PLAN OF SUBDIVISION

EDITION 1

PRELIMINARY PLAN
PS 907418H

LOCATION OF LAND

PARISH: WODONGA

TOWNSHIP: -----

SECTION: 25

CROWN ALLOTMENT: 5 (PART) & 6 (PART)

CROWN PORTION: -----

TITLE REFERENCE: VOL 11053 FOL 624

LAST PLAN REFERENCE: LOT 2 PS533379X

POSTAL ADDRESS: McGEOGHS ROAD, BANDIANA 3691
(at time of subdivision)

MGA CO-ORDINATES: E: 494 400 ZONE: 55
(of approx centre of land in plan) N: 5 999 100 GDA 2020

COUNCIL NAME : WODONGA CITY COUNCIL

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	HEAD, TRANSPORT FOR VICTORIA
ROAD R2	WODONGA CITY COUNCIL

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY.

SURVEY:
This plan is based on a partial survey.

STAGING:
This is not a staged subdivision.
Planning Permit No. 186 / 2021

This survey has been connected to permanent marks No(s). Baranduda PM7 & 25 & Wodonga PM22, 79, 536, 545, 557, 562, 716 & 754.

In Proclaimed Survey Area No. 42

NOTATIONS

LOTS 1 TO 100 (INCLUSIVE), 109 AND 110 HAVE BEEN OMITTED FROM THIS PLAN.

THE DIMENSIONS AND AREA OF LOT A HAVE BEEN DEDUCED FROM TITLE.

DIMENSIONS SHOWN UNDERLINED ARE NOT THE RESULT OF THIS SURVEY.

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-4	SEWERAGE	2.50	THIS PLAN	NORTH EAST REGION WATER CORPORATION
E-2	SEWERAGE	3.50	THIS PLAN	NORTH EAST REGION WATER CORPORATION
E-2	DRAINAGE	3.50	THIS PLAN	WODONGA CITY COUNCIL
E-3, E-4	DRAINAGE	2.50	THIS PLAN	WODONGA CITY COUNCIL
E-5	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	6	THIS PLAN	NORTH EAST REGION WATER CORPORATION

WALPOLE SURVEYING
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: 22155

ORIGINAL SHEET SIZE: A3

LICENSED SURVEYOR:
TERRENCE GEORGE HARRISON
VERSION: 1 (04/08/2023)

PRELIMINARY PLAN - 04/08/2023
- FOR ENGINEERING APPROVAL & OWNERS CONSENT FOR CERTIFICATION.

PRELIMINARY PLAN
PS 907418H

HIGH COUNTRY RAIL TRAIL
96° 31'
526.71
80.78
244°31'20"
84
212°29'50"
182°59'50"
84
162°11'50"
155.44
14°55'50"
51°49'50"
(295.08)
262.51
98.91
189°01'
72
275°17'10"
95.96
250°01'30"
127.12
255°02'
210°52'20"
40
55.32
228°16'20"
104.51
207°23'10"
(83.56)
284°23'50"
275.92
521.82
321°49'40"
ROAD
51°52'20"
55.07
321°49'50"
31.79
51°44'50"
78.46
31.96
141°14'50"
McGEOCHS
51°52'20"
332.46
67.69
112°29'
12.25
(187.43)
KIEWA
VALLEY
HIGHWAY
R1 ROAD
R2 ROAD
SOMERVILLE COURT
PINE DRIVE
BUNYA
BUNYA PINE DRIVE
101
102
103
104
105
106
107
108
111
112
113
114
115
116
117
118
119
120
E-1
E-2
E-3
E-5
15
5
SEE SHEET 3
SEE SHEET 4
SEE ENLARGEMENT 1
A
29.52ha
(BY DEDUCTION FROM TITLE)
MGA2020
ZONE 55

ENLARGEMENT 1
SCALE 1:600

SEE SHEET 3
E-2
141°50'
4.55
51°49'50"
E-3
119
231°49'50"
(41.97)
38.47
7.05
3.50
231°50'
141°50'
17.95
SEE SHEET 3
E-1
51°49'50"
39.47
276°50'
4.55
E-3
E-1
141°50'
25
51°49'50"
SEE SHEET 3
A

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SCALE 1:3000
30 0 30 60 90 120
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 2

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KIEWA

VALLEY HIGHWAY

BUNYA PINE DRIVE

SOMERVILLE COURT

R1 ROAD 1166m²

R2 1.404ha

101 7974m²

102 1800m²

103 1801m²

104 1801m²

105 1789m²

106 2470m²

107 3107m²

108 633m²

111 4646m²

112 9520m²

113 6358m²

114 1817m²

115 1830m²

116 1830m²

117 1830m²

118 1829m²

119 1751m²

120 5063m²

A

MGA2020 ZONE 55

SEE ENLARGEMENT 1 ON SHEET 2

SEE SHEET 4

SEE SHEET 2

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SCALE 1:1250

12.5 0 12.5 25 37.5 50
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 3

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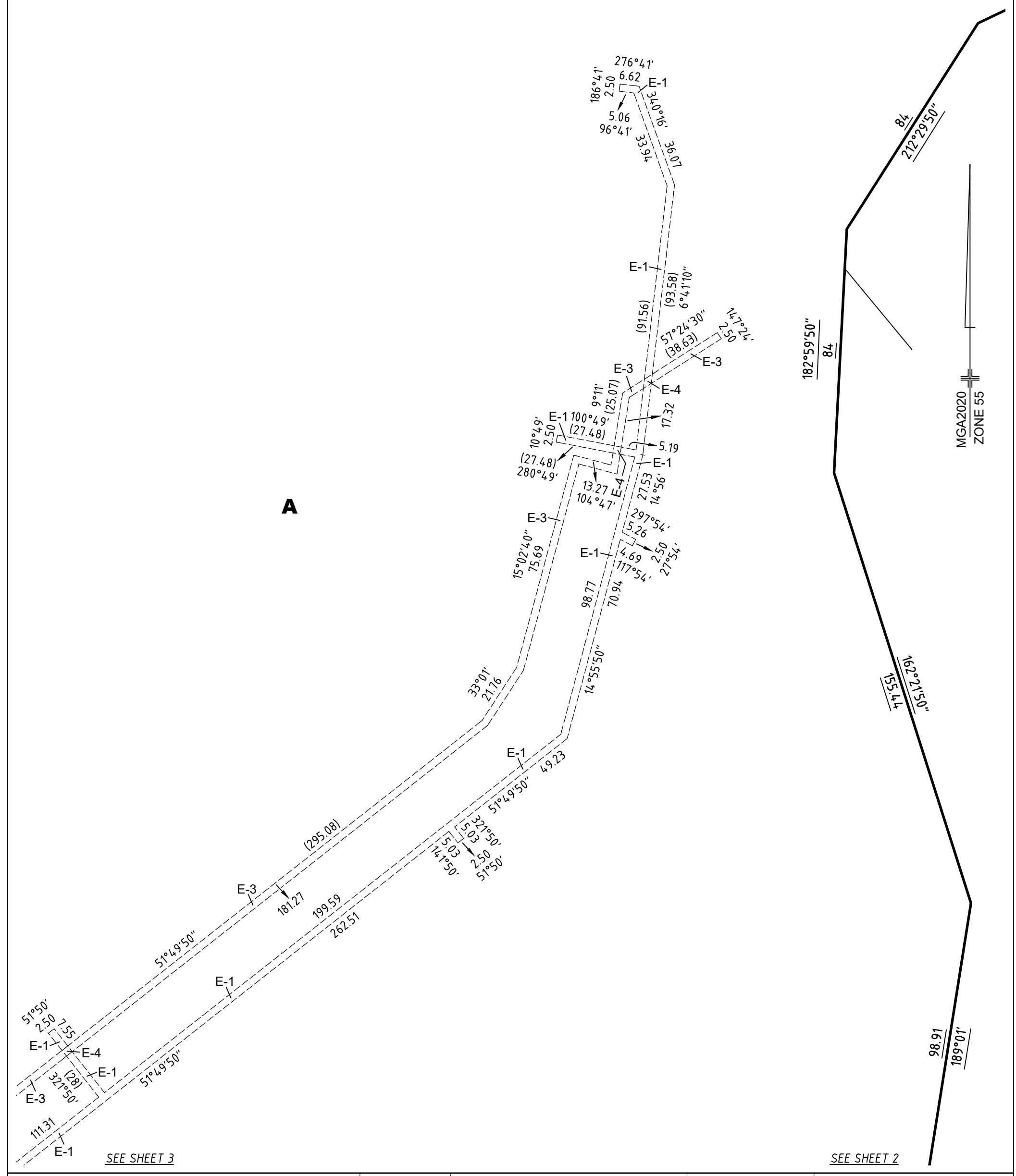
SEE SHEET 2



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SCALE 1:1250	12.5 0 12.5 25 37.5 50 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 4

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