

# PLAN OF SUBDIVISION

EDITION 1

PS 914918V

## Location of Land

**Parish:** STRATHFIELDSAYE  
**Township:** STRATHFIELDSAYE  
**Section:** -----  
**Crown Allotment:** 29 (PART), 30 (PART) & 30A (PART)  
**Crown Portion:** -----  
**Title Reference:** VOL.9775 FOL.722  
  
**Last Plan Reference:** LOT 1 LP209135D  
  
**Postal Address:** 53 DUKES LANE  
 (at time of subdivision) STRATHFIELDSAYE 3551  
  
**MGA Co-ordinates:** E 265 370 Zone: 55  
 (of approx. centre of land N 5 923 670 GDA 2020  
 in plan)

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

## Vesting of Roads and/or Reserves

Identifier	Council/Body/Person
ROAD R1 RESERVE No.1	CITY OF GREATER BENDIGO CITY OF GREATER BENDIGO

## Notations

Other Purpose of Plan  
 To remove the State Rivers and Water Supply Commission Easement E-1 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 PS914918V  
**BENEFITED LAND:** ALL THE LOTS IN IN PS914918V  
**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:** 15.24 METRES BELOW THE SURFACE  
 APPLIES TO CROWN ALLOTMENT 30A (PART) ONLY

**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	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	THIS PLAN - SEC 136 WATER ACT 1989	COLIBAN REGION WATER CORPORATION



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

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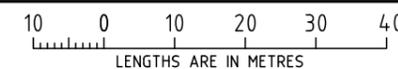
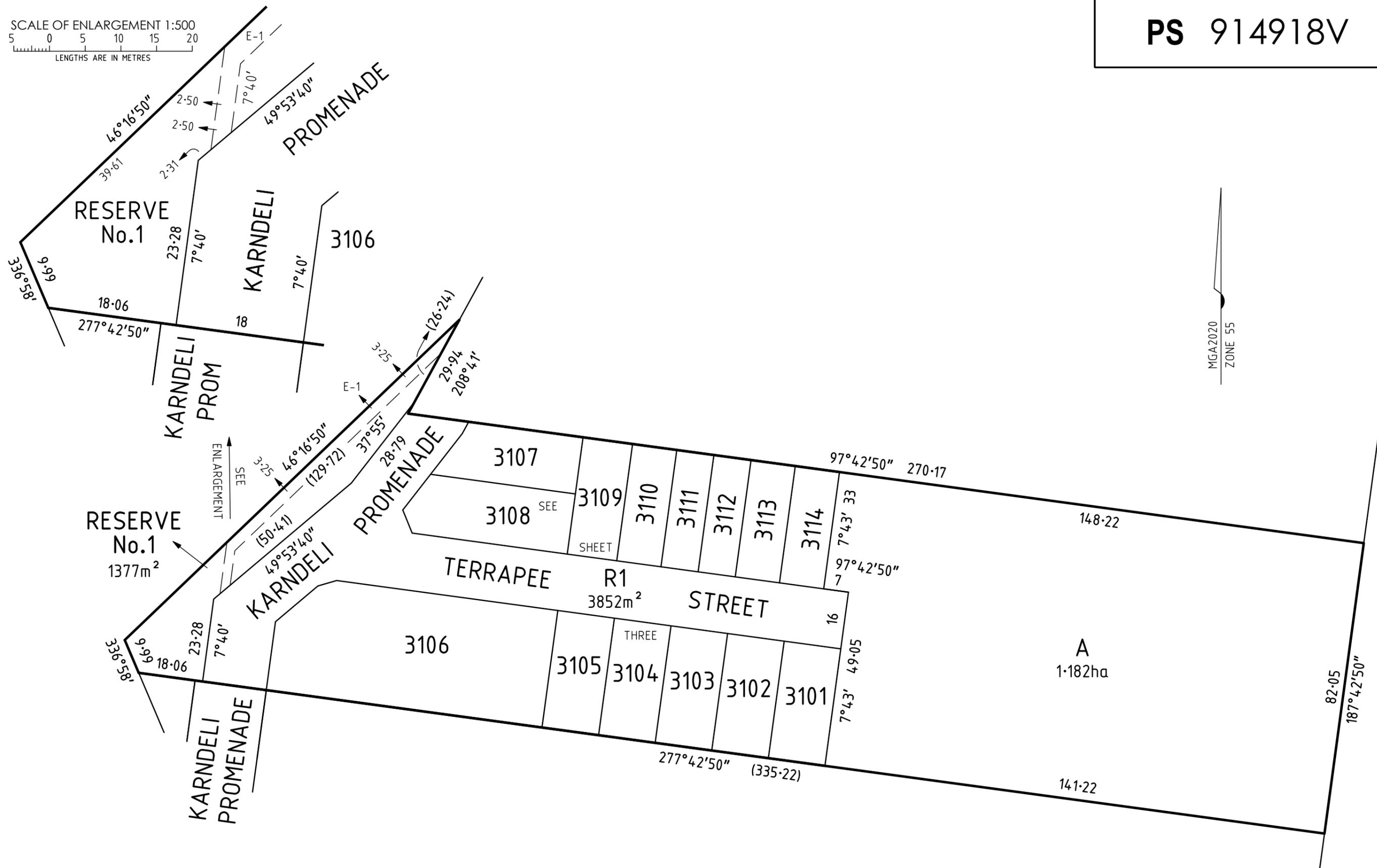
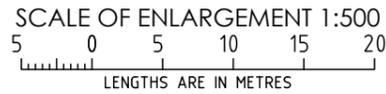
SURVEYOR'S FILE REF: 13520-31  
 PLOTTED 13-09-2023 P.J.L.

VERSION 07

ORIGINAL SHEET  
 SIZE: A3

Sheet 1 of 3 Sheets

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MGA2020  
ZONE 55

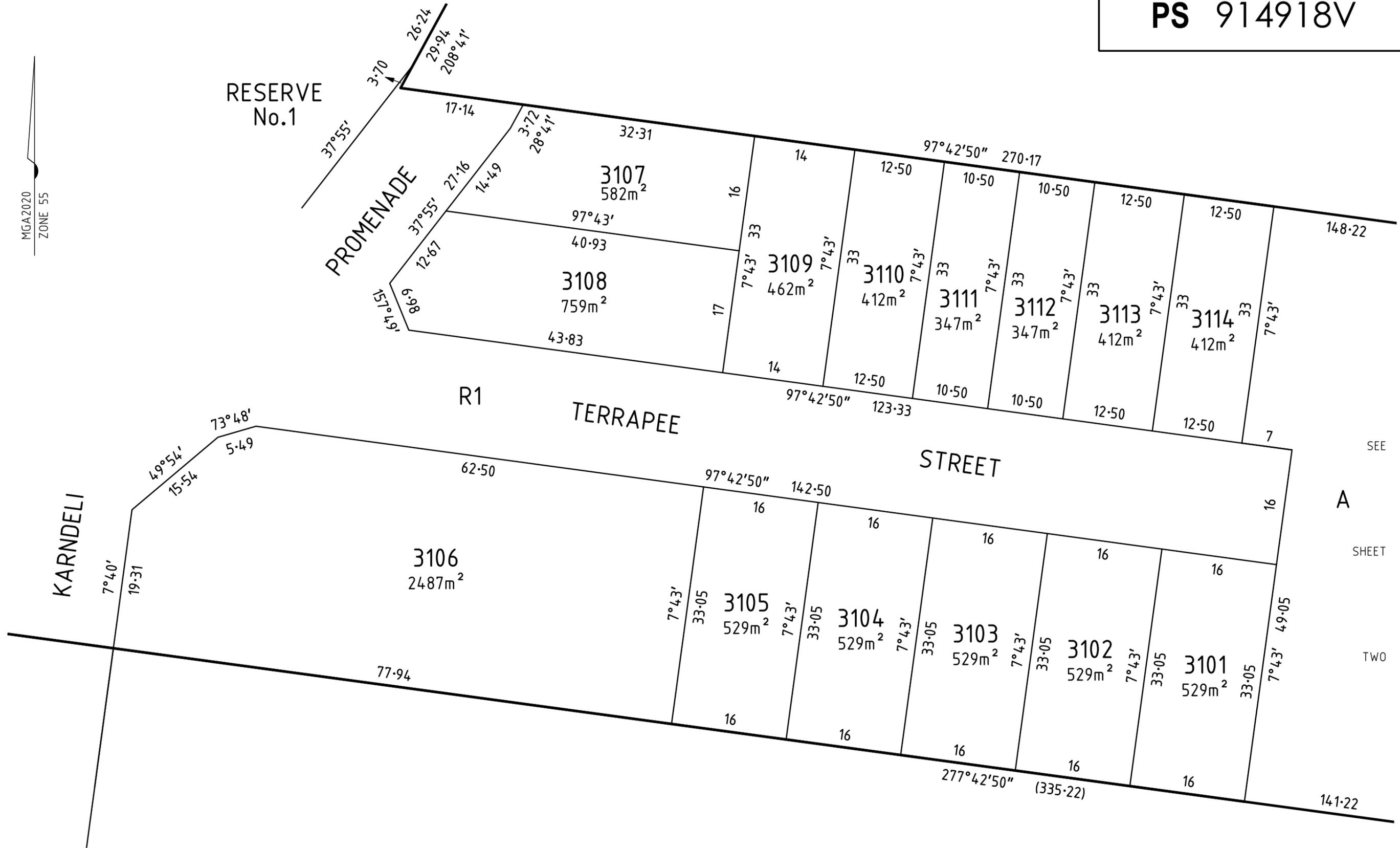
RESERVE  
No.1

PROMENADE

R1  
TERRAPEE

STREET

KARNDALI



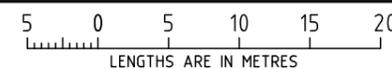
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SCALE  
1:500



ORIGINAL  
SHEET SIZE  
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Sheet 3

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