

PLAN OF SUBDIVISION

EDITION 1

PS849478J

LOCATION OF LAND

PARISH: SHEPPARTON

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: 77 (Part)

CROWN PORTION: -

TITLE REFERENCE: C/T VOL FOL ...

LAST PLAN REFERENCE: PS849459N, Lot A

POSTAL ADDRESS: 31-49 HAWKINS STREET
(at time of subdivision) SHEPPARTONMGA94 CO-ORDINATES: E: 357 310 ZONE: 55
(of approx centre of land in plan) N: 5 975 740**DRAFT**

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER

COUNCIL / BODY / PERSON

ROAD R-1
RESERVE No. 1GREATER SHEPPARTON CITY COUNCIL
POWERCOR AUSTRALIA LIMITEDLand being subdivided is enclosed within thick continuous lines
Lots 1 to 26 and A (all inclusive) have been omitted from this plan.
Other purpose of this plan

NOTATIONS

DEPTH LIMITATION : DOES NOT APPLY

SURVEY:

This plan is based on survey in PS849459N

STAGING:

This is not a staged subdivision

Planning Permit No. 2021-167

This survey has been connected to permanent marks No(s). 136, 316, 263

In Proclaimed Survey Area No. 39

To remove by agreement, Carriageway Easement created as E-2 in PS849459N that lies within R-1 plus lots 46, 47 and 48 in this plan, via section 6 (1) (k) of the Subdivision Act 1988.

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-5, E-6	PIPELINES OR ANCILLARY PURPOSES	2.5m	PS849459N (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
E-2	CARRIAGEWAY	SEE DIAG	PS849459N	GREATER SHEPPARTON CITY COUNCIL
E-3	PIPELINES OR ANCILLARY PURPOSES	2.5m	THIS PLAN (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
E-4, E-5, E-6, E-7	CARRIAGEWAY	SEE DIAG	THIS PLAN	GREATER SHEPPARTON CITY COUNCIL
E-6, E-7, E-8	POWERLINE (SEC 88 ELECTRICITY INDUSTRY ACT 2000)	4m	THIS PLAN	POWERCOR AUSTRALIA LIMITED

THE VINES ESTATE - STAGE 7 (24 LOTS)

AREA OF STAGE - 2.38ha

144 Welsford Street
PO Box 926
Shepparton Vic 3632
T 61 3 5849 1000
spiire.com.au

SURVEYORS FILE REF: 310096SV00

ORIGINAL SHEET
SIZE: A3

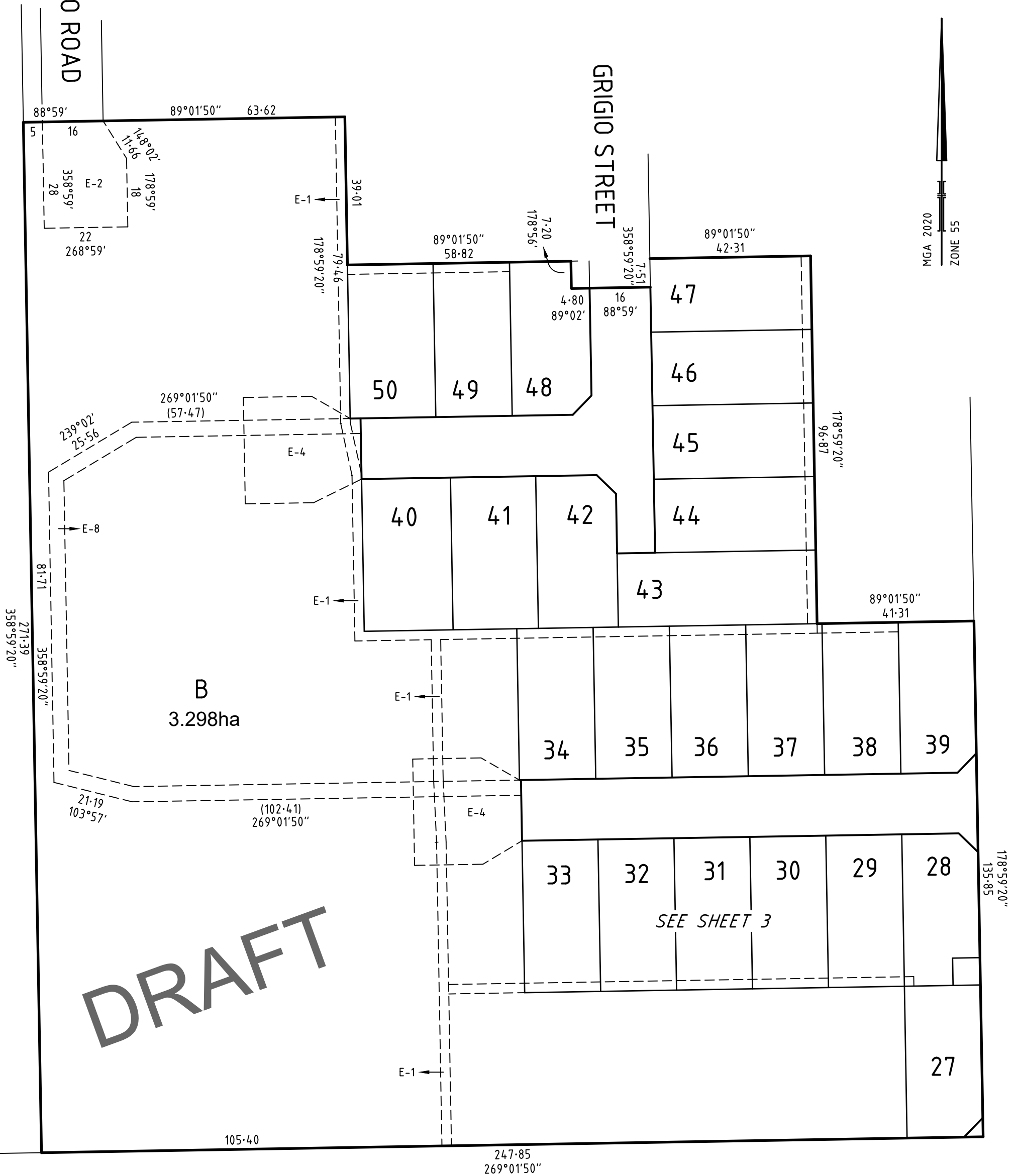
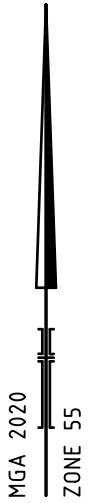
SHEET 1 OF 4

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VERDELHO ROAD

GRIGIO STREET

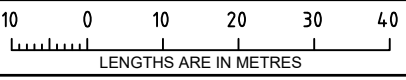
HAWKINS STREET



DRAFT

SURVEYOR'S FILE REF: 310096SV00

SCALE 1:1000



ORIGINAL SHEET SIZE: A3

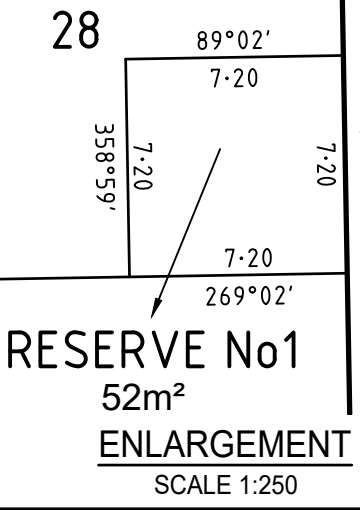
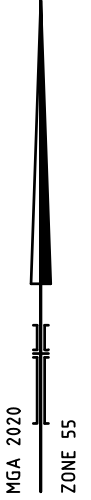
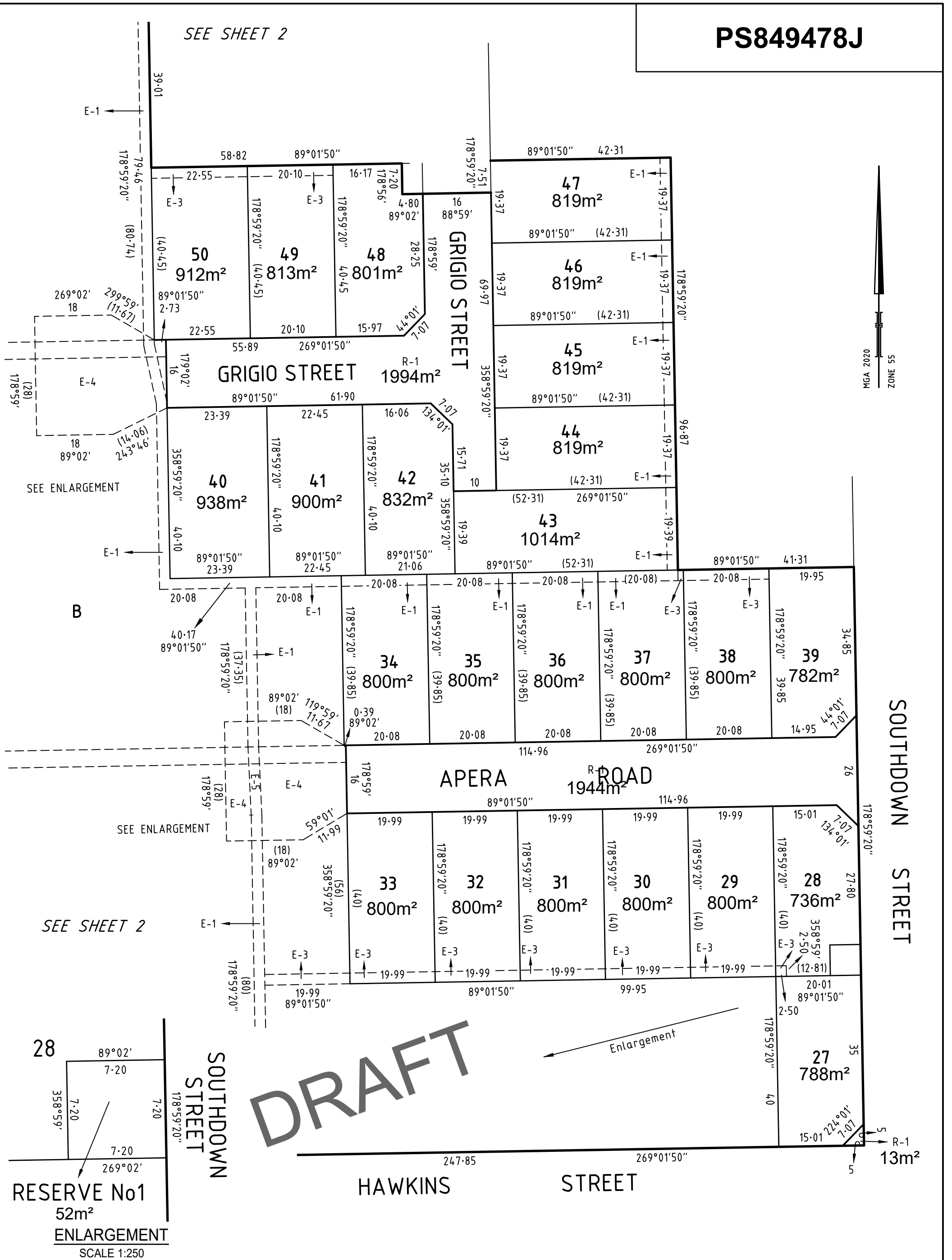
SHEET 2




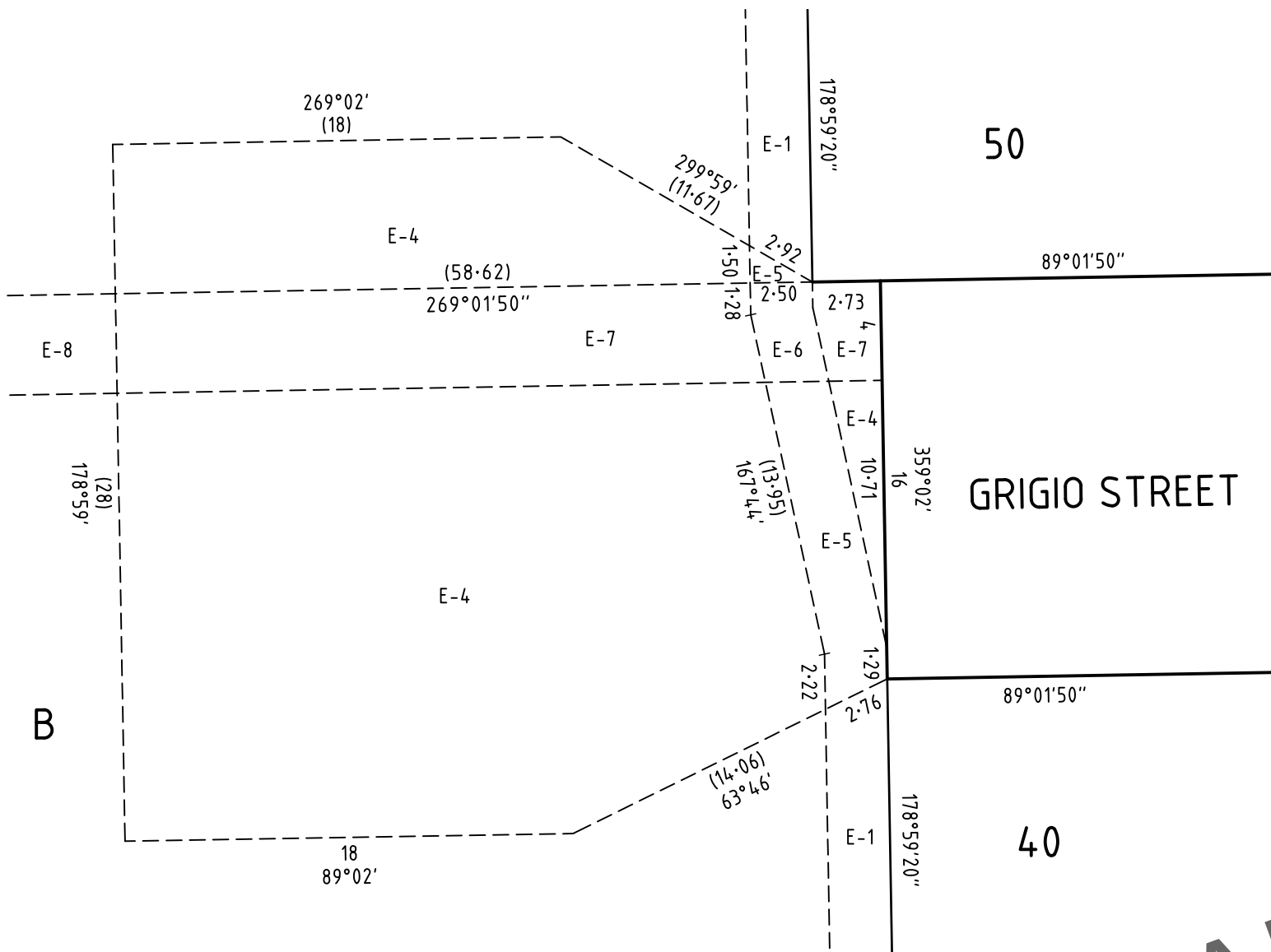
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SEE SHEET 2

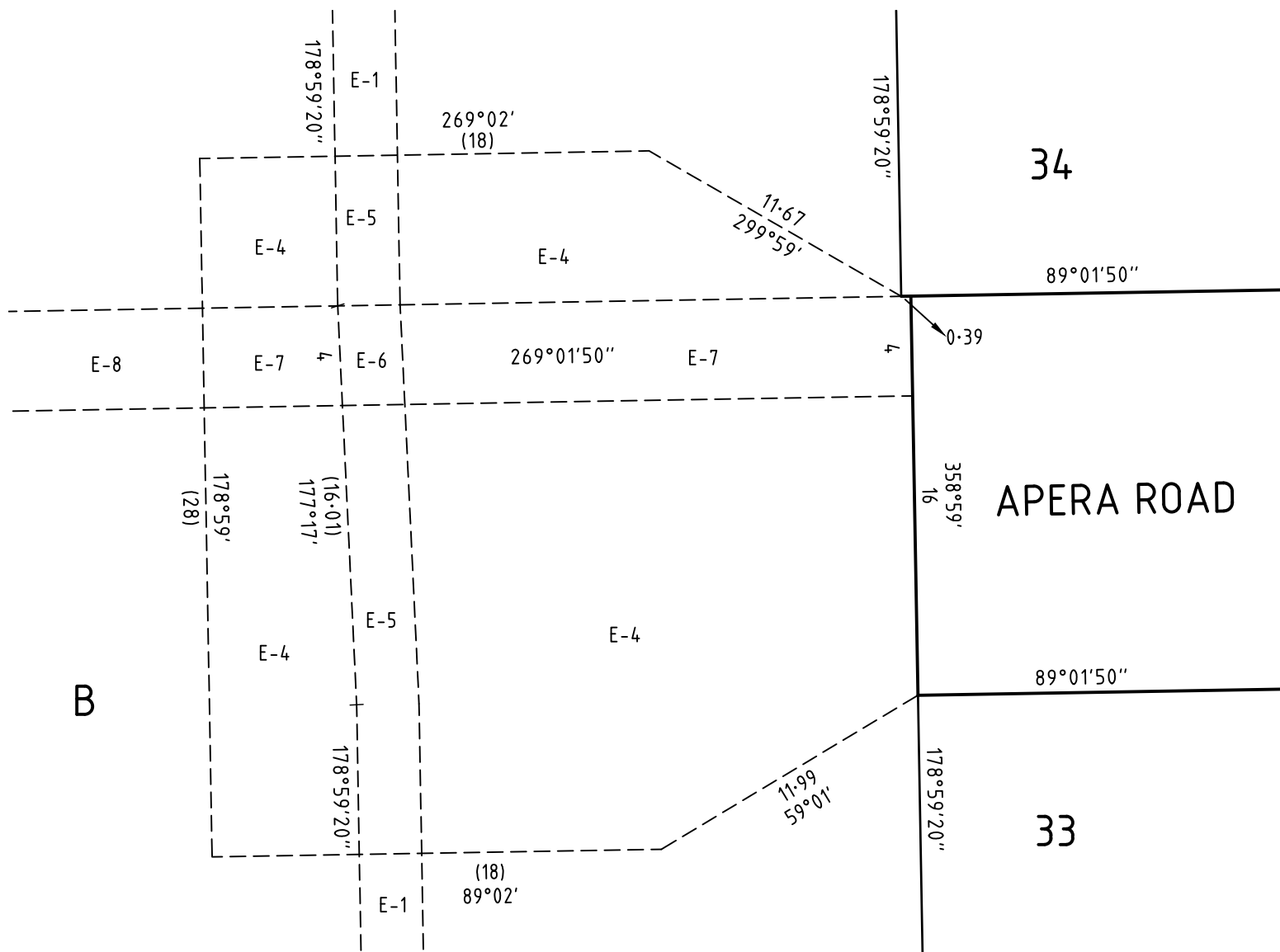


SURVEYOR'S FILE REF: 310096SV00	SCALE 1: 800 8 0 8 16 24 32 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
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ENLARGEMENT
SCALE 1:250

DRAFT



ENLARGEMENT
SCALE 1:250

SURVEYOR'S FILE REF: 310096SV00

SCALE 1:###
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 4



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