

# PLAN OF SUBDIVISION

UNDER SECTION 22 OF THE SUBDIVISION ACT 1988

EDITION 1

PS907238K

## LOCATION OF LAND

**PARISH:** STRATHFIELDSAYE  
**TOWNSHIP:** -  
**SECTION:** 19  
**CROWN ALLOTMENT:** 1A (PART) and 3 (PART)  
**CROWN PORTION:** -  
**TITLE REFERENCE:** VOL. 10547 FOL. 301  
VOL. 10279 FOL. 245  
**LAST PLAN REFERENCE:** LOT 2 ON PS432555S  
LOT 2 ON PS335930J  
**POSTAL ADDRESS:** 783-801 STRATHFIELDSAYE ROAD  
(at time of subdivision) STRATHFIELDSAYE 3551  
**MGA 2020 CO-ORDINATES:** E: 263 230 ZONE: 55  
(of approx centre of land in plan) N: 5 924 250

Council Name: Greater Bendigo City Council  
SPEAR Reference Number: S225857T

## VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
R-1	CITY OF GREATER BENDIGO
RESERVE No. 1	CITY OF GREATER BENDIGO
RESERVE No. 2	POWERCOR AUSTRALIA LIMITED

## NOTATIONS

LOTS 1 TO 3, 12 TO 21, 26, 27 AND 39 TO 49 HAVE BEEN OMITTED FROM THIS PLAN

**Further Purpose of Plan:**  
To remove E-1, E-2, E-3, E-4, E-7 and E-8 from PS432555S.

**Grounds for removal of easements:**  
By direction in Planning Permit No. AM/887/2021/A

## NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SEE SHEET 8 FOR RESTRICTIONS AFFECTING LOTS ON THIS PLAN

**SURVEY:** THIS PLAN IS BASED ON SURVEY  
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO(S).  
STRATHFIELDSAYE PM 1, PM 54, PM 114  
IN PROCLAIMED SURVEY AREA NO.

**STAGING:** THIS IS NOT A STAGED SUBDIVISION  
**PLANNING PERMIT No.:** AM/887/2021/A

RESERVE No 1 CONSISTS OF BARK RESERVE

## 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-3, E-5	PIPELINES OR ANCILLARY PURPOSES	SEE DIAGRAM	THIS PLAN- SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-2, E-3	DRAINAGE	SEE DIAGRAM	THIS PLAN	CITY OF GREATER BENDIGO
E-4, E-5	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAGRAM	THIS PLAN SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION



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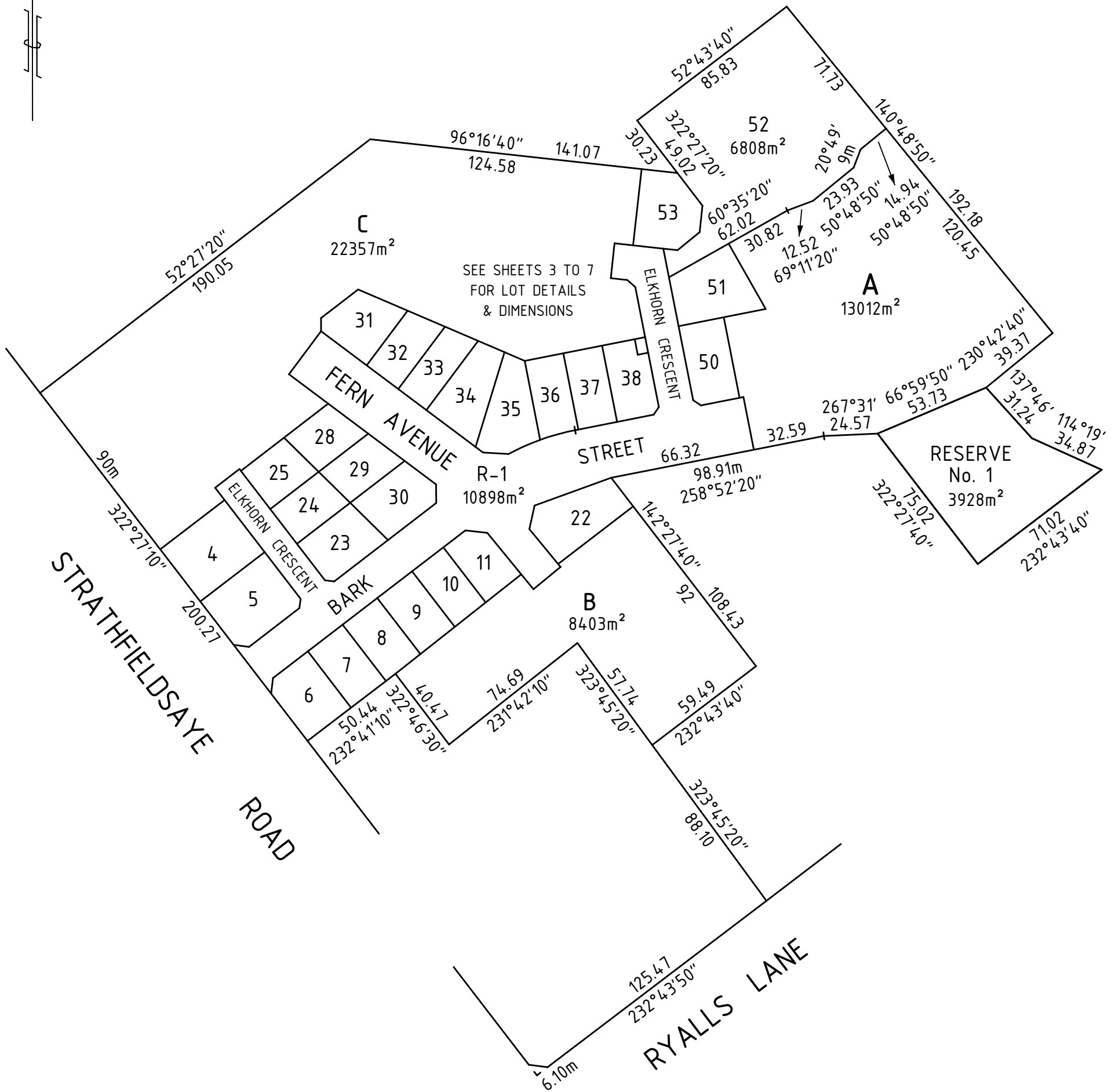
SURVEYORS FILE REF: 20360 VERSION: 04

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 8

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Surveyor's Plan Version (04),  
16/10/2024, SPEAR Ref: S225857T

MGA2020 ZONE 55



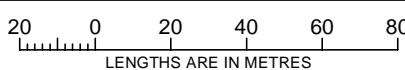
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SCALE  
1:2000



ORIGINAL SHEET  
SIZE: A3

SHEET 2

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SEE SHEET 5

SEE SHEET 2

C

FERN AVENUE

28  
596m<sup>2</sup>

25  
579m<sup>2</sup>

29  
600m<sup>2</sup>

30  
771m<sup>2</sup>

24  
585m<sup>2</sup>

23  
771m<sup>2</sup>

ELKHORN  
CRESCENT

4  
1110m<sup>2</sup>

5  
1093m<sup>2</sup>

R-1  
BARK

STREET

10

9

8  
648m<sup>2</sup>

7  
648m<sup>2</sup>

6  
796m<sup>2</sup>

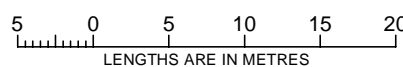
B

SEE SHEET 2

STRATHFIELDSAYE  
ROAD

MGA2020 ZONE 55

SCALE  
1:500



ORIGINAL SHEET  
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SHEET 3

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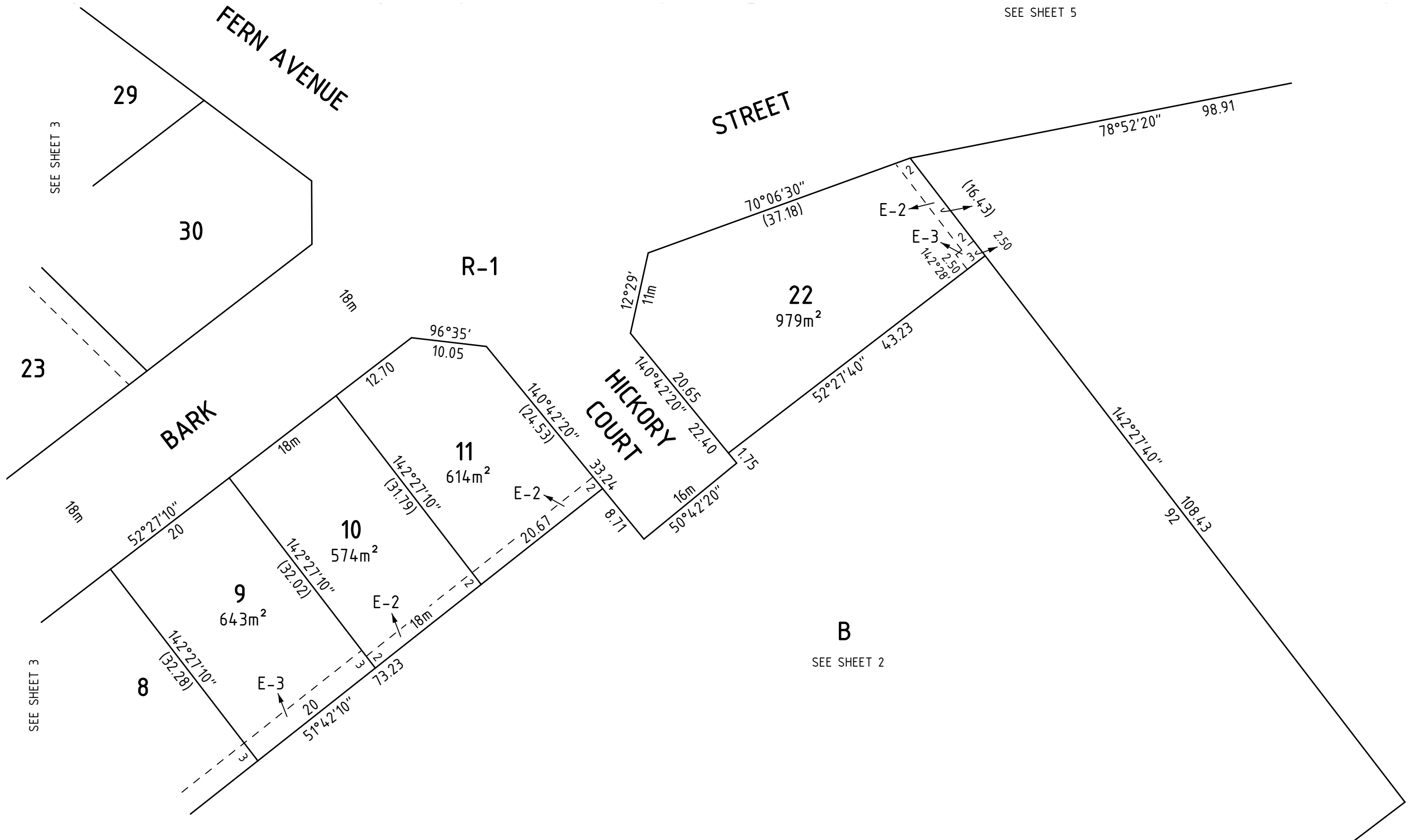
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SEE SHEET 5



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74 Maribyrnong Street Footscray 3011

SCALE  
1:500

LENGTHS ARE IN METRES

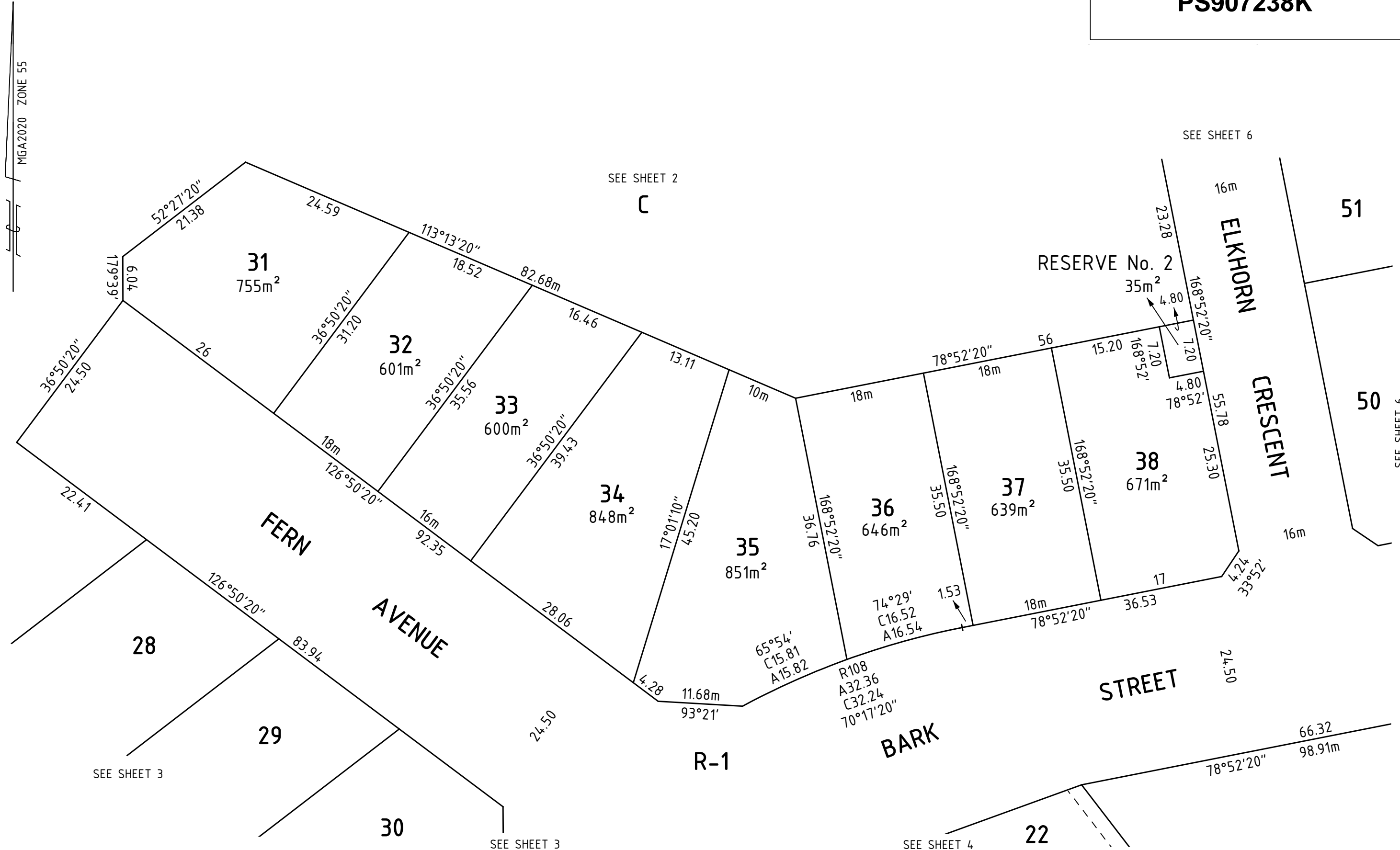
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SHEET 4

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SCALE 1:500

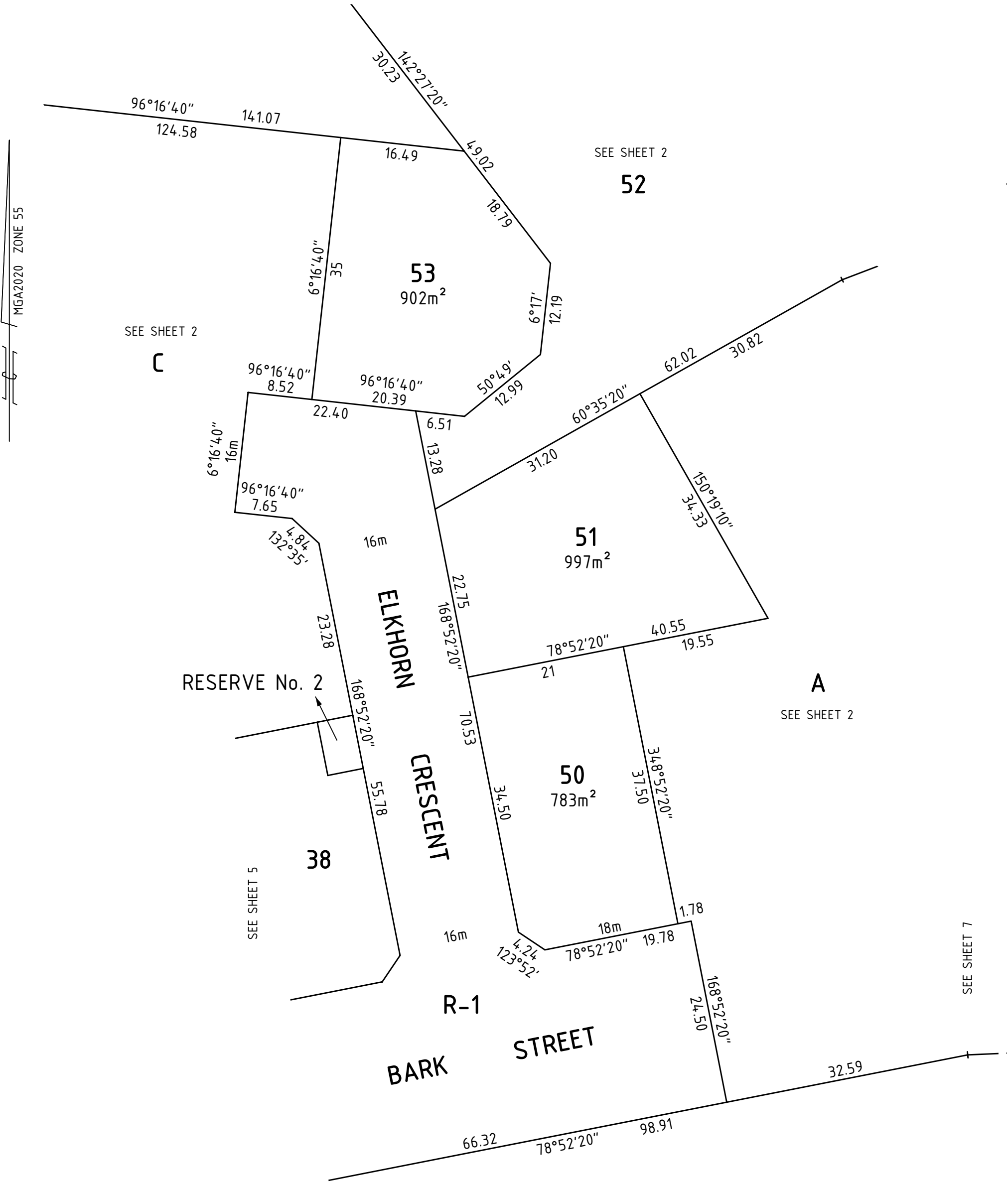
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SHEET 5





MGA2020 ZONE 55

SEE SHEET 2  
C

SEE SHEET 2  
52

A  
SEE SHEET 2

SEE SHEET 5

SEE SHEET 7

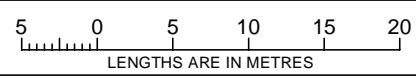


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SHEET 6

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**CREATION OF RESTRICTION 1**

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.


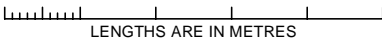
BURDENED LAND: LOTS 4, 5, 6, 22, 28, 29, 30 on this plan

BENEFITED LAND: LOTS 4 to 11, 22 to 25, 28 to 38, 50 to 53 on this plan

RESTRICTION: The burdened land cannot be used except in accordance with provisions recorded in MCP AA010374

Expiry Date: Not Applicable

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