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<h1>PLAN OF SUBDIVISION</h1>			EDITION 1	<h1>PS844311A</h1>
LOCATION OF LAND PARISH: SHEPPARTON CROWN ALLOTMENT 102A TITLE REFERENCE: VOL. 10001 FOL. 686, VOL. 10001 FOL. 687 & VOL. 10001 FOL. 688 LAST PLAN REFERENCE: LOTS 1, 2 & 3 ON LP221613X POSTAL ADDRESS: 50 GRACE ROAD, SHEPPARTON NORTH (at time of subdivision) VIC 3631 MGA CO-ORDINATES: E 357 420 ZONE: 55 (of approx. centre of land in plan) N 5 979 450 GDA 2020			Council Name: Greater Shepparton City Council Council Reference Number: S-2021-56 Planning Permit Reference: 2018-316/C SPEAR Reference Number: S178316J Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made Digitally signed by: Patricia Ann Garraway for Greater Shepparton City Council on 10/08/2022 Statement of Compliance issued: 01/09/2022	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		OTHER PURPOSES OF THE PLAN:- (1) THE WHOLE OF THE POWERLINE EASEMENT CREATED IN FAVOUR OF THE STATE ELECTRICITY COMMISSION ON LP221613X AND SHOWN MARKED E-1 ON LP221613X IS TO BE REMOVED. GROUNDS FOR REMOVAL:- AGREEMENT OF ALL INTERESTED PARTIES PURSUANT TO SECTION 6(1)(k)(iii) OF THE SUBDIVISION ACT 1988. (2) THE WHOLE OF THE WATER SUPPLY EASEMENT CREATED IN FAVOUR OF THE LOTS ON LP221613X ON LP221613X AND SHOWN MARKED E-2 ON LP221613X IS TO BE REMOVED. GROUNDS FOR REMOVAL:- AGREEMENT OF ALL INTERESTED PARTIES PURSUANT TO SECTION 6(1)(k)(iv) OF THE SUBDIVISION ACT 1988.	
ROAD R1	GREATER SHEPPARTON CITY COUNCIL			
RESERVE No. 1	GREATER SHEPPARTON CITY COUNCIL			
RESERVE No. 2	GOULBURN VALLEY REGION WATER CORPORATION			
RESERVE No. 3	GREATER SHEPPARTON CITY COUNCIL			
RESERVE No. 4	POWERCOR AUSTRALIA LTD.			
NOTATIONS				
DEPTH LIMITATION: 15 METRES BELOW THE SURFACE. APPLIES TO ALL THE LAND IN THE PLAN. SURVEY: THIS PLAN IS BASED ON SURVEY. STAGING: THIS IS NOT A STAGED PLAN OF SUBDIVISION. PLANNING PERMIT No. 2018-316. LOT NUMBERS 9 TO 16 INCLUSIVE HAVE BEEN OMITTED FROM THIS PLAN. THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). SHEPPARTON PM's 162, 164, 166, 206 & 208 AND SR79 P45 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-8, E-10, E-11 & E-12	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN (SEC.136, WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
E-2, E-6, E-8 & E-13	POWER LINE	SEE DIAG.	THIS PLAN - SEC.88, ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD.
E-3, E-4 & E-12	CARRIAGEWAY	SEE DIAG.	THIS PLAN	GOULBURN VALLEY REGION WATER CORPORATION
E-5, E-11 & E-13	ELECTRICITY SUPPLY (UNDERGROUND CABLES)	SEE DIAG.	THIS PLAN	GOULBURN VALLEY REGION WATER CORPORATION
E-4, E-6 & E-7	CARRIAGEWAY	SEE DIAG.	THIS PLAN	GREATER SHEPPARTON CITY COUNCIL
E-4, E-6, E-7, E-9 & E-10	DRAINAGE	SEE DIAG.	THIS PLAN	GREATER SHEPPARTON CITY COUNCIL
 <div style="display: flex; justify-content: space-between; font-size: 0.8em;"> <div> LEVEL 1 / 135 FRYERS STREET SHEPPARTON VIC. 3630 PH: (03) 5820 7700 FAX: (03) 5822 4878 www.csmith.com.au </div> <div> PTY LTD · LAND SURVEYORS · CIVIL ENGINEERS · URBAN & REGIONAL PLANNERS · PROJECT MANAGERS </div> </div>			SURVEYOR'S REF: 20161/01 Digitally signed by: Bradley Sanders, Licensed Surveyor, Surveyor's Plan Version (3), 08/08/2022, SPEAR Ref: S178316J	
			ORIGINAL SHEET SIZE: A3	SHEET 1 OF 9 SHEETS
			PLAN REGISTERED TIME: 12:26pm DATE: 3 / 10 / 2022 Rod Speer Assistant Registrar of Titles	

PS844311A



VERNEY ROAD NORTH

179°15'30"
521.03

89°03'40"
726.58

A
49.85ha

89°03'
12

179°03'
234.05

779.93
359°09'30" 842.43

RESERVE No.2
ENLARGEMENT "A"
SEE ENLARGEMENT SHEET 7

SEE ENLARGEMENT SHEET 8

SEE ENLARGEMENT SHEET 8

SEE ENLARGEMENT SHEET 8

SEE ENLARGEMENT SHEET 7

ENLARGEMENT "B"
RESERVE No.4

SEE ENLARGEMENT SHEET 9

SEE ENLARGEMENT SHEET 3

SEE ENLARGEMENT SHEET 5

RESERVE No.1

SEE ENLARGEMENT SHEET 6

RESERVE No.3

2275m²

215°31'10"

398.79

(252.67)

GOLBURN VALLEY HIGHWAY

17

18

19

20

21

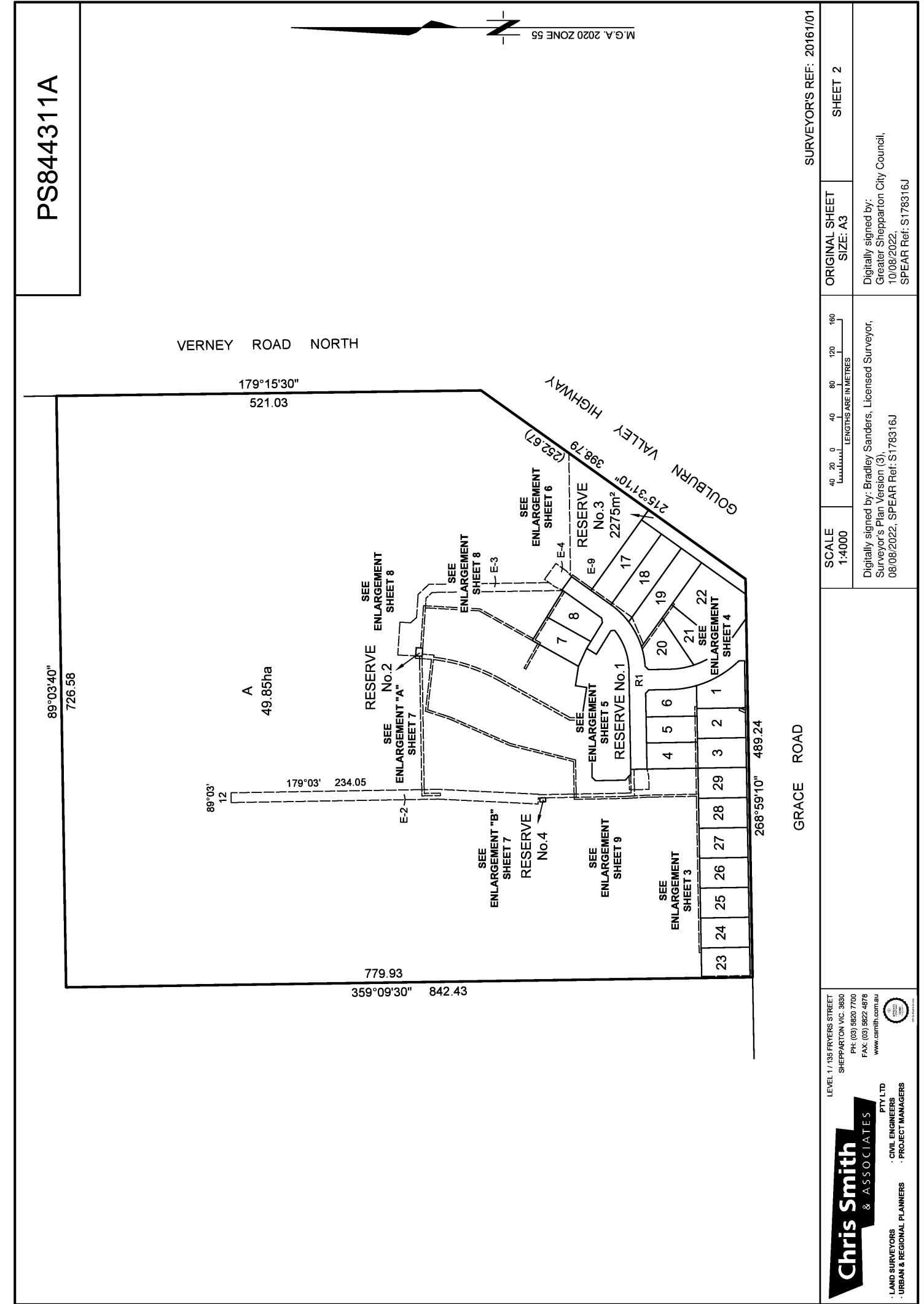
22

SEE ENLARGEMENT SHEET 4

1

2

3



GRACE ROAD

Chris Smith & Associates
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· PROJECT MANAGERS

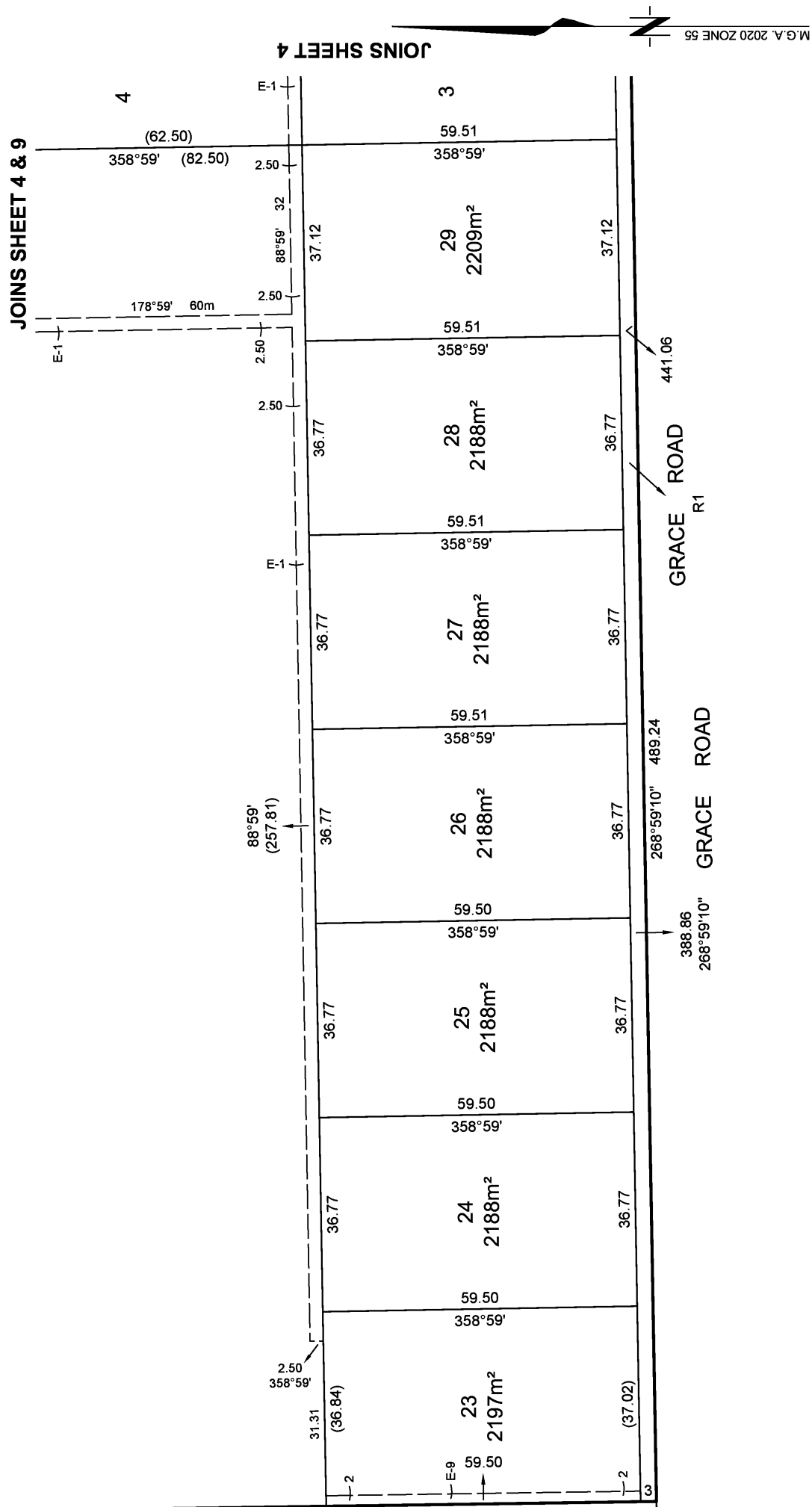
LEVEL 1 / 35 FRYERS STREET
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SCALE 1:4000	40 20 0 40 80 120 160 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
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SHEET 3

LENGTHS ARE IN METRES

7.5 15 22.5 30
LENGTHS ARE IN METRES

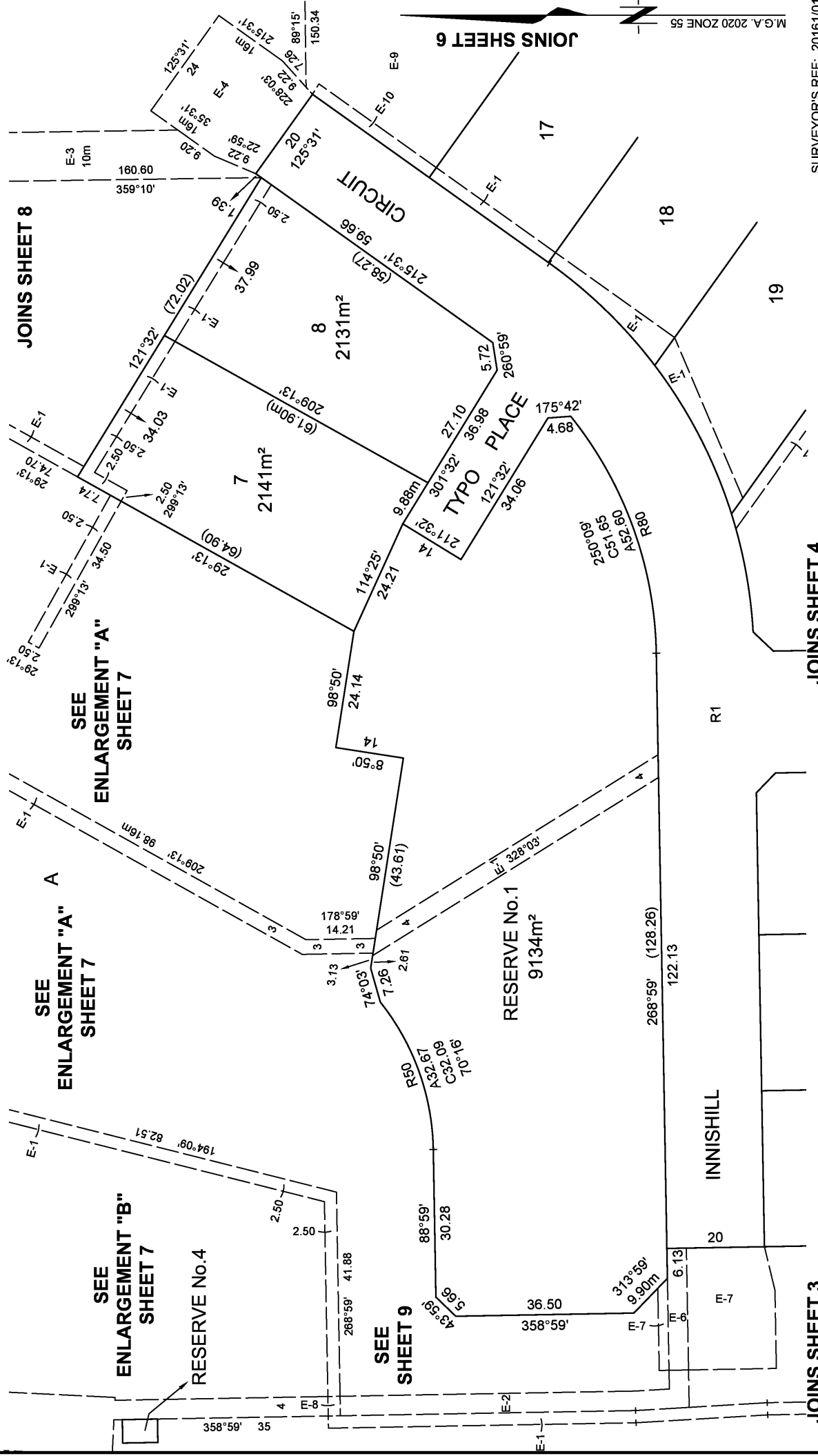
6 STREET
VIC. 3630

ith
LEVEL 1 / 135 FT
SHEPPA

Chris S

JOINS SHEET 7

PS844311A



JOINS SHEET 3

JOINS SHEET 4

SURVEYOR'S REF: 20161/011

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SCALE
1:750

30
22.5
15
7.5
0
7.5 3.75 0
LENGTHS ARE IN METRES

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SHEET 5

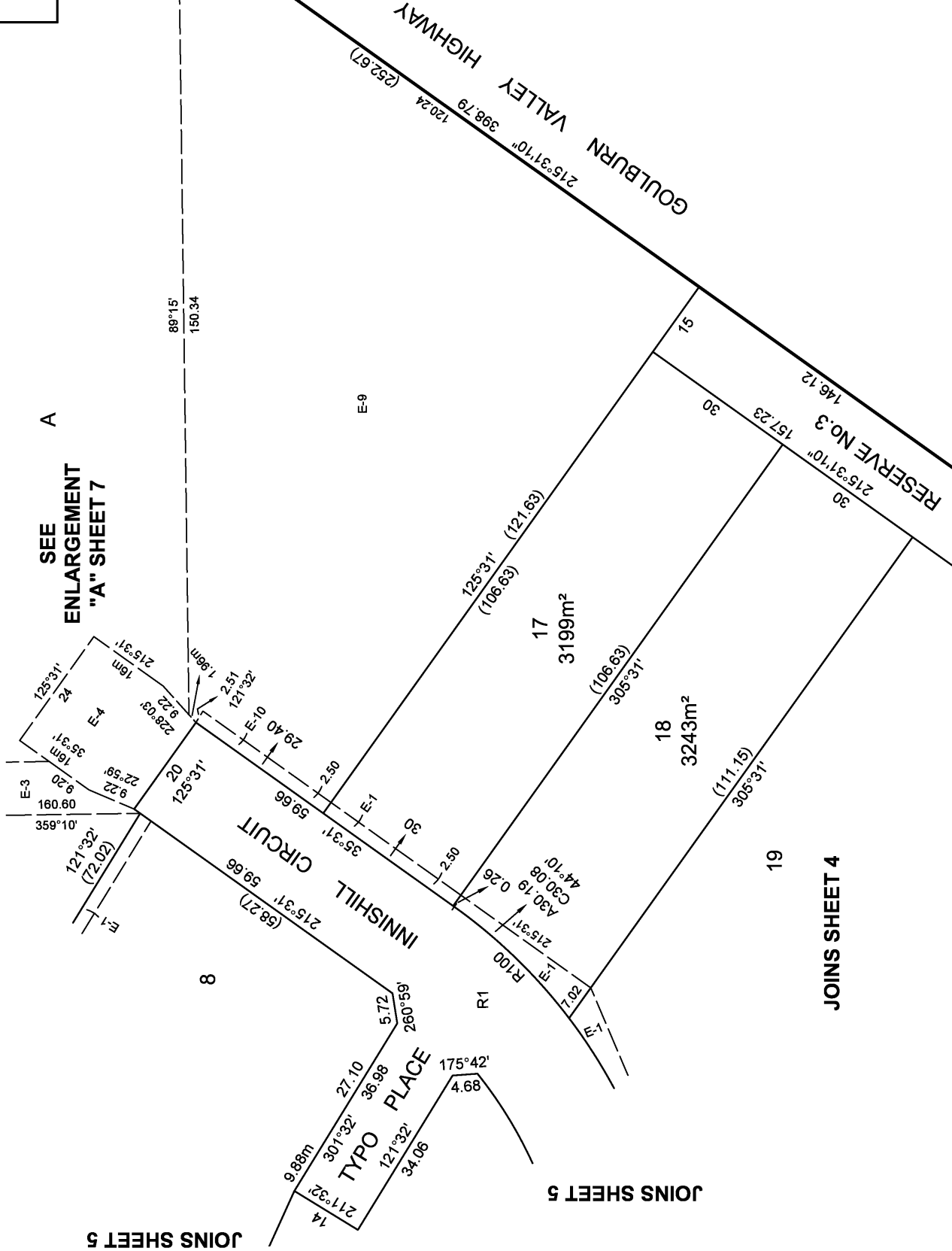
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JOINS SHEET 5

JOINS SHEET 5

JOINS SHEET 4



**SEE
ENLARGEMENT
"A" SHEET 7**

A

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SCALE
1:750

7.5 3.75 0 7.5 15 22.5 30

LENGTHS ARE IN METRES

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SCALE

LENGTHS ARE IN METRES

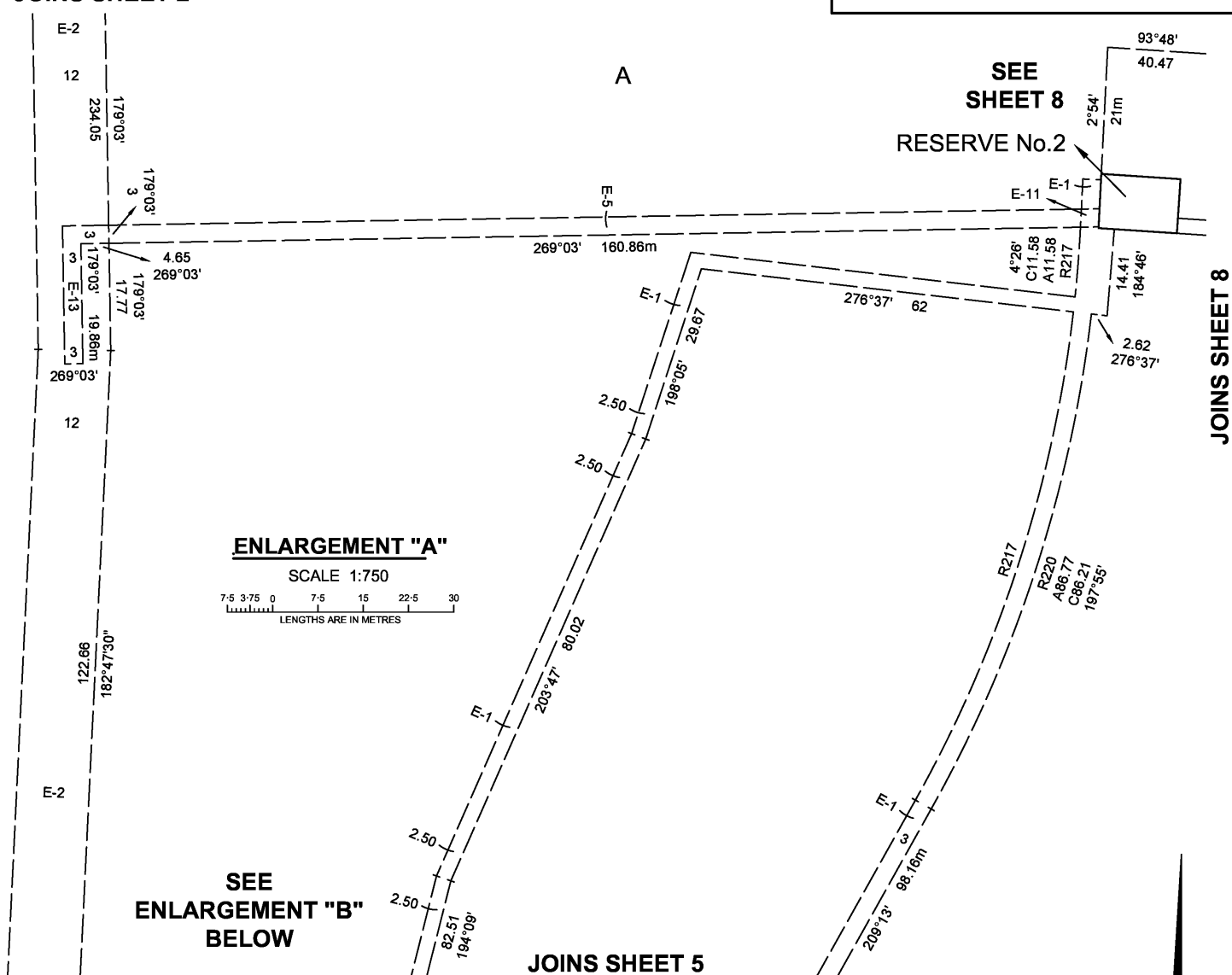
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SHEET 6

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JOINS SHEET 2



JOINS SHEET 9

SURVEYOR'S REF: 20161/01

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AS
SHOWN

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SHEET 7

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