PLAN OF SUBDIVISION

EDITION 1

PS912734S

LOCATION OF LAND

PARISH: MANDURANG

TOWNSHIP: -SECTION: D

CROWN ALLOTMENT: 18B (PART) AND 131 (PART)

CROWN PORTION: -

TITLE REFERENCE: C/T VOL 10336 FOL 789

VOL 10314 FOL 183 VOL 10336 FOL 790

LAST PLAN REFERENCE: LOT 1 ON PS407505B

LOT 1 ON PS403626K LOT S2 ON PS407505B

POSTAL ADDRESS: 5726 CALDER HIGHWAY (at time of subdivision) **KANGAROO FLAT 3555**

MGA 2020 CO-ORDINATES: E: 253 763 ZONE: 55

(of approx centre of land in plan) N: 5 921 383



VESTING OF ROADS AND/OR RESERVES **IDENTIFIER** COUNCIL / BODY / PERSON **ROAD R-1** CITY OF GREATER BENDIGO RESERVE No. 1 CITY OF GREATER BENDIGO POWERCOR AUSTRALIA LTD RESERVE No. 2

Lots 10 to 35 (inclusive) have been omitted from this plan.

Other purpose of this plan

Grounds for removal

Planning Permit No. AM/827/2022/A

To remove by agreement Easement E-3 created in PS407505B that lies within this plan.

NOTATIONS

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:

This plan is based on survey

This is a staged subdivision

Planning Permit No. AM/827/2022/A

This survey has been connected to permanent marks No(s). PM56, PM6 and PM11.

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-3, E-4	Drainage	See Diagram	LP89595	Land in LP89595
E-2	Drainage	See Diagram	PS338855E	Land in PS338855E
E-2, E-3, E-4, E-5, E-7	Pipelines or Ancillary Purposes	See Diagram	This Plan- Sec 136 of the Water Act 1989	Coliban Region Water Corporation
E-2, E-3, E-5, E-6	Drainage	See Diagram	This Plan	City of Greater Bendigo

KANGAROO RISE ESTATE (29 LOTS)

AREA OF STAGE - 2.654ha



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

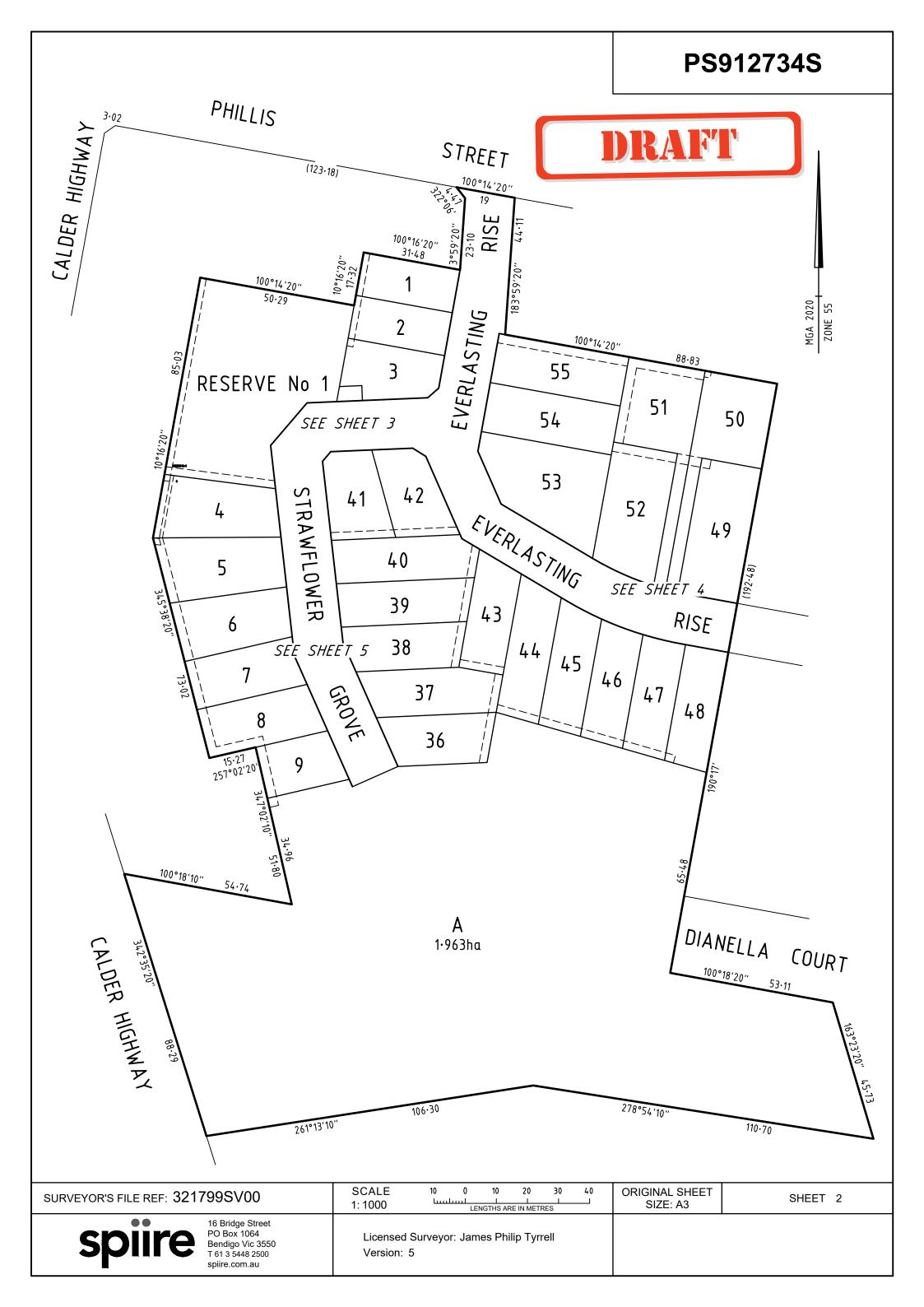
321799SV00 SURVEYORS FILE REF:

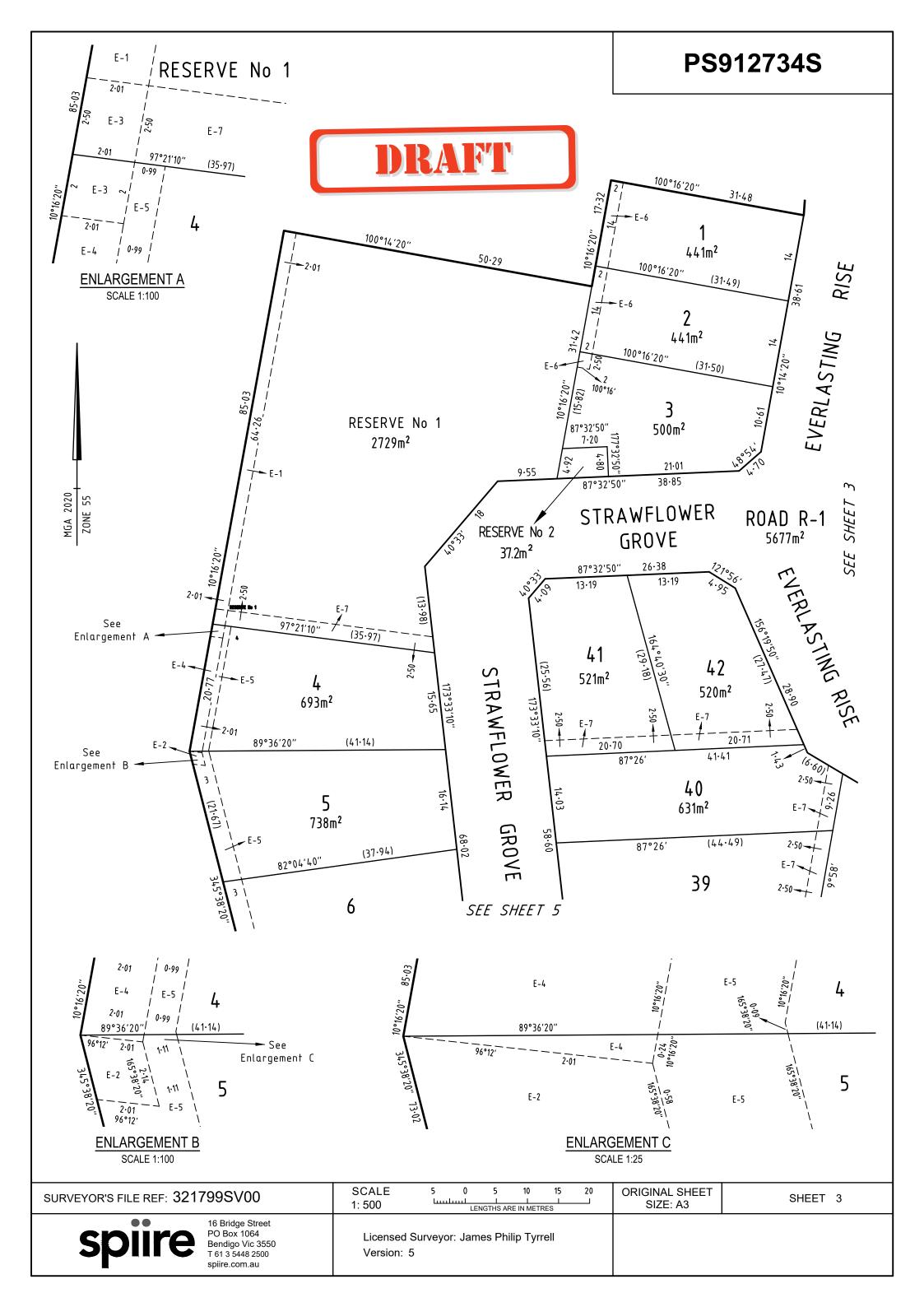
ORIGINAL SHEET SIZE: A3

SHEET 1 OF 5

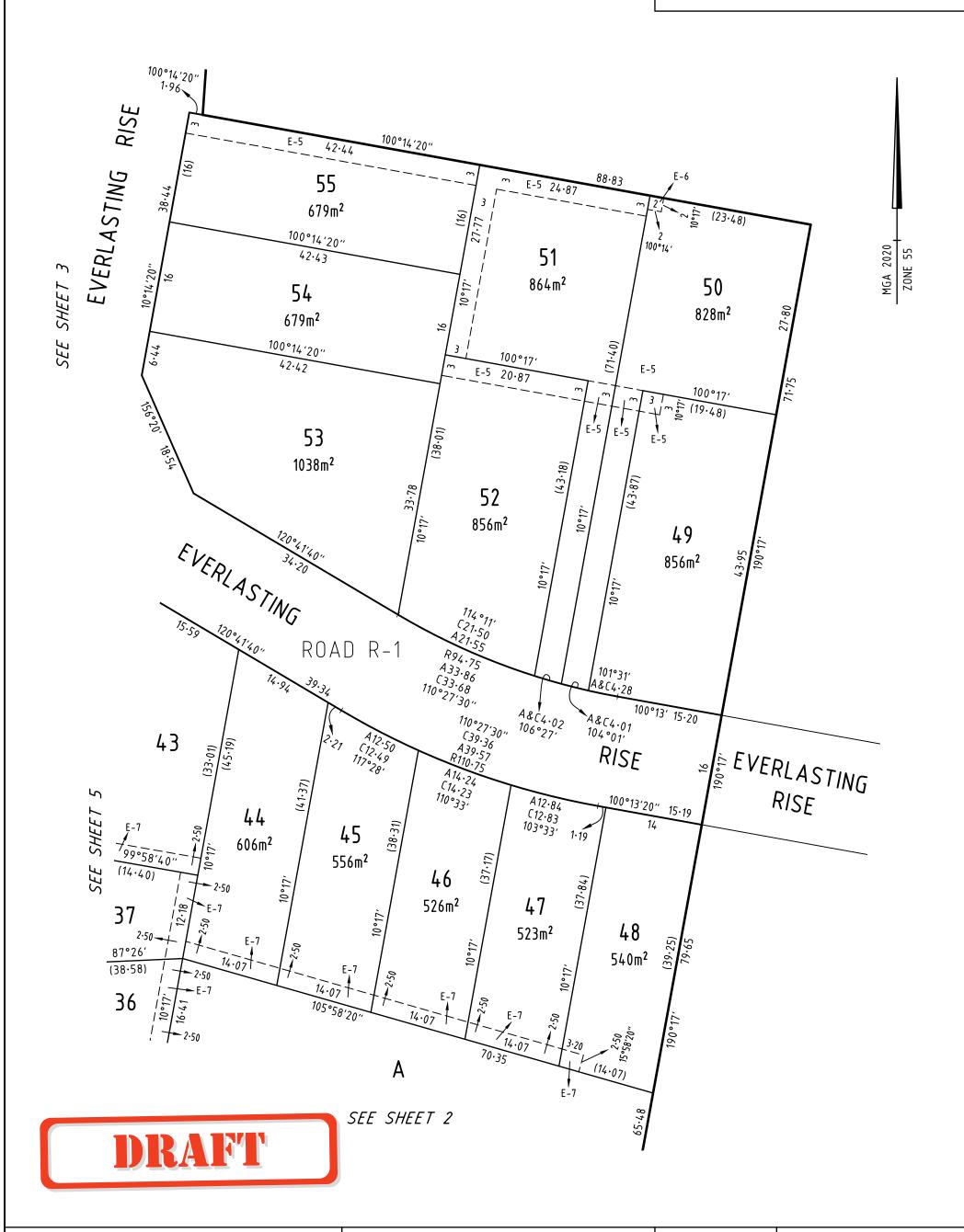
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Version: 5



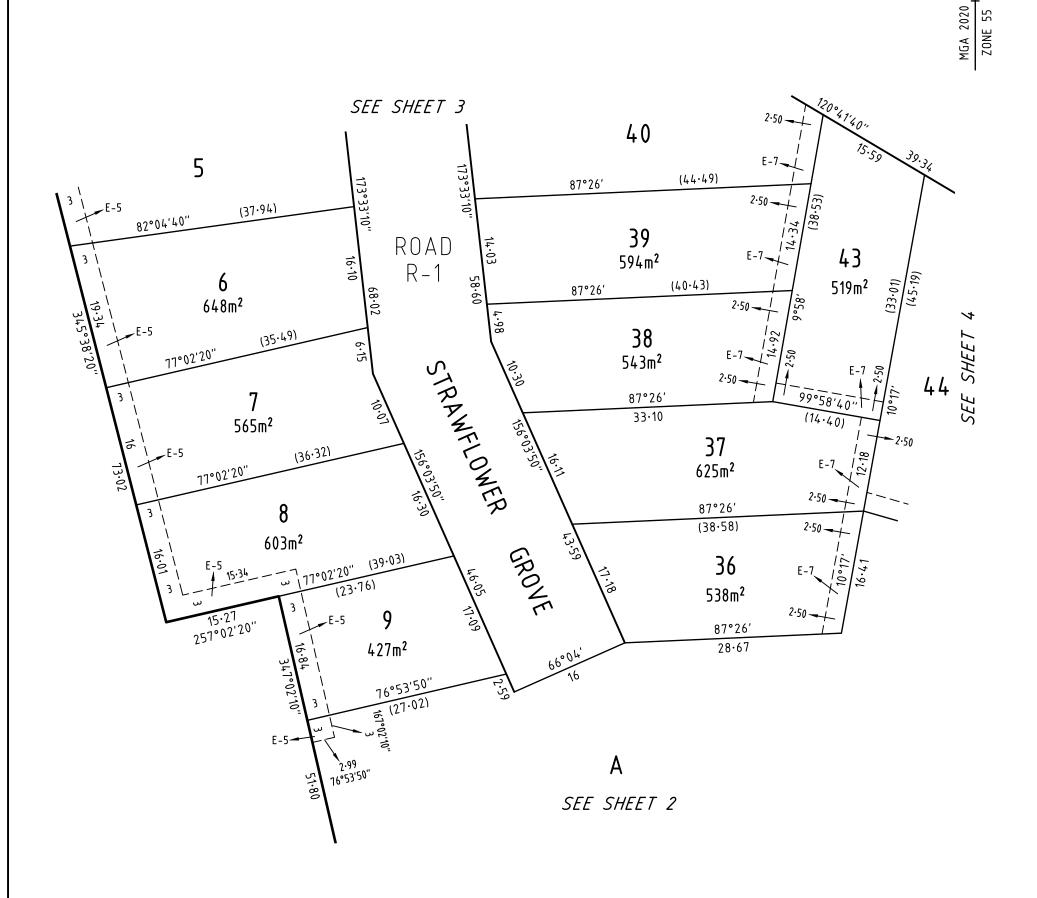


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