

# PLAN OF SUBDIVISION

EDITION 1

**PS827031D**

## LOCATION OF LAND

PARISH: STRATHFIELDSAYE

TOWNSHIP: STRATHFIELDSAYE

SECTION:

CROWN ALLOTMENT: 5 (PART) &amp; 5A (PART)

CROWN PORTION:

TITLE REFERENCE: C/T VOL 10405 FOL 212

LAST PLAN REFERENCE: LOT 1 on PS419383V

POSTAL ADDRESS: 150 Sullivans Road  
(at time of subdivision) STRATHFIELDSAYE 3551MGA2020 CO-ORDINATES: E: 265 250 ZONE: 55  
(of approx centre of land in plan) N: 5 923 880

Council Name: Greater Bendigo City Council

SPEAR Reference Number: S140708C

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL / BODY / PERSON
ROAD R-1	CITY OF GREATER BENDIGO
RESERVE No 1	CITY OF GREATER BENDIGO
RESERVE No 2	CITY OF GREATER BENDIGO

Creation of Restrictions apply to Lots in this plan. See Sheet 5 for description.

## NOTATIONS

DEPTH LIMITATION 15.24 metres below the surface

### SURVEY:

This plan is based on survey

### STAGING:

This is not a staged subdivision

Planning Permit No. DS/23/2016

This survey has been connected to permanent marks No(s). 25, 53, 68 &amp; 115

In Proclaimed Survey Area No.

## EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-1, E-2	Pipelines or Ancillary Purposes	See Diag	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation
E-2, E-3	Drainage	See Diag	This Plan	City of Greater Bendigo

Sullivans Road - Stage 1 (27 LOTS)

AREA OF STAGE - 3.668ha

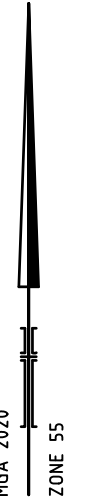
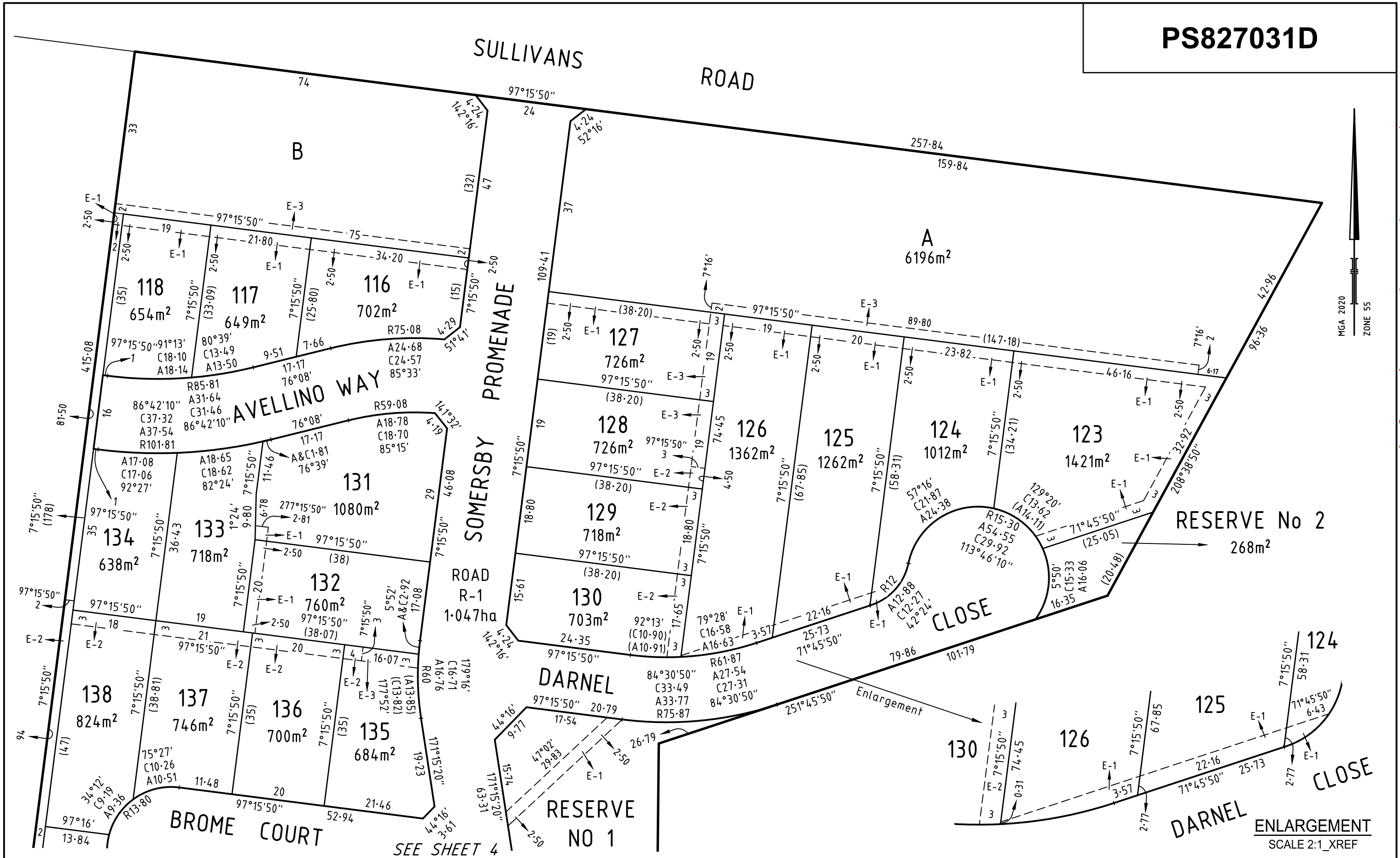
16 Bridge Street  
PO Box 1064  
Bendigo Vic 3550  
T 61 3 5448 2500  
spiire.com.au

SURVEYORS FILE REF: 306170SV00

Digitally signed by: Michael John Meehan, Licensed Surveyor,  
Surveyor's Plan Version (6),  
05/08/2020, SPEAR Ref: S140708CORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 5





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SCALE 1: 750

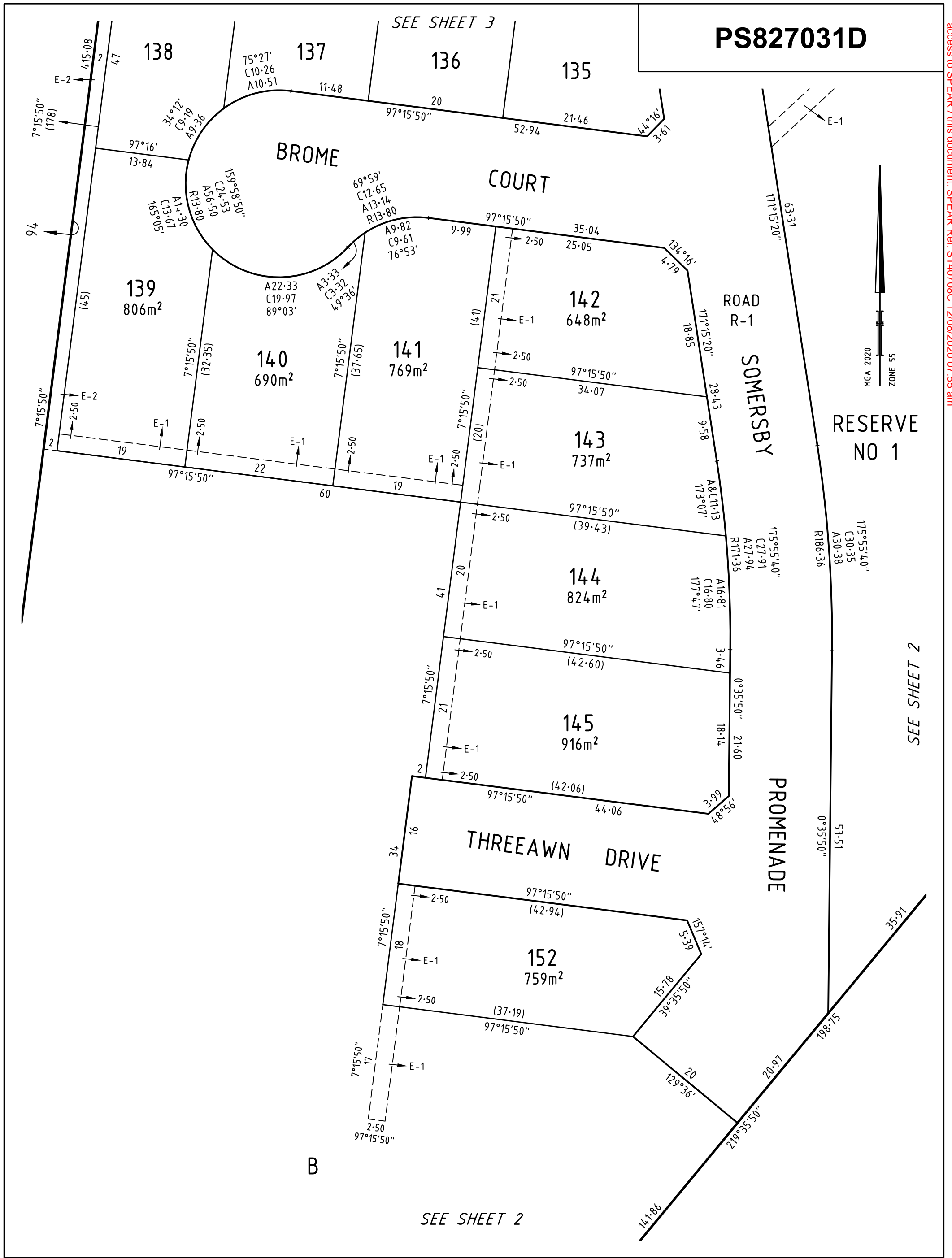
LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3

SHEET 3

PS827031D



RESERVE NO 1

MGA 2020 ZONE 55

SEE SHEET 2

SURVEYOR'S FILE REF: 306170SV00

SCALE 1: 500

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 4



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**SUBDIVISION ACT 1988**  
**CREATION OF RESTRICTION 1**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED:

**LAND TO BENEFIT & TO BE BURDENED:**

THE LAND IS TO BE BURDENED AND BENEFITED IN ACCORDANCE WITH THE FOLLOWING TABLE OF BURDENED AND BENEFITED LAND

**BURDENED LOT**

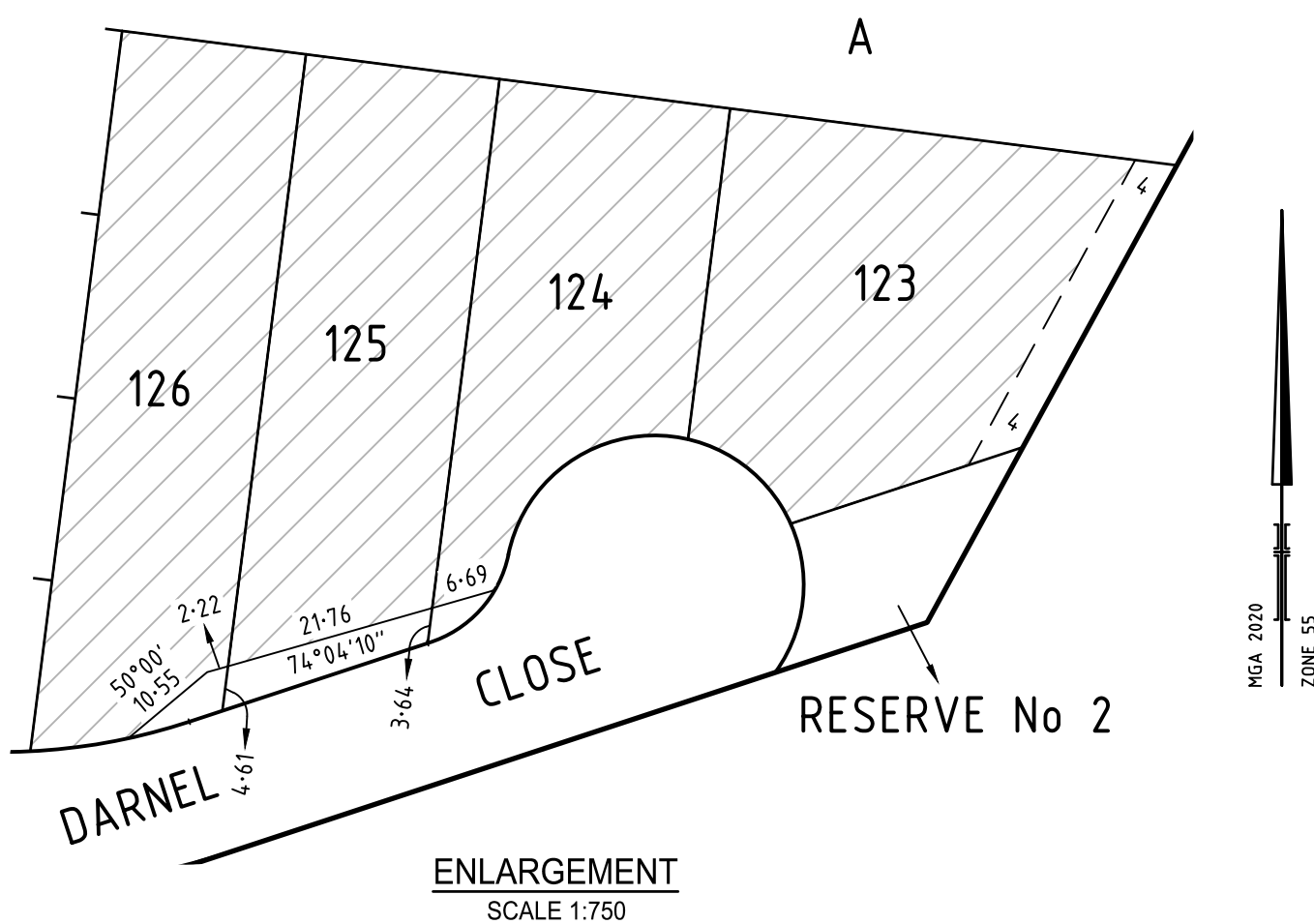
Lots 123-126 (both inclusive)

**BENEFITED LOT**


Lots 116 to 118 (both inclusive), Lots 123 to 145 (both inclusive) and Lot 152 on this plan

**Restriction:**

The owner or owners for the time being shall not construct or allow to be constructed any building outside of the area shown hatched on the diagram below unless with the prior written consent of the Responsible Authority and Goulburn Murray Water.



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