

PLAN OF SUBDIVISION				EDITION 1		PS 923009K	
LOCATION OF LAND Parish : WANGARATTA SOUTH Township : Section : 10 Crown Allotment : 3 (PART) Crown Portion : Title References : Vol. 12539 Fol. 341 Last Plan Reference : LOT A ON PS 836678X Postal Address : SOPHIARIDGE BOULEVARD (at time of subdivision) WANGARATTA VIC 3677 MGA Co-ordinates (of approx centre of land in plan) E 435430 Zone 55 N 5976600 GDA 2020				Council Name: RURAL CITY OF WANGARATTA			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
Identifier		Council / Body / Person		Lots 1 to 149 (both inclusive) have been omitted from this plan OTHER PURPOSE OF PLAN To remove easement E-1 & E-5 shown on PS 836678X as set out in PS 836678X GROUND'S FOR REMOVAL Rural City of Wangaratta Planning Permit No PInApp19/231 WATERWAY NOTATION: Land in this plan may abut Crown Land that may be subject to a Crown Licence to use			
ROAD R-1		RURAL CITY OF WANGARATTA					
RESERVE No.1		NORTH EAST REGION WATER CORPORATION					
RESERVE No. 2		AUSNET ELECTRICITY SERVICES PTY LTD					
RESERVE No. 3		RURAL CITY OF WANGARATTA					
RESERVE No. 4		RURAL CITY OF WANGARATTA					
RESERVE No. 5		RURAL CITY OF WANGARATTA					
RESERVE No. 6		AUSNET ELECTRICITY SERVICES PTY LTD					
RESERVE No. 7		RURAL CITY OF WANGARATTA					
NOTATIONS							
DEPTH LIMITATION: DOES NOT APPLY							
SURVEY : This plan is based on survey This survey has been connected to permanent marks no(s). 26, 471, 474, 475, 740 & 741 In Proclaimed Survey Area no. 64 STAGING : This is not a staged subdivision Planning Permit no. PInApp19/231							
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-9, E-10	SEWERAGE	SEE PLAN	THIS PLAN	NORTH EAST REGION WATER CORPORATION			
E-2, E-4, E-10	DRAINAGE	SEE PLAN	THIS PLAN	RURAL CITY OF WANGARATTA			
E-3, E-4, E-8, E-11	CARRIAGEWAY	SEE PLAN	THIS PLAN	RURAL CITY OF WANGARATTA			
E-5, E-8, E-9	CARRIAGEWAY	SEE PLAN	THIS PLAN	NORTH EAST REGION WATER CORPORATION			
E-6, E-11	SUPPLY OF WATER THROUGH UNDERGROUND PIPES	SEE PLAN	THIS PLAN	NORTH EAST REGION WATER CORPORATION			
E-7	TRANSMISSION OF ELECTRICITY THROUGH UNDERGROUND CABLE	SEE PLAN	THIS PLAN	AUSNET ELECTRICITY SERVICES PTY LTD			
NORTH EAST  SURVEY DESIGN PO Box 2223 Echuca VIC 3564 Phone 03 5480 0688 stephen@nesd.com.au		SURVEYORS FILE REF: M8122		Original sheet size A3		Sheet 1 of 14 Sheets	
		STEPHEN MOLNAR, VERSION 2					



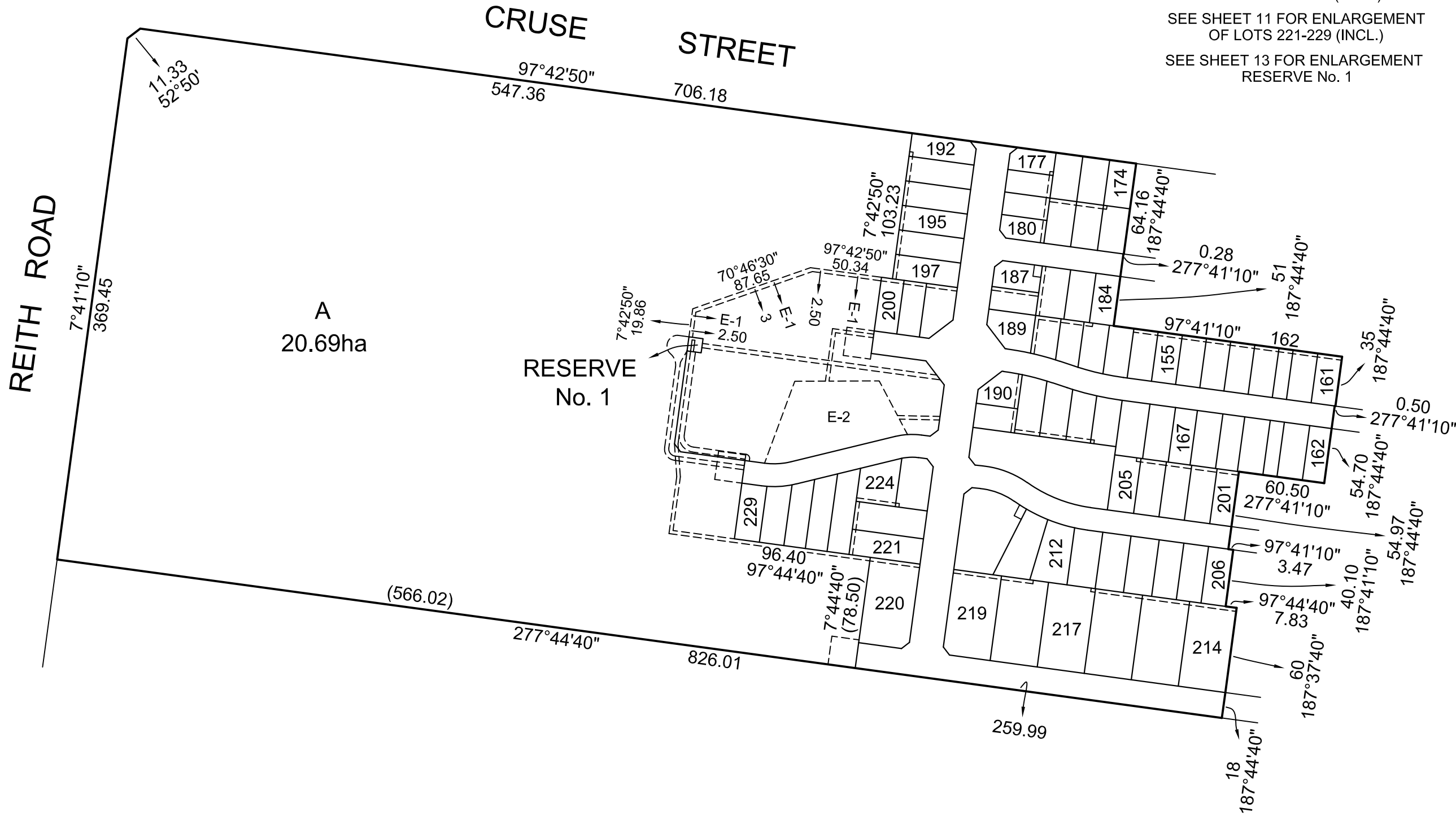
SEE SHEET 3 FOR ENLARGEMENT
OF LOTS 174-183 (INCL.) & 192-196 (INCL.)
SEE SHEET 4 FOR ENLARGEMENT
OF LOTS 150-152 (INCL.), 184-189 (INCL.)
& 197-200 (INCL.)

SEE SHEET 5 FOR ENLARGEMENT
OF LOTS 153-156 (INCL.), 167-173 (INCL.),
190 & 191
SEE SHEET 6 FOR ENLARGEMENT
OF LOTS 157-166 (INCL.) & RESERVE No. 4 & 5

SEE SHEET 7 FOR ENLARGEMENT
OF LOTS 201-211 (INCL.)
SEE SHEET 8 FOR ENLARGEMENT
OF LOT 212, 213 & RESERVE No. 3, 6 & 7

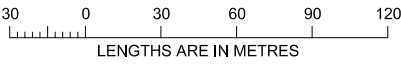
PS 923009K

SEE SHEET 9 FOR ENLARGEMENT
LOTS 214-217 (INCL.)
SEE SHEET 10 FOR ENLARGEMENT
OF LOTS 218-220 (INCL.)
SEE SHEET 11 FOR ENLARGEMENT
OF LOTS 221-229 (INCL.)
SEE SHEET 13 FOR ENLARGEMENT
RESERVE No. 1



PO Box 2223
Echuca VIC 3564
Phone 03 5480 0688
stephen@nesd.com.au

Scale
1:3000

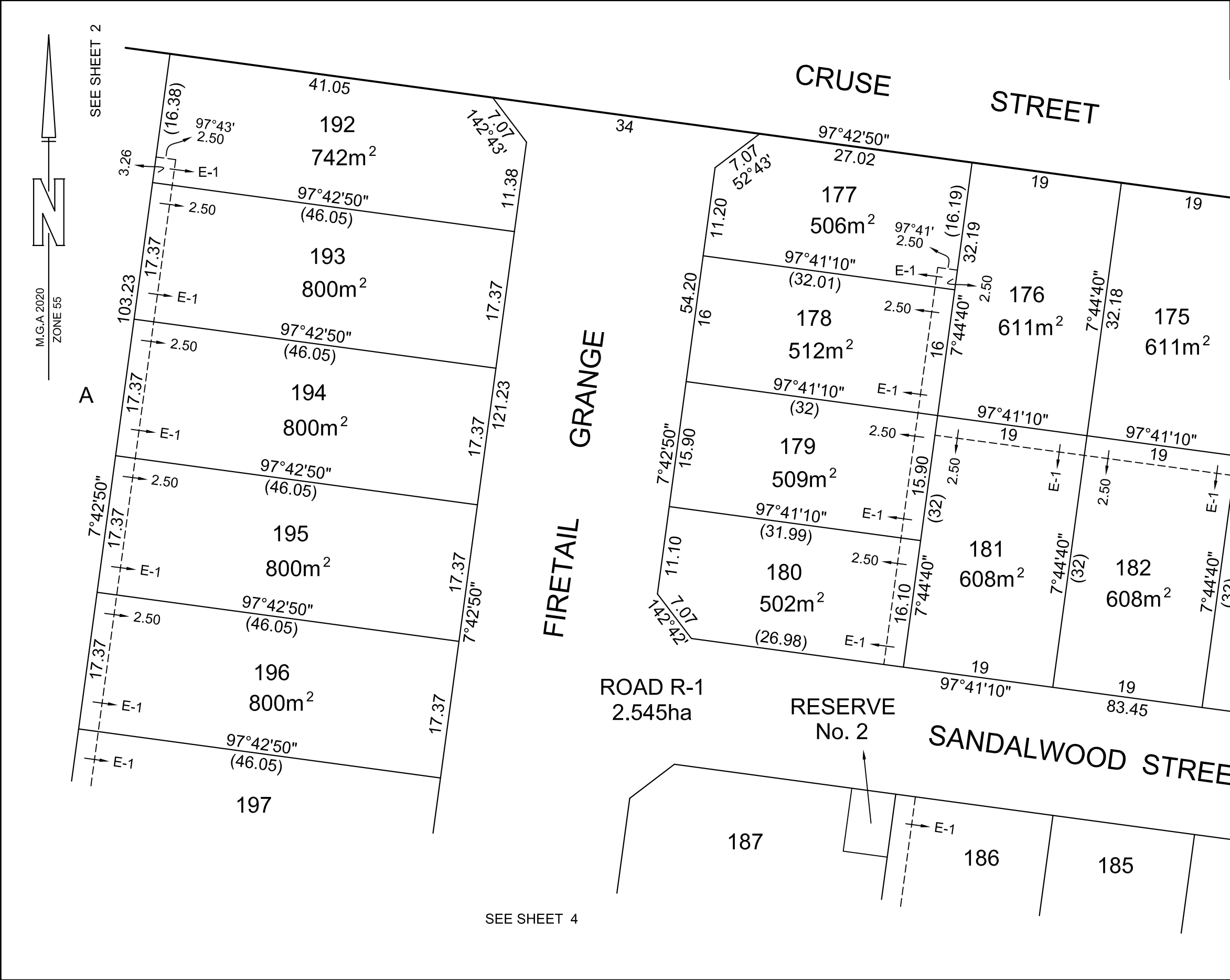


Original sheet
size A3

Sheet 2

STEPHEN MOLNAR, VERSION 2

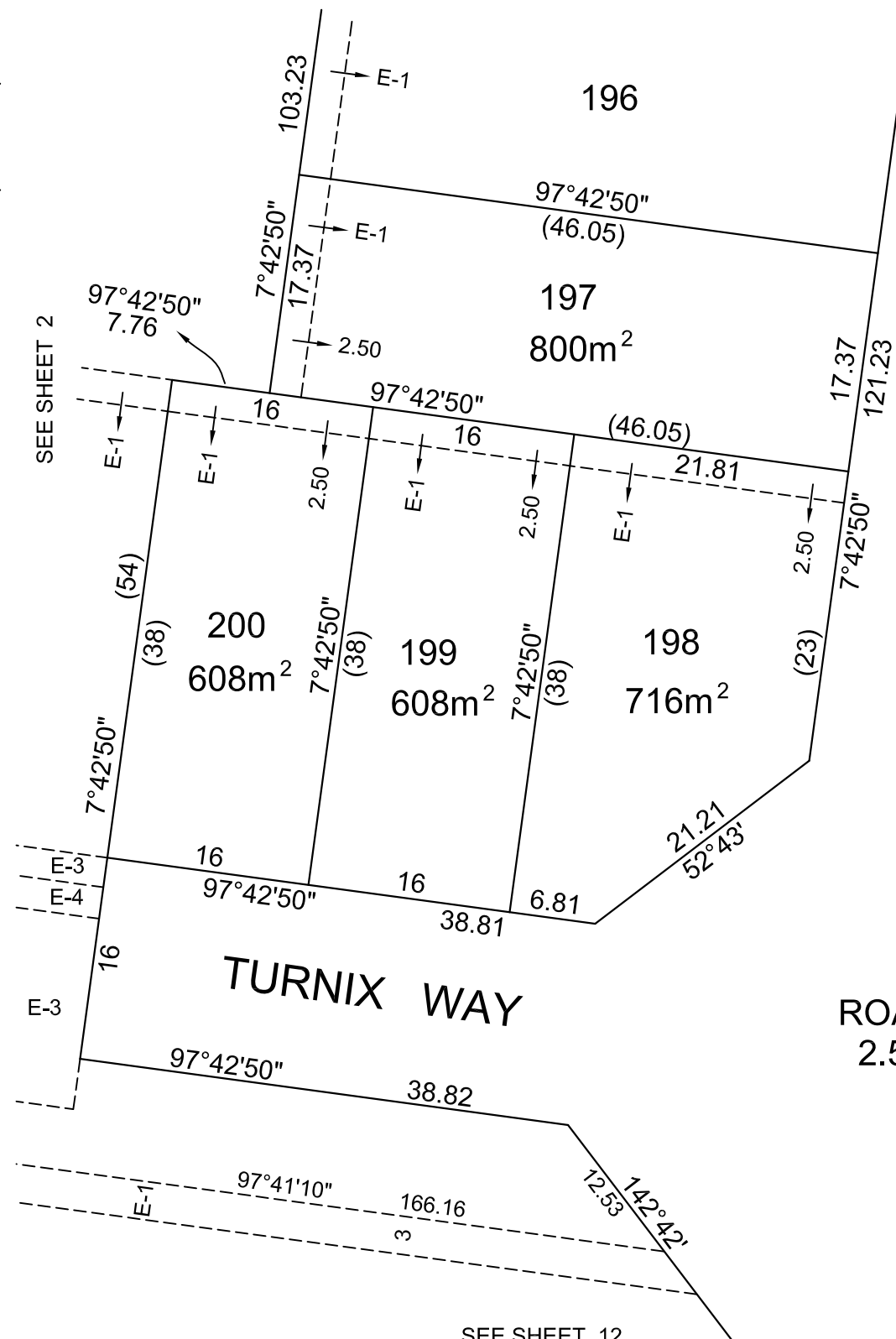
PS 923009K





M.G.A 2020
ZONE 55

SEE SHEET 12



SEE SHEET 3

FIRETAIL
GRANGE

ROAD R-1
2.545ha

ACACIA
STREET

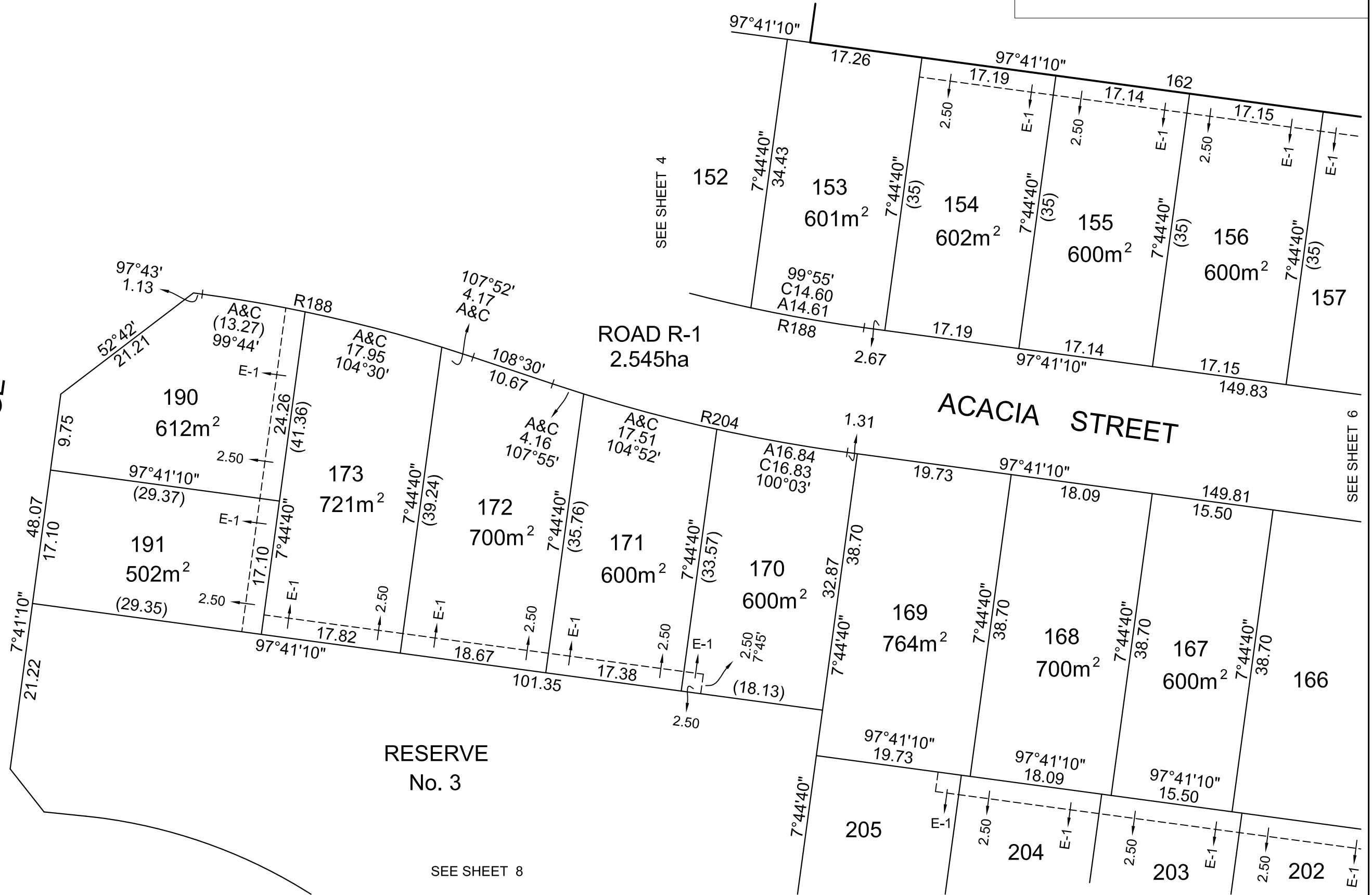
SANDALWOOD STREET

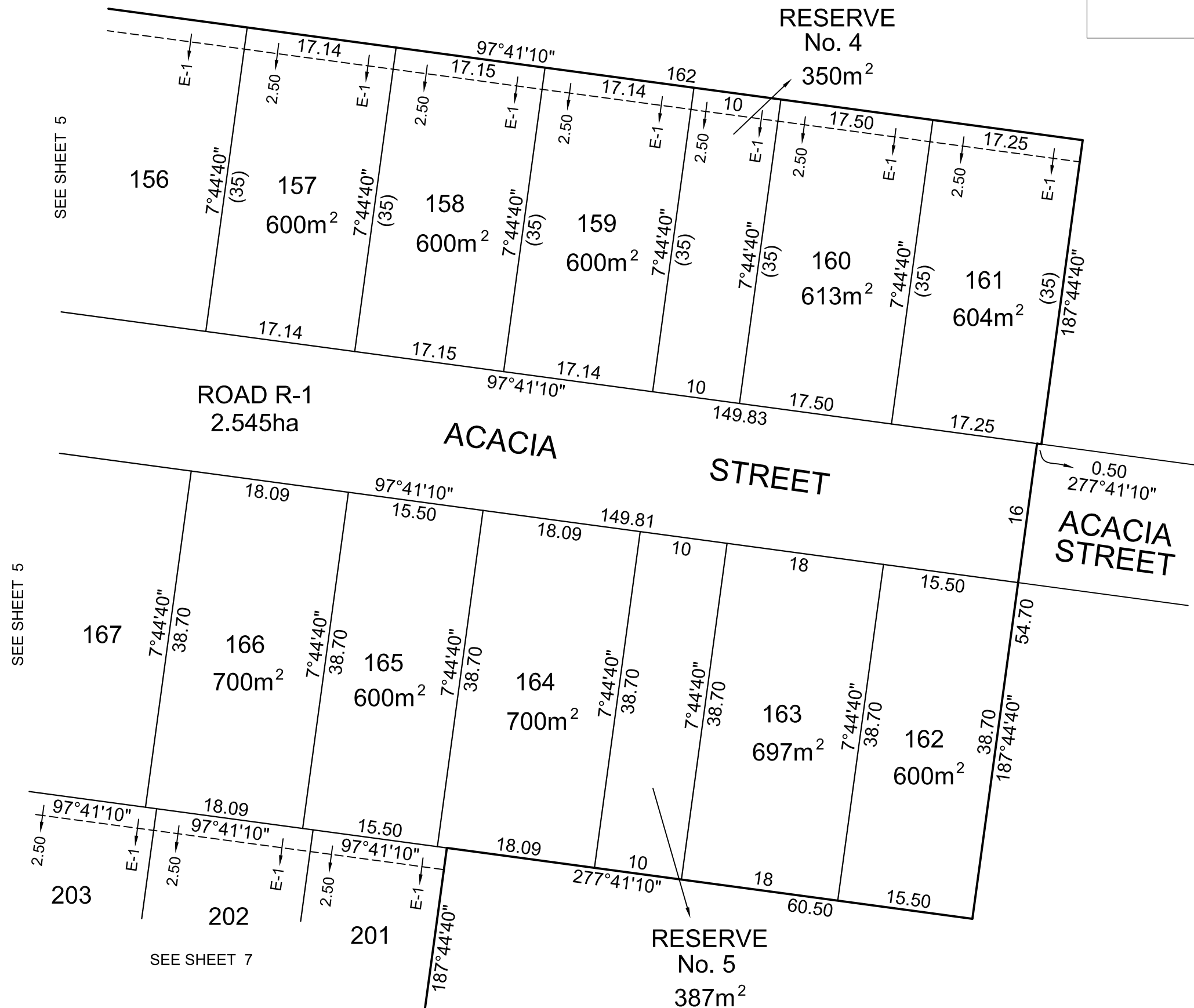
SEE SHEET 5

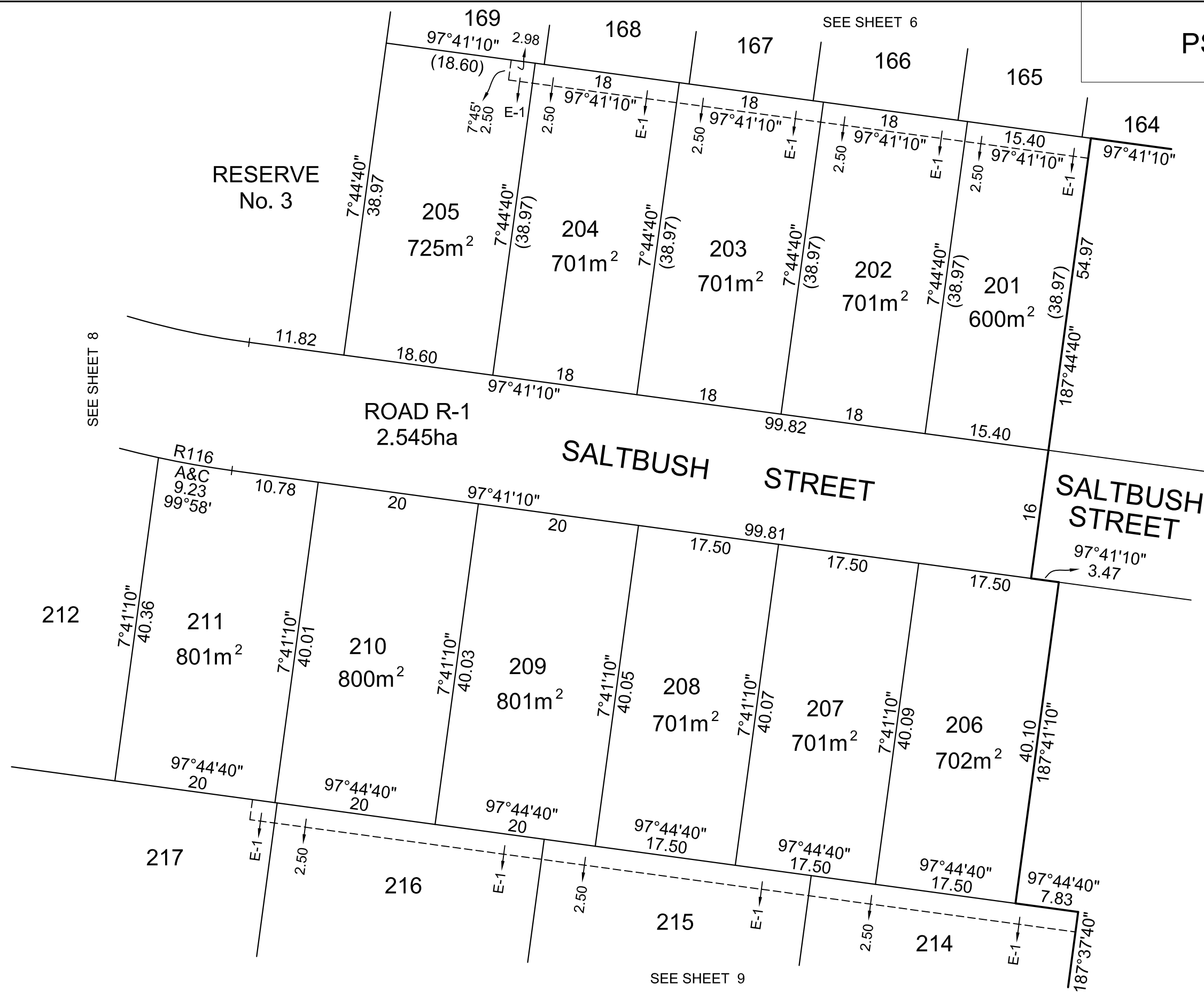
SEE SHEET 5



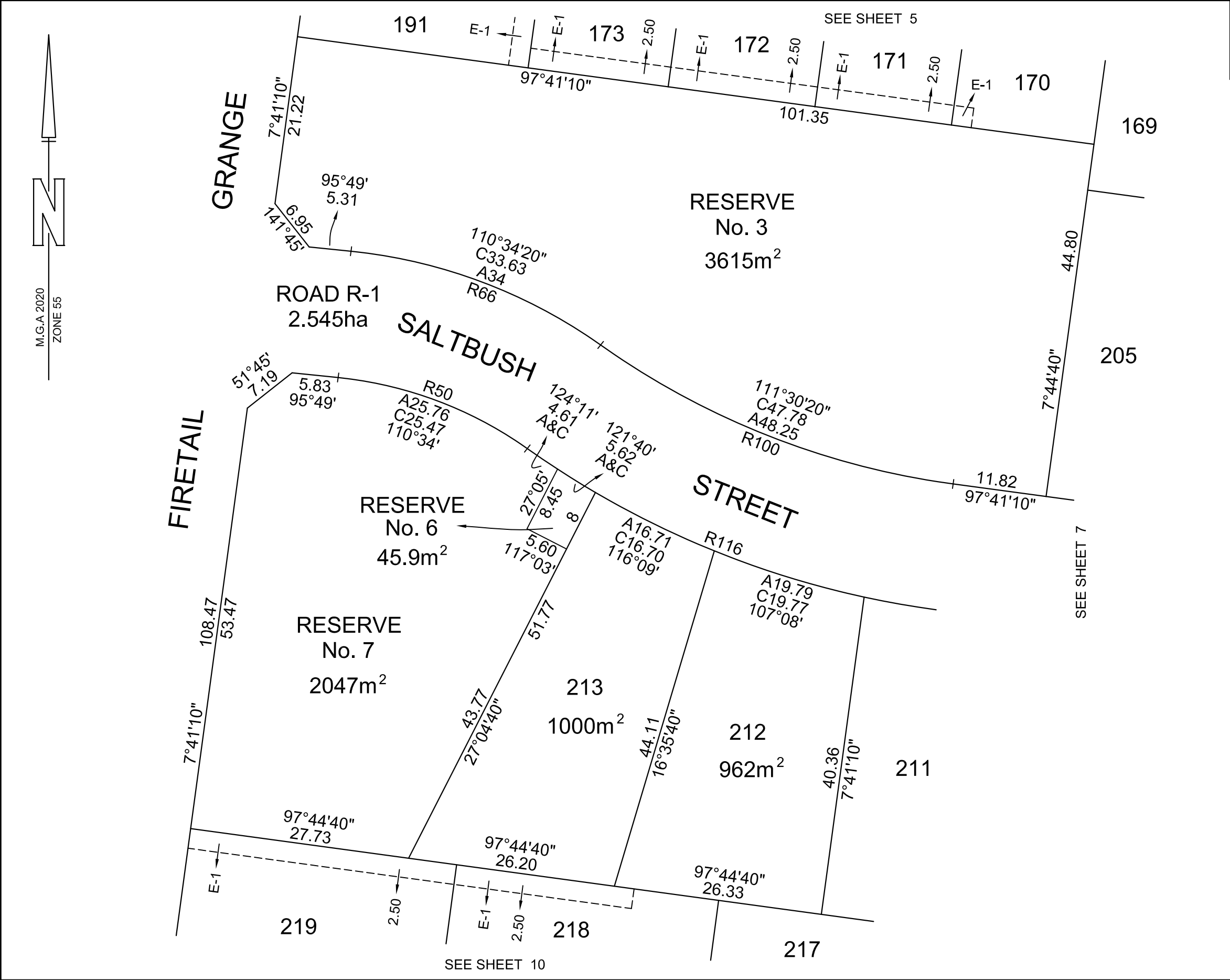
FIRETAIL GRANGE







PS 923009K

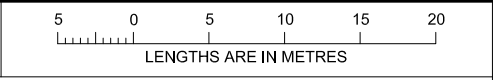


PO Box 2223
Echuca VIC 3564

Phone 03 5480 0688

stephen@nesd.com.au

Scale
1:500



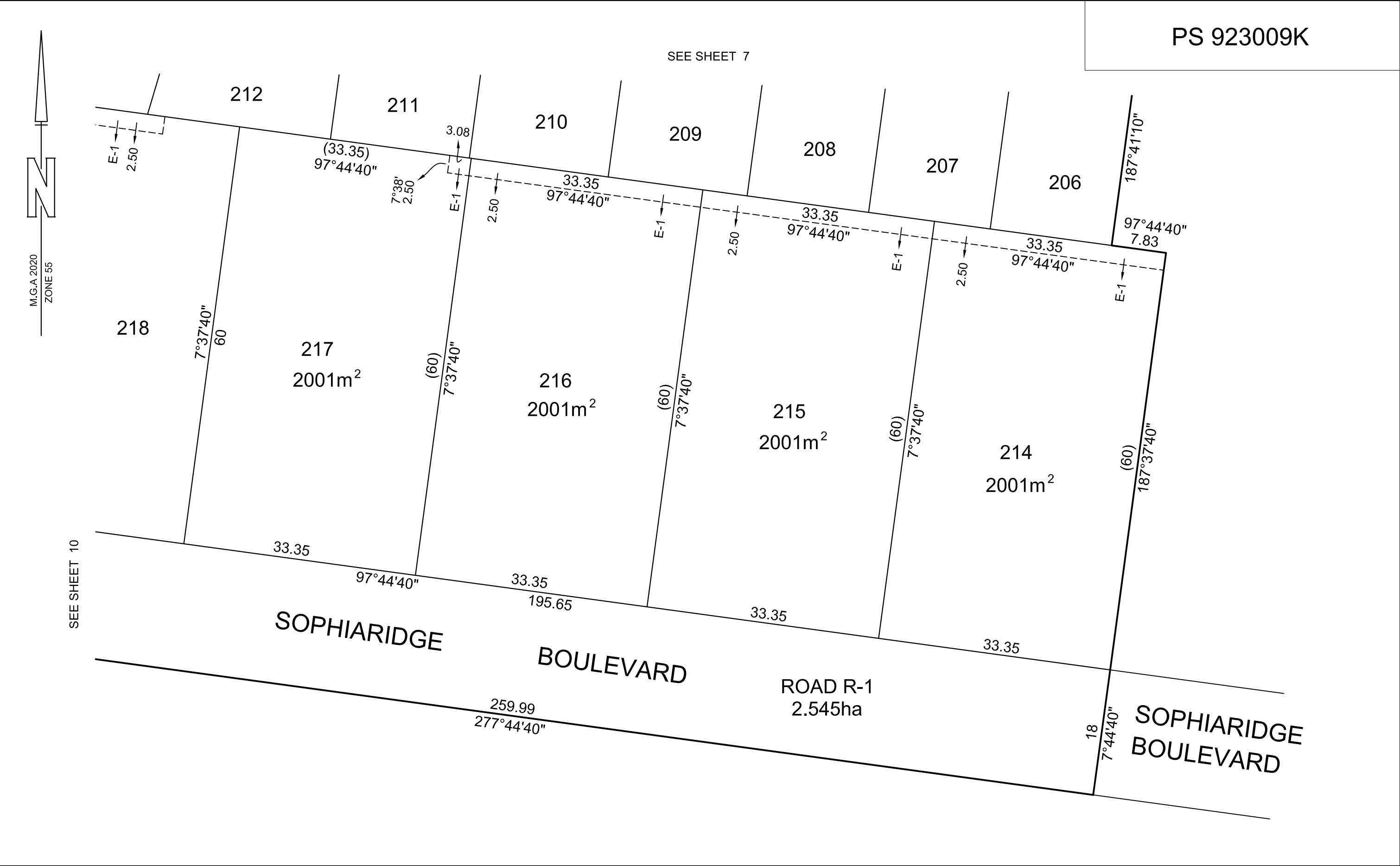
Original sheet size A3

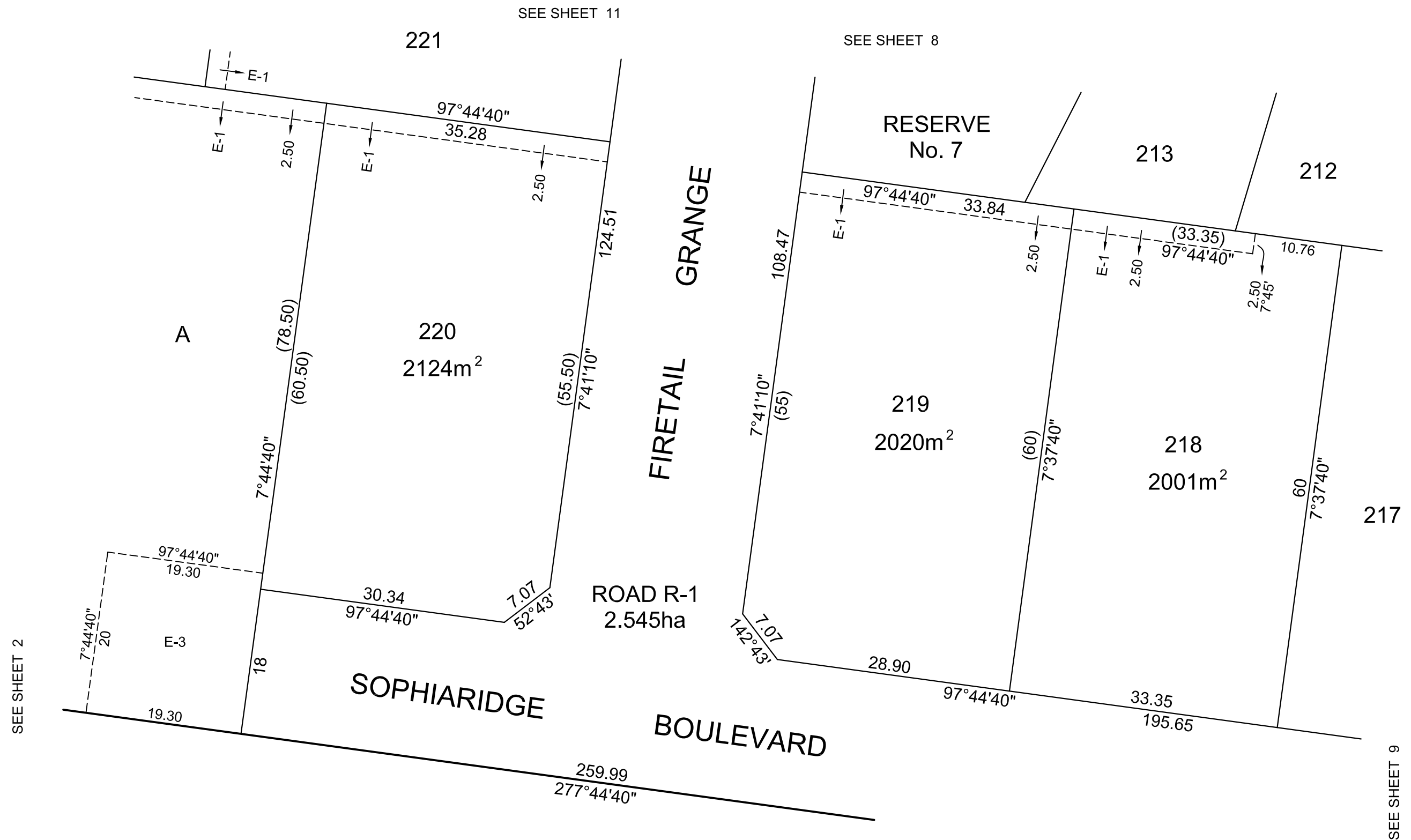
Sheet 8

STEPHEN MOLNAR, VERSION 2

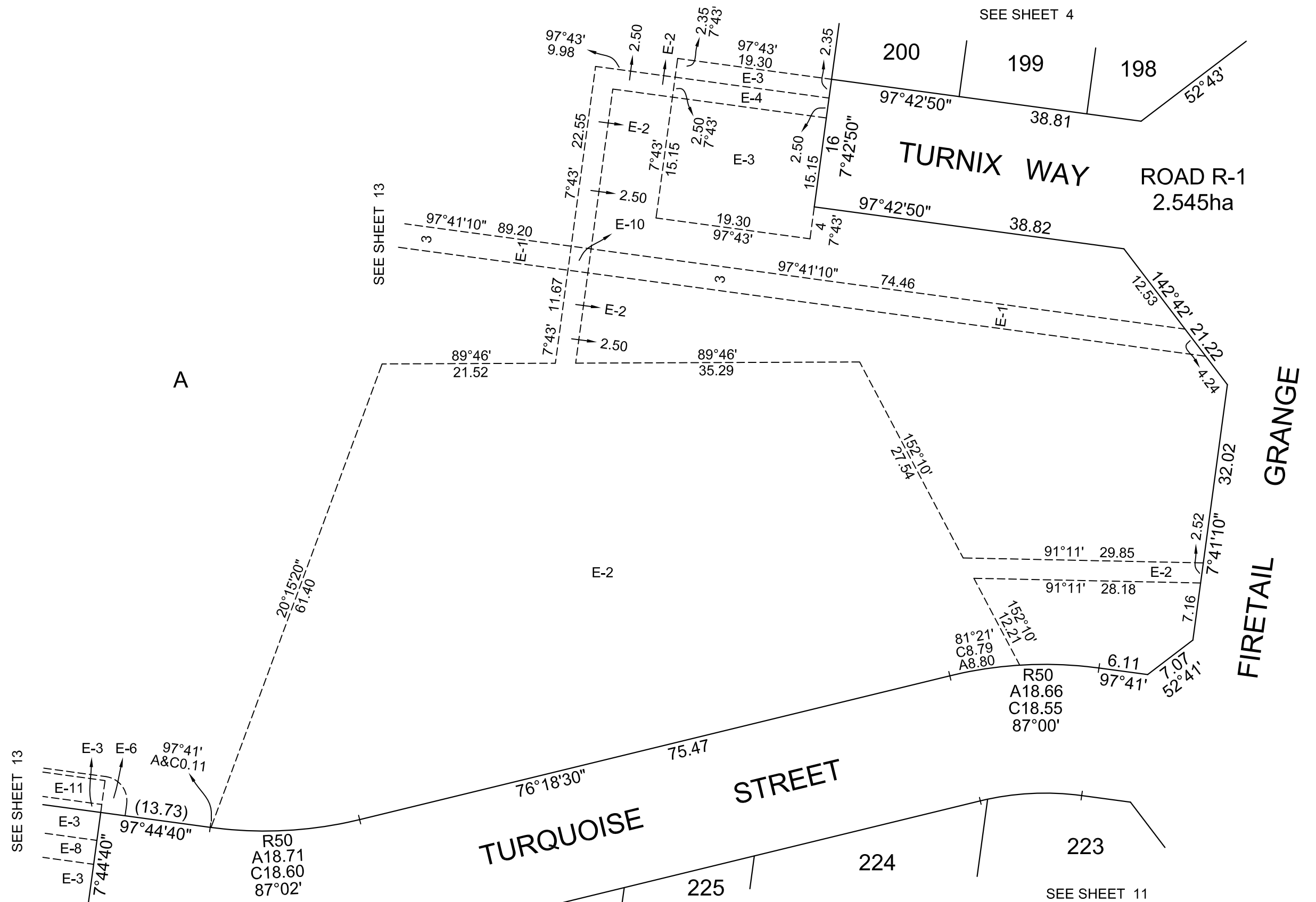
PS 923009K

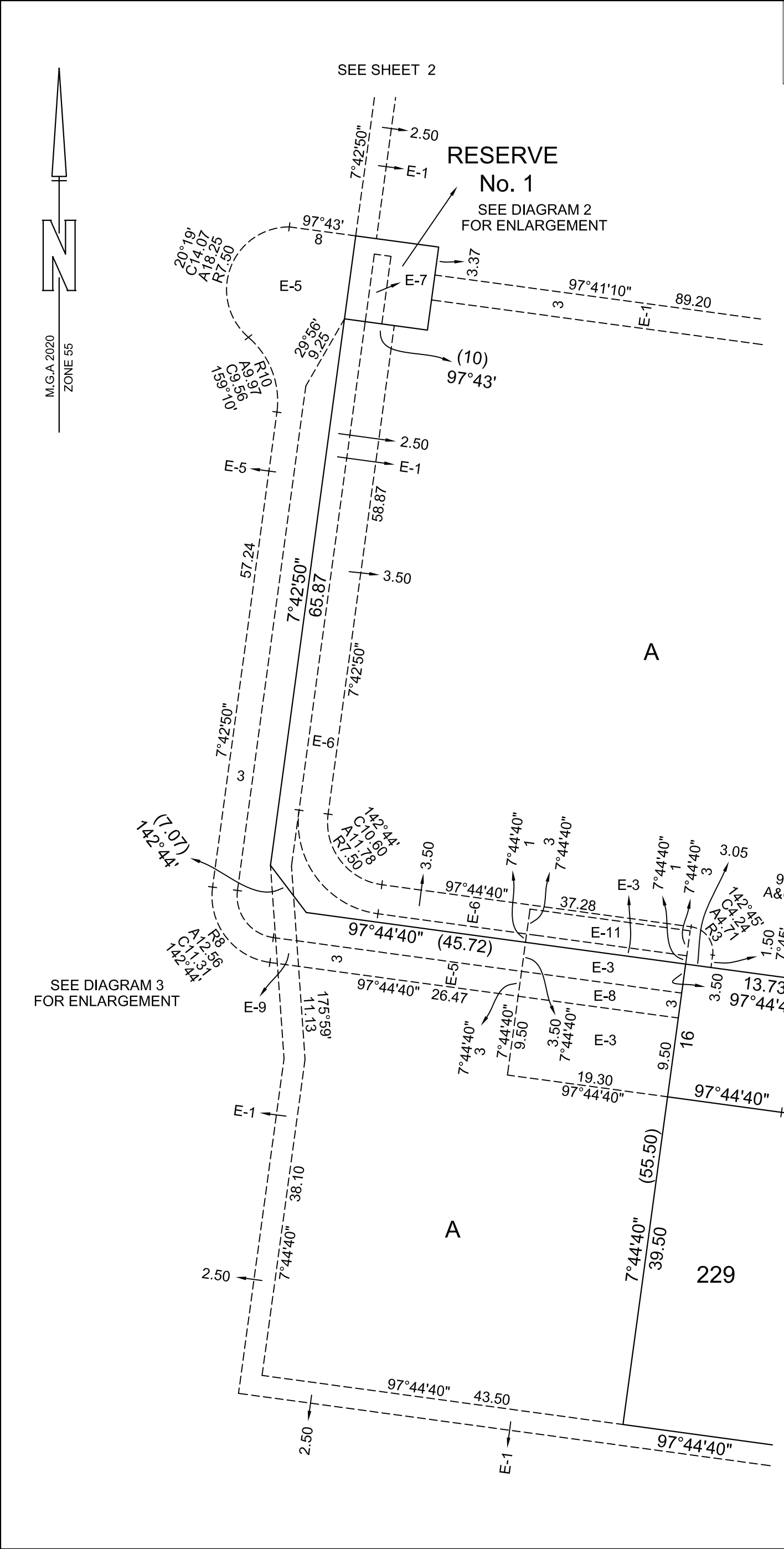
SEE SHEET 7





PS 923009K





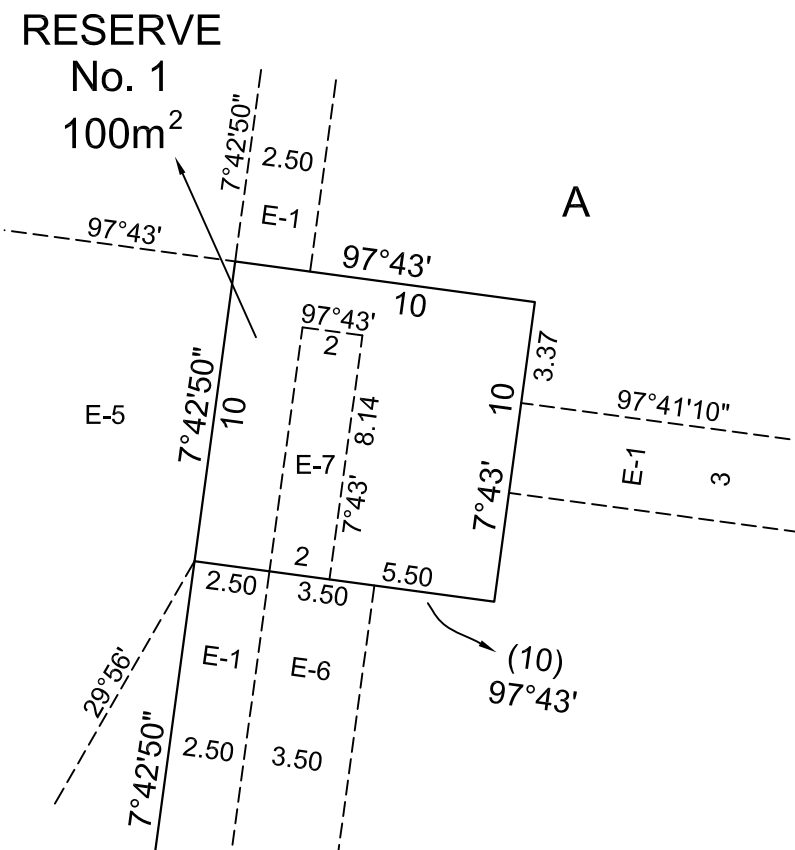


DIAGRAM 2

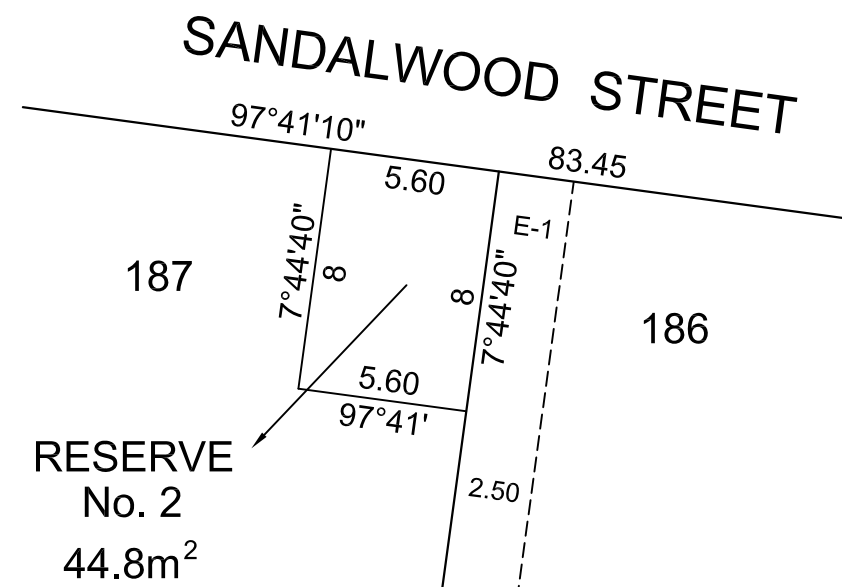
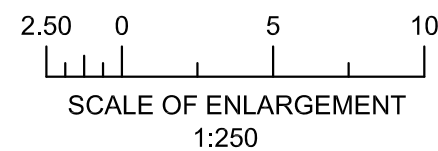


DIAGRAM 1

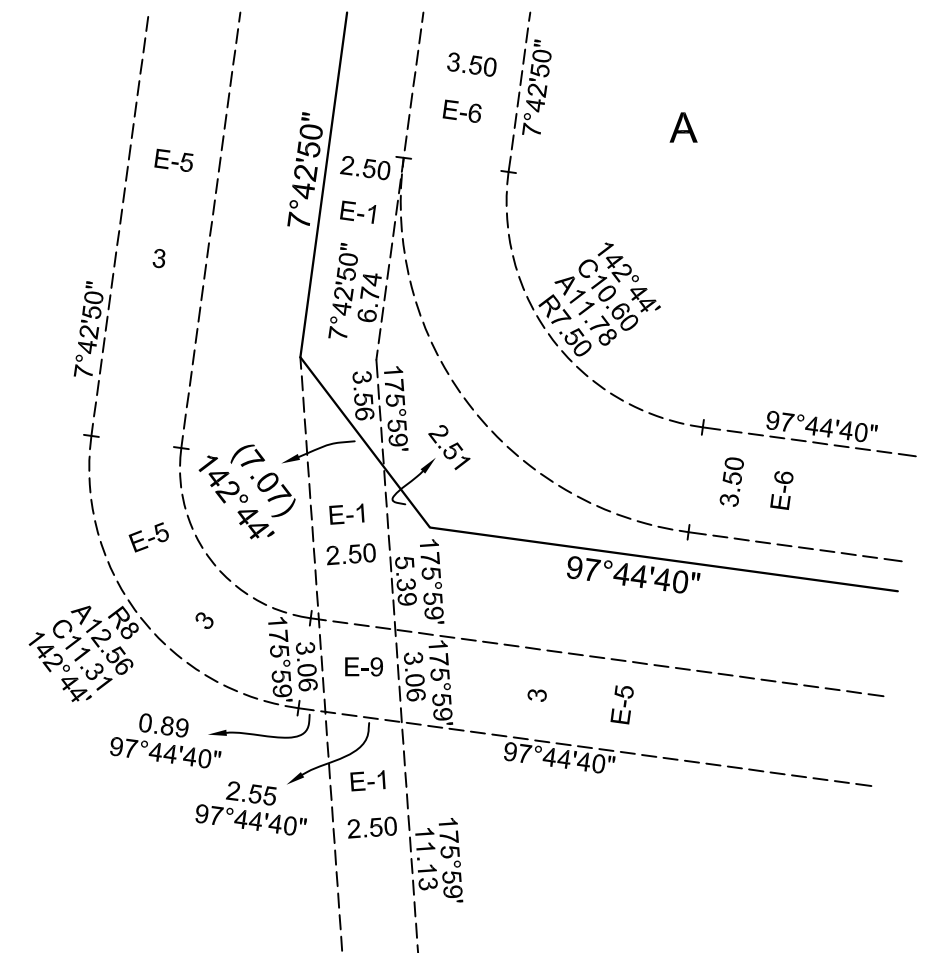
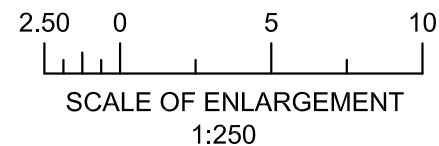
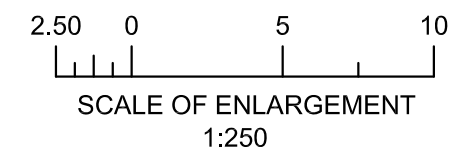


DIAGRAM 3



PLAN OF SUBDIVISION				EDITION 1		PS 923009K	
LOCATION OF LAND Parish : WANGARATTA SOUTH Township : Section : 10 Crown Allotment : 3 (PART) Crown Portion : Title References : Vol. 12539 Fol. 341 Last Plan Reference : LOT A ON PS 836678X Postal Address : SOPHIARIDGE BOULEVARD (at time of subdivision) WANGARATTA VIC 3677 MGA Co-ordinates (of approx centre of land in plan) E 435430 Zone 55 N 5976600 GDA 2020				Council Name: RURAL CITY OF WANGARATTA			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
Identifier		Council / Body / Person		Lots 1 to 149 (both inclusive) have been omitted from this plan OTHER PURPOSE OF PLAN To remove easement E-1 & E-5 shown on PS 836678X as set out in PS 836678X GROUND'S FOR REMOVAL Rural City of Wangaratta Planning Permit No PInApp19/231 WATERWAY NOTATION: Land in this plan may abut Crown Land that may be subject to a Crown Licence to use			
ROAD R-1		RURAL CITY OF WANGARATTA					
RESERVE No.1		NORTH EAST REGION WATER CORPORATION					
RESERVE No. 2		AUSNET ELECTRICITY SERVICES PTY LTD					
RESERVE No. 3		RURAL CITY OF WANGARATTA					
RESERVE No. 4		RURAL CITY OF WANGARATTA					
RESERVE No. 5		RURAL CITY OF WANGARATTA					
RESERVE No. 6		AUSNET ELECTRICITY SERVICES PTY LTD					
RESERVE No. 7		RURAL CITY OF WANGARATTA					
NOTATIONS							
DEPTH LIMITATION: DOES NOT APPLY							
SURVEY : This plan is based on survey This survey has been connected to permanent marks no(s). 26, 471, 474, 475, 740 & 741 In Proclaimed Survey Area no. 64 STAGING : This is not a staged subdivision Planning Permit no. PInApp19/231							
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-9, E-10	SEWERAGE	SEE PLAN	THIS PLAN	NORTH EAST REGION WATER CORPORATION			
E-2, E-4, E-10	DRAINAGE	SEE PLAN	THIS PLAN	RURAL CITY OF WANGARATTA			
E-3, E-4, E-8, E-11	CARRIAGEWAY	SEE PLAN	THIS PLAN	RURAL CITY OF WANGARATTA			
E-5, E-8, E-9	CARRIAGEWAY	SEE PLAN	THIS PLAN	NORTH EAST REGION WATER CORPORATION			
E-6, E-11	SUPPLY OF WATER THROUGH UNDERGROUND PIPES	SEE PLAN	THIS PLAN	NORTH EAST REGION WATER CORPORATION			
E-7	TRANSMISSION OF ELECTRICITY THROUGH UNDERGROUND CABLE	SEE PLAN	THIS PLAN	AUSNET ELECTRICITY SERVICES PTY LTD			
NORTH EAST  SURVEY DESIGN PO Box 2223 Echuca VIC 3564 Phone 03 5480 0688 stephen@nesd.com.au		SURVEYORS FILE REF: M8122		Original sheet size A3		Sheet 1 of 14 Sheets	
		STEPHEN MOLNAR, VERSION 2					



SEE SHEET 3 FOR ENLARGEMENT
OF LOTS 174-183 (INCL.) & 192-196 (INCL.)

SEE SHEET 4 FOR ENLARGEMENT
OF LOTS 150-152 (INCL.), 184-189 (INCL.)
& 197-200 (INCL.)

SEE SHEET 5 FOR ENLARGEMENT
OF LOTS 153-156 (INCL.), 167-173 (INCL.),
190 & 191

SEE SHEET 6 FOR ENLARGEMENT
OF LOTS 157-166 (INCL.) & RESERVE No. 4 & 5

SEE SHEET 7 FOR ENLARGEMENT
OF LOTS 201-211 (INCL.)

SEE SHEET 8 FOR ENLARGEMENT
OF LOT 212, 213 & RESERVE No. 3, 6 & 7

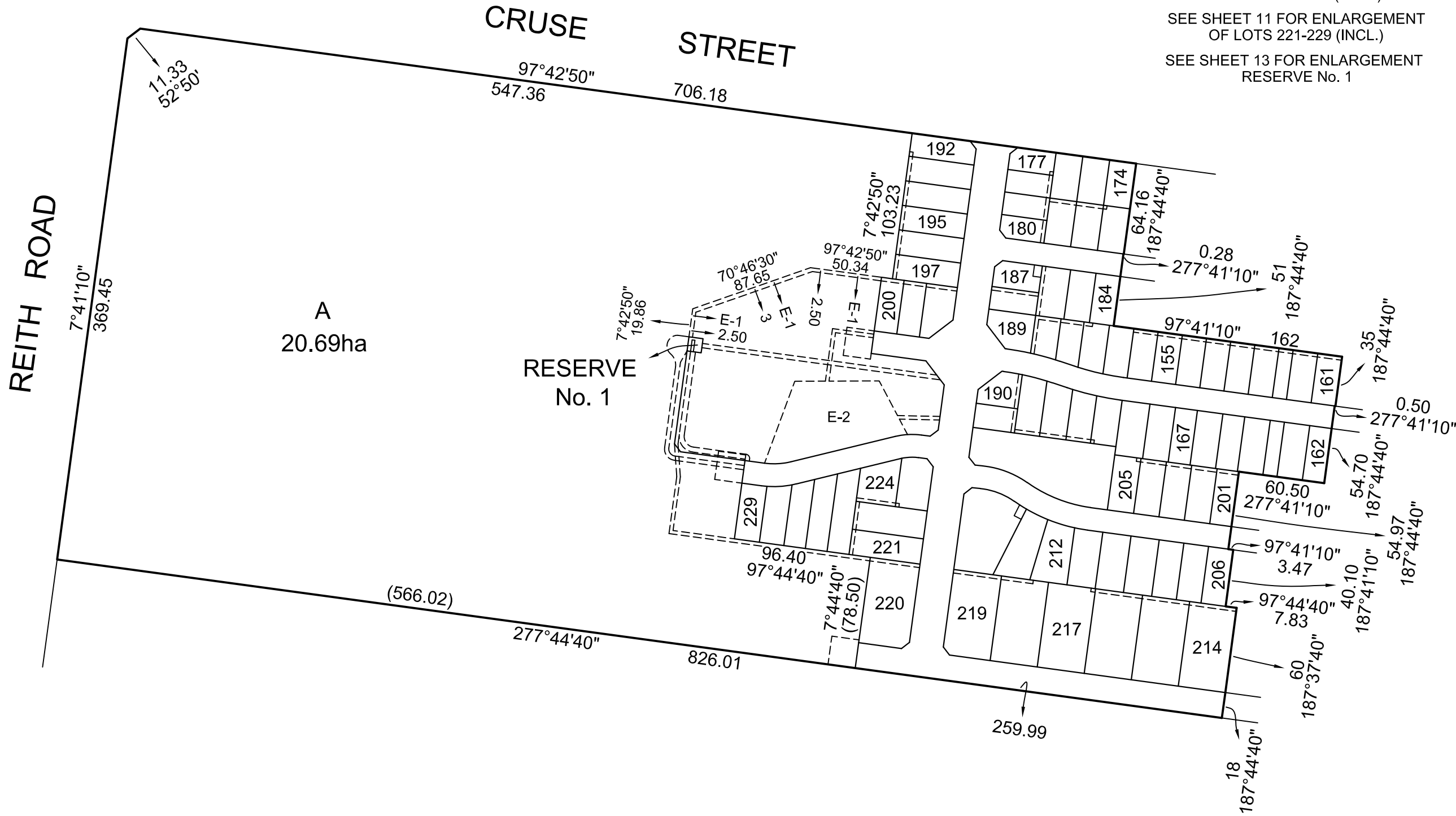
PS 923009K

SEE SHEET 9 FOR ENLARGEMENT
LOTS 214-217 (INCL.)

SEE SHEET 10 FOR ENLARGEMENT
OF LOTS 218-220 (INCL.)

SEE SHEET 11 FOR ENLARGEMENT
OF LOTS 221-229 (INCL.)

SEE SHEET 13 FOR ENLARGEMENT
RESERVE No. 1

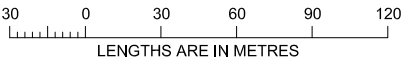


PO Box 2223
Echuca VIC 3564

Phone 03 5480 0688

stephen@nesd.com.au

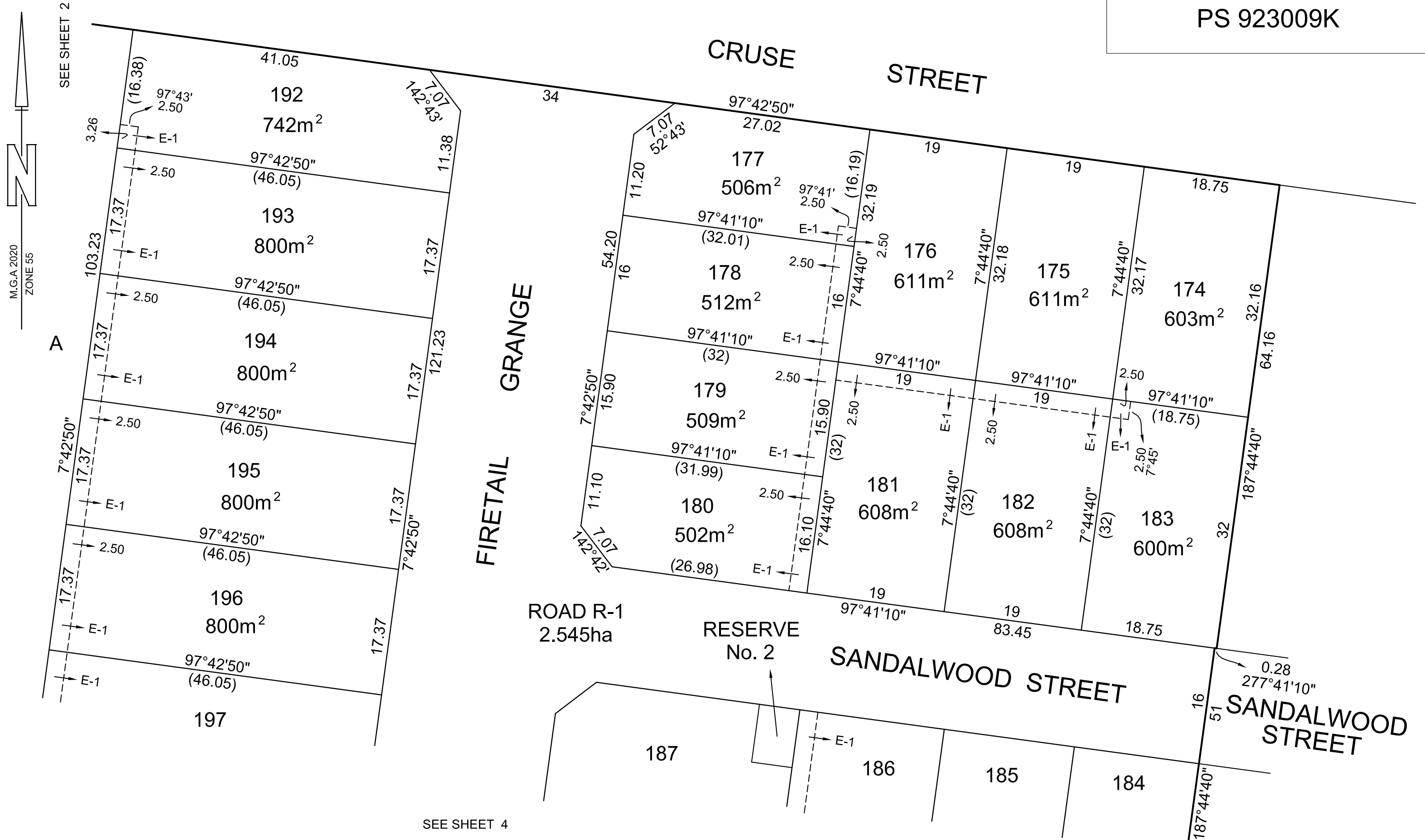
Scale
1:3000



Original sheet
size A3

Sheet 2

STEPHEN MOLNAR, VERSION 2

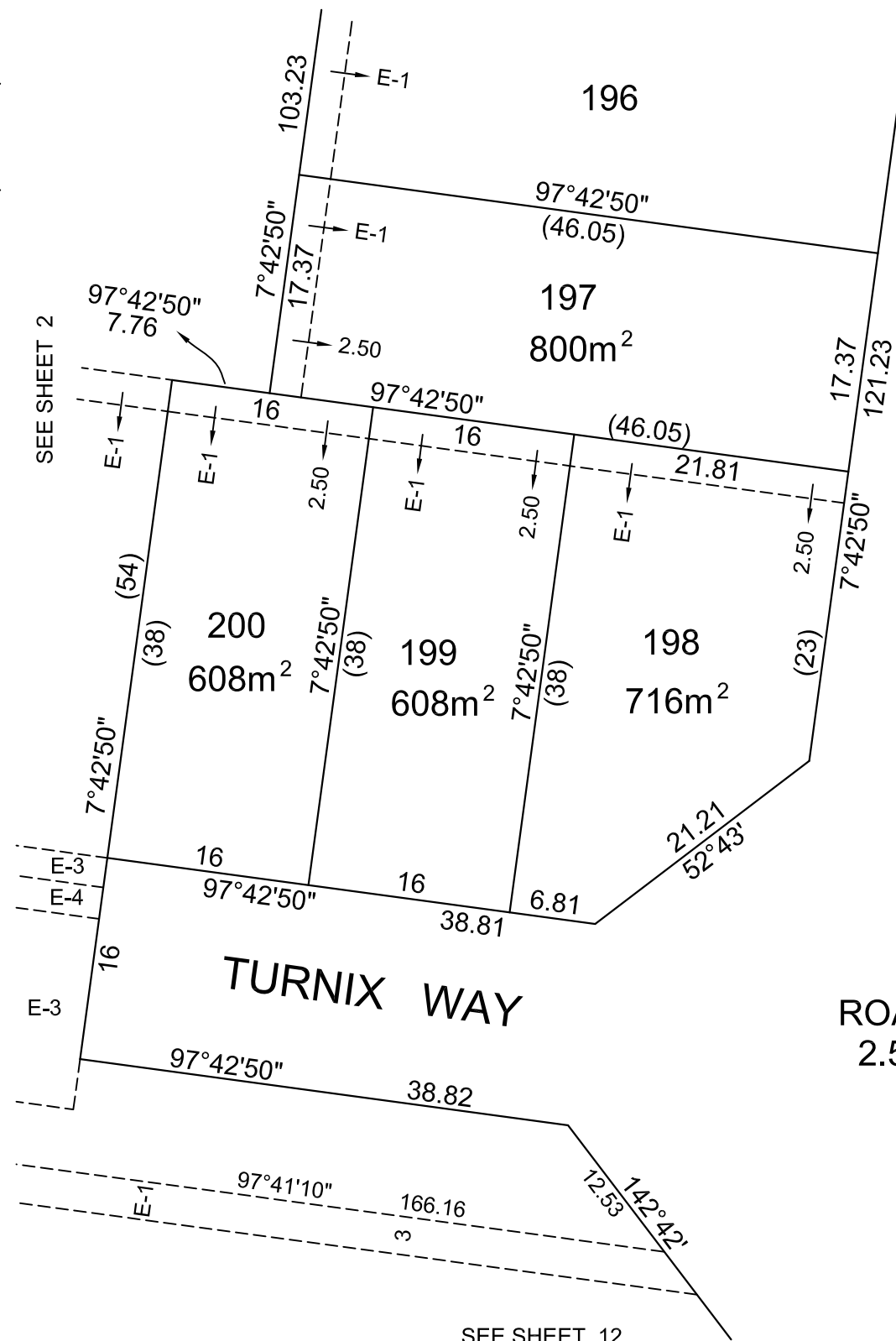




M.G.A 2020
ZONE 55

SEE SHEET 12

SEE SHEET 2



SEE SHEET 3

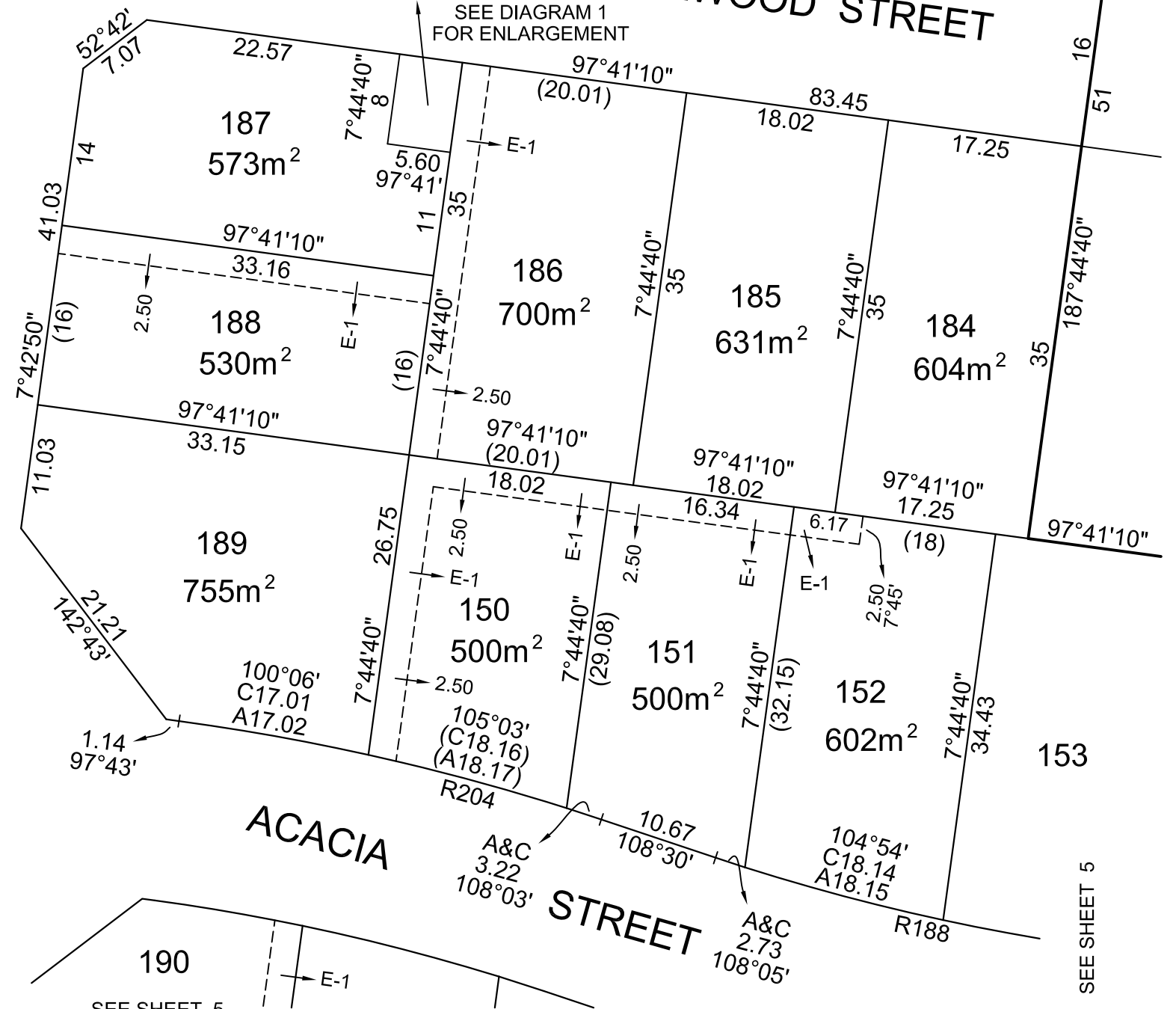
FIRETAIL
GRANGE

ROAD R-1
2.545ha

RESERVE
No. 2

SANDALWOOD STREET

SEE DIAGRAM 1
FOR ENLARGEMENT

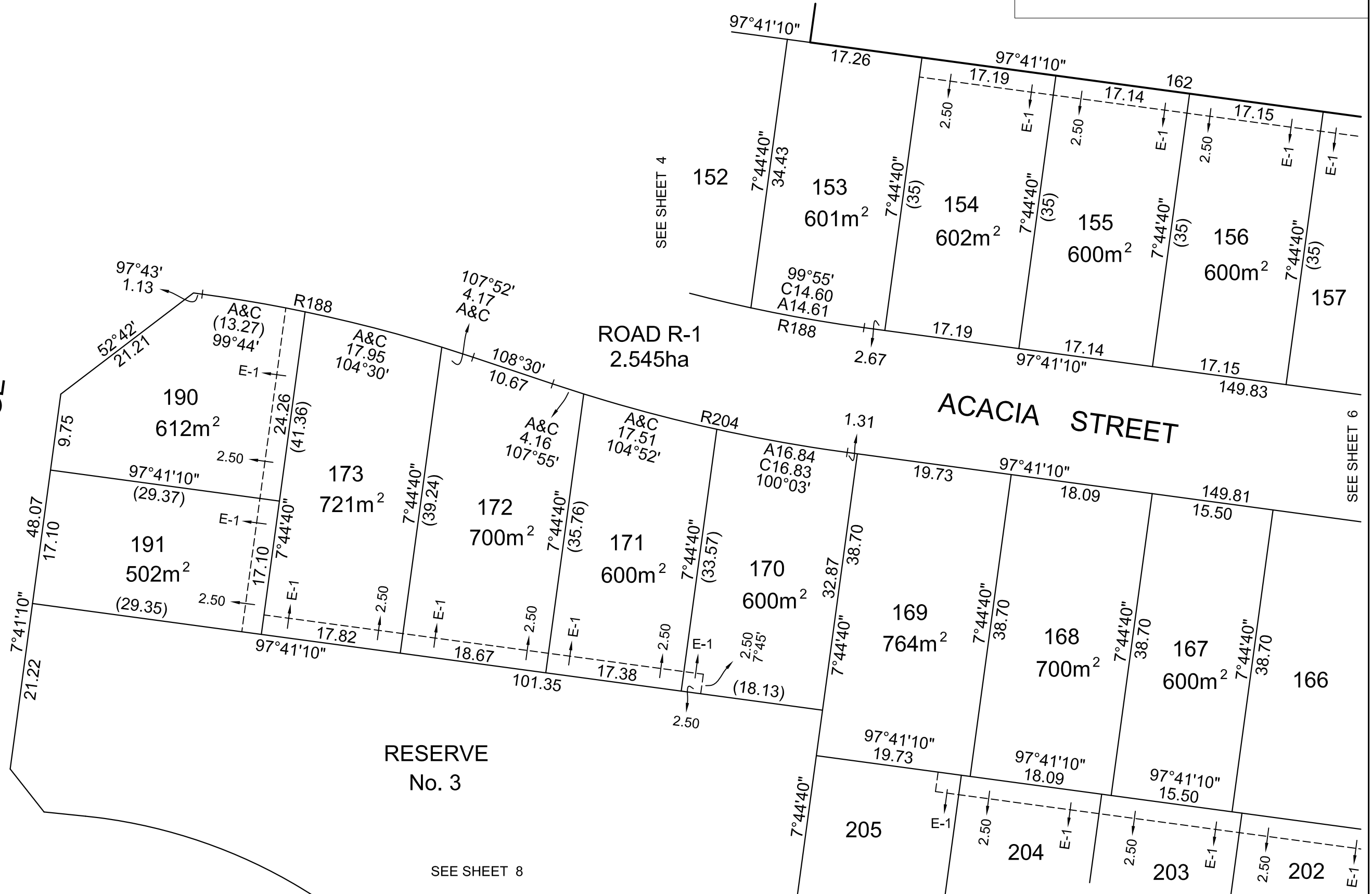


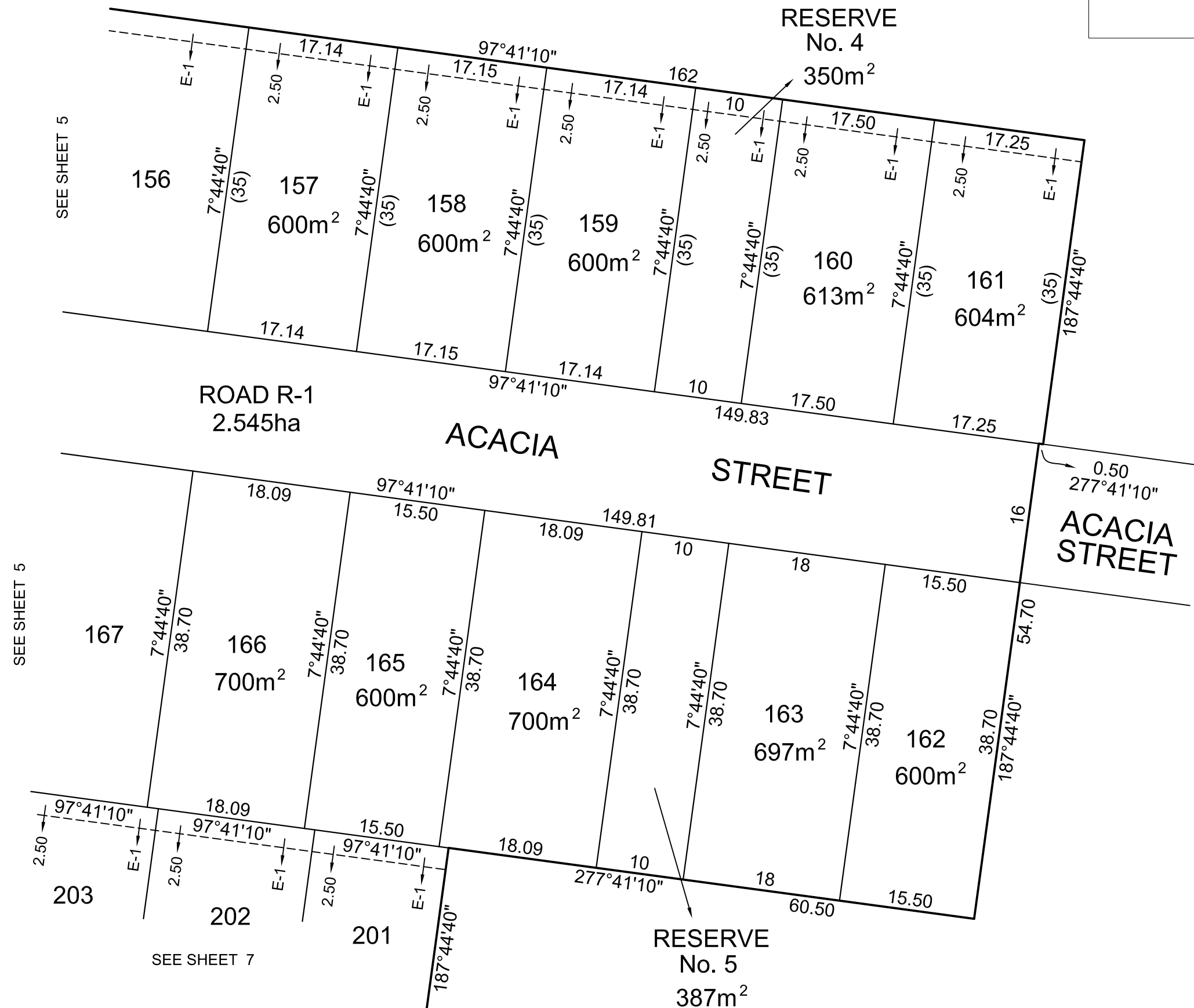
SEE SHEET 5

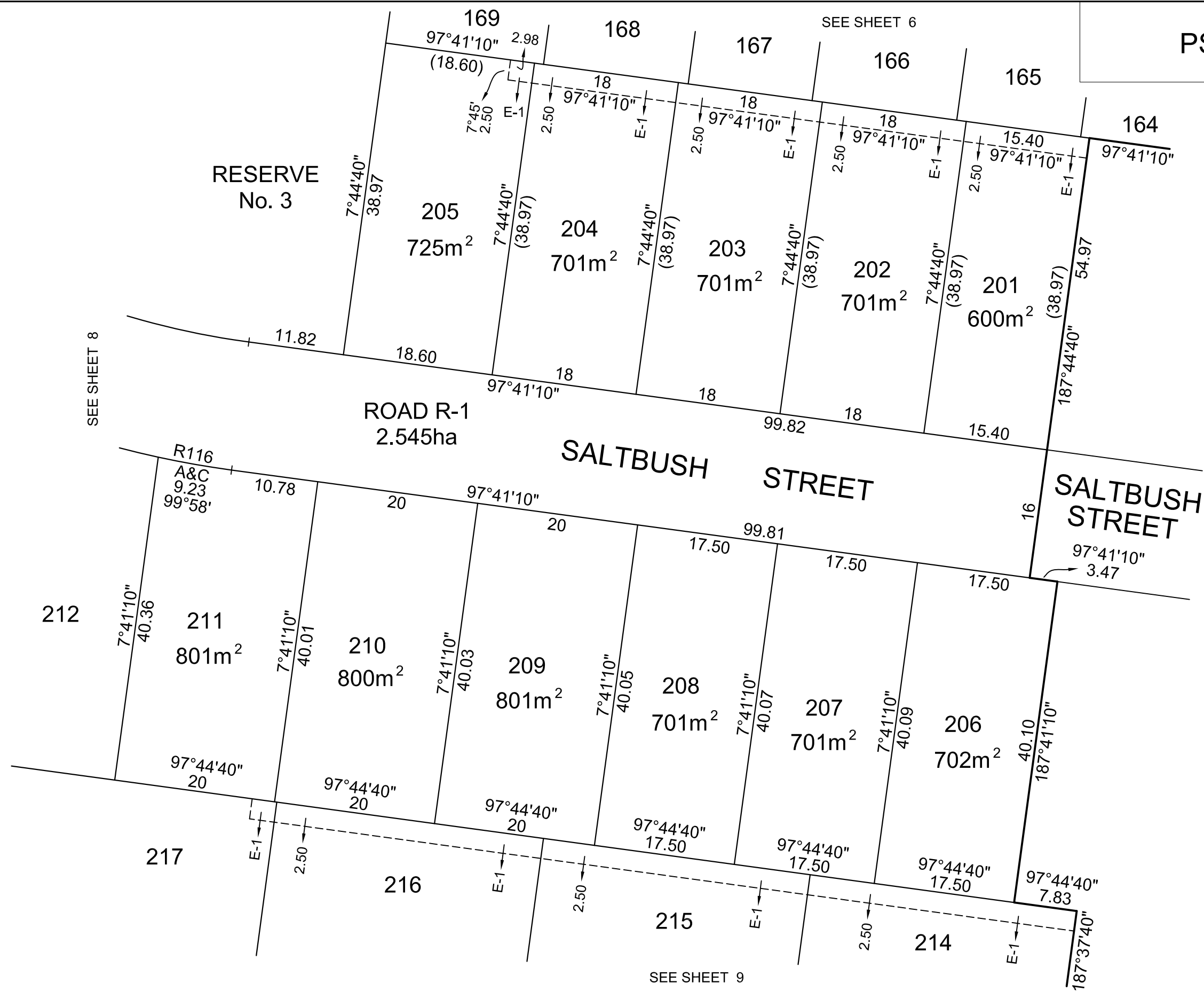
SEE SHEET 5



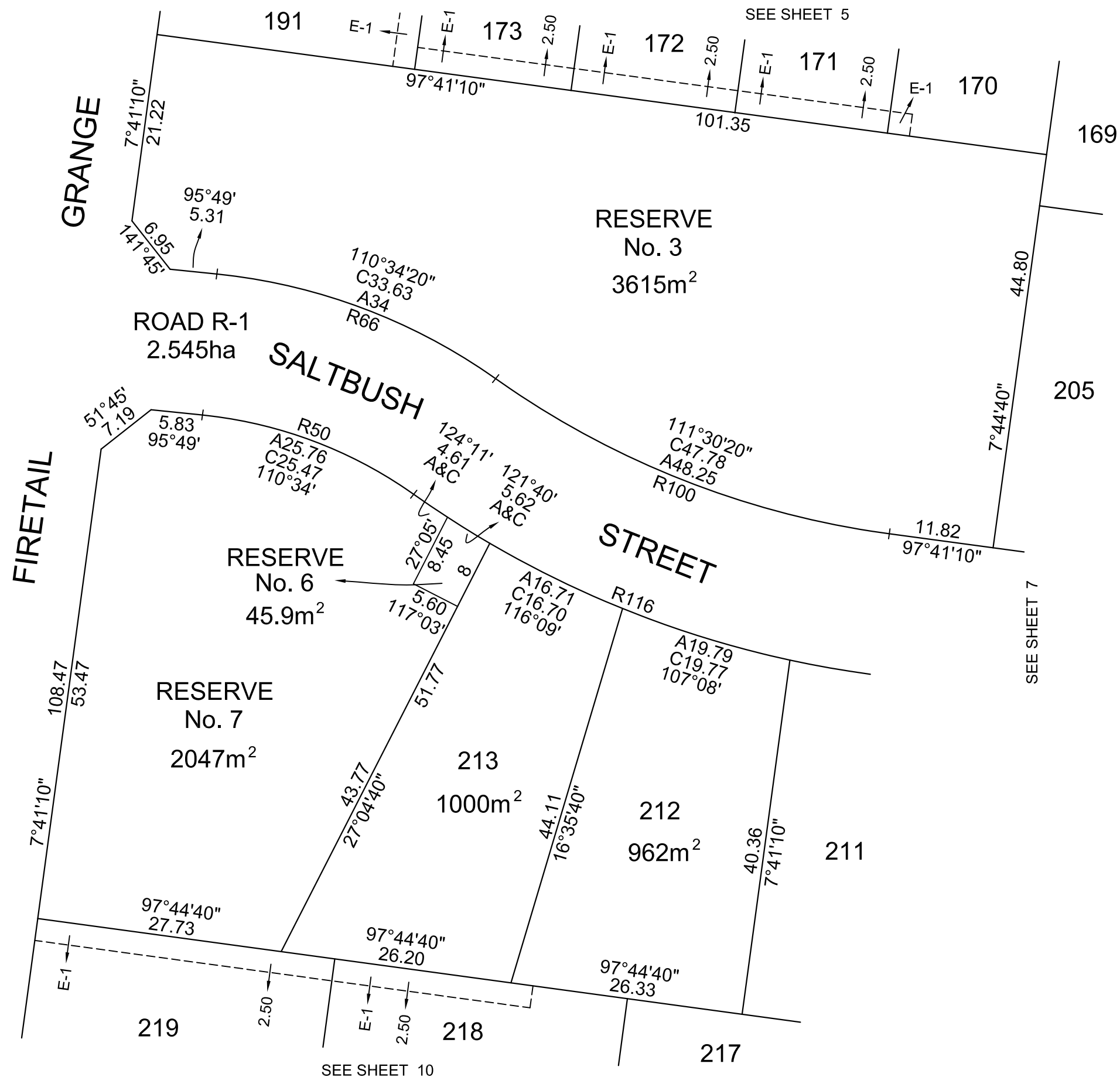
FIRETAIL GRANGE



M.G.A 2020
ZONE 55

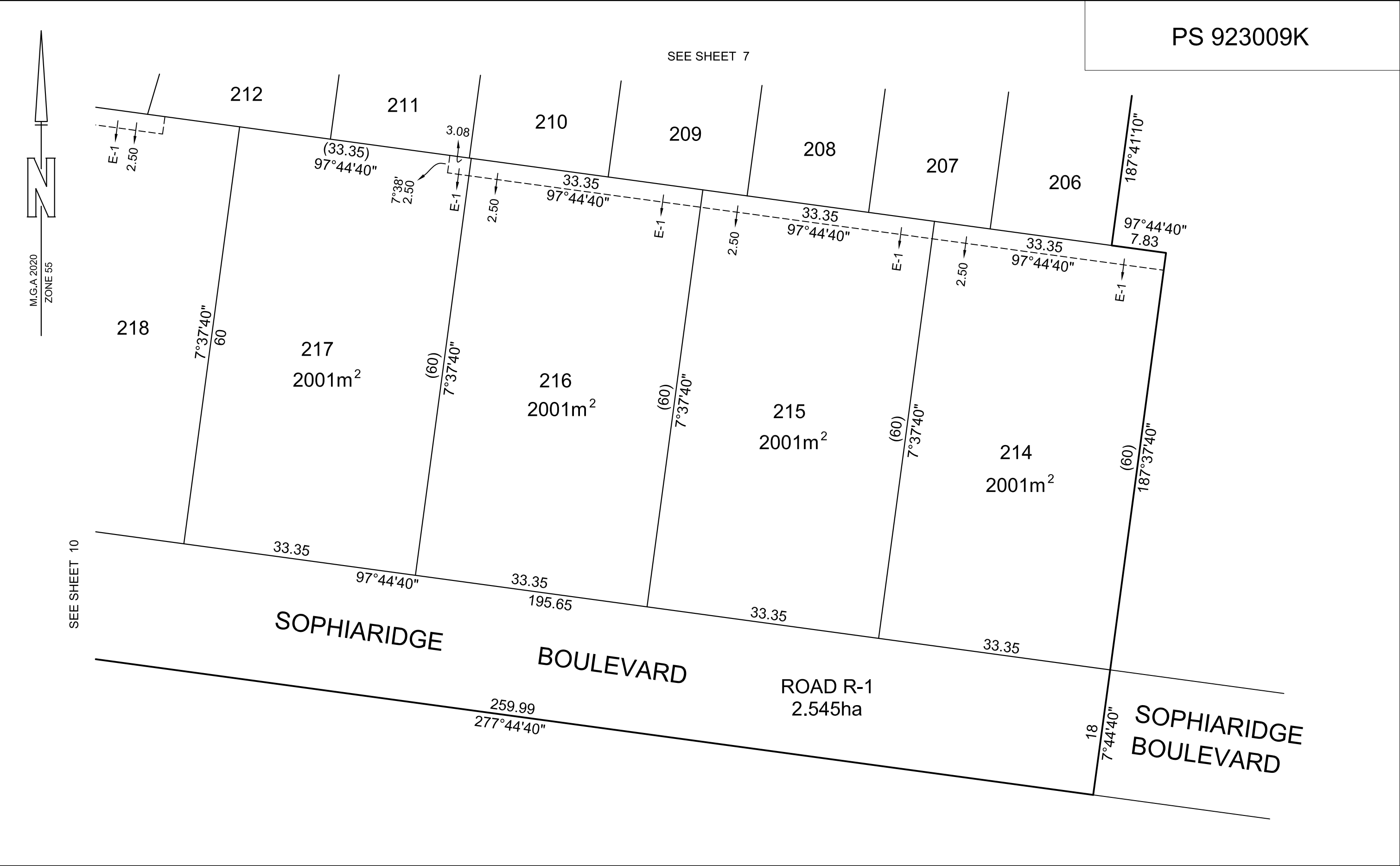


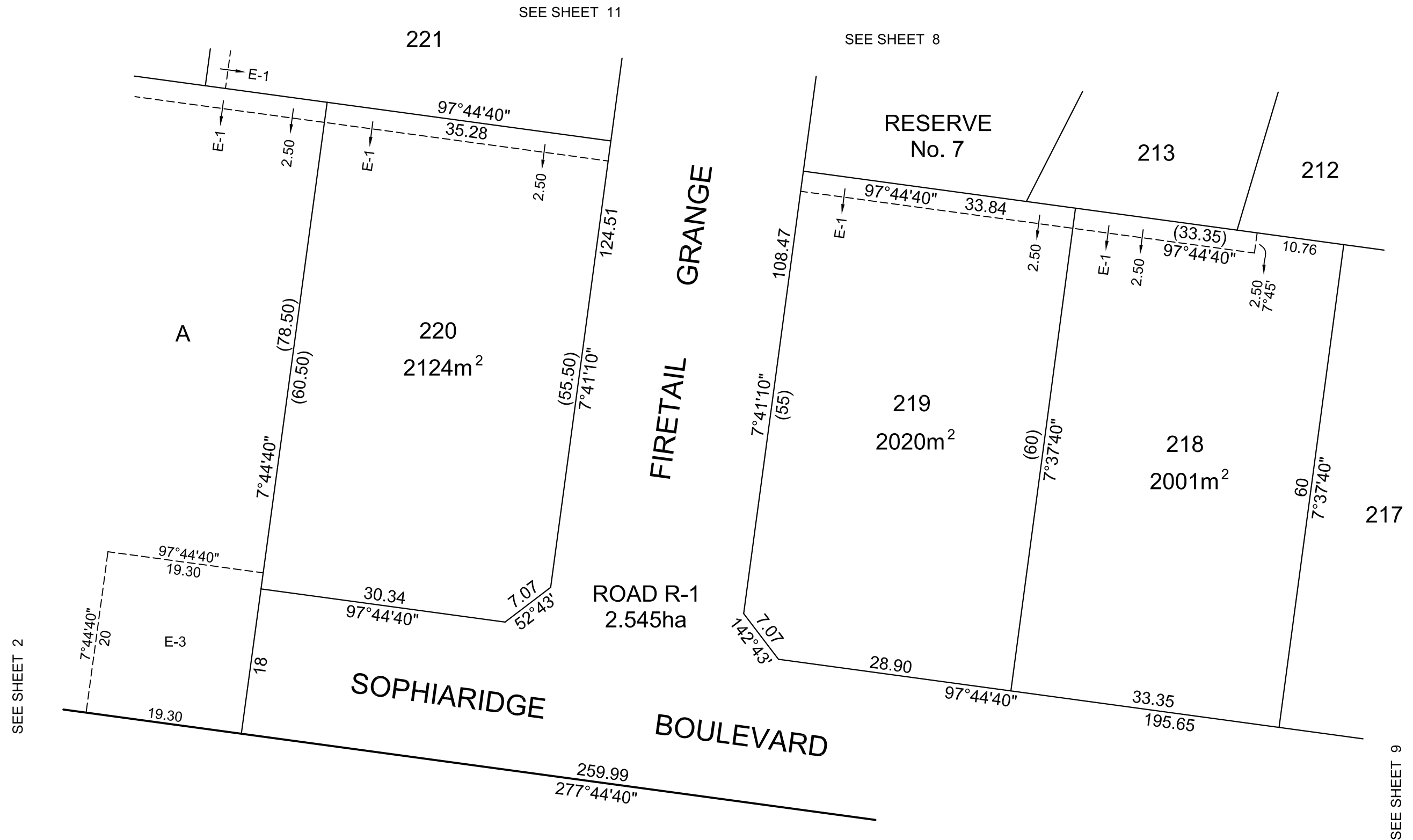
PS 923009K



PS 923009K

SEE SHEET 7





PS 923009K

SEE SHEET 12

A

152°10'
81°21'
C8.79
A8.80

R50
A18.66
C18.55
87°00'

ROAD R-1
2.545ha

E-2

STREET

TURQUOISE

GRANGE

FIRETAIL

SEE SHEET 12

97°41'
A&C0.11

20°15'20"

(13.73)

97°44'40"

E-3

E-6

E-11

(45.72)

E-5

E-3

16

97°44'40"

R66

A17.73
C17.68
86°35'

A&C4
96°00'

229
700m²

228
710m²

227
701m²

226
801m²

225
900m²

224
802m²

223
802m²

222
1000m²

221
900m²

220

97°44'40"

15.24

15.40

15.55

97°44'40"

(50.42)

SEE SHEET 10

16.63

76°18'30"

16.55

13.38

A&C
2.97
77°36'

13.73

39.50

(55.50)

7°44'40"

A

75.47

76°18'30"

75.47

28.91

A&C
0.93
77°05'

R34

A11.76
C11.70
87°47'

6.11

97°41'

142°47'

1.02

1.02

1.02

1.02

1.02

1.02

1.02

1.02

1.02

1.02

1.02

1.02

1.02

1.02

1.02

1.02

1.02

1.02

1.02

1.02

1.02

1.02

1.02

1.02

1.02

1.02

1.02

1.02

1.02

1.02

1.02

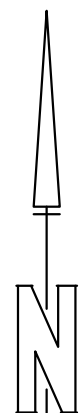
1.02

1.02

1.02

1.02

1.02



M.G.A 2020
ZONE 55

PS 923009K

200 / 199 / 198

97°42'50" 38.81

ROAD R-1
2.545ha

FIRETAIL

224

225

76°18'30"

TURQUOISE

STREET

5 0 5 10 15 20

LENGTHS ARE IN METRES

Sheet 12

STEPHEN MOLNAR, VERSION 2



NORTH EAST
SURVEY DESIGN

Phone 03 5480 0688

stephen@nesd.com.au

