PLAN OF SUBDIVISION

EDITION 1

PS845417C

LOCATION OF LAND

PARISH: BAGSHOT

TOWNSHIP:

SECTION: 12

CROWN ALLOTMENT: 3 (PART)

CROWN PORTION:

TITLE REFERENCE: C/T

LAST PLAN REFERENCE: LOT J ON PS845415G

POSTAL ADDRESS: WARATAH ROAD
(at time of subdivision) BAGSHOT 3551

MGA2020 CO-ORDINATES: E: 264 060 ZONE: 55
(of approx centre of land in plan) N: 5 939 540

Council Name: Greater Bendigo City Council

SPEAR Reference Number: S187852C

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL / BODY / PERSON
ROAD R-1	CITY OF GREATER BENDIGO
RESERVE NO 1	POWERCOR AUSTRALIA LIMITED

NOTATIONS

DEPTH LIMITATION : DOES NOT APPLY

SURVEY:
This plan is based on survey

STAGING:
This is not a staged subdivision

Planning Permit No. AM/514/2017/A, DSD/568/2020

This survey has been connected to permanent marks No(s). 6, 17 & 19

In Proclaimed Survey Area No.

NOTATIONS

Lots 1-501 (both inclusive), Lots 513-518 (both inclusive) and Lots A-J (both inclusive) have been omitted from this plan.

Creation of Restrictions applies to lots on this plan. See sheet 4 for details.

Further purpose of plan:
Removal of part of Easement shown E-1 on PS815341E where now contained in Kingsley Promenade.
Removal of part of Easement shown E-5 on PS834199W where now contained in Kingsley Promenade.
Removal of part of Easement shown E-8 on PS845415G where now contained in Grimshaw Street, Crowley Street and Leist Street.

Grounds for Variation:
By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988

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-2	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W
E-2 & E-3	Pipelines or Ancillary Purposes	See Diagram	PS834199W - Sec 136 of the Water Act 1989	Coliban Region Water Corporation
E-4 & E-5	Pipelines or Ancillary Purposes	See Diagram	PS839761V - Sec 136 of the Water Act 1989	Coliban Region Water Corporation
E-4	Drainage	See Diagram	PS839761V	City of Greater Bendigo
E-6	Carriageway	See Diagram	PS839761V	City of Greater Bendigo
E-7 & E-8	Pipelines or Ancillary Purposes	See Diagram	PS845415G - Sec 136 of the Water Act 1989	Coliban Region Water Corporation
E-8 & E-9	Drainage	See Diagram	PS845415G	City of Greater Bendigo
E-10	Drainage	See Diagram	This Plan	City of Greater Bendigo
E-11	Pipelines or Ancillary Purposes	2.50	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation

PROVENANCE ESTATE - STAGE 5 (21 LOTS) AREA OF STAGE - 1.966ha

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

SURVEYORS FILE REF: 308327SV00

ORIGINAL SHEET SIZE: A3

Licensed Surveyor: James Philip Tyrrell

Version: 2

PS845417C

SHERWOOD ROAD

LEIST STREET

CROWLEY STREET

GRIMSHAW STREET

GADSBY STREET

FLUKE STREET

BLACKMAN STREET

PROCTOR STREET

WARATAH ROAD

WAKEMAN ROAD

SEE SHEET 3

SEE ENLARGEMENT D

SEE ENLARGEMENT B

SEE ENLARGEMENT C

SEE ENLARGEMENT A

K
8·430ha

ZONE 55
MGA 2020

ENLARGEMENT A
SCALE 1:1000

ENLARGEMENT B
SCALE 1:500

ENLARGEMENT C
SCALE 1:1250

ENLARGEMENT D
SCALE 1:1000

SURVEYOR'S FILE REF: 308327SV00		SCALE 1: 2500 (25 0 25 50 75 100 LENGTHS ARE IN METRES)	ORIGINAL SHEET SIZE: A3 / SHEET 2
spiire 16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au		Licensed Surveyor: James Philip Tyrrell Version: 2	

PS845417C

ENLARGEMENT
SCALE 1:250

ZONE 55
VGA 2020

SHERWOOD ROAD

HESTER STREET

RESERVE No 1
34·6m²

509

SEE SHEET 2

Enlargement

GREGSON STREET

502 612m² | 503 612m² | 504 608m² | 505 540m² | 506 476m² | 507 476m² | 508 540m² | 509 505m² | 510 476m² | 511 476m² | 512 540m²

HESTER STREET

K

ROAD R-1
8194m²

KINGSLEY PROMENADE

LEIST STREET

528 558m² | 527 572m² | 526 572m² | 525 576m² | 524 576m² | 523 572m²

CROWLEY STREET

522 572m² | 521 504m² | 520 504m² | 519 572m²

GRIMSHAW STREET

SEE SHEET 2

SURVEYOR'S FILE REF: 308327SV00		SCALE 1:750 (7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES)	ORIGINAL SHEET SIZE: A3
spiire 16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au		Licensed Surveyor: James Philip Tyrrell Version: 2	SHEET 3

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 502-512 (both inclusive) & 519-528 (both inclusive) on this plan
Benefited Land: Lots 502-512 (both inclusive) & 519-528 (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 _____

Expiry Date:

This restriction will expire 10 years after the date of registration of this plan.

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Version: 2