

PLAN OF SUBDIVISION

LOCATION OF LAND
 PARISH: WODONGA
 TOWNSHIP:
 SECTION: 4
 CROWN ALLOTMENT: 1(P1), 2(P1) & 2A
 CROWN PORTION: 3 PART
 TITLE REFERENCES:
 LAST PLAN REFERENCES: PS638242S (LOT A)
 POSTAL ADDRESS: SILKY OAK AVENUE WODONGA 3690
 MGA Co-ordinates E 491 800 ZONE: 55
 (of approx centre of land N 6001 350
 in plan)

VESTING OF ROADS AND/OR RESERVES
 IDENTIFIER COUNCIL/BODY/PERSON
 ROAD R-1 WODONGA CITY COUNCIL
 RESERVE No.1 WODONGA CITY COUNCIL

NOTATIONS
 STAGING This is not a staged subdivision.
 Planning permit No. 2007/85
 DEPTH LIMITATION : 76.20 METRES BELOW THE SURFACE APPLIES TO THE LAND
 IN CROWN ALLOTMENT 2A ONLY

OTHER PURPOSE OF PLAN:
 TO REMOVE EASEMENT FOR SEWERAGE MARKED
 E-8 ON PS638242S BY AGREEMENT WITH
 NORTH EAST REGION WATER CORPORATION

LOTS 1 TO 70 INCLUSIVE HAVE BEEN
 OMITTED FROM THIS PLAN

SURVEY. THIS PLAN IS BASED ON SURVEY


THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s)
 23, 544, 878, 882, 933 & 1078
 IN PROCLAIMED SURVEY AREA No. 42

EASEMENT INFORMATION
 LEGEND E - Encumbering Easement, Condition in Crown Grant in Nature of an Easement or
 Other Encumbrance A - Appurtenant Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	2.50	PS631548E	WODONGA CITY COUNCIL
E-2	POWERLINE	SEE PLAN	PS627682Y SECTION 88B OF THE ELECTRICITY INDUSTRY ACT 2000	SPI ELECTRICITY PTY LTD
E-3	WATER SUPPLY	SEE PLAN	PS627682Y	NORTH EAST REGION WATER AUTHORITY
E-4	SEWERAGE DRAINAGE	3	PS638241U	NORTH EAST REGION WATER CORPORATION
E-5	SEWERAGE DRAINAGE	3	PS638241U	WODONGA CITY COUNCIL
E-6	SEWERAGE DRAINAGE	SEE PLAN	PS638242S	NORTH EAST REGION WATER CORPORATION
E-7	SEWERAGE DRAINAGE	2.5	THIS PLAN	WODONGA CITY COUNCIL
E-8	SEWERAGE DRAINAGE	3	THIS PLAN	NORTH EAST REGION WATER CORPORATION
E-9	SEWERAGE DRAINAGE	3	THIS PLAN	NORTH EAST REGION WATER CORPORATION
E-10	SEWERAGE DRAINAGE	2.5	THIS PLAN	WODONGA CITY COUNCIL
	SEWERAGE	SEE PLAN	THIS PLAN	NORTH EAST REGION WATER CORPORATION

edn
 EDM Group
 www.edmgroup.com.au

EDM Group
 PLANNERS SURVEYORS
 & ENGINEERS
 OFFICES 99 HUME ST
 PO Box 317 WODONGA 3689
 Ph (02) 6057 8578
 Fax (02) 6056 2392
 ABN 12 532 366 974

LICENSED SURVEYOR (PRINT) RUSSELL JOHN DOUTHAT
 SIGNATURE  DATE 30/03/11
 REF 08013306 VERSION 02

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: WODONGA CITY COUNCIL REF: 3454

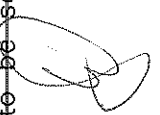
1. This plan is certified under Section 6 of the Subdivision Act 1988.
 2. This plan is certified under Section 11(7) of the Subdivision Act 1988.
 Date of original certification under Section 6.
 3. This is a statement of compliance issued under Section 21 of the
 Subdivision Act 1988.

OPEN SPACE

(i) A requirement for public open space under Section 18 of the
 Subdivision Act 1988 has/hes not been made.

(ii) The requirement has been satisfied.

(iii) The requirement is to be satisfied in Stage.....

Council Delegate 
 Council Seal
 Date 9 / 6 / 2011

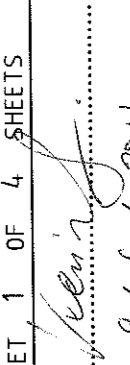
Re-certified under Section 11(7) of the Subdivision Act 1988.
 Council Delegate
 Council Seal
 Date / /

LRS USE ONLY
 STATEMENT OF COMPLIANCE/
 EXEMPTION STATEMENT

RECEIVED DATE: / /

LRS USE ONLY
 PLAN REGISTERED
 TIME
 DATE / /

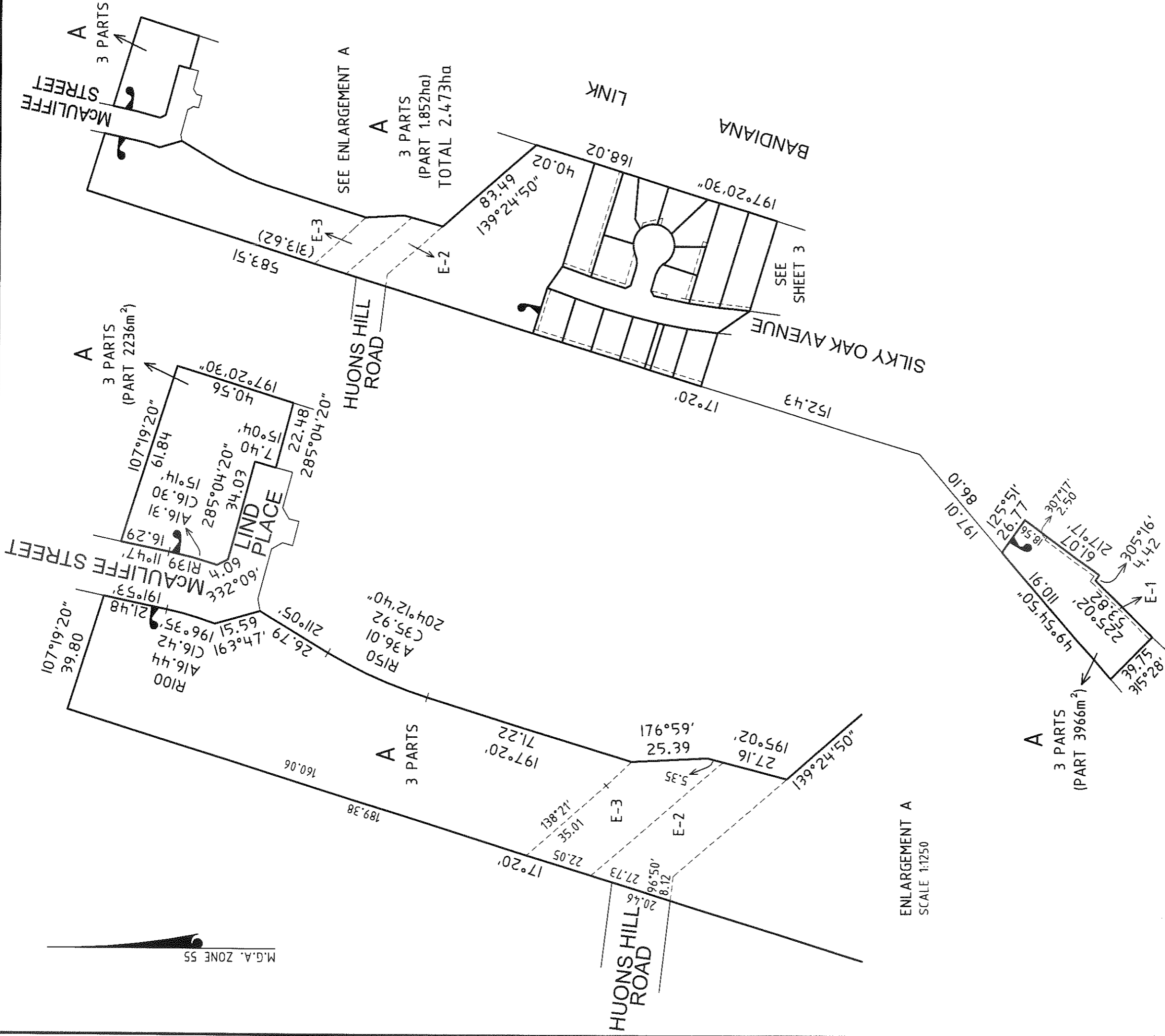
Assistant Registrar of Titles
 SHEET 1 OF 4 SHEETS


 DATE 9 / 6 / 2011
 COUNCIL DELEGATE SIGNATURE
 ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS638243Q



ENLARGEMENT A
SCALE 1:1250



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ORIGINAL

SCALE 1:2500
SHEET SIZE A3



LENGTHS ARE IN METRES

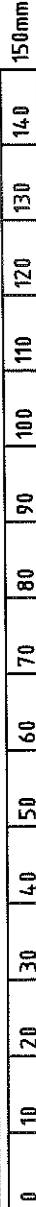
LICENSED SURVEYOR (PRINT) RUSSELL JOHN DOUTHAT

SIGNATURE *[Signature]* DATE 30/03/11

REF 08013306 VERSION 01

SHEET 2 OF 4 SHEETS

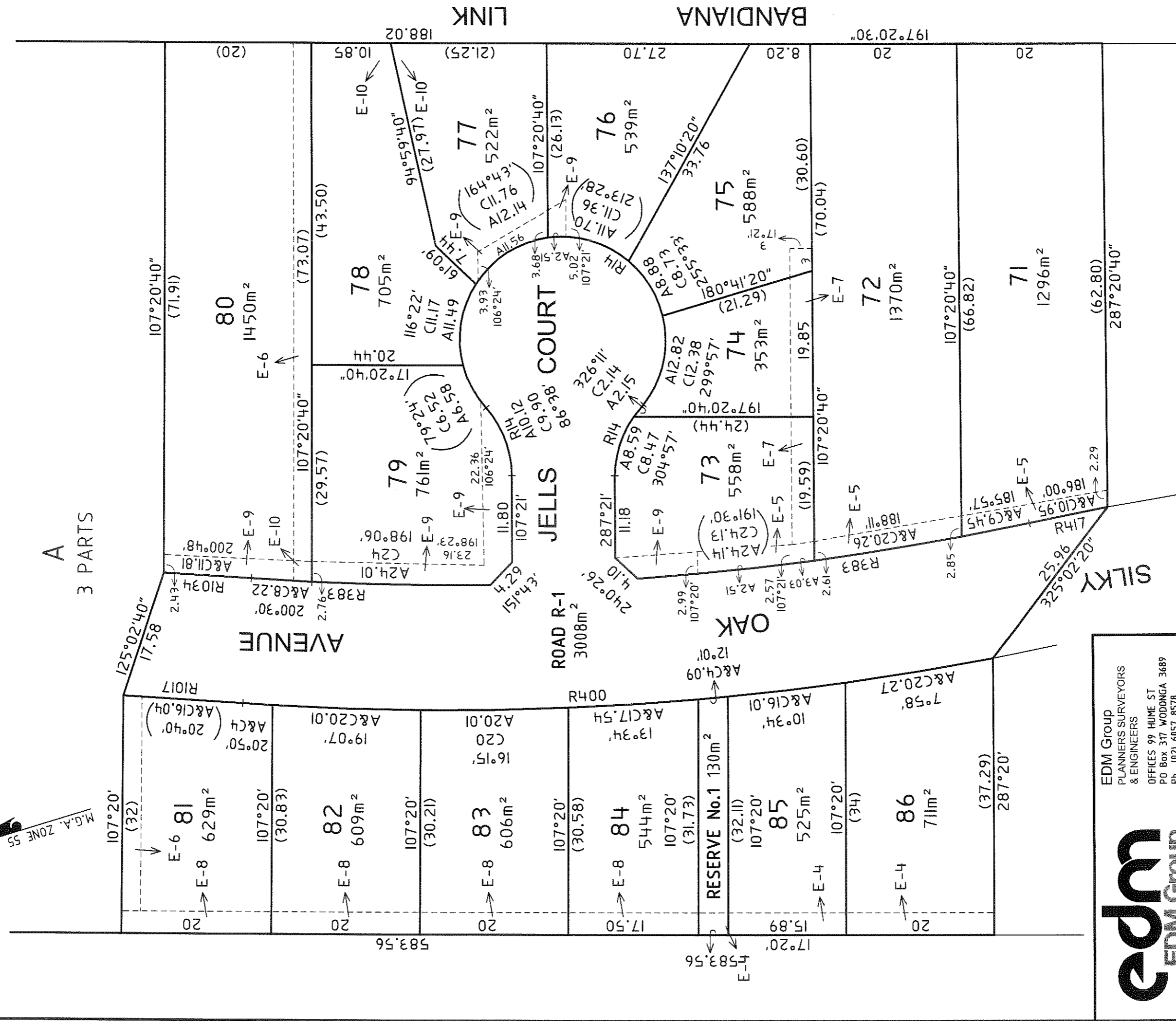
DATE 9 16 2011
COUNCIL DELEGATE SIGNATURE *[Signature]*



PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS638243Q

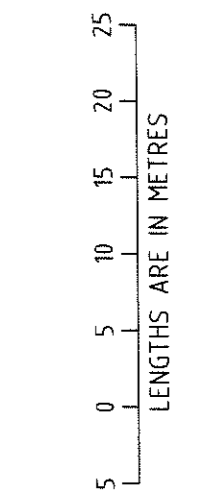


A
3 PARTS



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ORIGINAL
SCALE 1:500
SHEET SIZE A3



LICENSED SURVEYOR (PRINT) RUSSELL JOHN DOUTHAT
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DATE 30/03/11
REF 08013306 VERSION 02

SHEET 3 OF 4 SHEETS
DATE 9/16/2011
COUNCIL DELEGATE SIGNATURE

0	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150mm
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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS638243Q

CREATION OF RESTRICTION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTIONS ARE TO BE CREATED.

THE RESTRICTIONS ARE AUTHORISED BY PLANNING PERMIT No 2007/85.
LAND TO BE BURDENED: LOTS 71 TO 86 INCLUSIVE

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 71 TO 86 INCLUSIVE ON THIS PLAN OF SUBDIVISION SHALL NOT:

1. DIRECTLY CONNECT TO THE LEGAL POINT OF STORMWATER DISCHARGE PROVIDED TO EACH LOT WITHOUT FIRST DIRECTING THE ROOF STORMWATER TO A RAINWATER TANK OF MINIMUM 3000L CAPACITY, PLUMBED TO THE GARDEN TAPS AND HOUSEHOLD TOILETS AND WITH A PRIMARY OUTLET OF 50mm DIA SET TO PROVIDE A MINIMUM 1000L OF AIR SPACE ABOVE THE OUTLET.
2. DIRECTLY CONNECT IMPERVIOUS AREAS SUCH AS PAVING AND PATHS TO THE LEGAL POINT OF STORMWATER DISCHARGE PROVIDED TO EACH LOT WITHOUT FIRST DIRECTING THE STORMWATER TO LAWN OR GARDEN BED AREAS.

CREATION OF RESTRICTION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTIONS ARE TO BE CREATED.

THE RESTRICTIONS ARE AUTHORISED BY PLANNING PERMIT No 2007/85.
LAND TO BE BURDENED: LOTS 84 AND 85

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 84 AND 85 ON THIS PLAN OF SUBDIVISION SHALL NOT:

1. ERECT ANY FENCING TO RESERVE No.1 EXCEPT AS APPROVED BY WODONGA CITY COUNCIL



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SHEET 4 OF 4 SHEETS

.....
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COUNCIL DELEGATE SIGNATURE