PLAN OF SUBDIVISION

EDITION 1

PS742409A

LOCATION OF LAND

PARISH: KIALLA TOWNSHIP: -SECTION: -

CROWN ALLOTMENT: 76 (Part)

CROWN PORTION: -

TITLE REFERENCE: C/T VOL FOL

LAST PLAN REFERENCE: PS742396G LOT A

POSTAL ADDRESS: 7765 Goulburn Valley Highway

(at time of subdivision) Kialla 3631

MGA94 CO-ORDINATES:

(of approx centre of land in plan)

E: 355 700

N: 5 967 200

ZONE: 55

Council Name: Greater Shepparton City Council

Council Reference Number: S-2016-45 Planning Permit Reference: 2003-236E SPEAR Reference Number: S086474T

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

Further Purposes of Plan

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

Digitally signed by: Braydon Aitken for Greater Shepparton City Council on 04/09/2017

VESTING OF ROADS AND/OR RESERVES COUNCIL/BODY/PERSON **IDENTIFIER** R-1 GREATER SHEPPARTON CITY COUNCIL **RESERVE NO 1** GREATER SHEPPARTON CITY COUNCIL **RESERVE NO 2** POWERCOR AUSTRALIA LTD

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

Lots 1 to 372 (Inclusive) have been omitted from this plan

This plan is based on survey in PS731264M

STAGING:

This is not a staged subdivision Planning Permit No. 2003-236E

This is a SPEAR plan

This survey has been connected to permanent marks No(s). 81 & 158

In Proclaimed Survey Area No. 39

Notations

1) Removal drainage and carriageway easements set aside in favour of Greater Shepparton City Council on PS649026M

Grounds for Removal By consent of the relevant authority under the power of Section 6(k)(iii) Subdivision Act 1988

2) Removal of carriageway easement set aside in favour of Goulburn Valley Region Water Corporation on PS604349P Grounds for Removal

By consent of the relevant authority under the power of Section 6(k)(iii) Subdivision Act 1988

3) Partial removal of pipelines or ancillary purposes easement (now contained within Herron Drive) set aside in favour of Goulburn Valley Region Water Corporation on PS604349P (Sec136 Water Act 1989) Grounds for Removal

By consent of the relevant authority under the power of Section 6(k)(iii) Subdivision Act 1988

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

asement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of
E-1	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	PS742396G (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
E-2	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	PS604349P (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
E-3	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	PS742396G (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
E-3	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	PS649026M (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
E-4	PIPELINES OR ANCILLARY PURPOSES	2.50	PS649026M (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
E-5	PIPELINES OR ANCILLARY PURPOSES	2.50	THIS PLAN (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION

SEVEN CREEKS ESTATE - STAGE 12 (19 LOTS)

AREA OF STAGE - 4.002ha



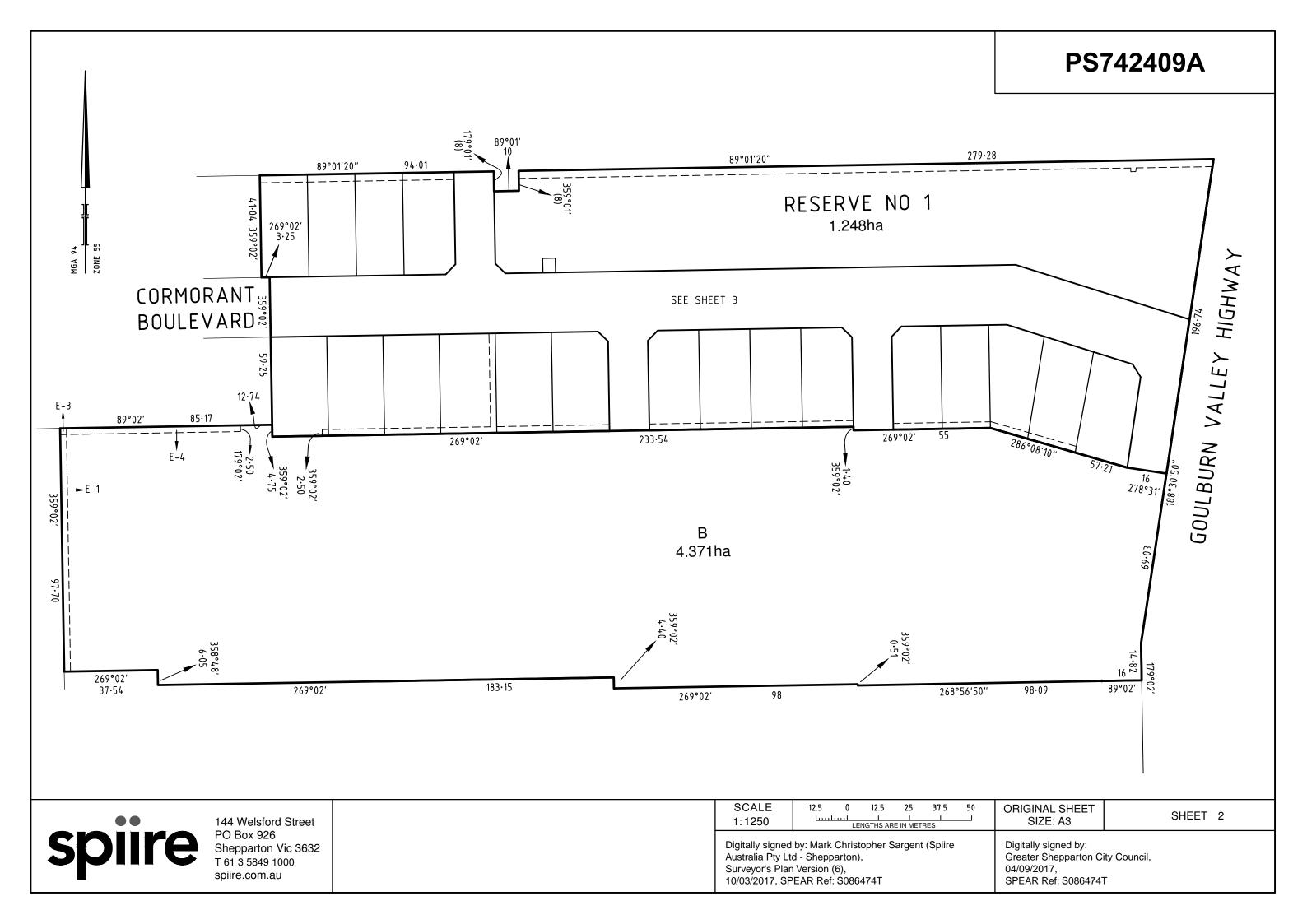
144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au

SURVEYORS FILE REF: 302885SV00

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 3

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PS742409A 179°01′ (8) E-2 E-2 E-2 E-2 3.0 3.0 279.28 3.0 3.0 89°01'20' 30.60 1.50° 2 269°01′ 20″ 25.269°01′20″ 2 94.01 89°01′20″ 🛦 E-2 19.09 20.74 19.09 19.09 375 376 373 374 RESERVE NO 1 (41.05)179°02′ HERON DRIVE 1.248ha RESERVE NO 2 844m²,01 30m² 784m² 784m² 783m² 19.09 19.09 205.04 269°02' 70.76 269°02′ 3·25 269°02′ R-1 BOULEVARD CORMORANT HIGHWAY 89°02′ 42.37 74 89°02' 131.54 89°02′ 19.32 7.37 20.50 20.50 22.56 (22.56) 22.56 22.56 22.56 388 389 386 **OSPRE** 385 384 POS 381 378 379 380 377 TREE 179°02 179°02′ 812m² 179°02′ RE. 359°02′ (36) (04) 179°02 59-25 (40)E-5- (0.4)(40)VALLEY 2.5 820m² 820m² LORIKEE 5 902m² 902m² 800m² 807m² 902m² 812m² 902m² 902m² 902m² 802m² 20.50 20.50 19.32 20.50 19.68 STRE 20.50 22.74 22.56 (22.56)835m² (22·56) 2·50 22.56 233.54 269°02′ 55 269°02' E – 5 E-5 2·5 E-5 2·5 E - 5 E-5 1·40 359°02′ E-5 E-5 2·5 E-5 E-5 E-5 E-5 E-5 E-5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 GOULBURN 2.5 2.5 2.5 E-5 2·5 16 278°31′ В SEE SHEET 2 MGA 94 SCALE **ORIGINAL SHEET** 20 30 SHEET 3 SIZE: A3 144 Welsford Street 1:1000 LENGTHS ARE IN METRES

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