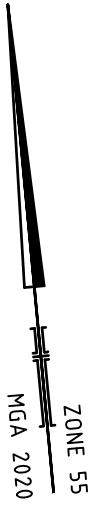
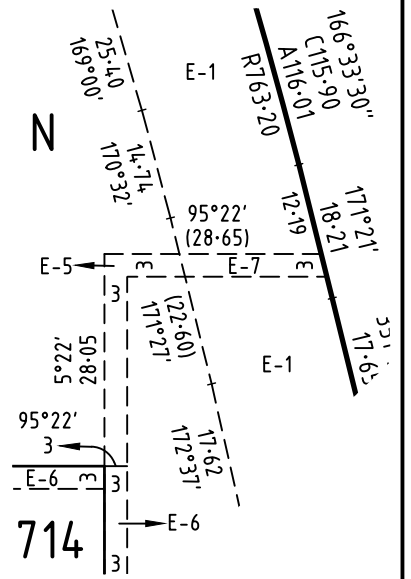
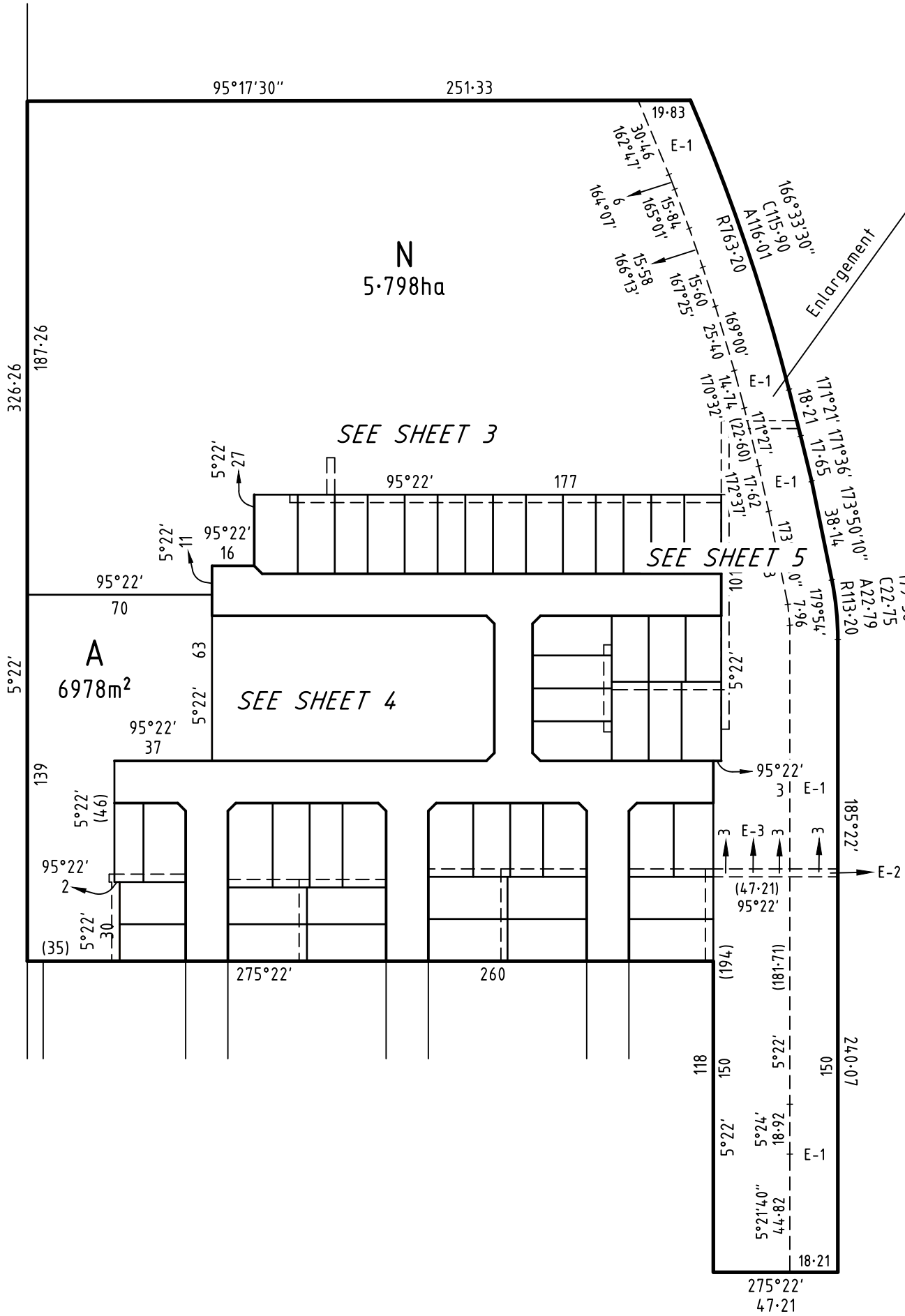


PLAN OF SUBDIVISION		EDITION 1		PS848616E	
LOCATION OF LAND PARISH: BAGSHOT TOWNSHIP: SECTION: 12 CROWN ALLOTMENT: 3 (PART) CROWN PORTION: TITLE REFERENCE: C/T VOL ... FOL LAST PLAN REFERENCE: LOT L ON PS848608D POSTAL ADDRESS: KINGSLEY PROMENADE (at time of subdivision) BAGSHOT 3551 MGA2020 CO-ORDINATES: E: 264 120 ZONE: 55 (of approx centre of land in plan) N: 5 939 780		DRAFT			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER		COUNCIL / BODY / PERSON			
ROAD R-1 RESERVE NO 1		CITY OF GREATER BENDIGO CITY OF GREATER BENDIGO			
NOTATIONS			Lots 1-700 (both inclusive) and Lots B-M (both inclusive) have been omitted from this plan. Creation of Restrictions applies to lots in this plan, see Sheet 6 for details. <u>Further purpose of plan:</u> Removal of part of Easements shown E-11 and E-13 on PS848608D where now contained in Gregson Street, Hester Street and Jarvis Street. Removal of Easement shown E-12 on PS848608D where now contained in Hester Street and Jarvis Street. Grounds for Removal: 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.		
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, xxxxxxxxxxxx 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-7	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W	
E-2, E-3 & E-4	Pipelines or Ancillary Purposes	See Diagram	PS848608D - Sec 136 of the Water Act 1989	Coliban Region Water Corporation	
E-2 & E-3	Drainage	See Diagram	PS848608D	City of Greater Bendigo	
E-5, E-6 & E-7	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation	
E-6	Drainage	See Diagram	This Plan	City of Greater Bendigo	
PROVENANCE ESTATE - STAGE 7 (68 LOTS)				AREA OF STAGE - 4.323ha	
 16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au		SURVEYORS FILE REF: 309100SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6
		Licensed Surveyor: James Philip Tyrrell Version: Preliminary V3			



SHERWOOD ROAD



ENLARGEMENT
SCALE 1:1000

SURVEYOR'S FILE REF: 309100SV00

SCALE 1: 2000
20 0 20 40 60 80
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 2



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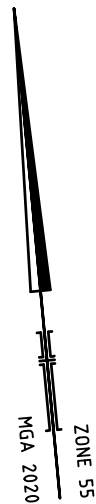
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Version: Preliminary V3

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SEE SHEET 2

PS848616E

N



ROAD

SHERWOOD

187.26

326.26

5.22'

139

95°22'
70

A

11

19

5.22'

63

55

5.22'

37

95°22'

SEE SHEET 4

JESSUP STREET

141

95°22'

16

4.24
140°22'

13.50

14

12.50

14

12.50

10.50

10.50

12.50

DELAWARE PARADE

95°22'

104

132

4.24
140°22'

49

5.22'

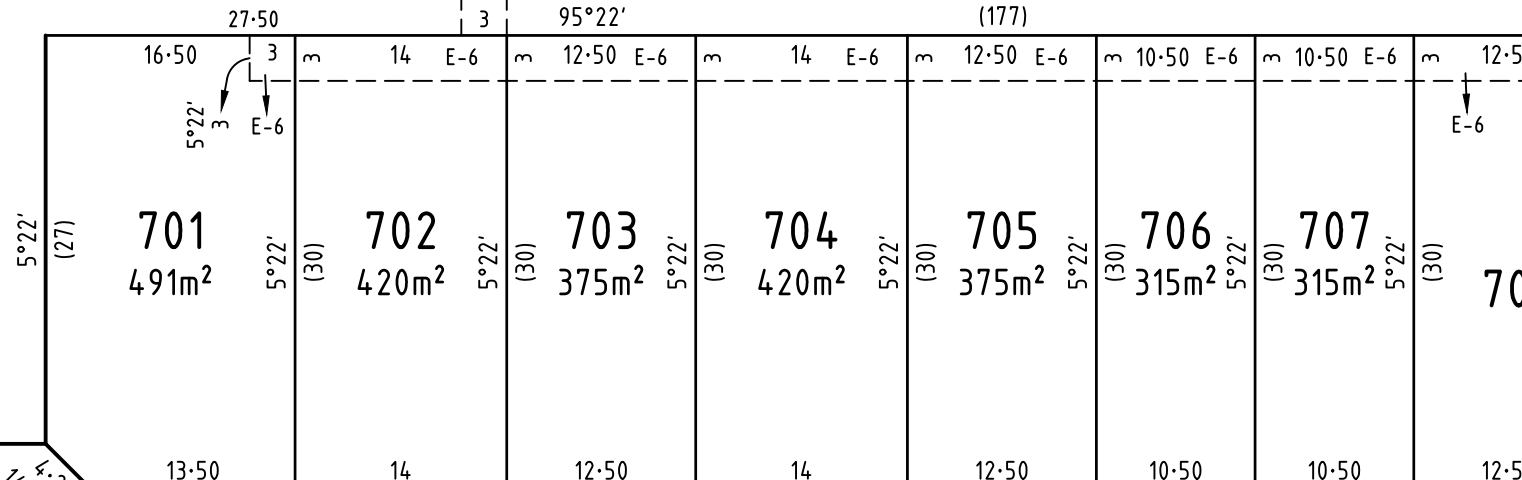
4.24
50°22'

SEE SHEET 5

HELLIER STREET

16.50 27.50 14 E-6 12.50 E-6 14 E-6 12.50 E-6 10.50 E-6 10.50 E-6 12.50 E-6

701 491m² 702 420m² 703 375m² 704 420m² 705 375m² 706 315m² 707 315m² 708



RESERVE NO 1
5876m²

SURVEYOR'S FILE REF: 309100SV00

SCALE 1: 500
5 0 5 10 15 20
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 3



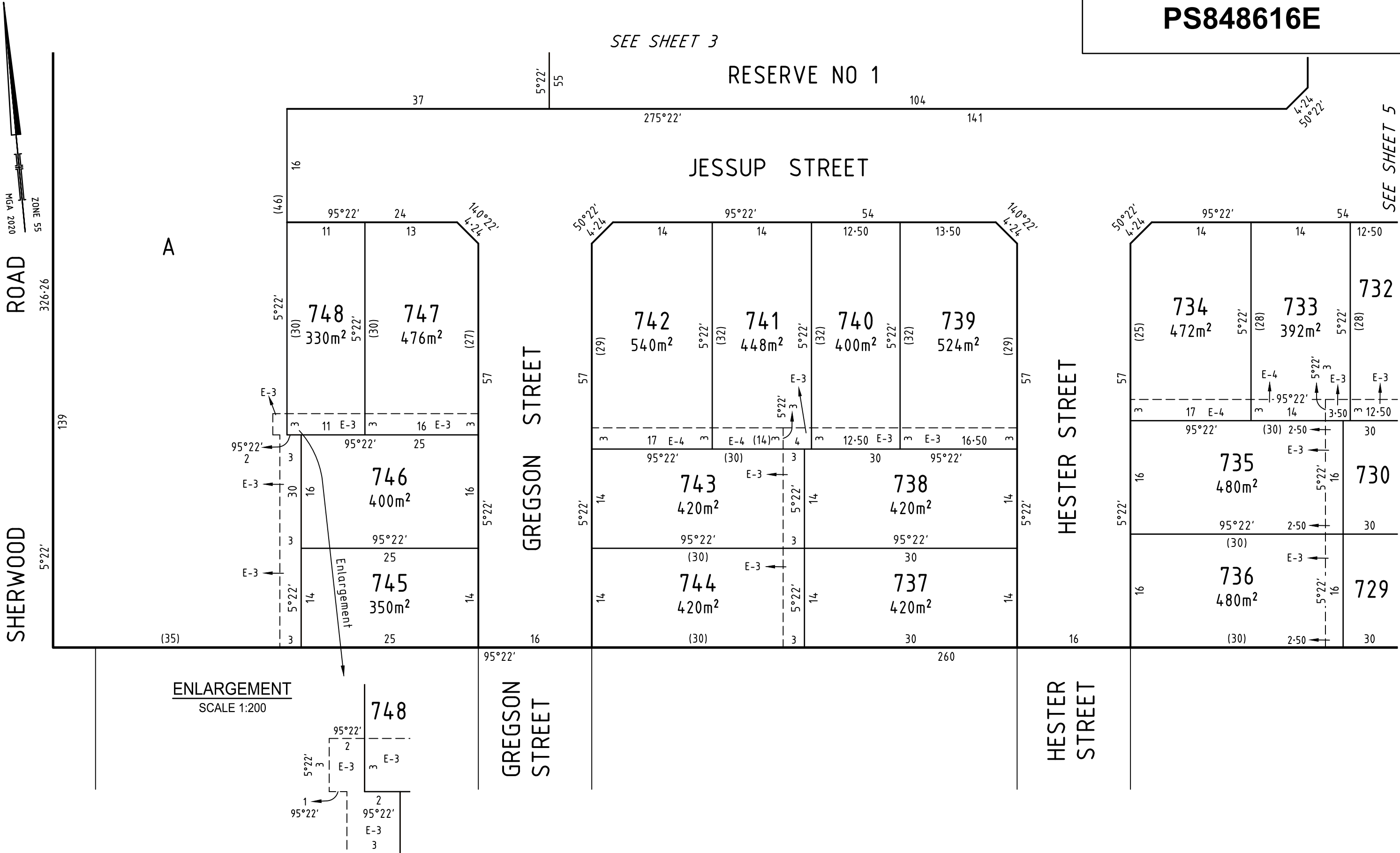
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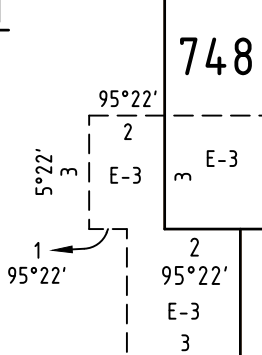
SEE SHEET 3

RESERVE NO 1



A

ENLARGEMENT
SCALE 1:200



ROAD

SHERWOOD

JESSUP STREET

GREGGSON STREET

GREGGSON STREET

HESTER STREET

HESTER STREET

SEE SHEET 5

SURVEYOR'S FILE REF: 309100SV00

SCALE 1: 500
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 4

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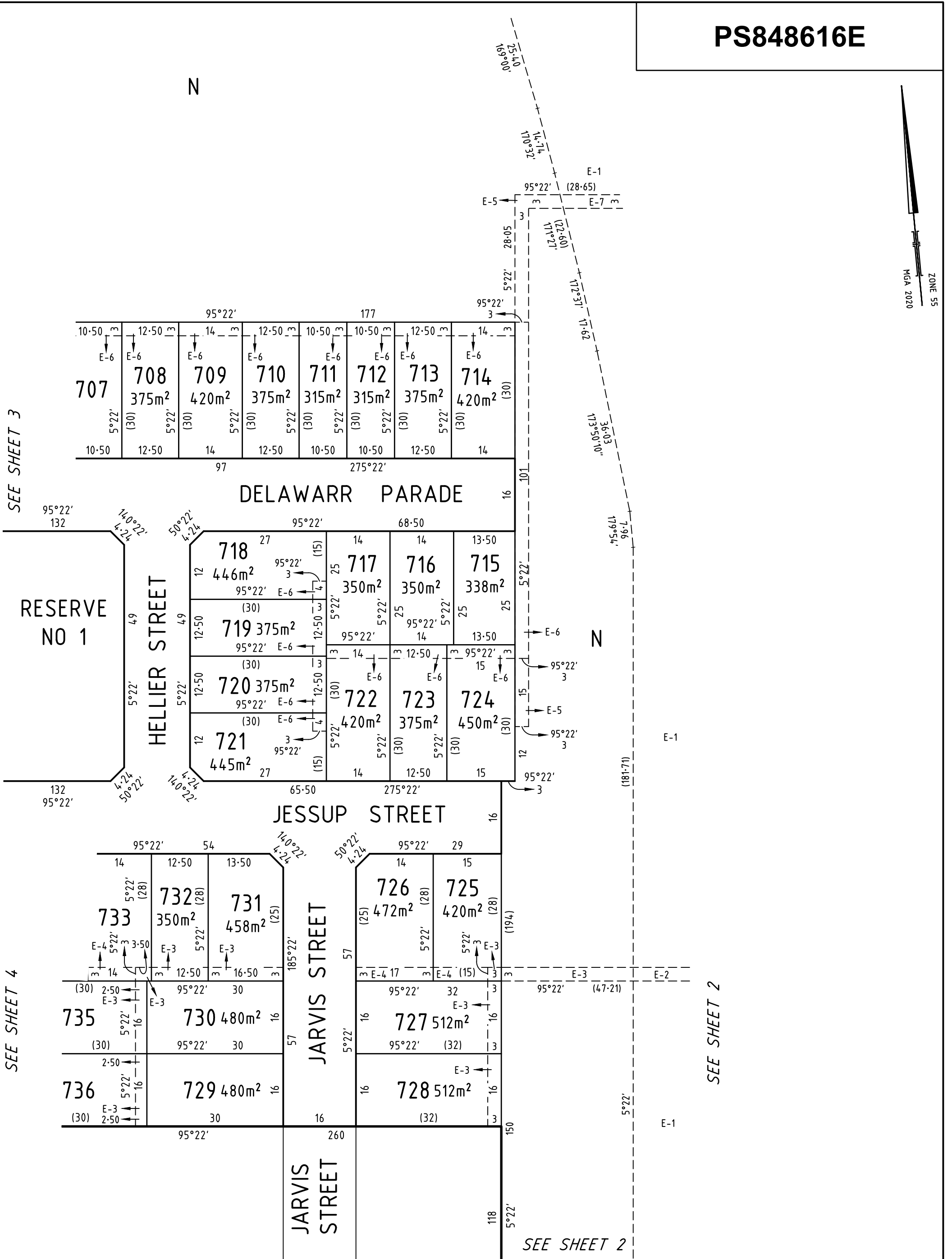
N

SEE SHEET 3

SEE SHEET 4

SEE SHEET 2

SEE SHEET 2



SURVEYOR'S FILE REF: 309100SV00

SCALE 1: 750

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 5



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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 701 to 748 (both inclusive) on this plan
Benefited Land: Lots 701 to 748 (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:

The Restriction shall expire 10 years after the date of registration of this plan.

DRAFT

SURVEYOR'S FILE REF: 309100SV00		ORIGINAL SHEET SIZE: A3	SHEET 6
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