



WARBY VIEWS  
ESTATE

STAGE 4

# Cruse Release

There's something for everyone at Warby Views

Lots ranging from 1210m<sup>2</sup> - 601m<sup>2</sup>

Moments from the idyllic banks of Three Mile Creek, and in a neighbourhood of tree-studded streets, stage 4 of Warby Views offers a serene lifestyle connected to all that life desires.

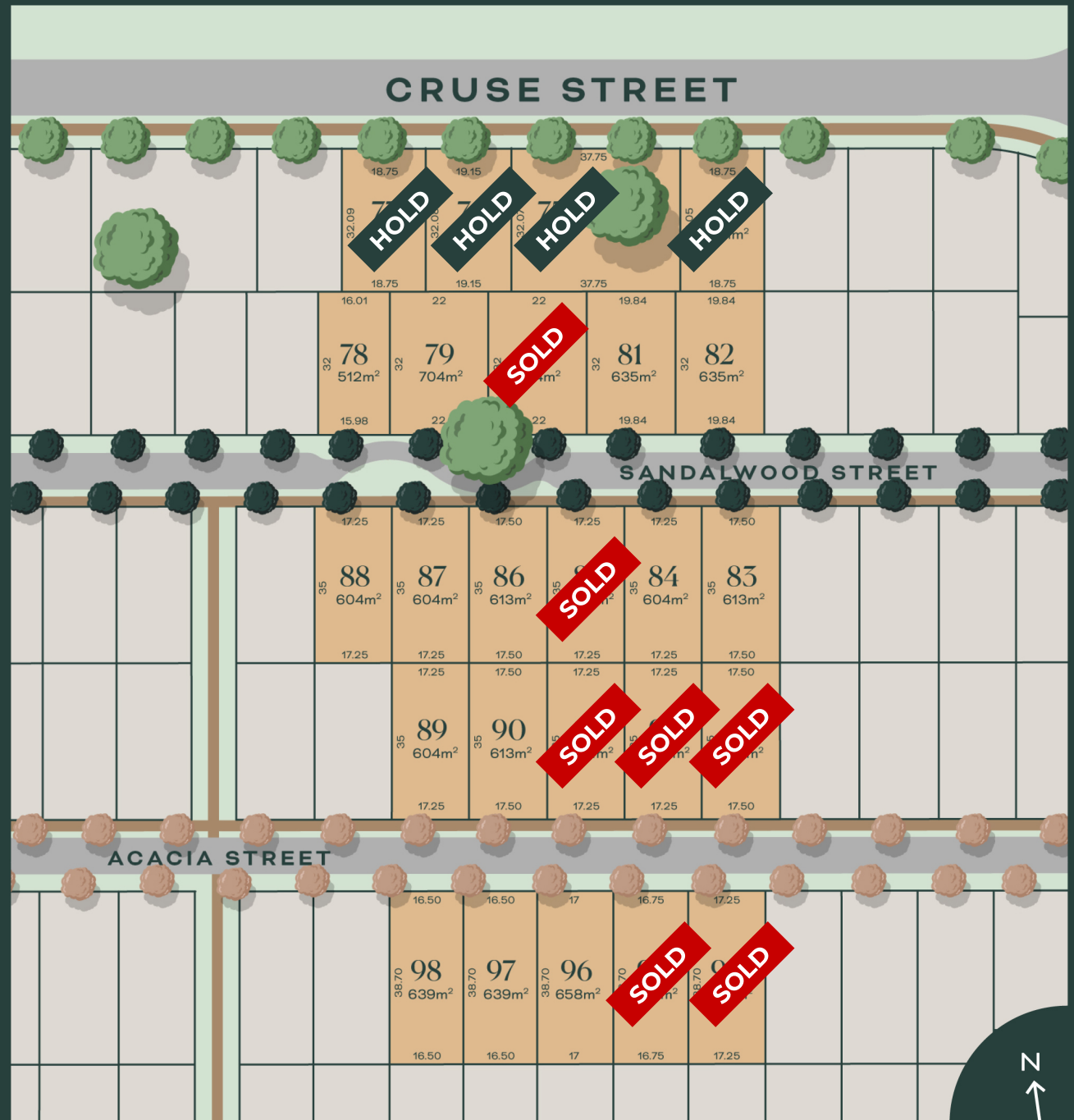
Abhishek Seth

House & Land Specialists

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[WARBYVIEWS.COM.AU](http://WARBYVIEWS.COM.AU)





# WARBY VIEWS

ESTATE

CRUSE ST, WANGARATTA

YOUR MEETING PLACE

# Find a whole new outlook at Warby Views

Experience the power of genuine connections within a welcoming community. Forge friendships, celebrate milestones, and find your place in the heart of Wangaratta.

At Warby Views, each moment becomes an opportunity to embrace life, to connect with neighbours, and to savour the beauty of a spectacular region.

Improve your outlook at Warby Views.





The grass is greener  
at Warby Views



WARBY VIEWS ESTATE

## A Rediscovered Spirit for Adventure

Reinvigorate your passions in a place surrounded by opportunity. Find a new pursuit, embrace the outdoors, and discover joy in the vibrancy of life. Set against a backdrop of picturesque natural landscapes, ranges, wetlands, and native Australian bush, Warby Views invites the beauty of nature into everyday life.

Only a stone's throw from the action of central Wangaratta, Warby Views offers a whole new style of living, where the day-to-day is uplifted by the pleasure of curiosity. Where neighbours become friends, family is close by, and children are free to roam and grow.

At Warby Views, you'll find your place in a community where connection is valued. Relish in the convenience of having everything you need only moments from home, a reliable network on your doorstep, and a comfortable pace of life to look forward to for years to come.

WARBY VIEWS ESTATE

# A Renewed Sense of Freedom

Become one with the outdoors. Nestled on the banks of Three Mile Creek, Warby Views encourages you to immerse yourself in nature. Rediscover the delight of quiet reflection through meandering trails of landscaped creek lines. Enjoy a more active stride along the walkways and cycle paths surrounding your very own community. Or, wander tree-studded avenues until you find a peaceful pocket park or the grand central playground at the heart of the estate. You'll find a new favourite spot, at Warby Views.





MASTERPLAN

# There's something for everyone at Warby Views

Beginning, growing, or settling down. There's a place for everyone. Covering more than 40 hectares, Warby Views caters to all lifestyles and stages. Design your first home, your bigger home, your smaller home, or your forever home on a land block perfect for your dream life. With gum trees, and the gentle hum of the nearby creek, you'll love your new view at Warby Views.

-  Parks & Reserves
-  Public Green Space
-  Lakes & Creeks
-  Walking & Cycling track







WANGARATTA PRIVATE HOSPITAL

WANGARATTA SHOWGROUNDS

WANGARATTA TRAIN STATION

WANGARATTA SHOPPING PRECINCT

MITCHELL AVE WATER PARK

GALEN CATHEDRAL COLLEGE

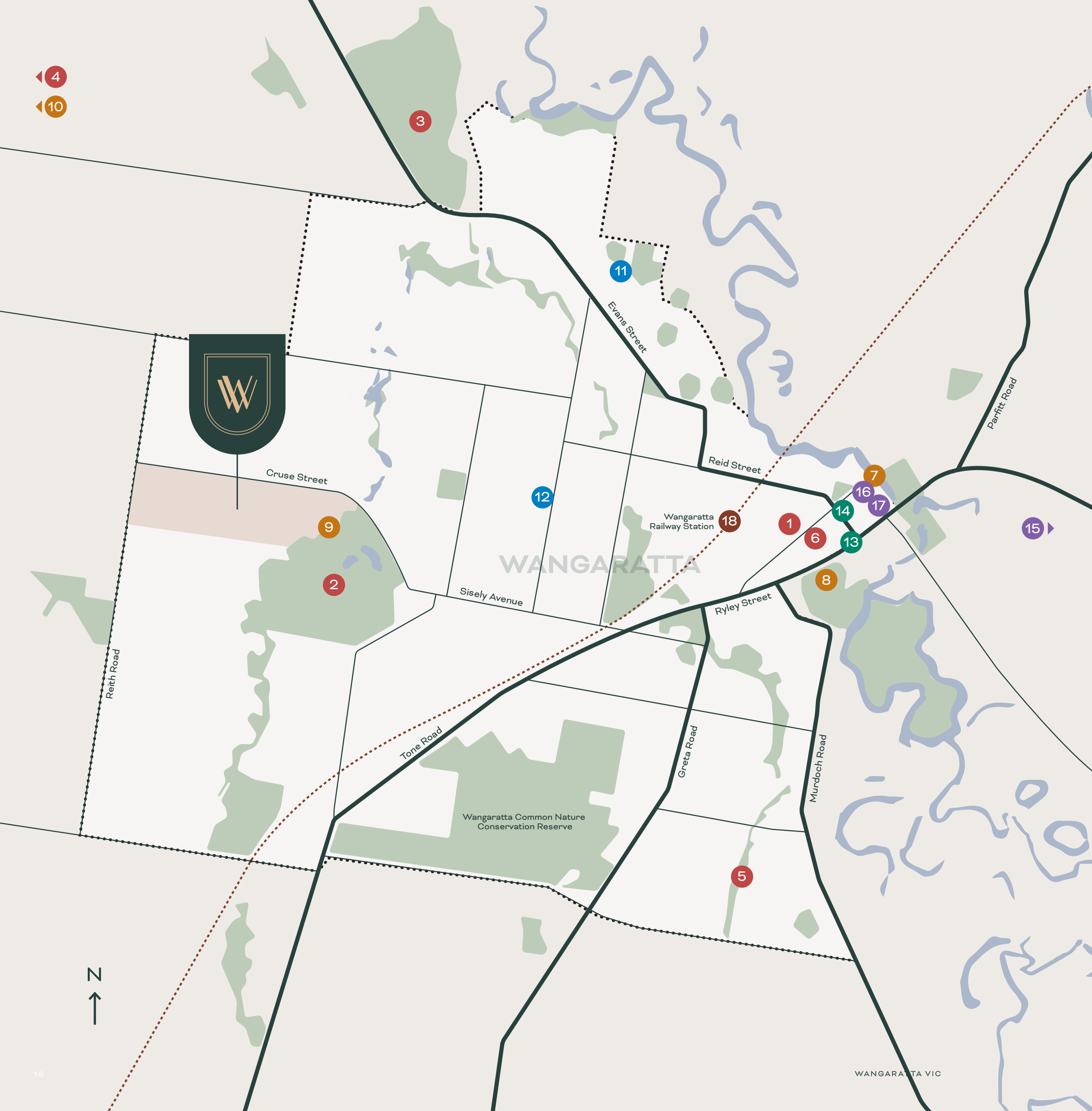
WANGARATTA FARMERS MARKET

WANGARATTA WEST PRIMARY SCHOOL

WANGARATTA RACECOURSE

THREE MILE CREEK





## Location

### LIFESTYLE

- 1. Wangaratta Farmers Market
- 2. Wangaratta Race Course
- 3. Wangaratta Golf Club
- 4. Jubilee Golf Club
- 5. Mitchell Avenue Water Play Park
- 6. Wangaratta Performing Arts Centre

### LEISURE & WELLBEING

- 7. The Stockbridge
- 8. Merriwa Park
- 9. 3 Mile Creek
- 10. Warby - Ovens National Park

### EDUCATION

- 11. Galen Cathedral College
- 12. Wangaratta West Primary School

### RETAIL

- 13. Inside Living Wangaratta
- 14. Provincial Home Living

### FOOD & WINE

- 15. Brown Brothers Winery
- 16. Café PreVue
- 17. Rinaldo's Casa Cucina

### TRANSPORT

- 18. Wangaratta Railway Station

4  
10



LOCATION

# A Fresh Take on Cuisine

With a heritage of agriculture and viticulture, Wangaratta hosts a beloved food scene that captivates both locals and visitors. Locally grown produce invites culinary adventure, with artisanal cheeses, succulent beef, and seasonal fruits and vegetables making their way onto the menus of the city's array of restaurants and cafes. From pub fare to sophisticated fine dining, Wangaratta's cuisine reflects the diversity of its inhabitants.

A cool climate ideal for producing exceptional wines, Wangaratta is a sensational wine region. From Chardonnay and Shiraz, to Pinot Noir, embark on a wine-tasting discovery close to home, where family-owned wineries offer enchanting cellar-door experiences amongst breathtaking vineyard views you'll long remember.





Regional living offers a peaceful, connected, and authentic way of life.



LIFESTYLE

## Wangaratta Farmers Market

A beautiful experience for every member of the family, the Wangaratta Farmers Market is an artisanal journey for the senses. Discover the flavour difference of fresh produce grown with love, local honey, crafts and homewares, or enjoy brunch on the go from one of a plethora of stall holders, while savouring the tastes of this country market.



7 minutes from Warby Views  
Holy Trinity Cathedral  
6 The Close, Wangaratta

LIFESTYLE

## Wangaratta Race Course

A thrill as close to home as your own backyard, the Wangaratta Race Club adjoins Warby Views and makes for an exciting day at the races for punters and families alike. Home to Wangaratta Turf Club, the grounds host manicured lawns for picnics or play, sensational fooderies, and a popular combination of country and metropolitan horses and jockeys.



2 minutes from Warby Views  
Racecourse Road, Wangaratta

LIFESTYLE

## Jubilee Golf Club

Set within astoundingly beautiful natural surroundings, frequented by native wildlife, and only ten minutes from Warby Views, the Jubilee Golf Club is an 18-hole golf course enveloped by the Warby Ranges. With lush fairways and manicured greens, it offers a tranquil escape for golfers of all skill levels in a friendly and welcoming atmosphere.



10 minutes from Warby Views  
Grandview Road, Wangandary

LIFESTYLE

## Wangaratta Performing Arts Centre

The WOACC is a cultural cornerstone in Wangaratta. A hub for art and entertainment, it brings the community together for gatherings of all kinds. The centre's auditorium is the setting for live performances, from classical concerts to contemporary theatre productions, while the smaller theatre is an intimate space for showcasing local talent.



6 minutes from Warby Views  
33-37 Ford Street, Wangaratta

LEISURE & WELLBEING

## Three Mile Creek

Flowing along the eastern border of Warby Views, Three Mile Creek embodies the region's serene beauty and rich biodiversity. Adorned with towering eucalyptus trees lining its banks, it is an inviting ambience for leisurely strolls. A sanctuary for wildlife enthusiasts, the creek is popular for birdwatchers, while anglers relish the opportunity to catch the area's freshwater fish.



On eastern border of Warby Views

LEISURE & WELLBEING

## Warby-Ovens National Park

Spanning more than 14,000 hectares and renowned for its diverse landscapes, Warby-Ovens National Park showcases the breathtaking beauty of this unique region. With a network of walking trails for most fitness levels, there is an adventure for every member of the family. You might even chance upon a Kangaroo.



10 minutes from Warby Views  
Wangandary Road, Wangandary

FOOD & WINE

## Brown Brothers Winery

Established in 1889, Brown Brothers is a top winery showcasing the region's unique terroir with a variety of wines, including Tempranillo, Barbera, Cienna, Shiraz, and Chardonnay. The restaurant, in the 2023 Good Food Guide, serves local dishes that pair perfectly with their wines.

15 minutes from Warby Views  
244 Milawa-Bobinawarra Road, Milawa



FOOD & WINE

## Black Dog Brewery

Black Dog Brewery is a craft brewery located within the Taminick Cellars winery. The expert team handcrafts premium beers using traditional techniques and pure Warby Ranges water, resulting in high-quality, preservative-free brews unique to the region.

20 minutes from Warby Views  
339 Booth Road, Taminick



## EDUCATION

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### Galen Catholic College

Galen Catholic College is a highly respected institution known for its emphasis on its values, including compassion, social justice and community involvement. This college offers a comprehensive range of educational programs for students, catering to diverse interests and abilities while fostering a sense of responsibility among its school community.

5 minutes from Warby Views  
188 - 244 Phillipson St, Wangaratta



## RETAIL

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### Sorella

A local destination for stylish women's fashion and accessories, Sorella brings the latest on-trend looks to Wangaratta. Discover a range of pieces to enhance your wardrobe, in this welcoming and comforting store.

8 minutes from Warby Views  
42 Reid St, Wangaratta



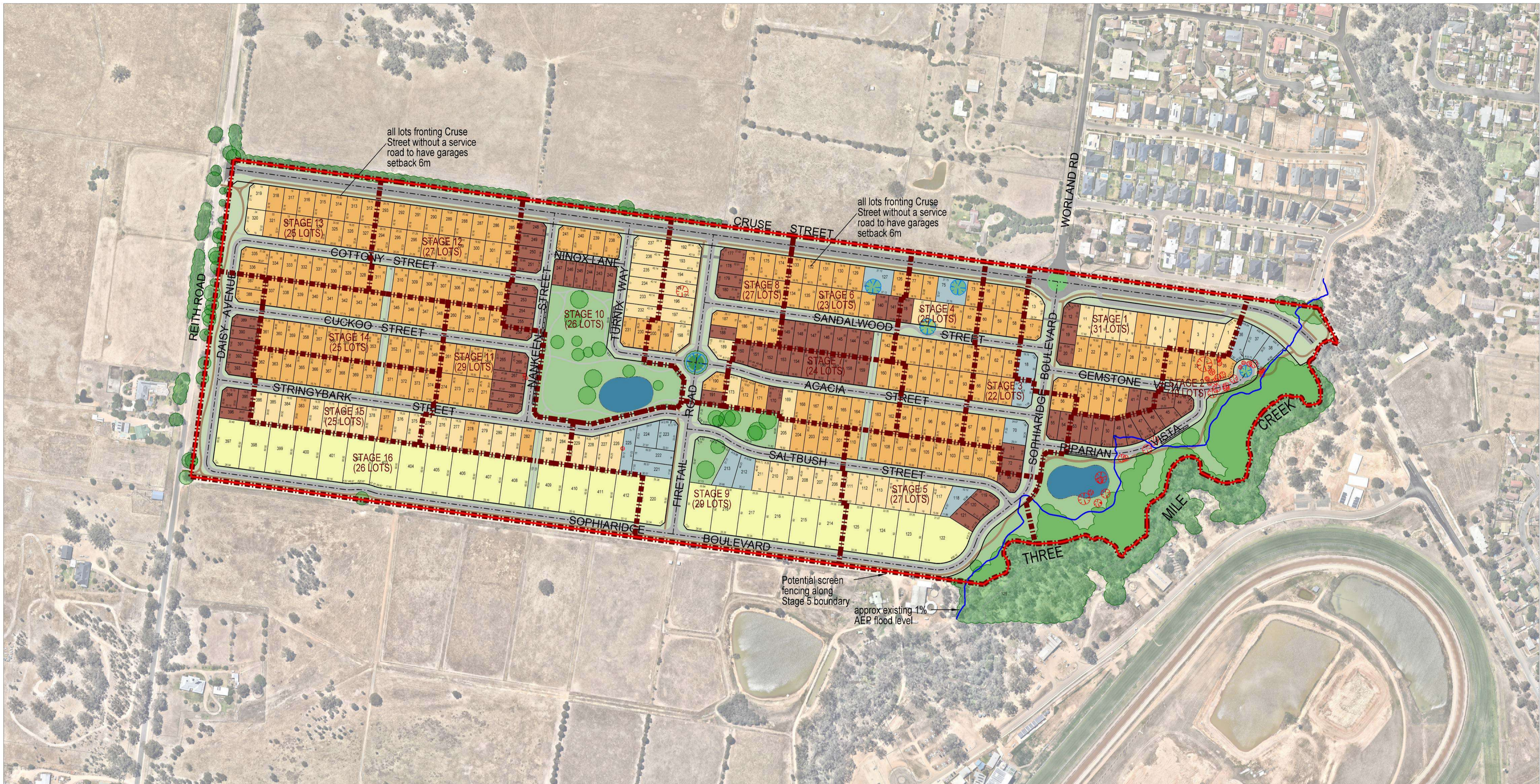
Information contained herein is subject to change without notice at the Vendor's absolute discretion. No responsibility is accepted by the vendor nor the agent for any action taken in reliance thereon. Prospective purchasers should make their own enquiries to satisfy themselves on all aspects. Details herein are for information purposes only and are expressly excluded from any contract and the Vendor makes no representations or warranties and prospective purchasers should not rely on that documentation but rather should obtain independent legal advice. Images are artist's impressions and for illustrative purposes only.



[WARBYVIEWS.COM.AU](http://WARBYVIEWS.COM.AU)



# PRECINCT DEVELOPMENT PLAN



all lots fronting Cruse Street without a service road to have garages setback 6m

all lots fronting Cruse Street without a service road to have garages setback 6m

Potential screen fencing along Stage 5 boundary  
approx existing 1% AEP flood level

Property Specific Land Budget	Actual	DCP
Total Area (ha)	51.06(ha)	50.80(ha)
Land below 1% Flood Level	2.60(ha)	3.20(ha)
Drainage (retardation basin)	0.53(ha)	0.25(ha)
Vegetation to be Retained	1.20(ha)	1.50(ha)
Land for collector Roads	4.10(ha)	3.90(ha)
Passive Open Space	2.04(ha)	1.70(ha)
Total Net Developable Area (ha)	40.68(ha)	40.30(ha)
Low Density	5.55(ha)	6.10(ha)
Standard Density	35.13(ha)	34.2(ha)

### Legend

- Residential lots  
Typically 500 - 600m<sup>2</sup> small residential lots
- Residential lots  
600 - 700m<sup>2</sup> standard residential lots
- Residential lots  
700 - 800m<sup>2</sup> standard residential lots
- Residential lots  
800 - 2000m<sup>2</sup> large residential lots (some with potential for further subdivision)
- Residential lots  
2,000m<sup>2</sup> + low density residential lots
- Open Space
- Precinct site boundary
- Stage boundaries
- Shared path
- Indigenous trees
- Indigenous trees to be retained but considered lost
- Indigenous trees to be removed
- Approx 1% AEP flood level
- Proposed location of storm water detention and WSUD treatment basin landscaped to form a feature of the site
- Total yield 410 lots

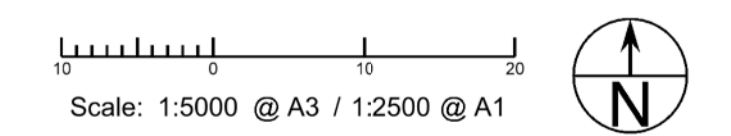
DATE	DESCRIPTION / VERSION	REVISION STATUS
07-09-20	For Approval	5
28-05-20	For Approval	4
05-03-20	For Approval	3
11-11-19	For Approval	2
13-06-18	For Comment	1

**NORTH EAST SURVEY DESIGN**

ABN 83 127 459 367  
PO Box 882  
Wangaratta VIC 3676  
Mobile 0407 216 710  
Fax 03 5721 6701  
matt@nesd.com.au  
www.nesd.com.au

For: GILINFINITY PTY LTD  
At: Reith Road, Wangaratta  
DEVELOPMENT PLAN - PRECINCT 3  
PROPOSED SUBDIVISION PLAN

Project No: M1170 Version: 5  
Drawn by: MB Checked/Signed By: KW



Status: **FOR APPROVAL**

Drawing Date: 13th June 2019  
File Name: \$FILES



REITH ROAD

CRUSE STREET

NINOX LANE

SANDALWOOD STREET

COTTONY STREET

ACACIA STREET

CHICKOO STREET

SALTBUSH STREET

STRINGYBARK STREET

SOPHIARIDGE BOULEVARD

SOPHIARIDGE BOULEVARD

SOPHIARIDGE BOULEVARD

GEMSTONE VIEW

RIPARIAN VISTA

519	518	517	516	515	514	513	512	295	292	291	290	289	288	287	286	285	248
520	521	522	523	524	525	526	527	294	295	296	297	298	299	500	501	502	249
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220	219	218	217												

# PLAN OF SUBDIVISION

EDITION 1

PS 836678X/S3

## LOCATION OF LAND

Parish : WANGARATTA SOUTH  
 Township :  
 Section : 10  
 Crown Allotment : 3 (PART)  
 Crown Portion :  
 Title References : Vol.12453 Fol. 304  
 Last Plan Reference : LOT S3 ON PS 836678X  
 Postal Address : REITH ROAD  
 (at time of subdivision) WANGARATTA VIC 3677  
 MGA Co-ordinates  
 (of approx centre of land in plan) E 435610 Zone 55  
 N 5976590 GDA 2020

Council Name: RURAL CITY OF WANGARATTA

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

Identifier	Council / Body / Person
ROAD R-4	RURAL CITY OF WANGARATTA
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	NORTH EAST REGION WATER CORPORATION
RESERVE No. 8	RURAL CITY OF WANGARATTA

Lots 74 & 128 have been omitted from this plan

### OTHER PURPOSE OF PLAN

To remove part of easement E-2 shown on PS 836678X as set out in PS 836678X

To remove part of easement E-3 shown on PS 836678X as set out in PS 836678X

To remove easement E-8 shown on PS 836678X/S2 as set out in PS 836678X/S2

To remove part easement E-9 shown on PS 836678X/S2 as set out in PS 836678X/S2

### GROUND 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

## 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 & 641

In Proclaimed Survey Area no. 64

STAGING : This is 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	SEWERAGE	SEE PLAN	PS 836678X	NORTH EAST REGION WATER CORPORATION
E-2	DRAINAGE	SEE PLAN	PS 836678X	RURAL CITY OF WANGARATTA
E-9	SEWERAGE	SEE PLAN	PS 836678X	NORTH EAST REGION WATER CORPORATION
E-11	SEWERAGE	SEE PLAN	THIS PLAN	NORTH EAST REGION WATER CORPORATION
E-12	CARRIAGEWAY	SEE PLAN	THIS PLAN	RURAL CITY OF WANGARATTA



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

SURVEYORS FILE REF: M7767

STEPHEN MOLNAR, VERSION 1

Original sheet size A3

Sheet 1 of 11 Sheets



SEE SHEET 3 FOR ENLARGEMENT  
OF LOTS 129-138 (INCL.) & 144-149 (INCL.)

SEE SHEET 4 FOR ENLARGEMENT  
OF LOTS 76-79 (INCL.), 86-88 (INCL.),  
126-127 (INCL.), 139-143 (INCL.) & RESERVE No. 4

SEE SHEET 5 FOR ENLARGEMENT  
OF LOTS 73, 75 & 80-85 (INCL.)

SEE SHEET 6 FOR ENLARGEMENT  
OF LOTS 89-98 (INCL.)

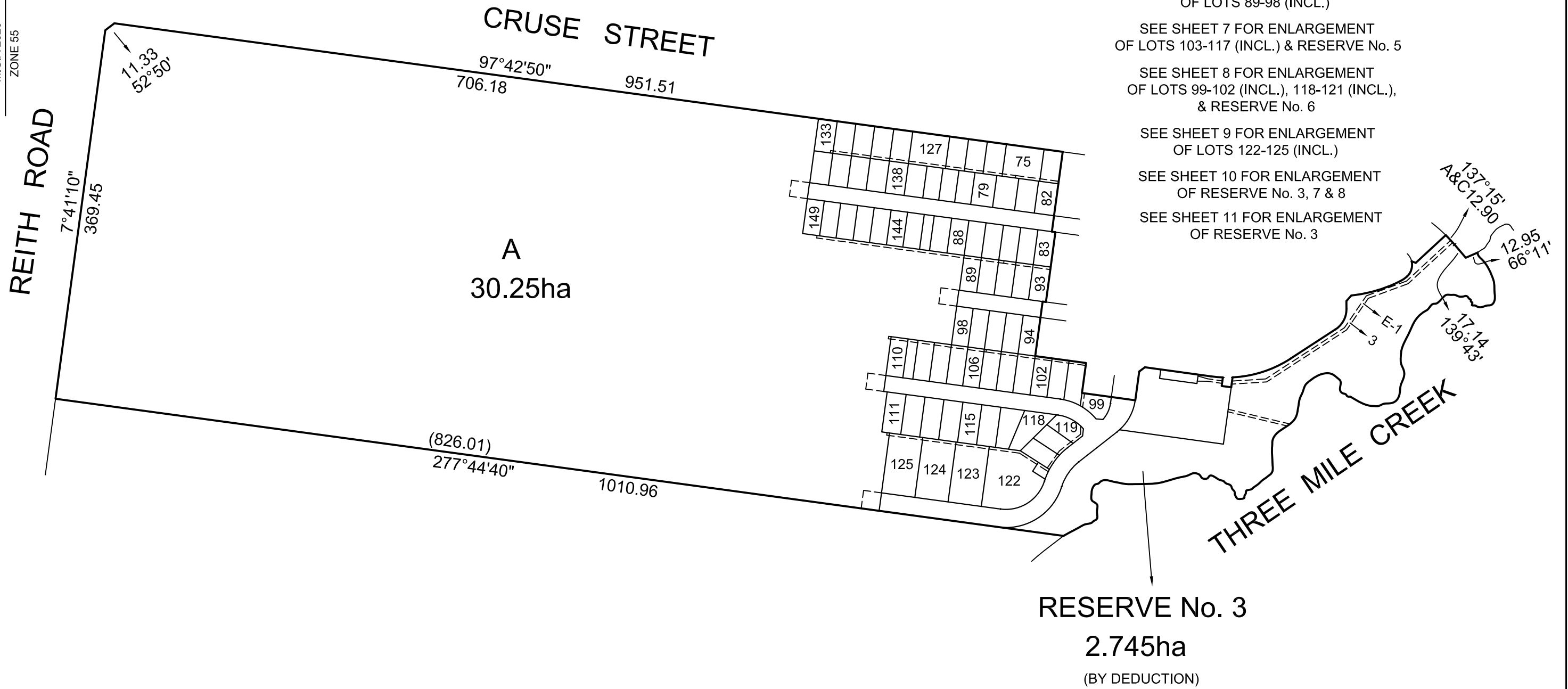
SEE SHEET 7 FOR ENLARGEMENT  
OF LOTS 103-117 (INCL.) & RESERVE No. 5

SEE SHEET 8 FOR ENLARGEMENT  
OF LOTS 99-102 (INCL.), 118-121 (INCL.),  
& RESERVE No. 6

SEE SHEET 9 FOR ENLARGEMENT  
OF LOTS 122-125 (INCL.)

SEE SHEET 10 FOR ENLARGEMENT  
OF RESERVE No. 3, 7 & 8

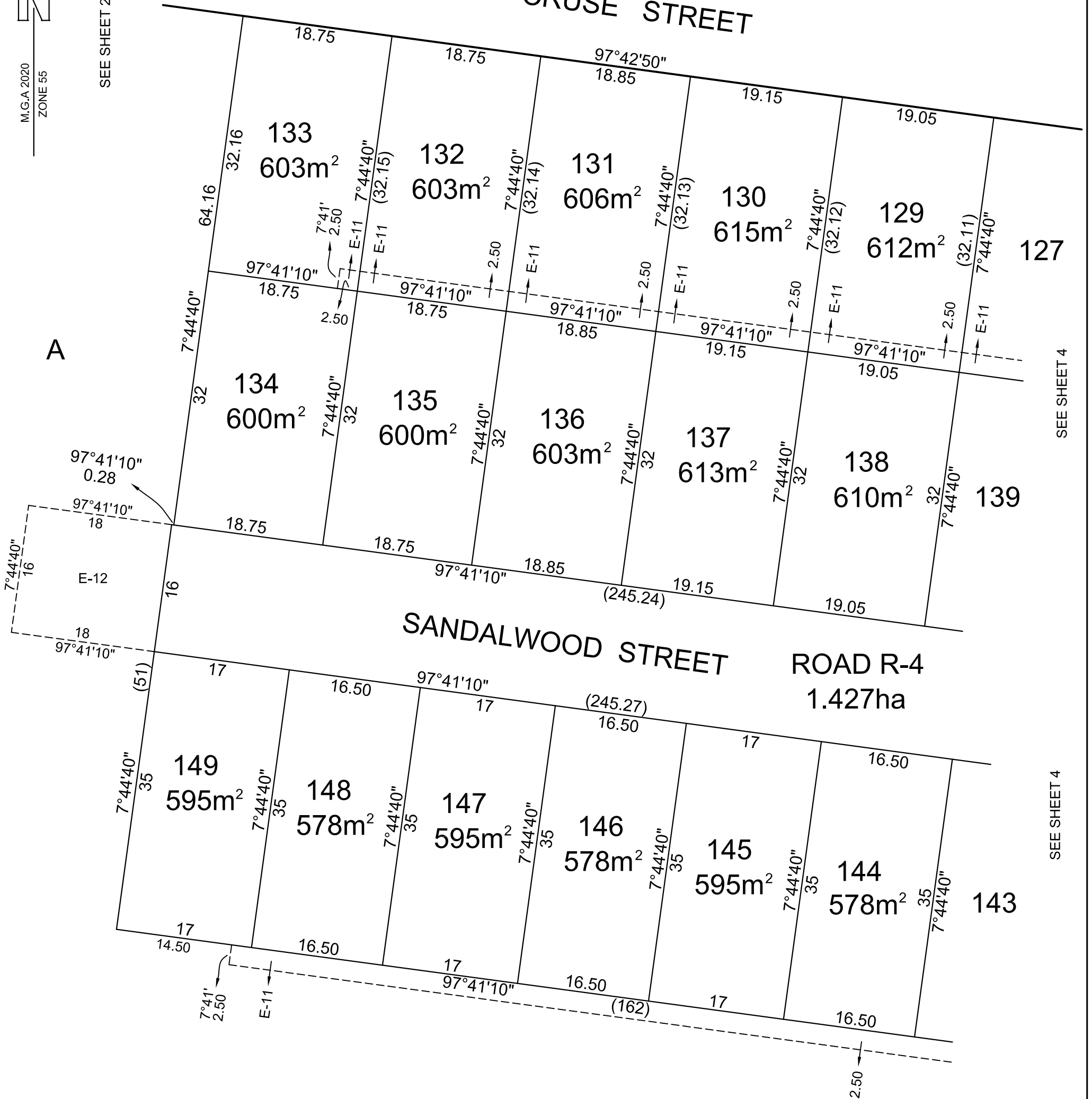
SEE SHEET 11 FOR ENLARGEMENT  
OF RESERVE No. 3





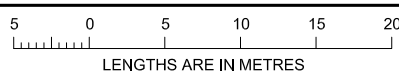
SEE SHEET 2

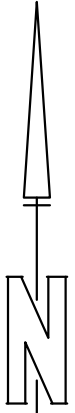
CRUSE STREET



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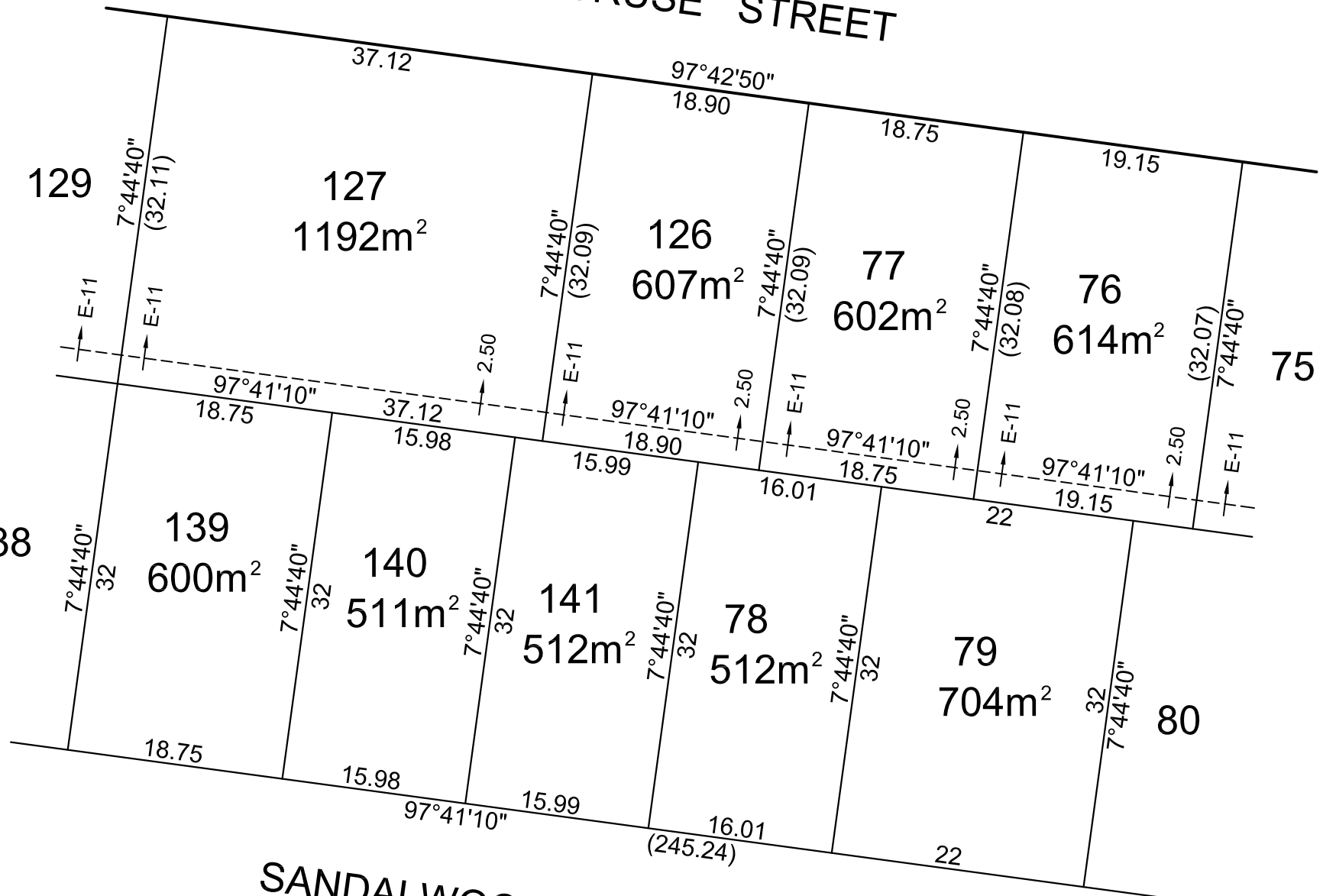


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**CRUSE STREET**

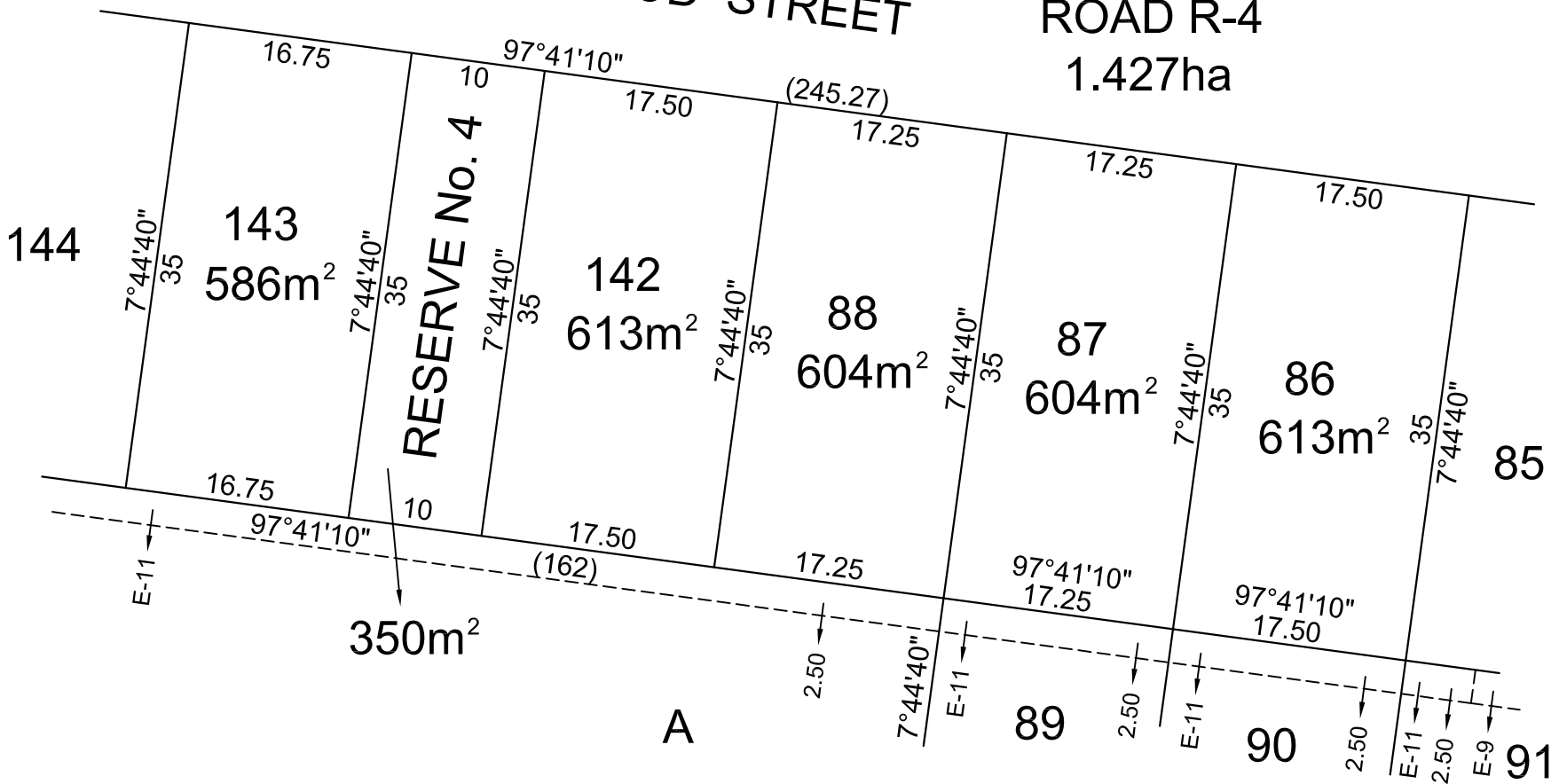


**SANDALWOOD STREET**

**ROAD R-4  
1.427ha**

SEE SHEET 3

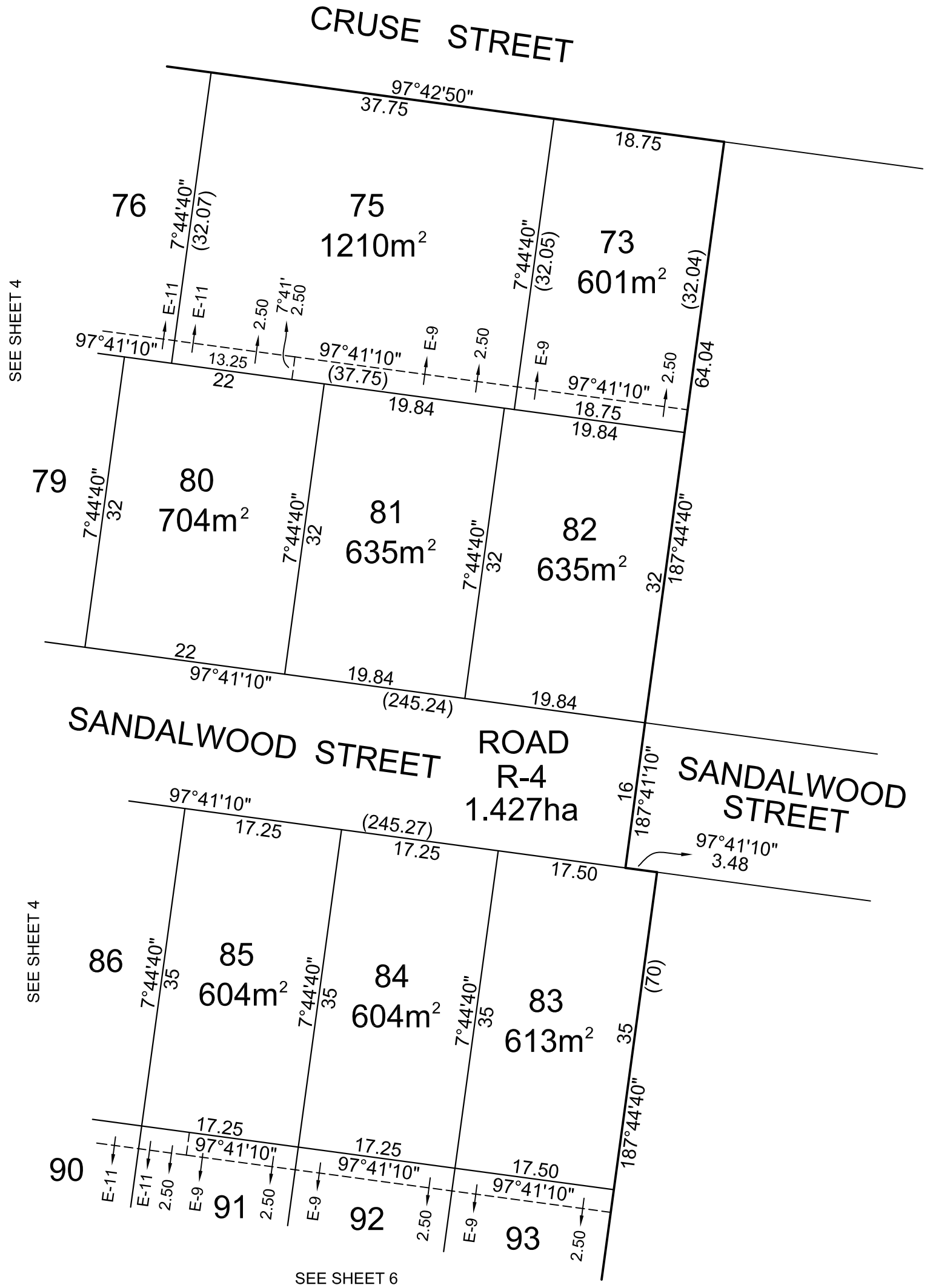
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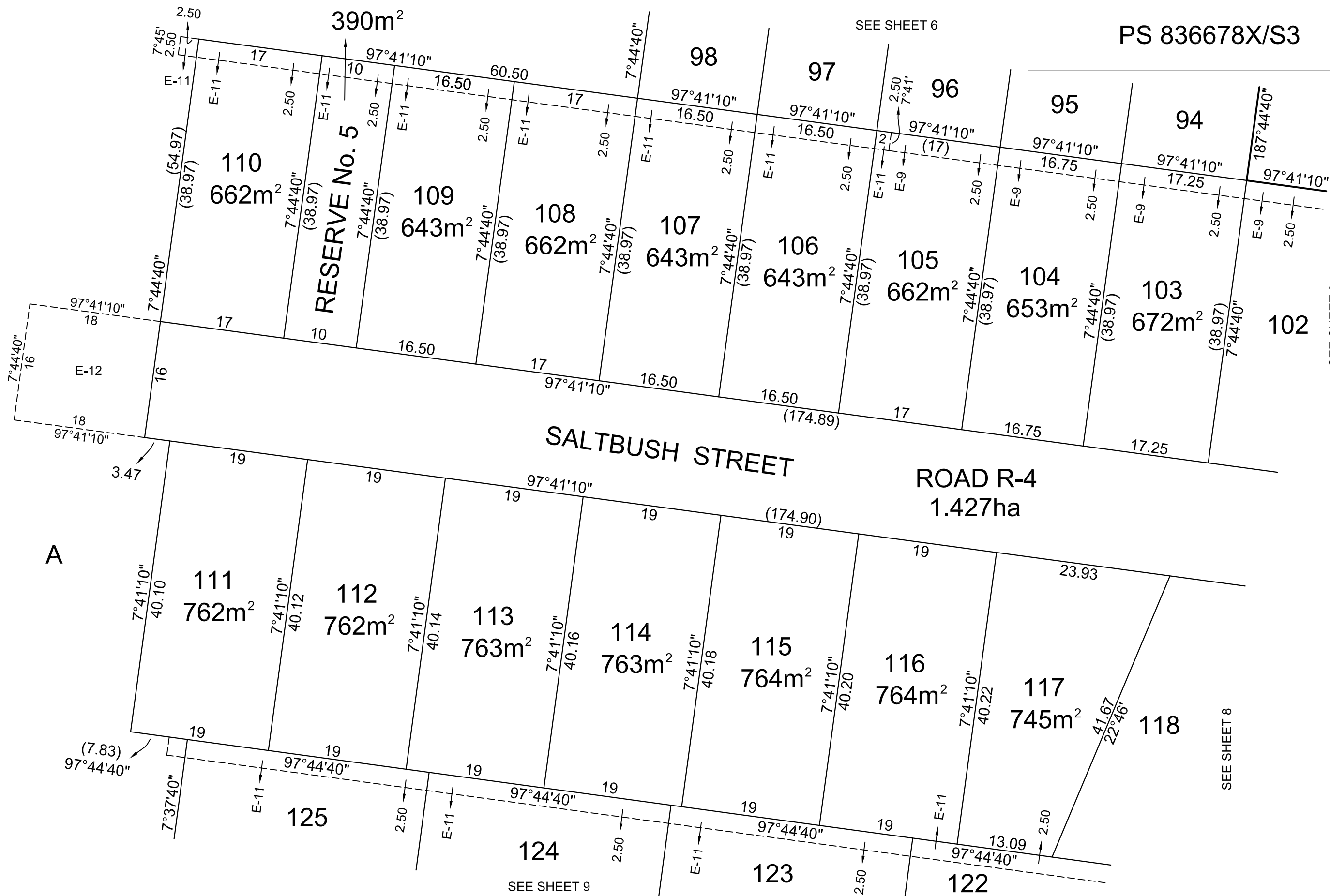




PS 836678X/S3

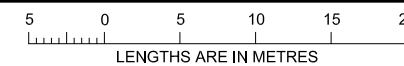
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 Phone 03 5480 0688  
 stephen@nesd.com.au

Scale  
 1:500



Original sheet  
 size A3

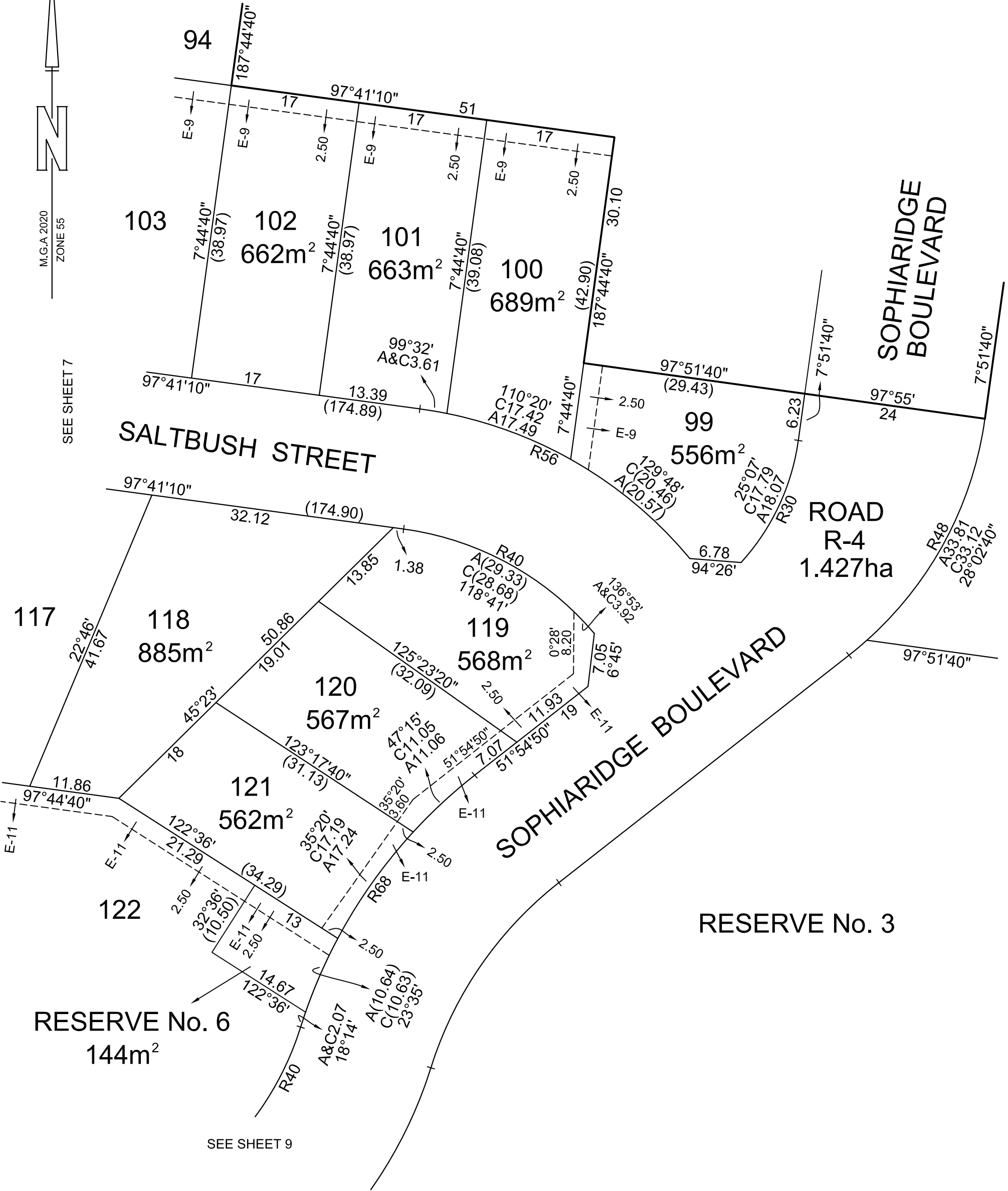
Sheet 7

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RESERVE No. 8

SEE SHEET 10

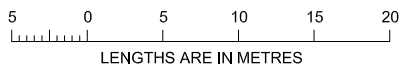
RESERVE No. 3

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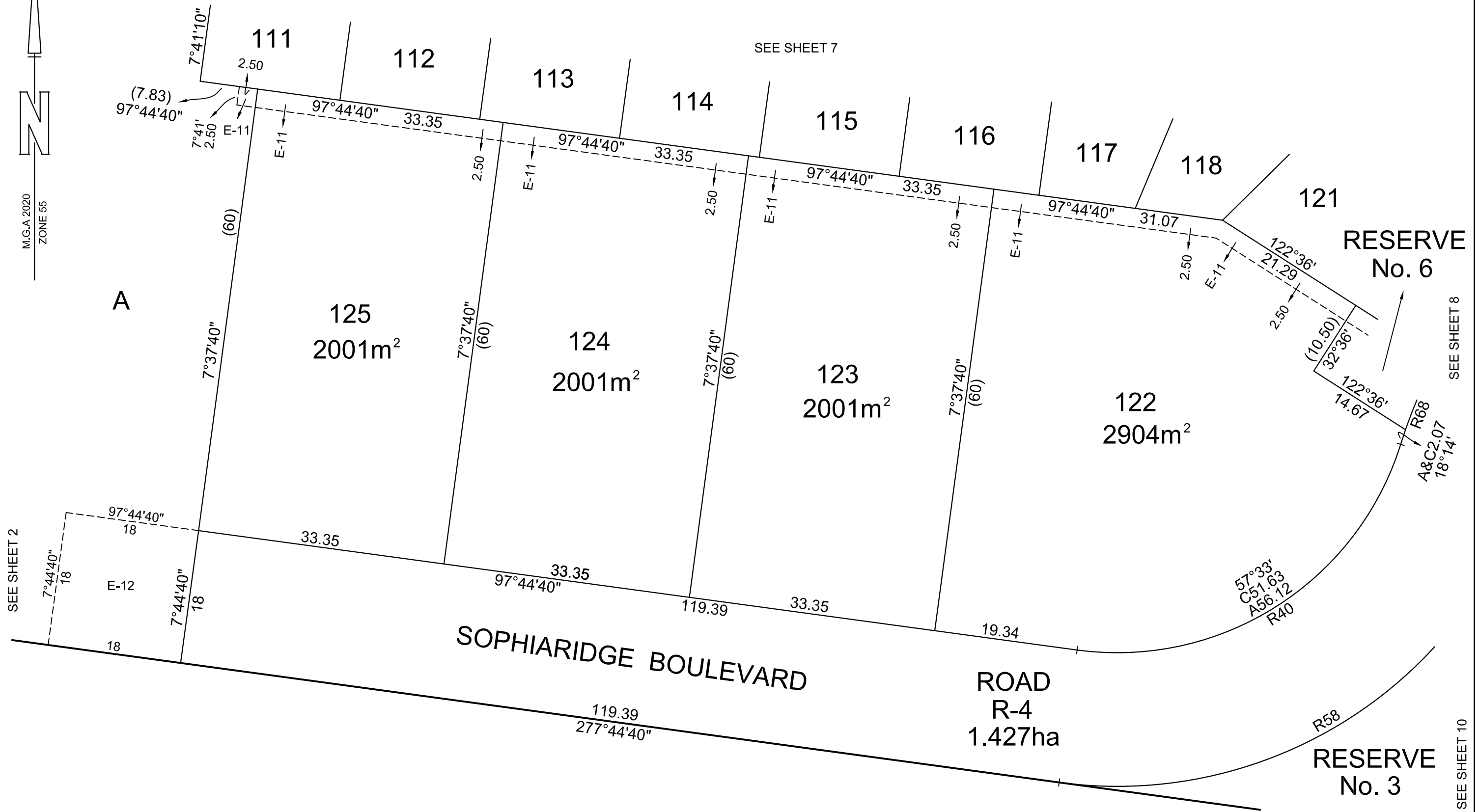
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Sheet 8

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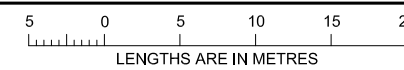
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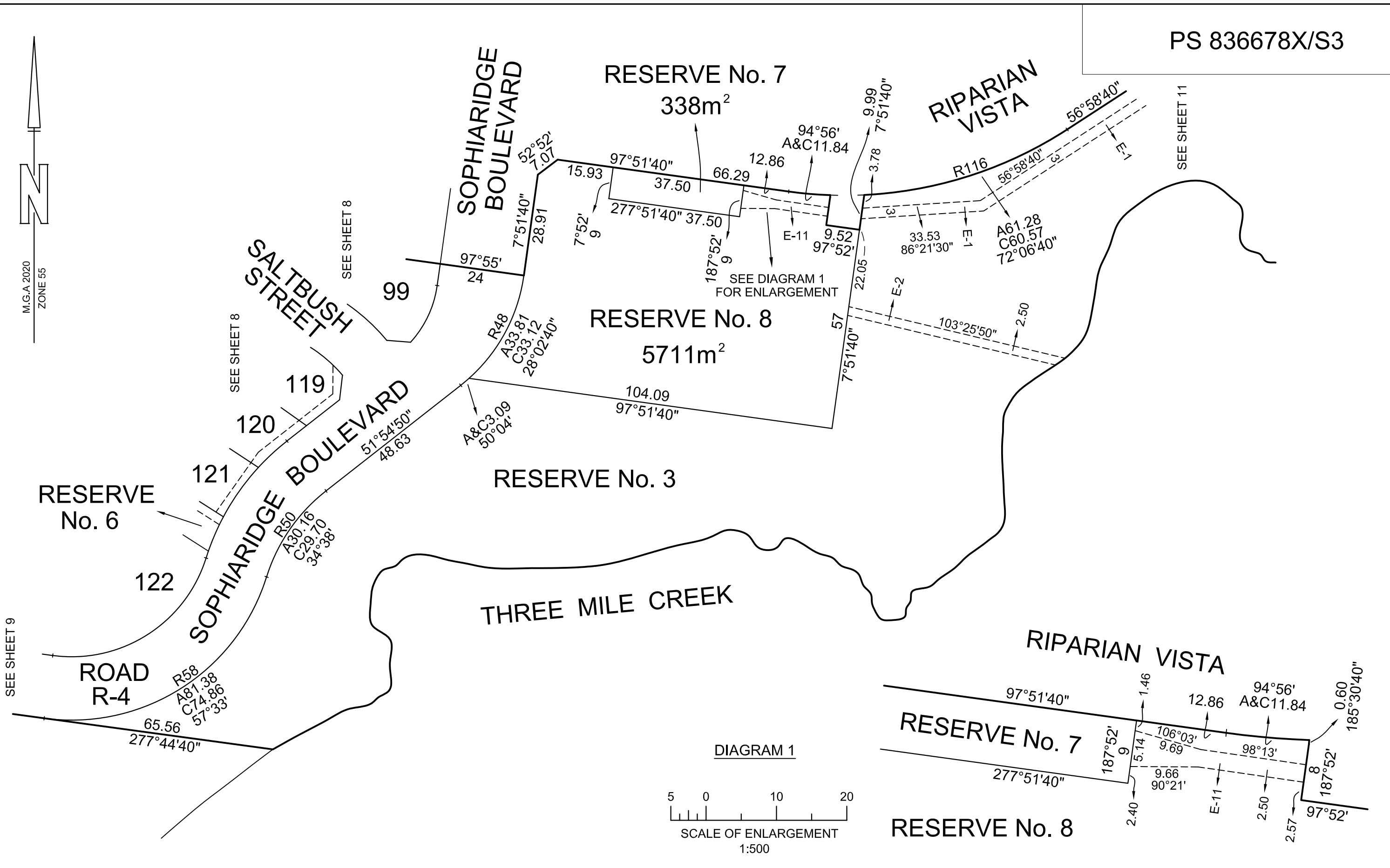
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Sheet 9

STEPHEN MOLNAR, VERSION 1





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