Reference:** LOT A (PART) & LOT B (PART) PS839660C & LOT 2 PS723842S  
**Postal Address:** 80 DUKES LANE  
 (at time of subdivision) STRATHFIELDSAYE 3551  
  
**MGA Co-ordinates:** E 265 730 Zone: 55  
 (of approx. centre of land N 5 923 880 GDA 2020  
 in plan)

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

## Vesting of Roads and/or Reserves

Identifier	Council/Body/Person
ROAD R1	CITY OF GREATER BENDIGO
ROAD R2	CITY OF GREATER BENDIGO
RESERVE No.1	POWERCOR AUSTRALIA LTD

## Notations

The supply of electricity easement shown as E-1, E-2 & E-3 on PS723842S is to be removed upon registration of this plan  
 The carriageway easement shown as E-2, E-3, E-4 and E-5 on PS723842S is to be removed upon registration of this plan  
 The transmission of telecommunications signals by underground cables easement shown as E-3 and E-4 on PS723842S is to be removed upon registration of this plan  
 The water supply easements vide transfers J77639, J122327 and J188195 over the easement E-6 on PS723842S is to be removed upon registration of this plan

## Notations

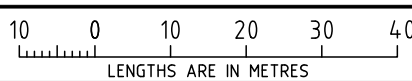
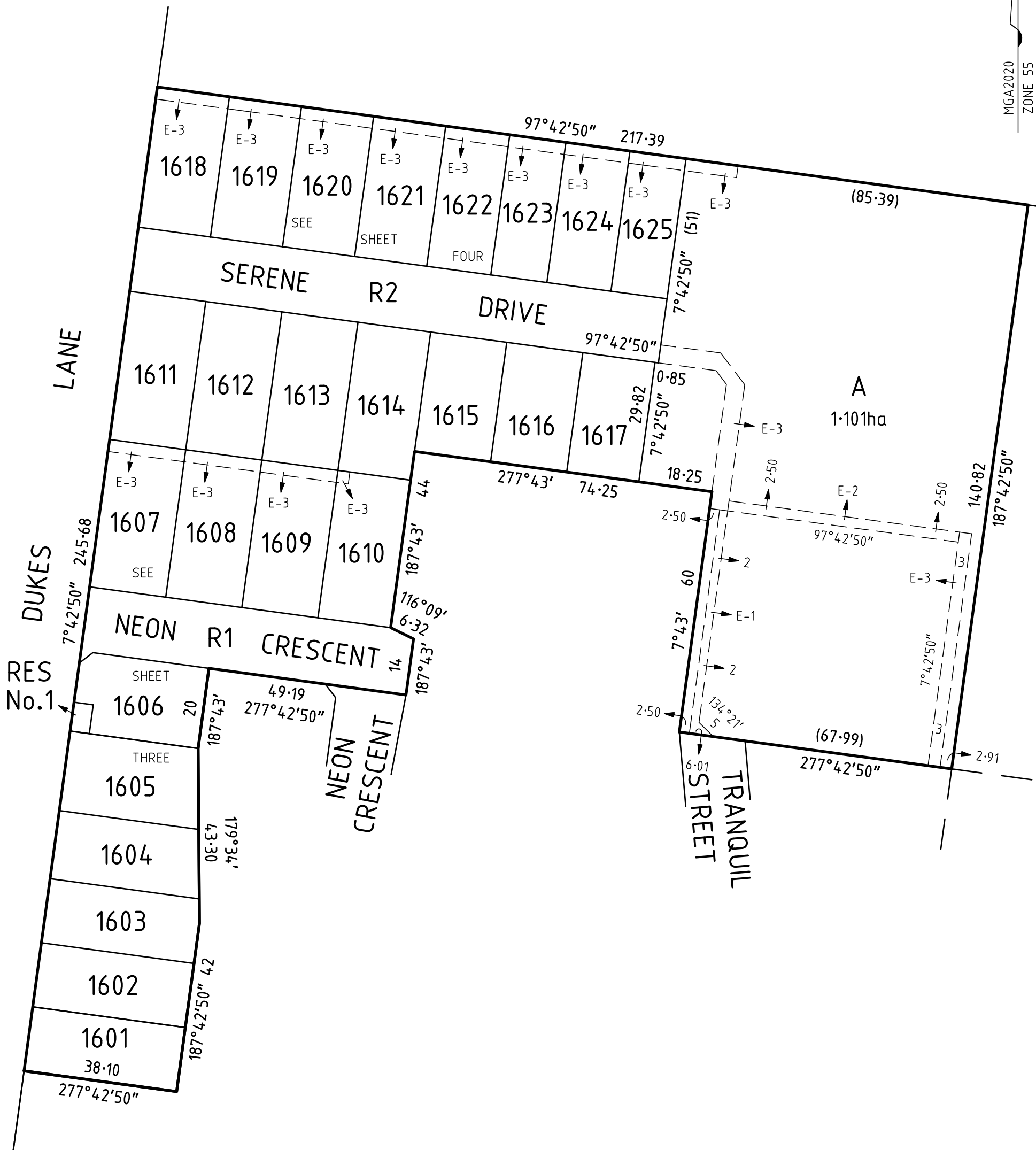
**Depth Limitation:** Does not apply  
**Survey:** This plan is based on survey  
**Staging:** This is not a staged plan of subdivision  
**Planning Permit No.** DS/188/2016 and DS/459/2020  
**This survey has been connected to permanent mark(s):** 117, 130 & 137  
**In Proclaimed Survey Area No.** -----

**WARNING:**  
 This document is a copy of an unregistered plan. It is preliminary in nature and remains so until it is ultimately registered at Land Victoria and titles have been amended or issued. Until that time changes may be made to this document without any notification. Tomkinson Group accepts no liability for any loss or damage arising from the use of this plan without you first having confirmed in writing, from Tomkinson, the currency and suitability of this document for your particular intended use.

## Easement Information

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

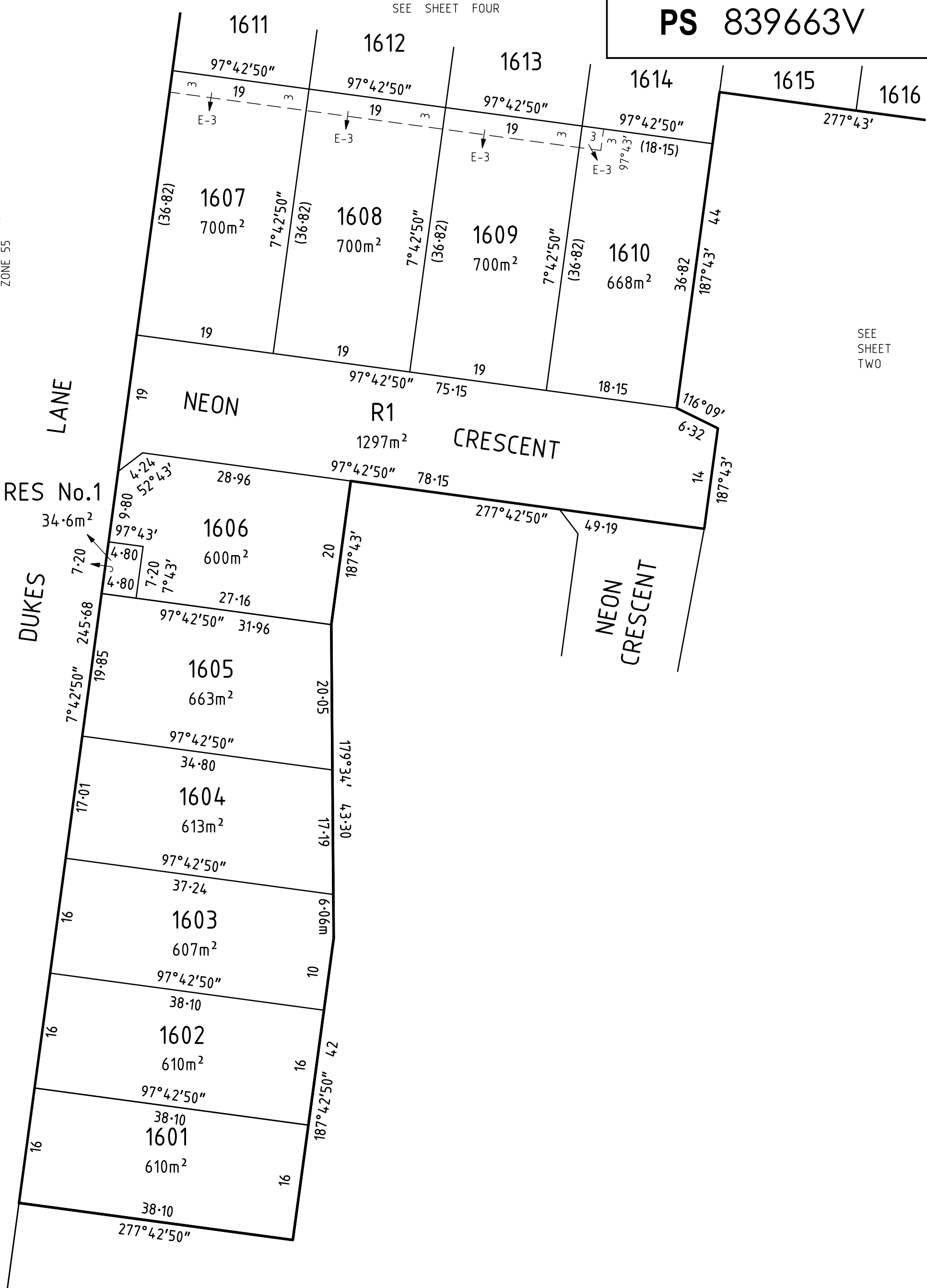
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-3	DRAINAGE	SEE DIAG	THIS PLAN	CITY OF GREATER BENDIGO
E-2, E-3	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	THIS PLAN - SEC 136 WATER ACT 1989	COLIBAN REGION WATER CORPORATION



SEE SHEET FOUR

PS 839663V

MGA2020  
ZONE 55



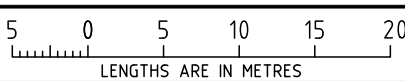
SEE SHEET TWO

**Tomkinson**  
SURVEY • ENGINEERING • PLANNING • PROJECT MANAGEMENT

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SCALE 1:500

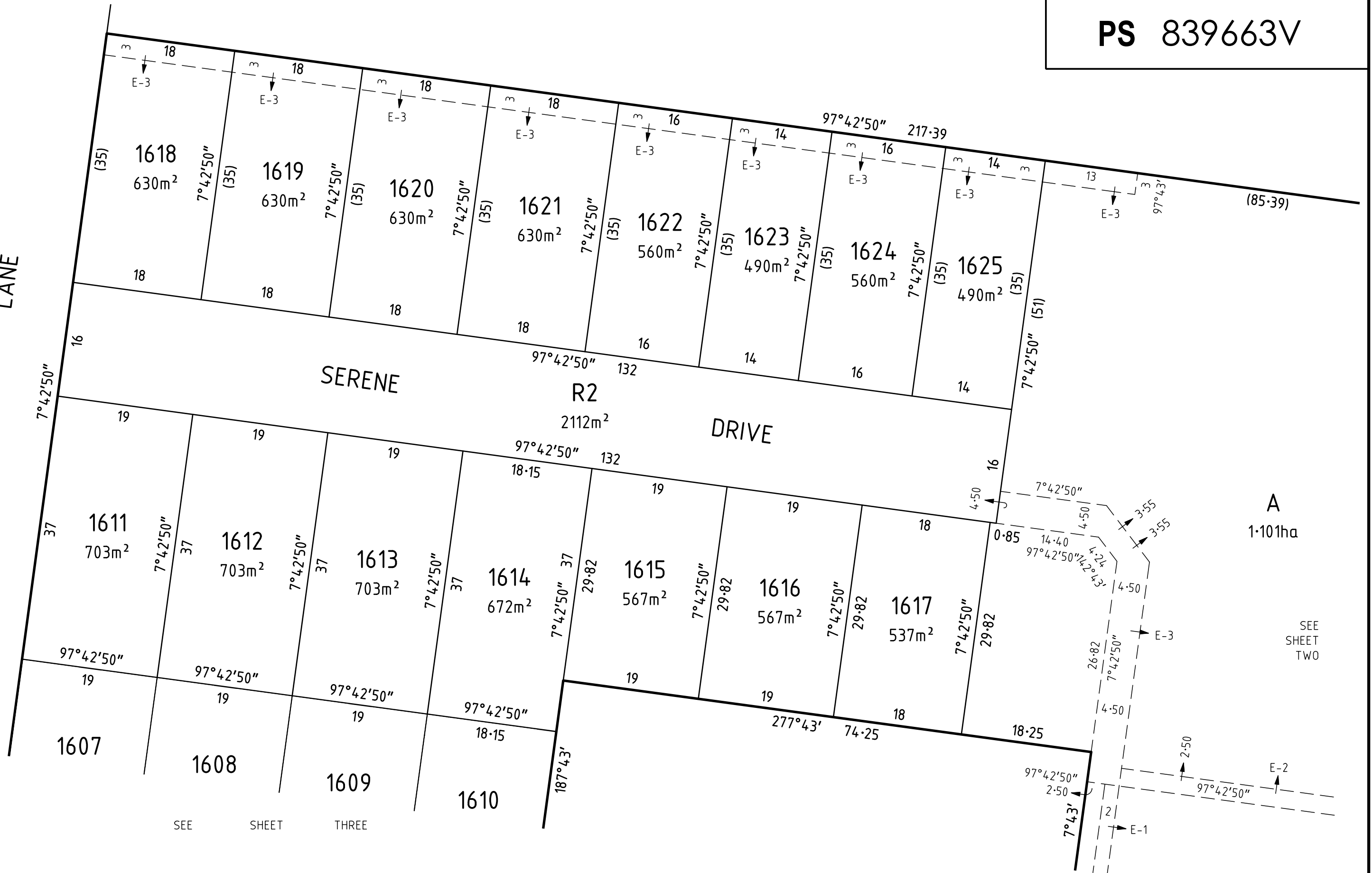


ORIGINAL SHEET SIZE A3	SURVEYORS REF No. 1065316	VER 03	PLOTTED 09-09-2021	P.J.L.
			Sheet 3	

CHRISTOPHER SCOTT FRANKS

MGA2020  
ZONE 55

LANE  
DUKES



SEE SHEET THREE

SEE SHEET TWO

