SUBDIVISION ACT 1988

PLAN OF SUBDIVISION

EDITION 1

PLAN NUMBER
PS936779J

LOCATION OF LAND

PARISH: SHEPPARTON

TOWNSHIP: -

SECTION: D

CROWN ALLOTMENT: 145, 146B, 147

CROWN PORTION: -

TITLE REFERENCES: VOL.9650 FOL.410, VOL.9531 FOL.077
VOL.9523 FOL.106

LAST PLAN REFERENCE: LOT 3 ON LP141812, TP264956U,
TP891124U

POSTAL ADDRESS: (at time of subdivision) 35 McPHEES ROAD, 150 CHANNEL ROAD &
180 CHANNEL ROAD, SHEPPARTON, 3630

MGA CO-ORDINATES: (of approximate centre of land in plan) E 358 725 N 5 969 095 ZONE: 55 GDA 2020

COUNCIL NAME : GREATER SHEPPARTON CITY COUNCIL

VESTING OF ROADS OR RESERVES

IDENTIFIER	COUNCIL / BODY / PERSON
ROADS R-1 RESERVE No.1	GREATER SHEPPARTON CITY COUNCIL POWERCOR AUSTRALIA LIMITED

PARKERS GROVE - RELEASE 1

NUMBER OF LOTS IN THIS PLAN: 44 (+1 BALANCE LOT)

TOTAL AREA OF LAND IN THIS PLAN: 43.35ha (INCLUDING 40.68ha BALANCE)

DEPTH LIMITATION: 15.24m

NOTATIONS

LOTS 1-100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

N.I.S - NOT IN SUBDIVISION

OTHER PURPOSE OF THIS PLAN:

1. CREATION OF RESTRICTION

SEE SHEET 7 FOR RESTRICTION DETAIL.

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

STAGING:
THIS IS NOT A STAGED SUBDIVISION

PLANNING PERMIT
No. 2025-170

SURVEY:
THIS PLAN IS BASED ON SURVEY

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). ------

IN PROCLAIMED SURVEY AREA No.-------

REF: **24030/1** VERSION: **F** DATE: 07/09/26 24030-1-PS-F.dwg

ORIGINAL SHEET SIZE A3

SHEET 1 OF 7 SHEETS

REEDS CONSULTING
Reeds Consulting Pty Ltd
Lvl 16, 501 Swanston Street
Melbourne Victoria 3000
p (03) 8660 3000
www.reedsconsulting.com.au
survey@reedsconsulting.com.au

LICENSED SURVEYOR
SEBASTIAN KAPUSTA

PLAN NUMBER

PS936779J

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-2	PIPELINE OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN (SECTION 136 WATER ACT 1989)	GOULBURN VALLEY REGION WATER CORPORATION
E-2, E-3	DRAINAGE	SEE DIAG.	THIS PLAN	GREATER SHEPPARTON CITY COUNCIL
E-3	SUPPLY OF WATER (UNDERGROUND PIPES)	SEE DIAG.	THIS PLAN	GOULBURN VALLEY REGION WATER CORPORATION
E-4	DRAINAGE & WATERWAY	SEE DIAG.	INST. No. 1766681	STATE RIVERS AND WATER SUPPLY COMMISSION
E-5	DRAINAGE & WATERWAY	SEE DIAG.	VOL. 6977 FOL. 201	STATE RIVERS AND WATER SUPPLY COMMISSION

REF: **24030/1** VERSION: **F** DATE: 7/09/2026 24030-1-PS-F.dwg

ORIGINAL SHEET SIZE A3

SHEET 2

REEDS CONSULTING

Reeds Consulting Pty Ltd
Lvl 16, 501 Swanston Street
Melbourne Victoria 3000
p (03) 8660 3000
www.reedsconsulting.com.au
survey@reedsconsulting.com.au

LICENSED SURVEYOR

SEBASTIAN KAPUSTA

PLAN NUMBER

PS936779J

ENLARGEMENT
SCALE 1:500

MGA2020 ZONE 55

CHANNEL

ROAD

McPHEES ROAD

N.I.S.

SEE SHEET 4

SEE ENLARGEMENT ABOVE

E-4

E-5

A
40.68 ha

REF:	VERSION:	DATE: 07/09/26	SCALE	ORIGINAL SHEET SIZE	SHEET
24030/1	F	24030-1-PS-F.dwg	1:3000	A3	3

LENGTHS ARE IN METRES

REEDS CONSULTING
Reeds Consulting Pty Ltd
Lvl 16, 501 Swanston Street
Melbourne Victoria 3000
p (03) 8660 3000
www.reedsconsulting.com.au
survey@reedsconsulting.com.au

LICENSED SURVEYOR
SEBASTIAN KAPUSTA

PLAN NUMBER

PS936779J

NOT IN SUBDIVISION

88.92

87.77

359°03'40"

42

CHANNEL ROAD

120°02'40"

549.42

89°04'

7.78

89°03'40"

76.23

McPHEES ROAD

101 102 103 104 105 106 107 108 109 110 111 112 113 114

120°02'40"

127.83

SEE SHEET 5

AMBERLEAF DRIVE

359°03'40"

125 126 124 123 122 121 120 119 118 117 116 115

SEE SHEET 6

210°02'40"

32

120°03'

7.88

16

210°02'40"

2.50

300°03'

145.54

127 128 129 130 131 132 133 134 135 136 137

SEE SHEET 5

64

144 143 142 141 140 139 138

SPRING WAY

269°03'40"

36.49

14.48

359°01'40"

10.93

269°04'

300°02'40"

28.84

10°56'

C7.35

A7.37

R32

POMONA STREET

16

274°20'

300°02'40"

37.42

(44)

210°02'40"

120°03'

0.88

MGA2020 ZONE 55

A

SEE SHEET 3

REF:	VERSION:	DATE: 07/09/26	SCALE	ORIGINAL SHEET SIZE	SHEET
24030/1	**F**	24030-1-PS-F.dwg	1:800 (10 0 10 20 30 40) LENGTHS ARE IN METRES	A3	4

REEDS CONSULTING

Reeds Consulting Pty Ltd
Lvl 16, 501 Swanston Street
Melbourne Victoria 3000
p (03) 8660 3000
www.reedsconsulting.com.au
survey@reedsconsulting.com.au

LICENSED SURVEYOR

SEBASTIAN KAPUSTA

PLAN NUMBER

PS936779J

SEE SHEET 4

N.I.S

McPHEES ROAD

AMBERLEAF DRIVE

SPRING WAY

SPRING RESERVE No.1 35m²

AMBERLEAF DRIVE

SPRING WAY

R-1 3165m²

R-1 2429m²

101 544m²
102 539m²
103 448m²
104 448m²
105 460m²
106 665m²
107 400m²
108 400m²
109
118
119 448m²
120 448m²
121 448m²
122 556m²
123 523m²
124 448m²
125 571m²
126 576m²
127 576m²
128 571m²
129 688m²
130 519m²
131 448m²
132 448m²
133 400m²
134 400m²
135
141
142 392m²
143 583m²
144 601m²
A

E-1

SEE SHEET 6

SEE SHEET 3

MGA2020 ZONE 55

REF: **24030/1**	VERSION: **F**	DATE: 07/09/26 24030-1-PS-F.dwg	SCALE 1:500 (10 0 10 20 LENGTHS ARE IN METRES)	ORIGINAL SHEET SIZE A3	SHEET 5

REEDS CONSULTING

Reeds Consulting Pty Ltd
Lvl 16, 501 Swanston Street
Melbourne Victoria 3000
p (03) 8660 3000
www.reedsconsulting.com.au
survey@reedsconsulting.com.au

LICENSED SURVEYOR

SEBASTIAN KAPUSTA

PLAN NUMBER

PS936779J

MGA2020 ZONE 55

SEE SHEET 5

AMBERLEAF DRIVE

SPRING WAY

POMONA STREET

108 | 109 400m² | 110 400m² | 111 448m² | 112 448m² | 113 448m² | 114 448m²

119 | 118 448m² | 117 448m² | 116 448m² | 115 448m² | R-1 3165m²

134 | 135 400m² | 136 400m² | 137 400m² | R-1 2429m²

142 | 141 391m² | 140 384m² | 139 350m² | 138 350m²

SEE SHEET 5

SEE SHEET 3

E-1 E-2 E-3

REF:	VERSION:	DATE: 07/09/26	SCALE	ORIGINAL SHEET SIZE	
24030/1	**F**	24030-1-PS-F.dwg	1:500 (10 0 10 20) LENGTHS ARE IN METRES	A3	SHEET 6

REEDS CONSULTING

Reeds Consulting Pty Ltd
Lvl 16, 501 Swanston Street
Melbourne Victoria 3000
p (03) 8660 3000
www.reedsconsulting.com.au
survey@reedsconsulting.com.au

LICENSED SURVEYOR

SEBASTIAN KAPUSTA

PLAN NUMBER

PS936779J

CREATION OF RESTRICTION No.1

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THIS RESTRICTION WITH THE INTENT THAT THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

BURDENED LAND: LOTS 101 - 144 (BURDENED LOTS)

BENEFITED LAND: LOTS 101 - 144 (BENEFITED LOTS)

DESCRIPTION OF RESTRICTION -

THE REGISTERED PROPRIETOR OR PROPRIETORS OF THE BURDENED LOTS AGREE AND COVENANT THAT THEY:

A) MUST NOT CONSTRUCT ANY MORE THAN ONE DWELLING ON A BURDENED LOT EXCEPT WITH THE PRIOR WRITTEN APPROVAL OF THE DEVELOPER.
B) MUST NOT SUBDIVIDE A BURDENED LOT.

IN THIS RESTRICTION, "DEVELOPER" MEANS GOLDFIELDS SHEPPARTON PTY LTD OF GOLDFIELDS HOUSE, LEVEL 23, 627 CHAPEL STREET, SOUTH YARRA, VIC 3141.

EXPIRY DATE: 31st DECEMBER 2036.

REF:	VERSION:	DATE:		ORIGINAL SHEET SIZE	SHEET
24030/1	**F**	07/09/26 24030-1-PS-F.dwg		A3	7

REEDS CONSULTING

Reeds Consulting Pty Ltd
Lvl 16, 501 Swanston Street
Melbourne Victoria 3000
p (03) 8660 3000
www.reedsconsulting.com.au
survey@reedsconsulting.com.au

LICENSED SURVEYOR

SEBASTIAN KAPUSTA