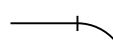
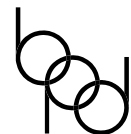
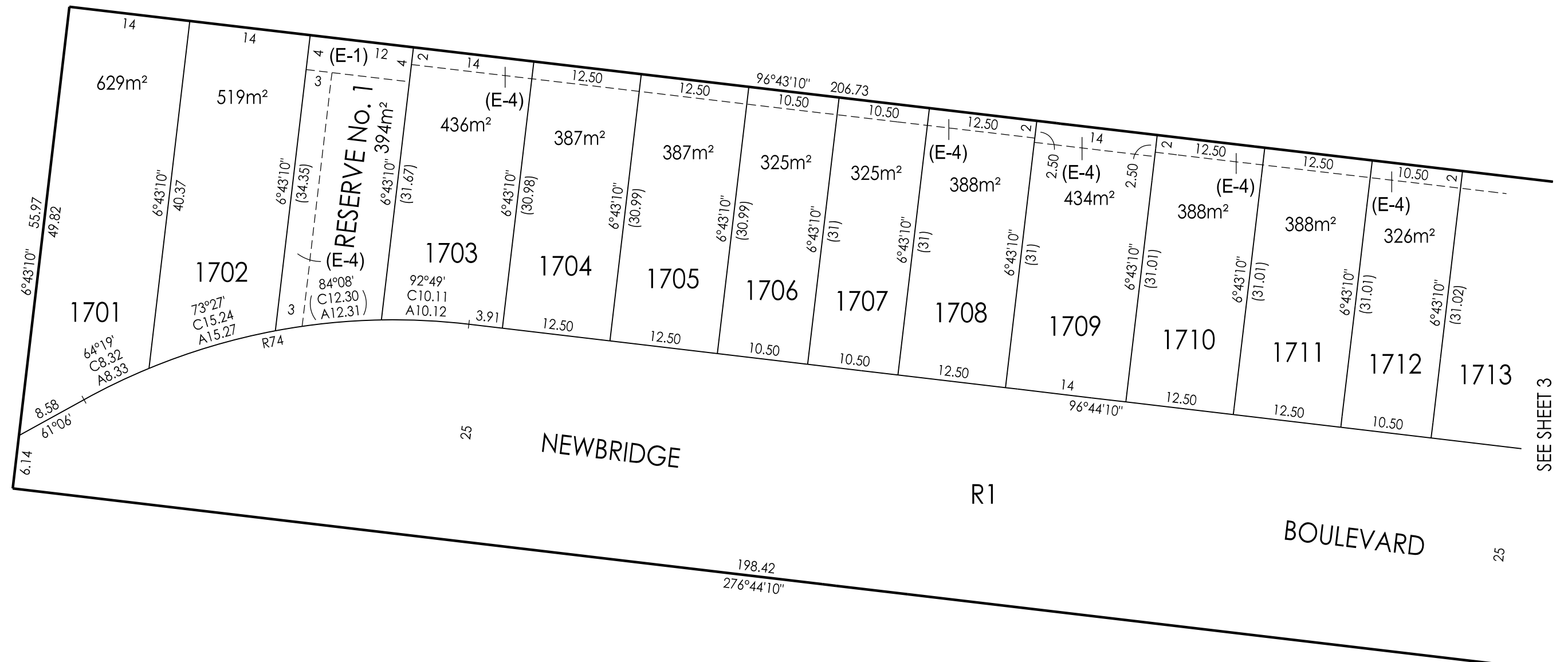


PLAN OF SUBDIVISION			LRS USE ONLY EDITION	PLAN NUMBER PS 902428G	
LOCATION OF LAND PARISH: WALLAN WALLAN TOWNSHIP: ----- SECTION: ----- CROWN ALLOTMENT: 52A (PART) AND 53A (PART) CROWN PORTION: 26 (PART) AND 27 (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A ON PS902503U POSTAL ADDRESS: (at time of subdivision) NEWBRIDGE BOULEVARD WALLAN 3756 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 322660 ZONE: 55 N: 5855360 DATUM: GDA94			COUNCIL NAME: MITCHELL SHIRE COUNCIL		
VESTING OF ROADS OR RESERVES			NOTATIONS		
IDENTIFIER		COUNCIL/BODY/PERSON		TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 1700 (BOTH INCLUSIVE) AND EASEMENTS (E-2) AND (E-3) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 8414m² FURTHER PURPOSE OF PLAN: 1. TO REMOVE THE EASEMENT SHOWN AS (E-4) ON PS902503U WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 2. TO REMOVE THE EASEMENT SHOWN AS (E-6) ON PS902503U WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS RESERVE No. 1 3. TO REMOVE THE EASEMENTS SHOWN AS (E-1) AND (E-5) ON PS902503U WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 GROUND FOR REMOVAL: 1. BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988 2. BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988 3. BY AGREEMENT, SECTION 6(1)(K)(iv) SUBDIVISION ACT 1988	
ROAD R1 RESERVE No. 1		MITCHELL SHIRE COUNCIL MITCHELL SHIRE COUNCIL			
NOTATIONS					
DEPTH LIMITATION 15m APPLIES TO LAND WITHIN CROWN ALLOTMENT 52A & 53A					
SURVEY: THIS PLAN IS BASED ON SURVEY VIDE PS825832C THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No. WALLAN WALLAN PM245 IN PROCLAIMED SURVEY AREA No. 53 STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.					
ESTATE: NEWBRIDGE SOUTH 17			AREA: 1.759 ha	No. OF LOTS: 21	MELWAY: 665:E:3
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)	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER	
(E-4)	SEWERAGE	SEE PLAN	PS825886C	YARRA VALLEY WATER	
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: 10105/17		VERSION: 1	ORIGINAL SHEET SIZE A3
CHECKED AT		DATE: 09/12/21		SHEET 1 OF 4 SHEETS	
		LICENSED SURVEYOR: SIMON COX			

PLAN OF SUBDIVISION

PLAN NUMBER

PS 902428G



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SCALE

1:500



REF: 10105/17

VERSION: 1

ORIGINAL
SHEET SIZE A3

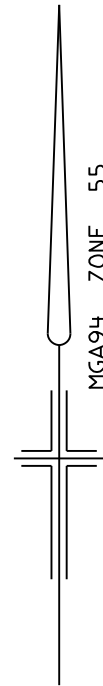
SHEET 2

LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

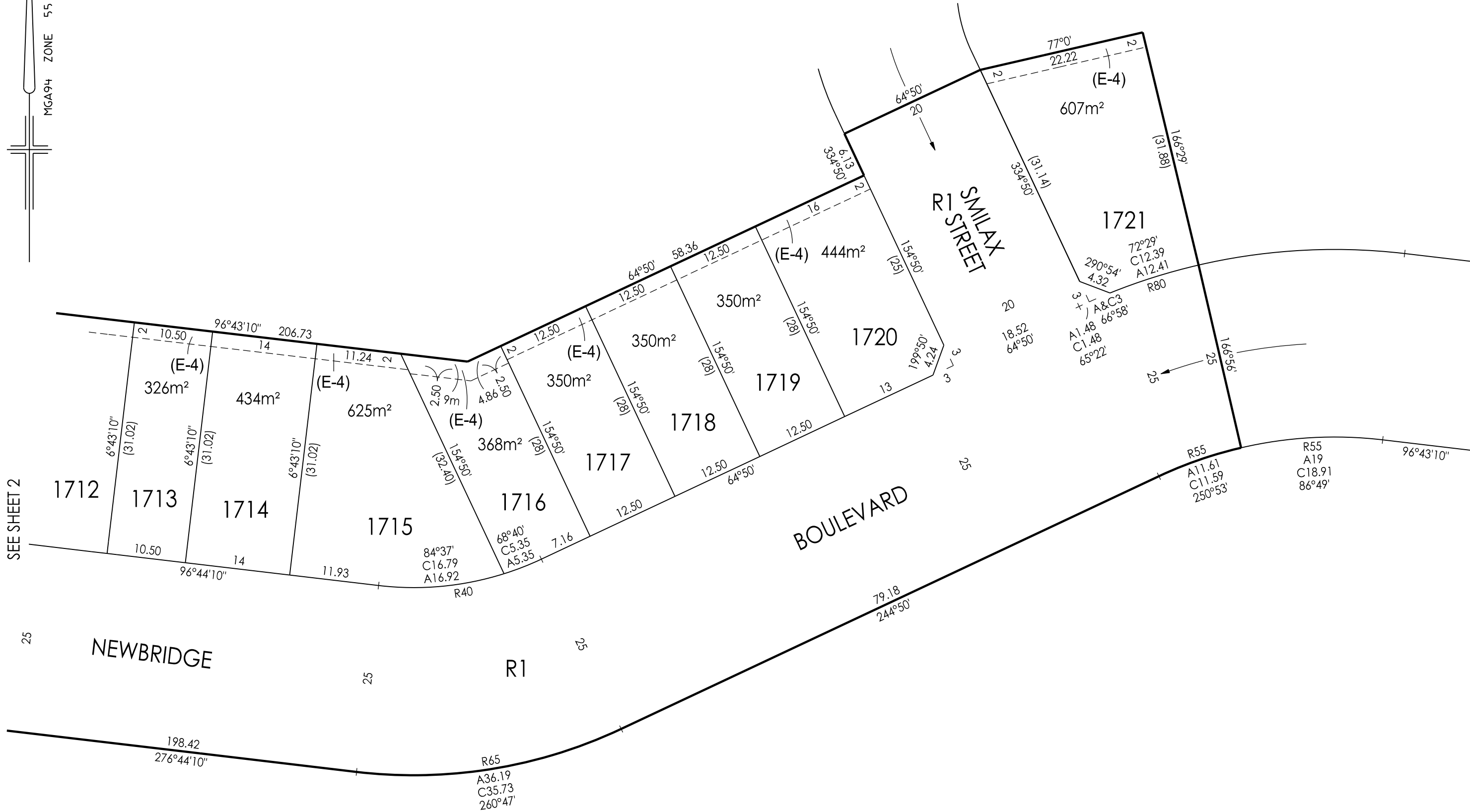
PLAN NUMBER

PS 902428G



MGA94 ZONE 55

SEE SHEET 2



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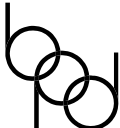
REF: 10105/17

VERSION: 1

LICENSED SURVEYOR: SIMON COX

ORIGINAL
SHEET SIZE A3

SHEET 3

		PLAN OF SUBDIVISION	PLAN NUMBER PS 902428G	
<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 1701 to 1721 (both inclusive).		
Land to be burdened:		Lots 1701 to 1721 (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) 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
		LICENSED SURVEYOR: SIMON COX		REF: 10105/17