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| Example – general plan of subdivision |
| Plan under the *Subdivision Act 1988* |

This is a guide to preparing a plan under section 22 of the *Subdivision Act 1988*, which includes easements that overlap.

This example incorporates the Subdivision (Registrar’s Requirements) Regulations 2011 and includes items covered in other published examples.

## Key elements for preparing a plan of subdivision with easements

Note: some of the points below are referenced on the pages that follow.

1. Plans should use the latest templates on the SPEAR website at www.spear.land.vic.gov.au.
2. The ‘location of land’ panel must be completed and contain the latest title and plan references of the land subject to the plan. The plan must also show the relevant depth limitation, staging and survey notations.
3. The ‘vesting of roads and reserves’ panel must be completed even when no roads and/or reserves are being created in the plan.
4. The ‘easement table’ must be completed and show all information regarding existing and new easements.
5. For existing easements:   
   When the beneficiary of an existing easement is an authority, the original name of the authority at the time of the creation of the easement must be shown, not a current organisation name or successors in law.
6. For new easements:   
   Ensure that the purpose is valid as per the Acceptable easement purposes guide available at www.propertyandlandtitles.vic.gov.au/land-titles/subdivision-and-consolidation.
7. The plan diagram must be clear and easy to read when reduced to A4 size.
8. Boundaries and dimensions must be drawn to an acceptable standard. All boundaries that are not shown as a building boundary or an existing natural boundary must be fully dimensioned with a bearing and distance.
9. Brackets must be used to show ‘through distances’ between parcel boundaries, where an easement intersects that dimension.
10. A unique easement identifier must be shown for each easement that differs in purpose, origin or land benefited.
11. When two or more easements intersect or overlap, one unique easement identifier is to be shown in each portion of the easement on the plan diagram. Do not use two easement identifiers in one portion of an easement to depict an overlap.
12. When an easement completely overlaps a separate existing easement, widths must be shown for each segment of easement shown on the plan diagram, not a cumulative width on the easement table.   
      
    Note: The following example is a 2-lot subdivision with existing and new easements

Sheet 1 of plan includes location of land and easement details

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Sheet 2 of the plan includes diagram of two lots with several easements shown

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