

<h1>PLAN OF SUBDIVISION</h1>		EDITION 1	<h1>PS 907408L</h1> <u>UNCERTIFIED COPY</u>	
<b>LOCATION OF LAND</b>  PARISH: WODONGA TOWNSHIP: ----- SECTION: 8 CROWN ALLOTMENT: 6A (PART) & PARTS OF FORMER GOVT ROAD CROWN PORTION: ----- TITLE REFERENCE:  LAST PLAN REFERENCE: LOT D PS847171X POSTAL ADDRESS: BEECHWORTH - WODONGA ROAD (at time of subdivision) LENEVA 3691  MGA CO-ORDINATES: E: 490 650                      ZONE: 55 (of approx centre of land                      N: 5 996 850                      GDA 2020 in plan)		COUNCIL NAME : WODONGA CITY COUNCIL		
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 200 (INCLUSIVE), 262 TO 300 (INCLUSIVE) AND A, B & C HAVE BEEN OMITTED FROM THIS PLAN.  THE DIMENSIONS AND AREA OF LOT F HAVE BEEN DEDUCED FROM TITLE. PARTS OF LOT F WITH FRONTAGE TO BEECHWORTH-WODONGA ROAD ARE NOT THE RESULT OF THIS SURVEY.  <b>OTHER PURPOSES OF PLAN:</b> 1. REMOVAL OF PART OF THE WATER SUPPLY EASEMENT WITHIN ROAD R2 (BALCOMBE AVENUE) AS CREATED IN PS847171X AND SHOWN AS E-8 ON THAT PLAN. GROUNDS FOR REMOVAL: BY AGREEMENT OF ALL RELEVANT INTERESTED PARTIES OR AUTHORITY - SECTION 6(1)(k) SUBDIVISION ACT 1988.  2. REMOVAL OF PART OF THE SUPPLY OF ELECTRICITY EASEMENT WITHIN ROAD R2 (BALCOMBE AVENUE) AS CREATED IN PS847171X AND SHOWN AS E-9 ON THAT PLAN. GROUNDS FOR REMOVAL: BY AGREEMENT OF ALL RELEVANT INTERESTED PARTIES OR AUTHORITY - SECTION 6(1)(k) SUBDIVISION ACT 1988.		
ROAD R1	WODONGA CITY COUNCIL			
ROAD R2	WODONGA CITY COUNCIL			
RESERVE No. 1 RESERVE No. 2	WODONGA CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD			
<b>NOTATIONS</b>		<h2>UNCERTIFIED COPY</h2>		
DEPTH LIMITATION 15 METRES BELOW THE SURFACE APPLIES TO C.A.6A(PT)				
SURVEY: This plan is based on a partial survey.  STAGING: This is not a staged subdivision. Planning Permit No. 44 / 2020  This survey has been connected to permanent marks No(s). 527, 570, 573, 574 & 694.  In Proclaimed Survey Area No. 42				
<b>EASEMENT INFORMATION</b>				
LEGEND: A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
			<u>SEE SHEET 2</u>	
Licensed NSW & Victorian Cadastral and Engineering Surveyors 465 Smollett Street PO Box 3186, Albury, NSW 2640 p: 02 6021 2233   f:02 6021 1411 info@walpolesurveying.com.au		SURVEYORS FILE REF: 19151-2	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 13
		LICENSED SURVEYOR: TERENCE GEORGE HARRISON VERSION: 4 (14/06/2023)	<h2>UNCERTIFIED COPY</h2> <i>- VERSION 4 (REVISED 14/06/2023)</i>	

EASEMENT INFORMATION

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

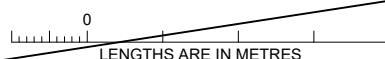
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	POWERLINE	14	PS616586G - Section 88 of the Electricity Industry Act 2000.	SPI ELECTRICITY PTY LTD
E-2	POWERLINE	SEE DIAG.	PS616586G - Section 88 of the Electricity Industry Act 2000.	SPI ELECTRICITY PTY LTD
E-3	SEWERAGE	2.50	PS847171X	NORTH EAST REGION WATER CORPORATION
E-4	SEWERAGE	3	PS847171X	NORTH EAST REGION WATER CORPORATION
E-4	DRAINAGE	3	PS847171X	WODONGA CITY COUNCIL
E-6, E-8	SEWERAGE	SEE DIAG.	PS847171X	NORTH EAST REGION WATER CORPORATION
E-6, E-8	DRAINAGE	SEE DIAG.	PS847171X	WODONGA CITY COUNCIL
E-7, E-15	DRAINAGE	2.50	PS847171X	WODONGA CITY COUNCIL
E-8	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE DIAG.	PS847171X	NORTH EAST REGION WATER CORPORATION
E-9	SUPPLY OF ELECTRICITY (THROUGH UNDERGROUND CABLE)	2	PS847171X	NORTH EAST REGION WATER CORPORATION
E-3, E-5	POWERLINE	SEE DIAG.	PS847171X - Section 88 of the Electricity Industry Act 2000.	AUSNET ELECTRICITY SERVICES PTY LTD
E-10	SEWERAGE	2	THIS PLAN	NORTH EAST REGION WATER CORPORATION
E-11, E-15, E-16	SEWERAGE	2.50	THIS PLAN	NORTH EAST REGION WATER CORPORATION
E-12	SEWERAGE	3	THIS PLAN	NORTH EAST REGION WATER CORPORATION
E-12	DRAINAGE	3	THIS PLAN	WODONGA CITY COUNCIL
E-13, E-16	DRAINAGE	2	THIS PLAN	WODONGA CITY COUNCIL
E-14	SEWERAGE	3.50	THIS PLAN	NORTH EAST REGION WATER CORPORATION
E-14	DRAINAGE	3.50	THIS PLAN	WODONGA CITY COUNCIL
E-17	SEWERAGE	SEE DIAG.	THIS PLAN	NORTH EAST REGION WATER CORPORATION

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SCALE



ORIGINAL SHEET  
SIZE: A3

SHEET 2

LICENSED SURVEYOR:  
TERRENCE GEORGE HARRISON  
VERSION: 4 (14/06/2023)

BARANDUDA BOULEVARD

BEECHWORTH WODONGA ROAD

WODONGA ROAD

FREDERIC ROAD

ROAD

TODD

ENLARGEMENT 1  
SCALE 1:750

FREDERIC ROAD

TODD CIRCUIT

FREDERIC ROAD

BEECHWORTH

WODONGA

ROAD

JENNINGS BOULEVARD

BOULEVARD

JENNINGS DRIVE

PERTZEL DRIVE

BRAMWELL AVE.

SEE SHEET 6

SEE SHEET 6

SEE SHEET 6

SEE SHEET 6

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

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SEE SHEET 4

F (PT)

F (PT)

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F (PT)

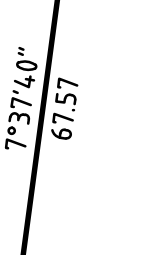
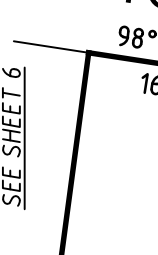
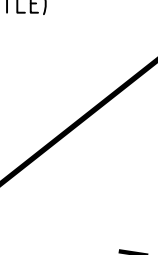
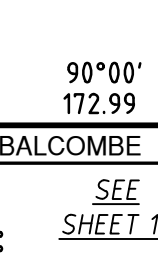
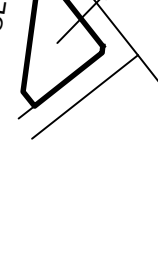
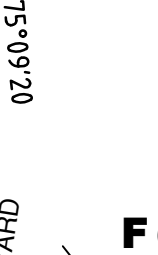
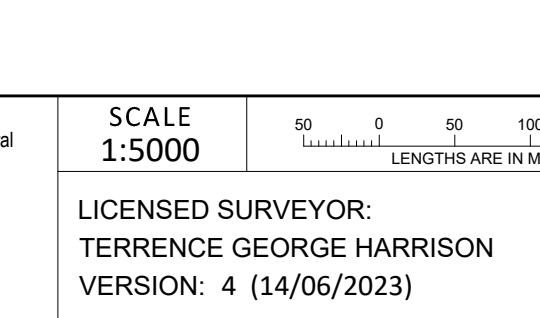
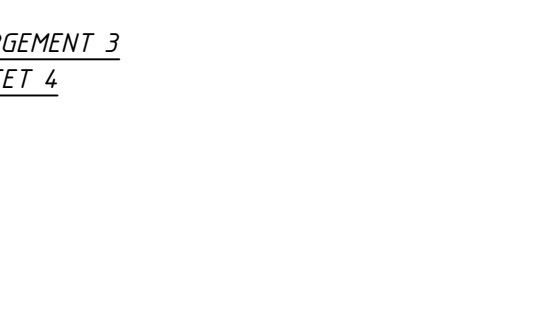
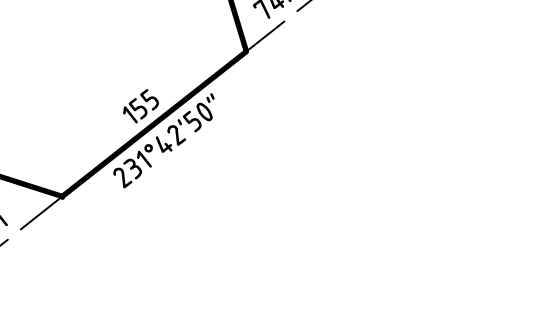
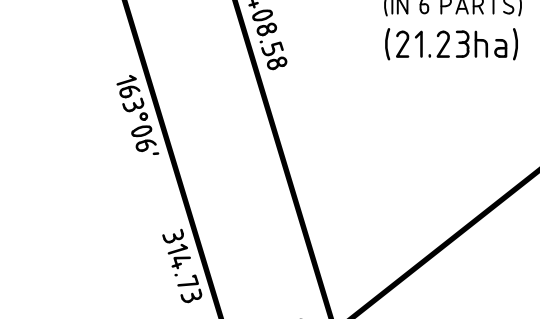
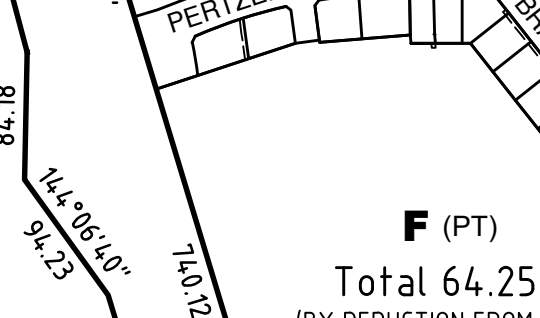
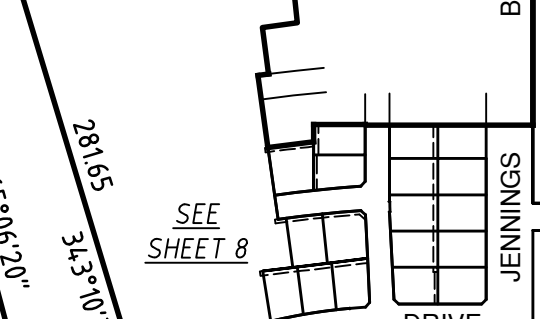
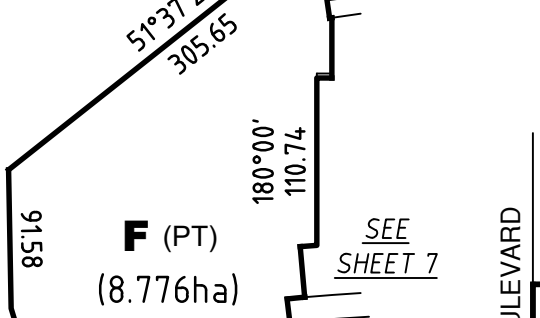
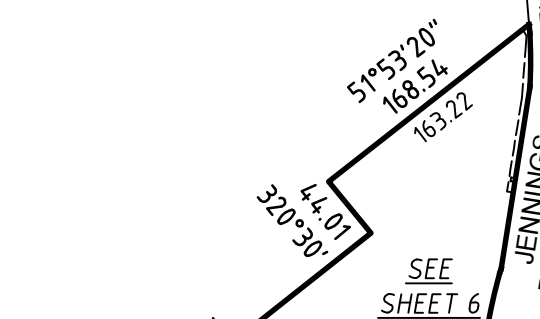
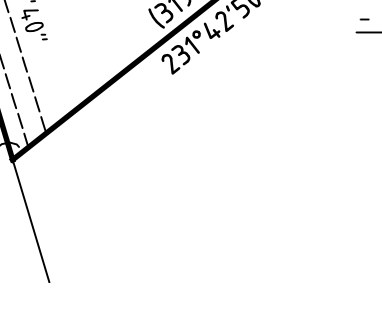
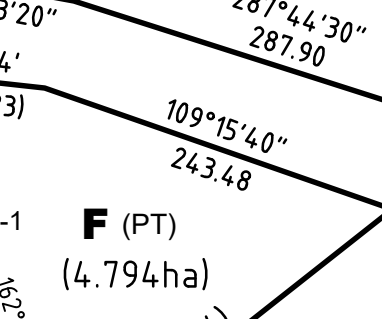
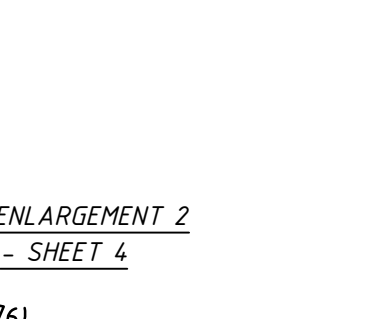
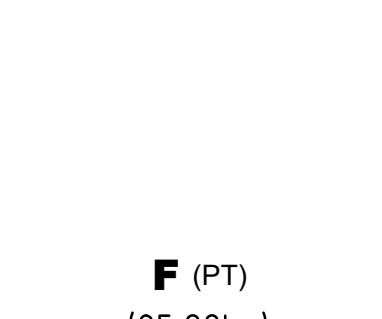
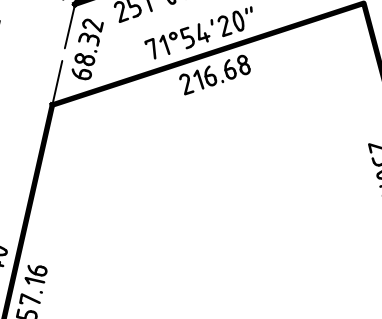
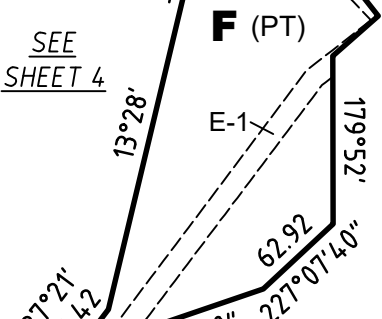
F (PT)

F (PT)

F (PT)  
(8.776ha)

F (PT)  
Total 64.25ha  
(BY DEDUCTION FROM TITLE)  
(IN 6 PARTS)  
(21.23ha)

F (PT)  
2330m<sup>2</sup>



F (PT) SEE ENLARGEMENT 1

BALCOMBE AVENUE

SEE SHEET 12

SEE SHEET 9

SEE SHEET 10

SEE SHEET 11

SEE SHEET 11

SEE SHEET 11

SEE SHEET 11

SEE SHEET 11

SEE SHEET 11

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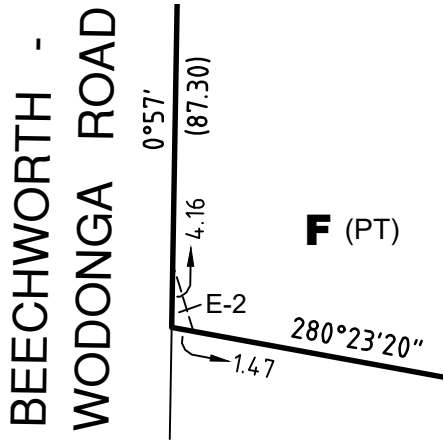
SEE SHEET 11

SEE SHEET 11

MGA2020  
ZONE 55

ENLARGEMENT 2

SCALE 1:500

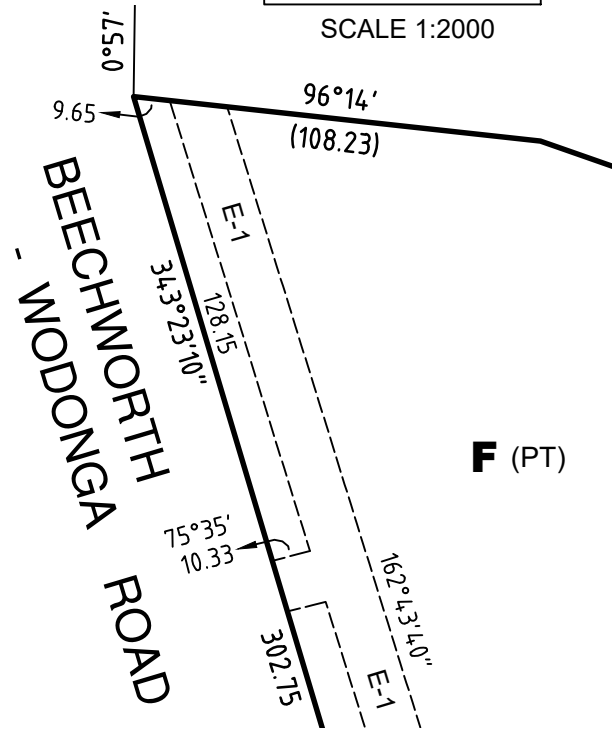


PS 907408L

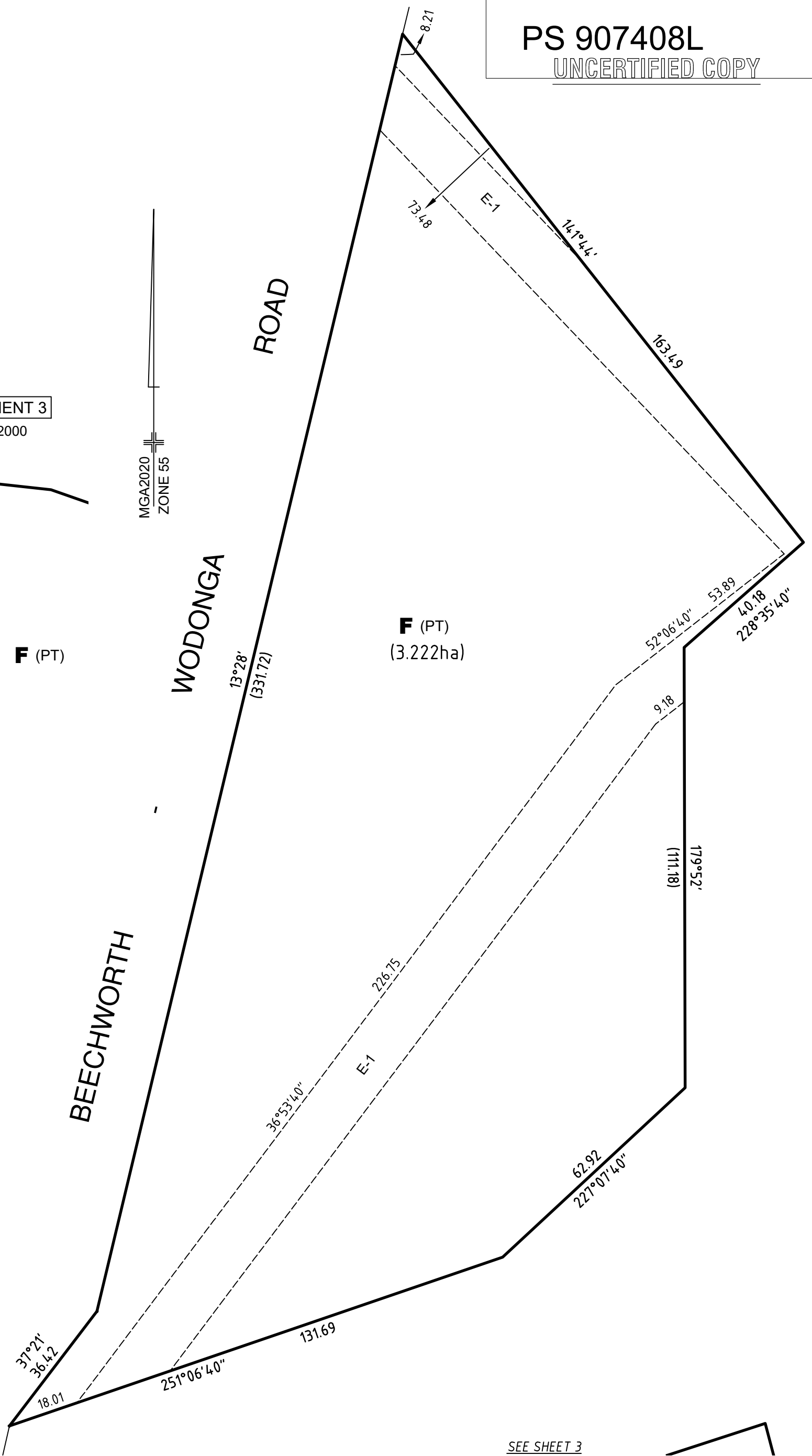
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ENLARGEMENT 3

SCALE 1:2000



MGA2020  
ZONE 55



**F** (PT)  
(3.222ha)

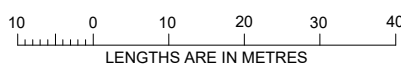
SEE SHEET 3

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SCALE  
1:1000



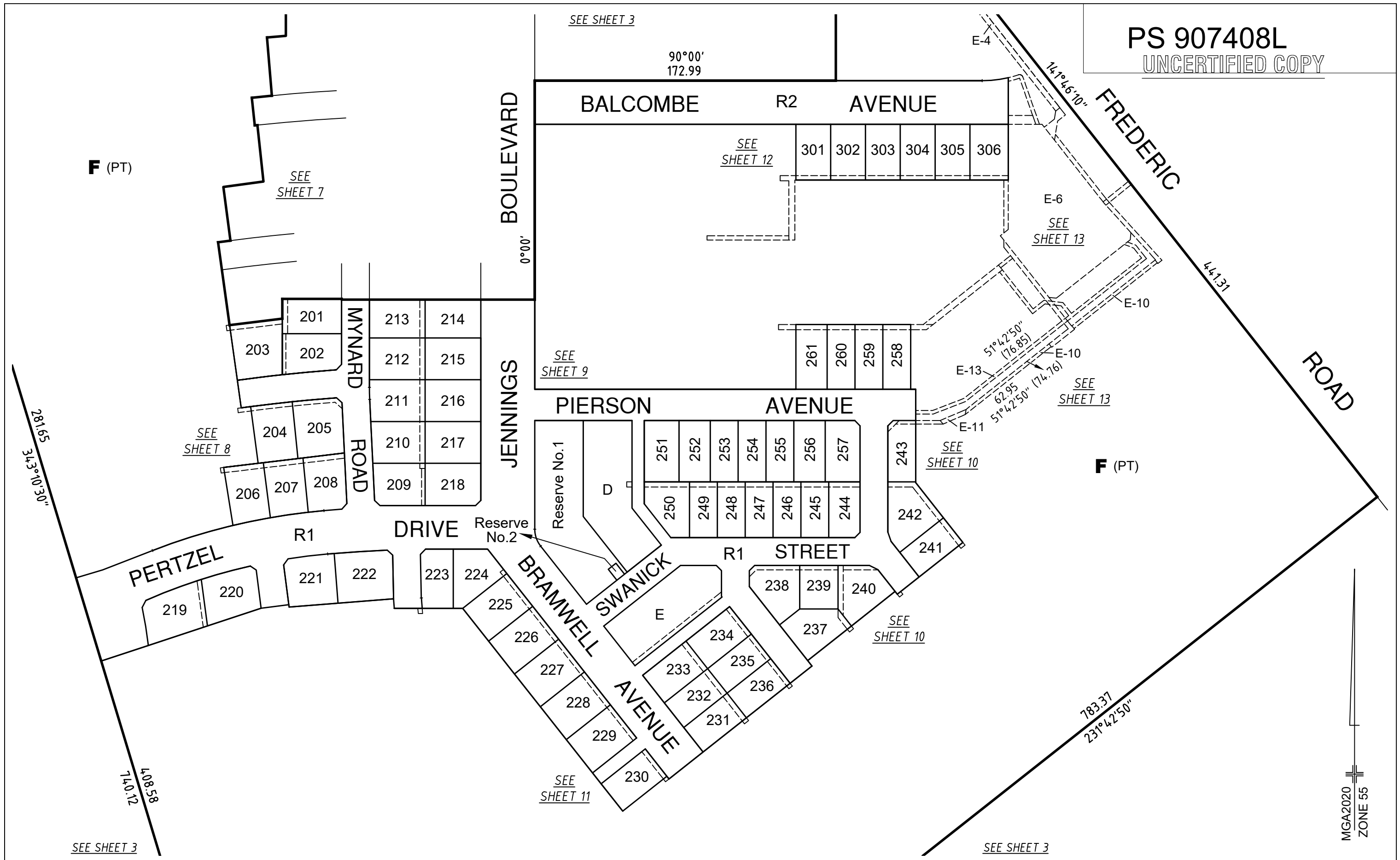
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SHEET 4

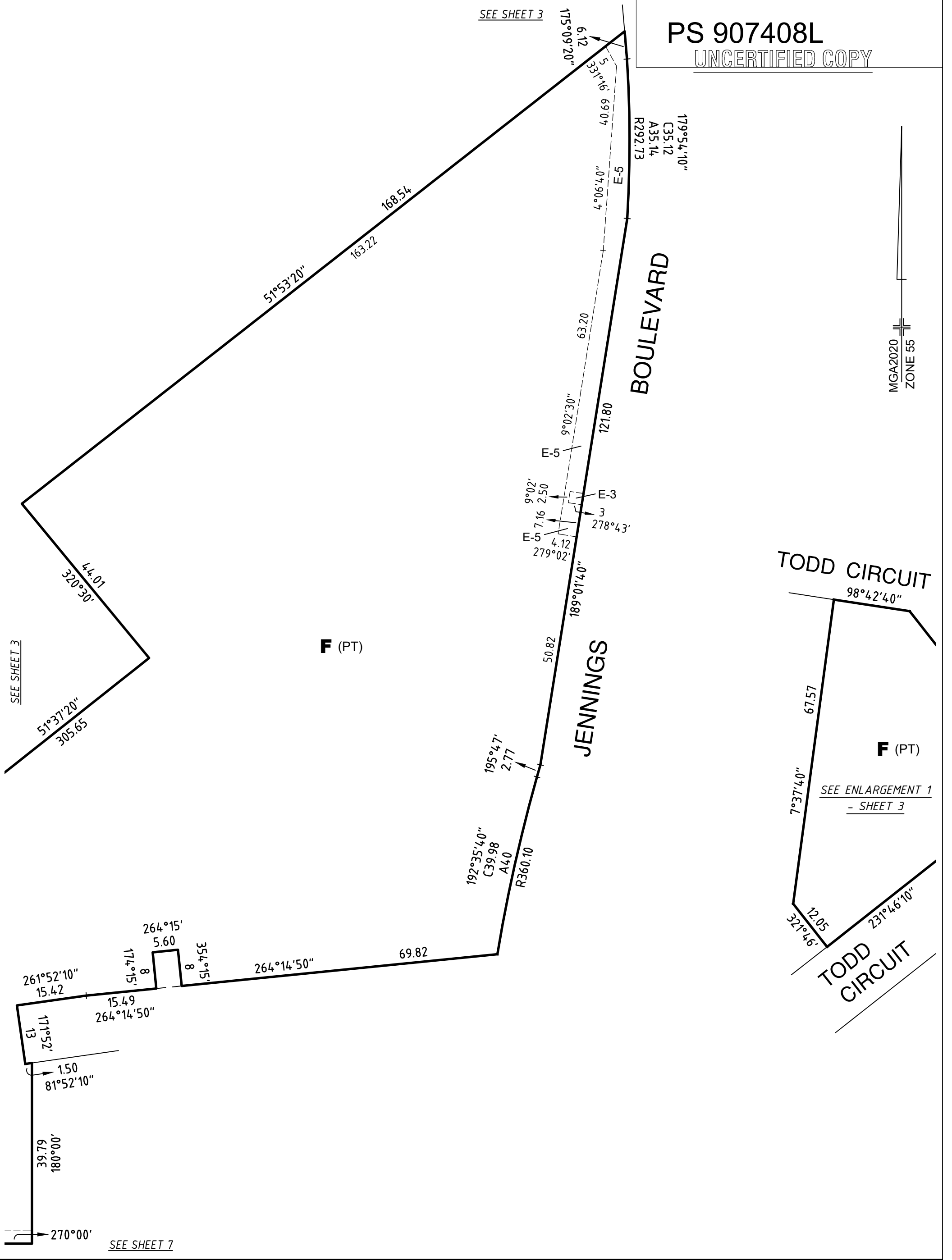
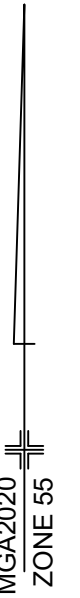
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TERRENCE GEORGE HARRISON  
VERSION: 4 (14/06/2023)

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MGA2020  
 ZONE 55



SEE SHEET 3

SEE SHEET 3

SEE SHEET 7

F (PT)

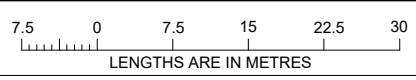
F (PT)

SEE ENLARGEMENT 1  
 - SHEET 3



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SCALE  
 1:750



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 SIZE: A3

SHEET 6

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SEE SHEET 6

MGA2020  
 ZONE 55

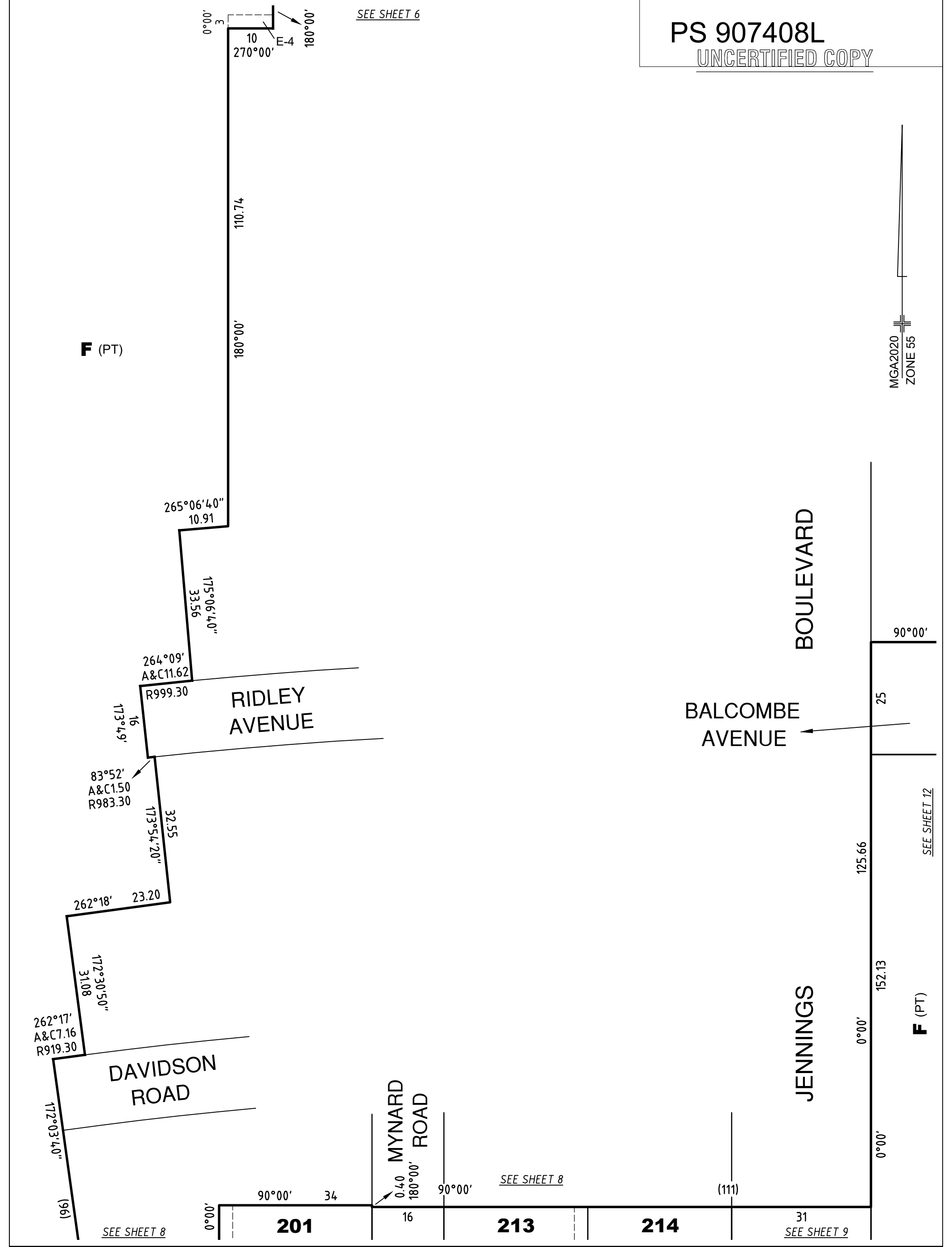
**F** (PT)

BOULEVARD

BALCOMBE AVENUE

JENNINGS

**F** (PT)



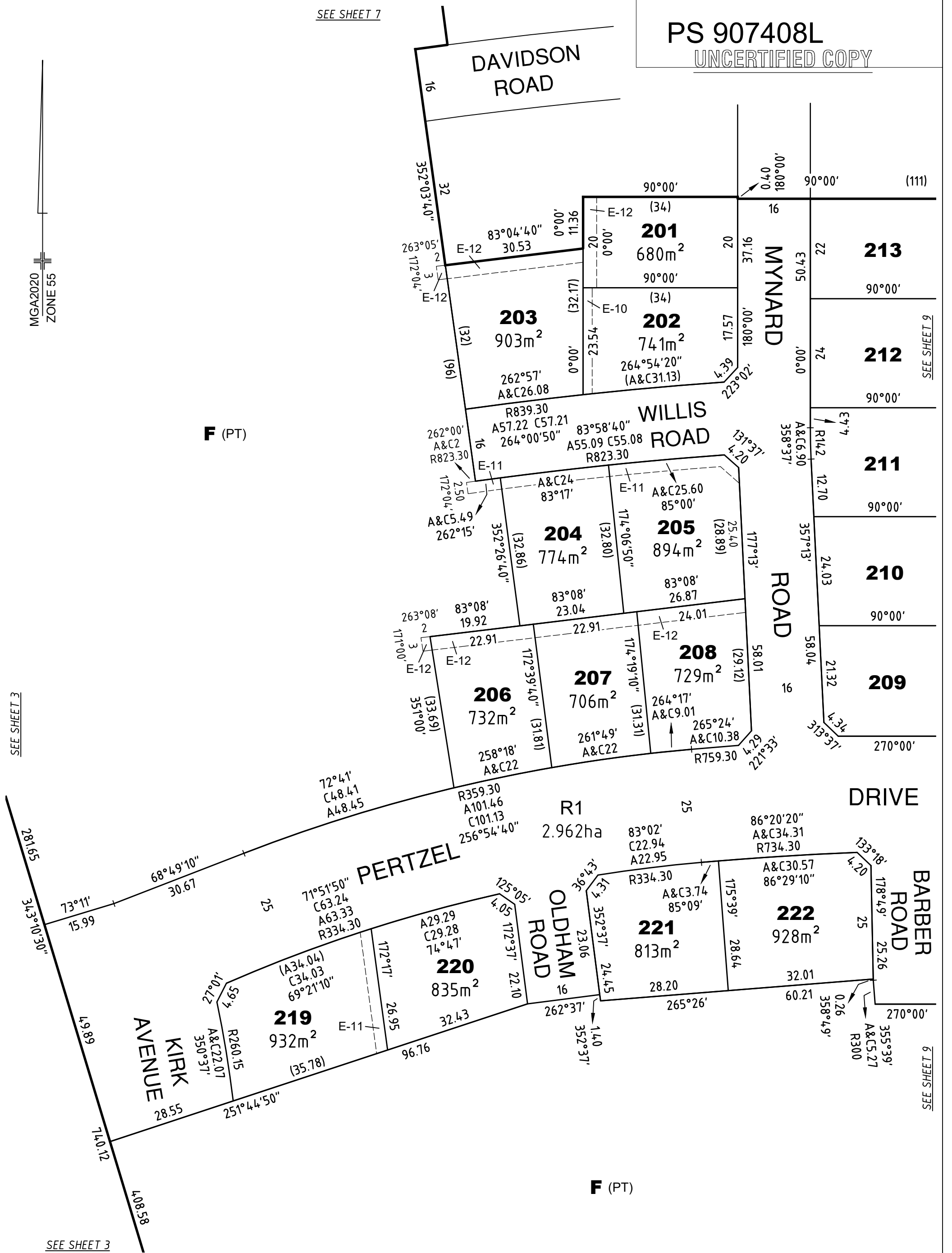
SEE SHEET 7

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MGA2020  
ZONE 55

F (PT)

SEE SHEET 3



SEE SHEET 9

SEE SHEET 6

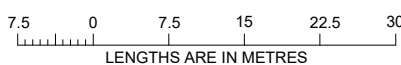
F (PT)

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SCALE  
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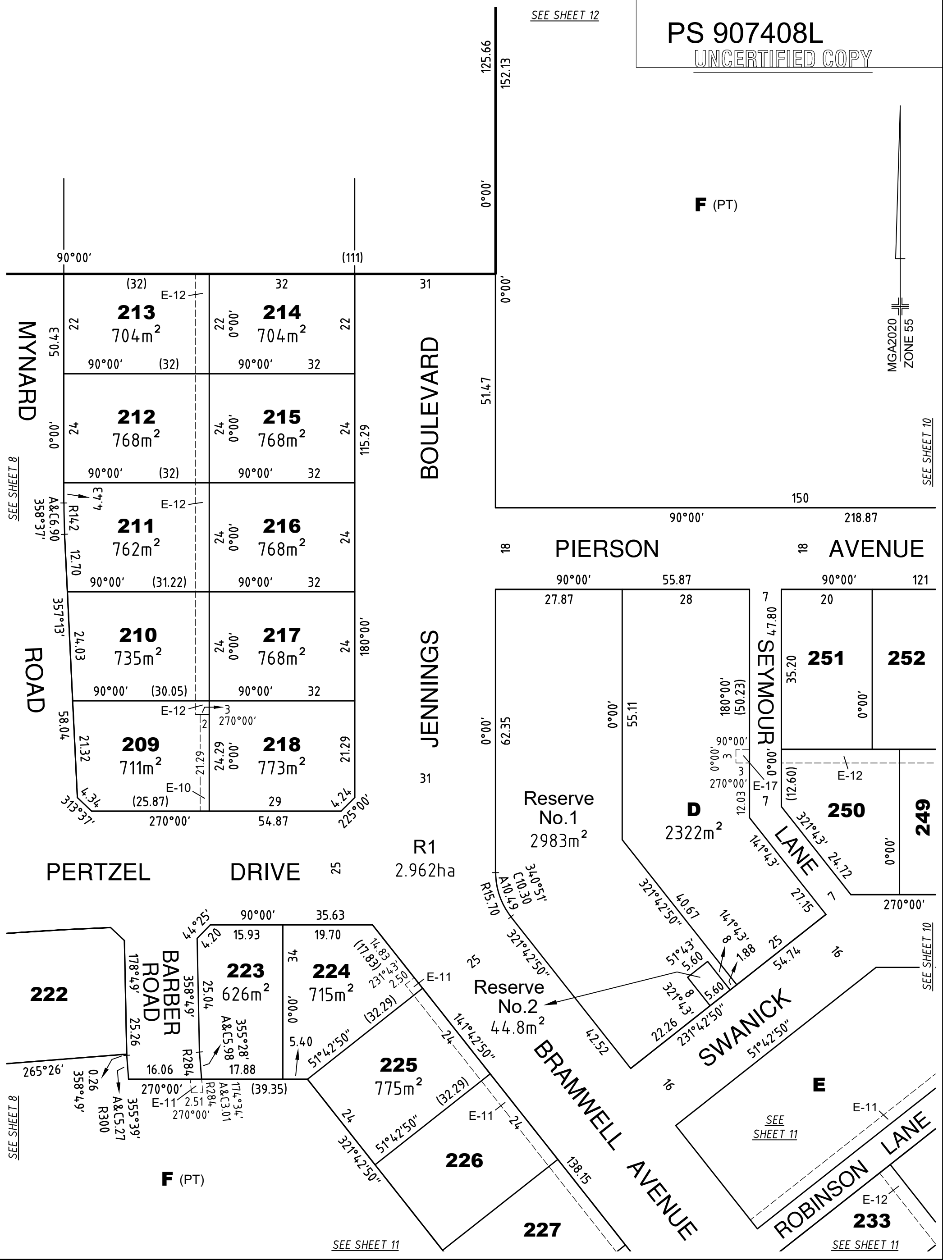
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SIZE: A3

SHEET 8

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SEE SHEET 12



SEE SHEET 8

SEE SHEET 8

SEE SHEET 10

SEE SHEET 10

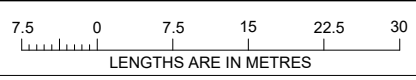
SEE SHEET 11

SEE SHEET 11



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SCALE  
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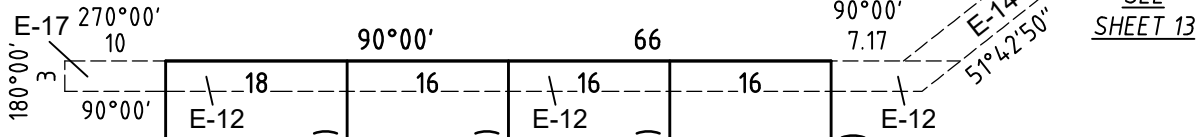
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SHEET 9

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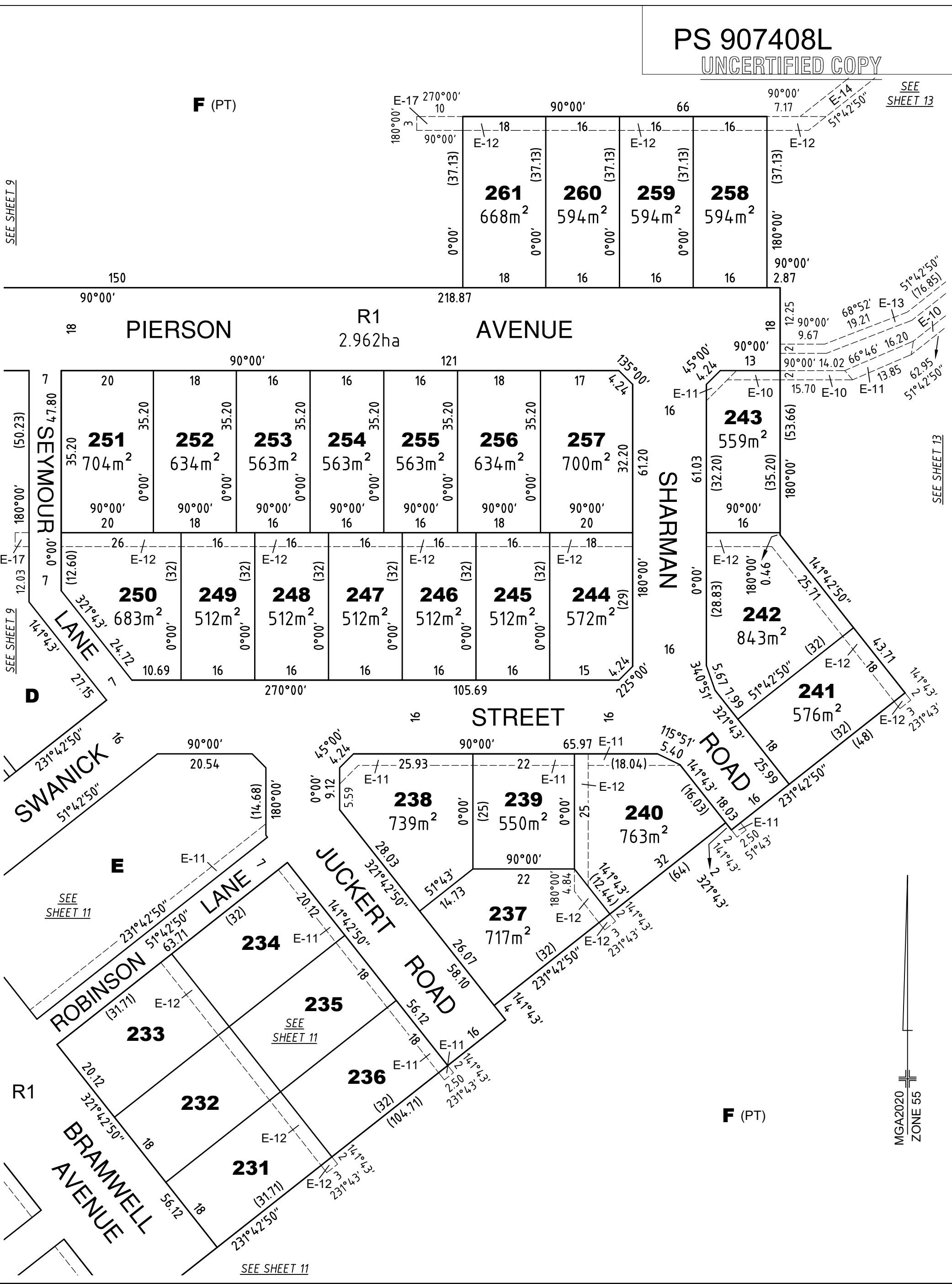
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F (PT)



SEE SHEET 9

SEE SHEET 13

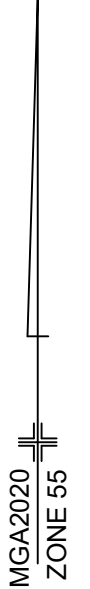


SEE SHEET 13

SEE SHEET 11

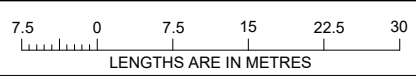
SEE SHEET 11

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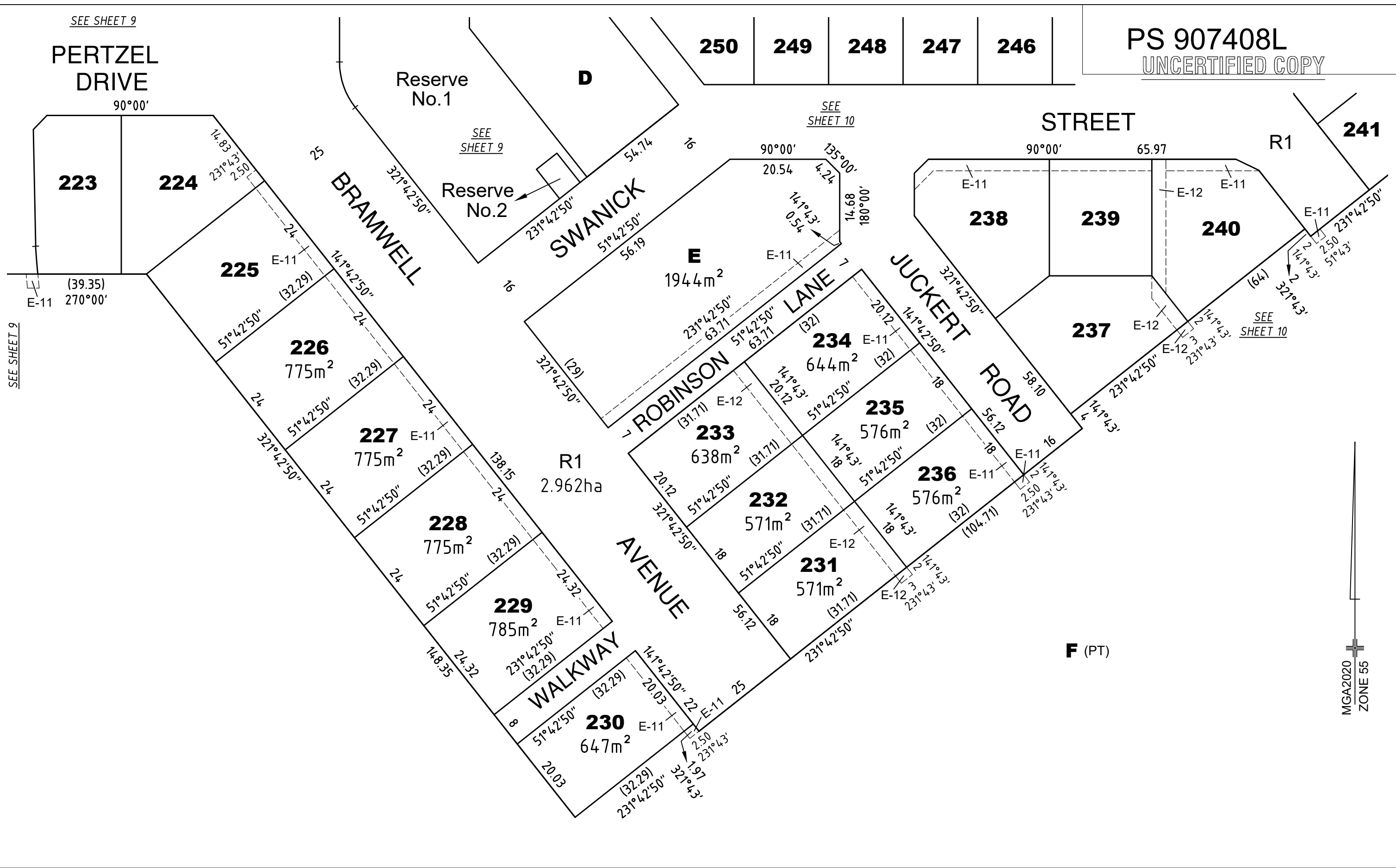
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 VERSION: 4 (14/06/2023)

ORIGINAL SHEET  
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SHEET 10

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SEE SHEET 10

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SCALE 1:750  
 7.5 0 7.5 15 22.5 30  
 LENGTHS ARE IN METRES

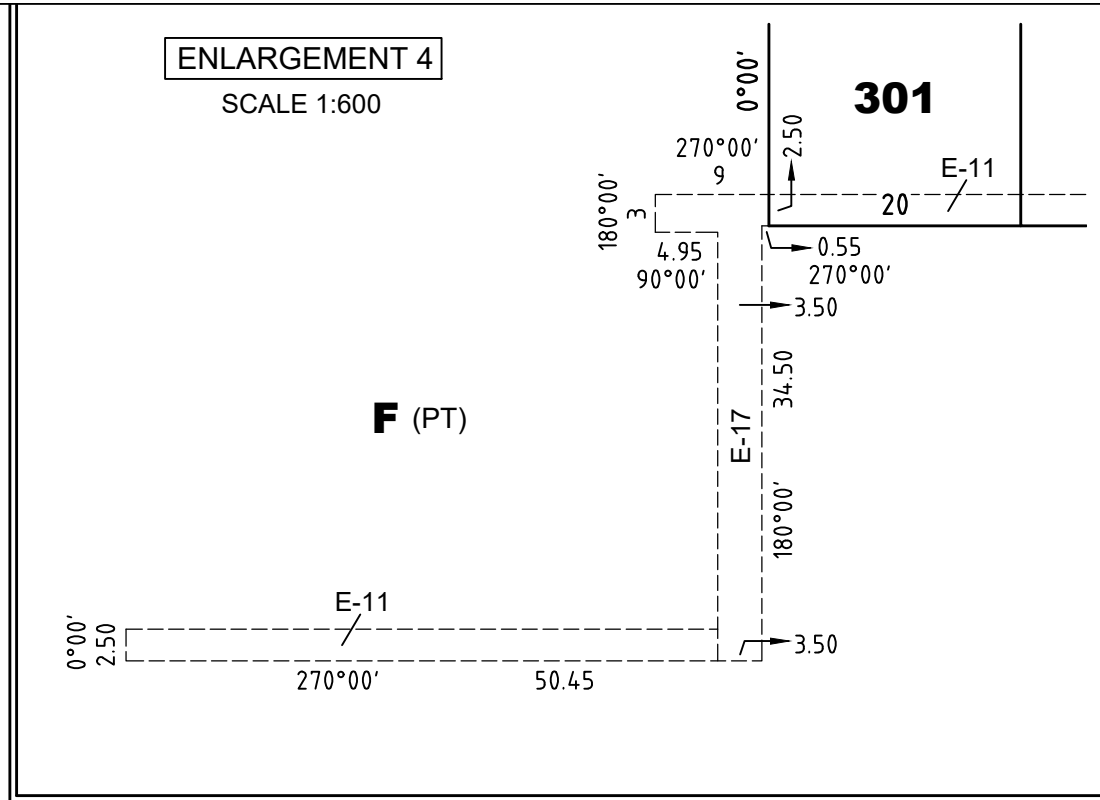
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 TERENCE GEORGE HARRISON  
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ORIGINAL SHEET SIZE: A3  
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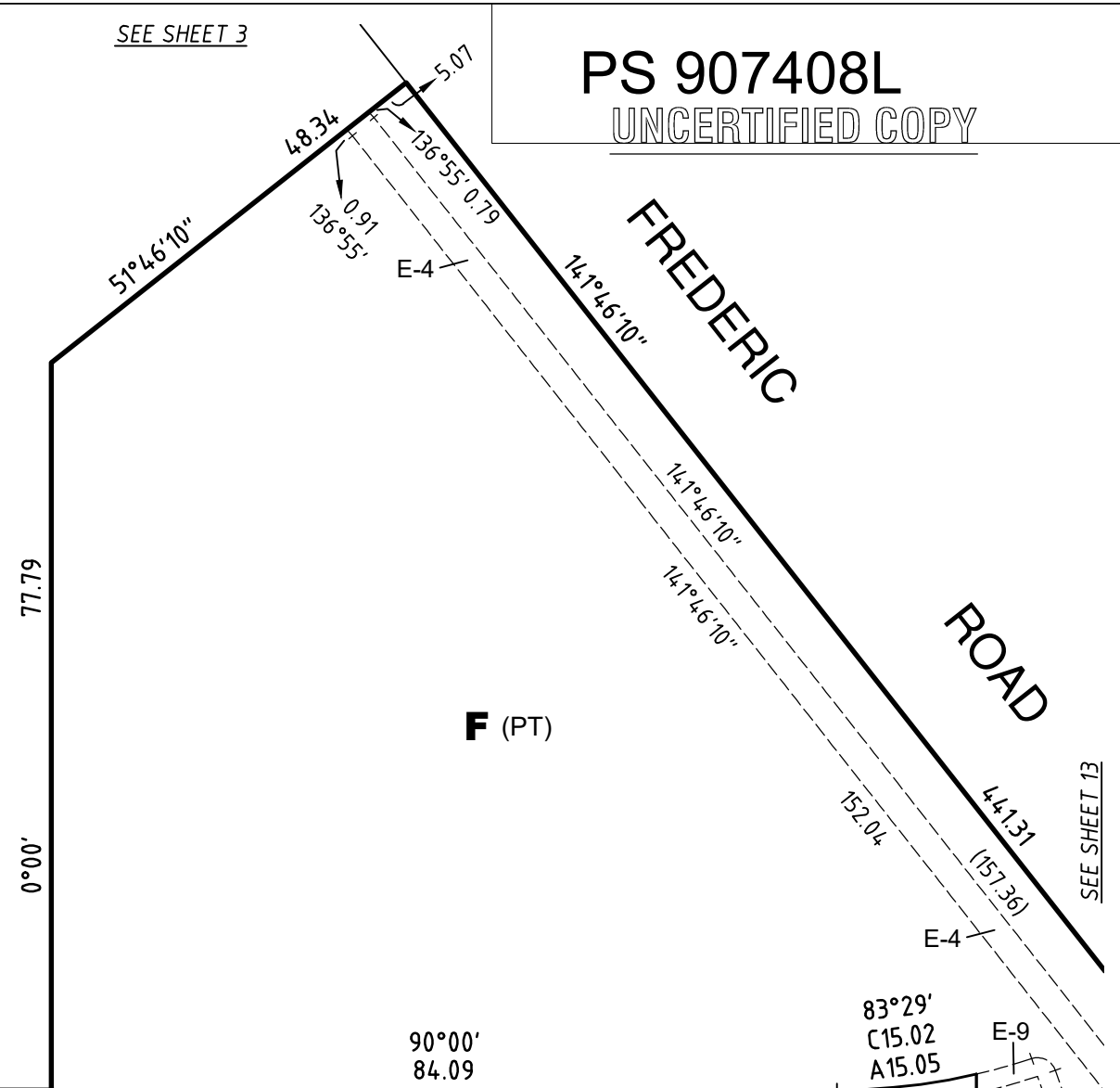
ENLARGEMENT 4

SCALE 1:600



MGA2020  
ZONE 55

SEE SHEET 3



BOULEVARD

JENNINGS

BALCOMBE

R2  
6808m<sup>2</sup>

AVENUE

301

640m<sup>2</sup>

302

640m<sup>2</sup>

303

640m<sup>2</sup>

304

640m<sup>2</sup>

305

640m<sup>2</sup>

306

704m<sup>2</sup>

SEE SHEET 9

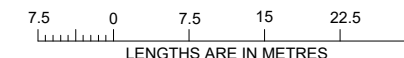
SEE ENLARGEMENT 4

SEE SHEET 13

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SCALE  
1:750



ORIGINAL SHEET  
SIZE: A3

SHEET 12

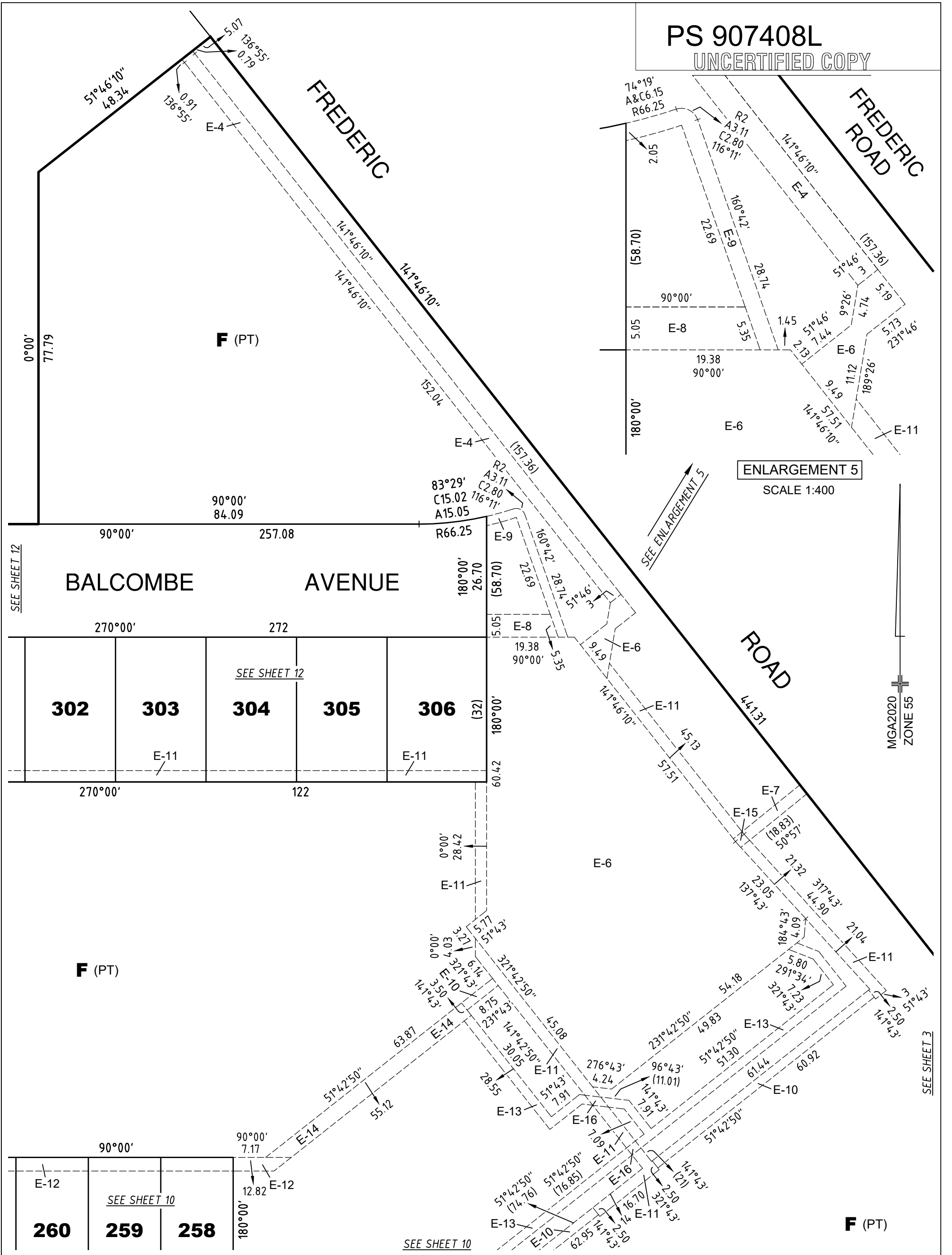
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ENLARGEMENT 5  
SCALE 1:400

SEE SHEET 12

MGA2020  
ZONE 55

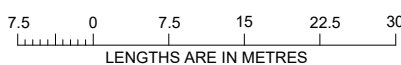
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SCALE  
1:750



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SHEET 13

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