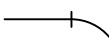
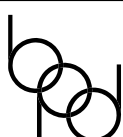
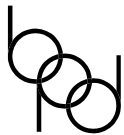
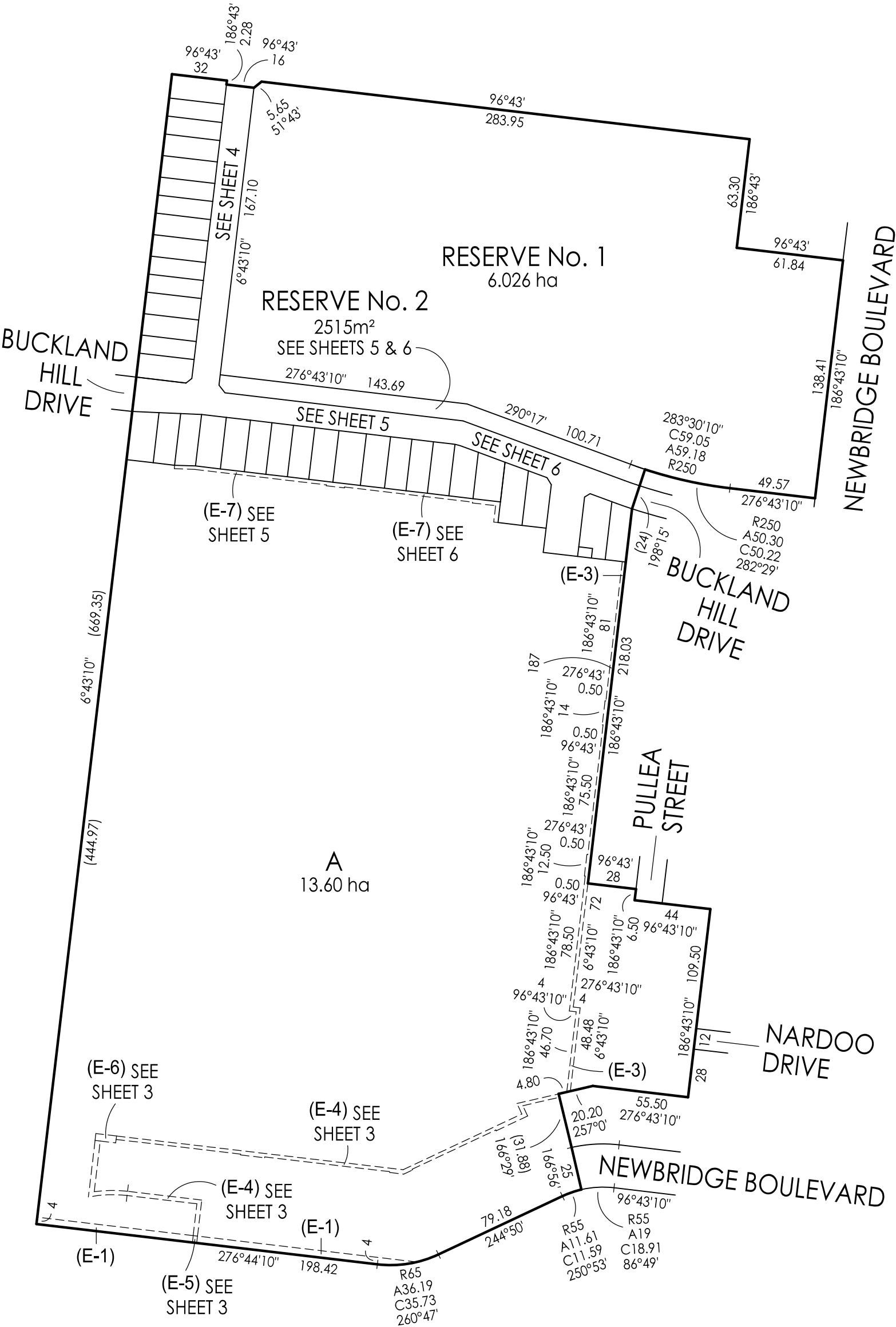
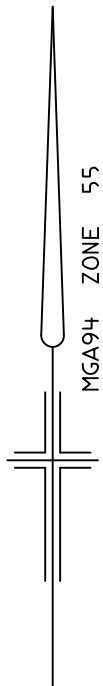


PLAN OF SUBDIVISION			LRS USE ONLY EDITION		PLAN NUMBER PS 844158F	
<div>LOCATION OF LAND</div> <div>PARISH: WALLAN WALLAN</div> <div>TOWNSHIP: -----</div> <div>SECTION: -----</div> <div>CROWN ALLOTMENT: 52A (PART) AND 53A (PART)</div> <div>CROWN PORTION: 26 (PART) AND 27 (PART)</div> <div>TITLE REFERENCES: VOL FOL</div> <div>LAST PLAN REFERENCE: LOT A ON PS844155M</div> <div>POSTAL ADDRESS: (at time of subdivision) NEWBRIDGE BOULEVARD WALLAN 3756</div> <div>MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 322760 ZONE: 55 N: 5855870 DATUM: GDA94</div>			<div>COUNCIL NAME: MITCHELL SHIRE COUNCIL</div>			
VESTING OF ROADS OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<div>TANGENT POINTS ARE SHOWN THUS: </div> <div>LOTS 1 TO 900 (BOTH INCLUSIVE) AND EASEMENT (E-2) HAVE BEEN OMITTED FROM THIS PLAN</div> <div>TOTAL ROAD AREA: 7981m²</div> <div>FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-3) ON PS844155M WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS LOT 934</div> <div>GROUND'S FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988</div>		
ROAD R1 RESERVE No. 1 RESERVE No. 2 RESERVE No. 3 RESERVE No. 4		MITCHELL SHIRE COUNCIL MITCHELL SHIRE COUNCIL MITCHELL SHIRE COUNCIL MITCHELL SHIRE COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD				
NOTATIONS						
DEPTH LIMITATION 15m APPLIES TO LAND WITHIN CROWN ALLOTMENT 52A & 53A						
<div>SURVEY: THIS PLAN IS BASED ON SURVEY VIDE PS825832C</div> <div>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No. WALLAN WALLAN PM245</div> <div>IN PROCLAIMED SURVEY AREA No. 53</div> <div>STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.</div>						
ESTATE NEWBRIDGE SOUTH 9			AREA: 8.463 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-3)	SEWERAGE	SEE PLAN	PS844155M	YARRA VALLEY WATER		
(E-4)	SEWERAGE	SEE PLAN	PS825886C	YARRA VALLEY WATER		
(E-5)	DRAINAGE	SEE PLAN	PS521780P	MITCHELL SHIRE COUNCIL		
(E-5)	PIPELINE OR ANCILLARY PURPOSES	SEE PLAN	PS521780P - SECTION 136 WATER ACT 1989	GOULBURN VALLEY REGION WATER AUTHORITY		
(E-5)	SEWERAGE	SEE PLAN	PS825886C	YARRA VALLEY WATER		
(E-6)	DRAINAGE	SEE PLAN	PS825886C	MITCHELL SHIRE COUNCIL		
(E-6)	SEWERAGE	SEE PLAN	PS825886C	YARRA VALLEY WATER		
(E-7)	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER		
(E-8)	DRAINAGE	SEE PLAN	THIS PLAN	MITCHELL SHIRE COUNCIL		
<div></div> <div>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</div>		REF: 10105/9		VERSION: 5		
CHECKED AT		DATE: 05/07/21		ORIGINAL SHEET SIZE A3		
		LICENSED SURVEYOR: SIMON COX		SHEET 1 OF 7 SHEETS		

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 844158F



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SCALE

1:2500



LENGTHS ARE IN METRES

ORIGINAL  
SHEET SIZE A3

SHEET 2

REF: 10105/9

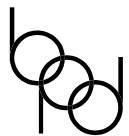
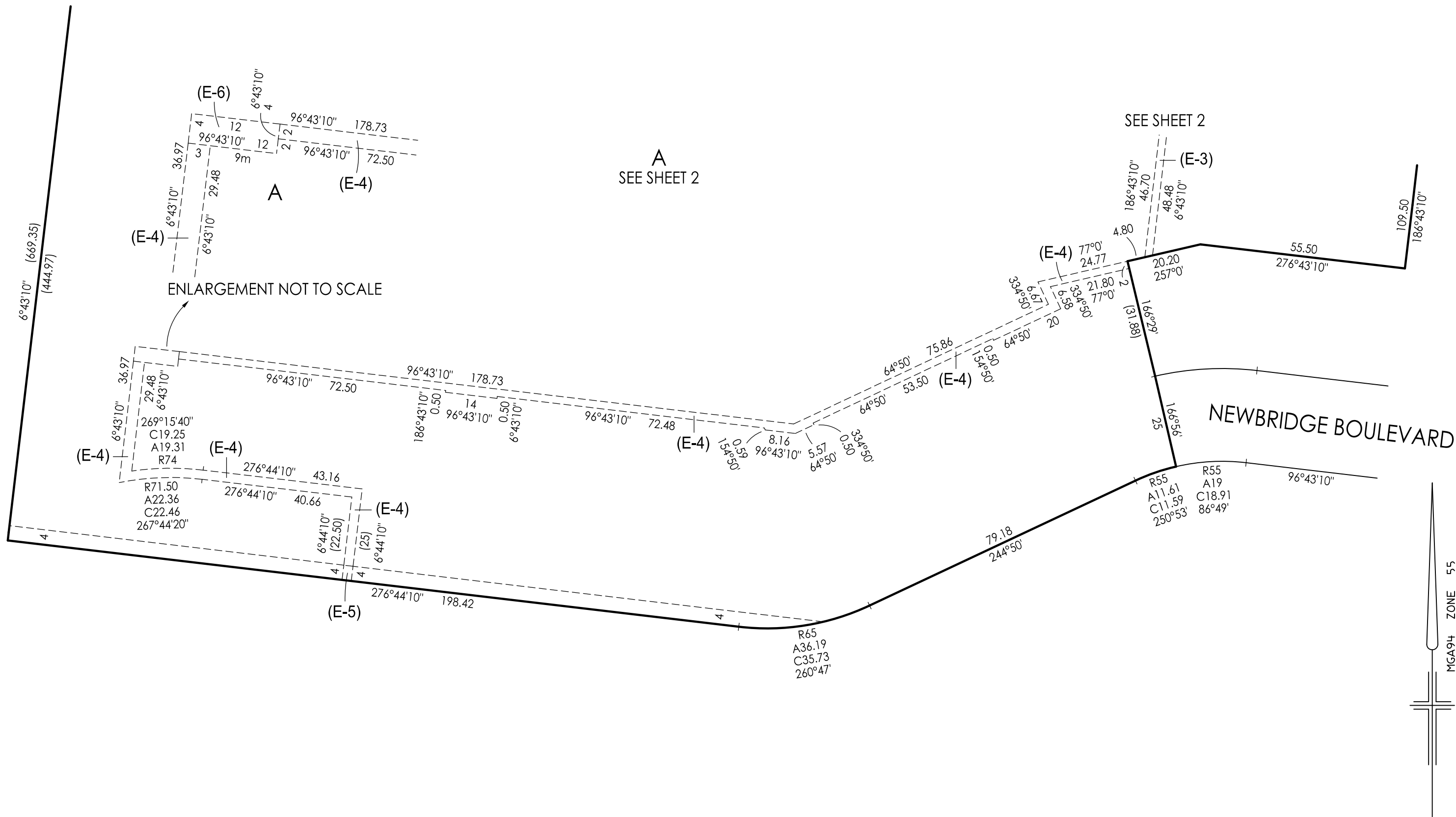
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LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

PLAN NUMBER

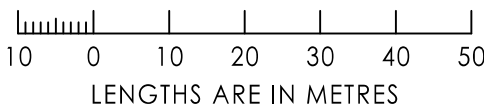
PS 844158F



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SCALE

1:1000



REF: 10105/9

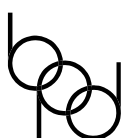
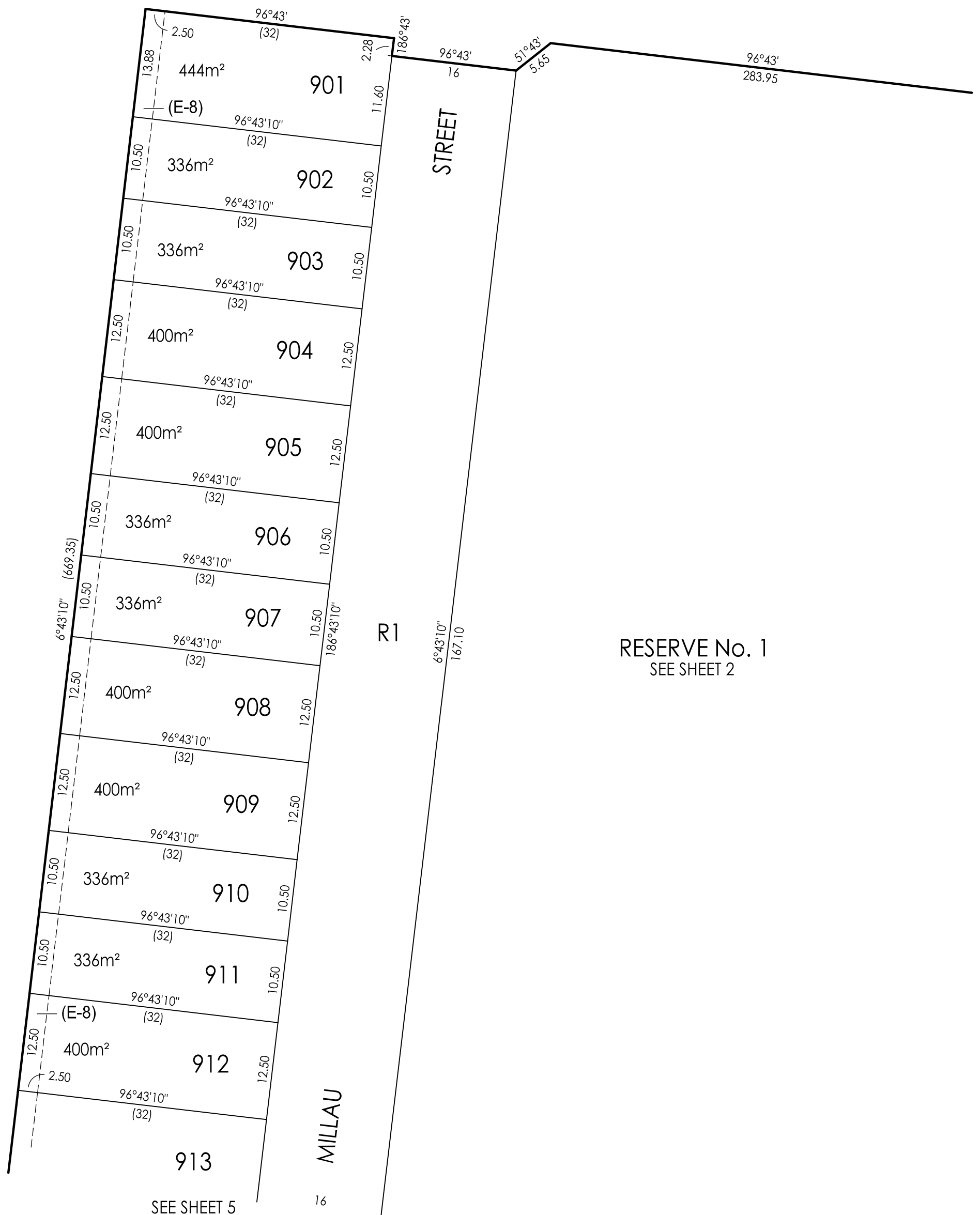
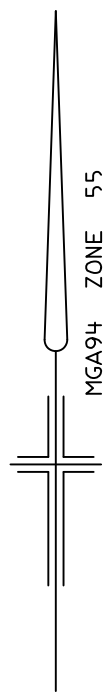
VERSION: 5

LICENSED SURVEYOR: SIMON COX

ORIGINAL  
SHEET SIZE A3

SHEET 3

PLAN NUMBER  
PS 844158F



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1:500



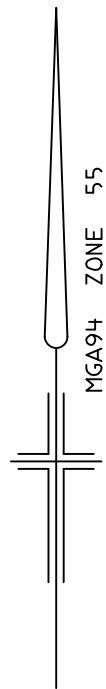
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SHEET 4

REF: 10105/9

VERSION: 5

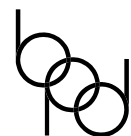
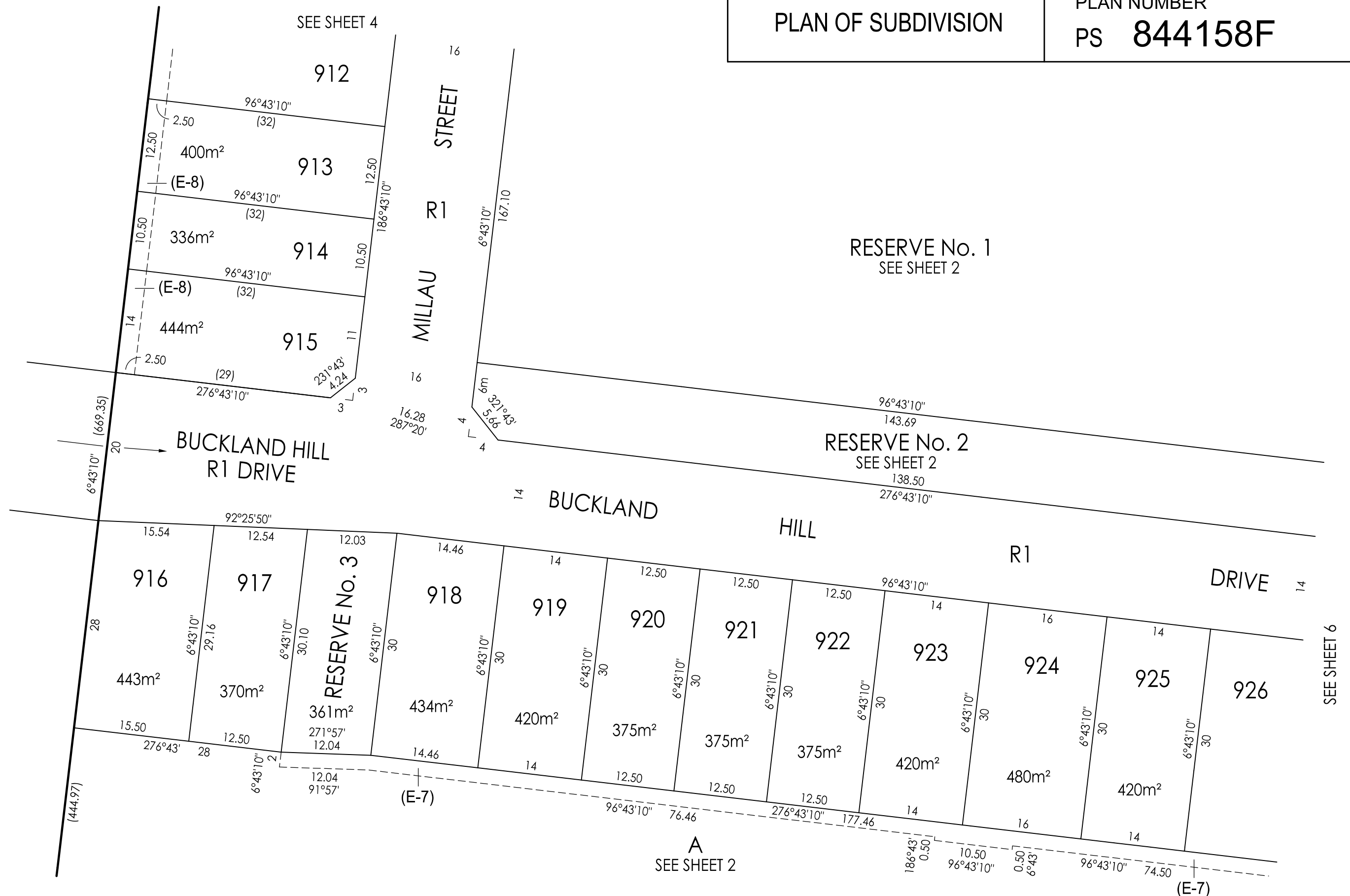
LICENSED SURVEYOR: SIMON COX



PLAN OF SUBDIVISION

PLAN NUMBER

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SCALE

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REF: 10105/9

VERSION: 5

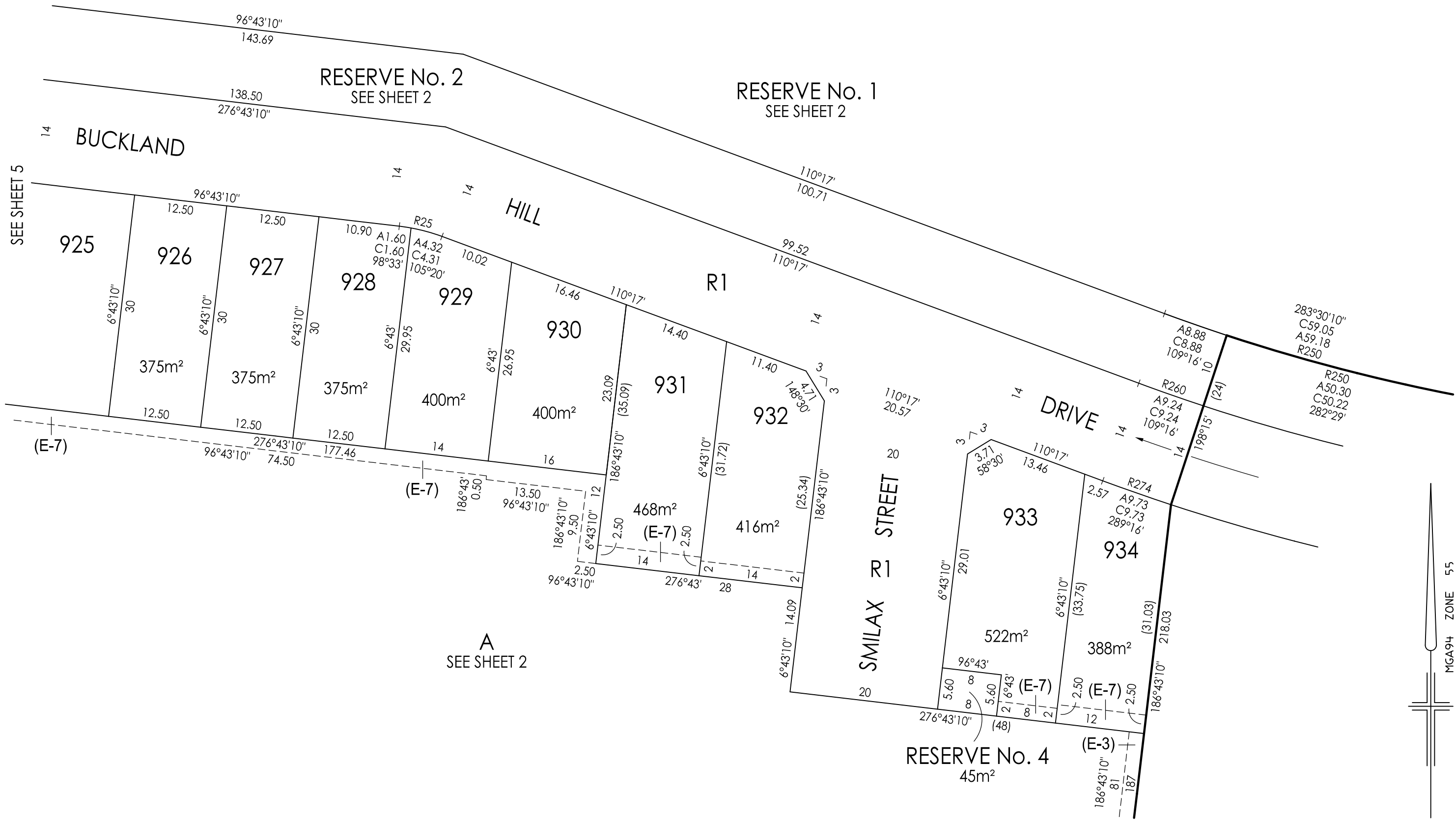
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SHEET 5

LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

PLAN NUMBER  
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SCALE

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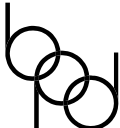
REF: 10105/9

VERSION: 5

LICENSED SURVEYOR: SIMON COX

ORIGINAL  
SHEET SIZE A3

SHEET 6

	PLAN OF SUBDIVISION	PLAN NUMBER PS 844158F	
<div>SUBDIVISION ACT 1988</div> <div>CREATION OF RESTRICTION</div>			
Upon registration of this plan, the following restriction is to be created.			
Land to benefit:		Lots 901 to 934 (both inclusive).	
Land to be burdened:		Lots 901 to 934 (both inclusive).	
Description of Restriction:			
<div>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:</div> <div>(a) In the case of lots 901, 904, 905, 908, 909, 912, 913 and 915 to 934 (both inclusive) 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.</div> <div>(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 <a href="https://resimaxgroup.com.au/newbridgesouth/">https://resimaxgroup.com.au/newbridgesouth/</a></div>			
Restriction 1. (b) will cease to affect any of the burdened lots eight (8) years after registration of this plan.			
<div><div>Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 <a href="http://www.bpd.com.au">www.bpd.com.au</a> <a href="mailto:info@bpd.com.au">info@bpd.com.au</a></div></div>	SCALE		ORIGINAL SHEET SIZE A3
	LICENSED SURVEYOR: SIMON COX		REF: 10105/9