

PLAN OF SUBDIVISION

EDITION 1

PS748505W

LOCATION OF LAND

PARISH: SANDHURST, AT BENDIGO

TOWNSHIP: -

SECTION: 1

CROWN ALLOTMENT: 52B (PART)

CROWN PORTION: -

TITLE REFERENCE: C/T VOL 11258 FOL 116

LAST PLAN REFERENCE: Lot K on PS608904Q

POSTAL ADDRESS: 34 The Boulevard,
(at time of subdivision) White Hills VIC 3550
MGA94 CO-ORDINATES: E: 258 470 ZONE: 55
(of approx centre of land in plan) N: 5 930 950

Council Name: Greater Bendigo City Council

Council Reference Number: SC/218/2015/1
Planning Permit Reference: DS/218/2015
SPEAR Reference Number: S098470B

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 06/05/2019

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988
has not been made

Digitally signed by: LtZ Commandeur for Greater Bendigo City Council on 15/07/2019

Statement of Compliance issued: 23/07/2019

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER COUNCIL / BODY / PERSON

ROAD R-1 CITY OF GREATER BENDIGO

NOTATIONS

Lots 1 to 7 (both inclusive) and 15 to 48 (both inclusive) have been omitted from this plan

Further Purpose of Plan
Removal of Easements shown E-6 & E-7 on PS608904Q where now contained in Topaz Avenue

Grounds for Removal
Consent of the relevant authorities under the power of Sec 6(1)(k) of the Subdivision Act 1988.

NOTATIONS

DEPTH LIMITATION 15.24 metres below the surface

SURVEY:
This plan is based on survey

STAGING:

This is not a staged subdivision

Planning Permit No. DS/218/2015

This survey has been connected to permanent marks No(s): 181, 1137, 1826 & 1855

In Proclaimed Survey Area No. 2

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	Drainage	2	PS608904Q	City of Greater Bendigo
E-2, E-3	Pipelines or Ancillary Purposes	See Diagram	PS608904Q- Sec 136 of the Water Act 1989	Coliban Region Water Corporation
E-3	Drainage	See Diagram	PS608904Q	City of Greater Bendigo
E-4, E-5	Pipelines or Ancillary Purposes	See Diagram	PS608905N- Sec 136 of the Water Act 1989	Coliban Region Water Corporation
E-5	Drainage	See Diagram	PS608904Q	City of Greater Bendigo
E-6	Pipelines or Ancillary Purposes	See Diagram	This Plan- Sec 136 of the Water Act 1989	Coliban Region Water Corporation

PEPPERCORNS ESTATE - STAGE 3

AREA OF STAGE - 1.858ha

SURVEYORS FILE REF: 301468SV00

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 2

spire

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

Digitally signed by: Michael John Meehan, Licensed Surveyor,
Surveyor's Plan Version (3),
11/07/2019, SPEAR Ref: S098470B