

PLAN OF SUBDIVISION			EDITION 1	PS 907408L										
LOCATION OF LAND 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 in plan) N: 5 996 850 GDA 2020			Council Name: City of Wodonga Council Reference Number: 4151 Planning Permit Reference: 44/2020/A SPEAR Reference Number: S200232T Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 09/08/2023 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made Digitally signed by: Phoebe James for City of Wodonga on 18/04/2024											
VESTING OF ROADS AND/OR RESERVES			NOTATIONS											
<table border="1"> <thead> <tr> <th>IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> </thead> <tbody> <tr> <td>ROAD R1</td> <td>WODONGA CITY COUNCIL</td> </tr> <tr> <td>ROAD R2</td> <td>WODONGA CITY COUNCIL</td> </tr> <tr> <td>RESERVE No. 1</td> <td>WODONGA CITY COUNCIL</td> </tr> <tr> <td>RESERVE No. 2</td> <td>AUSNET ELECTRICITY SERVICES PTY LTD</td> </tr> </tbody> </table>		IDENTIFIER	COUNCIL/BODY/PERSON	ROAD R1	WODONGA CITY COUNCIL	ROAD R2	WODONGA CITY COUNCIL	RESERVE No. 1	WODONGA CITY COUNCIL	RESERVE No. 2	AUSNET ELECTRICITY SERVICES PTY LTD	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. OTHER PURPOSES OF THIS PLAN: 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. 3. CREATION OF RESTRICTION - SEE SHEET 14		
IDENTIFIER	COUNCIL/BODY/PERSON													
ROAD R1	WODONGA CITY COUNCIL													
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RESERVE No. 2	AUSNET ELECTRICITY SERVICES PTY LTD													
NOTATIONS														
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														
EASEMENT INFORMATION														
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)														
<table border="1"> <thead> <tr> <th>Easement Reference</th> <th>Purpose</th> <th>Width (Metres)</th> <th>Origin</th> <th>Land Benefited/In Favour Of</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td style="text-align: center;"><u>SEE SHEET 2</u></td> <td></td> </tr> </tbody> </table>					Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of				<u>SEE SHEET 2</u>	
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 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											
			Digitally signed by: Terrence George Harrison, Licensed Surveyor, Surveyor's Plan Version (6), 16/04/2024, SPEAR Ref: S200232T											
			ORIGINAL SHEET SIZE: A3	SHEET 1 OF 14										

EASEMENT INFORMATION

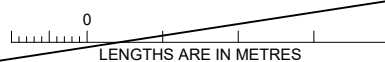
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

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



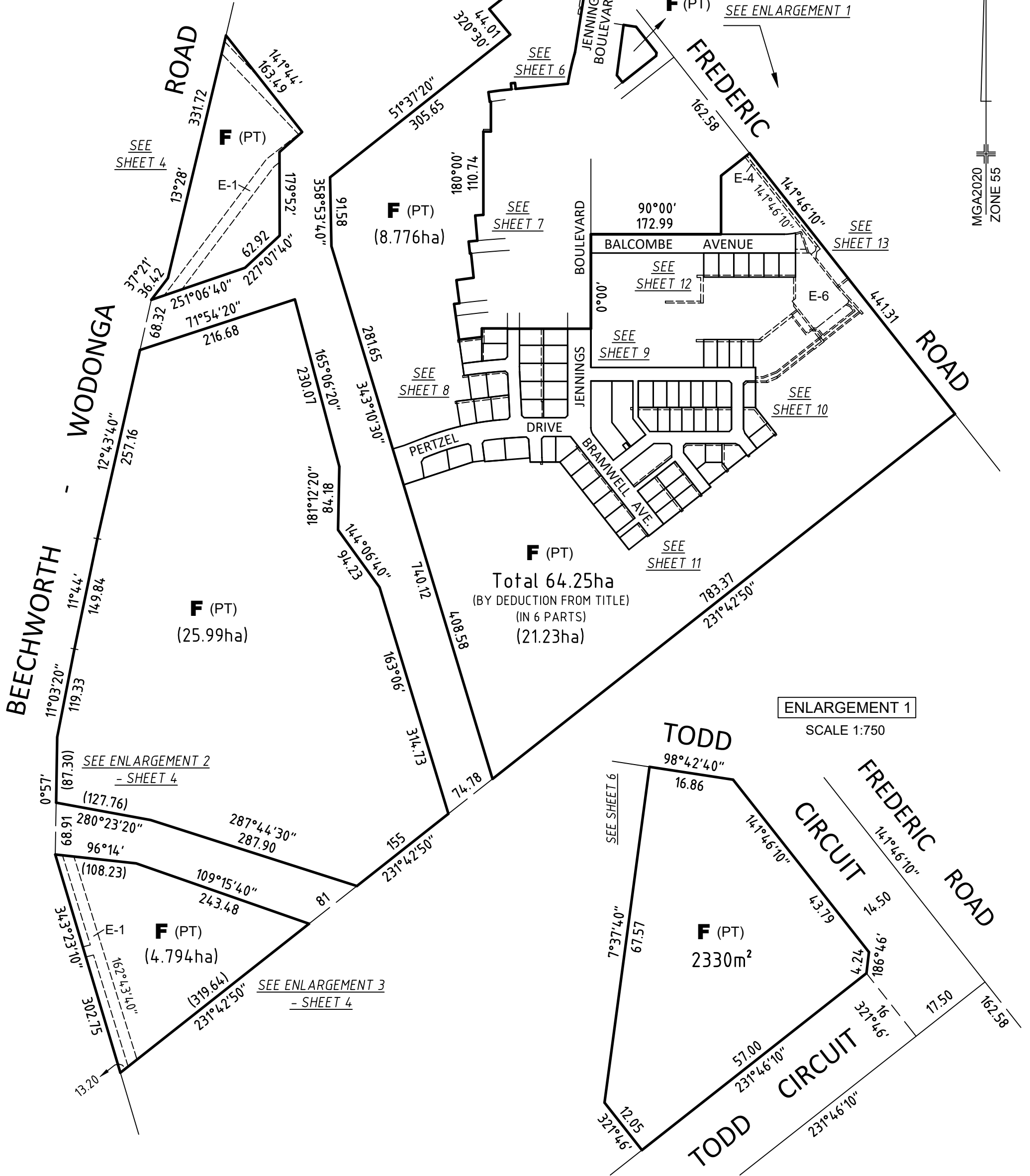
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SHEET 2

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BARANDUDA BOULEVARD

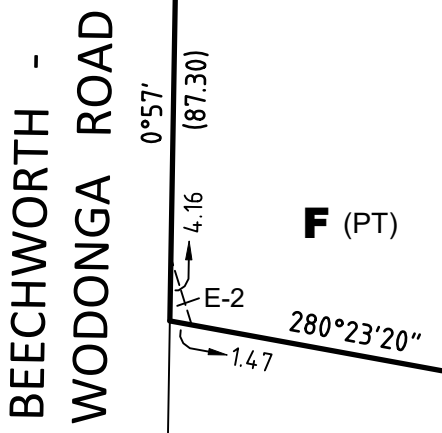


MGA2020
ZONE 55

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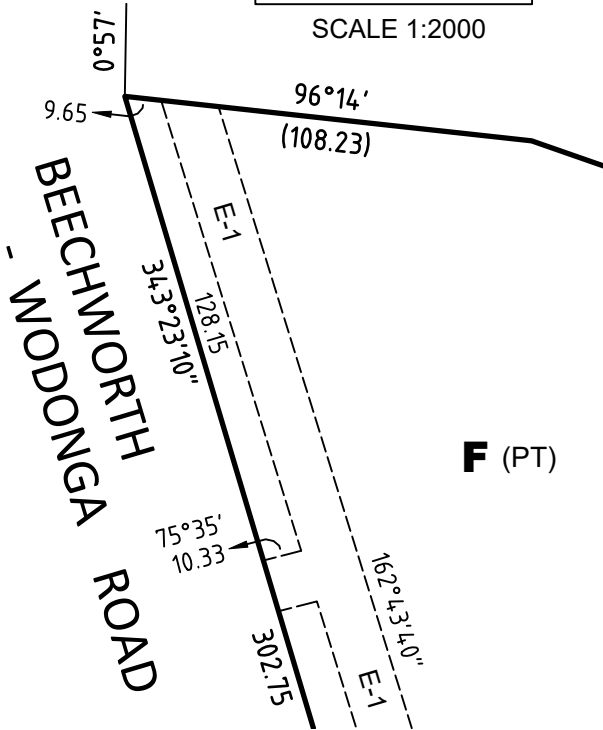
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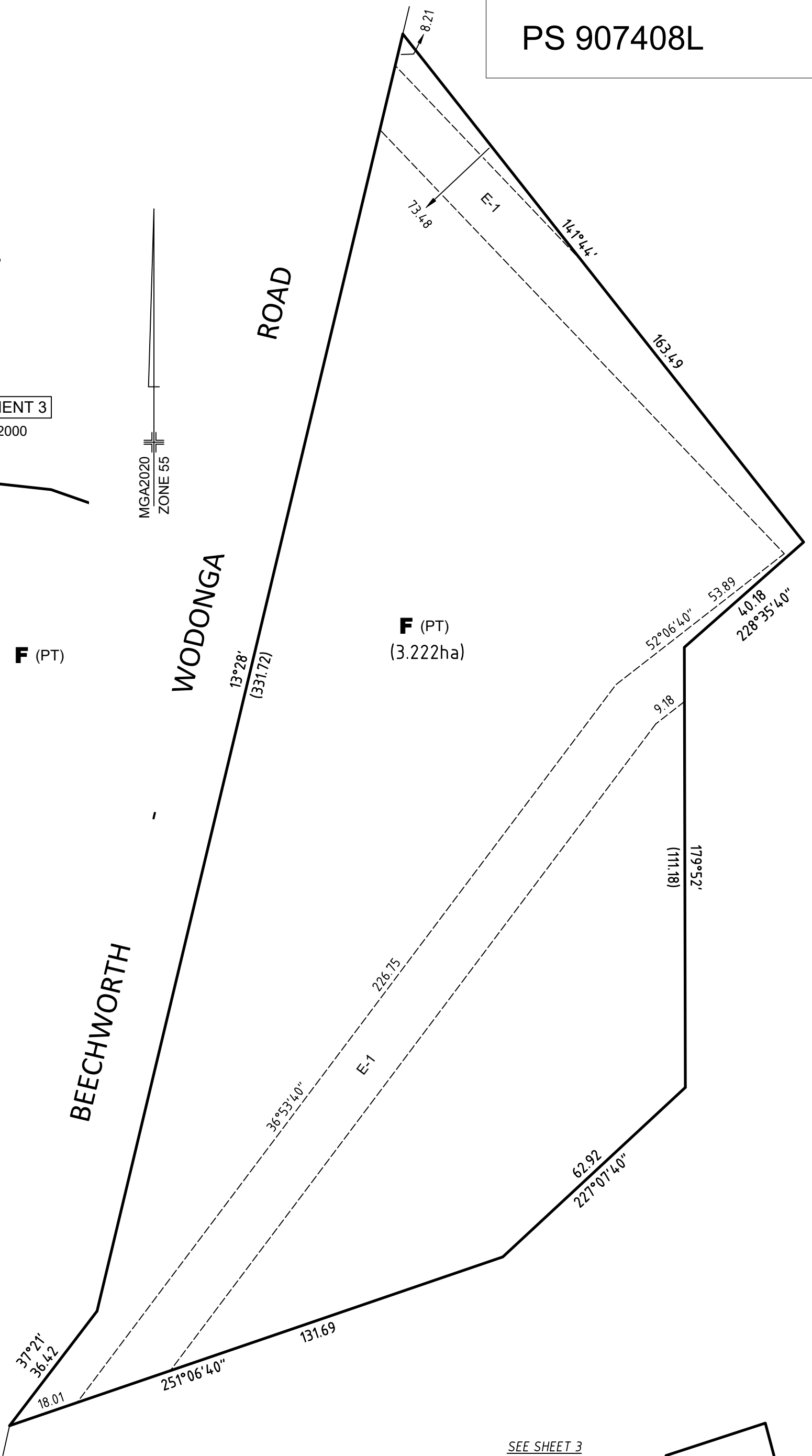


ENLARGEMENT 3

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MGA2020
ZONE 55



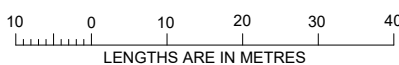
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SCALE
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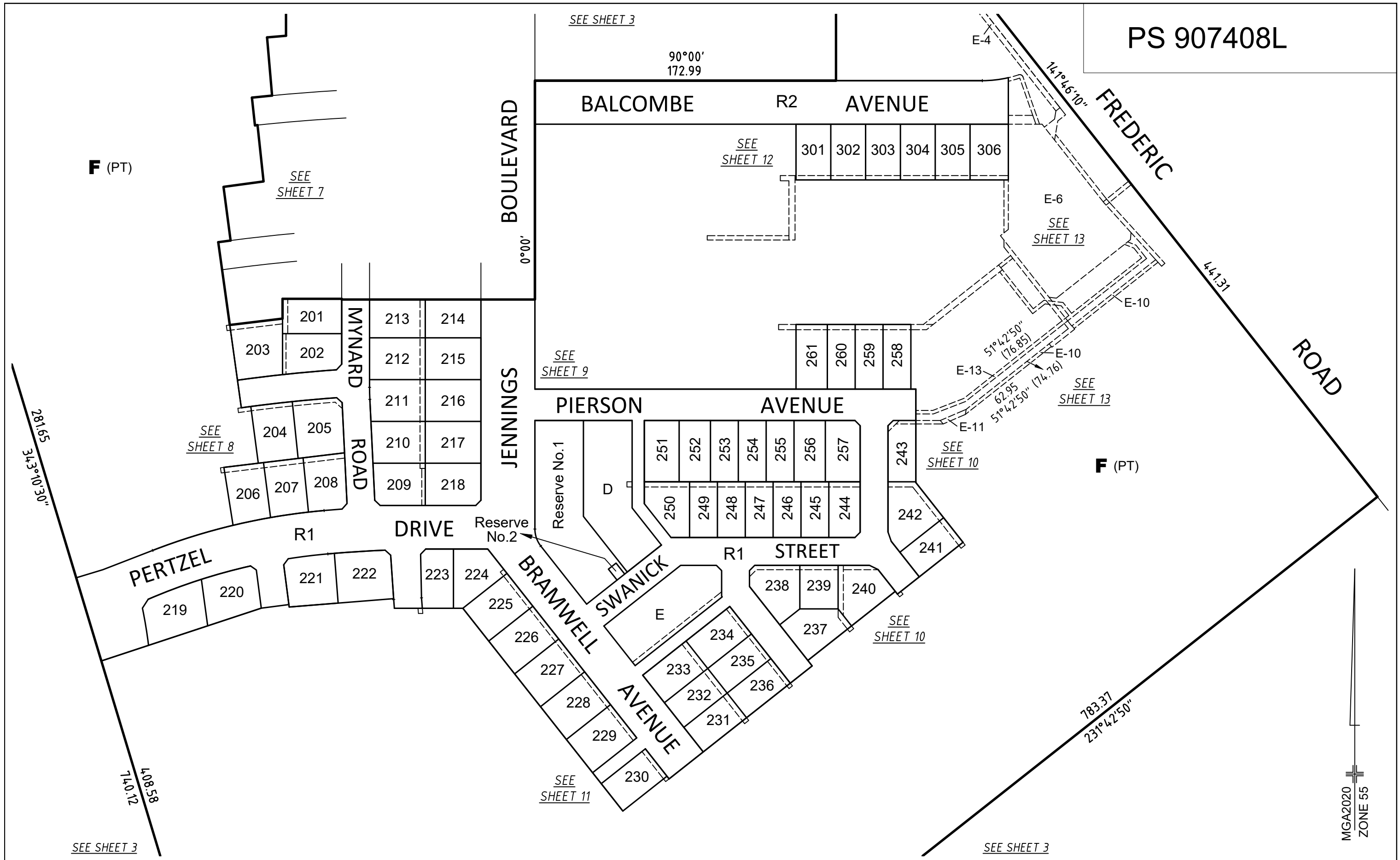


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SHEET 4



F (PT)

F (PT)

281.95
34.3°10'30"

1408.58
14.012

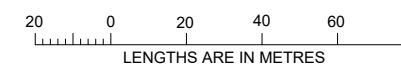
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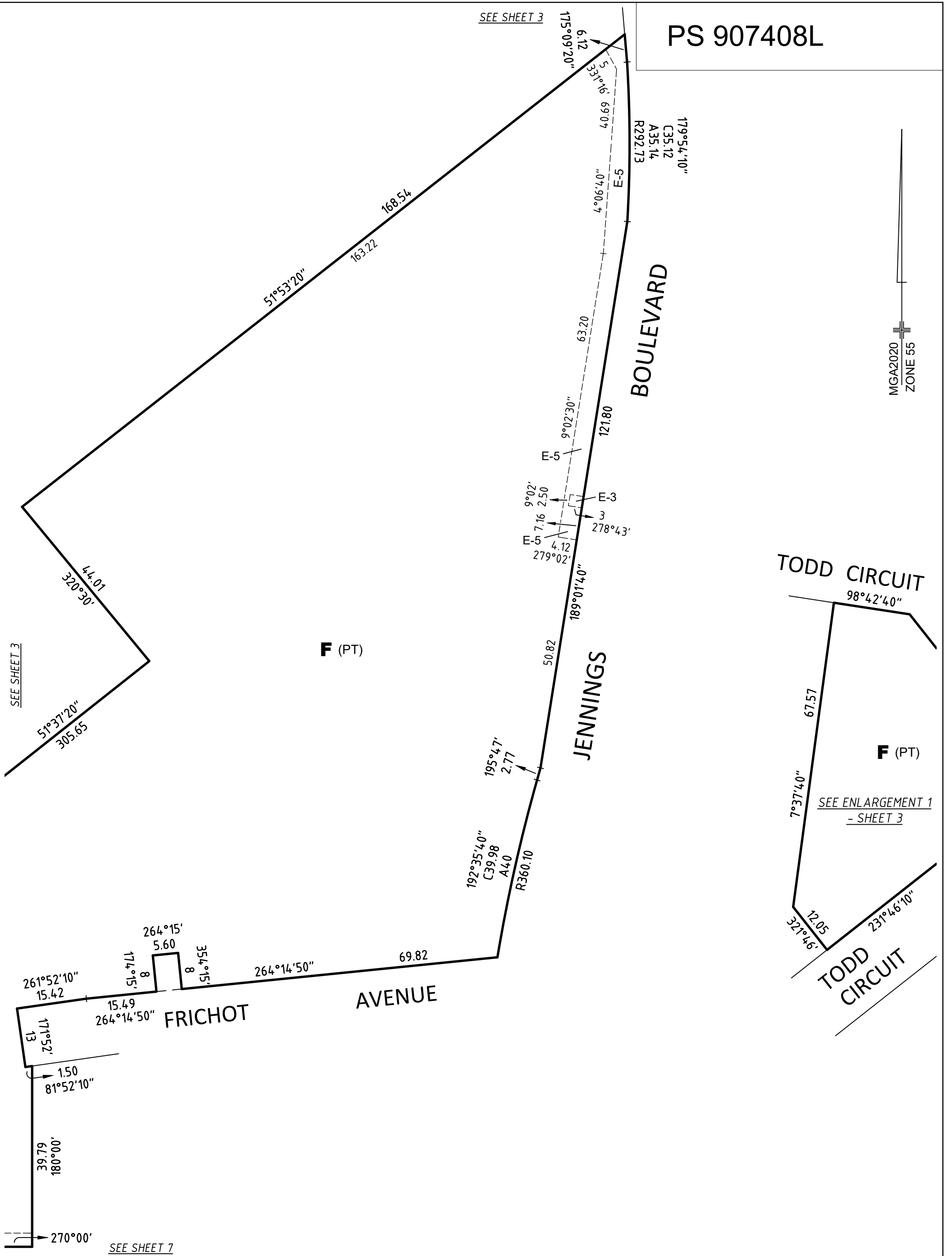
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SHEET 5

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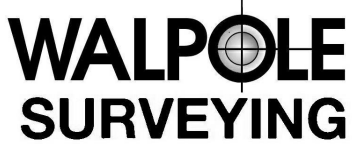
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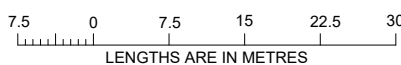
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SEE SHEET 7



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SCALE
1:750



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SHEET 6

SEE SHEET 6

MGA2020
ZONE 55

F (PT)

BOULEVARD

BALCOMBE
AVENUE

JENNINGS

SEE SHEET 12

F (PT)

SEE SHEET 8

SEE SHEET 9

SEE SHEET 8

SEE SHEET 9

262°17'
A&C7.16
R919.30

DAVIDSON
ROAD

172°03'40"

(96)

262°18' 23.20

172°30'50"
31.08

83°52'
A&C1.50
R983.30

173°49' 16

264°09'
A&C11.62
R999.30

RIDLEY
AVENUE

175°06'40"
33.56

265°06'40"
10.91

110.74

180°00'

0°00' 3
10
270°00' E-4
180°00'

0°00'

201

90°00' 34

0.40
MYNARD
ROAD
180°00'

16

213

90°00'

214

(111)

31
SEE SHEET 9

125.66

152.13

0°00'

90°00'

25

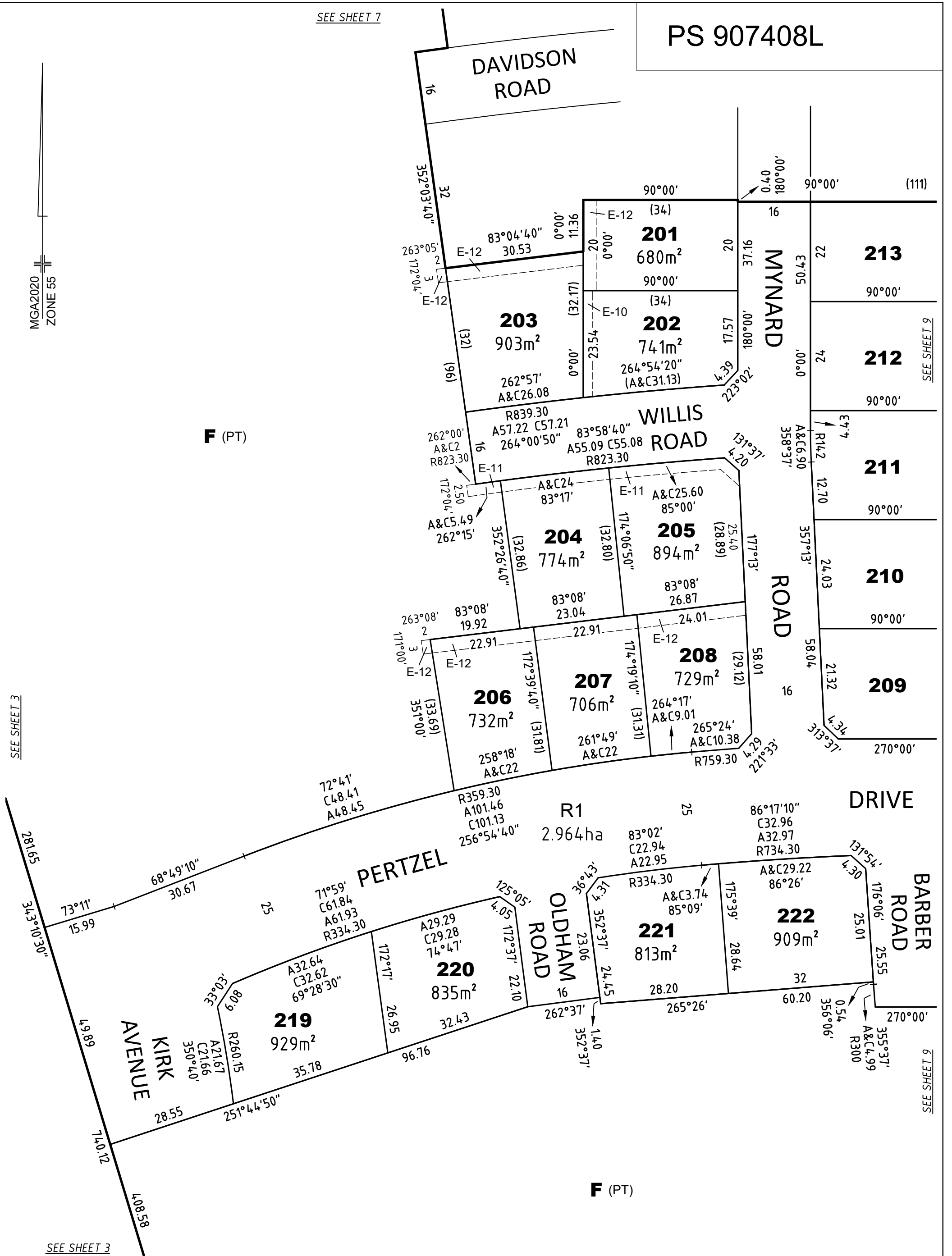
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PS 907408L

MGA2020
ZONE 55

F (PT)

SEE SHEET 3



SEE SHEET 9

SEE SHEET 6

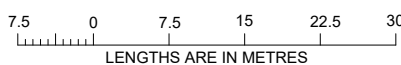
F (PT)

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SHEET 8

SEE SHEET 12

F (PT)

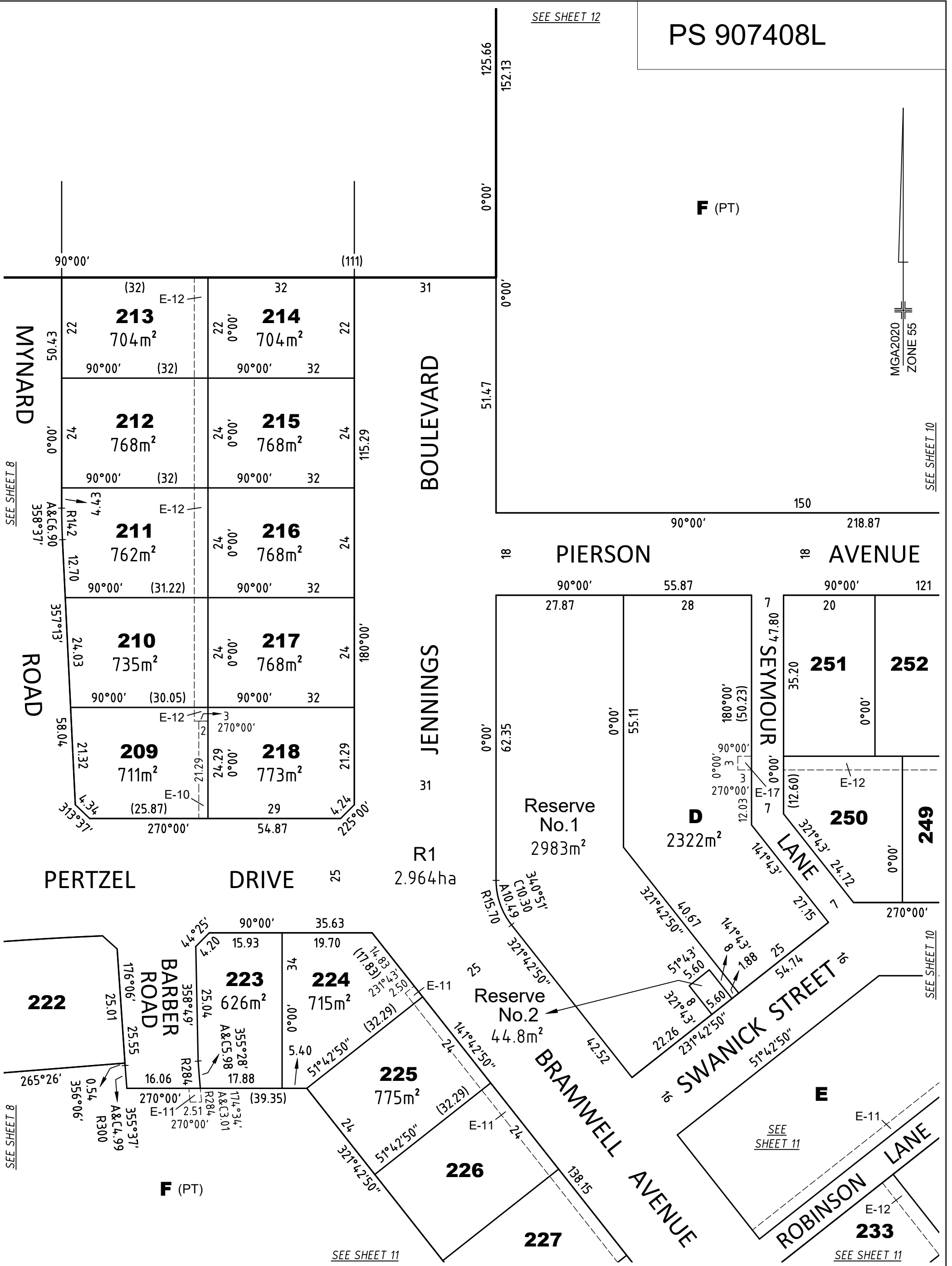
MGA2020
ZONE 55

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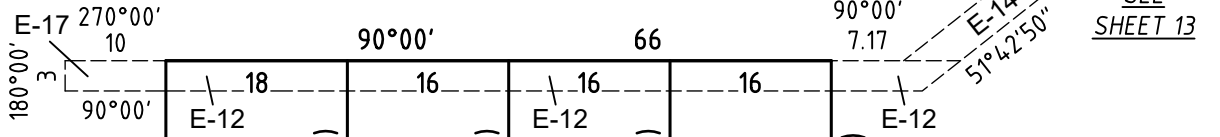
SEE SHEET 8

SEE SHEET 8

SEE SHEET 8



F (PT)



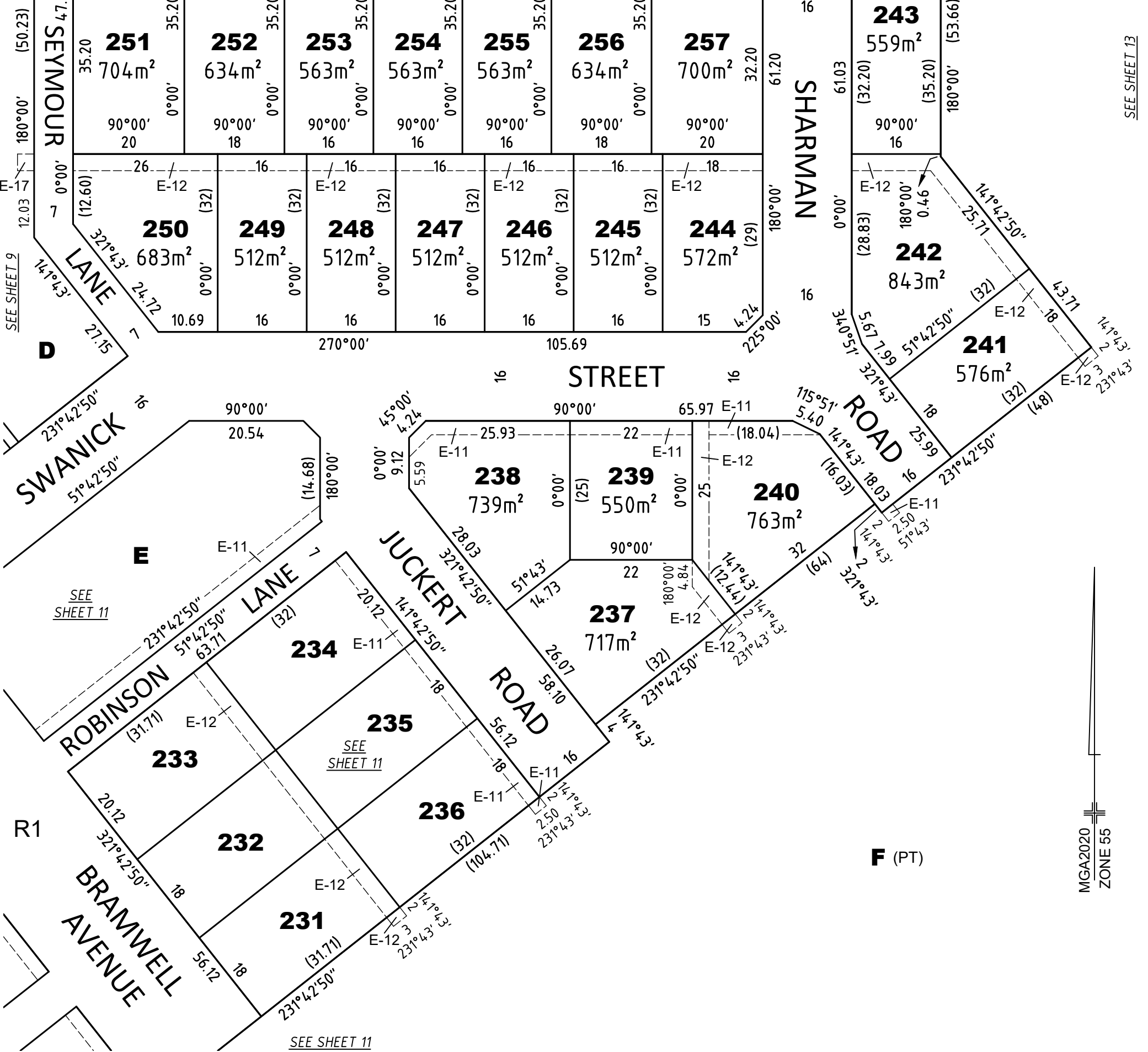
SEE SHEET 9



PIERSON

R1
2.964ha

AVENUE



D

E

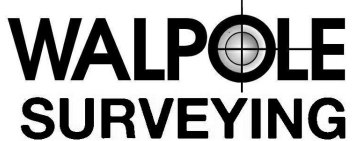
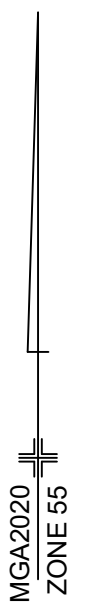
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SEE SHEET 11

SEE SHEET 11

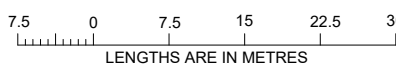
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SEE SHEET 13



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SCALE
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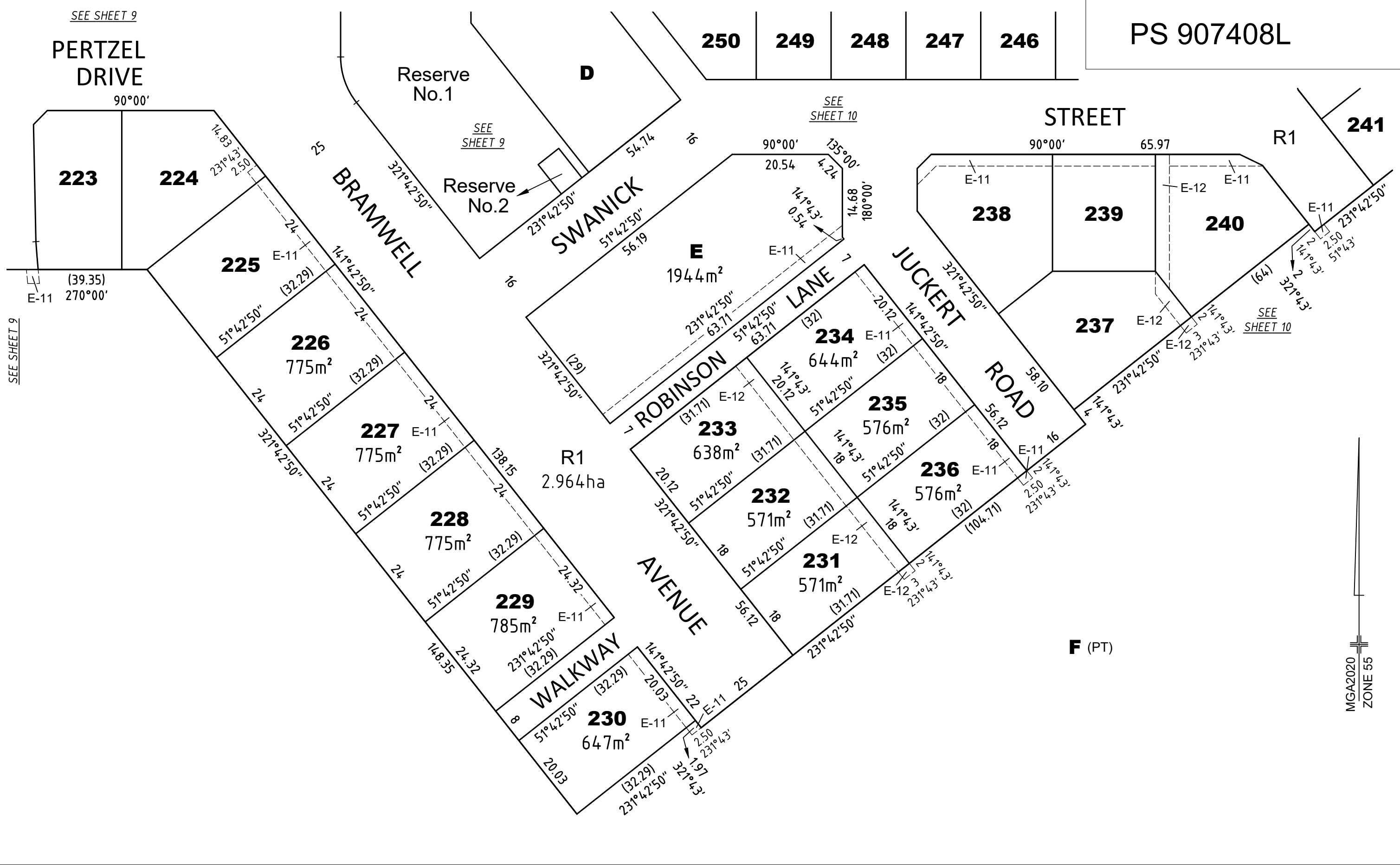


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SHEET 10



SEE SHEET 9

SEE SHEET 9

SEE SHEET 10

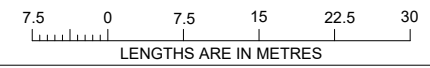
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MGA2020
ZONE 55



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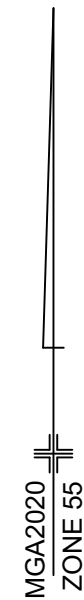
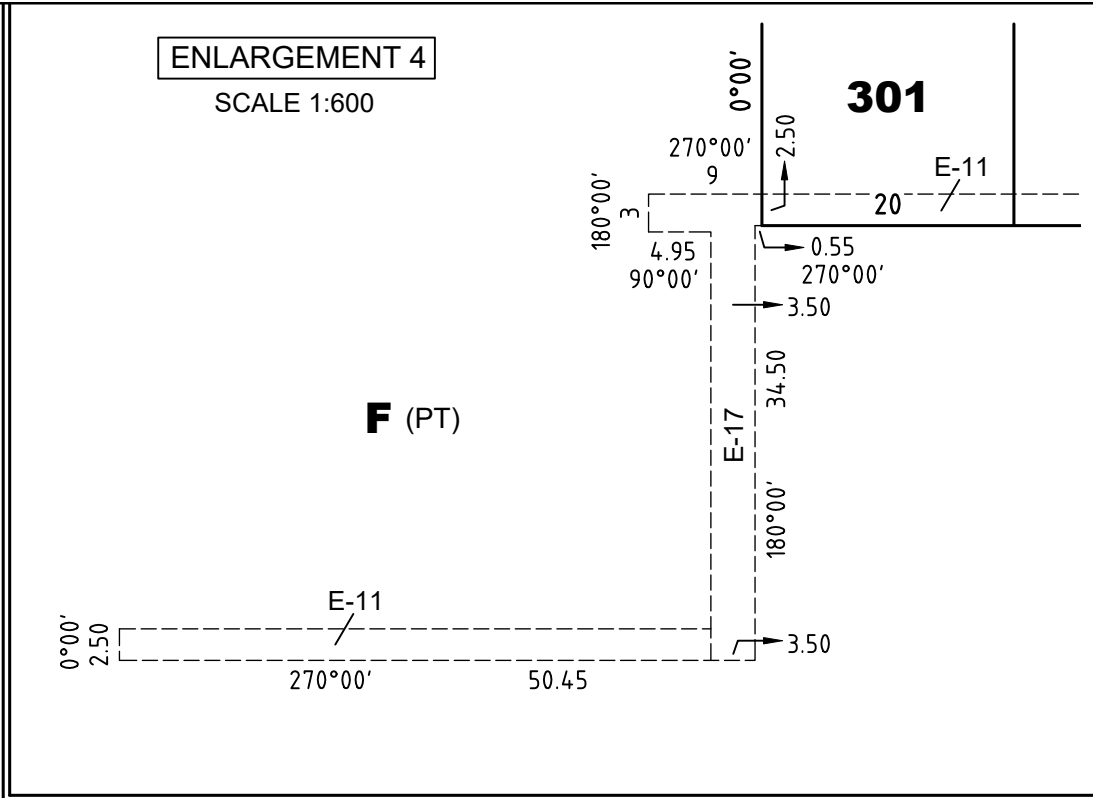
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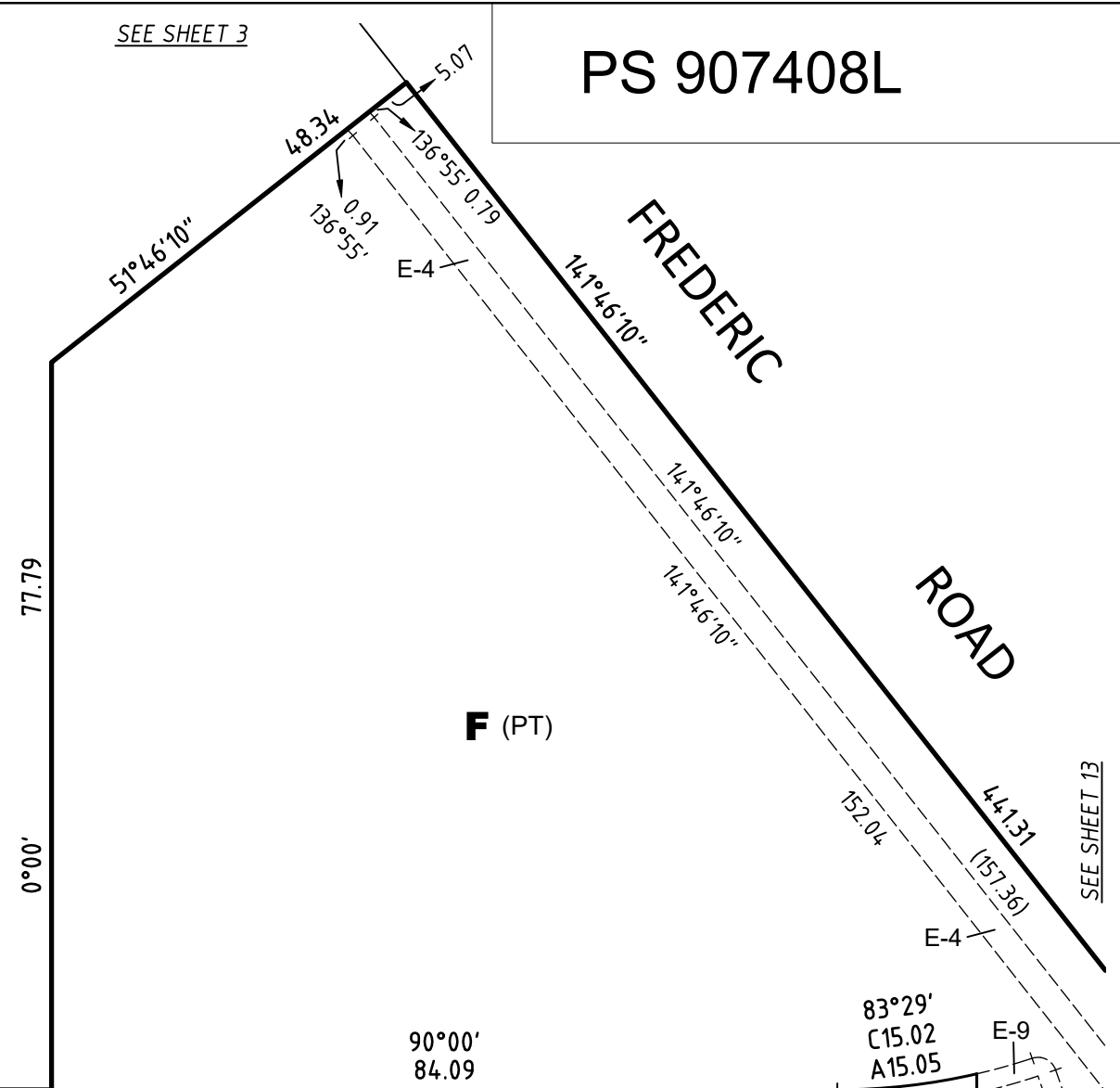
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PS 907408L

ENLARGEMENT 4
SCALE 1:600



SEE SHEET 3



BOULEVARD

JENNINGS

BALCOMBE

R2
6808m²

AVENUE

301
640m²

302
640m²

303
640m²

304
640m²

305
640m²

306
704m²

SEE SHEET 9

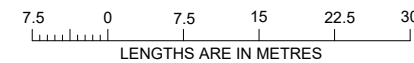
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SHEET 12

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CREATION OF RESTRICTION

Upon Registration of this plan the following restriction is to be created:

RESTRICTION No.1

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Burdened land: Lots 201-261 on this plan.

Benefited land: Lots 201-261 on this plan.

DESCRIPTION OF RESTRICTION:

The burdened land cannot be used except in accordance with the provisions recorded in MCP AA9957.