



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	Plan
Document Identification	PS823633U
Number of Pages (excluding this cover sheet)	4
Document Assembled	05/05/2020 09:12

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

<h1>PLAN OF SUBDIVISION</h1>	EDITION 1	<h1>PS823633U</h1>
------------------------------	-----------	--------------------

<p>LOCATION OF LAND</p> <p>PARISH : WODONGA</p> <p>TOWNSHIP :</p> <p>SECTION : 1</p> <p>CROWN ALLOTMENT : 2B(PT)</p> <p>CROWN PORTION :</p> <p>TITLE REFERENCE : Vol.12144 Fol.115</p> <p>LAST PLAN REFERENCE : PS810066C (LOT C)</p> <p>POSTAL ADDRESS : HAMPSHIRE BOULEVARD (At time of subdivision) LENEVA 3691</p> <p>MGA94 Co-ordinates (of approx centre of land in plan)</p> <p style="text-align: right;">E 490 700 ZONE: 55 N 5998 500 GDA 94</p>	<p>Council Name: City of Wodonga</p> <p>Council Reference Number: 4017 Planning Permit Reference: 65/2014/A SPEAR Reference Number: S141952S</p> <p>Certification</p> <p>This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 28/11/2019</p> <p>Statement of Compliance</p> <p>This is a statement of compliance issued under section 21 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: Simon Maughan for City of Wodonga on 08/04/2020</p>
---	--

VESTING OF ROADS AND/OR RESERVES		NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 126 INCLUSIVE HAVE BEEN OMITTED FROM THIS PLAN OTHER PURPOSE OF PLAN: REMOVAL OF POWERLINE EASEMENTS CREATED BY PS810066C AFFECTING LAND IN THIS SUBDIVISION BY AGREEMENT OF ALL INTERESTED PARTIES.
ROAD R1 ROAD R2 RESERVE No.1	WODONGA CITY COUNCIL WODONGA CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD	
NOTATIONS		
DEPTH LIMITATION	Nil	
<p>SURVEY: This plan is based on survey.</p> <p>STAGING: This is not a staged subdivision. Planning Permit No.</p> <p>This survey has been connected to permanent marks No(s). 1307, 1308, 1309</p> <p>In Proclaimed Survey Area No. 42</p>		

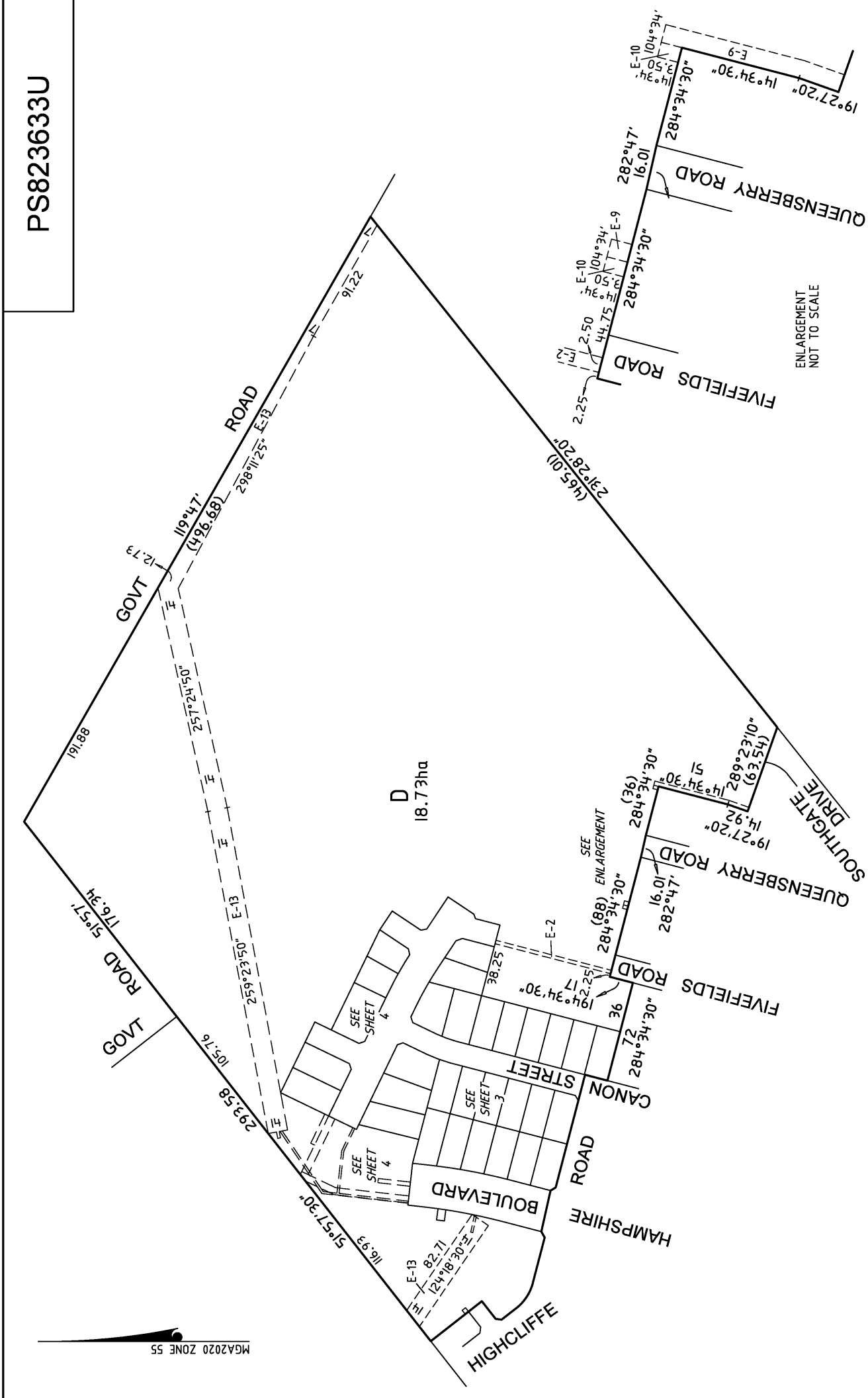
EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	3	THIS PLAN	NORTH EAST REGION WATER CORPORATION WODONGA CITY COUNCIL
E-2	DRAINAGE	2.50	THIS PLAN	
E-3	SEWERAGE DRAINAGE	3.50 3.50	THIS PLAN THIS PLAN	
E-4	DRAINAGE	SEE PLAN	THIS PLAN	WODONGA CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD
E-5, E-6, E-12 & E-14	UNDERGROUND POWERLINE	SEE PLAN	THIS PLAN SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	
E-6 & E-8	WATER SUPPLY	SEE PLAN	PS810066C SECTION 136 OF THE WATER ACT 1989	NORTH EAST REGION WATER CORPORATION
E-7 & E-12	WATER SUPPLY	SEE PLAN	THIS PLAN SECTION 136 OF THE WATER ACT 1989	NORTH EAST REGION WATER CORPORATION
E-9	SEWERAGE	3	PS810066C	NORTH EAST REGION WATER CORPORATION WODONGA CITY COUNCIL
E-10	DRAINAGE	2.50	PS810066C	
E-11	SEWERAGE DRAINAGE	3.50 3.50	PS810066C	NORTH EAST REGION WATER CORPORATION WODONGA CITY COUNCIL
E-13 & E-14	POWERLINE	14	THIS PLAN SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	

<p>www.edmgroup.com.au</p>	<p>EDM Group PLANNERS SURVEYORS & ENGINEERS OFFICES 99 HUME ST PO Box 317 WODONGA 3689 Ph (02) 6057 8578 Fax (02) 6056 2392 info@edmgroup.com.au ABN 12 532 366 914</p>	<p>SURVEYORS FILE REF: 16006303</p>	<p>ORIGINAL SHEET SIZE: A3</p> <p>SHEET 1 OF 4</p>
	<p>Digitally signed by: Michael Toll, Licensed Surveyor, Surveyor's Plan Version (04), 02/04/2020, SPEAR Ref: S141952S</p>		<p>PLAN REGISTERED TIME: 7.35 Am DATE: 5/05/20 M.H Assistant Registrar of Titles</p>

PS823633U



ENLARGEMENT
NOT TO SCALE

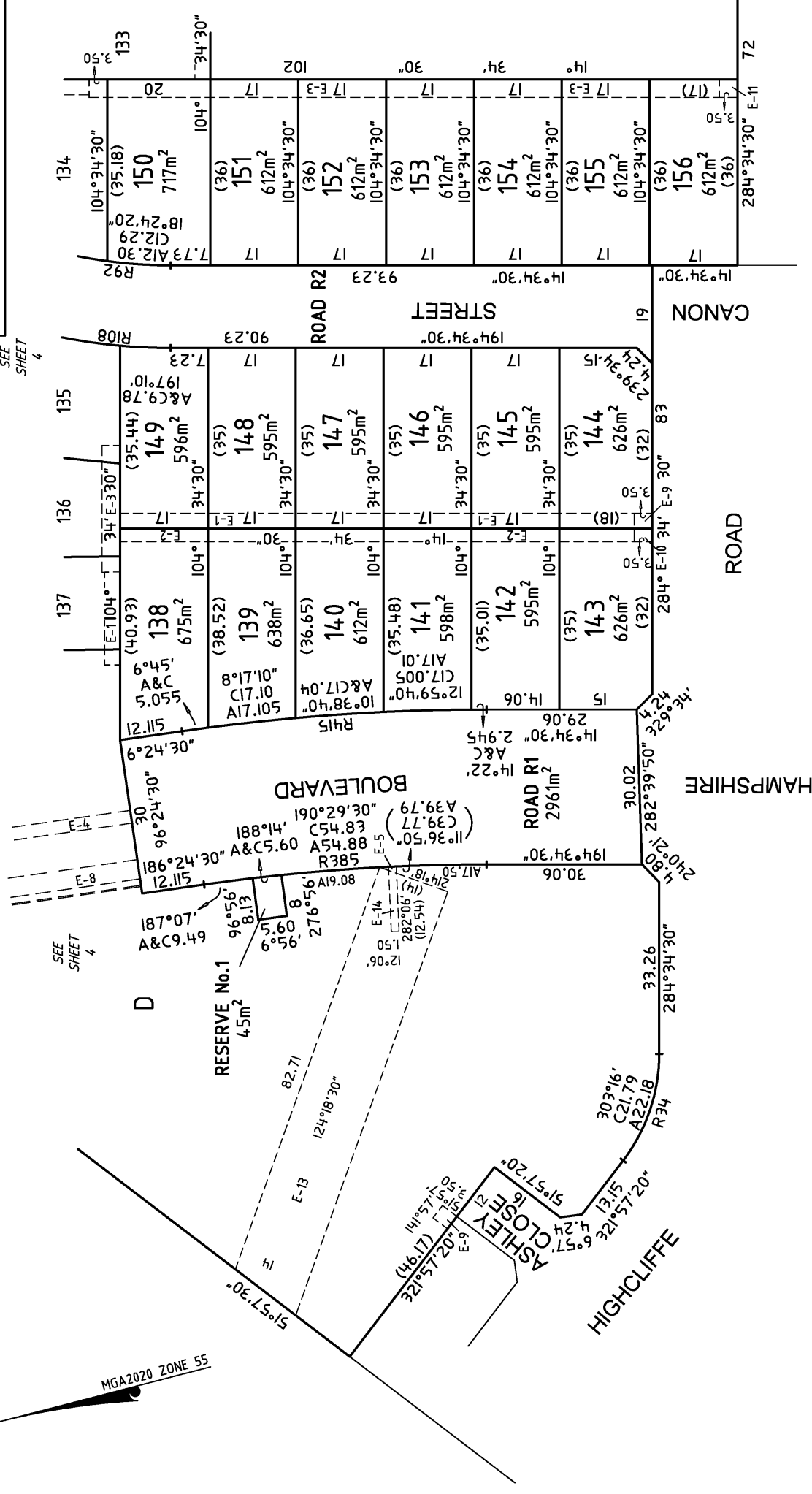
D
18.73ha

MGA2020 ZONE 55

<p>EDM Group PLANNERS SURVEYORS & ENGINEERS OFFICES 99 HUME ST PO Box 317 WOODONGA 3689 Ph (02) 6057 8578 Fax (02) 6056 2392 info@edmgroup.com.au ABN 12 532 366 914</p>	<p>SCALE 1:2500</p>	<p>25 0 25 50 75 100 LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>Sheet 2 of 4 Sheets</p>
	<p>Digitally signed by: Michael Toll, Licensed Surveyor, Surveyor's Plan Version (04), 02/04/2020, SPEAR Ref: S:141952S</p>			
<p>EDM Group www.edmgroup.com.au</p>		<p>Digitally signed by: City of Woodong 08/04/2020, SPEAR Ref: S:141952S</p>		

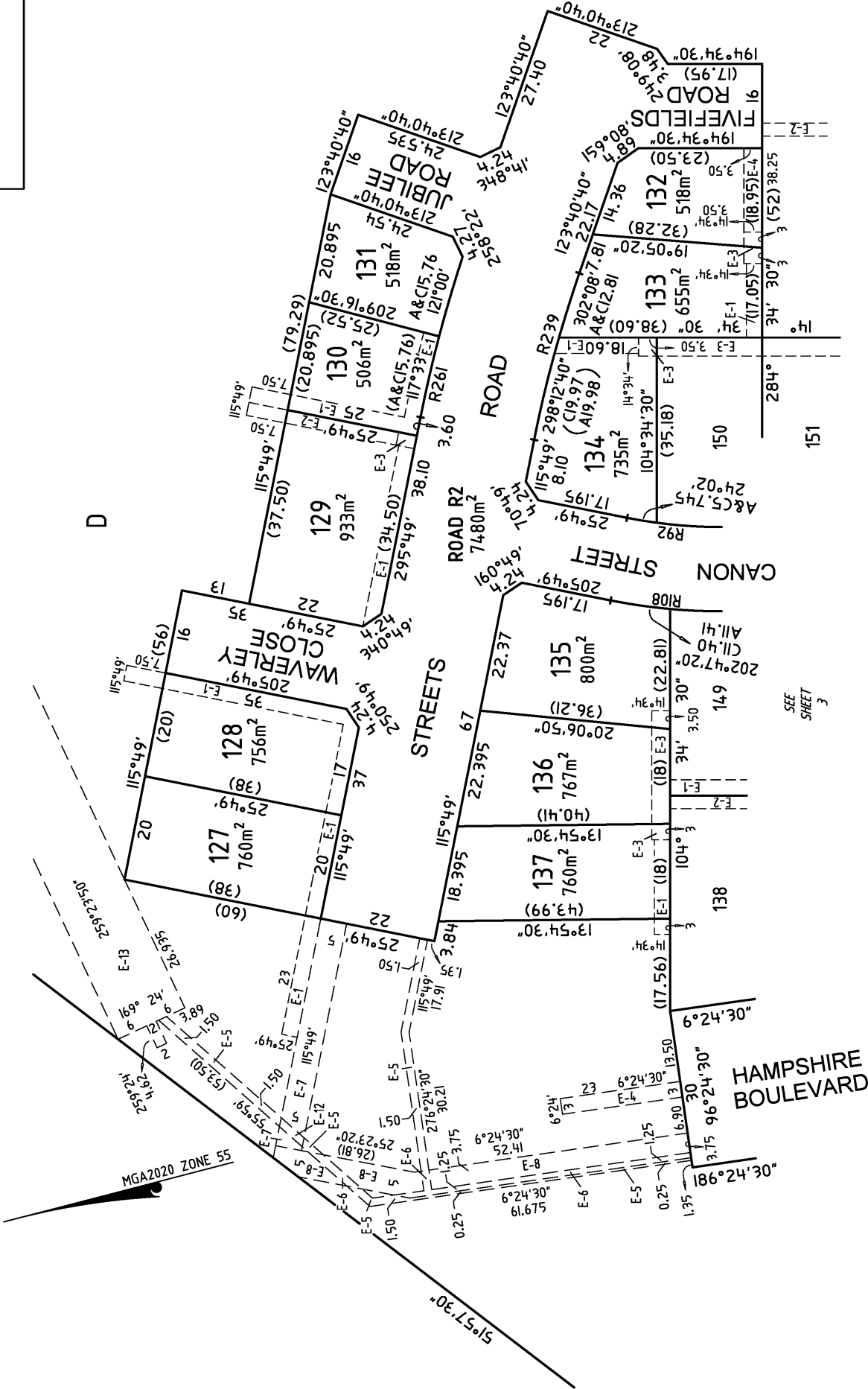
PS823633U

SEE SHEET 4



<p>EDM Group PLANNERS SURVEYORS & ENGINEERS OFFICES 99 HUME ST PO Box 317 WOODONGA 3689 Ph (02) 6057 8578 Fax (02) 6056 2392 info@edmgroupp.com.au ABN 12 532 366 914</p>	<p>Digitally signed by: Michael Toll, Licensed Surveyor, Surveyor's Plan Version (04), 02/04/2020, SPEAR Ref: S:141952S</p>	<p>Digitally signed by: City of Woodong, 08/04/2020, SPEAR Ref: S:141952S</p>
	<p>SCALE 1:750</p>	<p>7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES</p>
<p>Sheet 3 of 4 Sheets</p>		

PS823633U



SCALE 1:750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	Sheet 4 of 4 Sheets
Digitally signed by: Michael Toll, Licensed Surveyor, Surveyor's Plan Version (04), 02/04/2020, SPEAR Ref: S:141952S		Digitally signed by: City of Wodonga, 08/04/2020, SPEAR Ref: S:141952S	

edm
EDM Group
www.edmgroup.com.au

EDM Group
PLANNERS SURVEYORS
& ENGINEERS
OFFICES 99 HUME ST
PO Box 317 WOODONGA 3689
Ph (02) 6057 8578
Fax (02) 6056 2392
info@edmgroup.com.au
ABN 12 532 366 914