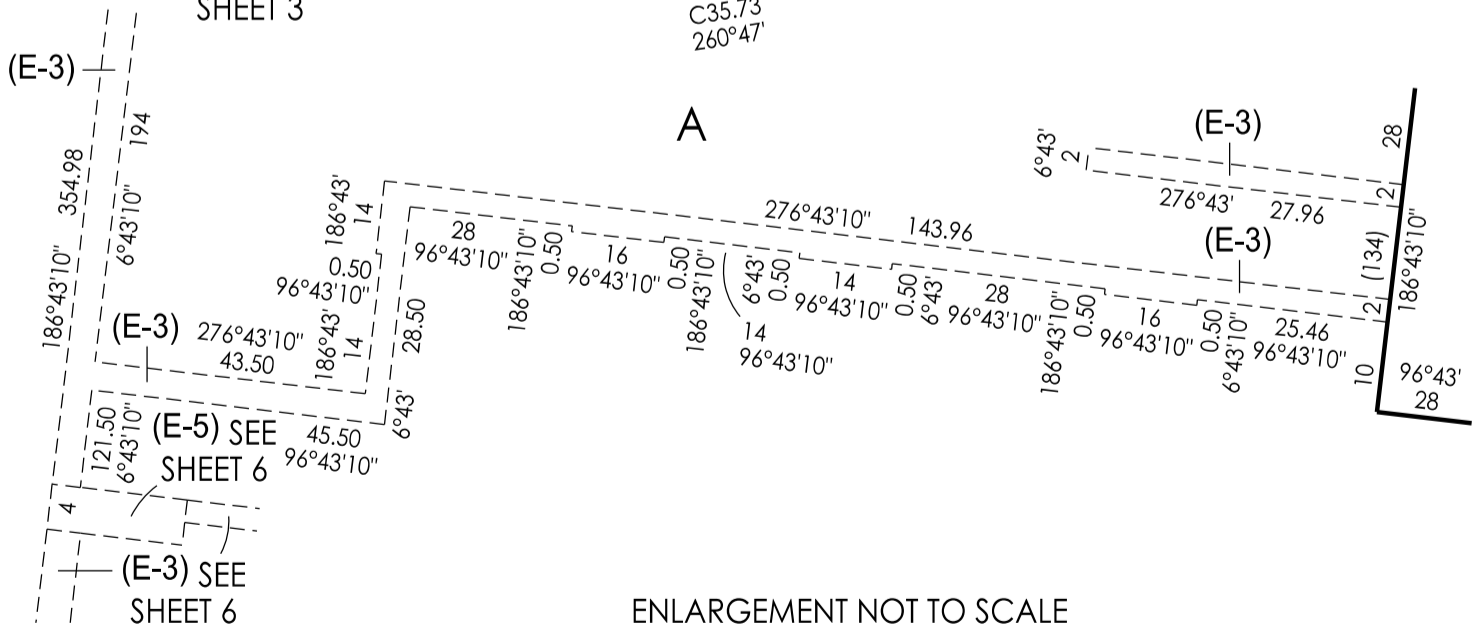
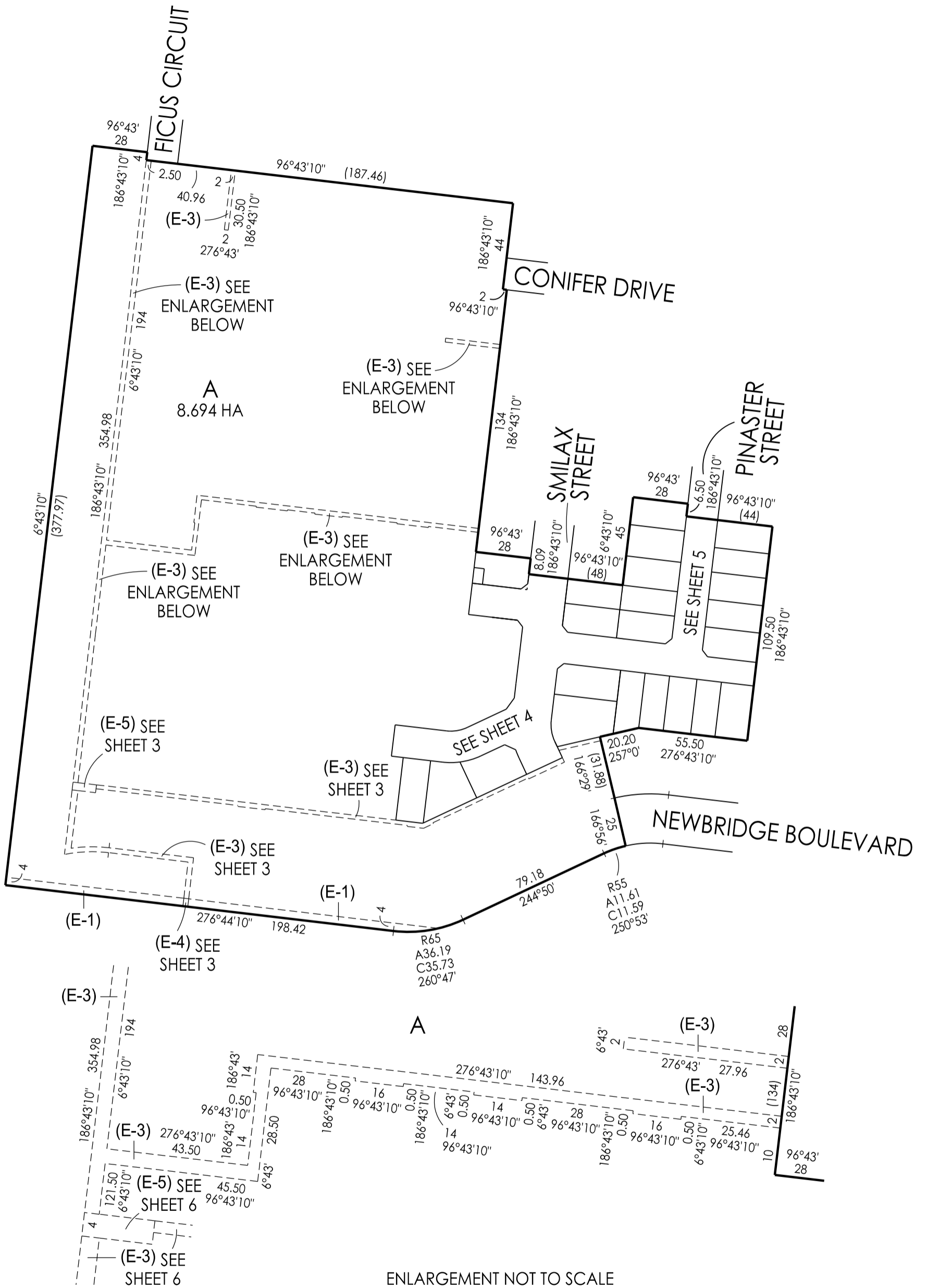
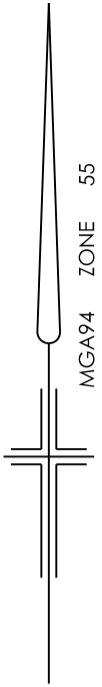
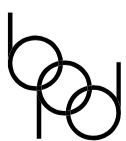


<b>PLAN OF SUBDIVISION</b>		<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 902447C</b>	
<b>LOCATION OF LAND</b> <b>PARISH:</b> WALLAN WALLAN  <b>TOWNSHIP:</b> -----  <b>SECTION:</b> -----  <b>CROWN ALLOTMENT:</b> 52A (PART) AND 53A (PART) <b>CROWN PORTION:</b> 26 (PART) AND 27 (PART)  <b>TITLE REFERENCES:</b> VOL FOL  <b>LAST PLAN REFERENCE:</b> LOT A ON PS902433P  <b>POSTAL ADDRESS: (at time of subdivision)</b> NEWBRIDGE BOULEVARD WALLAN 3756  <b>MGA 94 CO-ORDINATES: (of approx. centre of plan)</b> E: 322790      ZONE: 55 N: 5855460      DATUM: GDA94		<b>COUNCIL NAME:</b> MITCHELL SHIRE COUNCIL		
<b>VESTING OF ROADS OR RESERVES</b>		<b>NOTATIONS</b>		
<b>IDENTIFIER</b>	<b>COUNCIL/BODY/PERSON</b>	TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 1505 (BOTH INCLUSIVE) AND EASEMENTS (E-2) HAVE BEEN OMITTED FROM THIS PLAN.  <b>TOTAL ROAD AREA: 5997m<sup>2</sup></b>   <b>FURTHER PURPOSE OF PLAN:</b> TO REMOVE THE EASEMENTS SHOWN AS (E-3) ON PS902433P WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1  <b>GROUNDS FOR REMOVAL:</b> BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
ROAD R1 RESERVE No.1	MITCHELL SHIRE COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD			
<b>NOTATIONS</b>		<b>FURTHER PURPOSE OF PLAN:</b> TO REMOVE THE EASEMENTS SHOWN AS (E-3) ON PS902433P WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1  <b>GROUNDS FOR REMOVAL:</b> BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
DEPTH LIMITATION 15m APPLIES TO LAND WITHIN CROWN ALLOTMENT 52A & 53A				
<b>SURVEY:</b> 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  <b>STAGING</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.				
<b>ESTATE:</b> NEWBRIDGE SOUTH 15		<b>AREA:</b> 1.577 ha	<b>No. OF LOTS:</b> 23	<b>MELWAY:</b> 665:E:3
<b>EASEMENT INFORMATION</b>				
<b>LEGEND:</b>				
A - APPURTENANT		E - ENCUMBERING EASMENT		R - ENCUMBERING EASEMENT (ROAD)
<b>EASEMENT REFERENCE</b>	<b>PURPOSE</b>	<b>WIDTH (METRES)</b>	<b>ORIGIN</b>	<b>LAND BENEFITED OR IN FAVOUR OF</b>
(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	PS902433P	YARRA VALLEY WATER
(E-4)	DRAINAGE	SEE PLAN	PS521780P	MITCHELL SHIRE COUNCIL
(E-4)	PIPELINE OR ANCILLARY PURPOSES	SEE PLAN	PS521780P - SECTION 136 WATER ACT 1989	GOULBURN VALLEY REGION WATER AUTHORITY
(E-4)	SEWERAGE	SEE PLAN	PS902433P	YARRA VALLEY WATER
(E-5)	DRAINAGE	SEE PLAN	PS825886C	MITCHELL SHIRE COUNCIL
(E-5)	SEWERAGE	SEE PLAN	PS825886C	YARRA VALLEY WATER
(E-6)	DRAINAGE	SEE PLAN	THIS PLAN	MITCHELL SHIRE COUNCIL
<b>Breese Pitt Dixon Pty Ltd</b> 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		REF: 10105/15	VERSION: 5	ORIGINAL SHEET SIZE A3
<b>CHECKED AT</b>		<b>LICENSED SURVEYOR:</b> SIMON COX		<b>SHEET 1 OF 6 SHEETS</b>
DATE: 27/03/23				

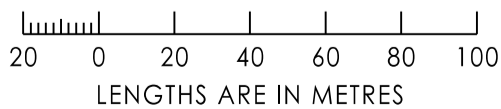


ENLARGEMENT NOT TO SCALE



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SCALE  
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ORIGINAL SHEET SIZE A3  
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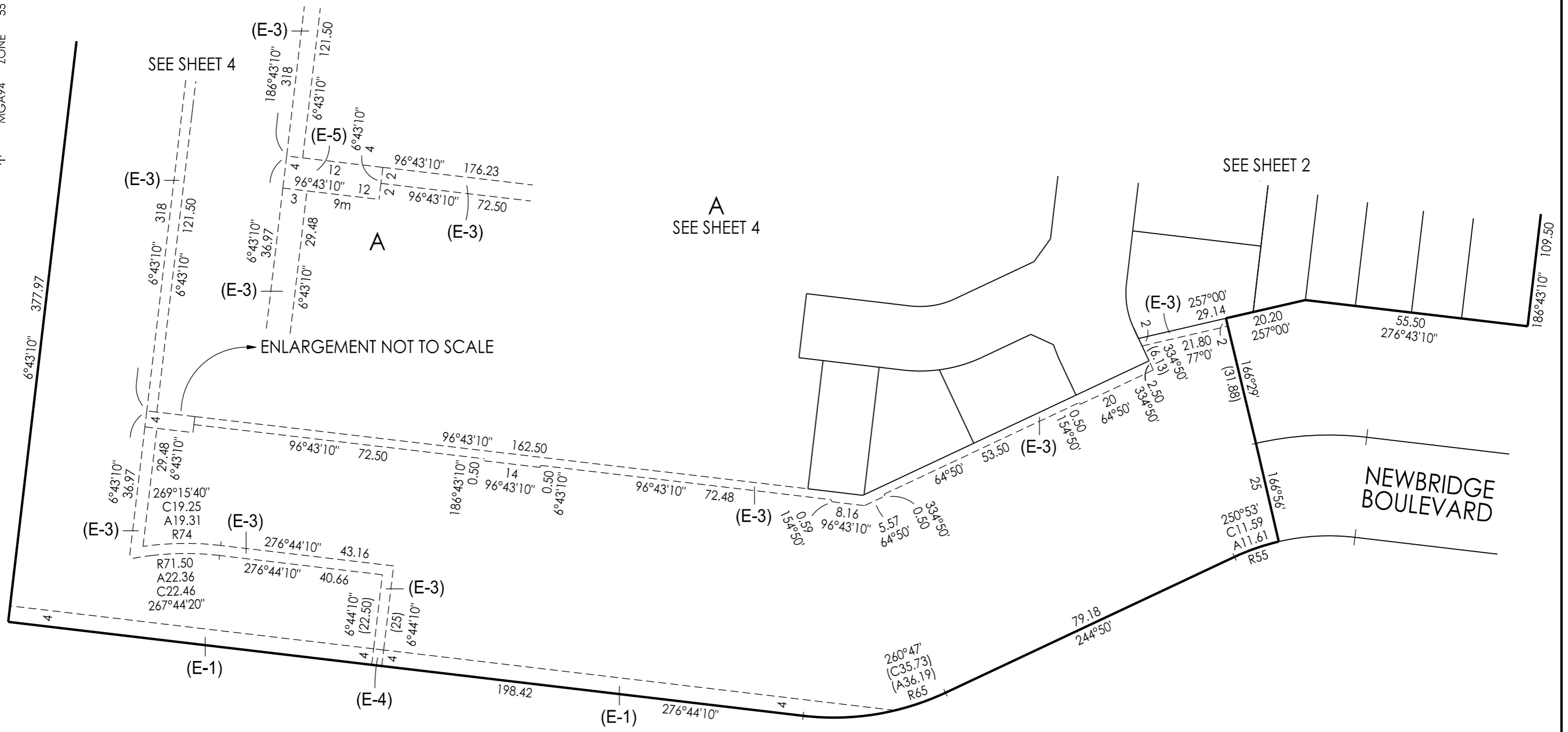
SHEET 2  
VERSION: 5

LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

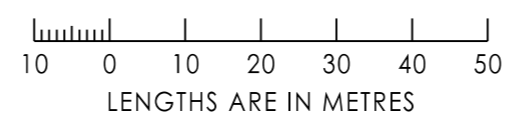
PLAN NUMBER  
PS 902447C

MGA94 ZONE 55



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SCALE  
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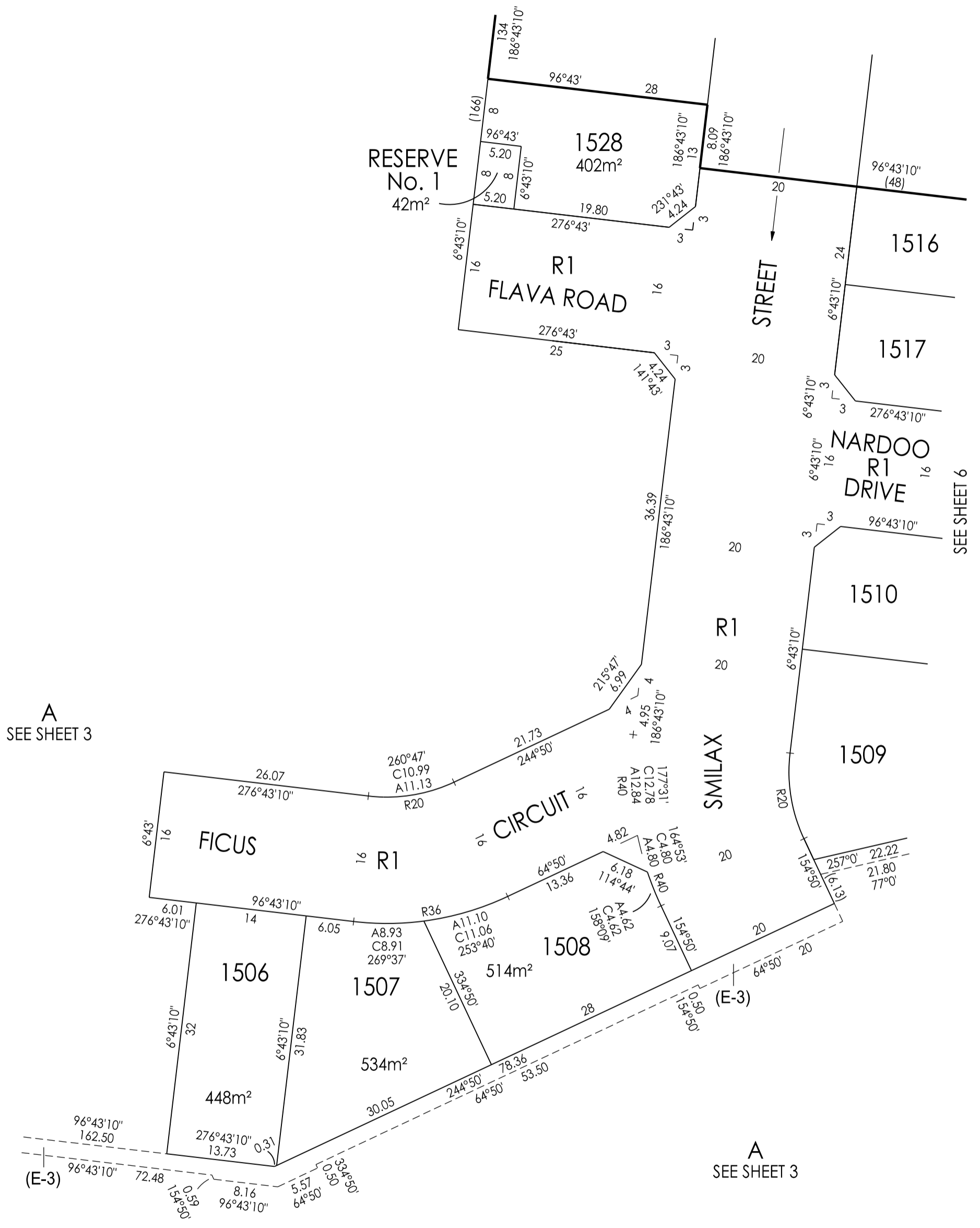
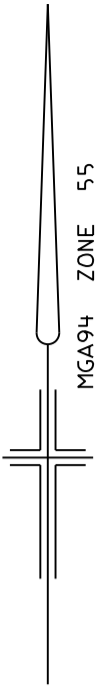


REF: 10105/15 VERSION: 5  
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3 SHEET 3

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 902447C



A  
SEE SHEET 3

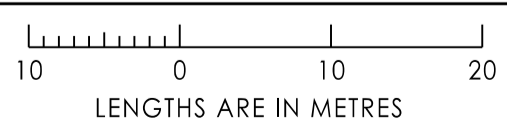
A  
SEE SHEET 3

SEE SHEET 6



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SCALE  
1:500



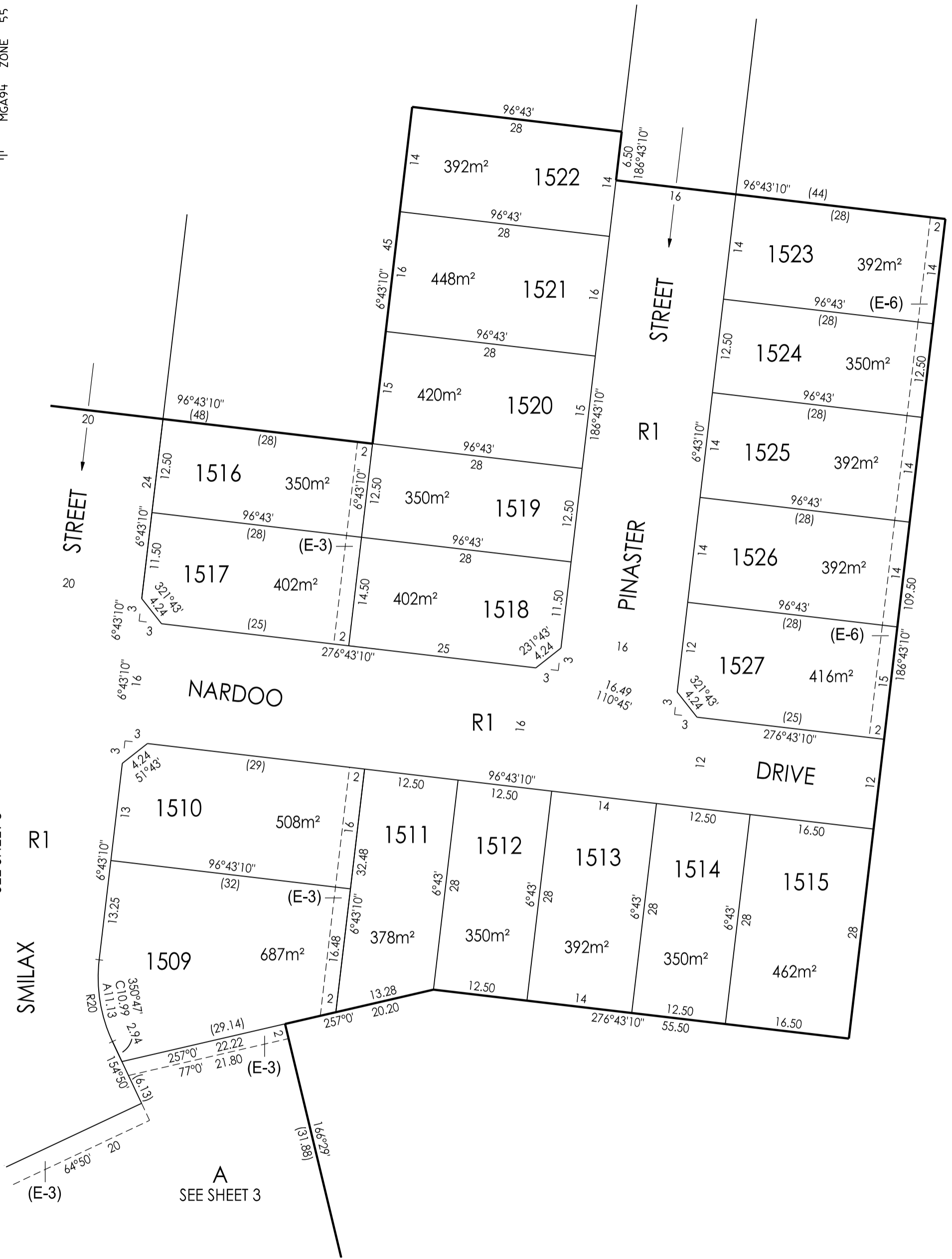
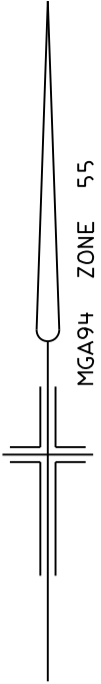
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REF: 10105/15

SHEET 4  
VERSION: 5

LICENSED SURVEYOR: SIMON COX

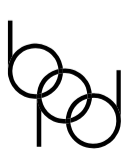
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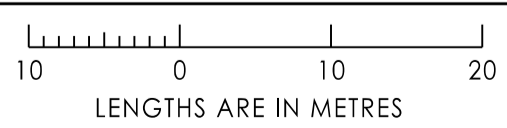
SEE SHEET 5

A  
SEE SHEET 3



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1:500



ORIGINAL SHEET SIZE A3	SHEET 5
REF: 10105/15	VERSION: 5

LICENSED SURVEYOR: SIMON COX

SUBDIVISION ACT 1988  
CREATION OF RESTRICTION

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

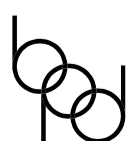
Land to benefit: Lots 1506 to 1528 (both inclusive).

Land to be burdened: Lots 1506 to 1528 (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 1506 to 1528 (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 6

REF: 10105/15

VERSION: 5

LICENSED SURVEYOR: SIMON COX