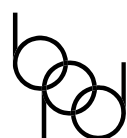
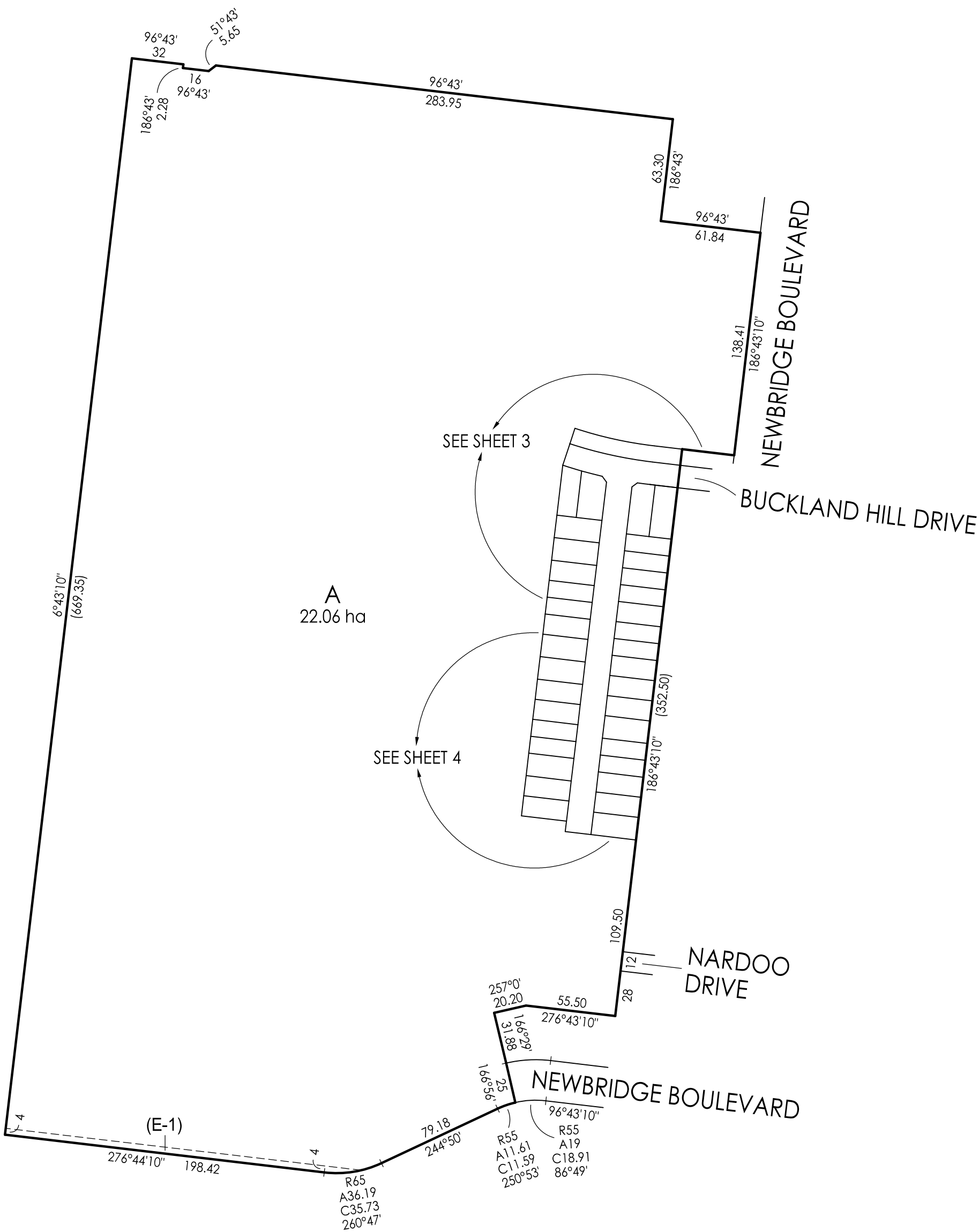
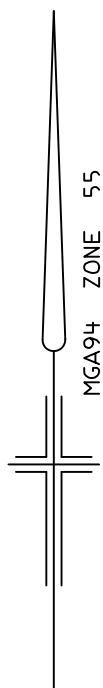


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 844155M	
LOCATION OF LAND PARISH: WALLAN WALLAN TOWNSHIP: ----- SECTION: ----- CROWN ALLOTMENT: 52A (PART) AND 53A CROWN PORTION: 26 (PART) AND 27 (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A ON PS825886C POSTAL ADDRESS: NEWBRIDGE BOULEVARD (at time of subdivision) WALLAN 3756 MGA 94 CO-ORDINATES: E: 322870 ZONE: 55 (of approx. centre of plan) N: 5855660 DATUM: GDA94		COUNCIL NAME: MITCHELL SHIRE COUNCIL		
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	TANGENT POINTS ARE SHOWN THUS: LOTS 1 TO 800 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 4517m²		
ROAD R1 RESERVE No. 1	MITCHELL SHIRE COUNCIL 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 8		AREA: 1.737 ha	No. OF LOTS: 35	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
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: 10105/8	VERSION: 6	ORIGINAL SHEET SIZE A3
CHECKED AT		LICENSED SURVEYOR: SIMON COX		
DATE: 24/06/21		SHEET 1 OF 5 SHEETS		

PLAN OF SUBDIVISION

PLAN NUMBER
PS 844155M



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SCALE

1:2500



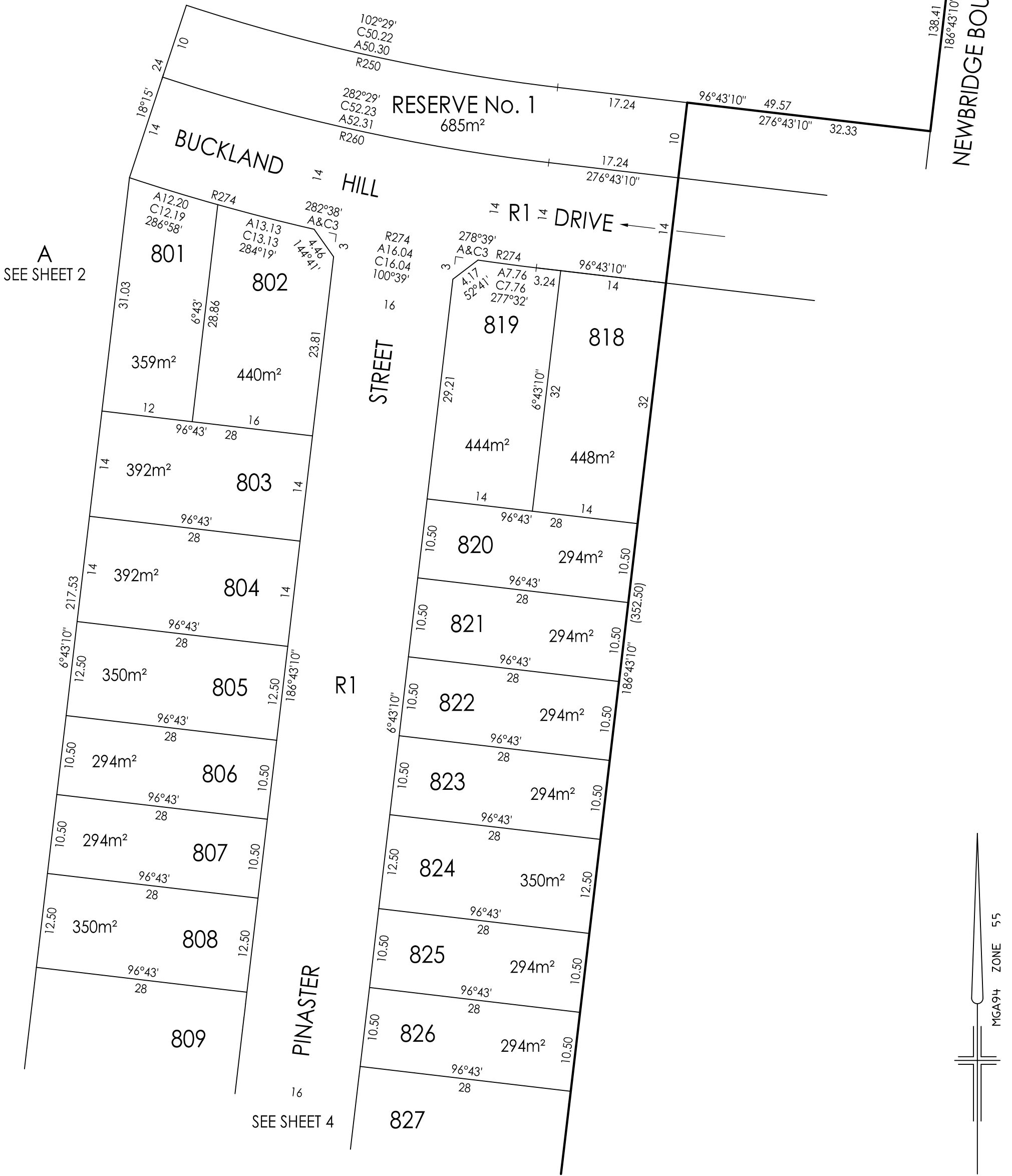
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SHEET 2

REF: 10105/8

VERSION: 6

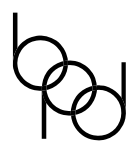
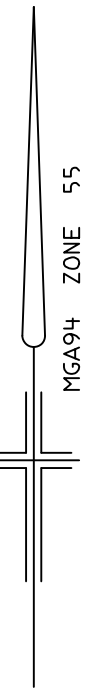
LICENSED SURVEYOR: SIMON COX



A
SEE SHEET 2

SEE SHEET 4

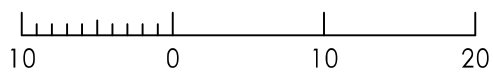
NEWBRIDGE BOULEVARD



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SCALE

1:500



LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 3

REF: 10105/8

VERSION: 6

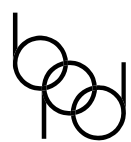
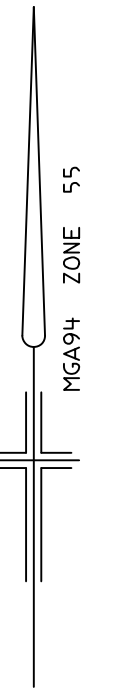
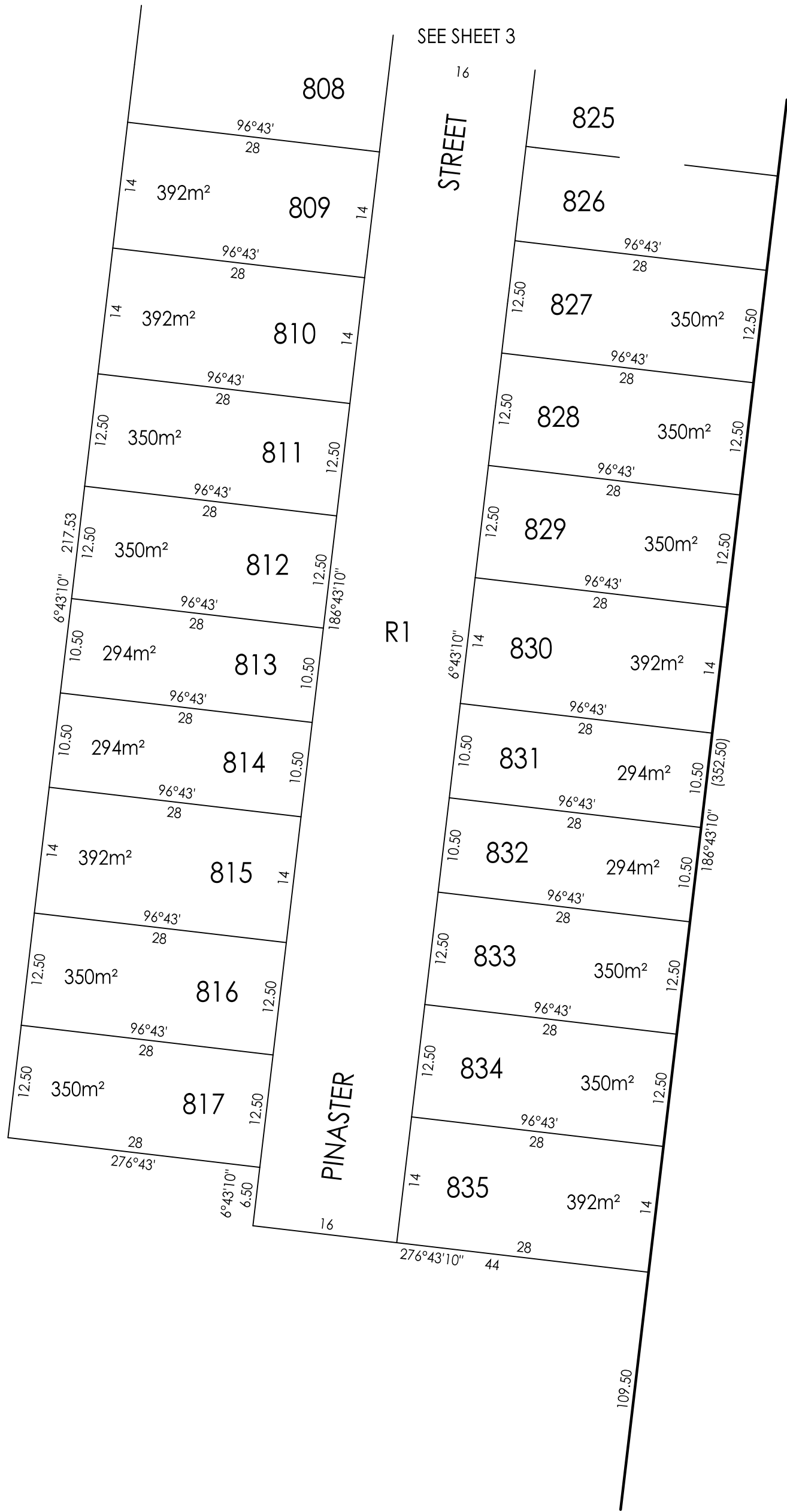
LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

PLAN NUMBER
PS 844155M

A
SEE SHEET 2

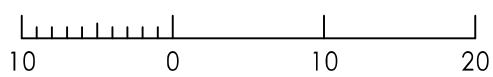
SEE SHEET 3



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SCALE

1:500



LENGTHS ARE IN METRES

ORIGINAL
SHEET SIZE A3

SHEET 4

REF: 10105/8

VERSION: 6

LICENSED SURVEYOR: SIMON COX

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

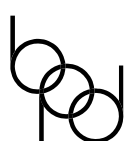
Land to benefit: Lots 801 to 835 (both inclusive).

Land to be burdened: Lots 801 to 835 (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) In the case of lots 801 to 805 (both inclusive), 808 to 812 (both inclusive), 815 to 819 (both inclusive), 824, 827 to 830 (both inclusive), 833, 834 and 835 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 5

REF: 10105/8

VERSION: 6

LICENSED SURVEYOR: SIMON COX