

# PLAN OF SUBDIVISION

EDITION 1

PS 848026C

## Location of Land

**Parish:** STRATHFIELDSAYE  
**Township:** STRATHFIELDSAYE  
**Section:** SECTION  
**Crown Allotment:** 31, 31<sup>A</sup>, 32, 33, 33<sup>A</sup> & 33<sup>B</sup>  
**Crown Portion:** -----  
**Title Reference:** VOL.10567 FOL.871 & VOL.11555 FOL.954  
  
**Last Plan Reference:** TP020600A & TP954658G  
  
**Postal Address:** 59 DUKES LANE  
 (at time of subdivision) STRATHFIELDSAYE 3551  
  
**MGA Co-ordinates:** E 265 540 Zone: 55  
 (of approx. centre of land N 5 923 850 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:  
 The water supply and drainage easement shown as E-1 on TP020600A and originating from L13595W is to removed upon registration of this plan  
 Gounds for removal:  
 Direction in planning permit DS/973/2020

## Notations

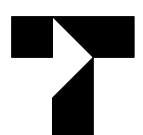
**Depth Limitation:** 15.24 metres below the surface  
 applies to crown allotments 31<sup>A</sup> & 33<sup>B</sup> only  
**Survey:** This plan is based on survey  
**Staging:** This is not a staged plan of subdivision  
**Planning Permit No.** DS/973/2020  
**This survey has been connected to permanent 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
NIL				



**Tomkinson**  
 SURVEY > ENGINEERING > PLANNING > PROJECT MANAGEMENT

IMAGINE STAGE 16B



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

SURVEYOR'S FILE REF: 1263301  
 PLOTTED 21-09-2021 PJL

VERSION 04

ORIGINAL SHEET  
 SIZE: A3

Sheet 1 of 3 Sheets

CHRISTOPHER SCOTT FRANKS

PS 848026C

DUKES LANE

102°22'50"

76.85

47°45'  
59.95

7°43'20"  
52.50

79°43'  
36.55

31°49'  
162.41

B  
6.983ha



97°33'20"  
62.36

315°05'11"  
81.35

28°41'20"  
67.05

270.17  
277°42'50"

97°42'50"  
36

1626

1627

1628

1629

1630

1631

18  
97°42'50"

1632

YELLOW BOX AVENUE

94  
7°42'50"  
R1

1633

18  
97°42'50"

84

110  
7°42'50"

LANE  
DUKES LANE

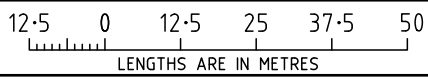


**Tomkinson**  
SURVEY ▸ ENGINEERING ▸ PLANNING ▸ PROJECT MANAGEMENT

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



SCALE 1:1250



LENGTHS ARE IN METRES

CHRISTOPHER SCOTT FRANKS

ORIGINAL SHEET SIZE A3	SURVEYORS REF No. 1263301	VER 04	PLOTTED 21-09-2021	PJL
			Sheet 2	

MGA2020  
ZONE 55

B

YELLOW BOX AVENUE

LANE  
DUKES

