

PLAN OF SUBDIVISION

EDITION 1

PS827034W

LOCATION OF LAND

PARISH: STRATHFIELDSAYE

TOWNSHIP:

SECTION: 15

CROWN ALLOTMENT: 17 (Part) & 20 (Part)

CROWN PORTION:

TITLE REFERENCE: C/T VOL 12093 FOL 887

VOL FOL

VOL FOL

LAST PLAN REFERENCE: Lot A on PS810191Y

Lot A on PS827021G

Lot B on PS827021G

POSTAL ADDRESS: Argyll Drive

(at time of subdivision) JUNORTOUN 3551

MGA94 CO-ORDINATES: E: 262 650 ZONE: 55

(of approx centre of land in plan) N: 5 926 490

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER

COUNCIL / BODY / PERSON

ROAD R-1

City of Greater Bendigo

Lots 1 to 8, 10 and 19 to 26 (all inclusive) have been omitted from this plan.

Creation of Restrictions applies to lots in this plan - See Sheet 4.

Further purpose of plan:

Removal of the remaining part of Carriageway Easement shown E-4 on PS726682W where now contained in Argyll Drive.

Grounds for Removal:

By consent of the relevant land owners under the powers of Section 6(1)(k) Subdivision Act 1988

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:

This plan is based on survey

STAGING:

This is not a staged subdivision

Planning Permit No. AM539-2012/B, AM/594/2012/A

This survey has been connected to permanent marks No(s).

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

SEE SHEET 2 FOR EASEMENT INFORMATION

MCIVOR FOREST ESTATE - STAGE 21 (16 LOTS)

AREA OF STAGE - 1.465ha

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

SURVEYORS FILE REF: 306675SV00

Licensed Surveyor: Michael Meehan

Version: 3

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 4

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	Drainage	See Diagram	PS539711K	Land in PS539711K
E-1	Pipelines or Ancillary Purposes	See Diagram	PS827021G - Sec 136 Water Act 1989	Coliban Region Water Corporation
E-2 & E-3	Pipelines or Ancillary Purposes	See Diagram	PS730855S - Sec 136 Water Act 1989	Coliban Region Water Corporation
E-3	Drainage	See Diagram	PS730855S	City of Greater Bendigo
E-4	Pipelines or Ancillary Purposes	3	PS726692T - Sec 136 Water Act 1989	Coliban Region Water Corporation
E-4	Drainage	3	PS726692T	City of Greater Bendigo
E-5	Pipelines or Ancillary Purposes	3	PS810191Y - Sec 136 Water Act 1989	Coliban Region Water Corporation
E-5	Drainage	3	PS810191Y	City of Greater Bendigo
E-6	Pipelines or Ancillary Purposes	3	PS827020J - Sec 136 Water Act 1989	Coliban Region Water Corporation
E-6	Drainage	3	PS827020J	City of Greater Bendigo
E-7 & E-8	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 Water Act 1989	Coliban Region Water Corporation
E-7 & E-9	Drainage	See Diagram	This Plan	City of Greater Bendigo

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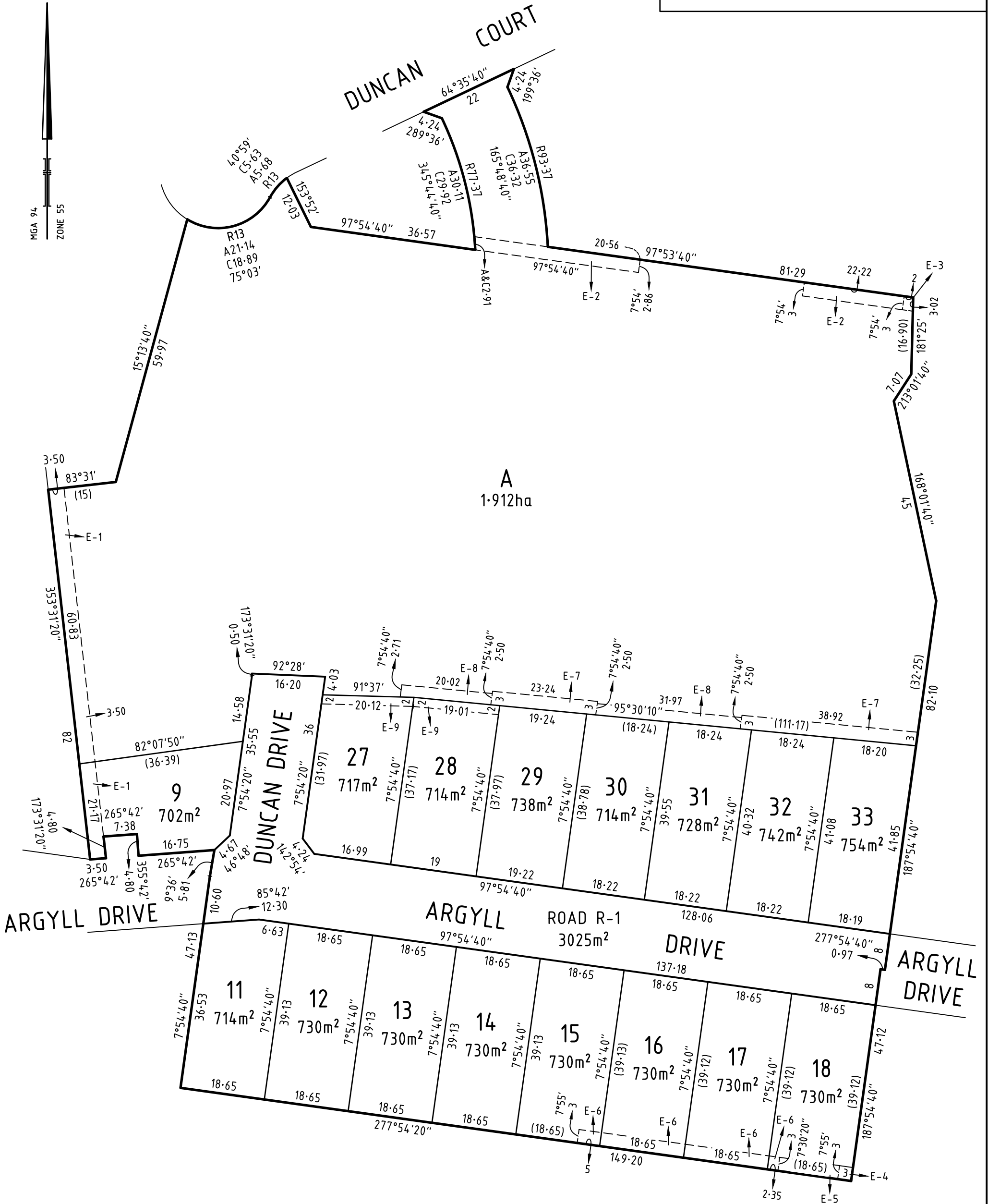
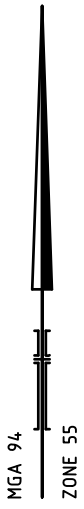
ORIGINAL SHEET
SIZE: A3

SHEET 2



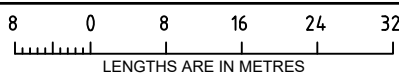
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SCALE
1: 800



ORIGINAL SHEET
SIZE: A3

SHEET 3



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**SUBDIVISION ACT 1988
CREATION OF RESTRICTION 'A'**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BENEFIT & TO BE BURDENED:

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

TABLE OF BURDENED AND BENEFITED LAND

BURDENED LOT

Lot 9

DESCRIPTION OF RESTRICTION:

BENEFITED LOT

Lots 11 to 18 (both inclusive) and Lots 27 to 33 (both inclusive)

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN OF SUBDIVISION SHALL NOT:

- (1) CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING INSIDE OF THE LAND SHOWN HATCHED ON THE DIAGRAM BELOW.
- (2) CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING OTHER THAN A SINGLE STOREY.

