PLAN OF SUBDIVISION

EDITION 1

PS909013A

LOCATION OF LAND

PARISH: WHARPARILLA

PRE - EMPTIVE SECTION A (PART)

AND

TOWNSHIP: ECHUCA WEST

CROWN ALLOTMENTS 110, 110A, 110C, 111, 112 & 112A (PART)

TITLE REFERENCE: VOL. 10035 FOL. 353, VOL. 10035 FOL. 354
& VOL. 12081 FOL. 661

LAST PLAN REFERENCE: LOTS A & B ON PS304182X & PC377616S

POSTAL ADDRESS: 129 WHARPARILLA DRIVE, ECHUCA, VIC 3564
(at time of subdivision)

MGA CO-ORDINATES: E 294 855 ZONE: 55
(of approx. centre of land in plan) N 6 000 550 GDA 2020

COUNCIL NAME: CAMPASPE SHIRE COUNCIL

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No. 1	CAMPASPE SHIRE COUNCIL PARKS VICTORIA

NOTATIONS

DEPTH LIMITATION: 15.24 METRES BELOW THE SURFACE
APPLIES TO CROWN ALLOTMENT 112A ONLY.

SURVEY: THIS PLAN IS BASED ON SURVEY.

STAGING: THIS IS NOT A STAGED PLAN OF SUBDIVISION.
PLANNING PERMIT No. PLN435/2021

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s).
WHARPARILLA PM 72, 73, 83 & 84 IN PROCLAIMED SURVEY AREA No.

NOTATIONS

WATERWAY NOTATION:
LOT A & 61-65 INCLUSIVE IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENSE TO USE.

OTHER PURPOSE OF THIS PLAN:-

(1) THE WHOLE OF THE DRAINAGE EASEMENT CREATED IN FAVOUR OF SHIRE OF CAMPASPE ON PC377616S AND SHOWN MARKED E-1 ON PC377616S IS TO BE REMOVED.

GROUNDS FOR REMOVAL:-
CONSENT OF BENEFITTING BODY PURSUANT TO SECTION 6(1)(k)(iii) OF THE SUBDIVISION ACT 1988.

(2) CREATION OF RESTRICTION - SEE SHEET 6

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	DRAINAGE	SEE DIAG.	THIS PLAN	CAMPASPE SHIRE COUNCIL
E-2	PIPELINES OR ANCILLARY PURPOSES	2.50	THIS PLAN (SEC. 136 WATER ACT 1989)	COLIBAN REGION WATER CORPORATION
E-3	DRAINAGE	8	THIS PLAN	LOTS 61 - 65 INCLUSIVE & RESERVE No. 1
E-4	CARRIAGEWAY	SEE DIAG.	THIS PLAN	CAMPASPE SHIRE COUNCIL

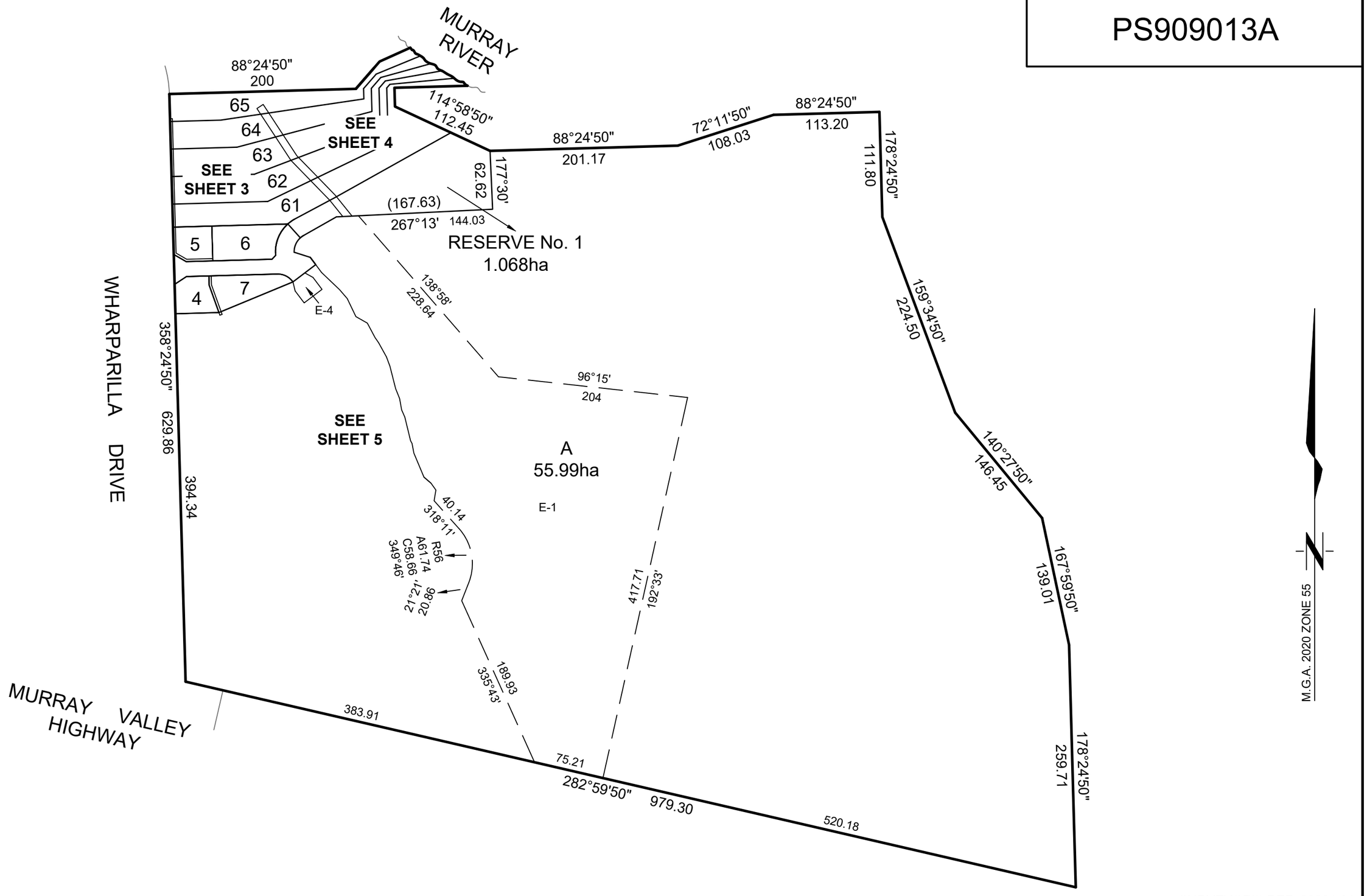
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SURVEYOR'S REF: 22091/01

ORIGINAL SHEET SIZE: A3

BRADLEY SANDERS / VERSION 2

PS909013A



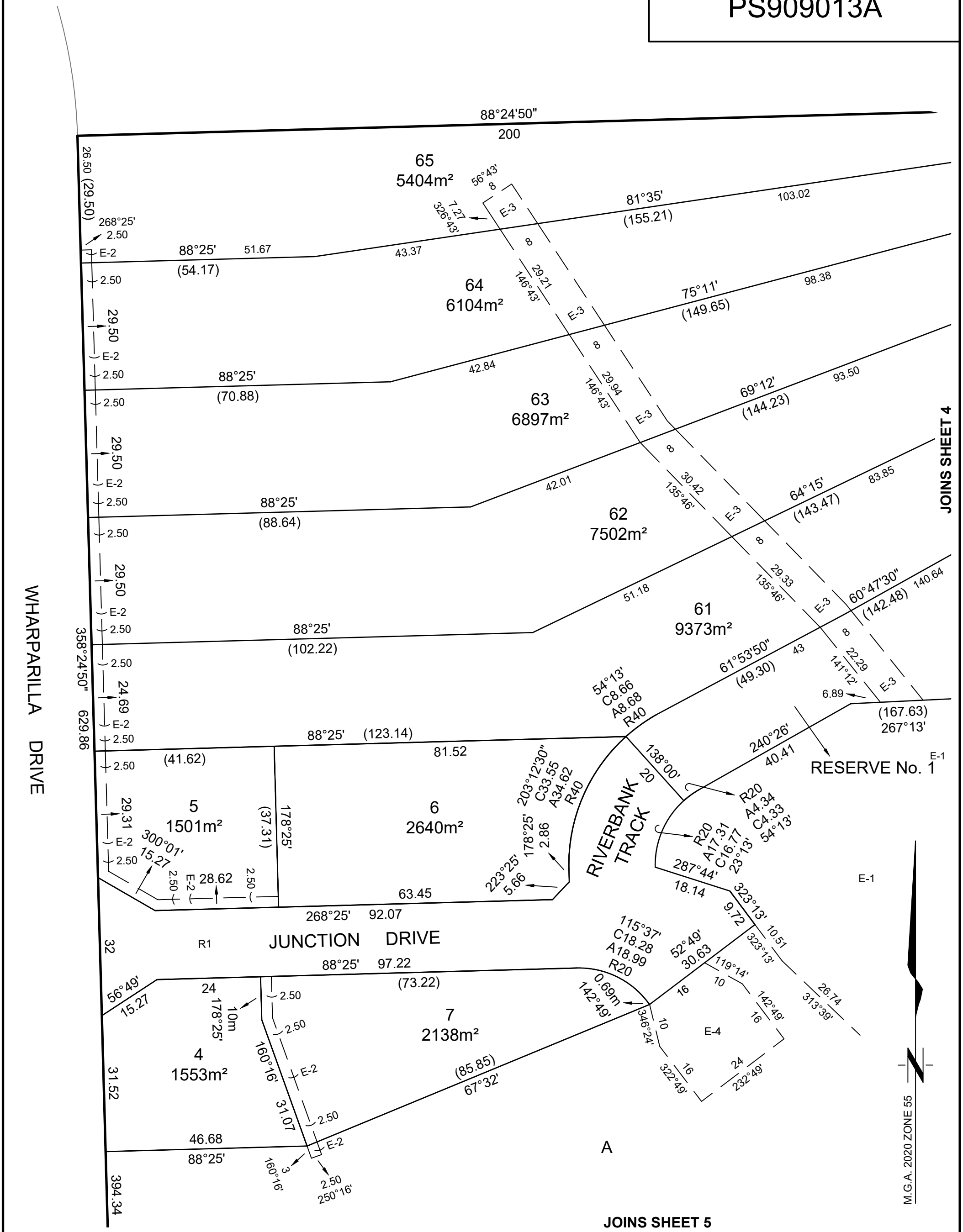
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SCALE 1 : 4000	40 20 0 40 80 120 160 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
BRADLEY SANDERS / VERSION 2			

PS909013A



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SCALE		ORIGINAL SHEET	SHEET 3
1 : 800	8 4 0 8 16 24 32 LENGTHS ARE IN METRES	SIZE: A3	
BRADLEY SANDERS / VERSION 2			

PS909013A

MURRAY RIVER

65°44'20"
36.07
67°40'
51.09
74°31'
55.61
79°52'
61.58
84°37'
69.09
78.36
268°24'50"
20.12
178°24'50"
66.26
114°58'50"
112.45
46.19
JOINS SHEET 2
177°30'
62.62
RESERVE No. 1
(167.63)
267°13'
144.03
A
138°58'
228.64
E-1
41°01'50"
38.78
41°02'
20.63
41°02'
15.47
41°02'
10.31
41°02'
5.16
88°24'50"
200
178°25'
11.04
81°35'
103.02
(155.21)
65
178°25'
24.75
64
178°25'
41.04
75°11'
93.38
(149.65)
178°25'
59.27
63
69°12'
93.50
(144.23)
62
64°15'
83.85
(143.47)
61
60°47'30"
140.64
(142.48)
JOINS SHEET 3
M.G.A. 2020 ZONE 55

SURVEYOR'S REF: 22091/01

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SCALE		ORIGINAL SHEET	SHEET 4
1 : 600	6 3 0 6 12 18 24 LENGTHS ARE IN METRES	SIZE: A3	
BRADLEY SANDERS / VERSION 2			

JOINS SHEET 3

PS909013A

323°13' 9.72
323°13' 10.51
313°39' 26.74
319°20' 12.50
334°18' 21.44
299°44' 14.11
332°00' 17.40
325°05' 6.84
330°58' 17.27
339°37' 10.80m
345°42' 24.72
338°11' 11.36
349°47' 12.52
335°57' 8.26
346°17' 26.27
331°37' 3.25
349°16' 10.36
337°16' 28.01
310°43' 10.03
324°38' 9m
9°32' 11.61m
318°11' 40.14

115°37' C18.28 A18.99 R20
52°49' 30.63
119°14' 10
142°49' 16
346°24' 10
322°49' 16
232°49' 24
142°49' 0.69m
16

E-4
E-1
A

M.G.A. 2020 ZONE 55

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SCALE 1 : 800	8 4 0 8 16 24 32 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 5
BRADLEY SANDERS / VERSION 2			

PS909013A

CREATION OF RESTRICTION

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.

BENEFITED LAND: ALL LOTS ON THIS PLAN
BURDENED LAND: LOTS 6 & 61 TO 65 INCLUSIVE

DESCRIPTION OF RESTRICTION

1. THE BURDENED LAND SHALL NOT BUILD OR ALLOW TO BE BUILT ANY FENCING ON ANY LAND BELOW THE 1% AEP FLOOD LEVEL, OTHER THAN OPEN STYLE POST AND WIRE FENCING, UNLESS OTHERWISE APPROVED IN WRITING FROM NORTH CENTRAL CATCHMENT MANAGEMENT AUTHORITY.

2. THE BURDENED LAND SHALL NOT ALLOW ANY FILLING OF LAND OR CONSTRUCTION OF BUILDINGS OR STRUCTURES ON LAND BELOW THE 1% AEP FLOOD LEVEL, UNLESS OTHERWISE APPROVED IN WRITING WITH THE RESPONSIBLE AUTHORITY AND NORTH CENTRAL CATCHMENT MANAGEMENT AUTHORITY.

CREATION OF RESTRICTION

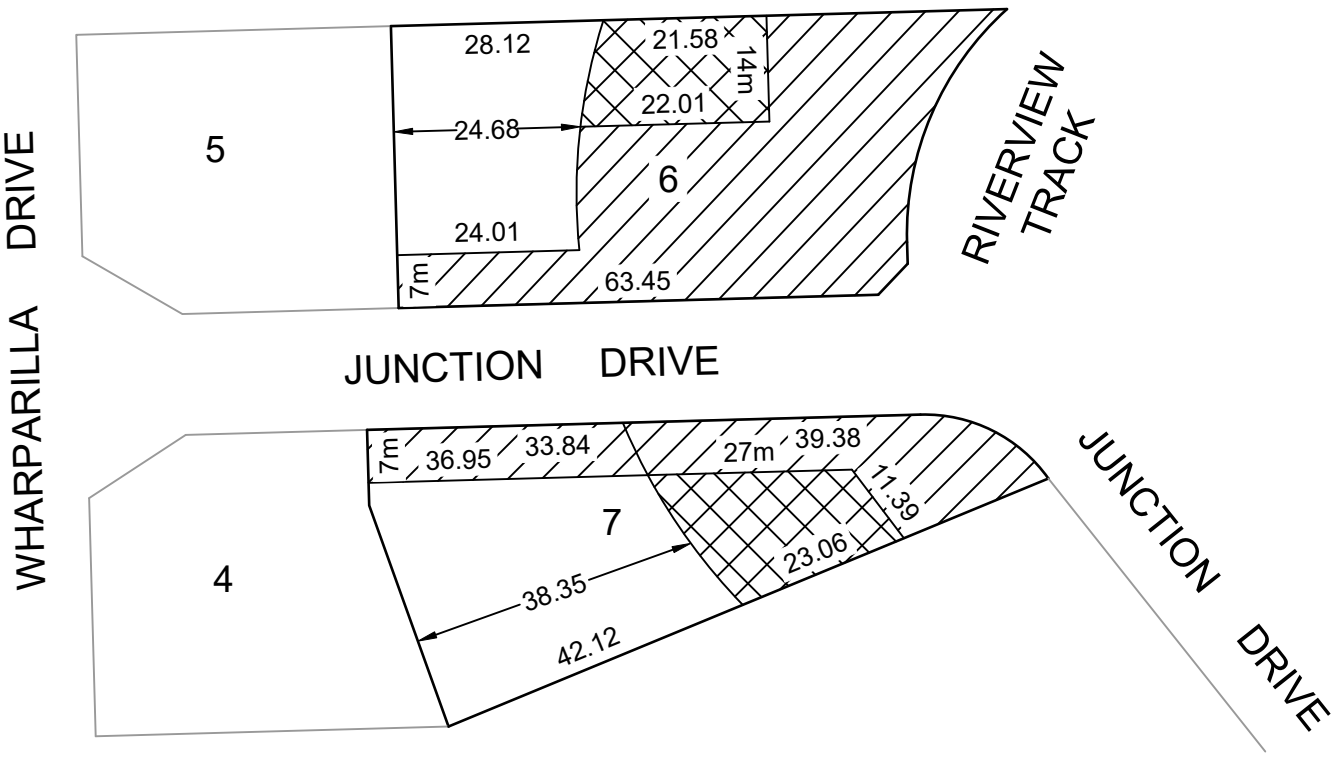
THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

BENEFITED LAND: ALL LOTS ON THIS PLAN
BURDENED LAND: LOTS 6 & 7

DESCRIPTION OF RESTRICTION

1. THE BURDENED LAND SHALL NOT BUILD OR ALLOW TO BE BUILT ANY DWELLING, OUTBUILDING OR SMALL SECOND DWELLING IN THE AREA SHOWN THUS.

2. THE BURDENED LAND SHALL NOT BUILD OR ALLOW TO BE BUILT ANY BUILDING OTHER THAN AN OUTBUILDING OR NON - HABITABLE BUILDING WITH A FLOOR AREA LESS THAN 100m2 IN THE THE AREA SHOWN THUS.



CREATION OF RESTRICTION

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.

BENEFITED LAND: ALL LOTS ON THIS PLAN
BURDENED LAND: ALL LOTS ON THIS PLAN

DESCRIPTION OF RESTRICTION

1. THE BURDENED LAND SHALL NOT BUILD OR ALLOW TO BE BUILT ANY BUILDING WITHIN THE FRONT BUILDING SETBACK, BEING 10m FROM WHARPARILLA DRIVE AND 7m FROM JUNCTION DRIVE.

2. THE BURDENED LAND SHALL NOT ERECT OR ALLOW TO BE ERECTED ANY FENCING ANY FURTHER FORWARD THAN THE FRONT BUILDING SETBACK, OTHER THAN ALONG THE SOUTHERN BOUNDARY OF LOT 7, THAT MAY BE BUILT UP TO NO LESS THAN 20m FROM THE EASTERN FACING STREET FRONTAGE OF JUNCTION DRIVE.

3. THE BURDENED LAND SHALL NOT ERECT OR ALLOW TO BE ERECTED ANY SIDE OR REAR BOUNDARY FENCING ON THE LAND ABOVE THE 1% AEP FLOOD LEVEL, UNLESS IT IS SOLID STEEL SHEETING IN THE COLORBOND COLOUR "MONUMENT" WITH A HEIGHT OF 1.95m FROM NATURAL SURFACE LEVEL (INCLUDING THE PLINTH) WITH THE PANEL CLOSEST TO THE STREET HAVING A TAPER DOWN TO A HEIGHT OF 1.2m FROM NATURAL SURFACE LEVEL.

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		ORIGINAL SHEET SIZE: A3	SHEET 6
BRADLEY SANDERS / VERSION 2			