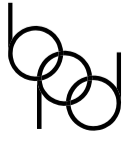
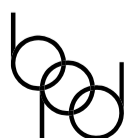
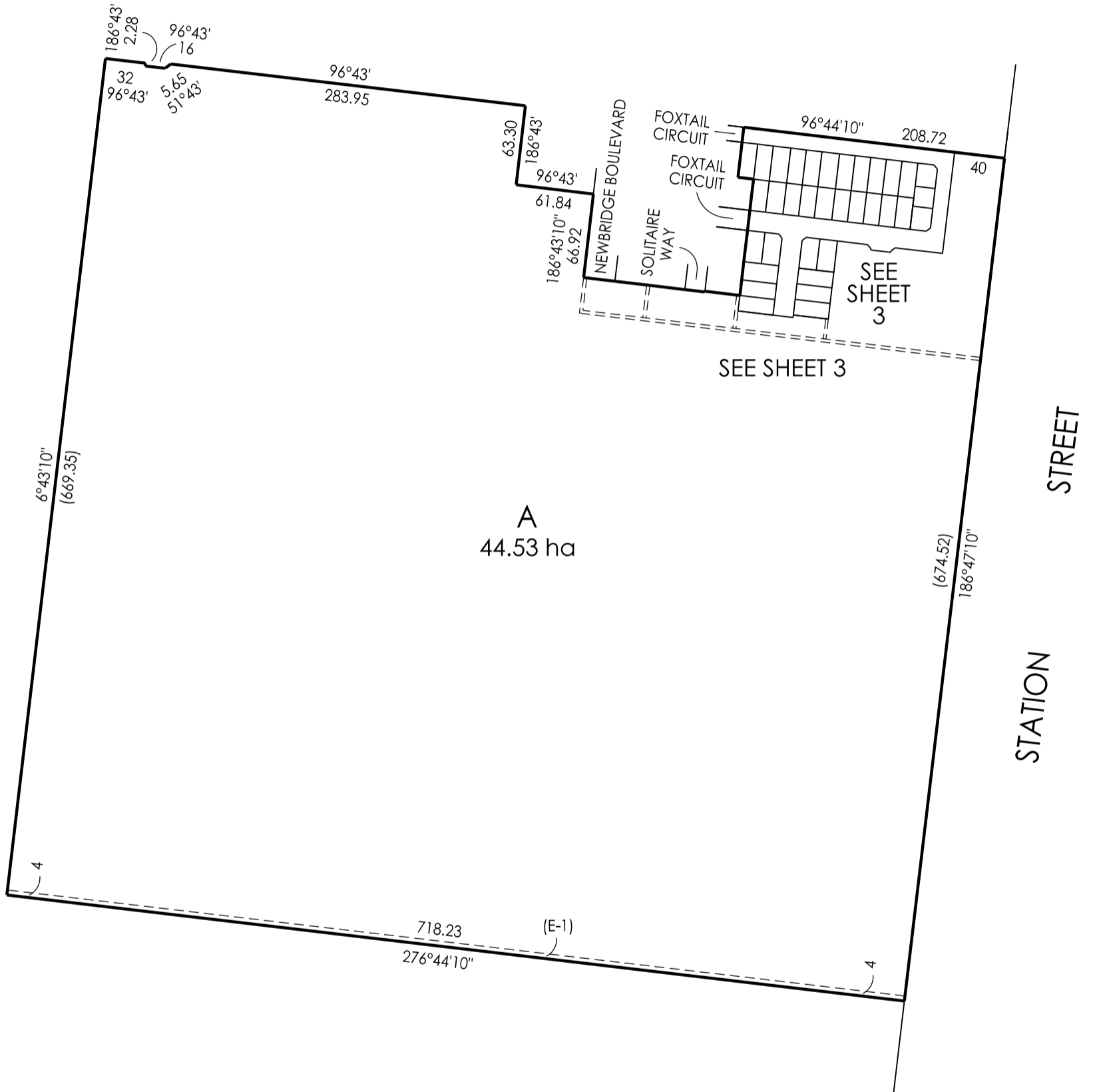
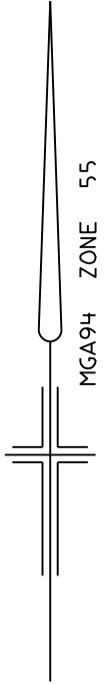


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 825844U	
LOCATION OF LAND PARISH: WALLAN WALLAN TOWNSHIP: ---- SECTION: ---- CROWN ALLOTMENT: 52A (PART) AND 53A . CROWN PORTION: 26 (PART) & 27 (PART) TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT A PS825832C POSTAL ADDRESS: (at time of subdivision) STATION STREET WALLAN 3756 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 323 175 ZONE: 55 N: 5 855 870 DATUM: GDA94		COUNCIL NAME: MITCHELL SHIRE COUNCIL		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 6281m² FURTHER PURPOSE OF PLAN: REMOVAL OF EASEMENT (E-2) ON LOT A ON PS825832C FROM THE LAND ON THIS PLAN. GROUNDS FOR REMOVAL: BY AGREEMENT SEC 6 (1) (K) (iv) SUBDIVISION ACT 1988		
ROAD R1	MITCHELL SHIRE COUNCIL			
NOTATIONS		DEPTH LIMITATION 15m APPLIES TO LAND WITHIN CROWN ALLOTMENT 52A & 53A SURVEY: THIS PLAN IS BASED ON SURVEY VIDE PS825832C THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No. WALLAN WALLAN PM245 IN PROCLAIMED SURVEY AREA No. 53 STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.		
ESTATE NEWBRIDGE SOUTH 2 AREA: 1.781 ha No. OF LOTS: 34 MELWAY: 665:F:2				
EASEMENT INFORMATION				
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)				
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1)	DRAINAGE	SEE PLAN	PS521780P	MITCHELL SHIRE COUNCIL
(E-1)	PIPELINE OR ANCILLARY PURPOSES	SEE PLAN	PS521780P - SECTION 136 WATER ACT 1989	GOULBURN VALLEY REGION WATER AUTHORITY
(E-2)	SEWERAGE	SEE PLAN	PS818938A	YARRA VALLEY WATER
(E-3)	SEWERAGE	SEE PLAN	PS825832C	YARRA VALLEY WATER
(E-4)	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER
 Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		REF: 10105/2 VERSION: 6 LICENSED SURVEYOR: SIMON P. COX	ORIGINAL SHEET SIZE A3	SHEET 1 OF 6 SHEETS
CHECKED L.W.	DATE: 13/03/20			

PLAN OF SUBDIVISION

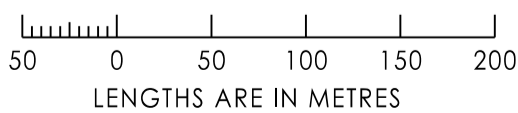
PLAN NUMBER
PS 825844U



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1/19 Cato Street
Hawthorn East Vic 3123
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www.bpd.com.au info@bpd.com.au

SCALE

1:4000



ORIGINAL SHEET SIZE A3

SHEET 2

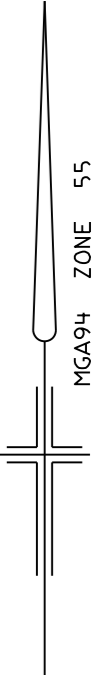
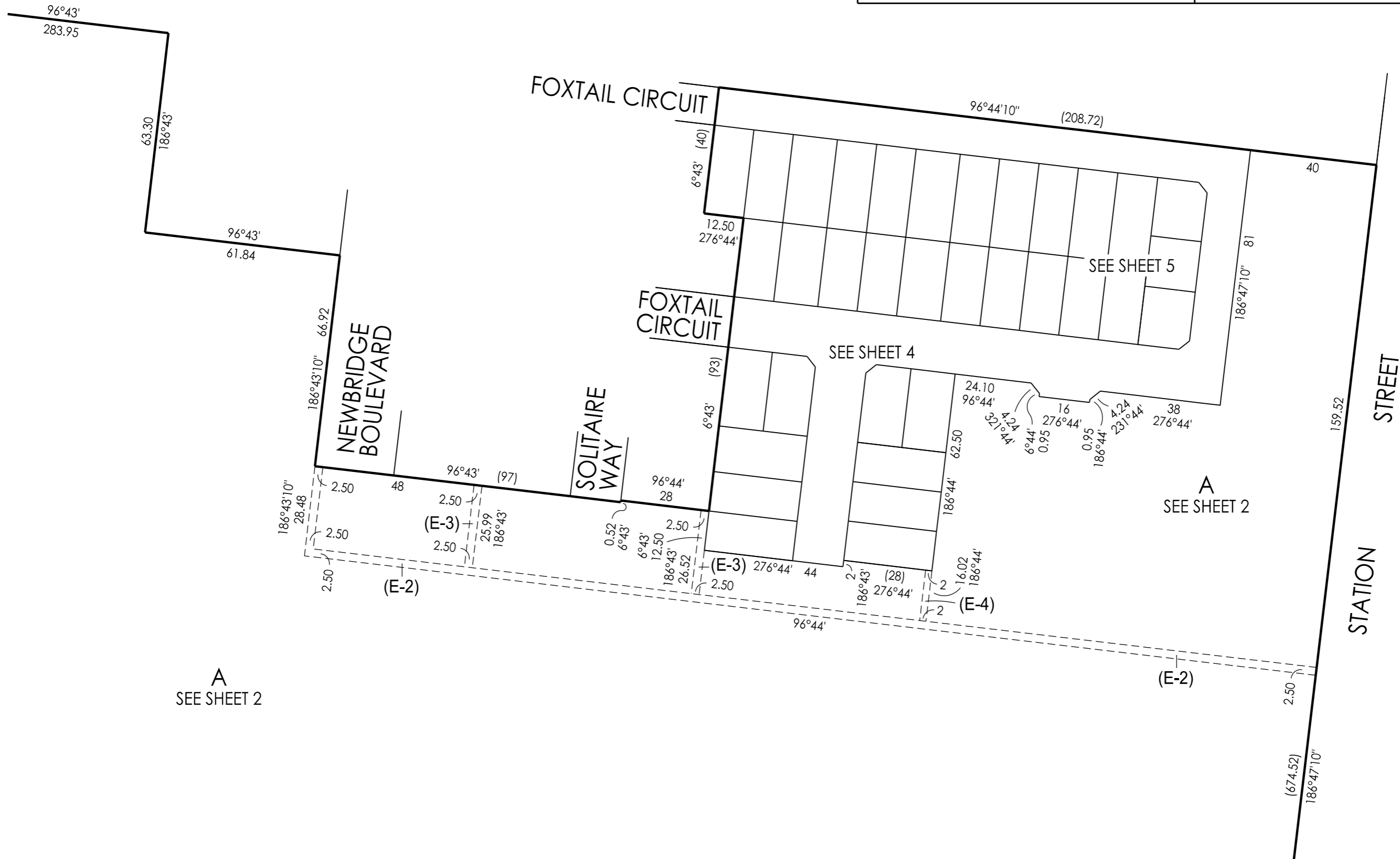
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VERSION: 6

LICENSED SURVEYOR: SIMON P. COX

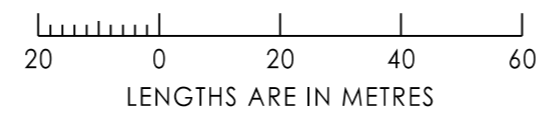
PLAN OF SUBDIVISION

PLAN NUMBER
PS 825844U



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SCALE
1:1250

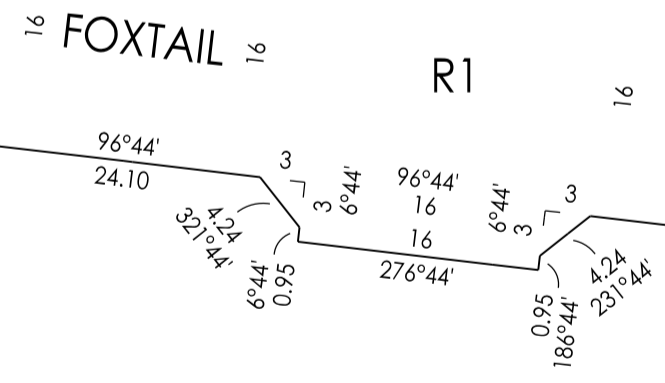
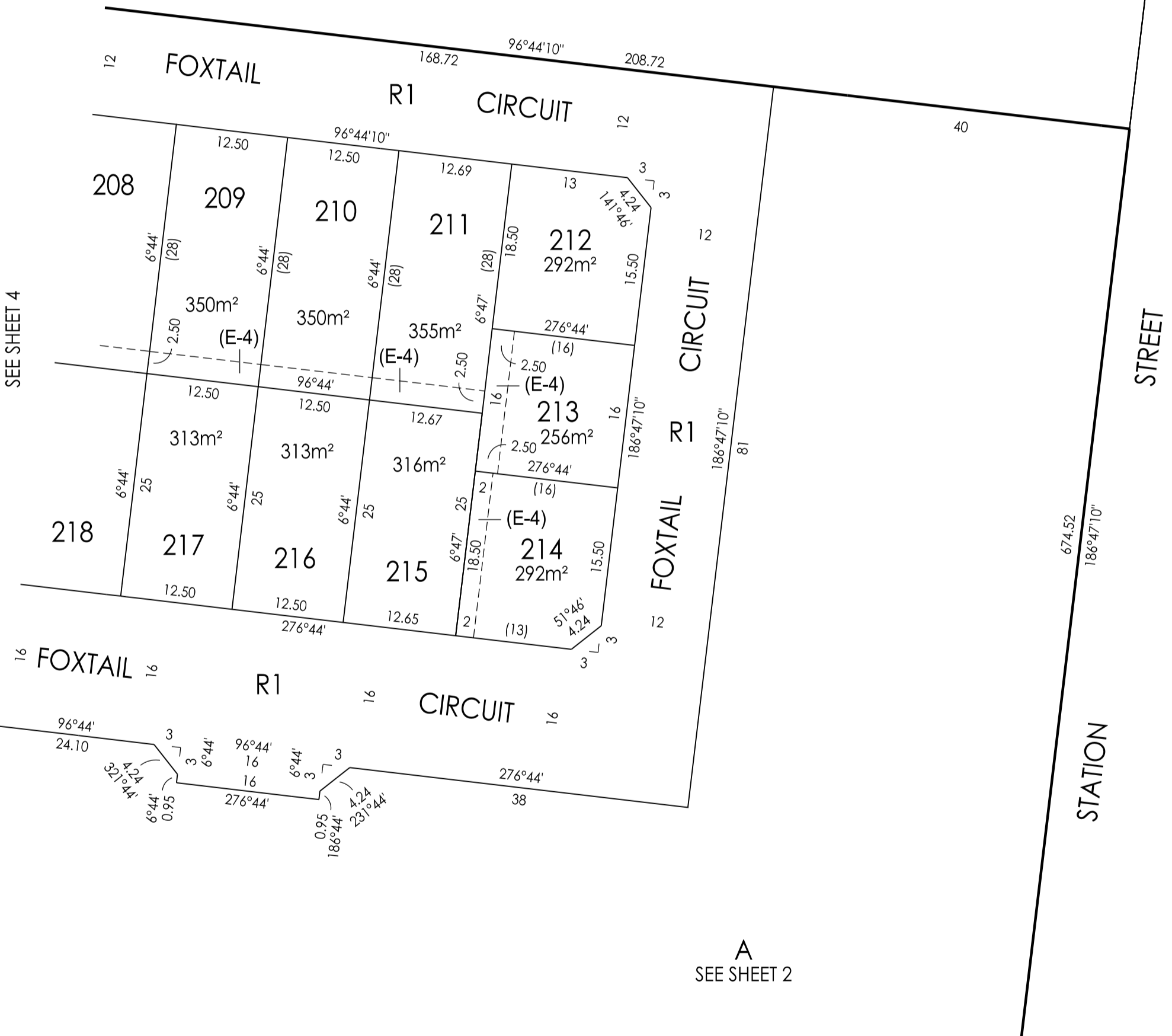
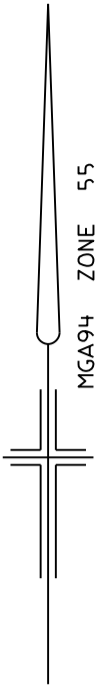


REF: 10105/2 VERSION: 6
LICENSED SURVEYOR: SIMON P. COX

ORIGINAL SHEET SIZE A3 SHEET 3

PLAN OF SUBDIVISION

PLAN NUMBER
PS 825844U




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Hawthorn East Vic 3123
Ph: 8823 2300 Fax: 8823 2310
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1:500



ORIGINAL SHEET SIZE A3	SHEET 5
REF: 10105/2	VERSION: 6

LICENSED SURVEYOR: SIMON P. COX

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

Upon registration of this plan, the following restriction is to be created.

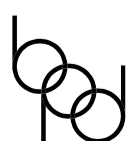
Land to benefit: Lots 201 to 234 (both inclusive).

Land to be burdened: Lots 201 to 234 (both inclusive).

Description of Restriction:

1. The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not, without the permission of the Responsible Authority build or permit to be built or remain on the lot or any part of it:
 - (a) Any structure unless the said structure maintains a setback of at least 1m (one metre) from at least one of the side boundaries of the Lot. For this restriction the side boundary is considered the boundary that connects the frontage boundary with the rear boundary and may contain one or more bends.
 - (b) Any building on a lot unless the plans for such a building are first approved by the relevant 'Design Review Panel' as being in accordance with the 'Newbridge Design Guidelines', A copy of the Newbridge Design Guidelines can be found at <https://resimaxgroup.com.au/newbridgesouth/>

Restriction 1.(b) will cease to affect any of the burdened lots eight (8) years after registration of this plan.



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Hawthorn East Vic 3123
Ph: 8823 2300 Fax: 8823 2310
www.bpd.com.au info@bpd.com.au

SCALE

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SHEET SIZE A3

SHEET 6

REF: 10105/2

VERSION: 6

LICENSED SURVEYOR: SIMON P. COX