


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		DRAFT			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON		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. <u>Further purpose of plan:</u> 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. <u>Grounds for Variation:</u> By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988 THIS IS A DRAFT PLAN OF SUBDIVISION CREATED FOR THE PURPOSE OF LOT SALES. EASEMENTS SUBJECT TO CHANGE PENDING FINAL SERVICE DESIGN.		
ROAD R-1 RESERVE NO 1	CITY OF GREATER BENDIGO 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.					
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 & E-9	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 & E-9	Pipelines or Ancillary Purposes	See Diagram	PS845415G - Sec 136 of the Water Act 1989	Coliban Region Water Corporation	
E-8	Drainage	See Diagram	PS845415G	City of Greater Bendigo	
E-10	Drainage	See Diagram	This Plan	City of Greater Bendigo	
PROVENANCE ESTATE - STAGE 5 (21 LOTS)				AREA OF STAGE - 1.966ha	
 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	SHEET 1 OF 3
		Licensed Surveyor: Michael Meehan Version: Preliminary V3			

SHERWOOD ROAD

LEIST STREET

CROWLEY STREET

GRIMSHAW STREET

GADSBY STREET

FLUKE STREET

BLACKMAN STREET

PROCTOR STREET

WARATAH ROAD

WAKEMAN ROAD

SEE SHEET 3

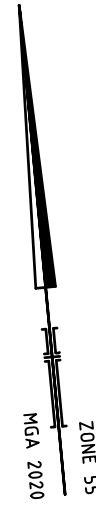
SEE ENLARGEMENT B

8.430ha

ENLARGEMENT C
SCALE 1:1250

ENLARGEMENT B
SCALE 1:1000

ENLARGEMENT A
SCALE 1:1000

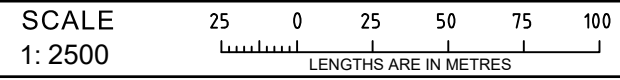


ZONE 55

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ORIGINAL SHEET
SIZE: A3

SHEET 2

DRAFT



PS845417C

ENLARGEMENT

SCALE 1:250

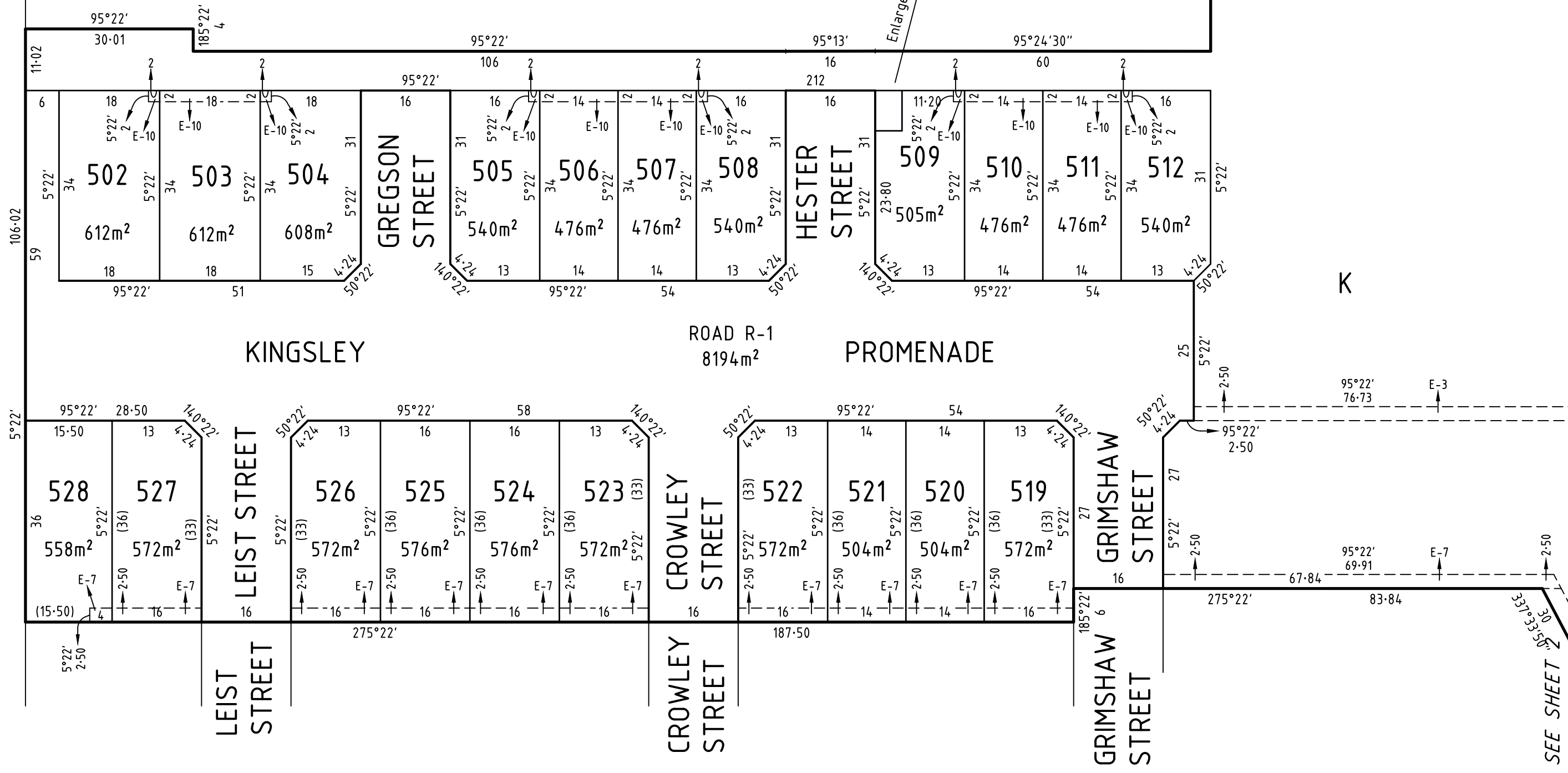
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SHERWOOD ROAD

SEE SHEET 2

K

SEE SHEET 2



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SCALE 1: 750

LENGTHS ARE IN METRES

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ORIGINAL SHEET
SIZE: A3

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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