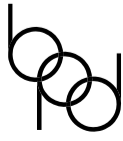


<b>PLAN OF SUBDIVISION</b>		LRS USE ONLY EDITION	PLAN NUMBER <b>PS 825881N</b>
<b>LOCATION OF LAND</b> <b>PARISH:</b> WALLAN WALLAN  <b>TOWNSHIP:</b> -----  <b>SECTION:</b> -----  <b>CROWN ALLOTMENT:</b> 52A (PART) AND 53A <b>CROWN PORTION:</b> 26 (PART) AND 27 (PART)  <b>TITLE REFERENCES:</b> VOL FOL VOL FOL  <b>LAST PLAN REFERENCE:</b> LOT A ON PS825880Q LOT E ON PS831642X  <b>POSTAL ADDRESS:</b> STATION STREET (at time of subdivision) WALLAN 3756  <b>MGA 94 CO-ORDINATES:</b> E: 323120 ZONE: 55 (of approx. centre of plan) N: 5855560 DATUM: GDA94		<b>COUNCIL NAME:</b> MITCHELL SHIRE COUNCIL	
<b>VESTING OF ROADS OR RESERVES</b>		<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 600 (BOTH INCLUSIVE), B, C, D AND EASEMENTS (E-4) TO (E-8) (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN  <b>TOTAL ROAD AREA: 5853m<sup>2</sup></b>	
ROAD R1	MITCHELL SHIRE COUNCIL		
RESERVE No. 1	MITCHELL SHIRE COUNCIL		
RESERVE No. 2	MITCHELL SHIRE COUNCIL		
RESERVE No. 3	MITCHELL SHIRE COUNCIL		
RESERVE No. 4	MITCHELL SHIRE COUNCIL		
RESERVE No. 5	MITCHELL SHIRE COUNCIL		
<b>NOTATIONS</b>			
DEPTH LIMITATION 15m APPLIES TO LAND WITHIN CROWN ALLOTMENT 52A & 53A			
<b>SURVEY:</b> 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  <b>STAGING</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.			
<b>ESTATE</b> NEWBRIDGE SOUTH 6	<b>AREA:</b> 4.344 ha	<b>No. OF LOTS:</b> 27	<b>MELWAY:</b> 665:F:3
<b>FOR EASEMENT INFORMATION SEE SHEET 2</b>			
 <b>Breese Pitt Dixon Pty Ltd</b> 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		REF: 10105/6      VERSION: 5  LICENSED SURVEYOR: SIMON COX	ORIGINAL SHEET SIZE A3      SHEET 1 OF 7 SHEETS
CHECKED AT	DATE: 20/04/21		

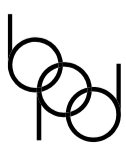
	<b>PLAN OF SUBDIVISION</b>	<b>LR USE ONLY EDITION</b>	<b>PLAN NUMBER PS 825881N</b>
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**EASEMENT INFORMATION**

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

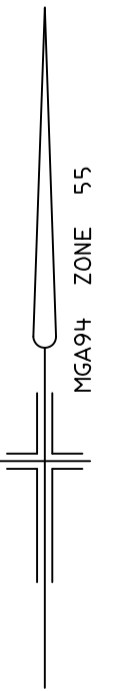
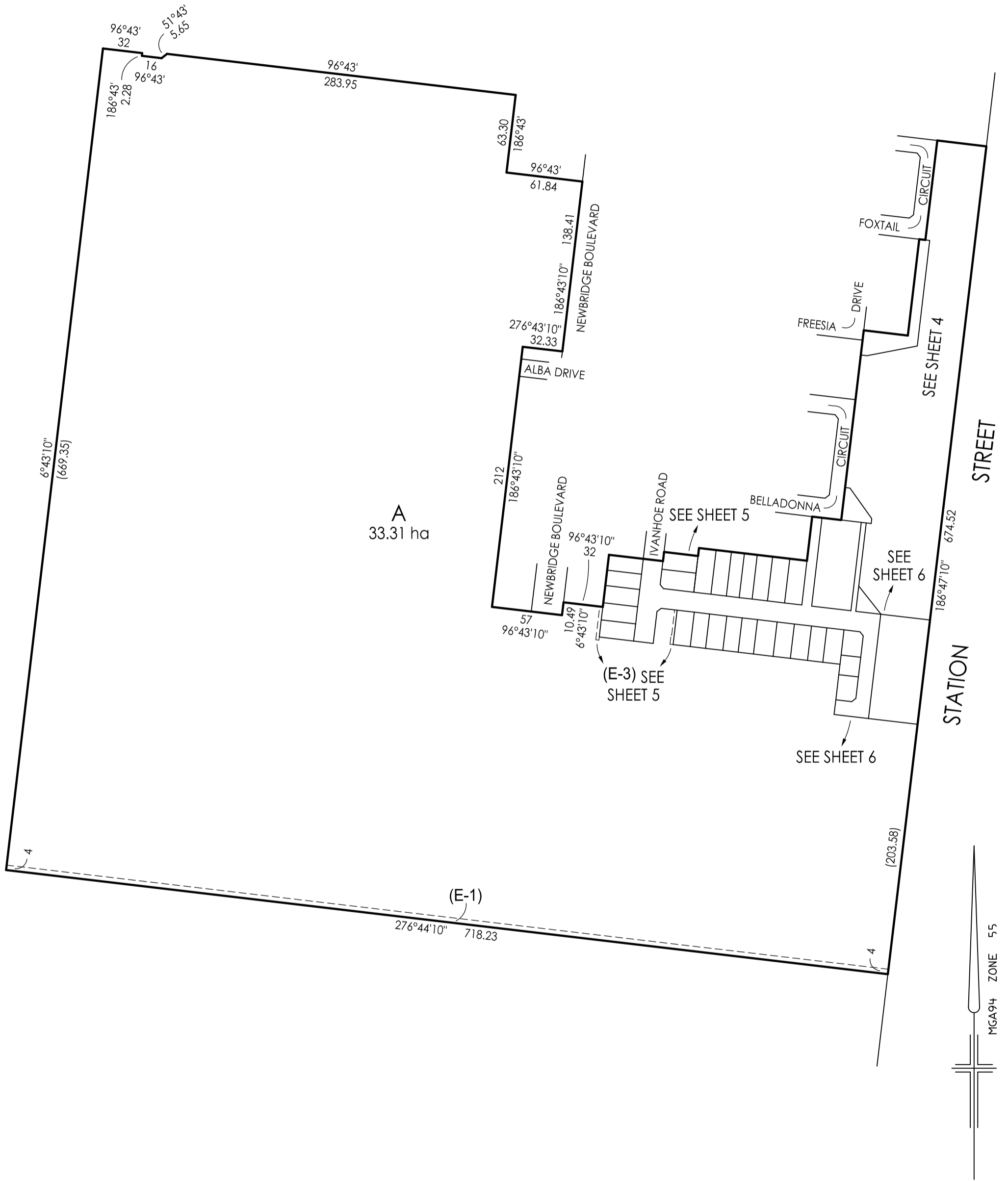
**LEGEND:**                      A - APPURTENANT                      E - ENCUMBERING EASMENT                      R - ENCUMBERING EASEMENT (ROAD)

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		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	THIS PLAN	YARRA VALLEY WATER
(E-9)	SEWERAGE	SEE PLAN	PS831642X	YARRA VALLEY WATER
(E-9)	WATER SUPPLY THROUGH UNDERGROUND PIPES	SEE PLAN	PS831642X	YARRA VALLEY WATER
(E-9)	GAS SUPPLY	SEE PLAN	PS831642X	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
(E-9)	POWER LINE	SEE PLAN	PS831642X - SECTION 88 ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
(E-10)	WATER SUPPLY THROUGH UNDERGROUND PIPES	SEE PLAN	PS831642X	YARRA VALLEY WATER
(E-10)	GAS SUPPLY	SEE PLAN	PS831642X	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
(E-11)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)	SEE PLAN	PS831642X	MELBOURNE WATER CORPORATION
(E-12)	SEWERAGE	SEE PLAN	PS818938A	YARRA VALLEY WATER
(E-12)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)	SEE PLAN	PS831642X	MELBOURNE WATER CORPORATION
(E-13)	WATER SUPPLY THROUGH UNDERGROUND PIPES	SEE PLAN	PS831642X	YARRA VALLEY WATER
(E-13)	GAS SUPPLY	SEE PLAN	PS831642X	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
(E-13)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)	SEE PLAN	PS831642X	MELBOURNE WATER CORPORATION
(E-14)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION

 <p><b>Breese Pitt Dixon Pty Ltd</b> 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au</p>	REF: 10105/6	VERSION: 5	ORIGINAL SHEET SIZE A3	SHEET 2
	LICENSED SURVEYOR: SIMON COX			

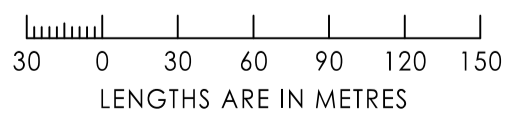
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 825881N



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SCALE  
1:3000



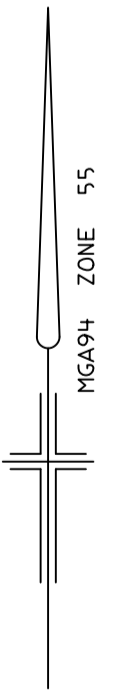
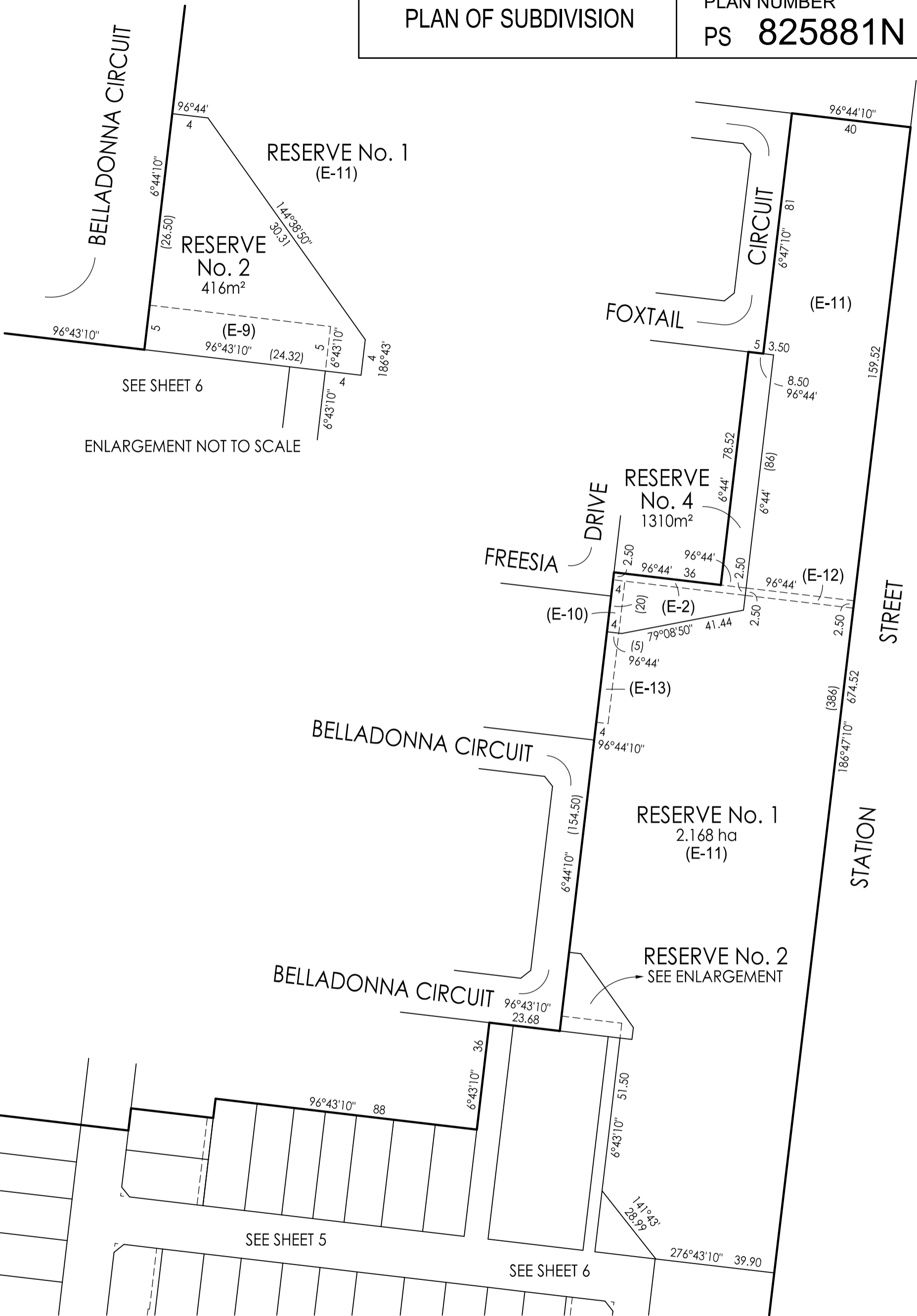
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REF: 10105/6

SHEET 3  
VERSION: 5

LICENSED SURVEYOR: SIMON COX

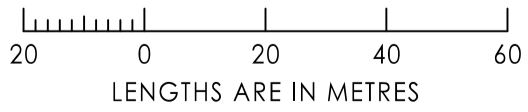
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 825881N



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SCALE  
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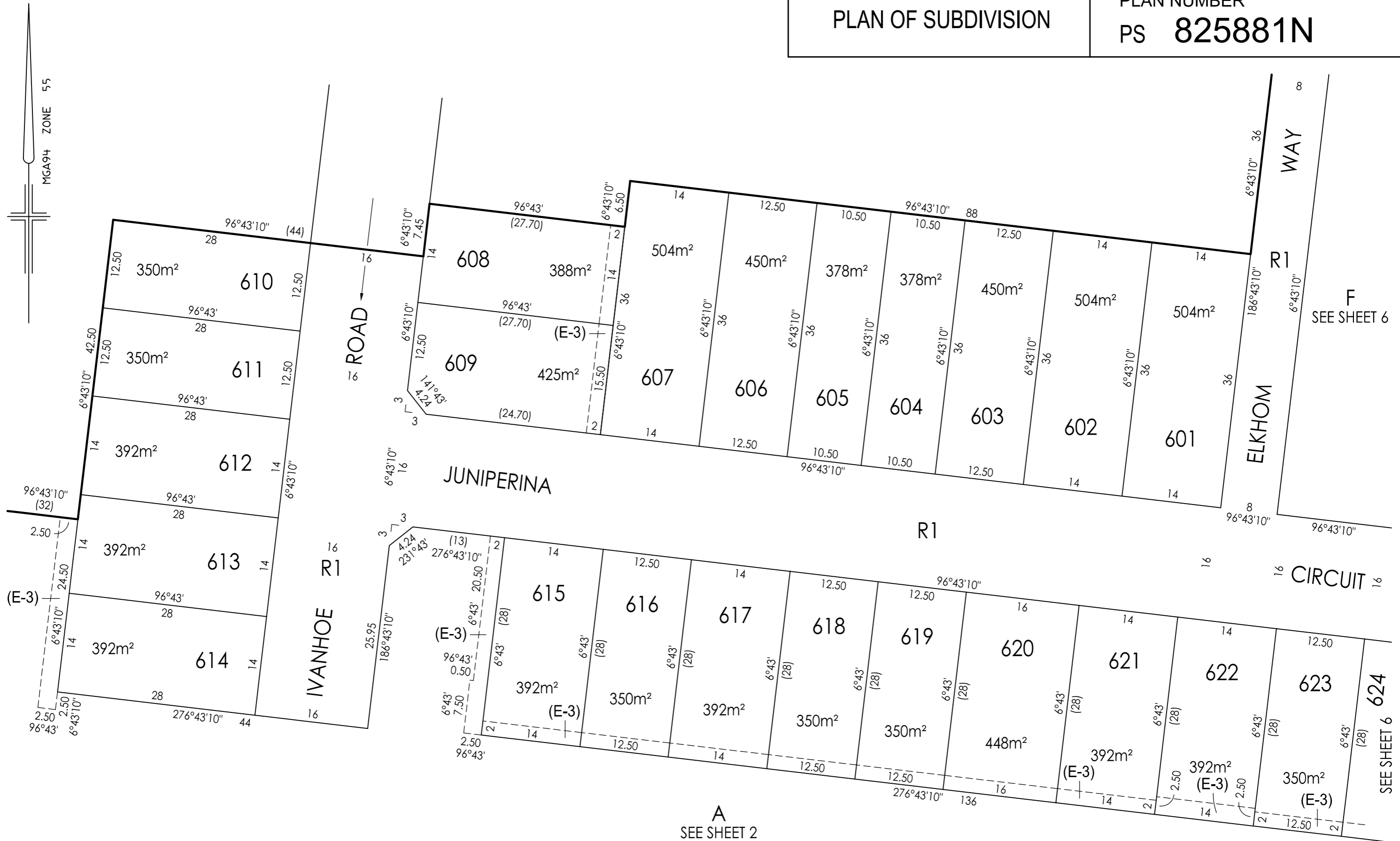
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REF: 10105/6

SHEET 4  
VERSION: 5

LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 825881N



F  
SEE SHEET 6

624  
SEE SHEET 6

A  
SEE SHEET 2



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REF: 10105/6

VERSION: 5

ORIGINAL SHEET SIZE A3

SHEET 5

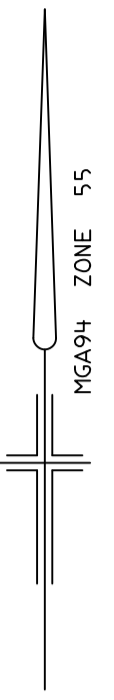
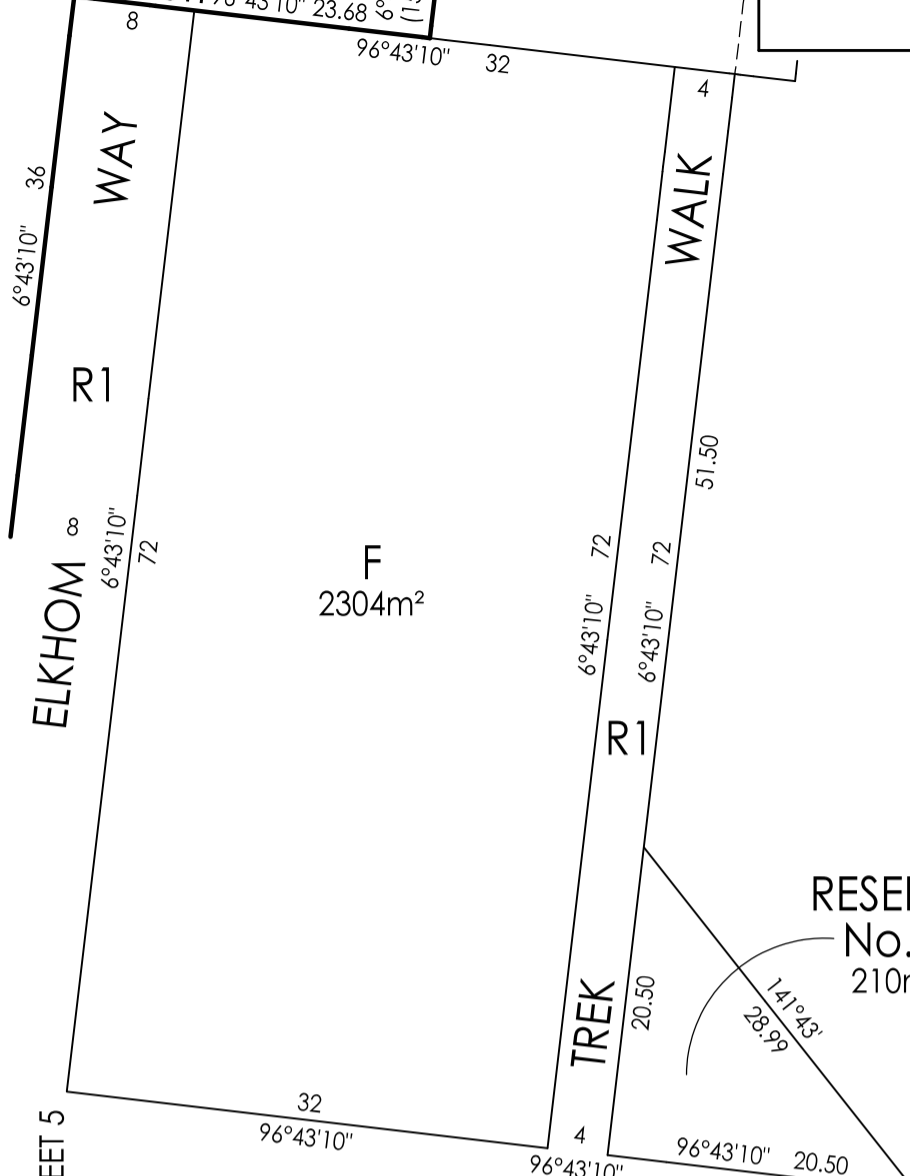
LICENSED SURVEYOR: SIMON COX

BELLADONNA  
CIRCUIT

RESERVE No. 2

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 825881N

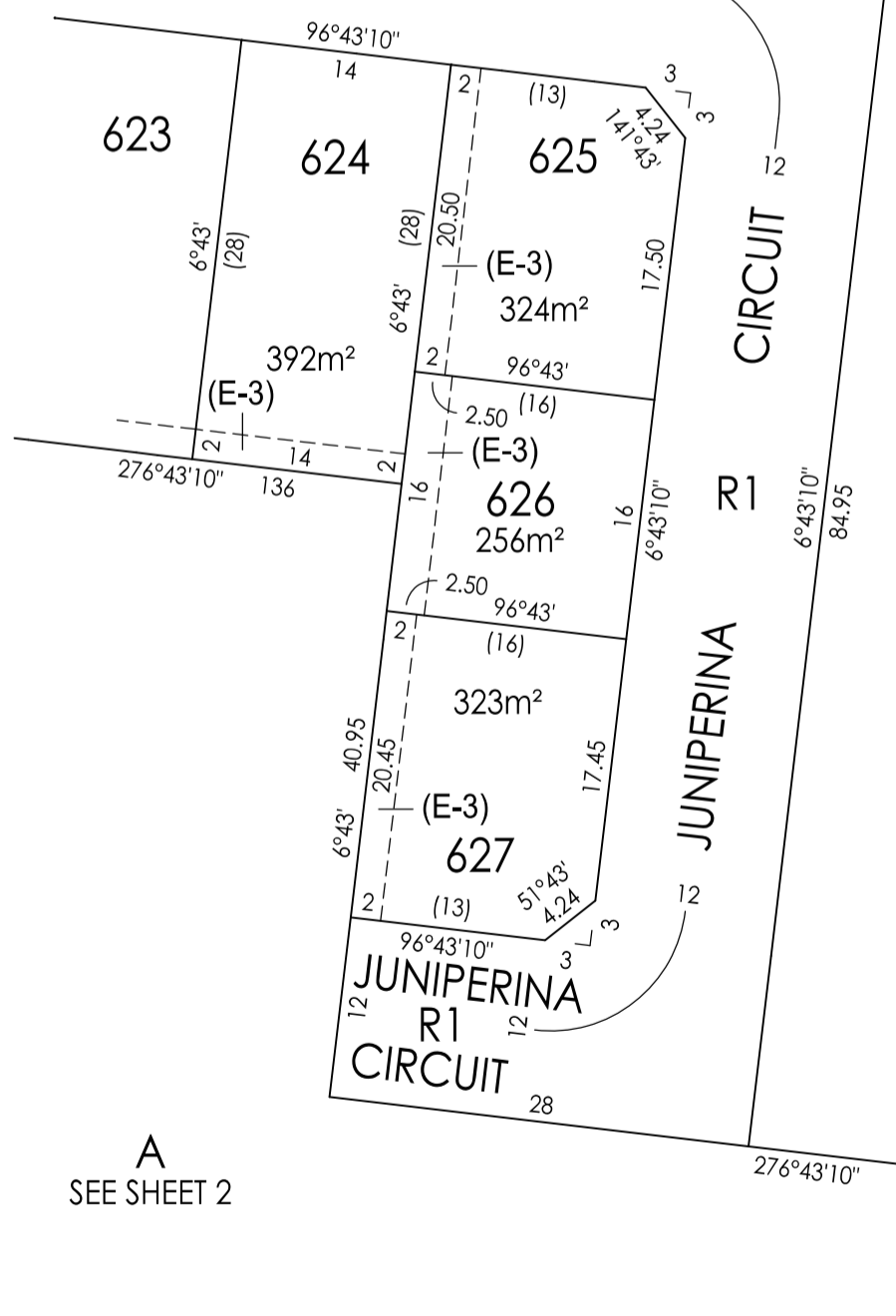


RESERVE No. 1  
SEE SHEET 4  
(E-11)

RESERVE  
No. 3  
210m<sup>2</sup>

RESERVE No. 5  
3402m<sup>2</sup>  
(E-14)

SEE SHEET 5  
16 JUNIPERINA R1 CIRCUIT

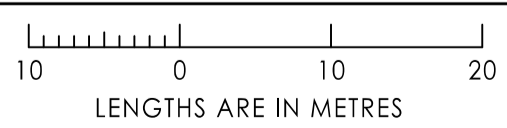


A  
SEE SHEET 2



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1:500



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

LICENSED SURVEYOR: SIMON COX

SUBDIVISION ACT 1988  
CREATION OF RESTRICTION

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

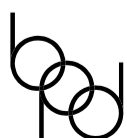
Land to benefit: Lots 601 to 627 (both inclusive).

Land to be burdened: Lots 601 to 627 (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 604, 605, 625, 626 and 627 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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SCALE

ORIGINAL  
SHEET SIZE A3

SHEET 7

REF: 10105/6

VERSION: 5

LICENSED SURVEYOR: SIMON COX