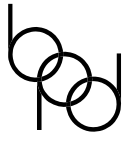


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 831642X		
LOCATION OF LAND PARISH: WALLAN WALLAN TOWNSHIP: ----- SECTION: ----- CROWN ALLOTMENT: 52A (PART) AND 53A CROWN PORTION: 26 (PART) AND 27 (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A ON PS831640C POSTAL ADDRESS: STATION STREET (at time of subdivision) WALLAN 3756 MGA 94 CO-ORDINATES: E: 323 150 ZONE: 55 (of approx. centre of plan) N: 5 855 740 DATUM: GDA94		COUNCIL NAME: MITCHELL SHIRE COUNCIL			
VESTING OF ROADS OR RESERVES		NOTATIONS			
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 400 (BOTH INCLUSIVE) AND B HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 6855m² STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. PLP202/18.01			
ROAD R1 RESERVE No. 1 RESERVE No. 2	MITCHELL SHIRE COUNCIL MITCHELL SHIRE COUNCIL MITCHELL SHIRE COUNCIL				
NOTATIONS		FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-2) ON PS831640C AND (E-5) ON PS831640C WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1, RESERVE No. 1 AND RESERVE No. 2 GROUND FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988			
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					
ESTATE NEWBRIDGE SOUTH 4		AREA: 1.888 ha	No. OF LOTS: 27	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	
SEE SHEET 2 FOR DETAILS					
 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: 10105/4	VERSION: 10	ORIGINAL SHEET SIZE A3	SHEET 1 OF 8 SHEETS
CHECKED AT		LICENSED SURVEYOR: SIMON COX			
DATE: 27/05/21					

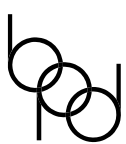
	PLAN OF SUBDIVISION	LR USE ONLY EDITION	PLAN NUMBER PS 831642X
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EASEMENT INFORMATION

* WETLAND, FLOODWAY, DRAINAGE AND STORMWATER QUALITY MANAGEMENT AS SPECIFIED AND SET-OUT
IN MEMORANDUM OF COMMON PROVISIONS No. AA2741

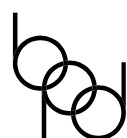
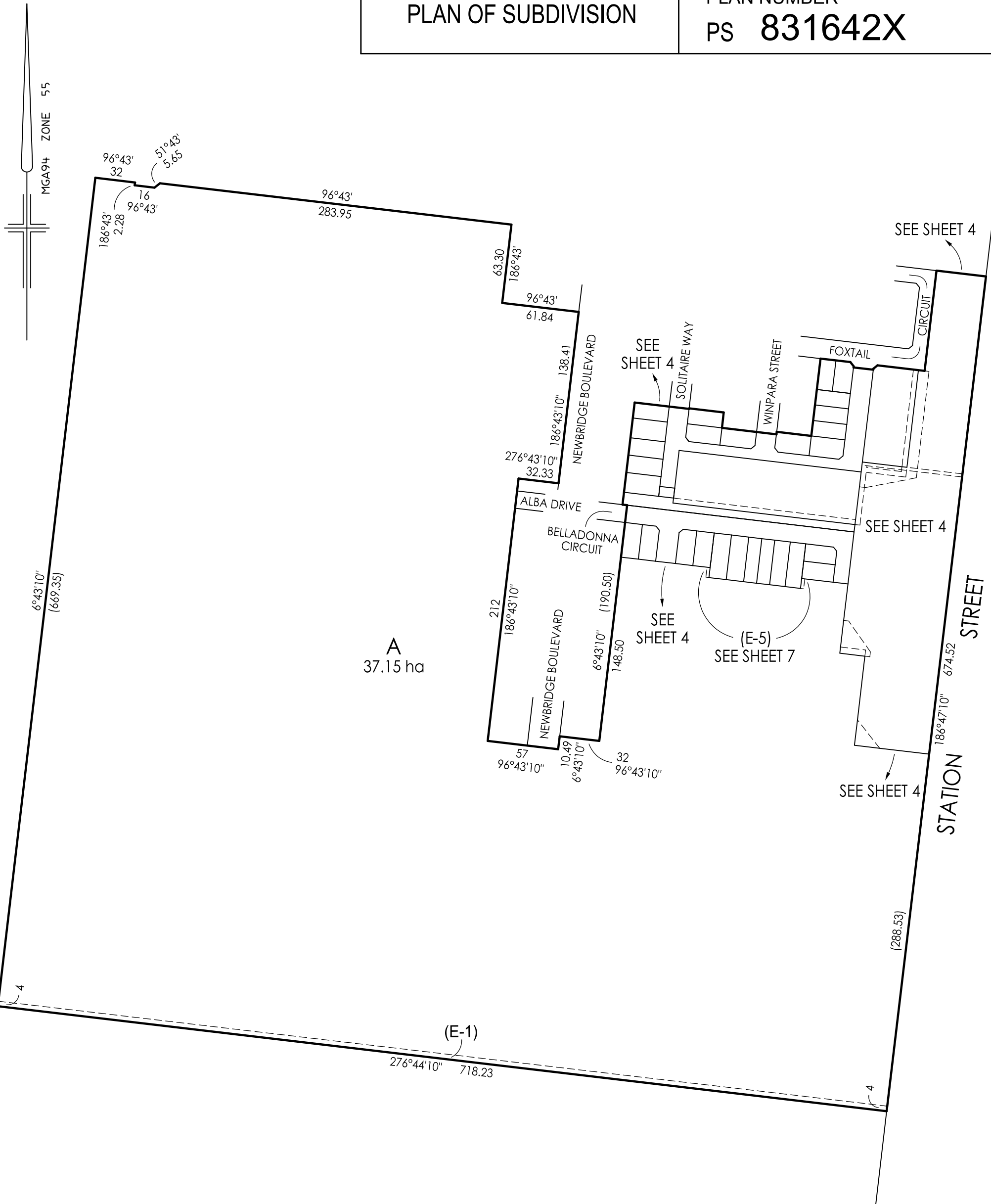
LEGEND: A - APPURTENANT E - ENCUMBERING EASMENT R - ENCUMBERING EASEMENT (ROAD)

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	PS825844U	YARRA VALLEY WATER
(E-5)	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER
(E-6)	SEWERAGE	SEE PLAN	PS831640C	YARRA VALLEY WATER
(E-7)	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER
(E-7)	WATER SUPPLY THROUGH UNDERGROUND PIPES	SEE PLAN	THIS PLAN	YARRA VALLEY WATER
(E-7)	GAS SUPPLY	SEE PLAN	THIS PLAN	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
(E-8)	POWER LINE	SEE PLAN	THIS PLAN - SECTION 88 ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
(E-9)	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER
(E-9)	WATER SUPPLY THROUGH UNDERGROUND PIPES	SEE PLAN	THIS PLAN	YARRA VALLEY WATER
(E-9)	GAS SUPPLY	SEE PLAN	THIS PLAN	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
(E-9)	POWER LINE	SEE PLAN	THIS PLAN - SECTION 88 ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
(E-10)	WATER SUPPLY THROUGH UNDERGROUND PIPES	SEE PLAN	THIS PLAN	YARRA VALLEY WATER
(E-10)	GAS SUPPLY	SEE PLAN	THIS PLAN	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
(E-11)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION
(E-12)	SEWERAGE	SEE PLAN	PS818938A	YARRA VALLEY WATER
(E-12)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION
(E-13)	WATER SUPPLY THROUGH UNDERGROUND PIPES	SEE PLAN	THIS PLAN	YARRA VALLEY WATER
(E-13)	GAS SUPPLY	SEE PLAN	THIS PLAN	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
(E-13)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION
(E-14)	SEWERAGE	SEE PLAN	PS818938A	YARRA VALLEY WATER
(E-14)	WATER SUPPLY THROUGH UNDERGROUND PIPES	SEE PLAN	THIS PLAN	YARRA VALLEY WATER
(E-14)	GAS SUPPLY	SEE PLAN	THIS PLAN	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD

 <p>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</p>	REF: 10105/4	VERSION: 10	ORIGINAL SHEET SIZE A3	SHEET 2
	LICENSED SURVEYOR: SIMON COX			

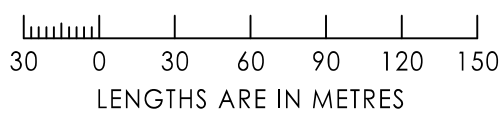
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PLAN NUMBER
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SCALE
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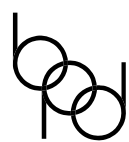
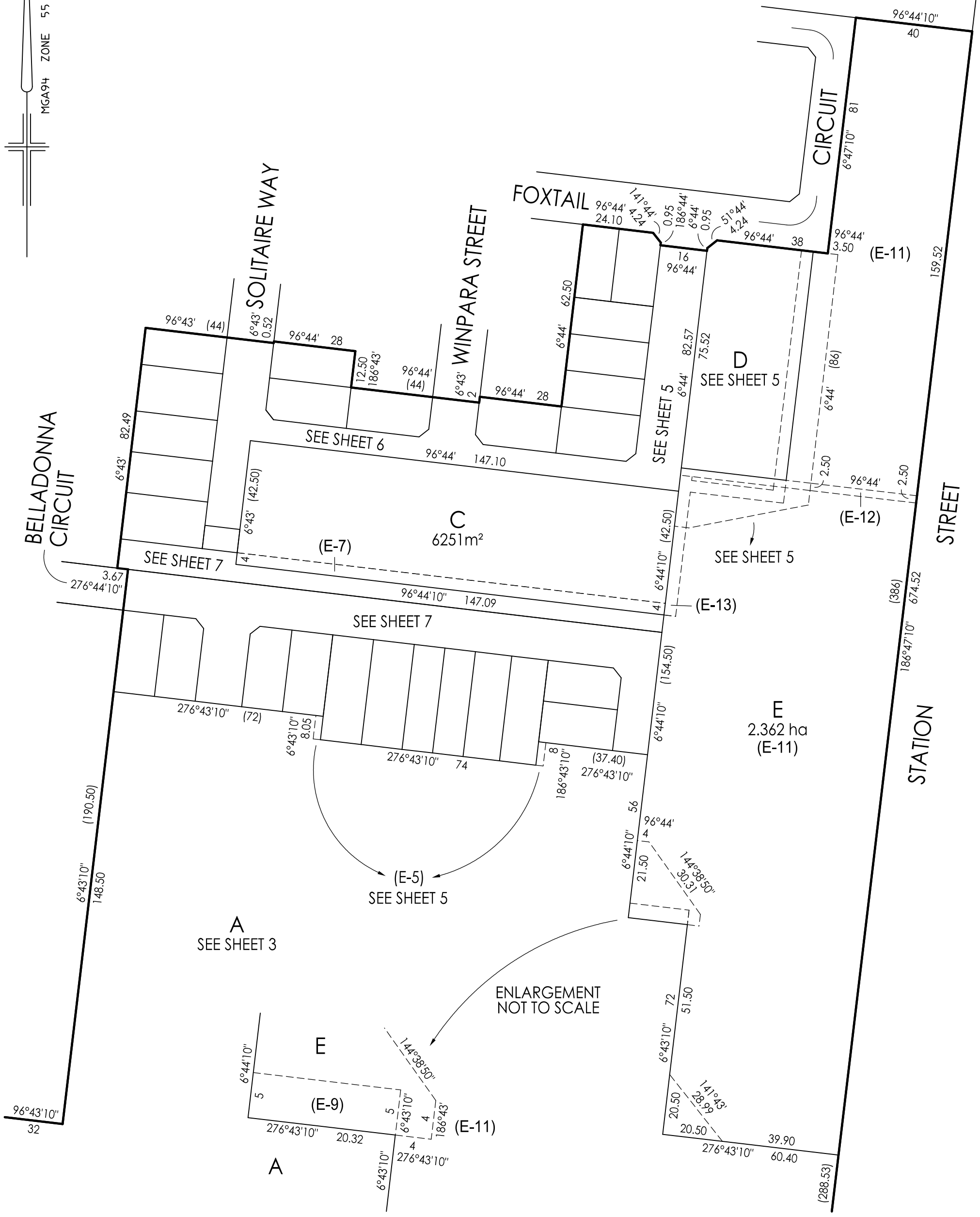
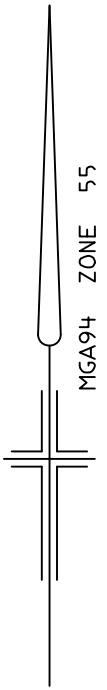
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SHEET 3
VERSION: 10

LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

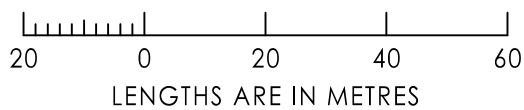
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SHEET 4

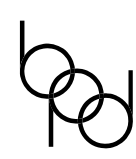
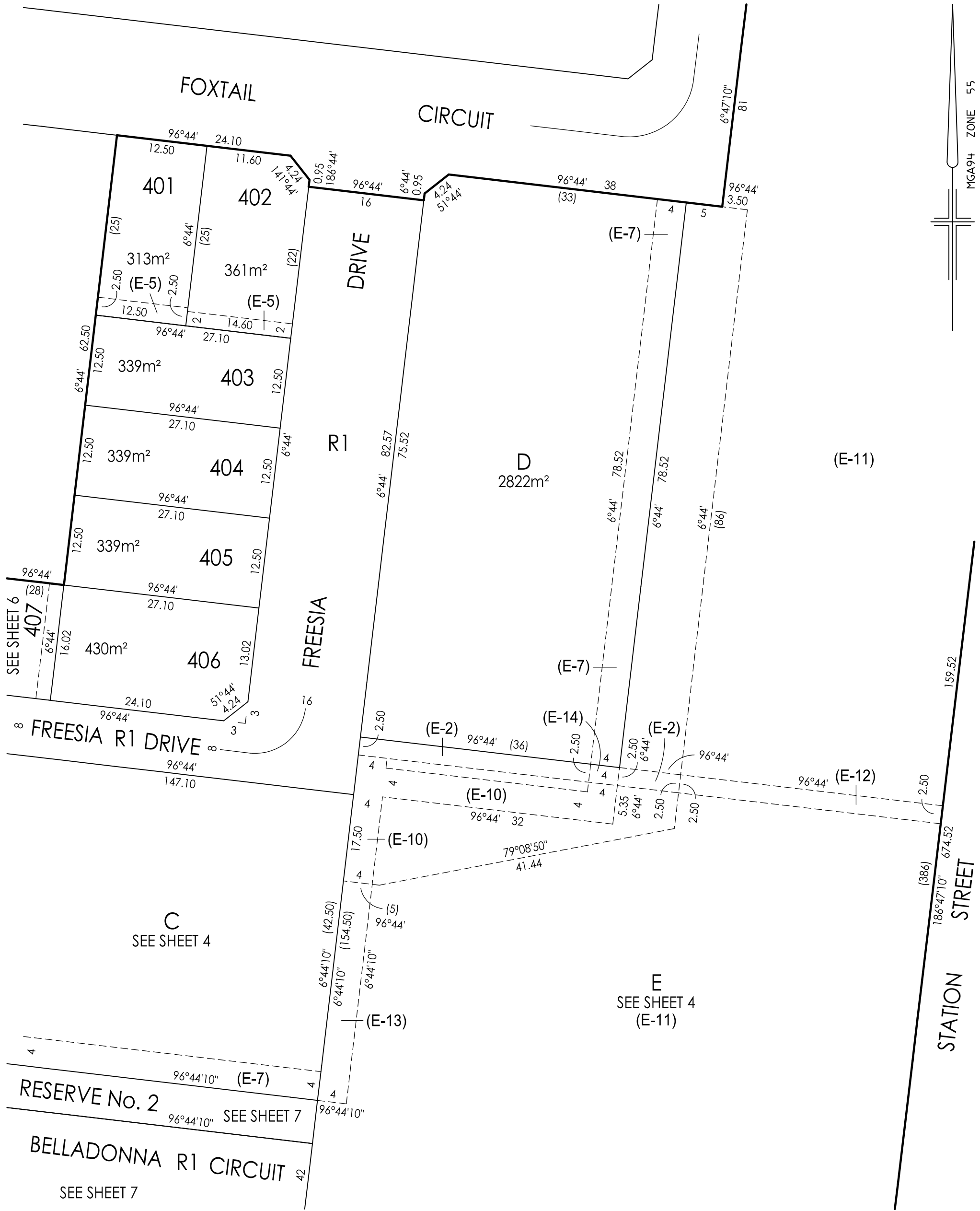
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VERSION: 10

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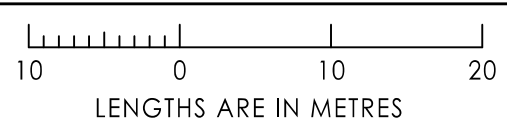
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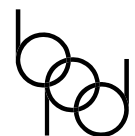
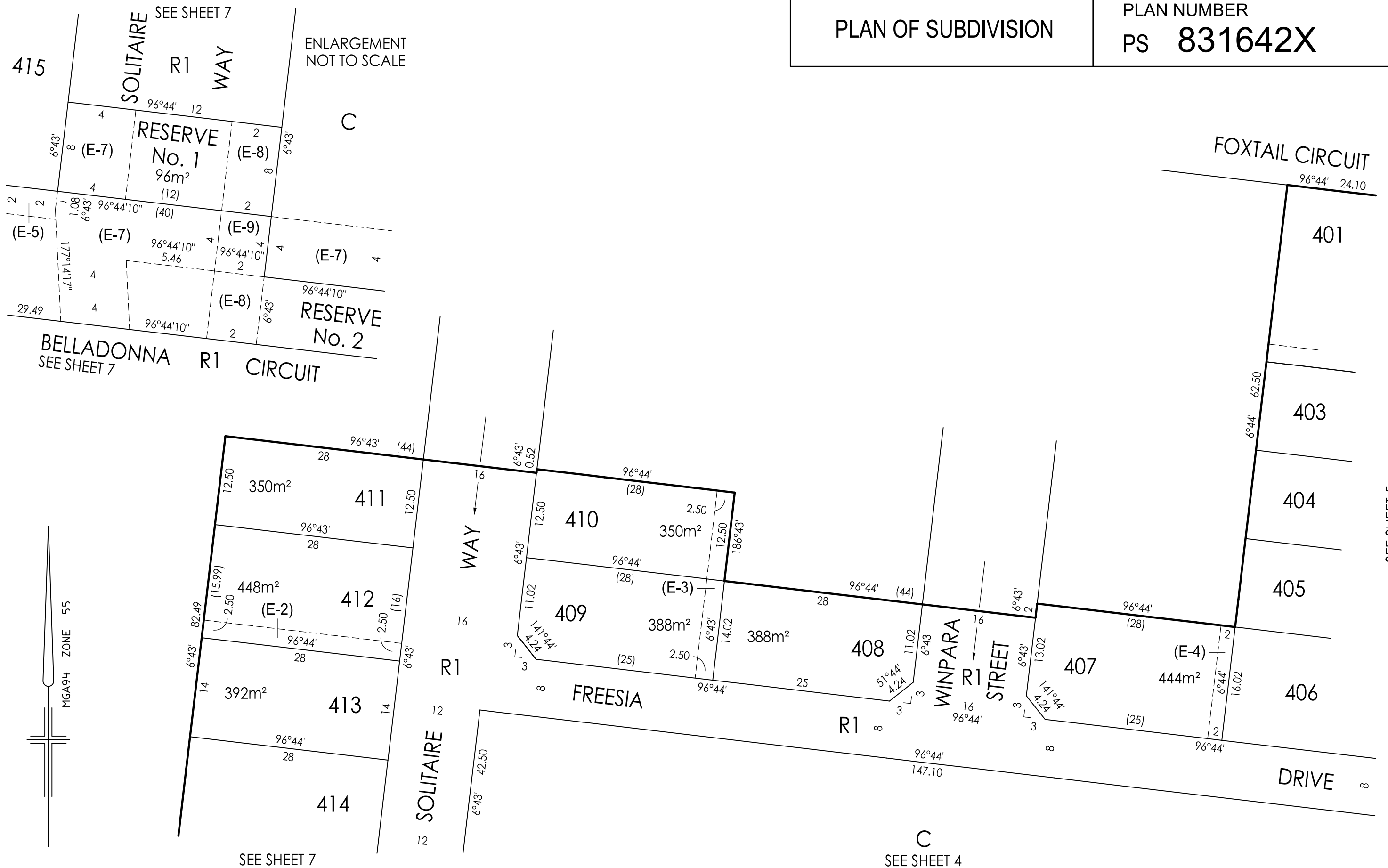
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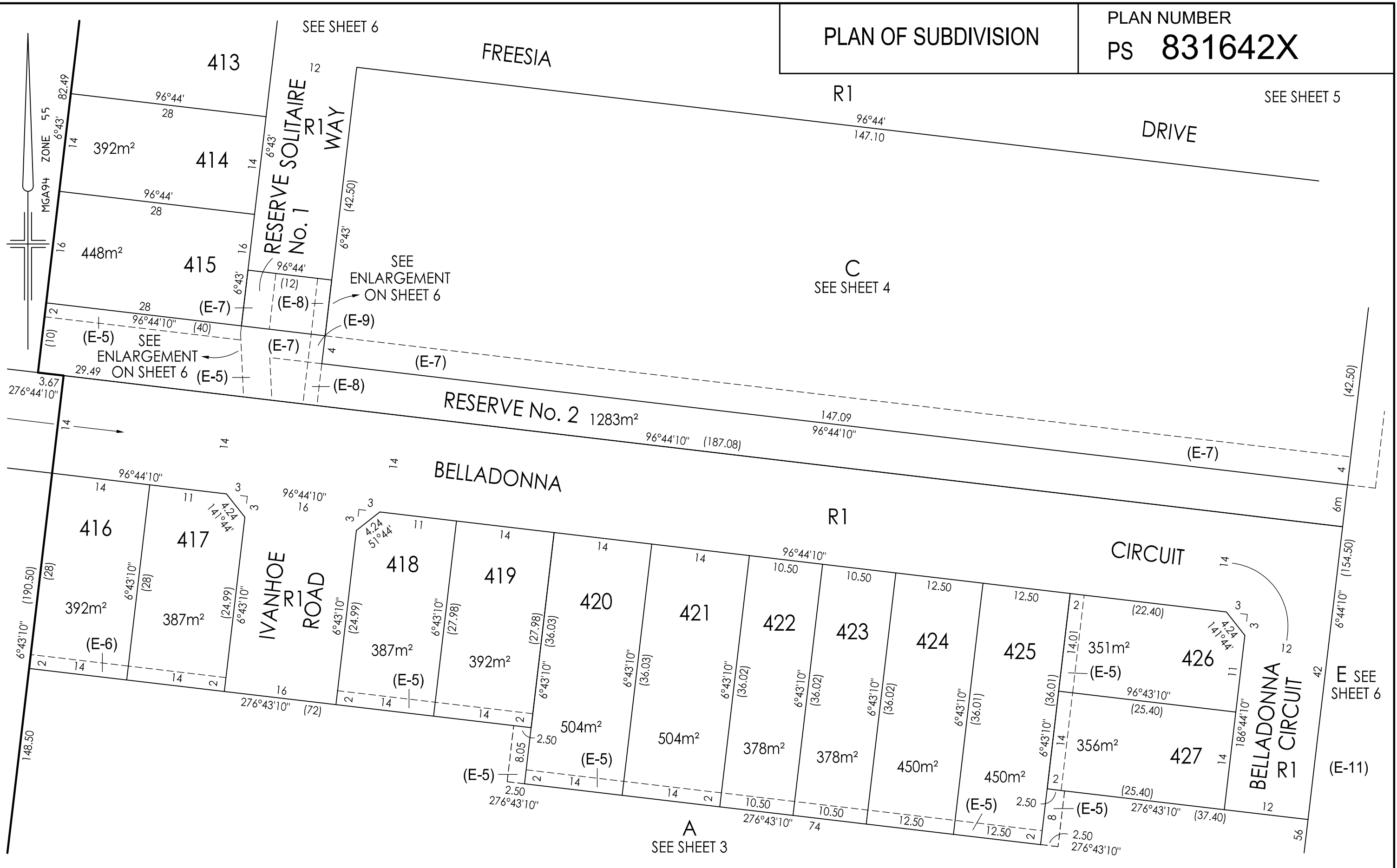
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3

SHEET 6

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SHEET 7

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

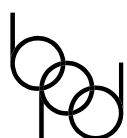
Land to benefit: Lots 401 to 427 (both inclusive).

Land to be burdened: Lots 401 to 427 (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) Except for Lots 422 and 423 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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