



WHARPARILLA  
— ESTATE —

# STAGE 8



## The heart of Murray River living...

Only a stones throw from Echuca CBD,  
this estate has everything to offer, it's  
where the river meets the town.

### CONTACT AGENT:

Troy O'Brien: 0418 570 576

Sharon Henson: 0409 029 344

STAGE 8 - MASTERPLAN



first  
national  
REAL ESTATE

Charles L. King & Co

172 Hare Street,  
Echuca Vic 3564

03 5482 2111

# PLAN OF SUBDIVISION

EDITION 1

PS 900128F

## LOCATION OF LAND

PARISH: WHARPARILLA  
CROWN ALLOTMENTS 113 (PART) & 114 (PART)  
AND CROWN PRE-EMPTIVE SECTION A (PART)

TITLE REFERENCE:

LAST PLAN REFERENCE: LOT A ON PS 847044F

POSTAL ADDRESS: MURRAY VALLEY HIGHWAY, ECHUCA VIC 3564  
(at time of subdivision)

MGA CO-ORDINATES: E 293 215 ZONE: 55  
(of approx. centre of land in plan) N 6 001 929 GDA 2020

COUNCIL NAME: CAMPASPE SHIRE COUNCIL

**DRAFT**

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

| IDENTIFIER   | COUNCIL/BODY/PERSON     |
|--------------|-------------------------|
| ROADS R1     | CAMPASPE SHIRE COUNCIL  |
| RESERVE No.1 | CAMPASPE SHIRE COUNCIL  |
| RESERVE No.2 | POWERCOR AUSTRALIA LTD. |
| RESERVE No.3 | POWERCOR AUSTRALIA LTD. |

OTHER PURPOSE OF THE PLAN:-  
PART OF THE PIPELINES OR ANCILLARY PURPOSES EASEMENT CREATED IN FAVOUR OF COLIBAN REGION WATER CORPORATION ON PS 548989K AND SHOWN MARKED E-7 ON PS 548989K IS TO BE REMOVED.  
THE PART TO BE REMOVED IS THE PORTION NOT SHOWN ON THIS PLAN.  
GROUNDS FOR REMOVAL:-  
CONSENT OF BENEFITTING BODY PURSUANT TO SECTION 6(1)(k)(iii) OF THE SUBDIVISION ACT 1988.

## NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY.

SURVEY: THIS PLAN IS BASED ON SURVEY.

STAGING: THIS IS NOT A STAGED PLAN OF SUBDIVISION.  
PLANNING PERMIT No. PLN170/2019

LOT NUMBERS 1 TO 29 INCLUSIVE HAVE BEEN OMITTED FROM THIS PLAN.

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s).  
WHARPARILLA 29, 72, 73, 81, 82, 84 AND SR75S5 IN PROCLAIMED SURVEY AREA No.

## 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                       | 15             | PS525335Q - SEC.88, ELECTRICITY INDUSTRY ACT 2000 | POWERCOR AUST. LTD.              |
| E-2                | POWER LINE                      | SEE DIAG.      | PS548989K - SEC.88, ELECTRICITY INDUSTRY ACT 2000 | POWERCOR AUSTRALIA LTD.          |
| E-3                | PIPELINES OR ANCILLARY PURPOSES | SEE DIAG.      | PS548989K (SEC.136, WATER ACT 1989)               | COLIBAN REGION WATER CORPORATION |
| E-4                | CARRIAGEWAY                     | SEE DIAG.      | THIS PLAN   | CAMPASPE SHIRE COUNCIL           |
| E-4                | DRAINAGE                        | SEE DIAG.      | THIS PLAN   | CAMPASPE SHIRE COUNCIL           |

**Chris Smith**  
& ASSOCIATES

LEVEL 1 / 135 FRYERS STREET  
SHEPPARTON VIC. 3630  
PH: (03) 5820 7700  
FAX: (03) 5822 4878  
www.csmith.com.au

SURVEYOR'S REF: 21199/01

ORIGINAL SHEET  
SIZE: A3

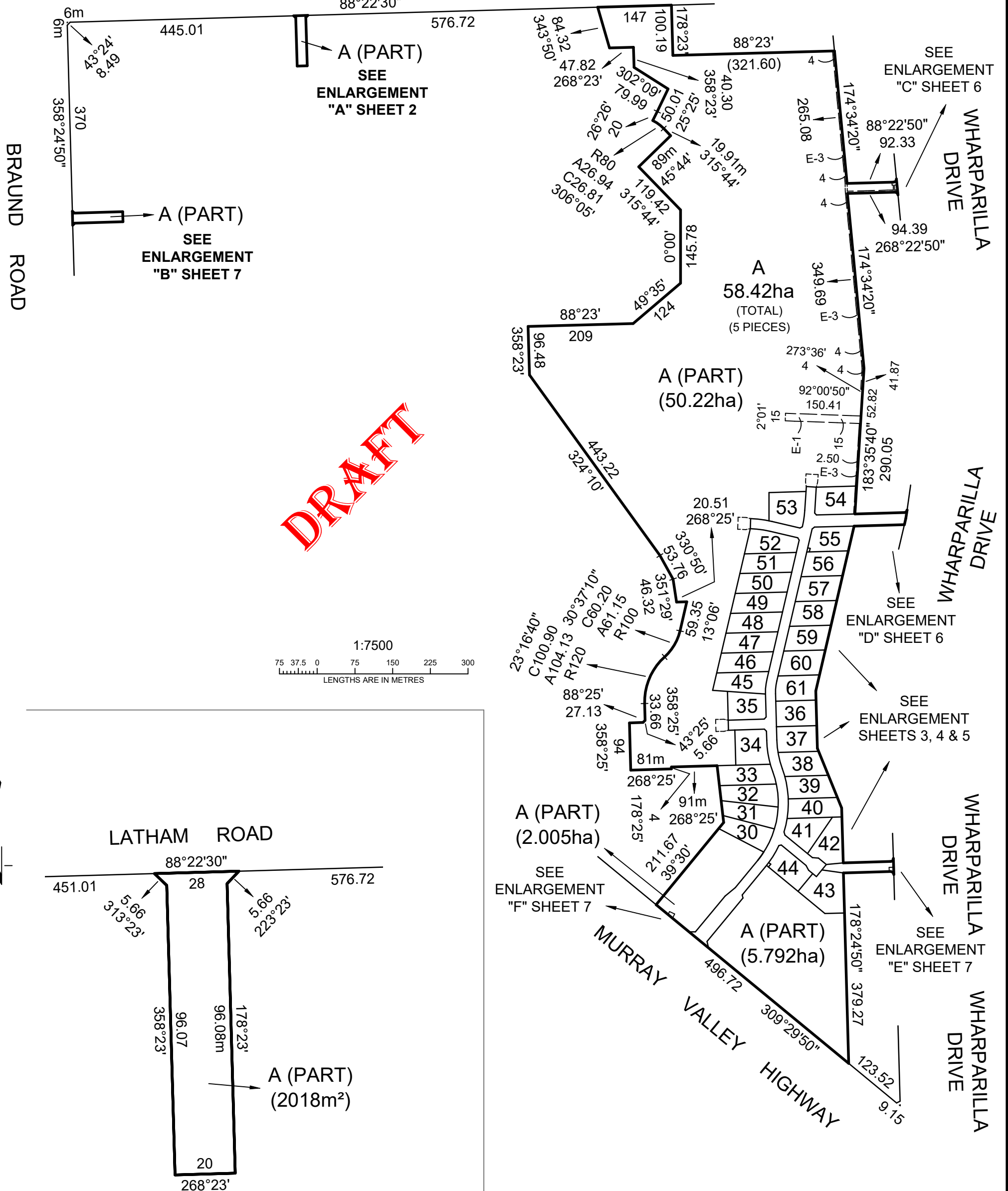
SHEET 1 OF 7 SHEETS

· LAND SURVEYORS  
· URBAN & REGIONAL PLANNERS

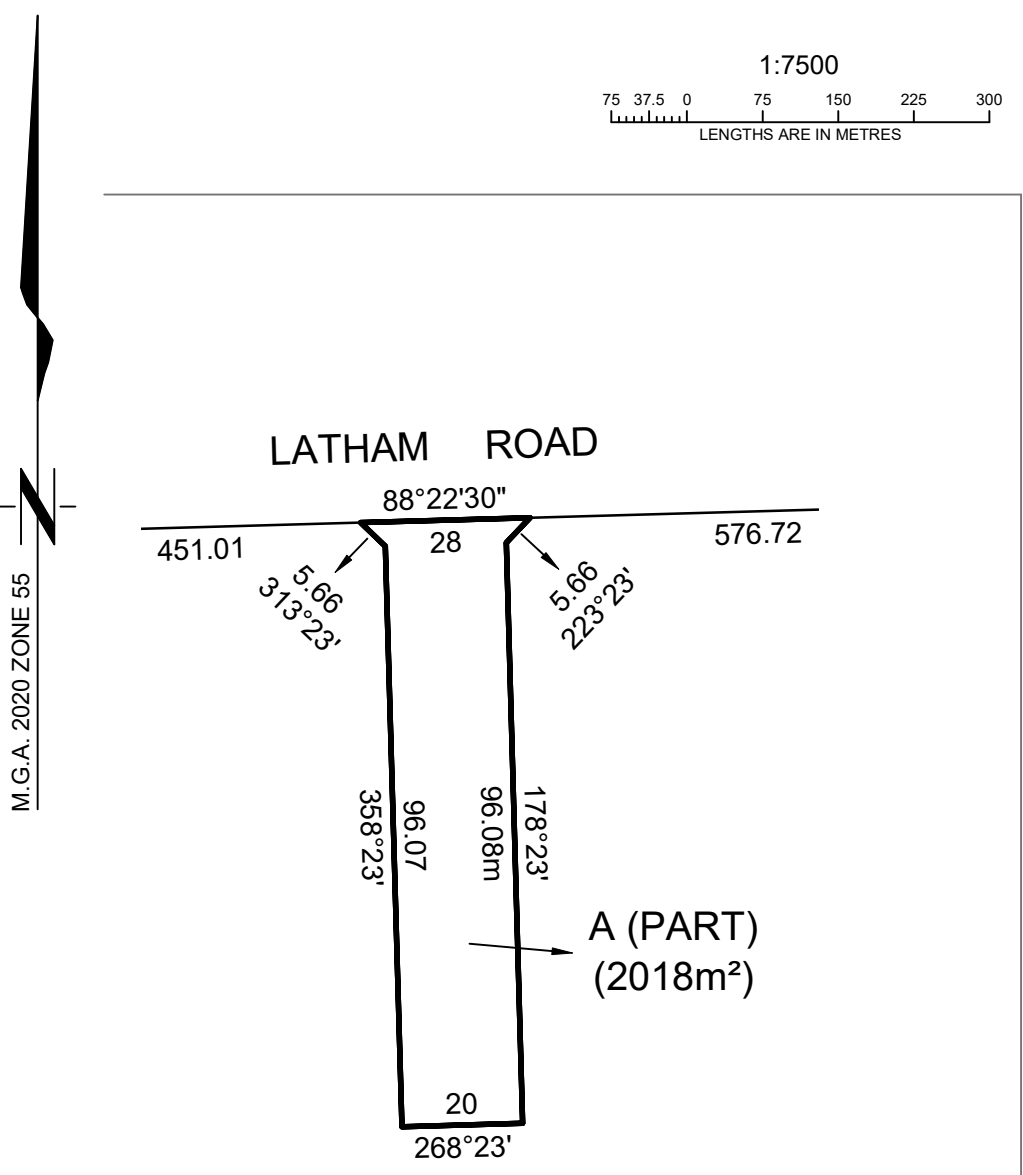
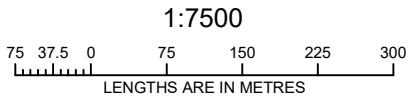
· CIVIL ENGINEERS  
· PROJECT MANAGERS

PTY LTD

BRADLEY SANDERS / VERSION 1



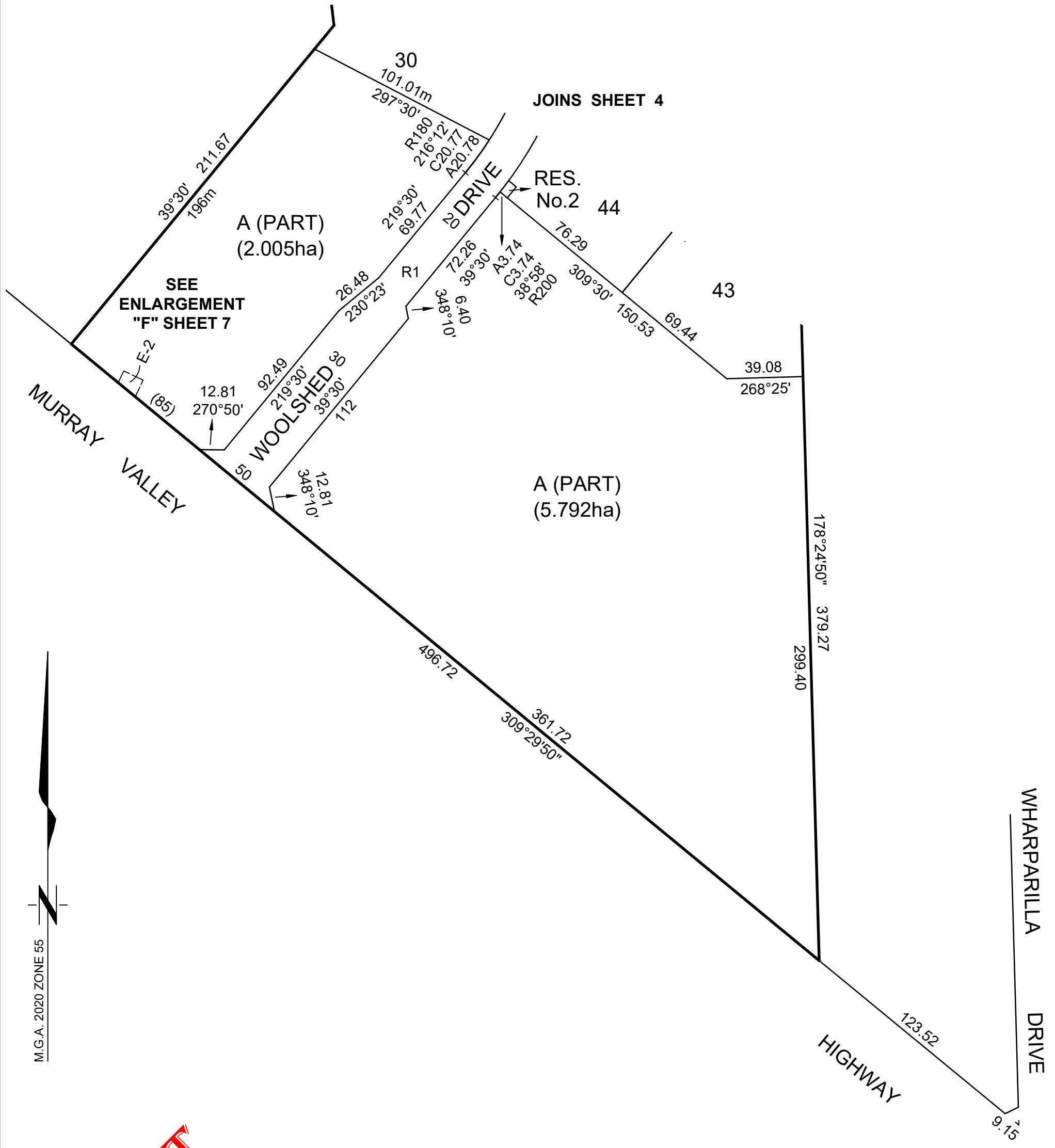
**DRAFT**



M.G.A. 2020 ZONE 55

SURVEYOR'S REF: 21199/01

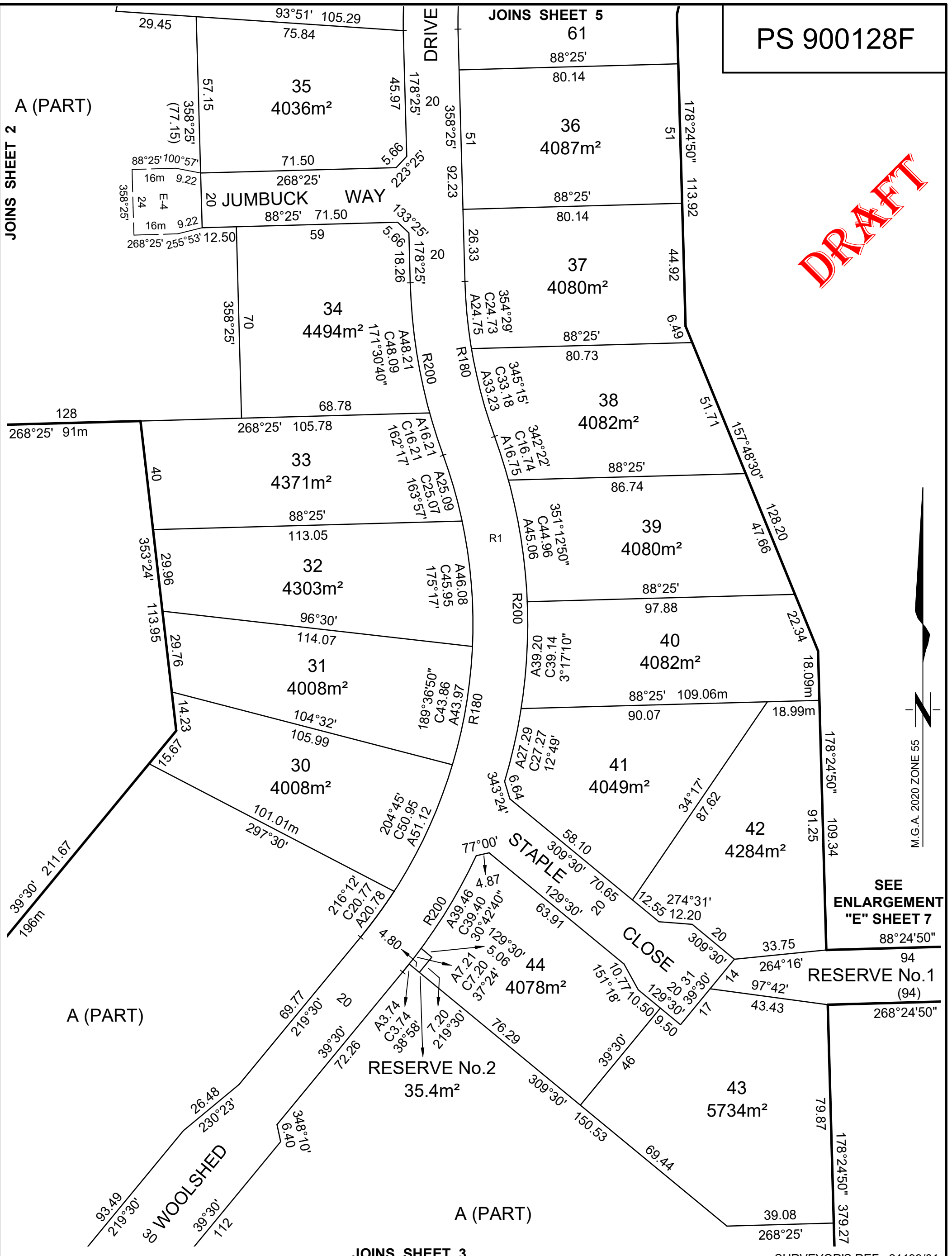
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| <p><b>Chris Smith &amp; ASSOCIATES</b></p> <p>LEVEL 1 / 135 FRYERS STREET<br/>SHEPPARTON VIC. 3630<br/>PH: (03) 5820 7700<br/>FAX: (03) 5822 4878<br/>www.csmith.com.au</p> <p>PTV LTD<br/>LAND SURVEYORS<br/>URBAN &amp; REGIONAL PLANNERS</p> <p>CIVIL ENGINEERS<br/>PROJECT MANAGERS</p> | SCALE AS SHOWN              | ORIGINAL SHEET SIZE: A3 | SHEET 2 |
|   | BRADLEY SANDERS / VERSION 1 |                         |         |



SURVEYOR'S REF: 21199/01



**DRAFT**



SEE ENLARGEMENT "E" SHEET 7

RESERVE No.1 (94)

RESERVE No.2 (35.4m²)

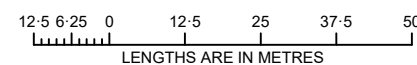
JOINS SHEET 3

SURVEYOR'S REF: 21199/01

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SCALE 1:1250



ORIGINAL SHEET SIZE: A3

SHEET 4

LAND SURVEYORS CIVIL ENGINEERS URBAN & REGIONAL PLANNERS PROJECT MANAGERS

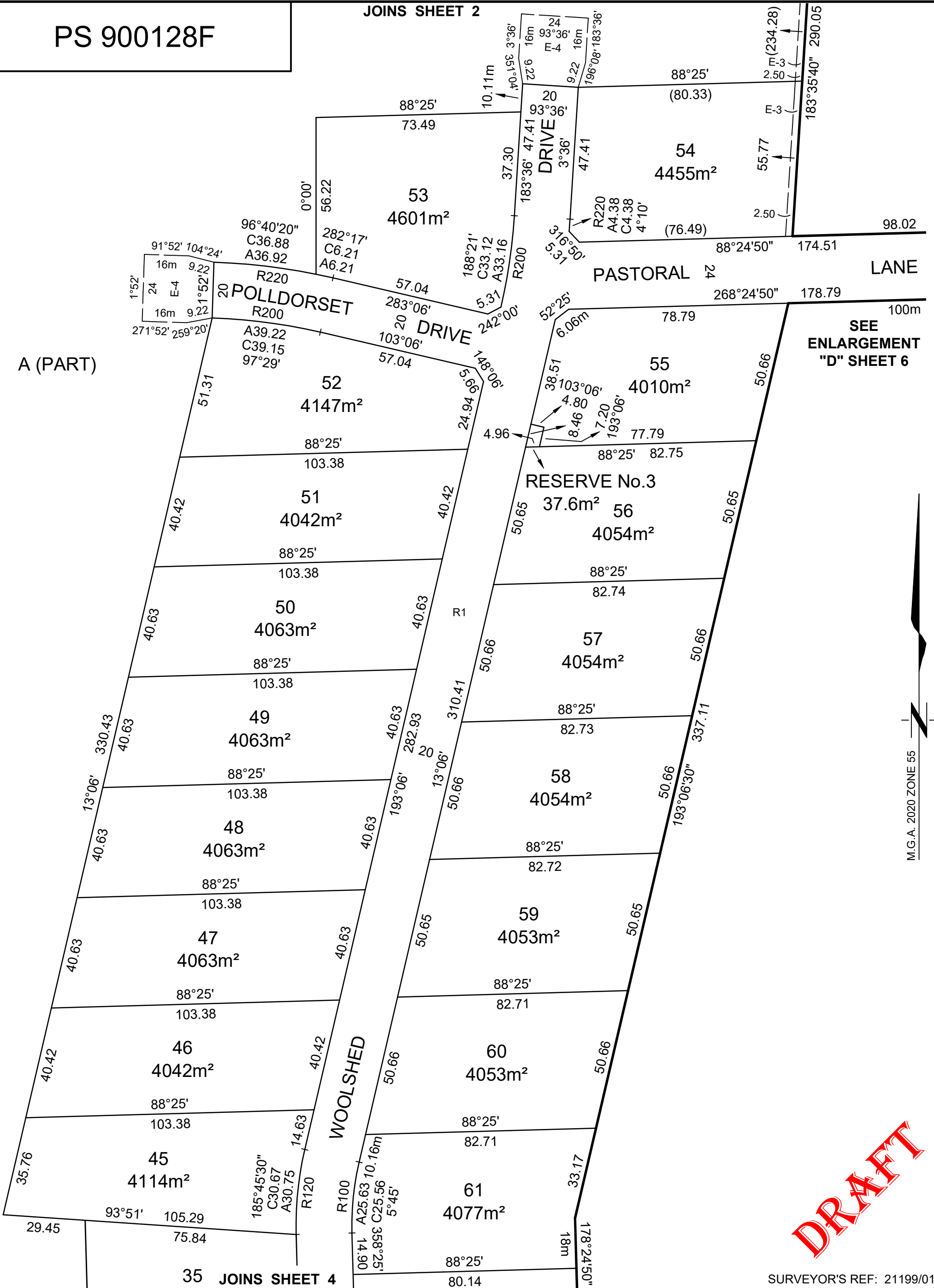
BRADLEY SANDERS / VERSION 1

PS 900128F

JOINS SHEET 2

JOINS SHEET 2

A (PART)



SEE ENLARGEMENT "D" SHEET 6

M.G.A. 2020 ZONE 55

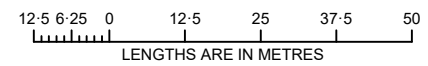
**DRAFT**

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SCALE  
1:1250



ORIGINAL SHEET  
SIZE: A3

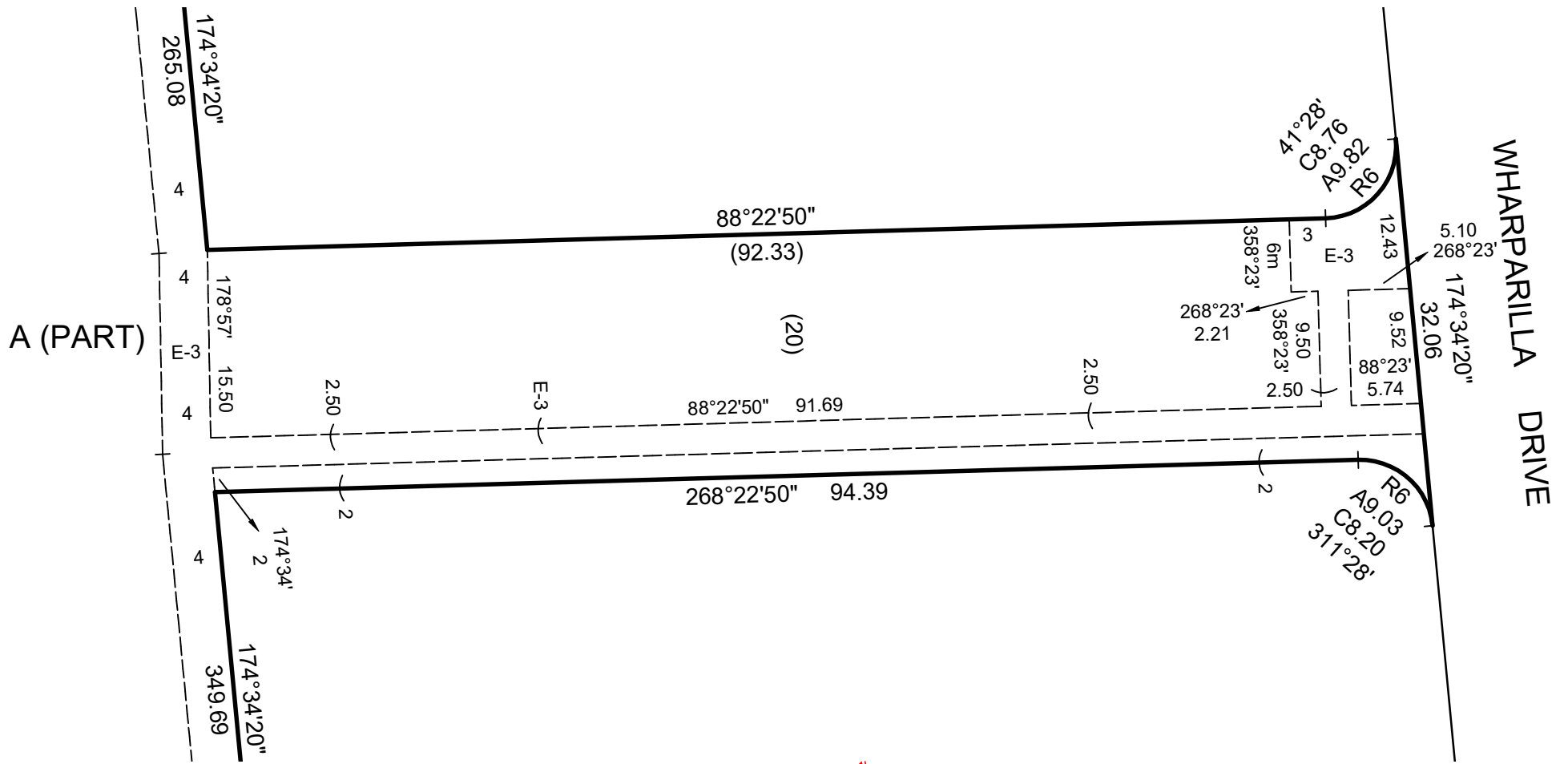
SHEET 5

LAND SURVEYORS  
URBAN & REGIONAL PLANNERS  
CIVIL ENGINEERS  
PROJECT MANAGERS

BRADLEY SANDERS / VERSION 1

**ENLARGEMENT "C"**

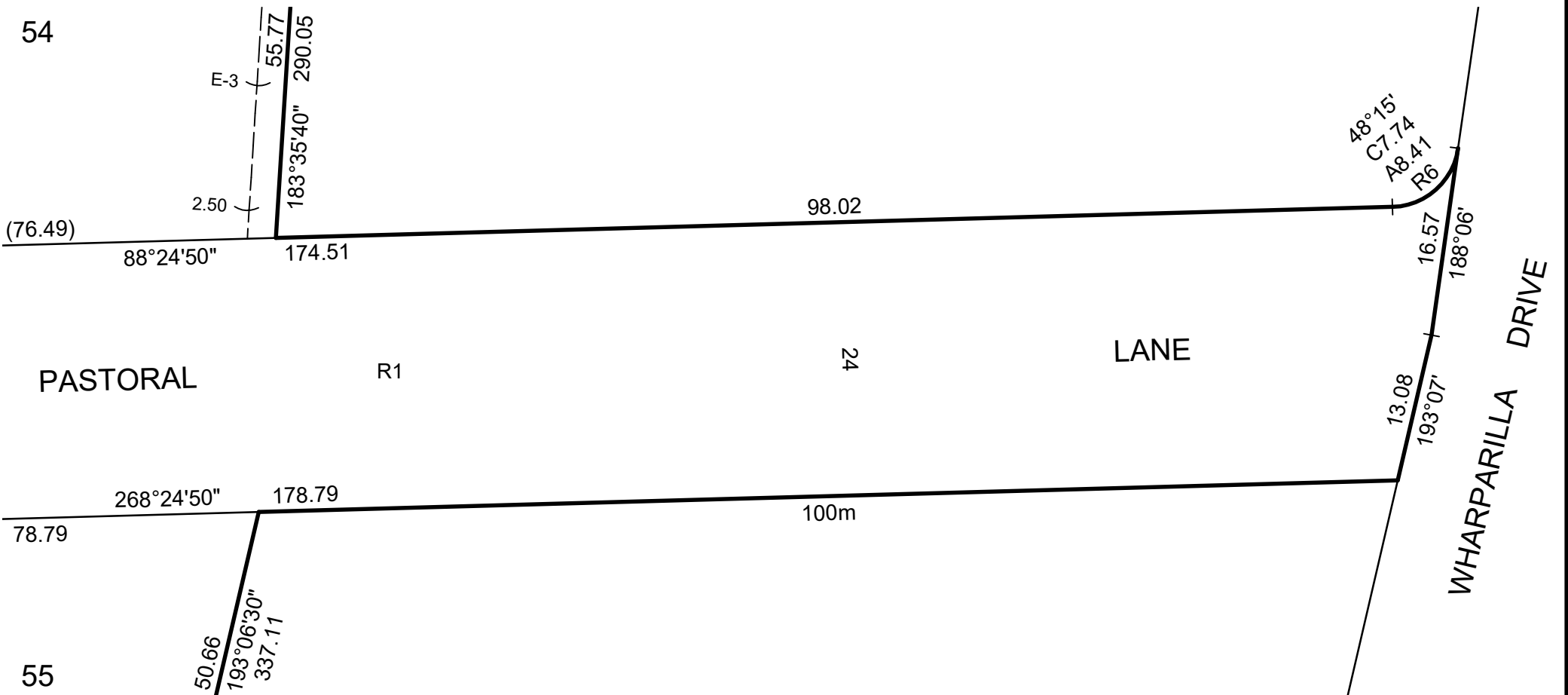
**PS 900128F**



**DRAFT**

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**ENLARGEMENT "D"**



SURVEYOR'S REF: 21199/01

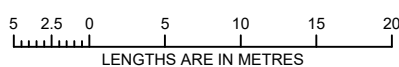
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• PROJECT MANAGERS

SCALE  
1:500



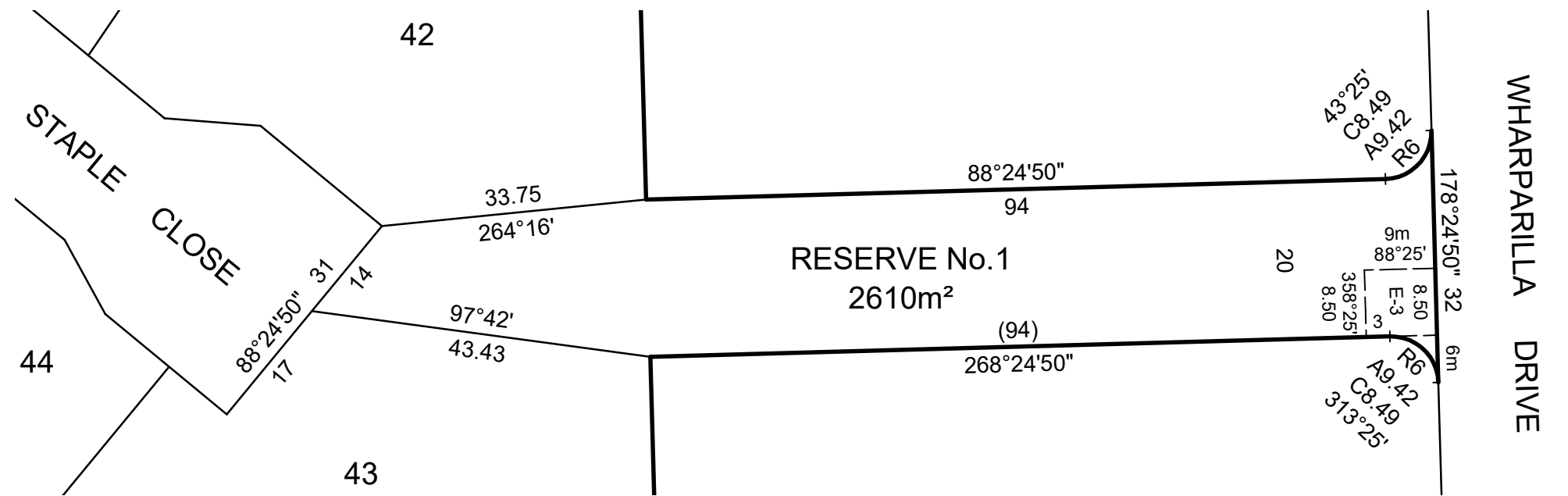
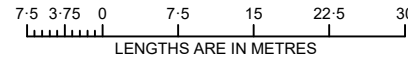
ORIGINAL SHEET  
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SHEET 6

BRADLEY SANDERS / VERSION 1

**ENLARGEMENT "E"**

SCALE OF ENLARGEMENT 1:750

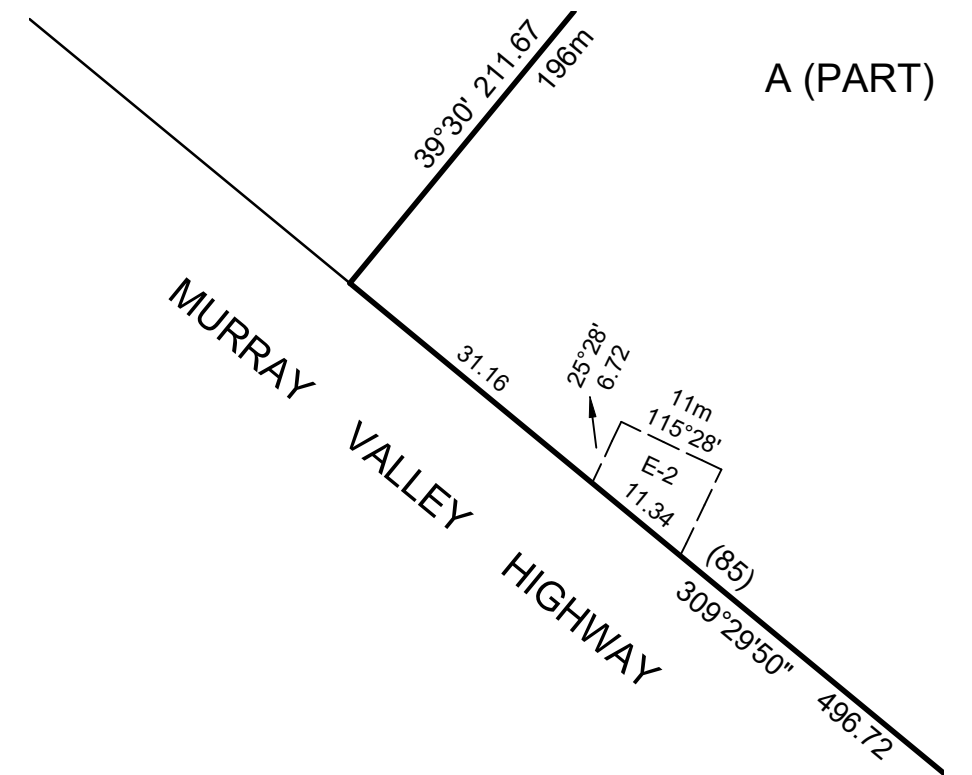
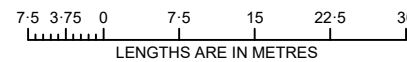


WHARRPARILLA DRIVE

**DRAFT**

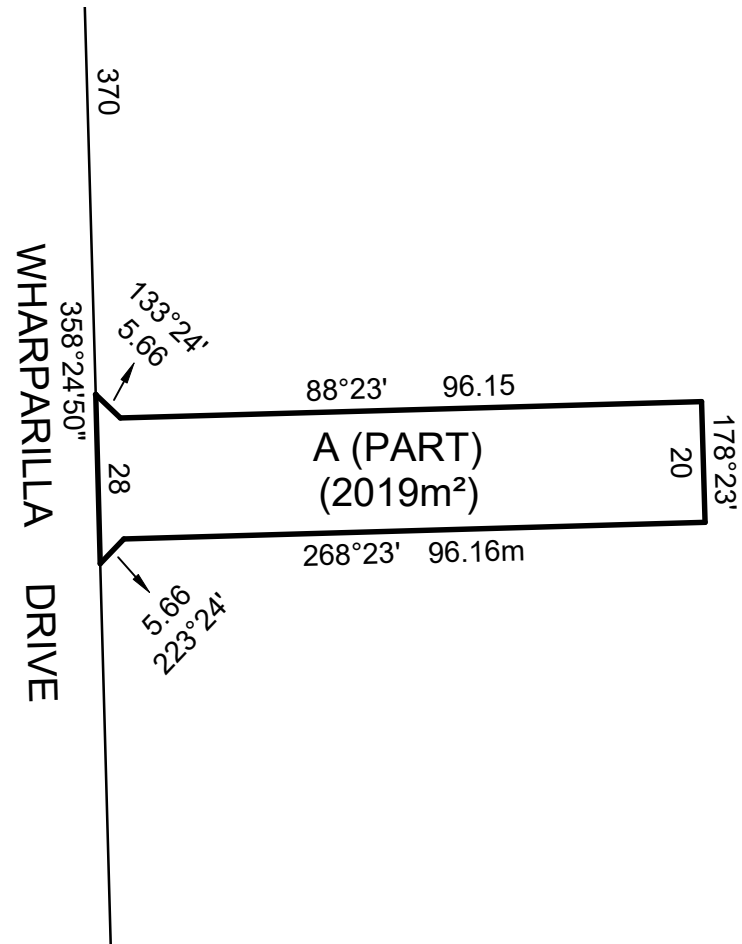
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SCALE OF ENLARGEMENT 1:750



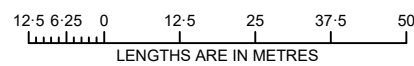
SURVEYOR'S REF: 21199/01

WHARRPARILLA DRIVE



**ENLARGEMENT "B"**

SCALE OF ENLARGEMENT 1:1250



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SCALE AS SHOWN

ORIGINAL SHEET SIZE: A3

SHEET 7

BRADLEY SANDERS / VERSION 1