No. 9

PLAN LAYOUTS REQUIRED FOR SUBDIVISION ACT 1988
**Example 1 (2 Sheets)**

**Plan of Subdivision (2 Lots)**

**Regulation 10 Subdivision (Procedures) Regulations 1989**

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**PLAN OF SUBDIVISION**

<table>
<thead>
<tr>
<th>Location of Land</th>
<th>Stage No.</th>
<th>LTO use only</th>
<th>Plan Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parish: Elmore</td>
<td></td>
<td></td>
<td>PS 300004D</td>
</tr>
<tr>
<td>Township:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Section:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Crown Allotment:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Crown Portion:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LTO base record:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Title References:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vol: 8832 Fol: 456</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Council Certification and Endorsement**

- Council Name: Greater Bendigo City Council
- Ref: 76
- 1. This plan is certified under section 6 of the Subdivision Act 1988
- 2. This plan is certified under section 11(7) of the Subdivision Act 1988
- Date of Original Certification under section 6
- 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988

**Open Space**

- A requirement for public open space under section 10 of the Subdivision Act 1988 has been made

**Notations**

- This is not a staged subdivision
- Planning permit no:
- Survey: This plan is not based on survey
- This survey has been connected to permanent marks:
- In Proclaimed Survey Area no:

**Easement Information**

**Legend:**

- E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance
- A - Appurtenant Easement
- R - Encumbering Easement (Road)

<table>
<thead>
<tr>
<th>Subject Land</th>
<th>Purpose</th>
<th>Width (Metres)</th>
<th>Origin</th>
<th>Land Benefited/In Favour of</th>
</tr>
</thead>
<tbody>
<tr>
<td>E-1</td>
<td>Drainage</td>
<td>3</td>
<td>This plan</td>
<td>Lot 2</td>
</tr>
</tbody>
</table>

**Statement of Compliance/Exemption Statement**

- LTO use only
- Received
- Date: /

**LTO use only**

- PLAN REGISTERED
- TIME
- DATE: /
- Assistant Registrar of Titles
- Sheet 1 of 2 Sheets

**LICENSED SURVEYOR (PRINT)**

- SIGNATURE: ...
- DATE: /

**Original Sheet size A3**

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**Vesting of Roads or Reserves**

<table>
<thead>
<tr>
<th>Identifier</th>
<th>Council/Body/Person</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nil</td>
<td>Nil</td>
</tr>
</tbody>
</table>

**Depth Limitation**: 15.24 metres below the surface

- Applies to all land in the plan

- Lot 1 dimensions and the boundaries 204°40', 152 42 and 90°00', 663 5 have been derived by survey
- Area of lot 2 has been obtained by deduction from title

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**Staging**: This is not a staged subdivision
**Example 2 (2 Sheets)**
Plan of Subdivision showing specified easements
Regulation 10 Subdivision (Procedures)
Regulations 1989

<table>
<thead>
<tr>
<th>Location of Land</th>
<th>PLAN OF SUBDIVISION</th>
<th>Stage No.</th>
<th>LTO use only</th>
<th>Plan Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parish: Moorabbin</td>
<td>Council Certification and Endorsement</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Township:</td>
<td>Council Name: Bayside City Council</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Section: 9</td>
<td>Ref: 17856</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Crown Allotment: 19 (Part)</td>
<td>1 This plan is certified under section 6 of the Subdivision Act 1988</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Crown Portion:</td>
<td>2 This Plan is certified under section 11(7) of the Subdivision Act 1988</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LTO base record: Chart 22 - 3163</td>
<td>Date of Original Certification under section 6 / /</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Title References: Vol 4611 Fol 011</td>
<td>3 This is a statement of compliance issued under section 21 of the Subdivision Act 1988</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Last Plan Reference: LP 5403 Lot 7</td>
<td>Open Space</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Postal Address: 22 Beach Road</td>
<td>(i) A requirement for public open space under section 18 of the Subdivision Act 1988 has / has not been made</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(at time of subdivision) MOORABBIN 3189</td>
<td>(ii) The requirement has been satisfied</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AMG Co.-ordinates: E 329 100 Zone 55</td>
<td>(iii) The requirement is to be satisfied in Stage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(of approx centre of plan) N 5 793 700</td>
<td>Council delegate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vesting of Roads or Reserves</td>
<td>Council seal</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Identifier</td>
<td>Date / /</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nil</td>
<td>Re-certified under section 11(7) of the Subdivision Act 1988</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Council/Body/Person</td>
<td>Council delegate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nil</td>
<td>Council seal</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Staging</td>
<td>Date / /</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Survey</td>
<td>This is not a staged subdivision</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>This plan is not based on survey</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>In Proclaimed Survey Area no</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Easement Information**

| Easements and rights implied by section 12(2) of the Subdivision Act 1988 apply to all the land in this plan except for rights of way over lot 1 |
|------------------|------------------|------------------|------------------|------------------|
| Subject Land     | Purpose            | Width (Metres)   | Origin           | Land Benefited/In Favour of |
| E-1             | Way, drainage, sewerage and supply of gas, water, electricity and telephone service | 2-72 | This plan | Lot 1 |

**LTO use only**

Statement of Compliance/Exemption Statement

Received

Date / /

LTO use only

PLAN REGISTERED

TIME

DATE / /

Assistant Registrar of Titles

Sheet 1 of 2 Sheets

LICENSED SURVEYOR (PRINT)

SIGNATURE

DATE / /

REF

VERSION

DATE / /

COUNCIL DELEGATE SIGNATURE

Oriignal Sheet size A3
**Example 4 (1 Sheet)**

**Plan of Creation of Easement**

Regulation 10 Subdivision (Procedures) Regulations 1989

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**PLAN OF CREATION OF EASEMENT**

**LTO use only**

**EDITION**

**Council Certification**

Council Name: Warrambool City Council  
Ref: 1276

1. This plan is certified under section 6 of the Subdivision Act 1988
2. This plan is certified under section 11(7) of the Subdivision Act 1988.  
Date of original certification under section 6
3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Council delegate  
Council seal  
Date: / /  
Re-certified under section 11(7) of the Subdivision Act 1988

Council delegate  
Council seal  
Date: / /  

---

**Easement Information**

**Legend:**  
E - Encumbering Easement  
Condition in Crown Grant in the Nature of an Easement or Other Encumbrance  
A - Appurtenant Easement  
R - Encumbering Easement (Road)

<table>
<thead>
<tr>
<th>Subject</th>
<th>Purpose</th>
<th>Width (Metres)</th>
<th>Origin</th>
<th>Land Benefited / In Favour of</th>
</tr>
</thead>
<tbody>
<tr>
<td>E-1</td>
<td>Drainage</td>
<td>15</td>
<td>This plan</td>
<td>C/T Vol 1234 Fol 456</td>
</tr>
</tbody>
</table>

---

**Notations**

Depth Limitations: 15.24 metres below the surface applies to Crown Allotment 6 only

**Survey:**

This plan was not based on survey

This survey has been connected to permanent marks (SS) in Proclaimed Survey Area no

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**Sheet 1 of 1 Sheet**
Example 5 (1 Sheet)
Plan of Removal of Easement
Regulation 10 Subdivision (Procedures) Regulations 1989

Note: This plan example should not be used if the easement is being removed as part of a plan of subdivision or consolidation. If the easement is to be removed as part of a plan of subdivision or consolidation refer to Regulations 16 Subdivision (Procedures) Regulations 1989.

PLAN OF REMOVAL OF EASEMENT

<table>
<thead>
<tr>
<th>Location of Land</th>
<th>LTO use only</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parish: Meeral</td>
<td>LTO use only</td>
</tr>
<tr>
<td>Township:--------</td>
<td>LTO use only</td>
</tr>
<tr>
<td>Section: A</td>
<td>LTO use only</td>
</tr>
<tr>
<td>Crown Allotment: 6</td>
<td>LTO use only</td>
</tr>
<tr>
<td>Crown Portion:</td>
<td>LTO use only</td>
</tr>
<tr>
<td>LTO base record: Litho sheet 1 - 3078</td>
<td>LTO use only</td>
</tr>
<tr>
<td>Title Reference: Vol 2345 Fol 678</td>
<td>LTO use only</td>
</tr>
<tr>
<td>Last Plan Reference:</td>
<td>LTO use only</td>
</tr>
<tr>
<td>AGM Co-ordinates: E 134 400 Zone 54 (of Approx centre of plan) N 5 708 150</td>
<td>LTO use only</td>
</tr>
</tbody>
</table>

Council Certification
Council Name: Warrnambool City Council Ref 1123
1 This plan is certified under section 6 of the Subdivision Act 1988
2 This plan is certified under section 11(3) of the Subdivision Act 1988
Date of original certification under section 6 / /
3 This is a statement of compliance issued under section 21 of the Subdivision Act 1988
Council delegate
Council seal
Date / /
Re-certified under section 11(7)
Date / /
Council delegate
Council seal
Date / /

EASEMENT INFORMATION

Legend:

<table>
<thead>
<tr>
<th>Subject Land</th>
<th>Purpose</th>
<th>Width (Metres)</th>
<th>Origin</th>
<th>Land Benefited / In Favour of</th>
</tr>
</thead>
<tbody>
<tr>
<td>E-2</td>
<td>Water supply</td>
<td>15</td>
<td>N123456</td>
<td>Rural Water Commission</td>
</tr>
</tbody>
</table>

Assistant Registrar of Titles

Notations

Depth Limitation 15 24 metres below the surface
Purpose of plan
Removal of the easement E-2
Grounds for removal of easement
Warrnambool City Council Planning Permit no 1236
Survey
This plan was not based on survey
This survey has been conducted to permanent marks noted
In Proclaimed Survey Area no _______

PINNINGER

SCALE 100 0 100 200 300 400 500
LENGTHS ARE IN METRES

1000 10000
Sheet size A3

ORIGINAL LICENSED SURVEYOR (PRINT)

SIGNATURE DATE / /

REF VERSION

DATE / /
COUNCIL DELEGATE SIGNATURE

Sheet 1 of 1 Sheet