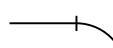
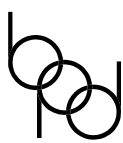
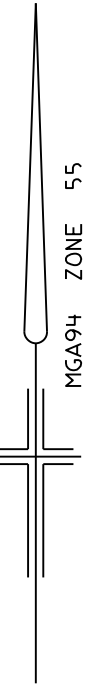


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 902435K					
<div>LOCATION OF LAND</div> <div>PARISH: WALLAN WALLAN</div> <div>TOWNSHIP: -----</div> <div>SECTION: -----</div> <div>CROWN ALLOTMENT: 52A (PART) AND 53A (PART)</div> <div>CROWN PORTION: 26 (PART) AND 27 (PART)</div> <div>TITLE REFERENCES: VOL FOL</div> <div>LAST PLAN REFERENCE: LOT A ON PS902517H</div> <div>POSTAL ADDRESS: (at time of subdivision) NEWBRIDGE BOULEVARD WALLAN 3756</div> <div>MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 322570 ZONE: 55 N: 5855600 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 1400 (BOTH INCLUSIVE) AND EASEMENTS (E-2) AND (E-7) HAVE BEEN OMITTED FROM THIS PLAN</div> <div>TOTAL ROAD AREA: 4553m²</div>		
IDENTIFIER	COUNCIL/BODY/PERSON							
ROAD R1	MITCHELL SHIRE COUNCIL							
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 14		AREA: 1.705 ha	No. OF LOTS: 33	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: 10105/14	VERSION: 2	ORIGINAL SHEET SIZE A3				
CHECKED AT		DATE: 15/12/21						
		LICENSED SURVEYOR: SIMON COX						

		PLAN OF SUBDIVISION		LR USE ONLY EDITION		PLAN NUMBER PS 902435K	
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-1)	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER			
(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	PS902505Q	YARRA VALLEY WATER			
(E-11)	SUPPLY OF GAS	SEE PLAN	PS902505Q	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD			
(E-11)	WATER SUPPLY THROUGH UNDERGROUND PIPES	SEE PLAN	PS902505Q	YARRA VALLEY WATER			
(E-11)	SUPPLY OF RECYCLED WATER THROUGH UNDERGROUND PIPES	SEE PLAN	PS902505Q	YARRA VALLEY WATER			
(E-11)	DRAINAGE	SEE PLAN	PS902505Q	MITCHELL SHIRE COUNCIL			
(E-12)	SEWERAGE	SEE PLAN	PS902517H	YARRA VALLEY WATER			
(E-13)	DRAINAGE	SEE PLAN	THIS PLAN	MITCHELL SHIRE COUNCIL			
(E-14)	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER			

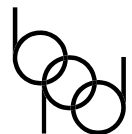
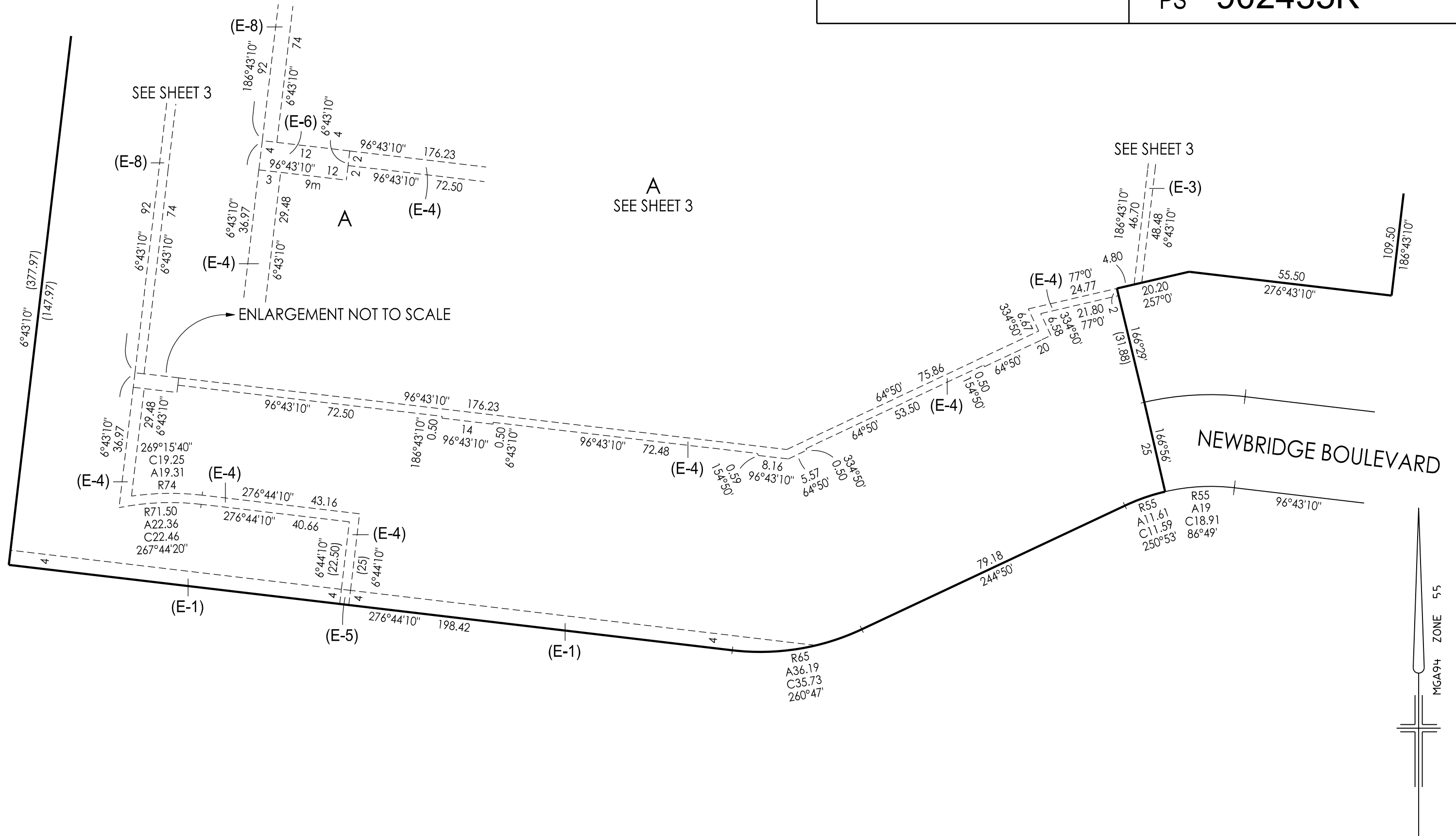
PLAN NUMBER
PS 902435K



PLAN OF SUBDIVISION

PLAN NUMBER

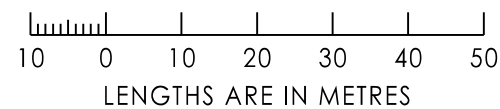
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SCALE

1:1000



REF: 10105/14

VERSION: 2

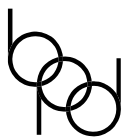
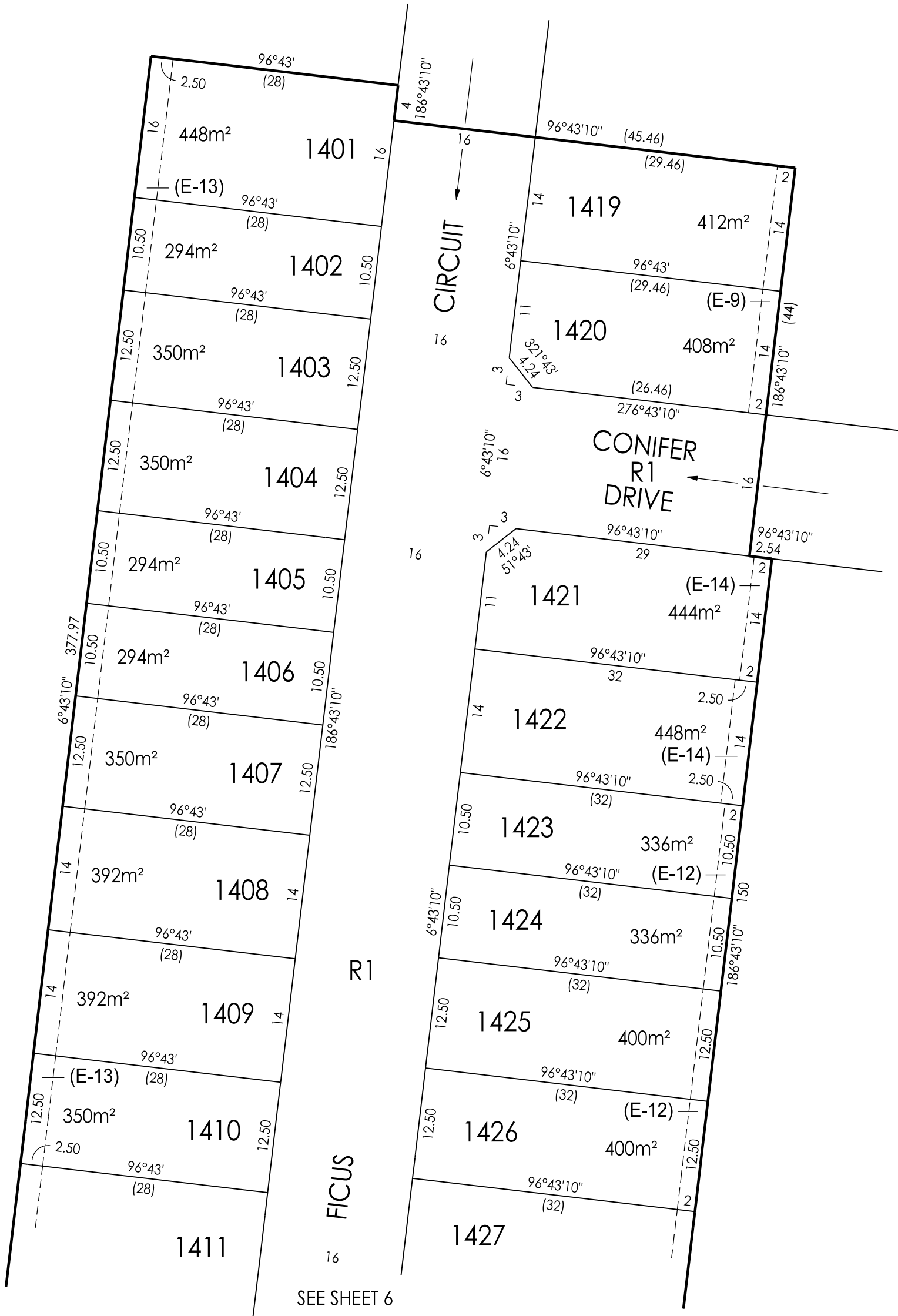
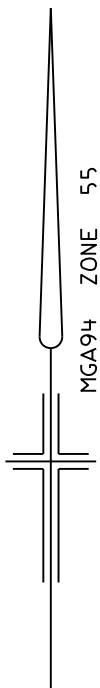
LICENSED SURVEYOR: SIMON COX

ORIGINAL
SHEET SIZE A3

SHEET 4

PLAN OF SUBDIVISION

PLAN NUMBER
PS 902435K



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SCALE

1:500



ORIGINAL
SHEET SIZE A3

SHEET 5

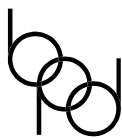
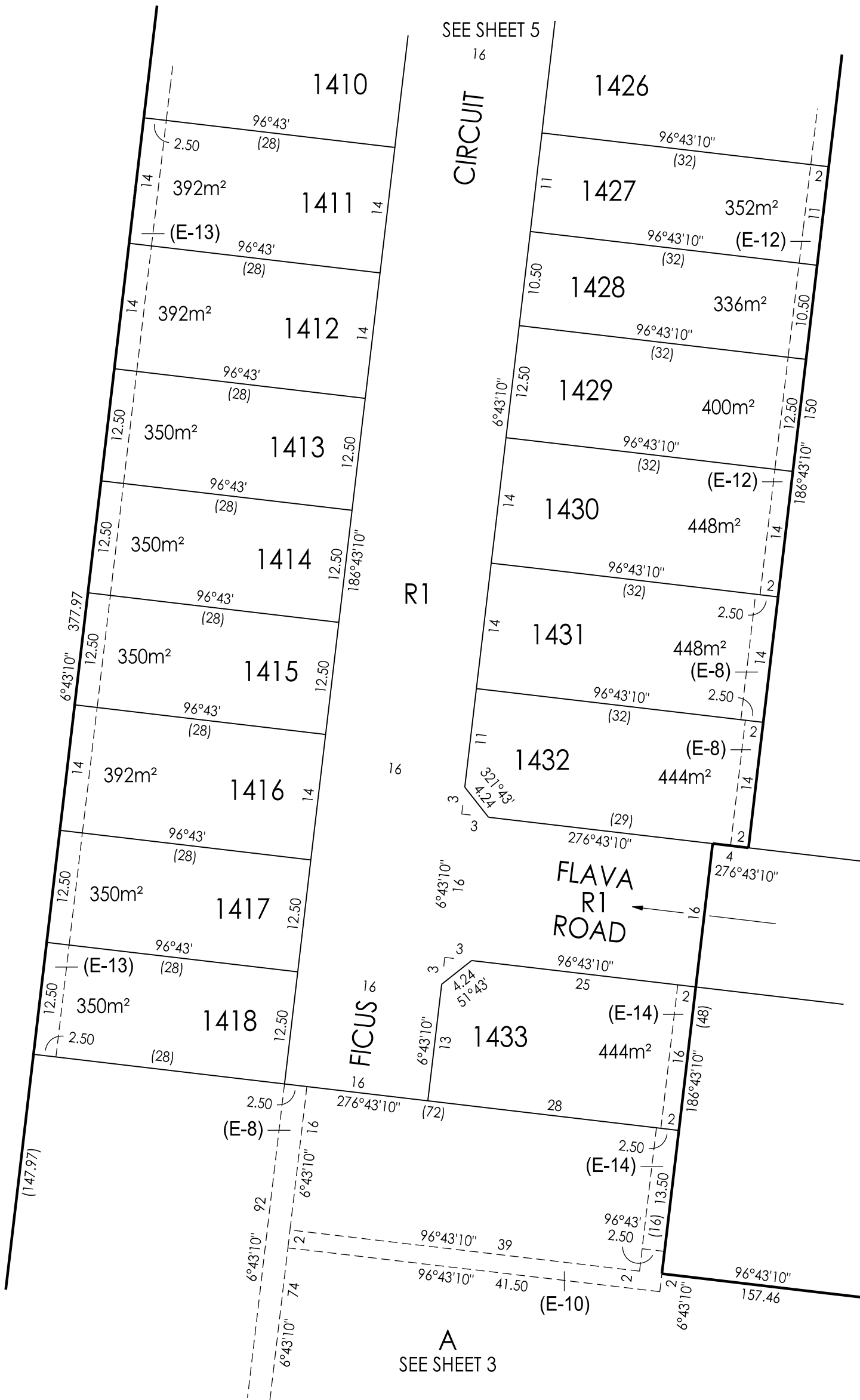
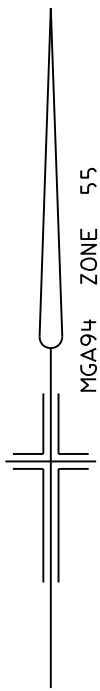
REF: 10105/14

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LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

PLAN NUMBER
PS 902435K



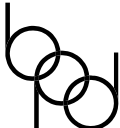
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SCALE
1:500



LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3
REF: 10105/14
SHEET 6
VERSION: 2

		PLAN OF SUBDIVISION		PLAN NUMBER PS 902435K		
<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 1401 to 1433 (both inclusive).				
Land to be burdened:		Lots 1401 to 1433 (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 1401, 1403, 1404 and 1407 to 1433 (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 https://resimaxgroup.com.au/newbridgesouth/</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 www.bpd.com.au info@bpd.com.au</div></div>		SCALE			ORIGINAL SHEET SIZE A3	SHEET 7
		LICENSED SURVEYOR: SIMON COX		REF: 10105/14		VERSION: 2