
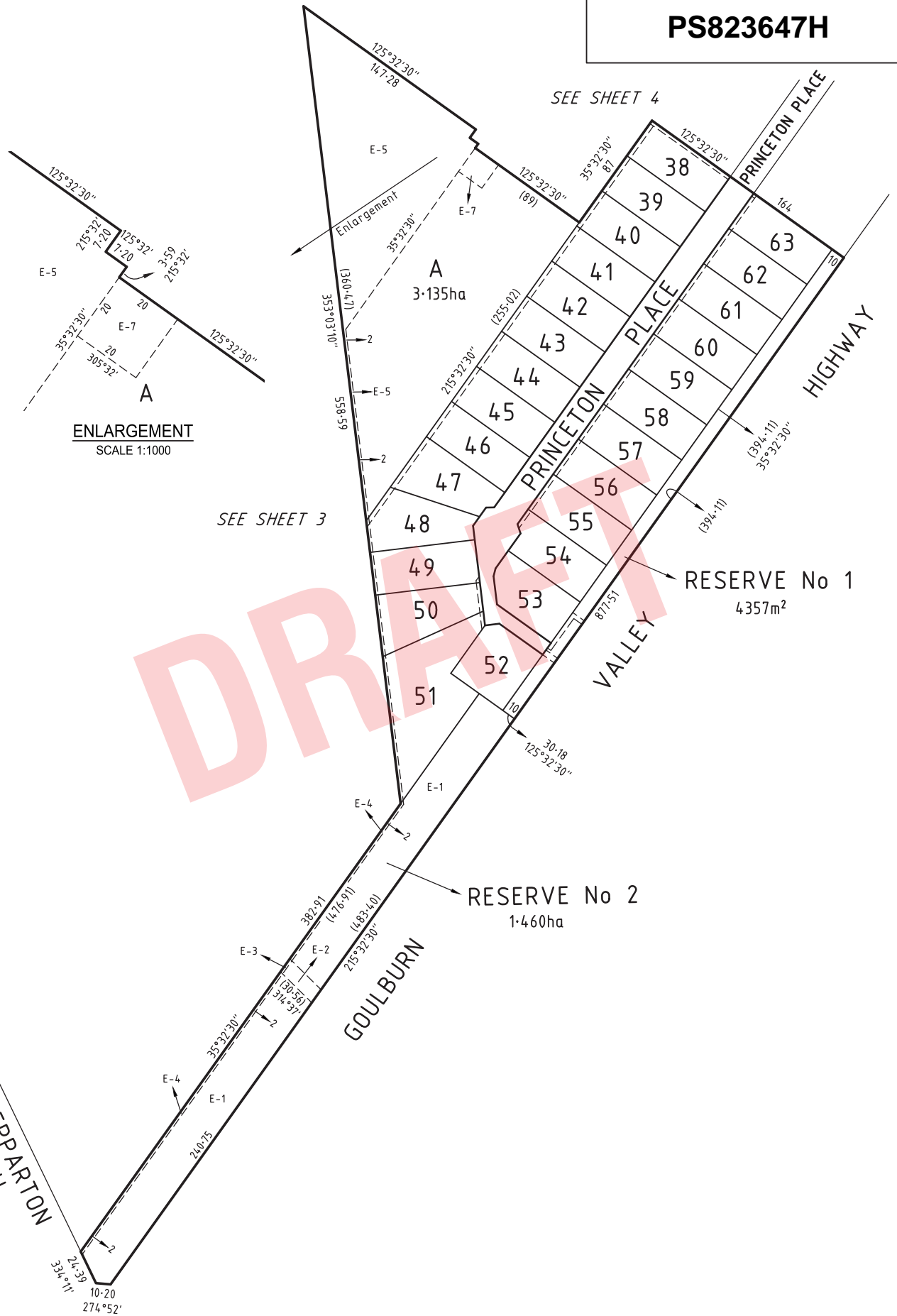


PLAN OF SUBDIVISION		EDITION 1	PS823647H	
LOCATION OF LAND PARISH: Shepparton TOWNSHIP: SECTION: CROWN ALLOTMENT: 97 (Part) CROWN PORTION: TITLE REFERENCE: C/T VOL 11897 FOL 646 LAST PLAN REFERENCE: Lot B PS807293J POSTAL ADDRESS: 605 Goulburn Valley Highway (at time of subdivision) Shepparton North 3631 MGA94 CO-ORDINATES: E: 356 900 ZONE: 55 (of approx centre of land in plan) N: 5 978 340				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL / BODY / PERSON	Lots 1 to 37 (both inclusive) have been omitted from this plan. A Creation of Restriction applies to Lots 51 and 52 on the plan. <u>Further Purpose of Plan</u> Removal of Easement shown E-8 and part of Easement shown E-9 on PS807293J, where now contained in Princeton Place. Removal of Sewerage Easement created in Inst AR651311F. Grounds for removal: Consent of the relevant authority under the powers of Section 6 (1) (k) of the Subdivision Act 1988.		
ROAD R-1 RESERVE No 1 RESERVE No 2	Greater Shepparton City Council Greater Shepparton City Council Goulburn-Murray Rural Water Commission			
NOTATIONS				
DEPTH LIMITATION 15.24 metres				
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. 2017-81 This survey has been connected to permanent marks No(s). 11, 12 & 260 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-3 & E-4	Condition in Crown Grant Vol 6952 Fol 279 for Water Supply & Drainage	See Diagram	Crown Grant Vol 6952 Fol 279	State Rivers & Water Supply Commission
E-2 & E-3	Power Line	11	LP212861D - Sec 103B State Electricity Commission Act 1958	State Electricity Commission of Victoria
E-3, E-4, E-5 & E-10	Drainage	See Diagram	PS807293J	Greater Shepparton City Council
E-6	Pipelines or Ancillary Purposes	2.50	PS807293J - Sec 136 Water Act 1989	Goulburn Valley Region Water Corporation
E-7	Carriageway	See Diagram	AR651311F	Greater Shepparton City Council
E-8, E9 & E-10	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 Water Act 1989	Goulburn Valley Region Water Corporation
E-10	Conveyance of Gas	3	This Plan - Sec 147 Gas Industry Act 2001	APA Group
E-11	Power Line	4	This Plan - Sec 88 Electricity Industry Act 2000	Powercor Australia Limited
PROVIDENCE ESTATE - STAGE 3 (26 LOTS)			AREA OF STAGE - 8.204ha	
 144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au		SURVEYORS FILE REF: 306308SV00		ORIGINAL SHEET SIZE: A3
		Licensed Surveyor: Michael Meehan Version: 3		SHEET 1 OF 5



ENLARGEMENT
SCALE 1:1000

SEE SHEET 3

SEE SHEET 4

DRAFT

SHEPPARTON
- BARMAR
ROAD

SURVEYOR'S FILE REF: 306308SV00

SCALE 1: 2500

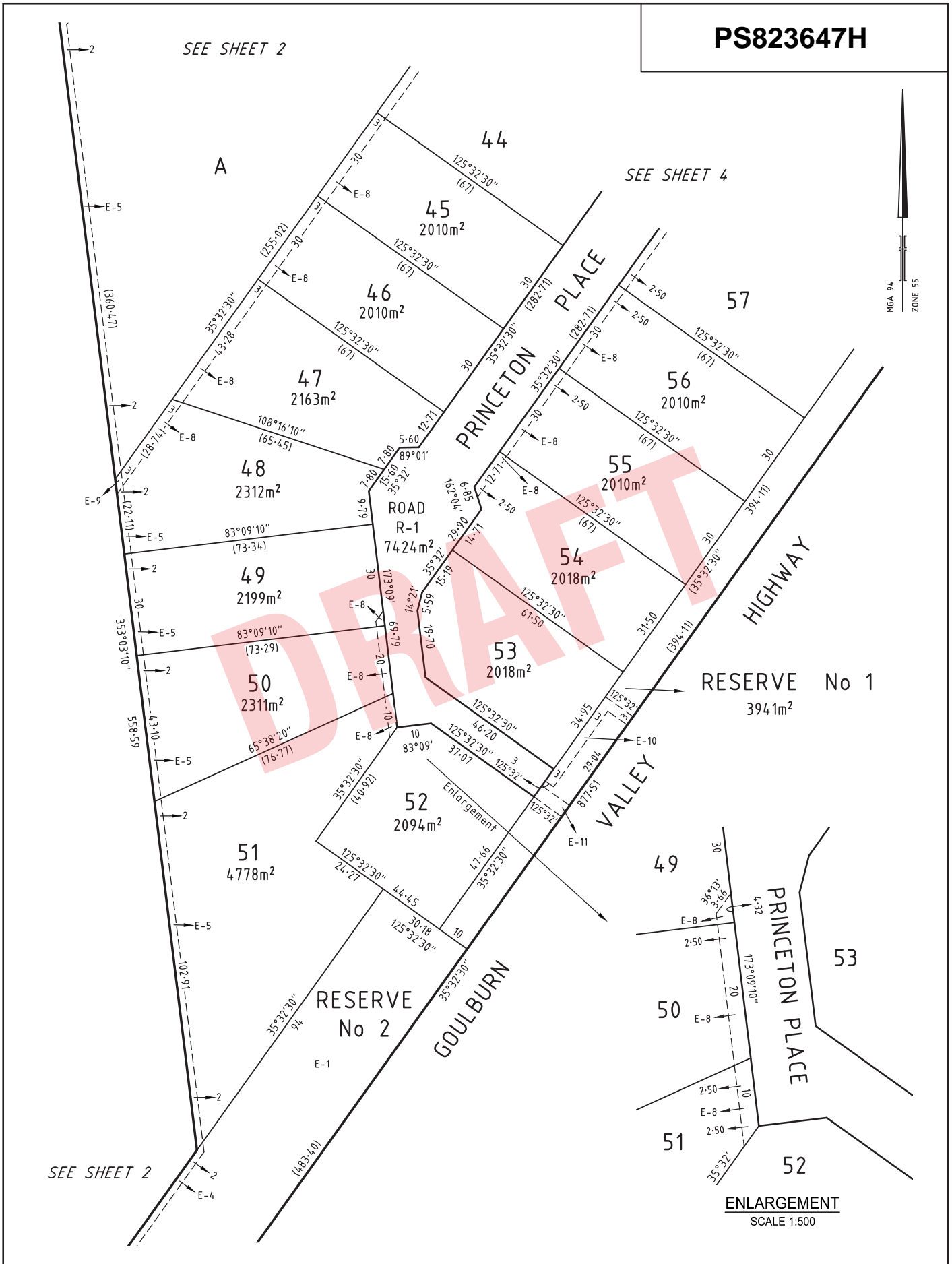
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 2

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SCALE 1: 1000

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 3



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PS823647H



SEE SHEET 2

A

45

SEE SHEET 3

56

43
2010m²

44
2010m²

42
2010m²

41
2010m²

40
2010m²

39
2010m²

38
2010m²

ROAD R-1
74.24m²

57
2010m²

58
2010m²

59
2010m²

60
2010m²

61
2010m²

62
2010m²

63
2010m²

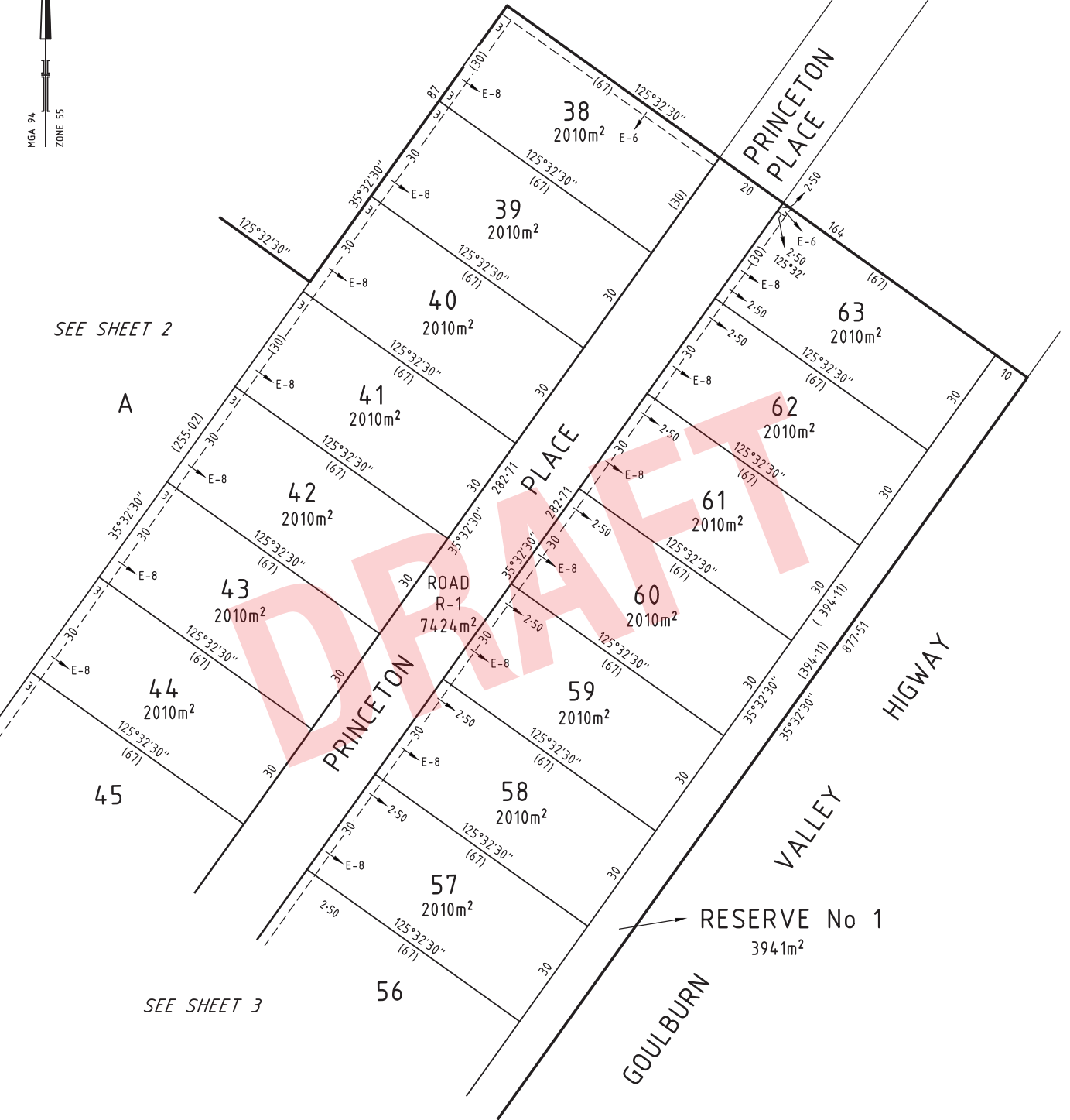
RESERVE No 1
3941m²

PRINCETON PLACE

PRINCETON PLACE

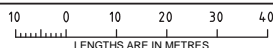
GOULBURN VALLEY HIGHWAY

VALLEY HIGHWAY



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SCALE
1:1000



ORIGINAL SHEET
SIZE: A3

SHEET 4



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Creation of Restriction

The following Restriction is to be created upon Registration of this Plan:

Land to Benefit: Lots 38 to 63 (all inclusive) on this plan.

Land to be Burdened: Lots 51 and 52 on this plan.

Description of Restriction:

The registered proprietor or proprietors for the time being of the burdened lots must not construct or allow to be constructed any building or works within the area shown hatched on the diagram below.

