

PLAN OF SUBDIVISION			EDITION 1	PS913635P/S2
LOCATION OF LAND PARISH: KIALLA TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 73 (Part) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL LAST PLAN REFERENCE: PS913635P, Lot S2 POSTAL ADDRESS: 159 River Road West (at time of subdivision) Kialla 3631 MGA2020 CO-ORDINATES: E: 355 290 ZONE: 55 (of approx centre of land in plan) N: 5 966 010			Council Name: Greater Shepparton City Council Council Reference Number: S-2022-48 Planning Permit Reference: 2021-93/A SPEAR Reference Number: S197164M 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 been made and the requirement has not been satisfied at Certification Digitally signed by: Andrew Dainton for Greater Shepparton City Council on 24/11/2023	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines Lots S1 and S2 have been omitted from this plan. <u>Other purpose of this plan</u> The following easements are to be removed by agreement via section 6 (1) (k) of the Subdivision Act 1988. Electricity Supply Easement created in LP90268 limited to the portion that lies within R-1 and lots S3, 12, 13, 23, and 24 in this plan. Electricity Supply (Underground Cables) Easement created in PS735328Q limited to the portion that lies within R-1 and lots S3, 12, 13, 23, and 24 in this plan Pipelines or Ancillary Supply Purposes Easement created in PS735328Q that lies within lot 13 in this plan. Powerline easement created in PS735328Q that lies within R-1 and lots S3, 12, 13, 23, and 24 in this plan. Removal of sewerage purposes easements created in stage 1 of this plan as E-28, E-29, E-30. Grounds for removal, by direction of permit 2021-93. LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS For details of any owners corporations including purpose, responsibility, entitlement & liability see owners corporation search report, owners corporation additional information and if applicable owners corporation rules.	
ROAD 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				
SURVEY: This plan is based on survey STAGING: This is a staged subdivision Planning Permit No. 2021-93 This survey has been connected to permanent marks No(s). 30,158,264 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
SEE SHEET 2 FOR EASEMENT INFORMATION				
EMERALD BANK ESTATE - STAGE 1 (30 LOTS)			AREA OF STAGE - 5.17ha	
 144 Welsford Street PO Box 926 Shepparton Vic 3632 T 61 3 5849 1000 spiire.com.au		SURVEYORS FILE REF: 309327SV00		ORIGINAL SHEET SIZE: A3
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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-22, E-26, E-32	CARRIAGEWAY	SEE DIAG	THIS PLAN - STAGE 2	GREATER SHEPPARTON CITY COUNCIL
E-3	DRAINAGE	SEE DIAG	LP220030T	LOTS ON LP22003T
E-6, E-7, E-10, E-11, E-20 & E-21	WATER SUPPLY	SEE DIAG	INSTRUMENT AD551629B	LOT 2 ON PS530098X
E-7, E-9 & E-11	WATER SUPPLY	3	INSTRUMENT AL415628V	LOT 6 ON PS532400R
E-18	WATER SUPPLY	2	THIS PLAN - PS913635P/S1	LOT 65 ON THIS PLAN
E-19	PIPELINES OR ANCILLARY PURPOSES	2.5	THIS PLAN - STAGE 2 (SEC 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
E-23, E-26 E-33	ELECTRICITY SUPPLY (UNDERGROUND CABLES)	4	THIS PLAN - STAGE 2 (SEC 88 ELECTRICITY INDUSTRY ACT 2000)	POWERCOR AUSTRALIA LTD
E-24	DRAINAGE	2	THIS PLAN - STAGE 2	GREATER SHEPPARTON CITY COUNCIL
E-13	WATER SUPPLY	SEE DIAG	THIS PLAN - PS913635P/S1	LOT 6 ON PS532400R
E-10, E-11, E-12, E-20 & E-21	ELECTRICITY SUPPLY (UNDERGROUND CABLES)	4	THIS PLAN - PS913635P/S1	POWERCOR AUSTRALIA LTD
E-25	ELECTRICITY SUPPLY (OVERHEAD CABLES)	SEE DIAG	THIS PLAN - STAGE 2 (SEC 88 ELECTRICITY INDUSTRY ACT 2000)	POWERCOR AUSTRALIA LTD
E-27, E-33	SEWERAGE	SEE DIAG	THIS PLAN - PS913635P/S1	LOT 65 IN THIS PLAN
E-31, E-32	SEWERAGE	2.5	THIS PLAN - STAGE 2	LOT 65 IN THIS PLAN

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SIZE: A3

SHEET 2

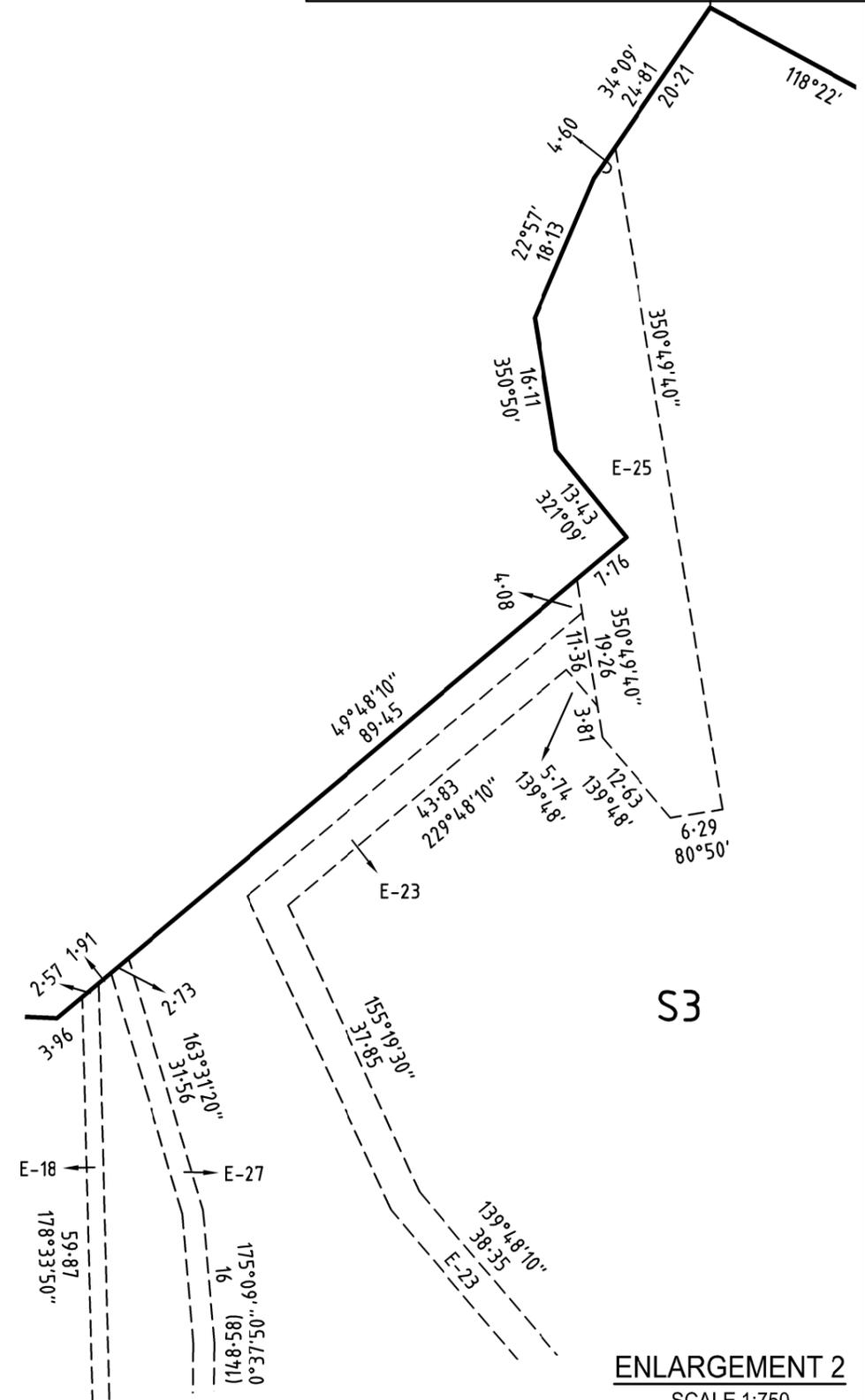
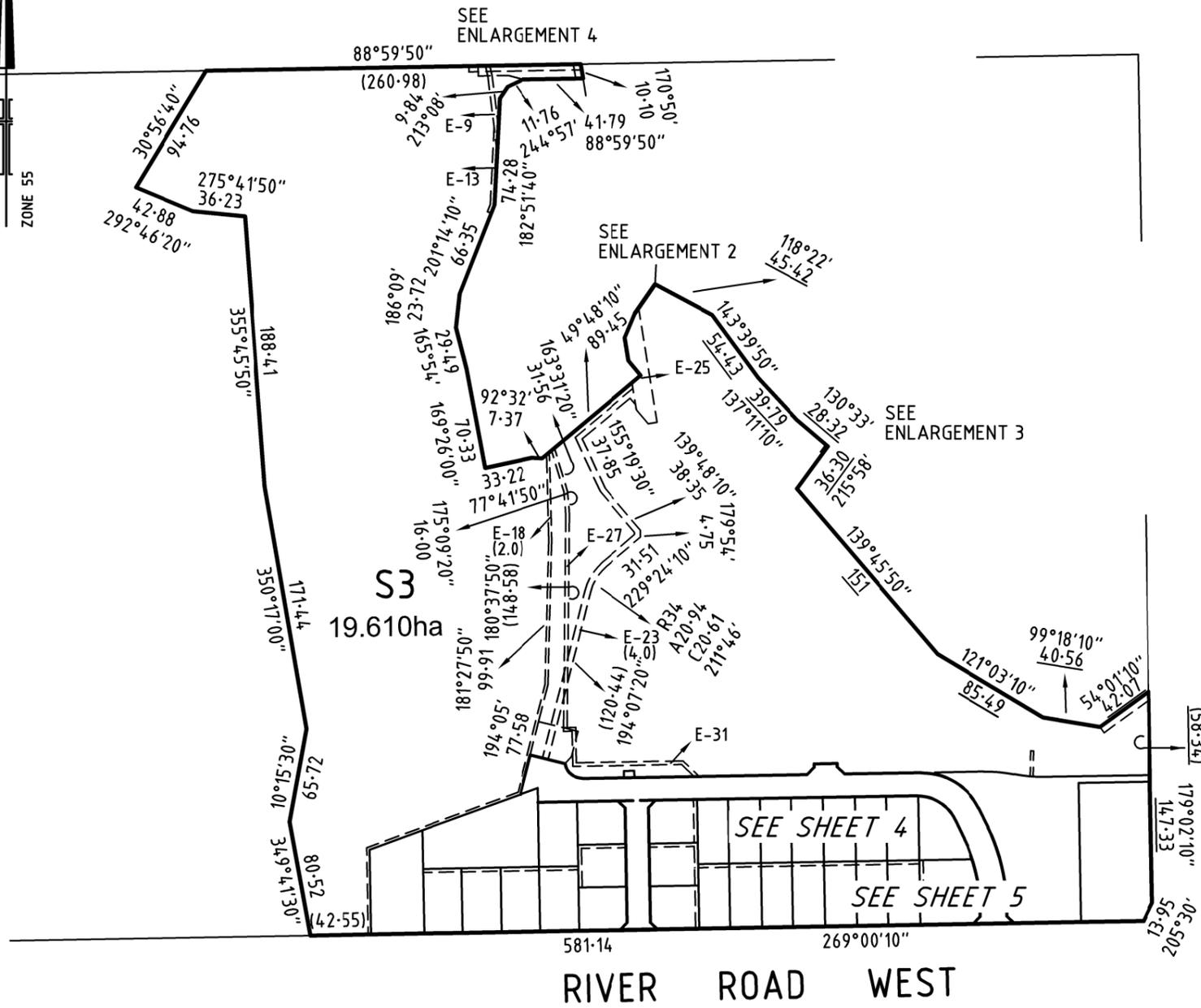


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24/11/2023,
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MGA 2020
ZONE 55



SURVEYOR'S FILE REF: 309327SV00



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SCALE 1: 4000

40 0 40 80 120 160

LENGTHS ARE IN METRES

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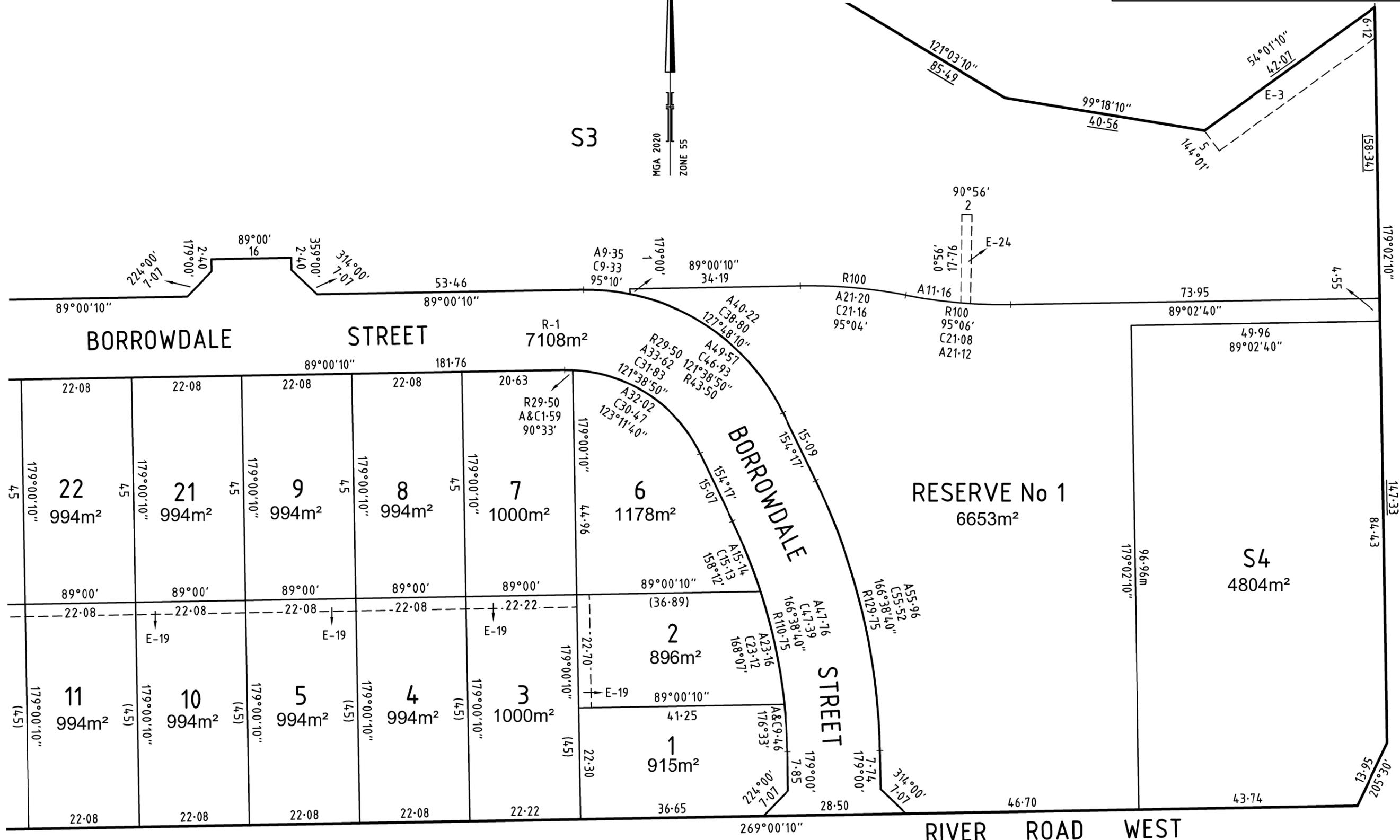
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SHEET 3

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SEE SHEET 3

S3



SEE SHEET 5

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SCALE 1:750

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SHEET 4

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MGA 2020
ZONE 55

S3

RESERVE
No2
35m²



BORROWDALE STREET

ENLARGEMENT 1
SCALE 1:200

SEE SHEET 3

S3

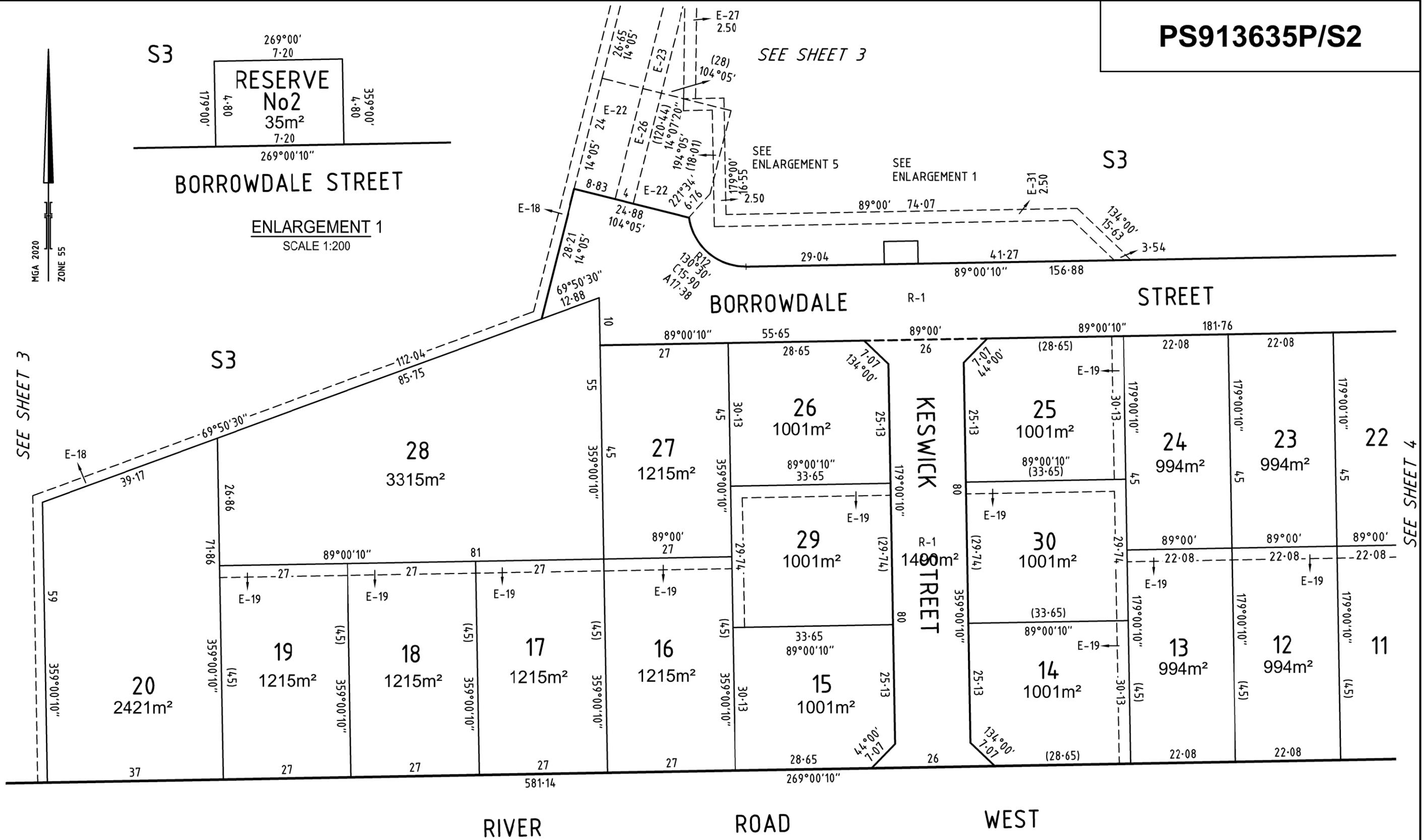
BORROWDALE STREET

STREET

SEE SHEET 3

S3

SEE SHEET 4



SURVEYOR'S FILE REF: 309327SV00

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LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

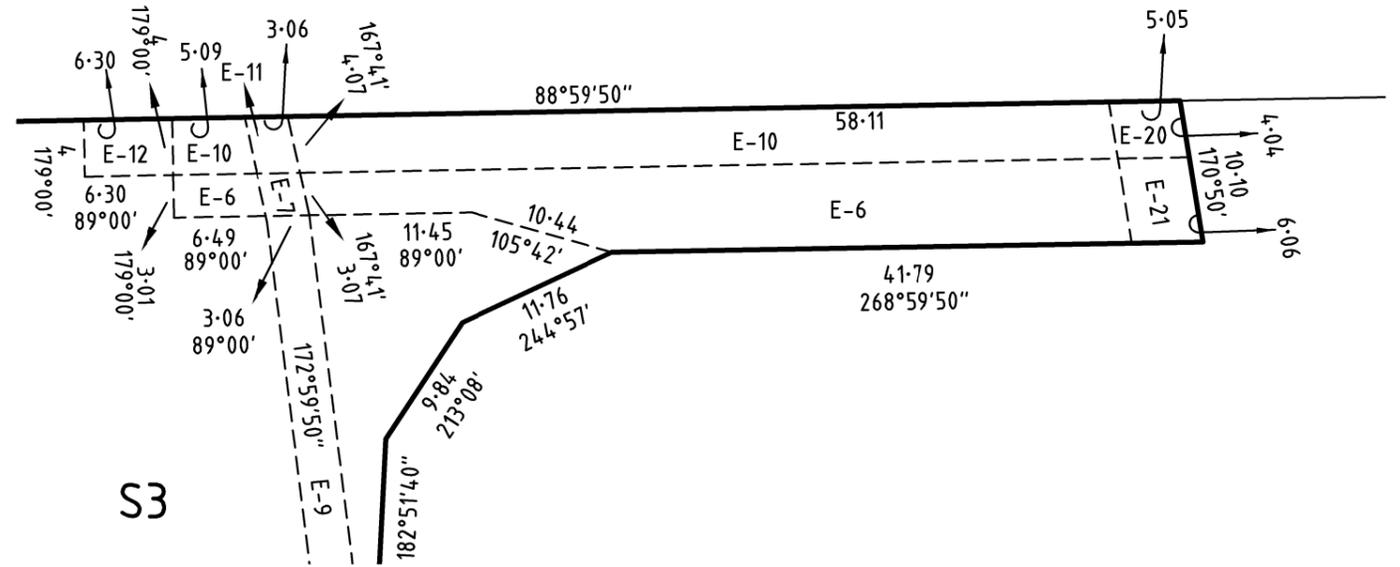
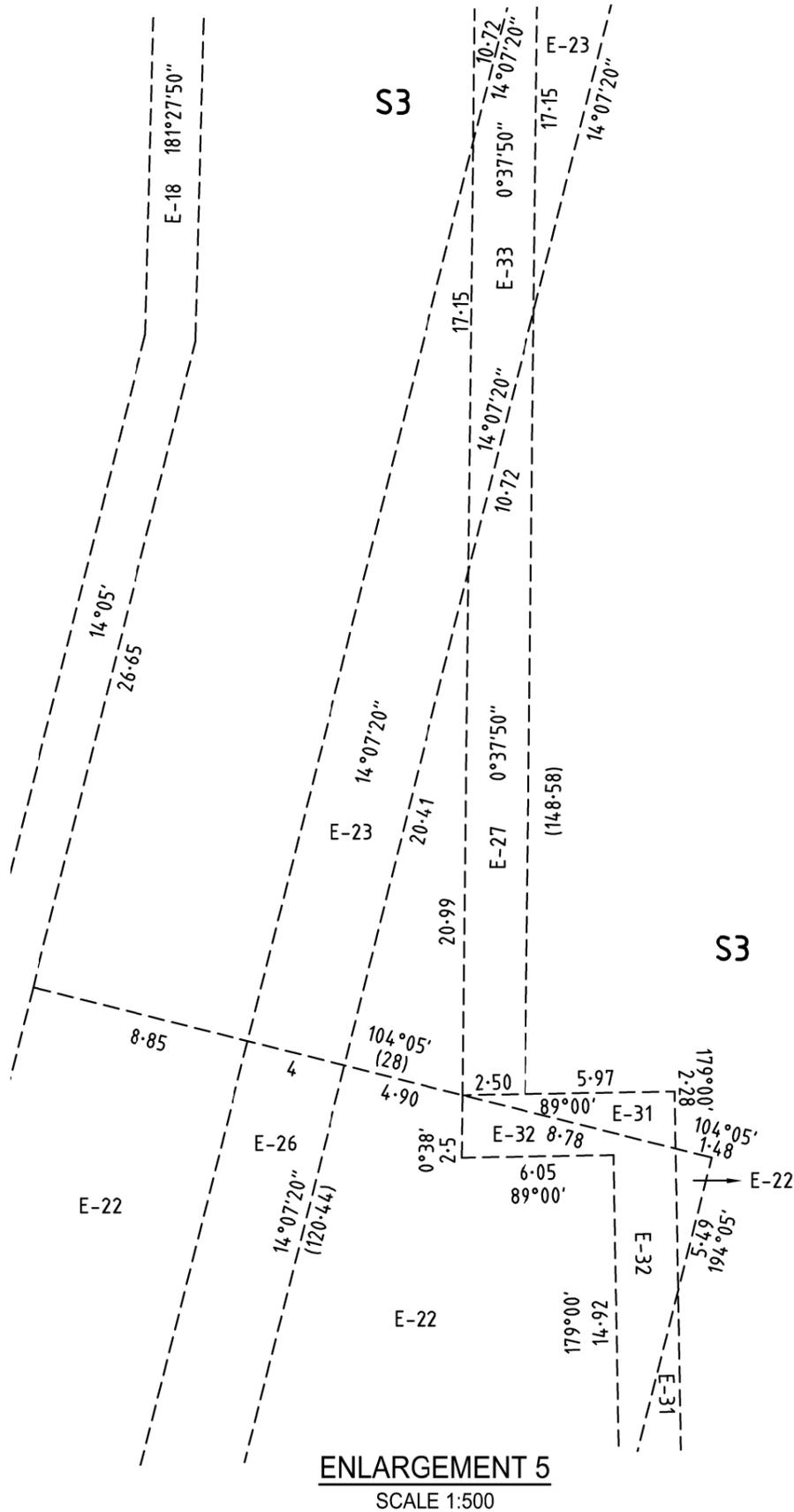
SHEET 5



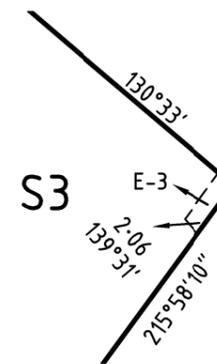
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ENLARGEMENT 4
SCALE 1:500



ENLARGEMENT 3
SCALE 1:750

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SCALE 1:####
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SHEET 6

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CREATION OF RESTRICTION No. 1

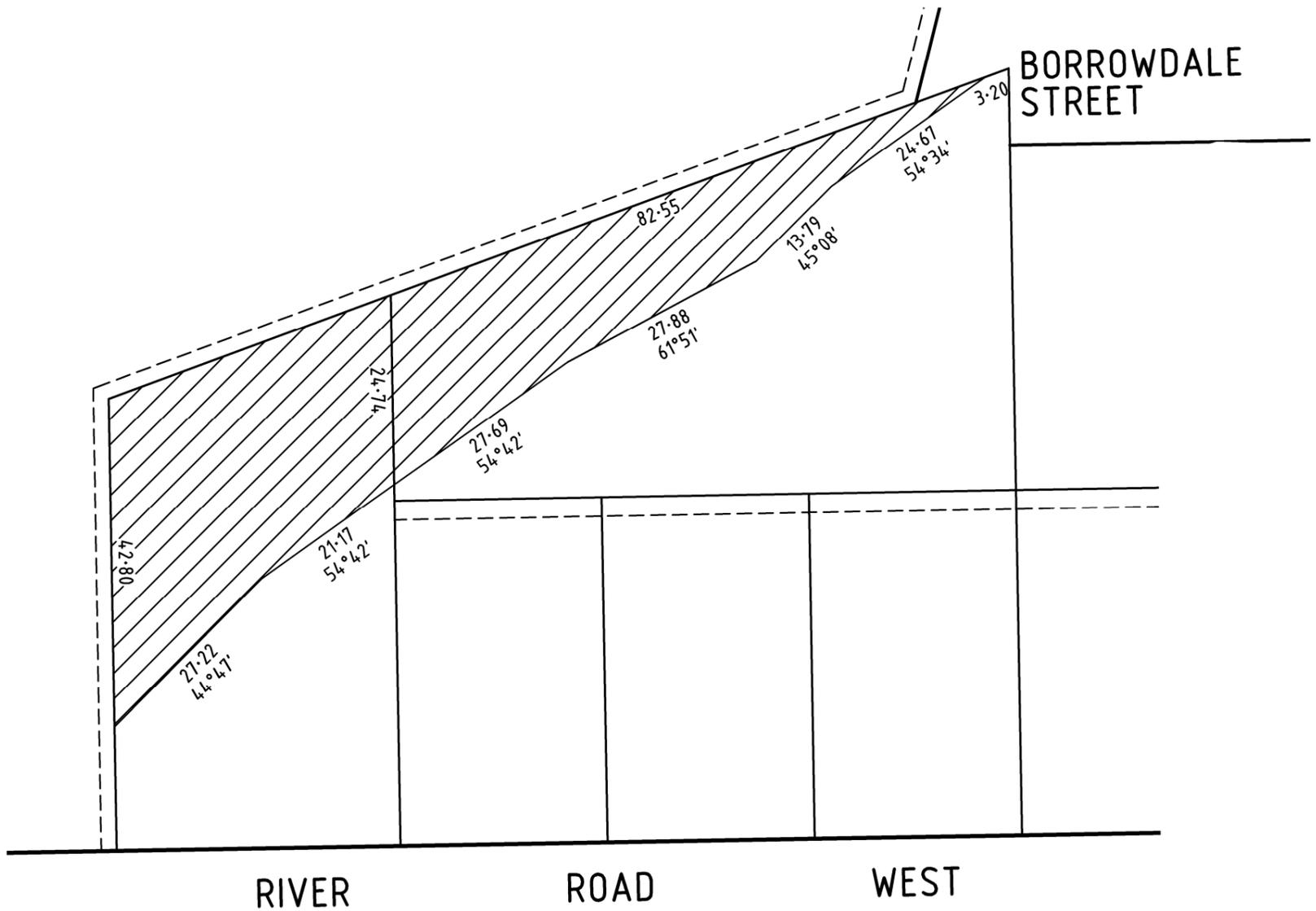
The following restriction is to be created upon registration of this plan:

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Burdened Land: Lots 20 and 28 on this plan
 Benefited Land: Lots 1 to 30 (inclusive) on this plan

Restriction:

The owners of lots 20 and 28 shall not undertake any additional works (including filling of the land) nor construct any buildings within the area shown hatched on this plan.



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EXISTING OVERHEAD HV ELECTRICAL TO BE RELOCATED UNDERGROUND BEFORE CONSTRUCTION OF STAGE 1 COMMENCES.

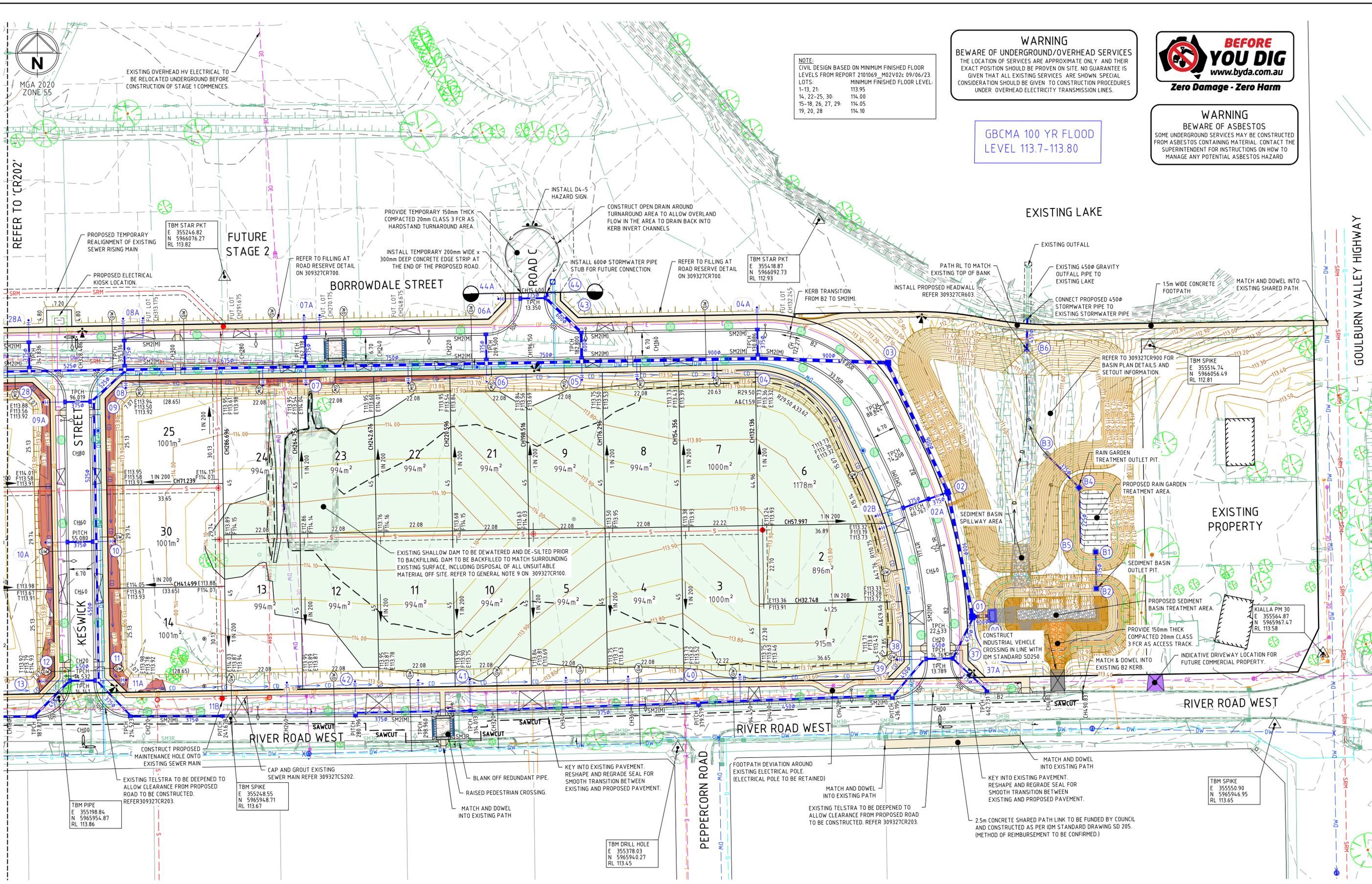
NOTE:
CIVIL DESIGN BASED ON MINIMUM FINISHED FLOOR LEVELS FROM REPORT 2101069_M02V02c_09/06/23.
LOTS:
MINIMUM FINISHED FLOOR LEVEL:
1-13, 21: 113.95
14, 22-25, 30: 114.00
15-18, 26, 27, 29: 114.05
19, 20, 28: 114.10

WARNING
BEWARE OF UNDERGROUND/OVERHEAD SERVICES
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY, AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. SPECIAL CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.



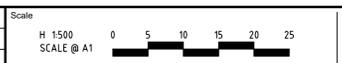
WARNING
BEWARE OF ASBESTOS
SOME UNDERGROUND SERVICES MAY BE CONSTRUCTED FROM ASBESTOS CONTAINING MATERIAL. CONTACT THE SUPERINTENDENT FOR INSTRUCTIONS ON HOW TO MANAGE ANY POTENTIAL ASBESTOS HAZARD

GBCMA 100 YR FLOOD LEVEL 113.7-113.80



file name: 309327CR201.dwg; layout name: CR201; plot date: 15/07/2023 2:19 PM; sheet: 3 of 29 sheets; file location: \\spire\shared\309327\309327.dwg

Rev	Amendments	Approved	Date
0	ISSUED FOR CONSTRUCTION	A.A.	01/12/23
B	ISSUED FOR APPROVAL	A.A.	19/07/23
A	ISSUED FOR APPROVAL	A.S.	29/08/22



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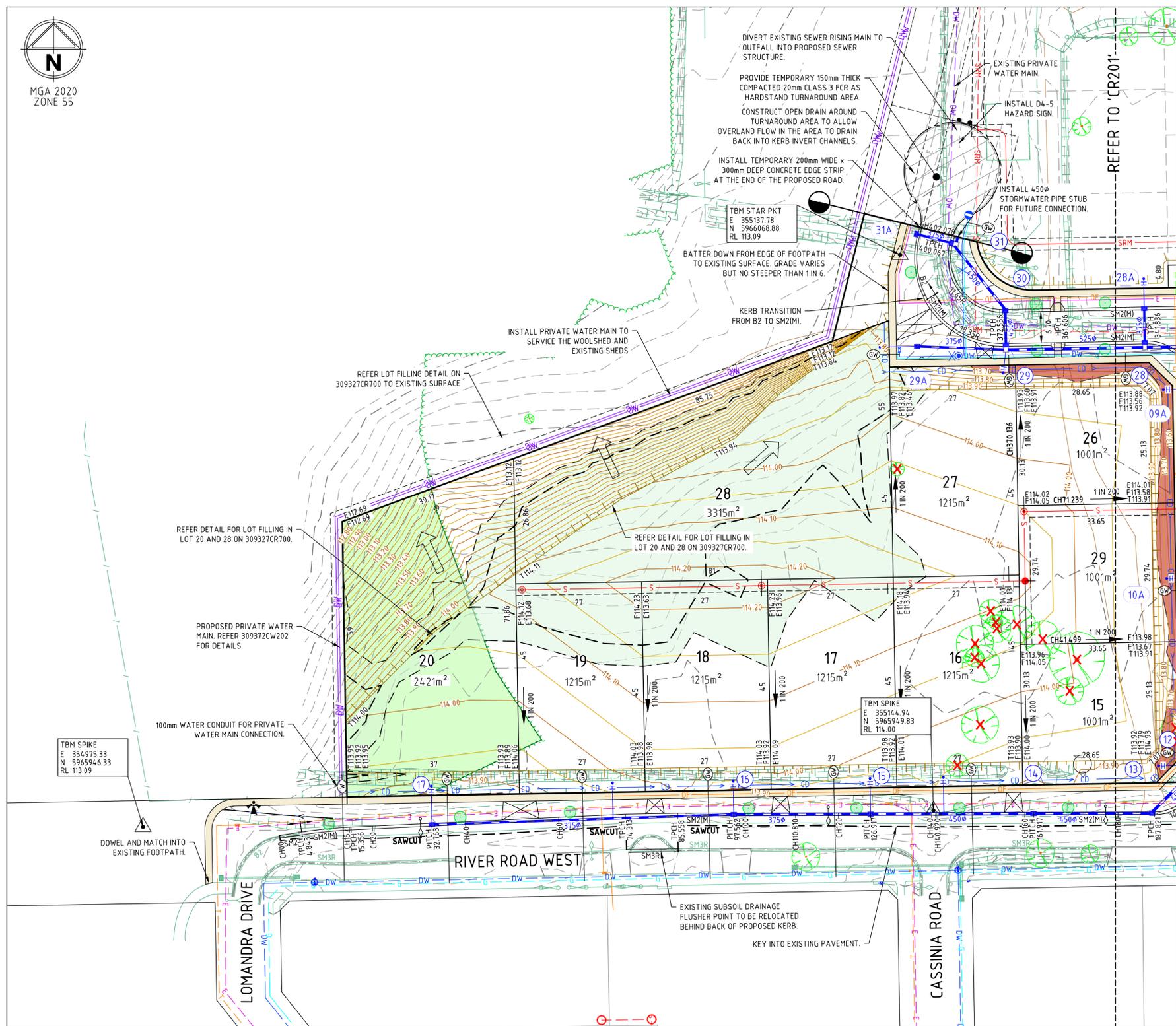
Designed
A. ANDERSSON
Checked
C. MULHOLLAND
Authorised
A. ANDERSSON
Date
14/07/2023

EMERALD BANK SUBDIVISION
STAGE 1 (PERMIT NO. 2021-93)
ROAD AND DRAINAGE
DESIGN PLAN (1 OF 2)
CITY OF GREATER SHEPPARTON
MAWQUIP SHEPPARTON PTY LTD

CONSTRUCTION 309327CR201 **0**



MGA 2020
ZONE 55



NOTE:
CIVIL DESIGN BASED ON MINIMUM FINISHED FLOOR LEVELS FROM REPORT 2101069_M02V02c 09/06/23.

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14, 22-25, 30:	114.00
15-18, 26, 27, 29:	114.05
19, 20, 28:	114.10

GBCMA 100 YR FLOOD
LEVEL 113.7-113.80

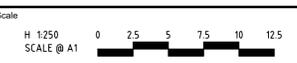


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Designed
A. ANDERSSON
Authorised
A. ANDERSSON

Checked
C. MULHOLLAND
Date
14/07/2023

**EMERALD BANK SUBDIVISION
STAGE 1 (PERMIT NO. 2021-93)
ROAD AND DRAINAGE
DESIGN PLAN (2 OF 2)
CITY OF GREATER SHEPPARTON
MAWQUIP SHEPPARTON PTY LTD**

CONSTRUCTION 309327CR202 **0**