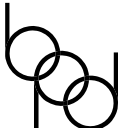
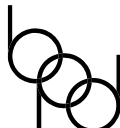
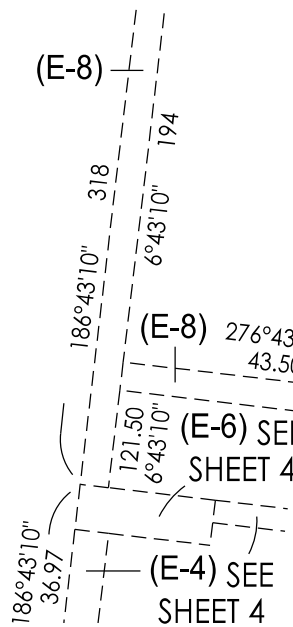
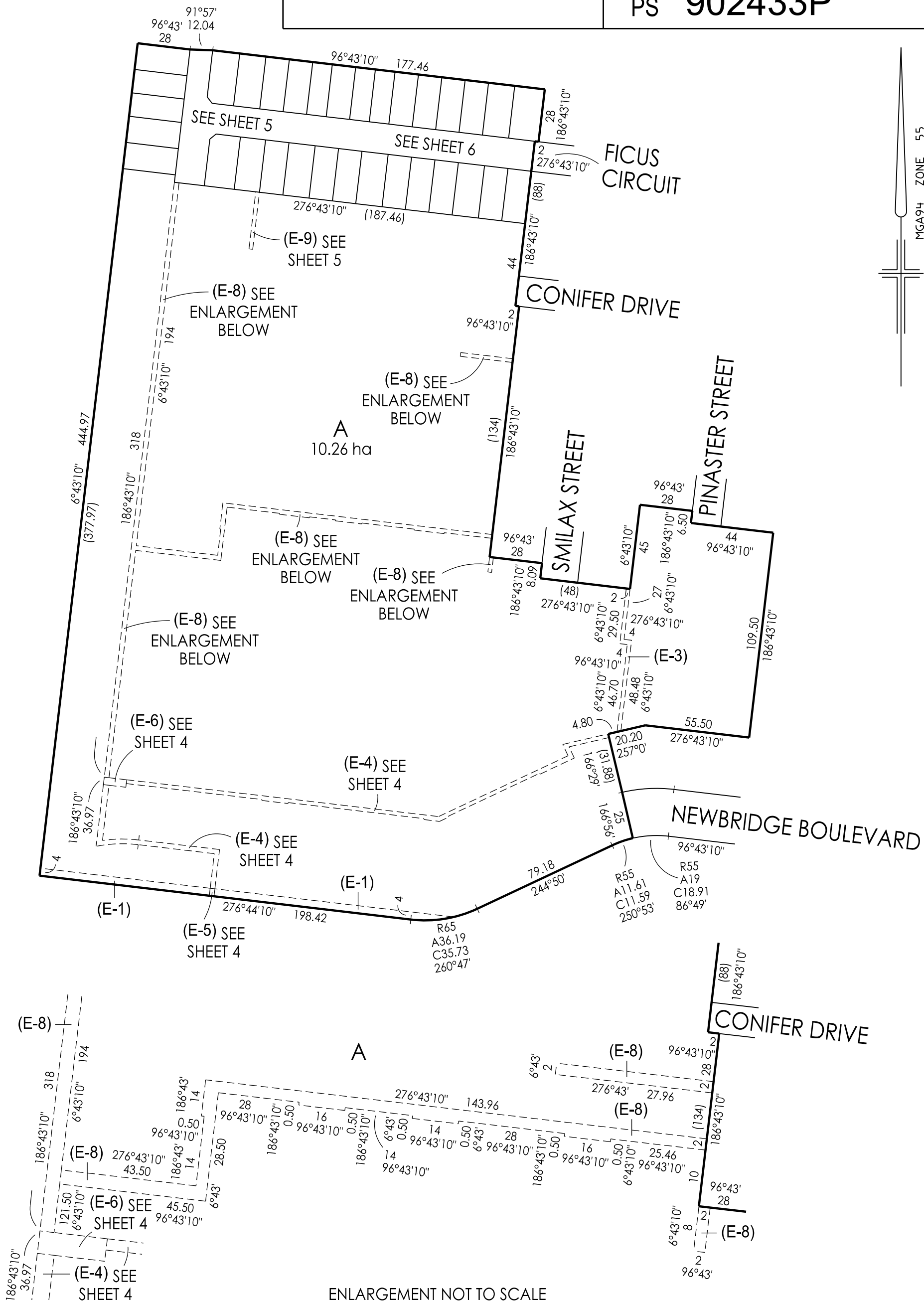


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 902433P					
<div>LOCATION OF LAND</div> <div>PARISH: WALLAN WALLAN</div> <div>TOWNSHIP: -----</div> <div>SECTION: -----</div> <div>CROWN ALLOTMENT: 52A (PART) AND 53A (PART)</div> <div>CROWN PORTION: 26 (PART) AND 27 (PART)</div> <div>TITLE REFERENCES: VOL FOL</div> <div>LAST PLAN REFERENCE: LOT A ON PS902429E</div> <div>POSTAL ADDRESS: (at time of subdivision) NEWBRIDGE BOULEVARD WALLAN 3756</div> <div>MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 322660 ZONE: 55 N: 5855740 DATUM: GDA94</div>		<div>COUNCIL NAME: MITCHELL SHIRE COUNCIL</div>						
VESTING OF ROADS OR RESERVES		NOTATIONS						
<table><tr><td>IDENTIFIER</td><td>COUNCIL/BODY/PERSON</td></tr><tr><td>ROAD R1</td><td>MITCHELL SHIRE COUNCIL</td></tr></table>		IDENTIFIER	COUNCIL/BODY/PERSON	ROAD R1	MITCHELL SHIRE COUNCIL	<div>TANGENT POINTS ARE SHOWN THUS: </div> <div>LOTS 1 TO 1100 (BOTH INCLUSIVE) AND EASEMENT (E-2) HAVE BEEN OMITTED FROM THIS PLAN</div> <div>TOTAL ROAD AREA: 3786m²</div>		
IDENTIFIER	COUNCIL/BODY/PERSON							
ROAD R1	MITCHELL SHIRE COUNCIL							
NOTATIONS		<div>FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-7) AND (E-8) ON PS902429E WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1</div> <div>GROUND FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988</div>						
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 11		AREA: 1.542 ha	No. OF LOTS: 32	MELWAY: 665:E:2				
<div>SEE SHEET 2 FOR EASEMENT INFORMATION</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></div>		REF: 10105/11	VERSION: 3	ORIGINAL SHEET SIZE A3				
CHECKED AT		DATE: 25/02/22		SHEET 1 OF 7 SHEETS				
		LICENSED SURVEYOR: SIMON COX						

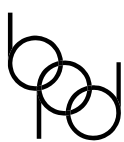
	PLAN OF SUBDIVISION	LR USE ONLY EDITION	PLAN NUMBER PS 902433P	
EASEMENT INFORMATION				
LEGEND: A - APPURTENANT E - ENCUMBERING EASMENT R - ENCUMBERING EASEMENT (ROAD)				
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1)	DRAINAGE	SEE PLAN	PS521780P	MITCHELL SHIRE COUNCIL
(E-1)	PIPELINE OR ANCILLARY PURPOSES	SEE PLAN	PS521780P - SECTION 136 WATER ACT 1989	GOULBURN VALLEY REGION WATER AUTHORITY
(E-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	PS844158F	YARRA VALLEY WATER
(E-8)	SEWERAGE	SEE PLAN	PS902429E	YARRA VALLEY WATER
(E-9)	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER
(E-10)	DRAINAGE	SEE PLAN	THIS PLAN	MITCHELL SHIRE COUNCIL
 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: 10105/11 VERSION: 3		ORIGINAL SHEET SIZE A3 SHEET 2
		LICENSED SURVEYOR: SIMON COX		

PLAN OF SUBDIVISION

PLAN NUMBER
PS 902433P

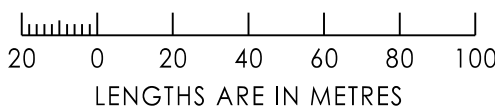


ENLARGEMENT NOT TO SCALE



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SCALE
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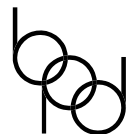
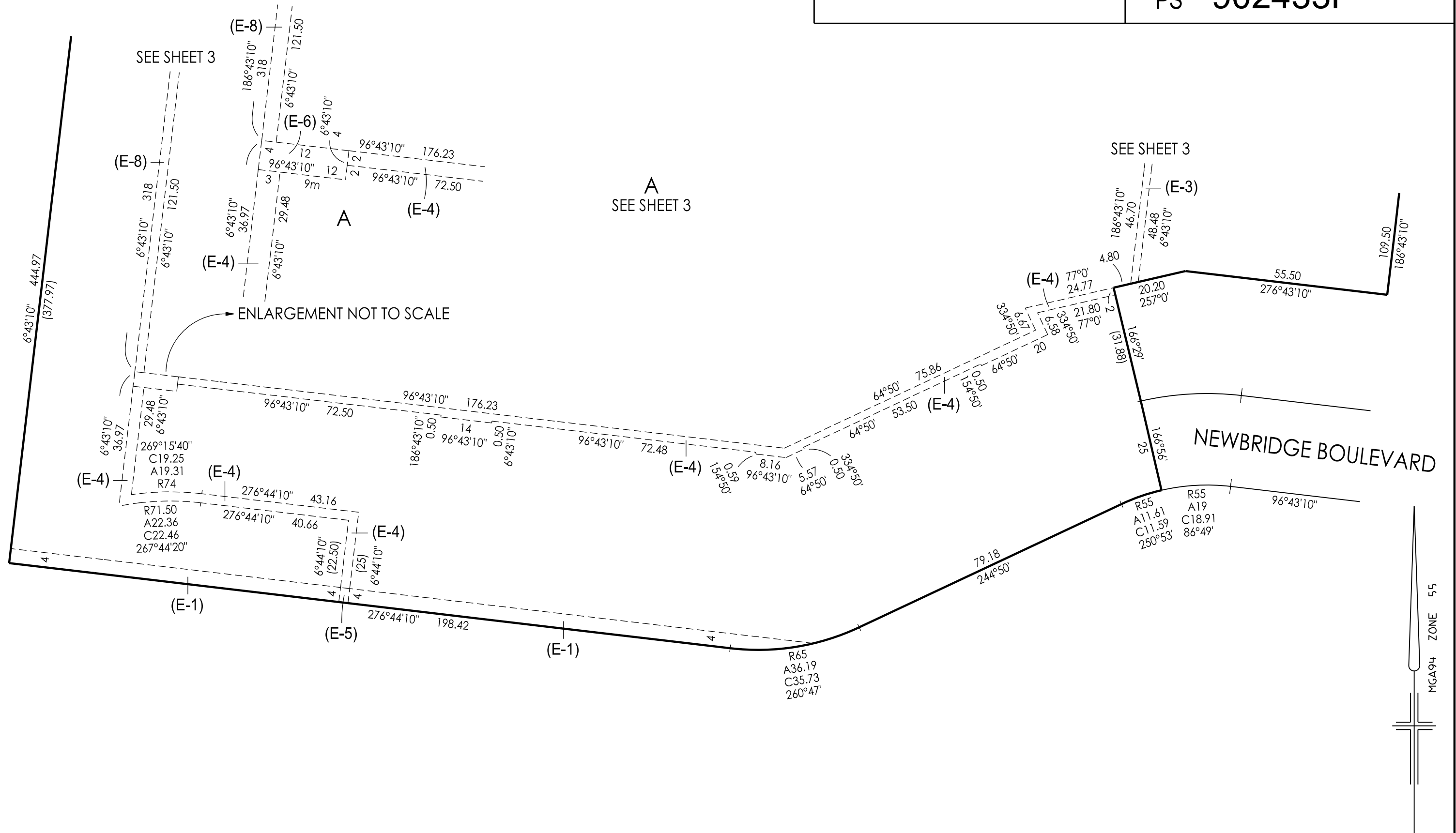
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SHEET 3
VERSION: 3

PLAN OF SUBDIVISION

PLAN NUMBER

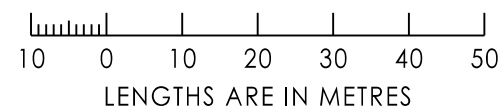
PS 902433P



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SCALE

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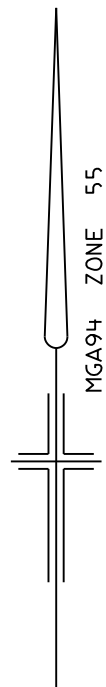
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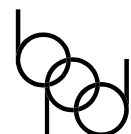
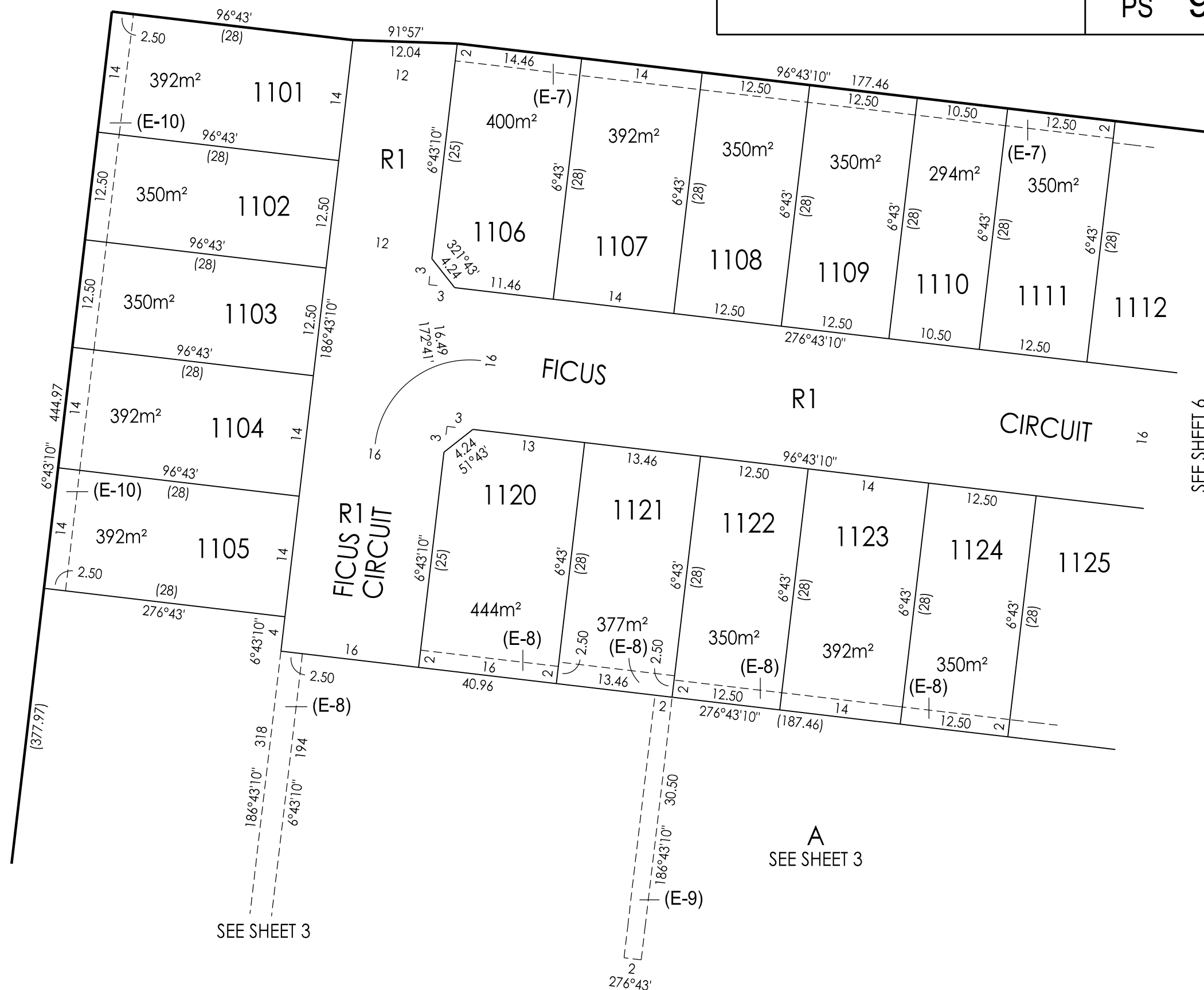
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SHEET 4



PLAN OF SUBDIVISION

PLAN NUMBER
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REF: 10105/11

VERSION: 3

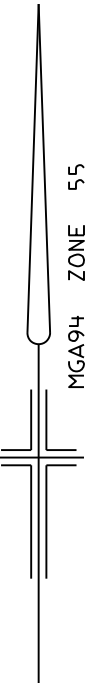
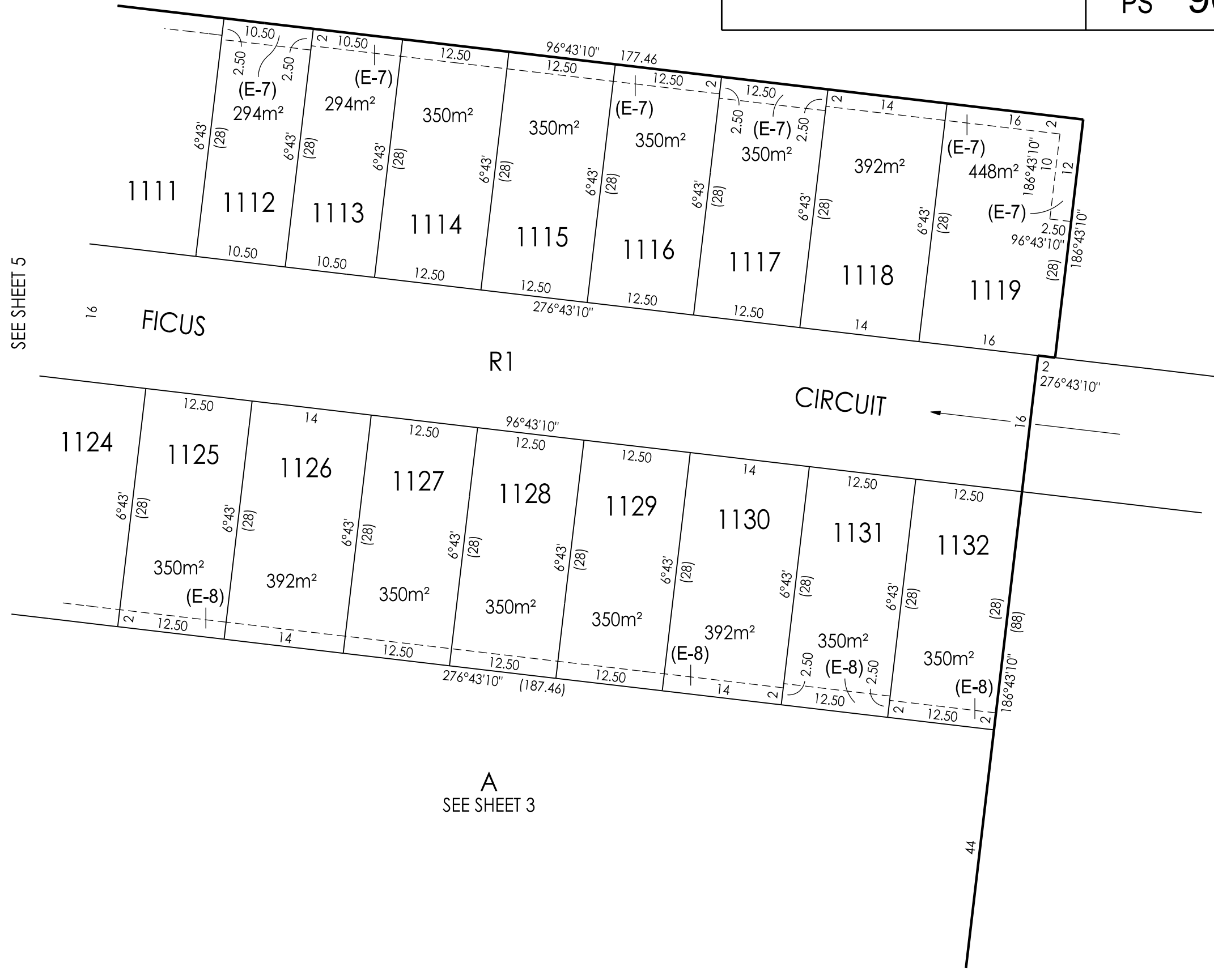
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SHEET 5

LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

PLAN NUMBER
PS 902433P



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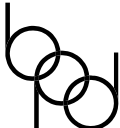
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LICENSED SURVEYOR: SIMON COX

ORIGINAL
SHEET SIZE A3

SHEET 6

		PLAN OF SUBDIVISION		PLAN NUMBER PS 902433P	
<div><div>SUBDIVISION ACT 1988</div><div>CREATION OF RESTRICTION</div></div>					
<p>Upon registration of this plan, the following restriction is to be created.</p> <p>Land to benefit: Lots 1101 to 1132 (both inclusive).</p> <p>Land to be burdened: Lots 1101 to 1132 (both inclusive).</p> <p>Description of Restriction:</p> <p>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:</p> <p> (a) In the case of lots 1101 to 1109 (both inclusive), 1111 and 1114 to 1132 (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.</p> <p> (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/</p> <p>Restriction 1. (b) will cease to affect any of the burdened lots eight (8) years after registration of this plan.</p>					
<div><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></div>		SCALE		ORIGINAL SHEET SIZE A3	SHEET 7
		LICENSED SURVEYOR: SIMON COX		REF: 10105/11 VERSION: 3	