

# PLAN OF SUBDIVISION

EDITION 1

**PS903665L**

## LOCATION OF LAND

PARISH: STRATHFIELDSAYE

TOWNSHIP: -

SECTION: 1

CROWN ALLOTMENT: 5 (PART), 6 (PART) &amp; 11 (PART)

CROWN PORTION: -

TITLE REFERENCE: C/T VOL 11591 FOL 753

LAST PLAN REFERENCE: LOT 2 ON PS723636V

POSTAL ADDRESS: EMU CREEK ROAD  
(at time of subdivision) STRATHFIELDSAYE 3551MGA2020 CO-ORDINATES: E: 264 555 ZONE: 55  
(of approx centre of land in plan) N: 5 922 700

Council Name: Greater Bendigo City Council

SPEAR Reference Number: S195003P

## 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	POWERCOR AUSTRALIA LTD

### Other purpose of this plan

To remove that part of Easement created in Inst. No. 376011 for Water Supply purposes that lies within this plan

### Grounds for removal of easement

By direction in City of Greater Bendigo Planning Permit DS/337/2017

## NOTATIONS

DEPTH LIMITATION : DOES NOT APPLY

### SURVEY:

This plan is based on survey

### STAGING:

This is not a staged subdivision

Planning Permit No. DS/337/2017

This survey has been connected to permanent marks No(s). 17, 20 &amp; 117

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-4	Water Supply	See Diagram	INST. No. 376011	Emu Valley Irrigation and Water Supply Trust
E-2, E-3 & E-4	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Water Region Water Corporation
E-2	Drainage	3	This Plan	City of Greater Bendigo
E-5	Powerline	See Diagram	This Plan - Sec 88 of the Electricity Industry Act 2000	Powercor Australia Ltd

EMU RISE - STAGE 1 (29 LOTS)

AREA OF STAGE - 3.443ha

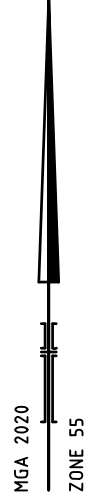
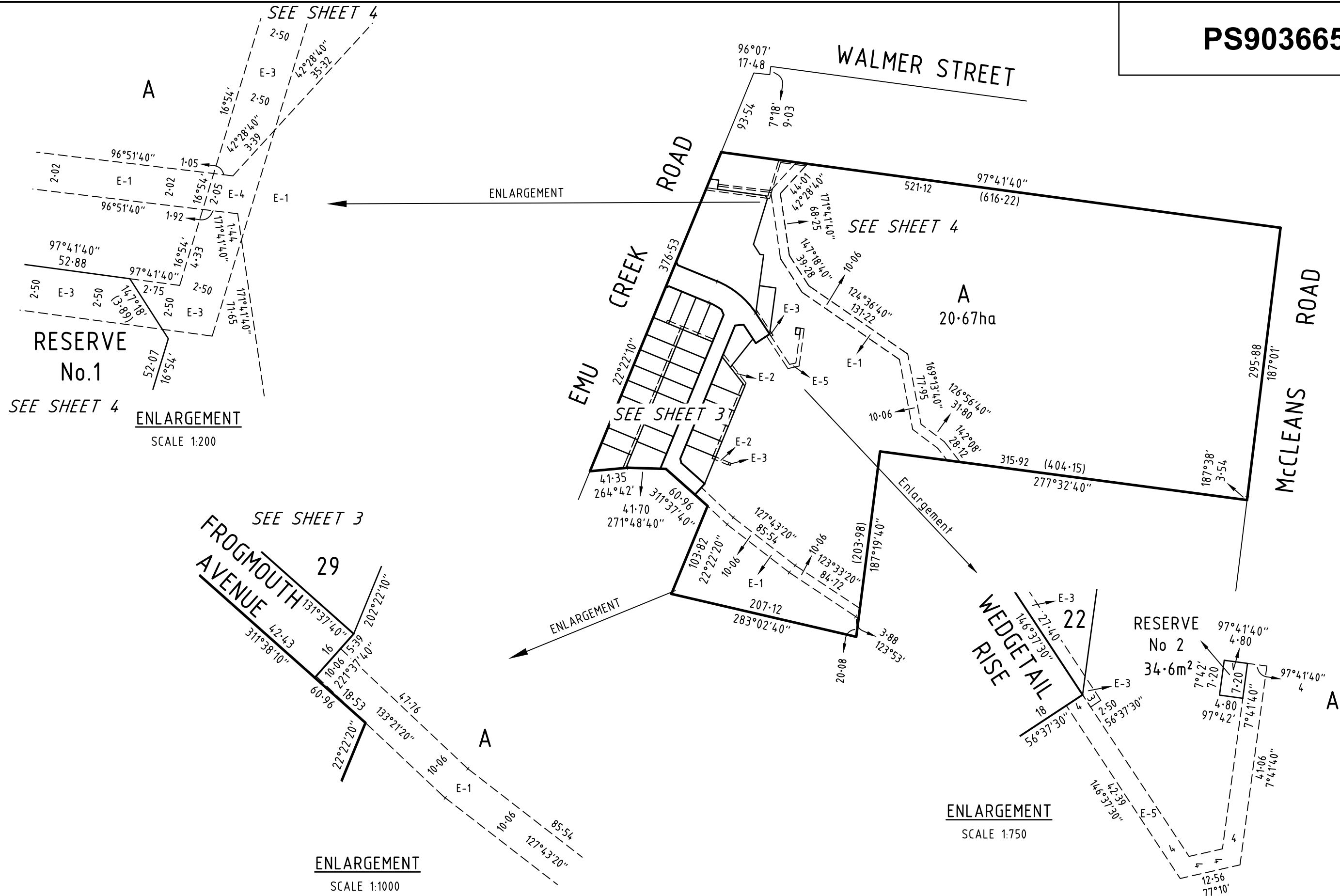
16 Bridge Street  
PO Box 1064  
Bendigo Vic 3550  
T 61 3 5448 2500  
spiire.com.au

SURVEYORS FILE REF: 308978SV00

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 5

Licensed Surveyor: James Philip Tyrrell  
Version: 2



SURVEYOR'S FILE REF: 308978SV00

**spiire**  
16 Bridge Street  
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Bendigo Vic 3550  
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SCALE 1: 4000

40 0 40 80 120 160  
LENGTHS ARE IN METRES

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Version: 2

ORIGINAL SHEET SIZE: A3

SHEET 2

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RESERVE  
No.1

SEE SHEET 4

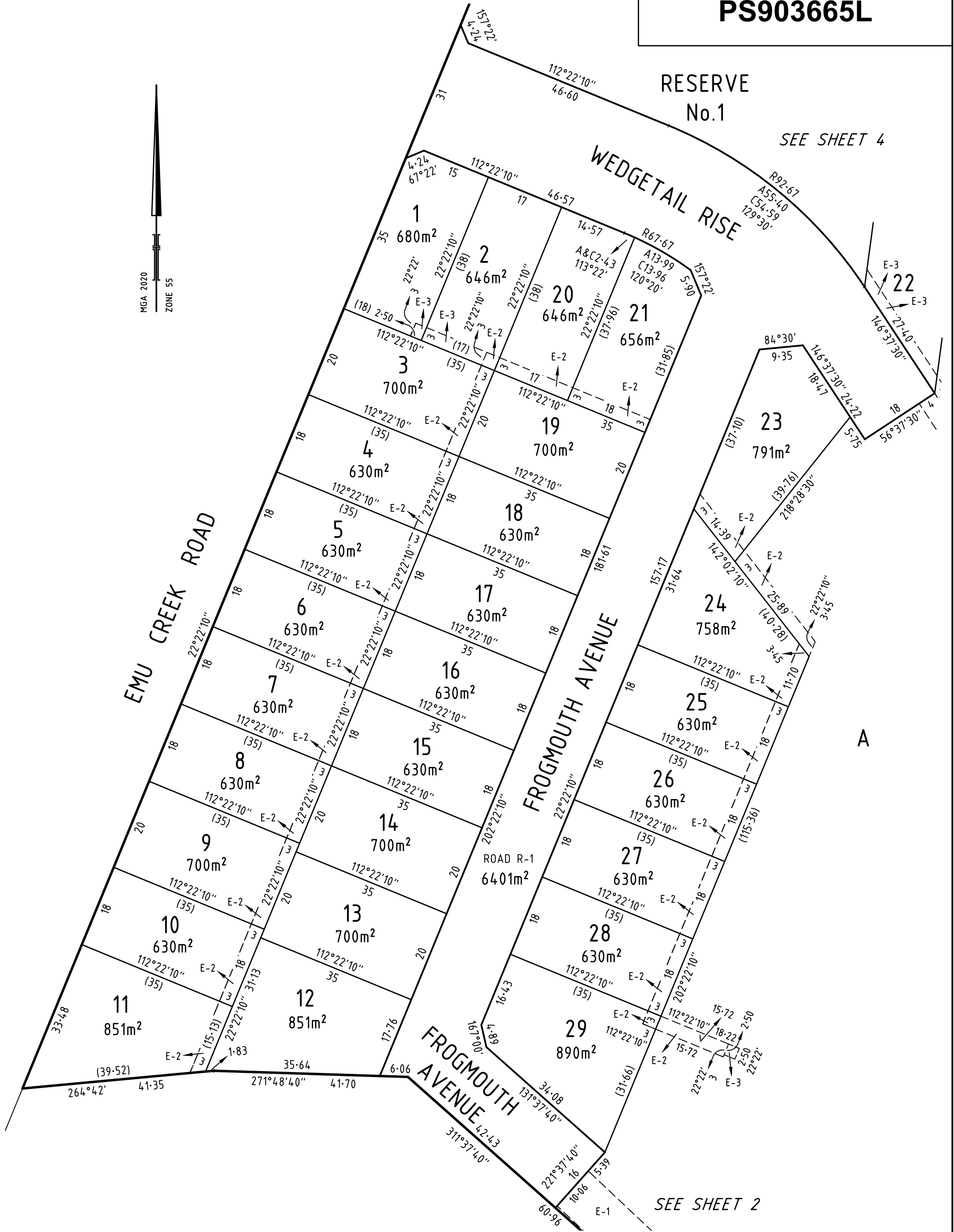
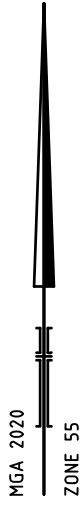
WEDGETAIL RISE

EMU CREEK ROAD

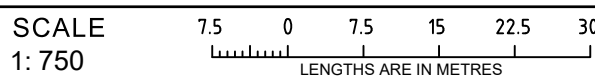
FROGMOUTH AVENUE

FROGMOUTH AVENUE

SEE SHEET 2



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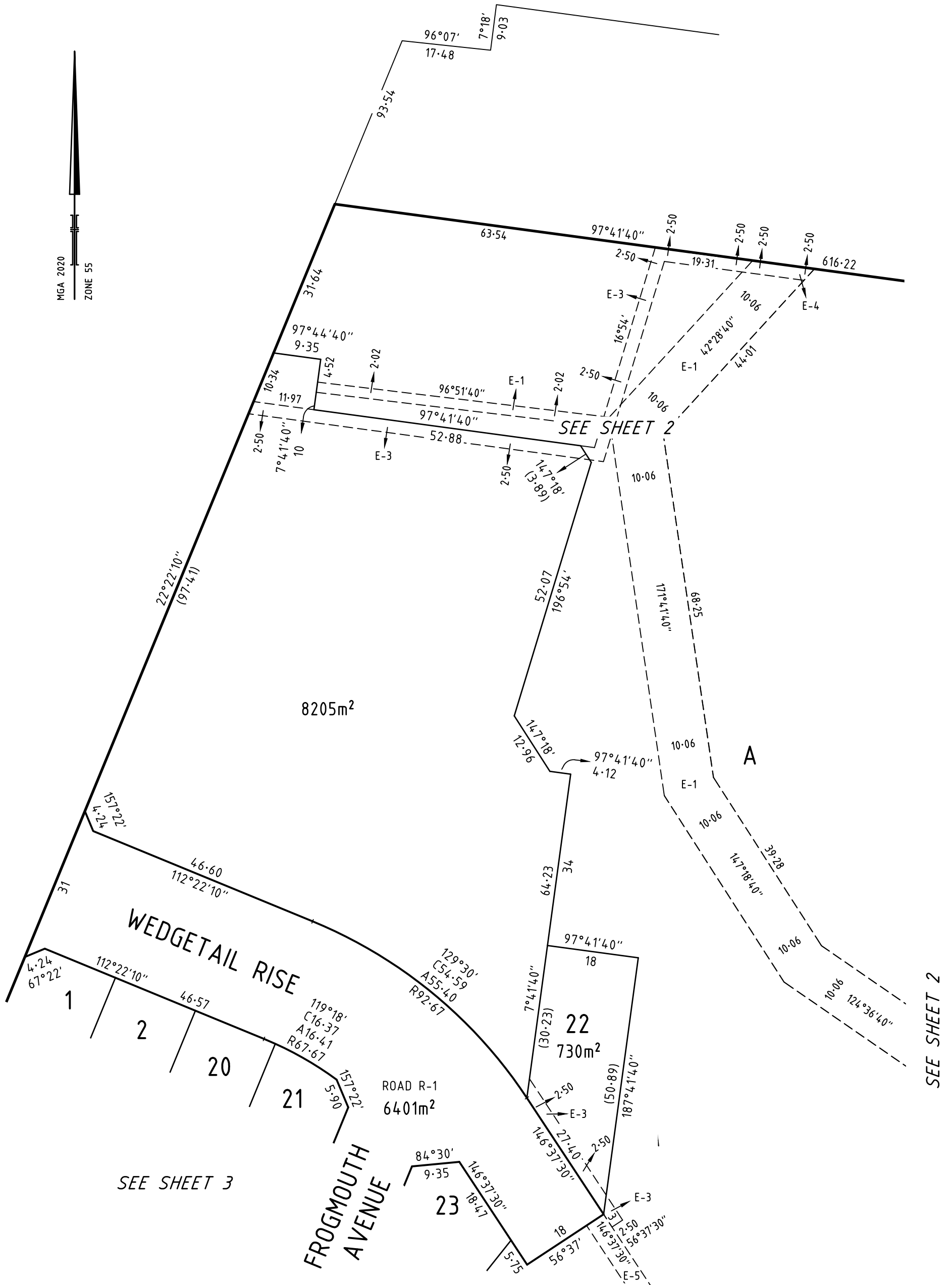
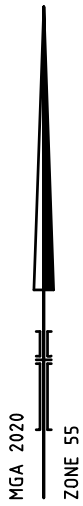
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SHEET 3



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SCALE 1: 750 LENGTHS ARE IN METRES

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SHEET 4



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CREATION OF RESTRICTION No. 1

The following restriction is to be created upon registration of this plan:

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 1 to 29 (both inclusive) on this plan  
Benefited Land: Lots 1 to 29 (both inclusive) on this plan


Restriction:

The burdened land must not be used or developed other than in accordance with the provisions recorded in the Memorandum of Common Provisions with dealing number AAxxxx.

Expiry Date:

This restriction will expire on 31 December 2032.

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