LRS USE ONLY PLAN NUMBER PLAN OF SUBDIVISION PS 902505Q **EDITION** LOCATION OF LAND **COUNCIL NAME: MITCHELL SHIRE COUNCIL** PARISH: WALLAN WALLAN TOWNSHIP: **SECTION: CROWN ALLOTMENT:** 52A (PART) AND 53A (PART) **CROWN PORTION:** 26 (PART) AND 27 (PART) VOL FOL TITLE REFERENCES: LAST PLAN REFERENCE: **LOT A ON PS902433P NEWBRIDGE BOULEVARD POSTAL ADDRESS: WALLAN 3756** (at time of subdivision) MGA 94 CO-ORDINATES: E: 322730 ZONE: 55 N: 5855580 DATUM: GDA94 (of approx. centre of plan) VESTING OF ROADS OR RESERVES **NOTATIONS** COUNCIL/BODY/PERSON **IDENTIFIER** TANGENT POINTS ARE SHOWN THUS: —— MITCHELL SHIRE COUNCIL ROAD R1 LOTS 1 TO 1200 (BOTH INCLUSIVE) AND EASEMENTS (E-2) AND (E-7) HAVE RESERVE No. 1 AUSNET ELECTRICITY SERVICES BEEN OMITTED FROM THIS PLAN PTY LTD **TOTAL ROAD AREA: 5685m² NOTATIONS** 15m APPLIES TO LAND WITHIN CROWN ALLOTMENT **DEPTH LIMITATION** 52A & 53A SURVEY: THIS PLAN IS BASED ON SURVEY VIDE PS825832C THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No. WALLAN WALLAN PM245 **FURTHER PURPOSE OF PLAN:** IN PROCLAIMED SURVEY AREA No. 53 TO REMOVE THE EASEMENT SHOWN AS (E-8) ON PS902433P WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 **STAGING** THIS IS NOT A STAGED SUBDIVISION **GROUNDS FOR REMOVAL:** PLANNING PERMIT No. BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988 **ESTATE:** NEWBRIDGE SOUTH 12 **AREA:** 1.877 ha No OF LOTS: 37 MELWAY: 665:E:2

SEE SHEET 2 FOR EASEMENT INFORMATION



CHECKED

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: 10105/12

VERSION: 6

ORIGINAL SHEET SIZE A3

SHEET 1 OF 7 SHEETS

LICENSED SURVEYOR: SIMON COX

DATE: 17/01/22

PLAN OF SUBDIVISION

LR USE ONLY **EDITION**

PLAN NUMBER 902505Q PS

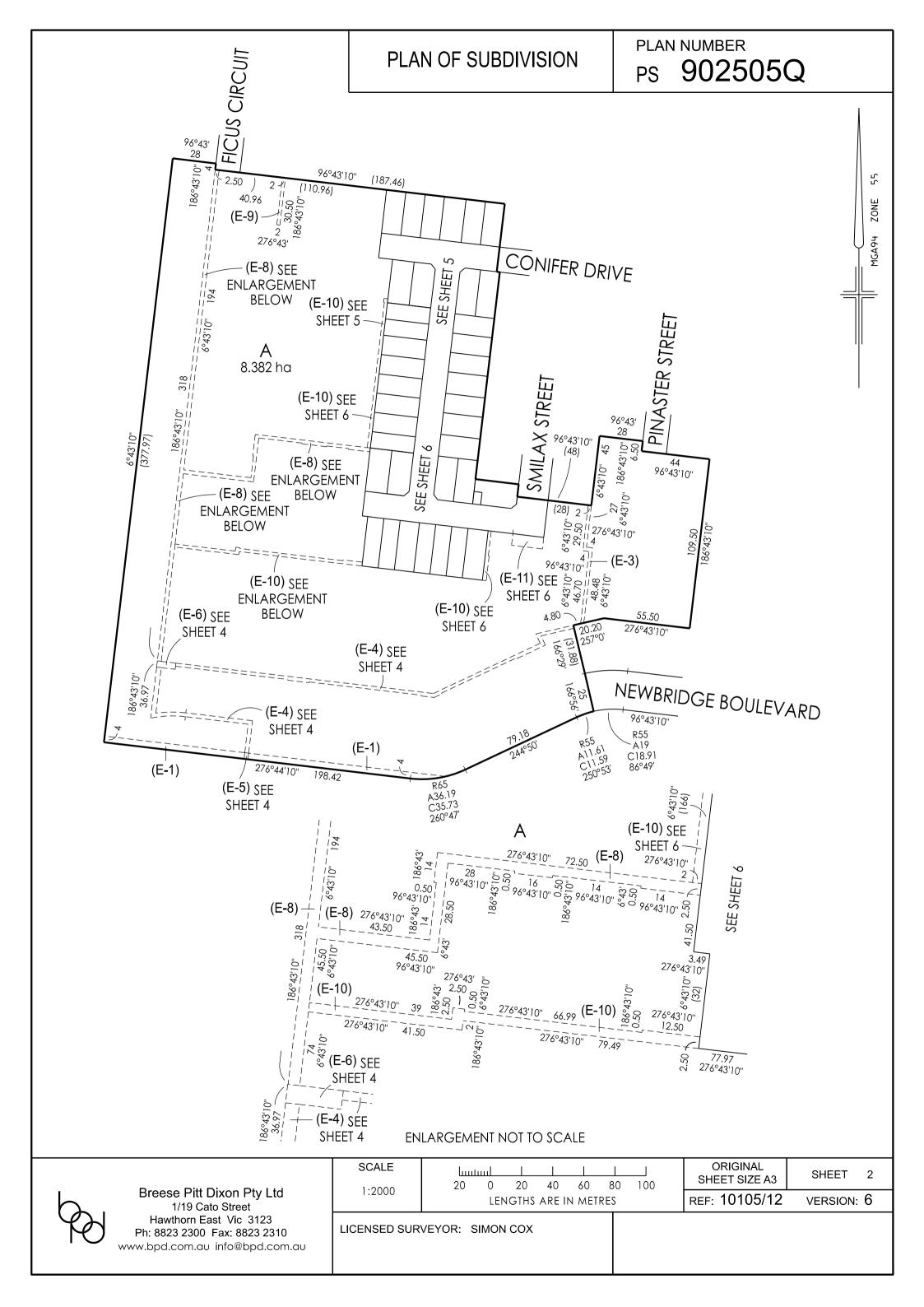
EASEMENT INFORMATION

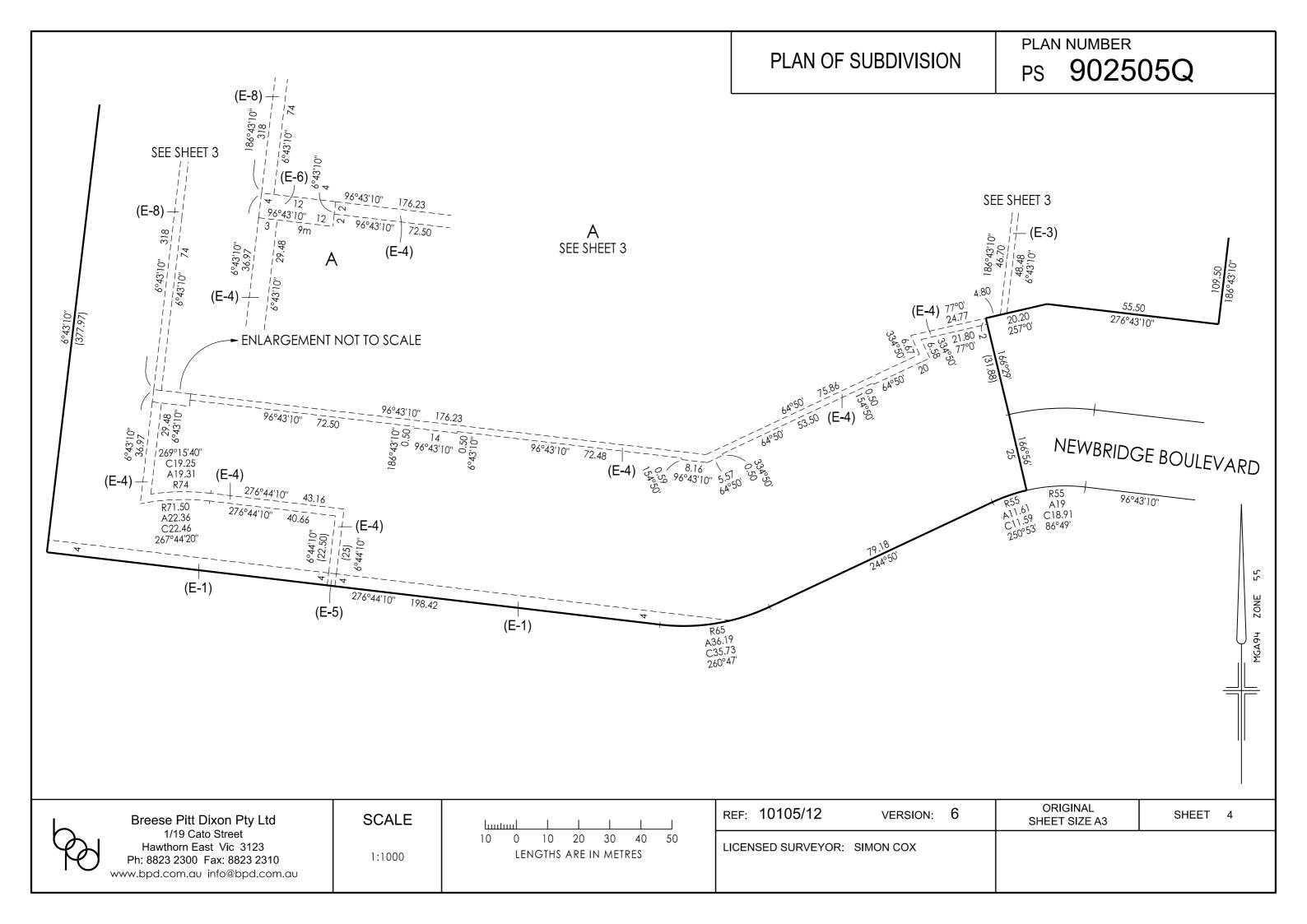
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THROUGH UNDERGROUND PIPES	
(E-11) DRAINAGE SEE PLAN THIS PLAN MITCHELL SHIRE COUNCIL	
Breese Pitt Dixon Ptv Ltd REF: 10105/12 VERSION: 6 ORIGINAL SHEET SIZE A3	SHEET 2



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 VERSION: 6

LICENSED SURVEYOR: SIMON COX





PLAN OF SUBDIVISION

PLAN NUMBER
PS 902505Q





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SCALE				
1:500	10	0	10	20
	LENGTHS ARE IN METRES			

ORIGINAL SHEET SIZE A3	SHEET 5
REF: 10105/12	VERSION: 6

LICENSED SURVEYOR: SIMON COX

PLAN NUMBER PLAN OF SUBDIVISION 902505Q SEE SHEET 5 1223 16 (E-10) 1212 ZONE 96°43' 96°43′ 25.46 **М**БА94 STREET 28 1224 $350m^2$ $356m^2$ 1213 96°43' 96°43' A SEE SHEET 3 25.46 28 1225 350m² 1214 318m² 96°43' 96°43′ 25.46 86°43'10' **R**1 350m² 1226 1215 12.50 356m² 96°43' (E-10) 96°43′ 25.46 96°43'10" 294m² 1216 96°43'10" 72.50 2 1227 356m² (E-8)96°43'10" MOONLIGHT (E-8)12.96 SMILAX STREET 392m² 388m² (E-8)358m² 6°43' (28) (25) $350m^2$ 96°43' 1217 41.50 1218 (E-8)231° 435 1228 1229 402m² 1230 276°43'10" 16 276°43'10" 96°43'10" (48) 133° C3 20 12.50 28 FLAVA **R**1 276°43'10" 19.80 91 RESERVE No. 1 2º R1 186°43'10" 42m² ROAD 3.49 276°43'10" 10.50 16 10.50 96°43′10″ 12.50 10.50 10.50 10.50 1231 276°59′ 20 1232 13 1233 (16) 276°43'10'' 1234 186°43'10" 7.50 1235 1236 (E-11) 16 6°43'10" 1237 6°43'10" (32)__20 96°43' 6°43'10" 6°43'10" (E-10)(32) 96°43′ 10.50 336m² 276°43'10" 336m² — (E**-**10) 400m² 12.50 (E-10)336m² 336m² 336m² 416m² 10.50 2.50 SEE SHEET 3 (E-10) 10.50 79.49 10.50 276°43'10" 96°43'10" **ORIGINAL SCALE** SHEET 6 SHEET SIZE A3 10 20 1:500 Breese Pitt Dixon Pty Ltd REF: 10105/12 VERSION: 6 LENGTHS ARE IN METRES 1/19 Cato Street Hawthorn East Vic 3123 LICENSED SURVEYOR: SIMON COX Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au

PLAN OF SUBDIVISION

PLAN NUMBER
PS 902505Q

SUBDIVSION ACT 1988 CREATION OF RESTRICTION

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

Land to benefit: Lots 1201 to 1237 (both inclusive).

Land to be burdened: Lots 1201 to 1237 (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 1201 to 1208 (both inclusive), 1211 to 1215 (both inclusive) and 1217 to 1237 (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.
 - (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: 10105/12

VERSION: 6

LICENSED SURVEYOR: SIMON COX