

PLAN OF SUBDIVISION

EDITION 1

PS 901933X

LOCATION OF LAND

PARISH: CONGUPNA
 TOWNSHIP: -
 SECTION: D
 CROWN ALLOTMENT: 13 (PART)
 CROWN PORTION: -
 TITLE REFERENCE: C/T V.11894 F.073
 LAST PLAN REFERENCE: LOT A ON PS742406G
 POSTAL ADDRESS: 50 VICTORIA STREET
 (at time of subdivision) TALLYGAROPNA 3634
 MGA2020 CO-ORDINATES: E: 359 400 ZONE: 55
 (of approx centre of land in plan) N: 5 988 900

Council Name: Greater Shepparton City Council

Council Reference Number: S-2021-129
 Planning Permit Reference: 2014-236/E
 SPEAR Reference Number: S187610H

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
 Date of original certification under section 6 of the Subdivision Act 1988: 31/10/2022

Public Open Space

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

Digitally signed by: Andrew Dainton for Greater Shepparton City Council on 21/06/2023

VESTING OF ROADS OR RESERVES

NOTATIONS

Identifier	Council/Body/Person
R-1	GREATER SHEPPARTON CITY COUNCIL
RESERVE NO.1	GREATER SHEPPARTON CITY COUNCIL
RESERVE NO.2	GREATER SHEPPARTON CITY COUNCIL
RESERVE NO.3	POWERCOR AUSTRALIA LTD

FURTHER PURPOSES OF THIS PLAN:

TO REMOVE THAT PART OF THE DRAINAGE EASEMENT IN FAVOUR OF GREATER SHEPPARTON CITY COUNCIL SHOWN AS E-1 ON & CREATED IN PS742406G.

GROUNDS FOR REMOVAL:
 CONSENT OF THE INTERESTED AUTHORITY.

NOTATIONS

SURVEY: THIS PLAN IS BASED ON SURVEY.
 STAGING: THIS IS NOT A STAGED SUBDIVISION.
 PLANNING PERMIT NO. 2014-236/E
 DEPTH LIMITATION: DOES NOT APPLY
 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO(s)
 TALLYGAROPNA PM 25, 31, 40 & CONGUPNA PM 57.
 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
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SEE SHEET 2 FOR EASEMENT INFORMATION



PO Box 2120
 98 Nixon Street
 Shepparton Vic 3630
 Tel (03) 5821 7171
 Fax (03) 5821 2725

SURVEYOR REFERENCE NO: 5314

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 19/06/2023, SPEAR Ref: S187610H

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 5

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-2, E-3, E-4 E-6 & E-7	CARRIAGEWAY	16	THIS PLAN	GREATER SHEPPARTON CITY COUNCIL
E-2 & E-4 E-4	PIPELINE OR ANCILLARY PURPOSES	4	THIS PLAN - SEC 136 WATER ACT 1989	GOULBURN VALLEY REGION WATER CORPORATION
E-3, E-4 & E-7	POWERLINE (UNDERGROUND)	2	THIS PLAN - SEC 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
E-5	DRAINAGE	3	PS742406G	GREATER SHEPPARTON CITY COUNCIL
E-6 & E-7	DRAINAGE	2.50	THIS PLAN	LOT 46 ON THIS PLAN
E-8	DRAINAGE	2	THIS PLAN	LOTS 1-7 & 9-13 INCLUSIVE ON LP119840

ORIGINAL SHEET
SIZE: A3

SHEET 2

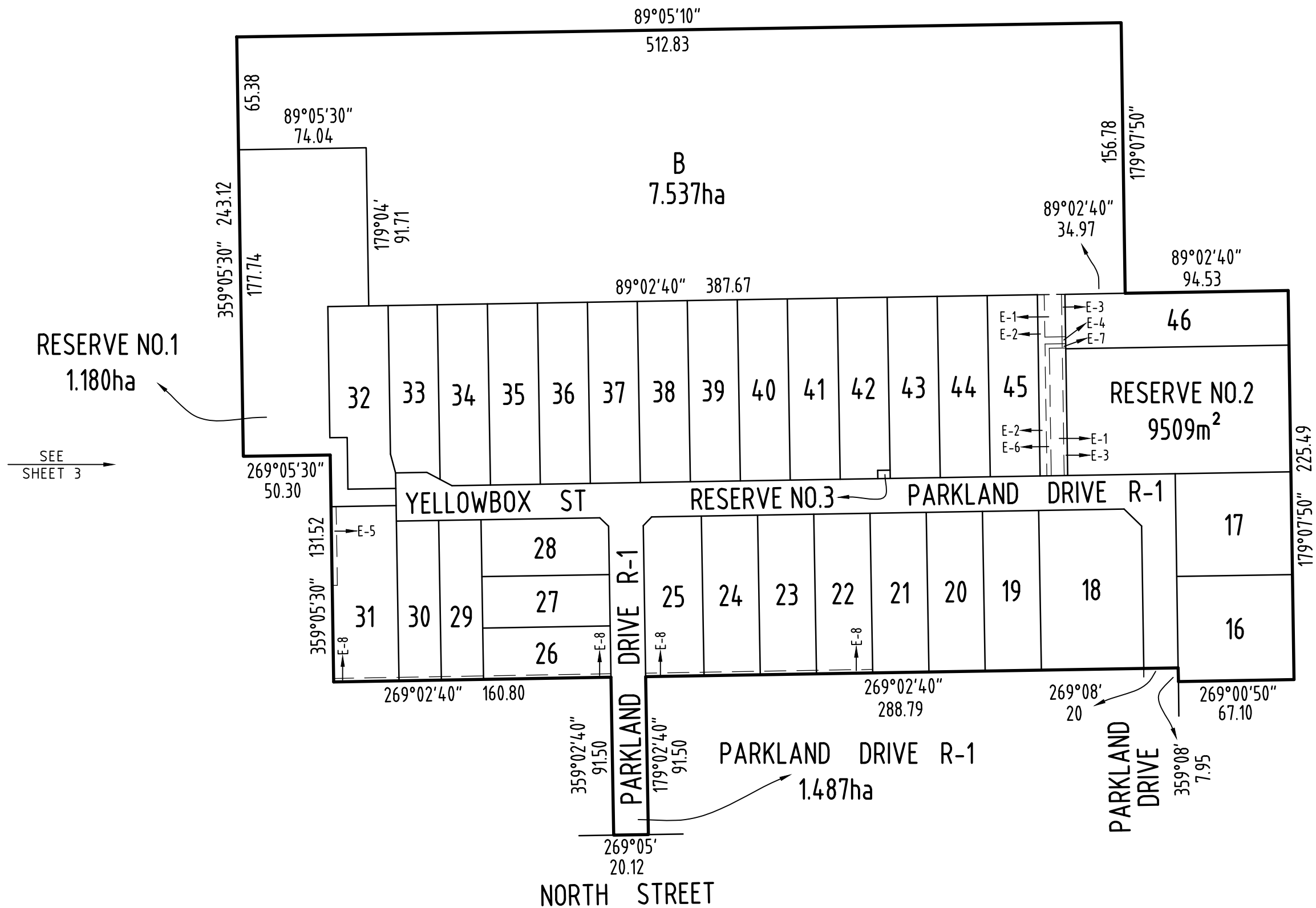


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MGA2020 (ZONE 55)



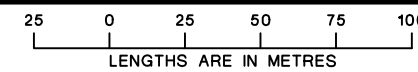
SEE SHEET 3

SEE SHEET 4



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SCALE
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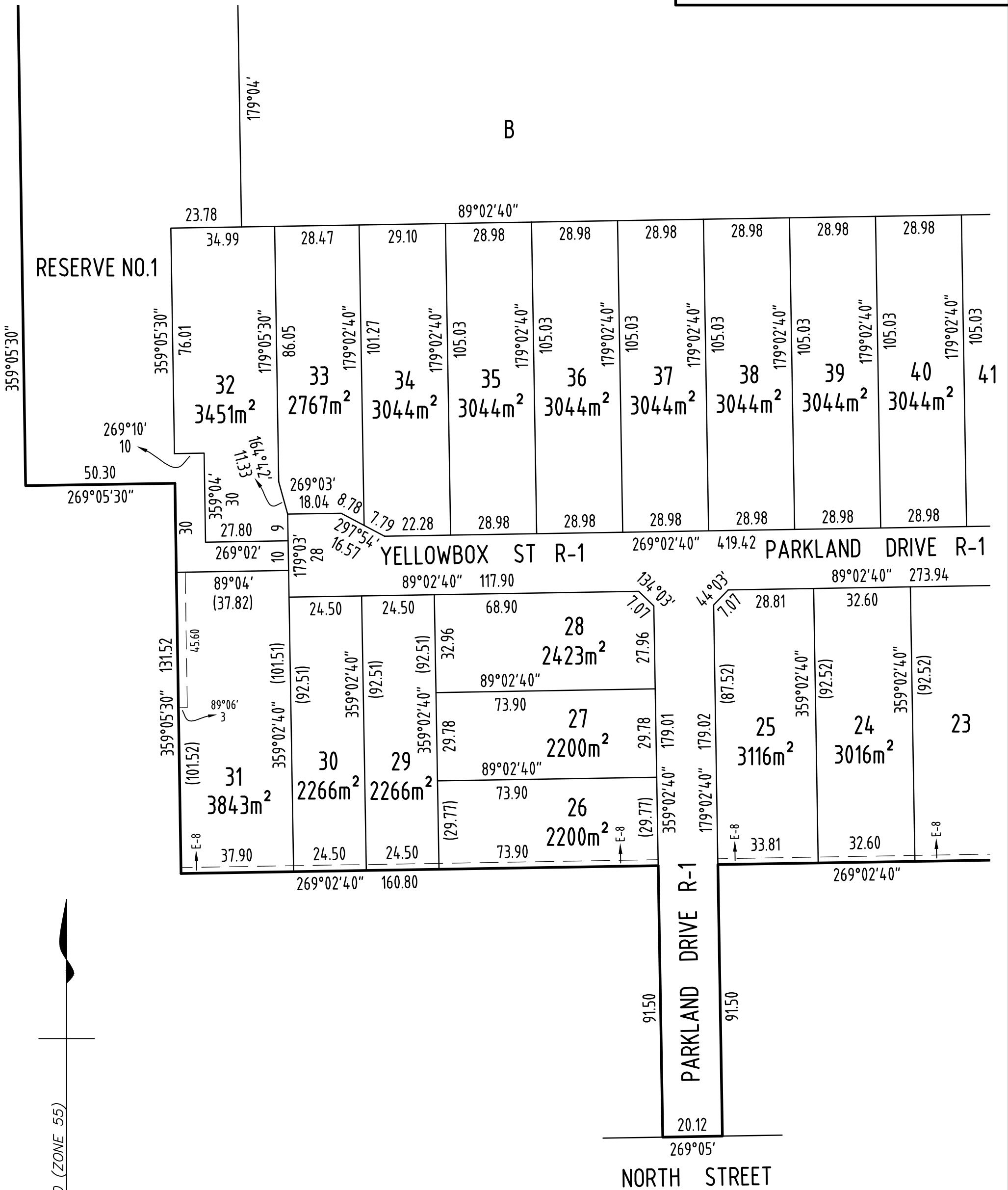


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SHEET 3

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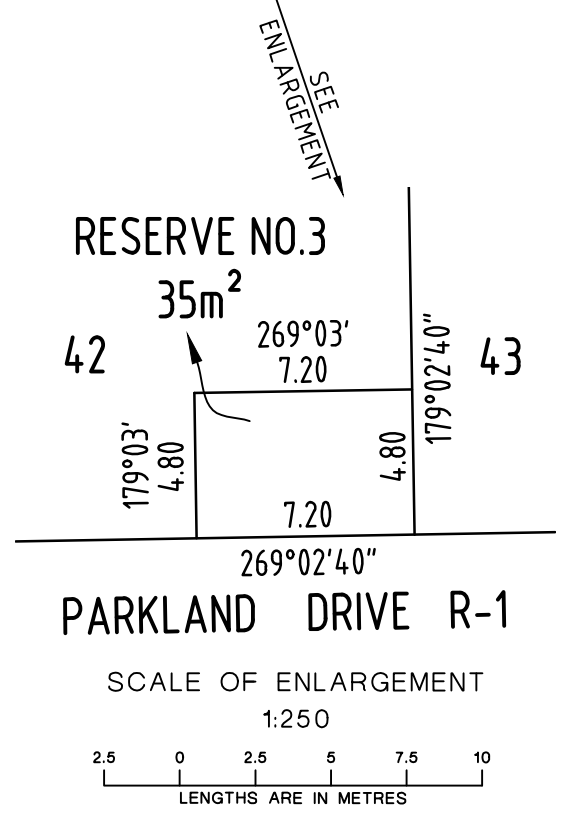
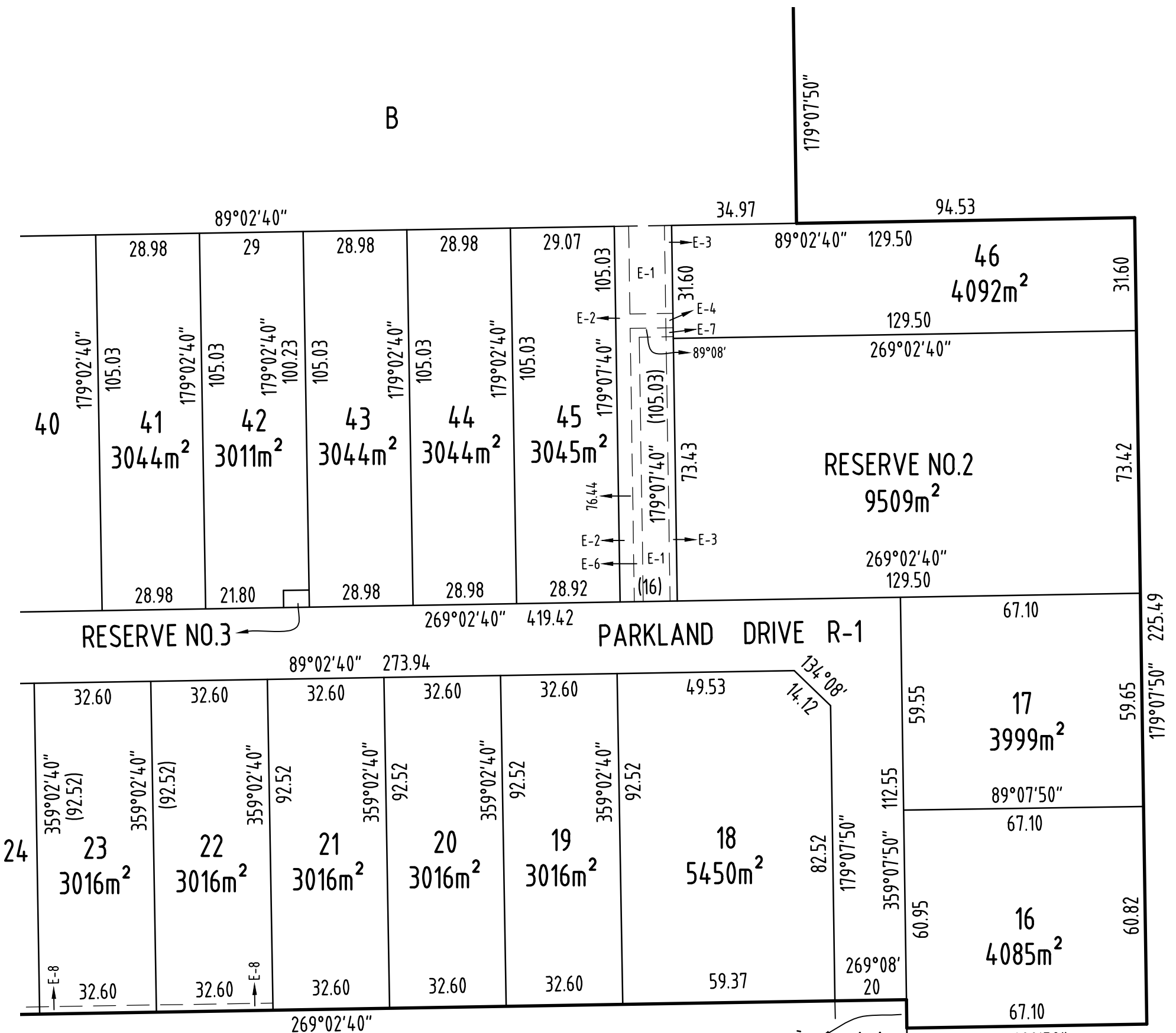


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B



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SCALE
1:1250

12.5 0 12.5 25 37.5 50
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SHEET 5

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