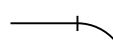
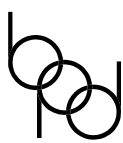
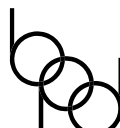
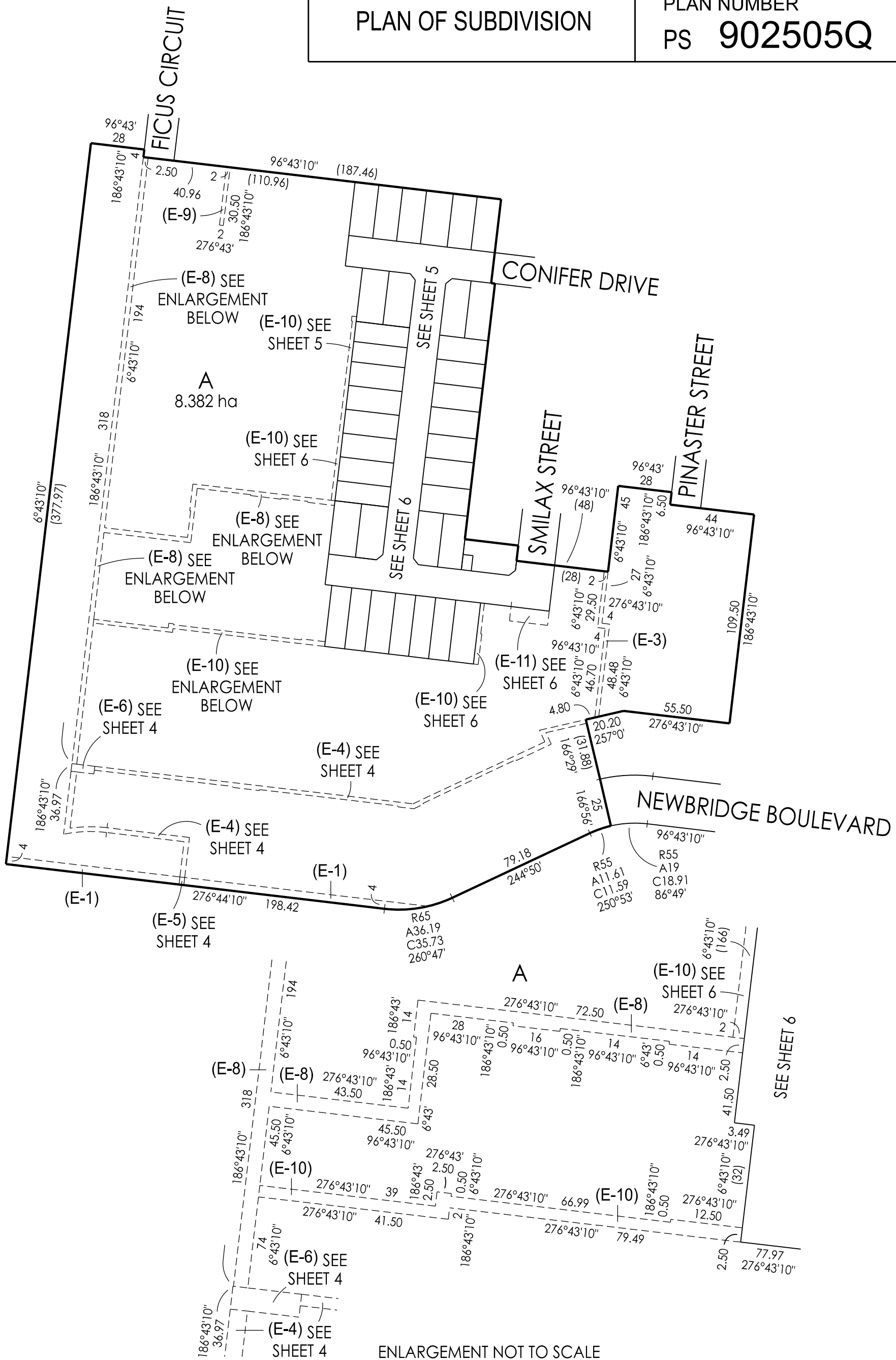


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 902505Q					
<div>LOCATION OF LAND</div> <div>PARISH: WALLAN WALLAN</div> <div>TOWNSHIP: -----</div> <div>SECTION: -----</div> <div>CROWN ALLOTMENT: 52A (PART) AND 53A (PART)</div> <div>CROWN PORTION: 26 (PART) AND 27 (PART)</div> <div>TITLE REFERENCES: VOL FOL</div> <div>LAST PLAN REFERENCE: LOT A ON PS902433P</div> <div>POSTAL ADDRESS: (at time of subdivision) NEWBRIDGE BOULEVARD WALLAN 3756</div> <div>MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 322730      ZONE: 55 N: 5855580      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 RESERVE No. 1</td><td>MITCHELL SHIRE COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD</td></tr></table>		IDENTIFIER	COUNCIL/BODY/PERSON	ROAD R1 RESERVE No. 1	MITCHELL SHIRE COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD	<div>TANGENT POINTS ARE SHOWN THUS: </div> <div>LOTS 1 TO 1200 (BOTH INCLUSIVE) AND EASEMENTS (E-2) AND (E-7) HAVE BEEN OMITTED FROM THIS PLAN</div> <div>TOTAL ROAD AREA: 5685m²</div> <div>FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-8) ON PS902433P WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1</div> <div>GROUND'S FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988</div>		
IDENTIFIER	COUNCIL/BODY/PERSON							
ROAD R1 RESERVE No. 1	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 12		AREA: 1.877 ha	No. OF LOTS: 37	MELWAY: 665:E:2				
<div>SEE SHEET 2 FOR EASEMENT INFORMATION</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: 10105/12	VERSION: 6	ORIGINAL SHEET SIZE A3				
CHECKED AT		DATE: 17/01/22		SHEET 1 OF 7 SHEETS				
		LICENSED SURVEYOR: SIMON COX						

		PLAN OF SUBDIVISION		LR USE ONLY EDITION		PLAN NUMBER PS 902505Q		
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-8)	SEWERAGE		SEE PLAN	PS902429E	YARRA VALLEY WATER			
(E-9)	SEWERAGE		SEE PLAN	PS902433P	YARRA VALLEY WATER			
(E-10)	SEWERAGE		SEE PLAN	THIS PLAN	YARRA VALLEY WATER			
(E-11)	SUPPLY OF GAS		SEE PLAN	THIS PLAN	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD			
(E-11)	WATER SUPPLY THROUGH UNDERGROUND PIPES		SEE PLAN	THIS PLAN	YARRA VALLEY WATER			
(E-11)	SUPPLY OF RECYCLED WATER THROUGH UNDERGROUND PIPES		SEE PLAN	THIS PLAN	YARRA VALLEY WATER			
(E-11)	DRAINAGE		SEE PLAN	THIS PLAN	MITCHELL SHIRE COUNCIL			
<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: 10105/12		VERSION: 6		ORIGINAL SHEET SIZE A3	SHEET 2
			LICENSED SURVEYOR: SIMON COX					

PLAN OF SUBDIVISION

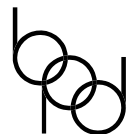
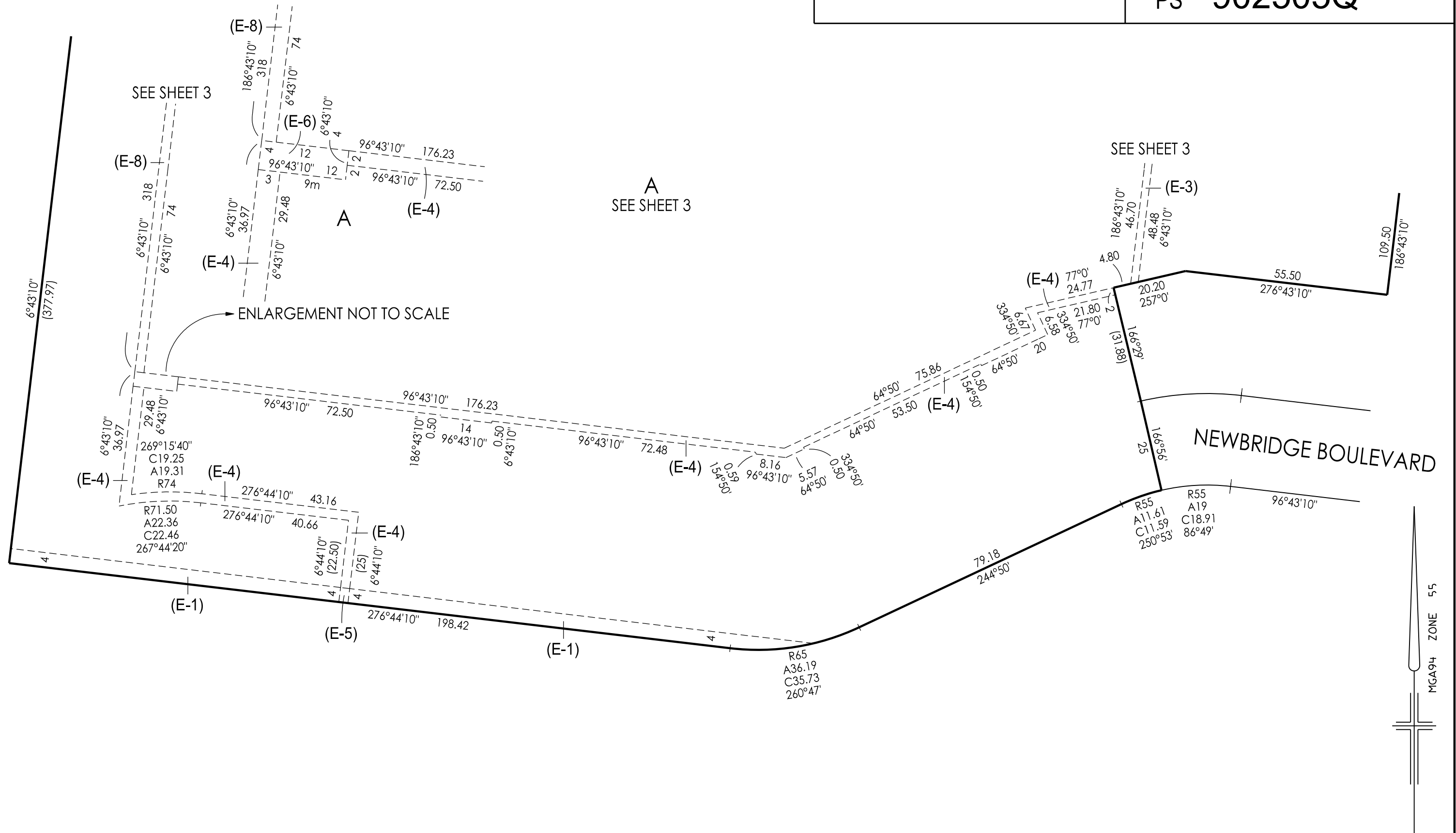
PLAN NUMBER  
PS 902505Q



# PLAN OF SUBDIVISION

PLAN NUMBER

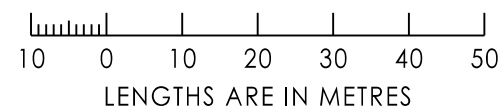
PS 902505Q



**Breese Pitt Dixon Pty Ltd**  
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SCALE

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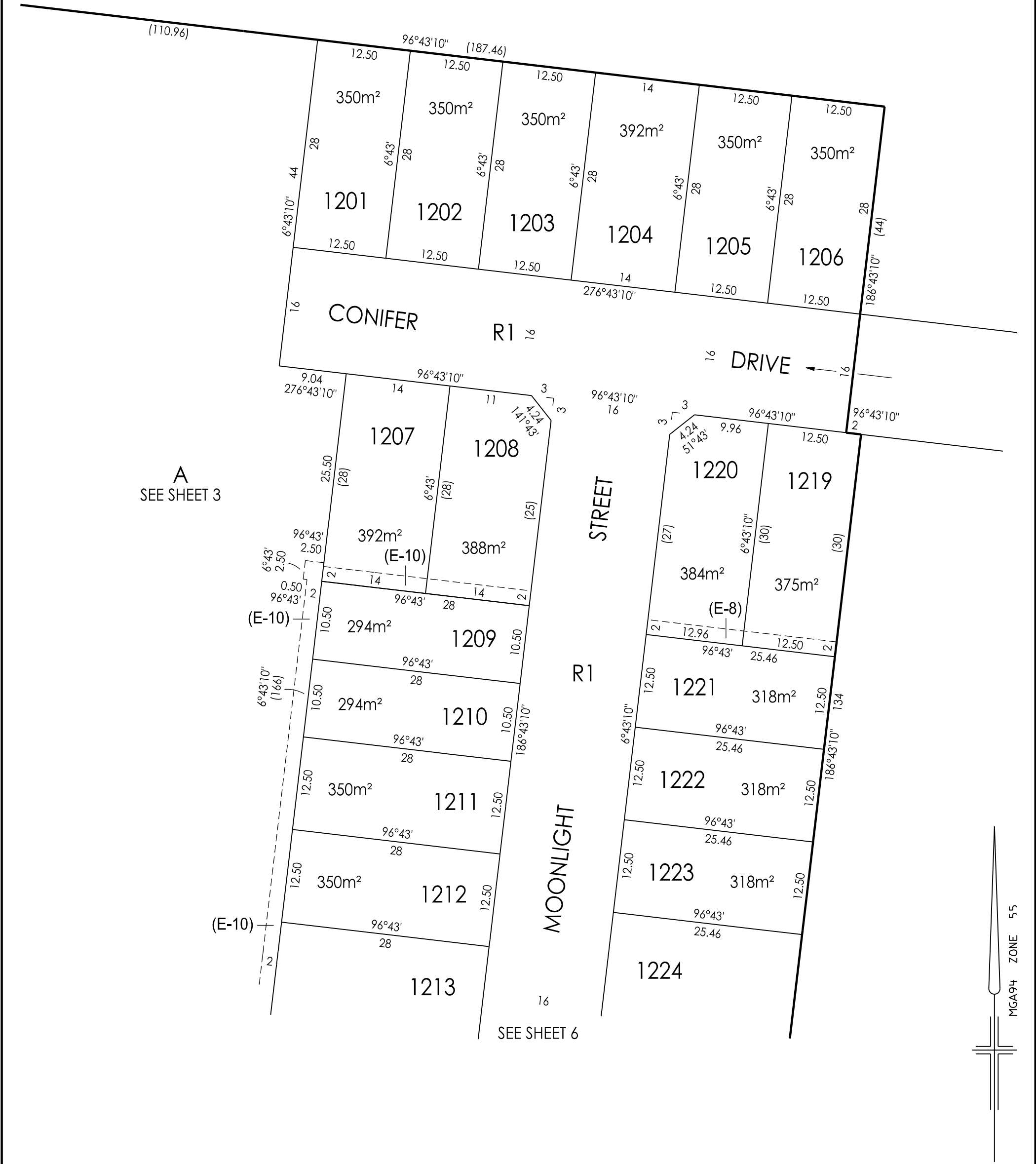
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VERSION: 6

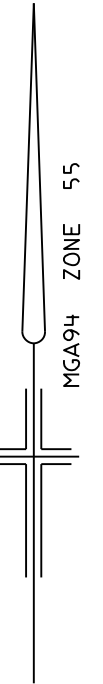
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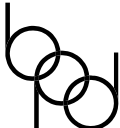
ORIGINAL  
SHEET SIZE A3

SHEET 4



## PS 902505Q



		PLAN OF SUBDIVISION		PLAN NUMBER PS 902505Q		
<div>SUBDIVSION ACT 1988</div> <div>CREATION OF RESTRICTION</div>						
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:						
<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 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.</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	SHEET 7
		LICENSED SURVEYOR: SIMON COX		REF: 10105/12		VERSION: 6