

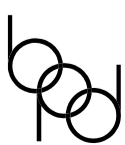
PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 825886C	
LOCATION OF LAND PARISH: WALLAN WALLAN TOWNSHIP: ----- SECTION: ----- CROWN ALLOTMENT: 52A (PART) AND 53A CROWN PORTION: 26 (PART) AND 27 (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A ON PS825881N POSTAL ADDRESS: (at time of subdivision) STATION STREET WALLAN 3756 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 322970 ZONE: 55 N: 5855410 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 700 (BOTH INCLUSIVE) AND EASEMENTS (E-2) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 1.003 ha		
ROAD R1 RESERVE No. 1 RESERVE No. 2 RESERVE No. 3	MITCHELL SHIRE COUNCIL MITCHELL SHIRE COUNCIL MITCHELL SHIRE COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD			
NOTATIONS		FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-3) ON PS825881N WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS LOTS 713, 716 AND 717 GROUNDS FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
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 7	AREA: 9.516 ha	No. OF LOTS: 37	MELWAY: 665:F:3	
SEE SHEET 2 FOR EASEMENT INFORMATION				
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: 10105/7	VERSION: 8	ORIGINAL SHEET SIZE A3
		LICENSED SURVEYOR: SIMON COX		SHEET 1 OF 8 SHEETS
CHECKED AT	DATE: 04/08/2022			

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EASEMENT INFORMATION

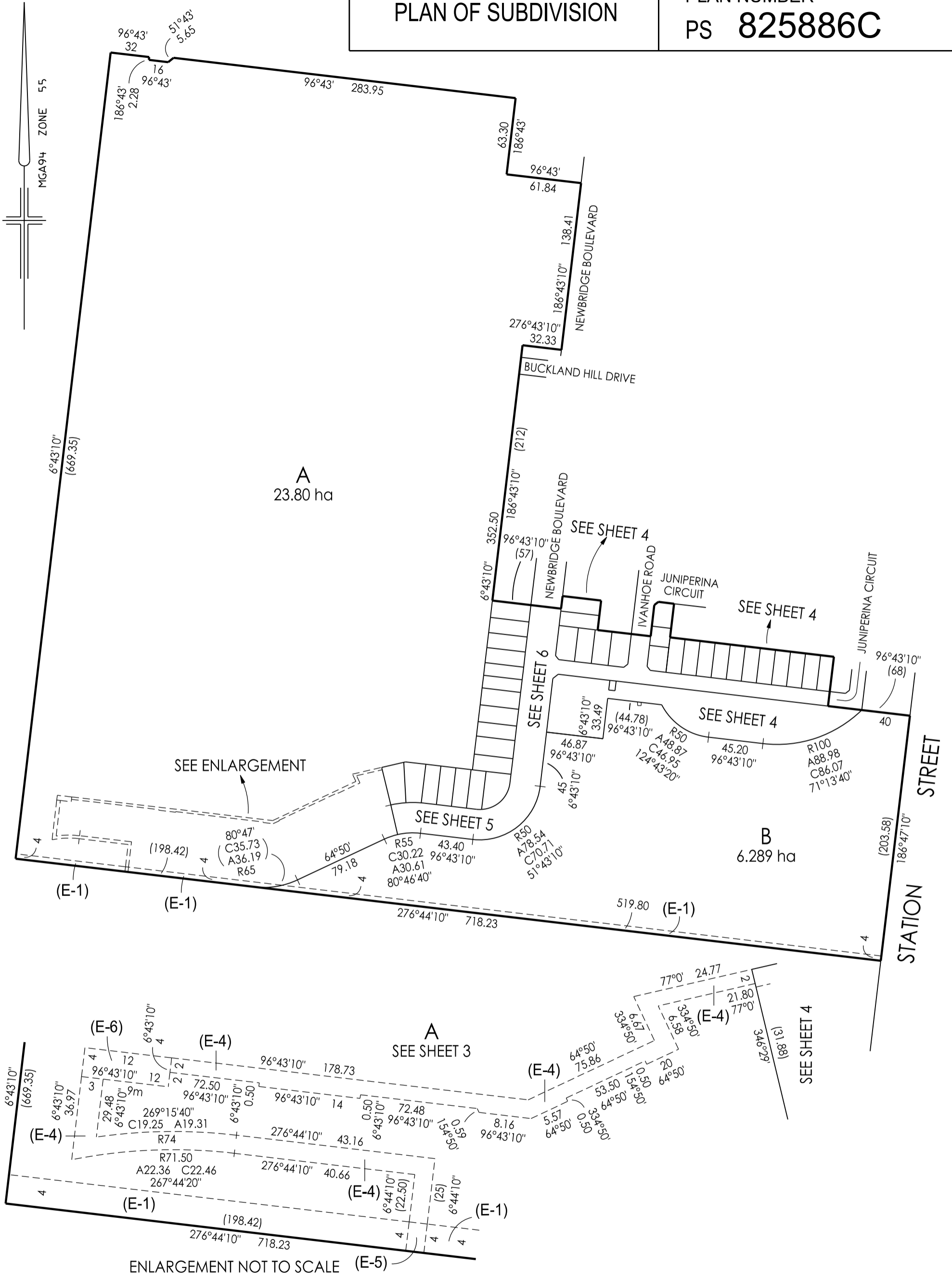
LEGEND:				
	A - APPURTENANT	E - ENCUMBERING EASMENT	R - ENCUMBERING EASEMENT (ROAD)	
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1)	DRAINAGE	SEE PLAN	PS521780P	MITCHELL SHIRE COUNCIL
(E-1)	PIPELINE OR ANCILLARY PURPOSES	SEE PLAN	PS521780P - SECTION 136 WATER ACT 1989	GOULBURN VALLEY REGION WATER AUTHORITY
(E-3)	SEWERAGE	SEE PLAN	PS825881N	YARRA VALLEY WATER
(E-4)	SEWERAGE	SEE PLAN	THIS PLAN	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	THIS PLAN	YARRA VALLEY WATER
(E-6)	DRAINAGE	SEE PLAN	THIS PLAN	MITCHELL SHIRE COUNCIL
(E-6)	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER
(E-7)	POWER LINE	SEE PLAN	THIS PLAN - SECTION 88 ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
(E-8)	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER
(E-8)	POWER LINE	SEE PLAN	THIS PLAN - SECTION 88 ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
(E-9)	DRAINAGE	SEE PLAN	THIS PLAN	MITCHELL SHIRE COUNCIL

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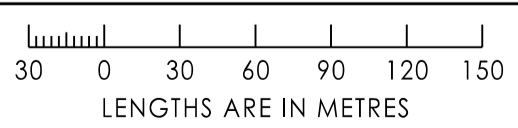
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SCALE
1:3000



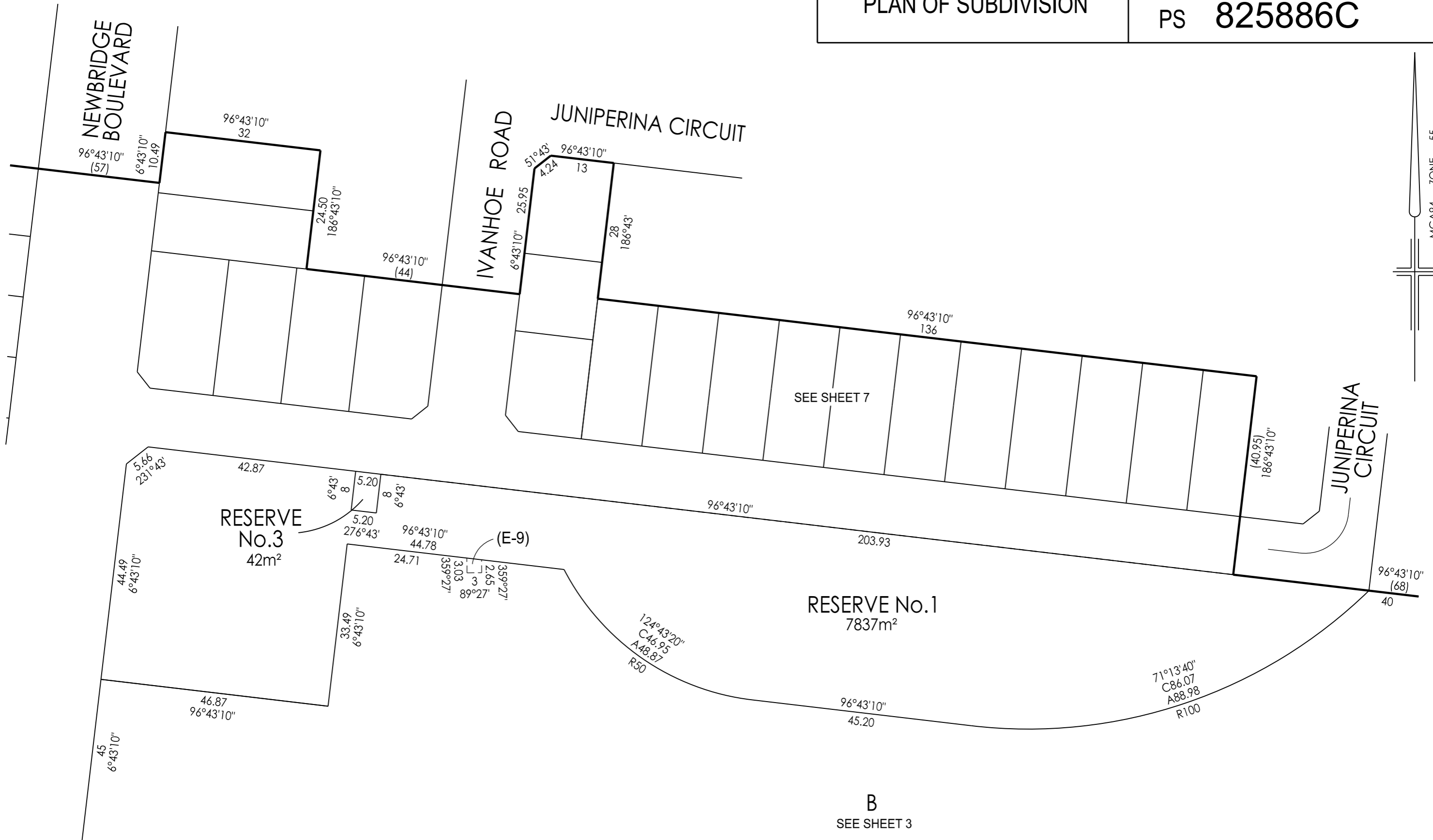
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SHEET 3
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PLAN OF SUBDIVISION

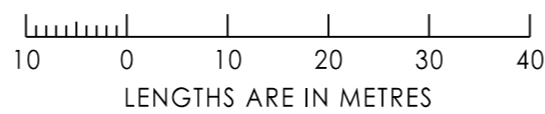
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SCALE

1:750



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SHEET 4

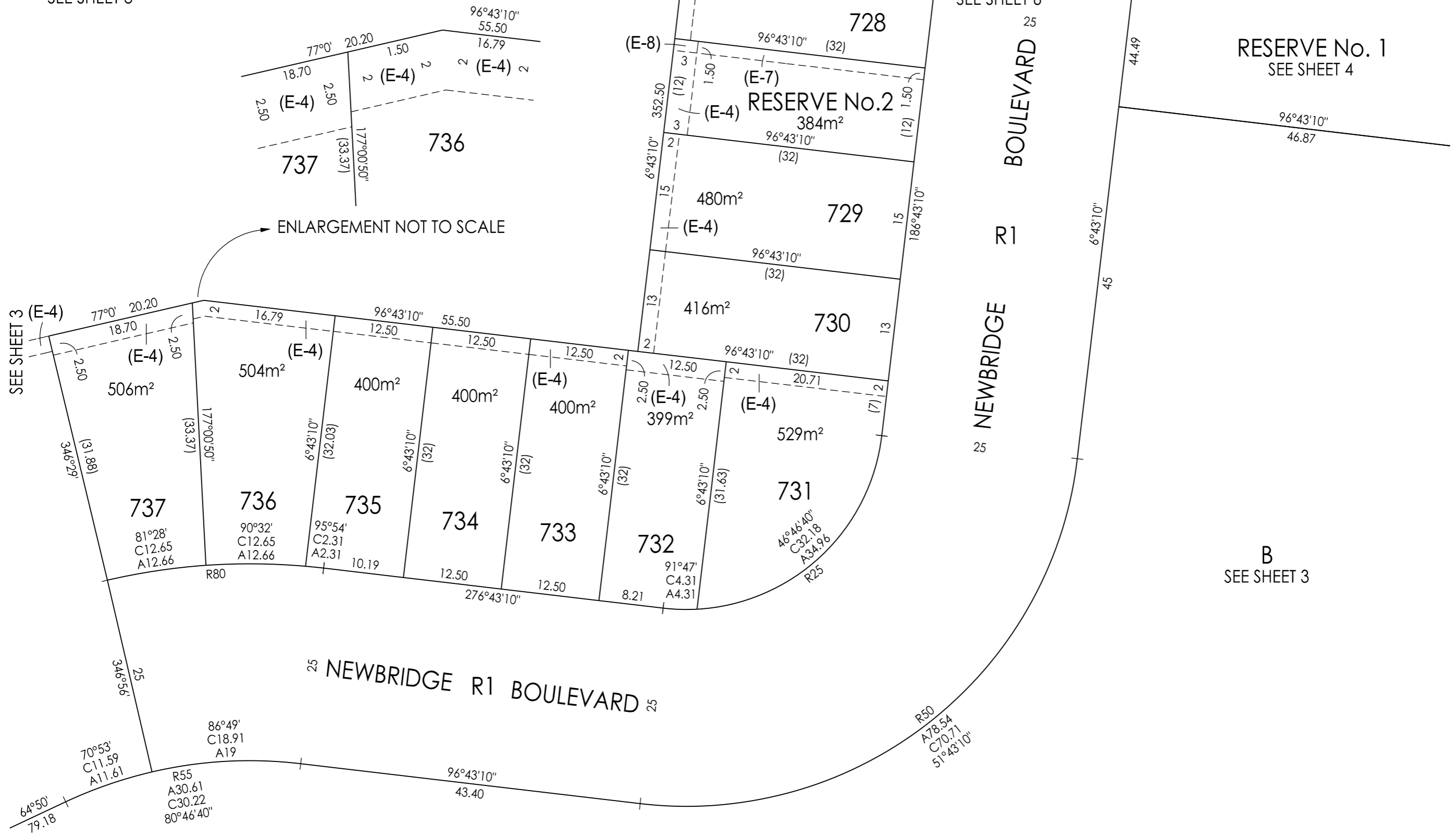
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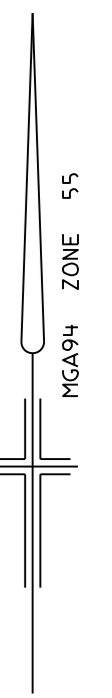
A
SEE SHEET 3

SEE SHEET 6

RESERVE No. 1
SEE SHEET 4



B
SEE SHEET 3



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SCALE
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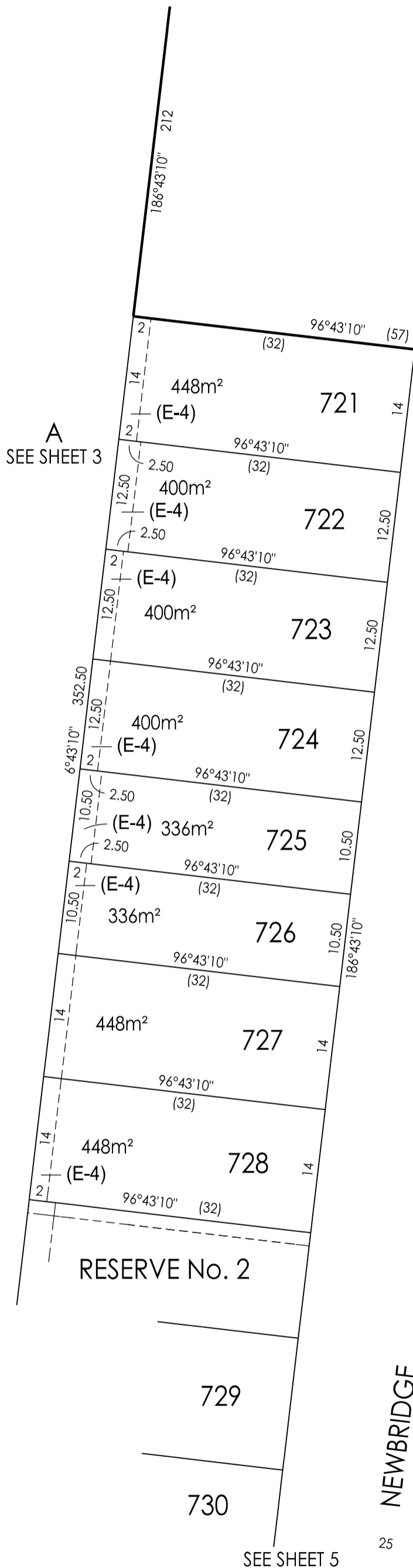
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SHEET 5

PLAN OF SUBDIVISION

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PS 825886C

A
SEE SHEET 3

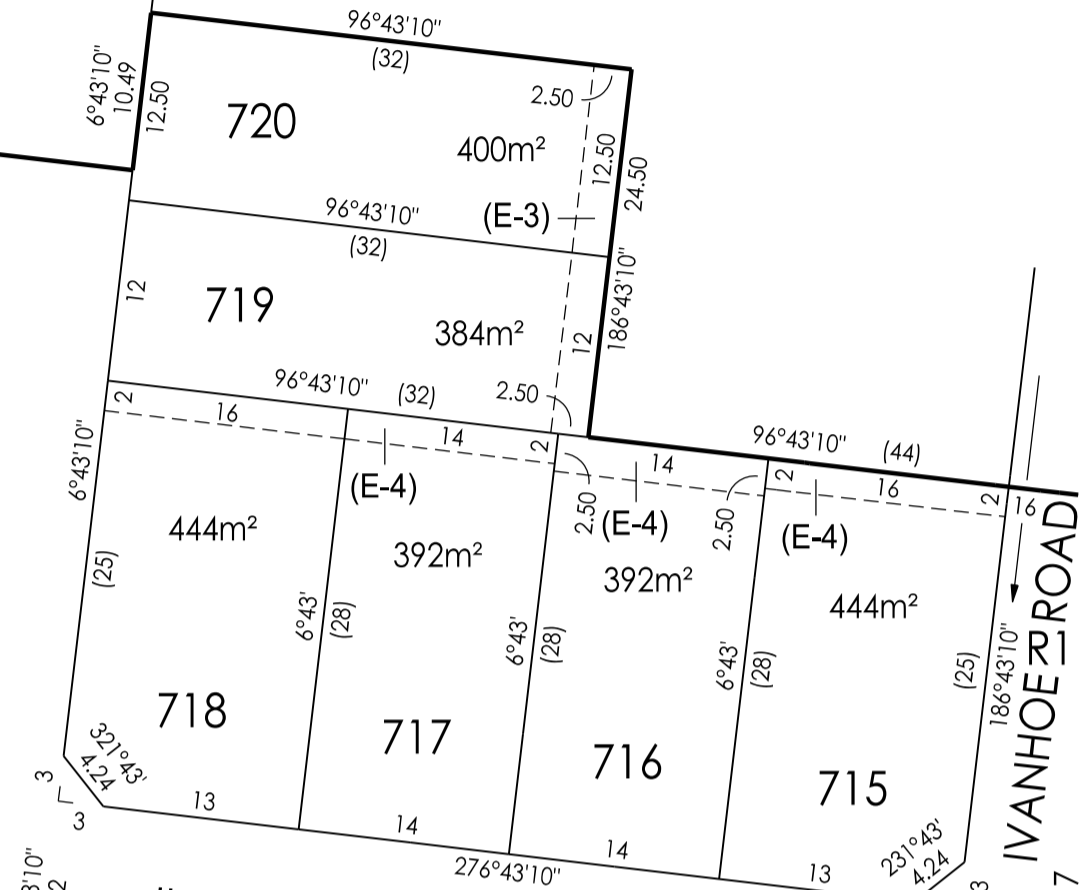


BOULEVARD

R1

NEWBRIDGE

SEE SHEET 5



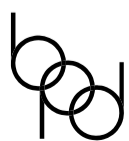
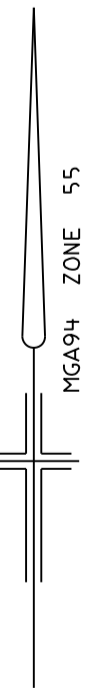
JUNIPERINA R1 CIRCUIT

RESERVE No. 3
SEE SHEET 4

RESERVE No. 1
SEE SHEET 4

B
SEE SHEET 3

IVANHOE ROAD
SEE SHEET 7



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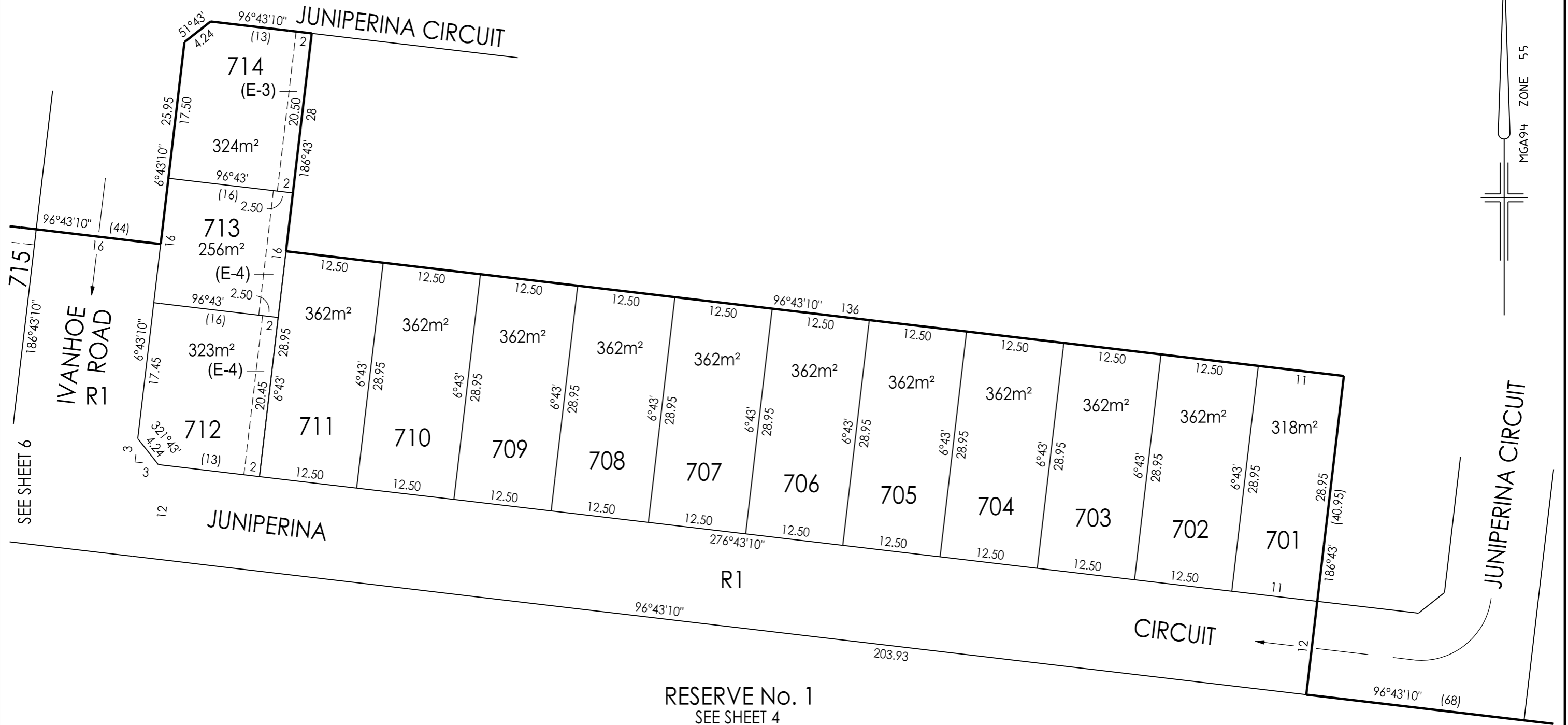
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SHEET 6
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SHEET 7

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

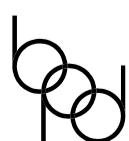
Land to benefit: Lots 701 to 737 (both inclusive).

Land to be burdened: Lots 701 to 737 (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 702 to 711 (both inclusive), 715 to 724 (both inclusive) and 727 to 737 (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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SHEET 8

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