

<b>PLAN OF SUBDIVISION</b>	<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 902433P</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 VOL.12393 FOL.737 to 740 VOL.12462 FOL.342  <b>LAST PLAN REFERENCE:</b> LOT A ON PS902429E, LOT B, C, D, E ON PS 825881N & LOT B ON PS825886C  <b>POSTAL ADDRESS:</b> NEWBRIDGE BOULEVARD (at time of subdivision) WALLAN 3756  <b>MGA 94 CO-ORDINATES:</b> E: 322660 ZONE: 55 (of approx. centre of plan) N: 5855740 DATUM: GDA94	<b>COUNCIL NAME:</b> MITCHELL SHIRE COUNCIL	
<b>VESTING OF ROADS OR RESERVES</b>	<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL/BODY/PERSON	TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 1100 (BOTH INCLUSIVE) AND EASEMENT (E-2) HAVE BEEN OMITTED FROM THIS PLAN  <b>TOTAL ROAD AREA: 3786m<sup>2</sup></b>  <b>FURTHER PURPOSE OF PLAN:</b> TO REMOVE THE EASEMENTS SHOWN AS (E-3), (E-4), (E-7) AND (E-8) ON PS902429E WHICH LIE WITHIN THE LAND IN THIS PLAN  TO REMOVE THE EASEMENTS SHOWN AS (E-2), (E-11), (E-12) AND (E-14) ON PS825881N WHICH LIE WITHIN THE LAND IN THIS PLAN  TO REMOVE THE EASEMENT SHOWN AS (E-9) ON PS825886C WHICH LIES WITHIN THE LAND IN THIS PLAN  TO REMOVE THE EASEMENT SHOWN AS (E-17) ON PS825881N FOR DRAINAGE PURPOSES WHICH LIES WITHIN THE LAND IN THIS PLAN TO REMOVE THE EASEMENT SHOWN AS (E-13) ON PS825881N FOR WATER SUPPLY PURPOSES WHICH LIES WITHIN THE LAND IN THIS PLAN  <b>GROUNDS FOR REMOVAL:</b> BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988
ROAD R1	MITCHELL SHIRE COUNCIL	
RESERVE No.1	MITCHELL SHIRE COUNCIL	
RESERVE No.2	MITCHELL SHIRE COUNCIL	
RESERVE No.3	MITCHELL SHIRE COUNCIL	
RESERVE No.4	MITCHELL SHIRE COUNCIL	
<b>NOTATIONS</b>		
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 11	<b>AREA:</b> 4.244 ha	<b>No. OF LOTS:</b> 32
		<b>MELWAY:</b> 665:E:2
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: 10105/11	VERSION: 6
CHECKED AT	DATE: 07/09/23	ORIGINAL SHEET SIZE A3
		SHEET 1 OF 9 SHEETS
		LICENSED SURVEYOR: SIMON COX

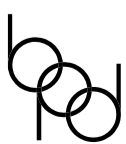
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**EASEMENT INFORMATION**

\* WETLAND, FLOODWAY, DRAINAGE AND STORMWATER QUALITY MANAGEMENT AS SPECIFIED AND SET-OUT  
IN MEMORANDUM OF COMMON PROVISIONS No. AA2741

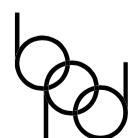
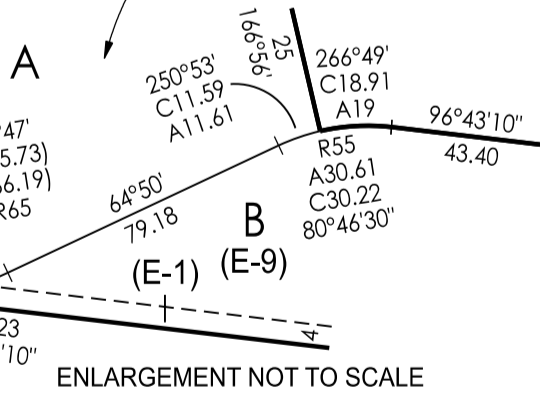
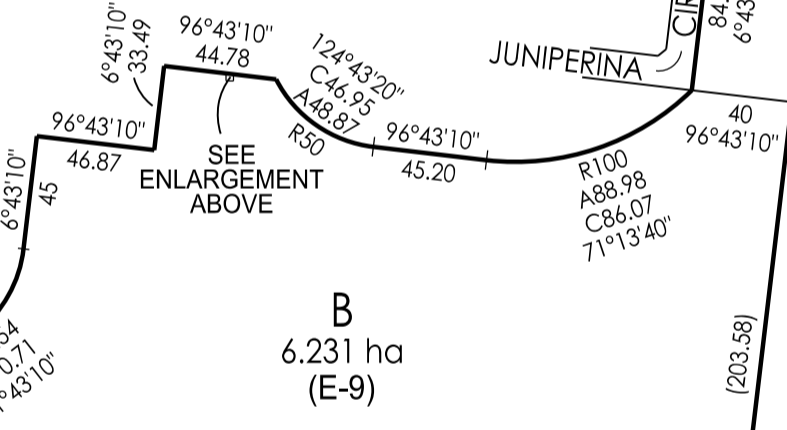
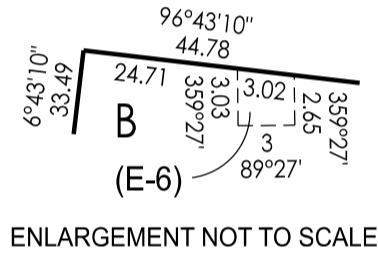
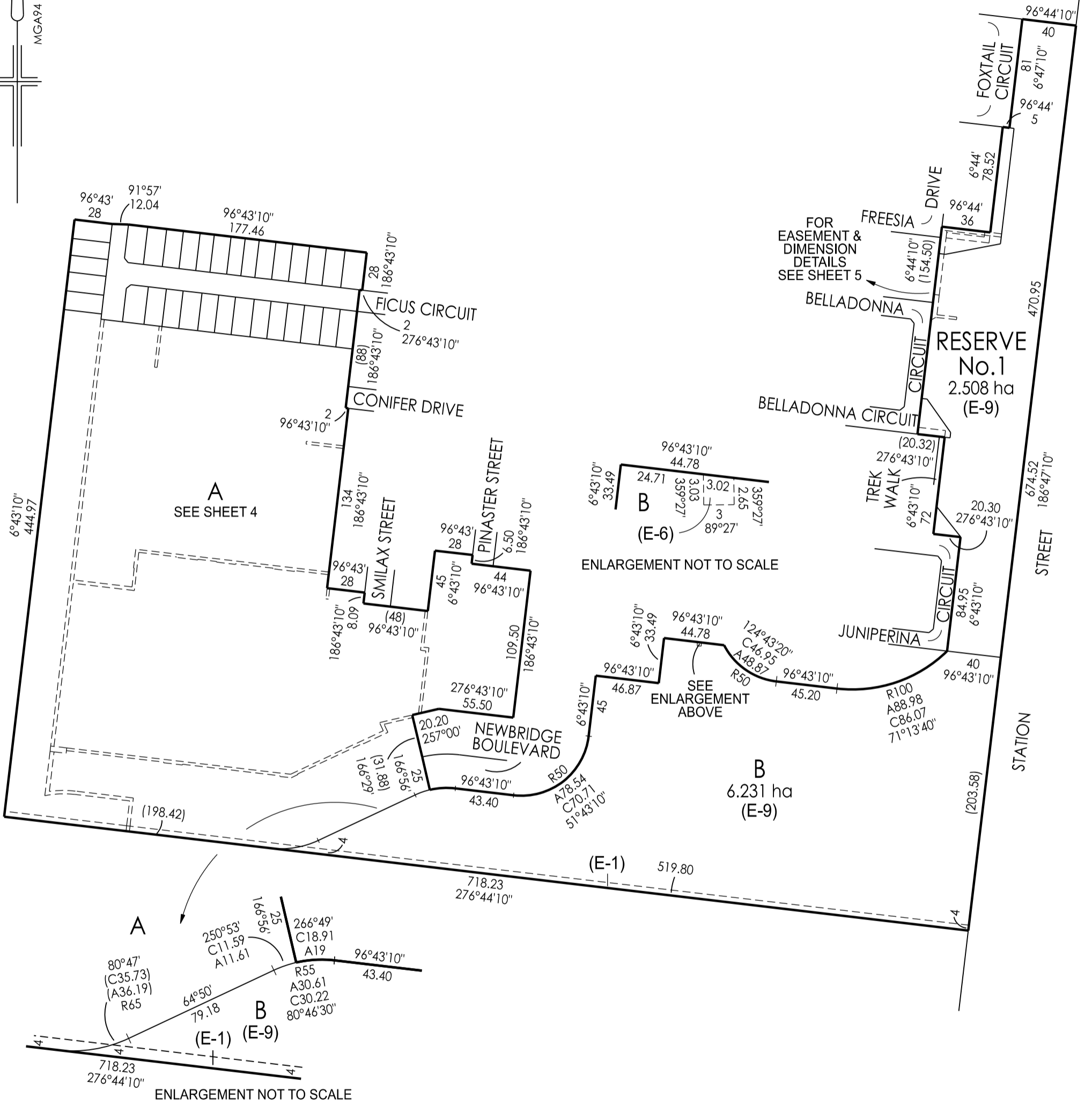
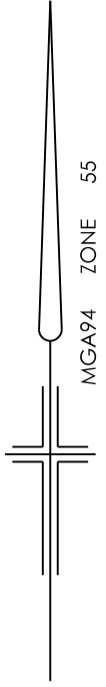
**LEGEND:**                      A - APPURTENANT                      E - ENCUMBERING EASMENT                      R - ENCUMBERING EASEMENT (ROAD)

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	THIS PLAN	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	THIS PLAN	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
(E-7)	SEWERAGE	SEE PLAN	PS831642X	YARRA VALLEY WATER
(E-7)	WATER SUPPLY THROUGH UNDERGROUND PIPES	SEE PLAN	PS831642X	YARRA VALLEY WATER
(E-7)	GAS SUPPLY	SEE PLAN	PS831642X	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
(E-7)	POWER LINE	SEE PLAN	PS831642X - SECTION 88 ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
(E-8)	WATER SUPPLY THROUGH UNDERGROUND PIPES	SEE PLAN	PS831642X	YARRA VALLEY WATER
(E-8)	GAS SUPPLY	SEE PLAN	PS831642X	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
(E-9)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION
(E-10)	GAS SUPPLY	SEE PLAN	PS831642X	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
(E-10)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)	SEE PLAN	PS831642X	MELBOURNE WATER CORPORATION
(E-10)	DRAINAGE	SEE PLAN	PS825881N	MITCHELL SHIRE COUNCIL
(E-11)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)	SEE PLAN	PS831642X	MELBOURNE WATER CORPORATION
(E-11)	DRAINAGE	SEE PLAN	PS825881N	MITCHELL SHIRE COUNCIL
(E-12)	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER
(E-12)	WATER SUPPLY THROUGH UNDERGROUND PIPES	SEE PLAN	PS831642X	YARRA VALLEY WATER
(E-12)	GAS SUPPLY	SEE PLAN	PS831642X	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
(E-13)	WATER SUPPLY THROUGH UNDERGROUND PIPES	SEE PLAN	PS831642X	YARRA VALLEY WATER
(E-13)	GAS SUPPLY	SEE PLAN	PS831642X	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD

 <p><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</p>	REF: 10105/11	VERSION: 6	ORIGINAL SHEET SIZE A3	SHEET 2
	LICENSED SURVEYOR: SIMON COX			

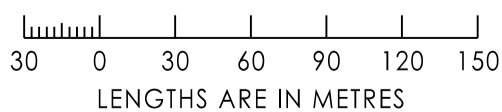
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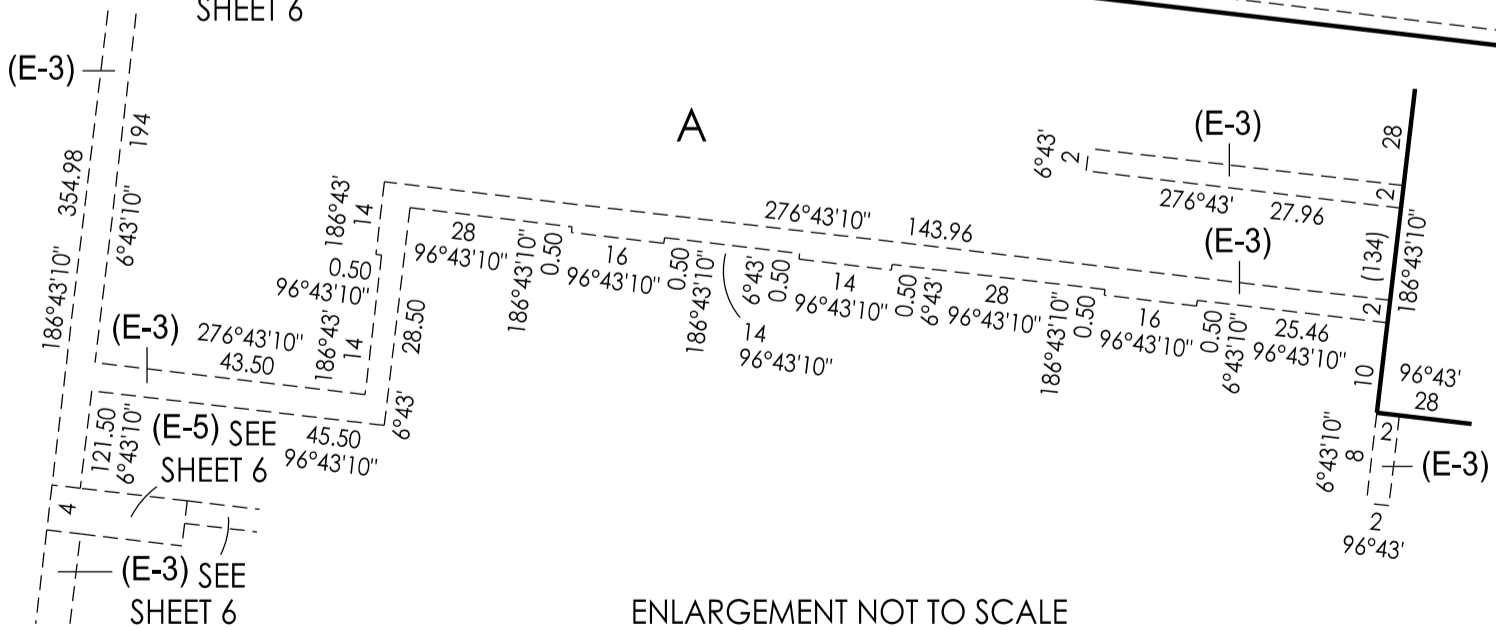
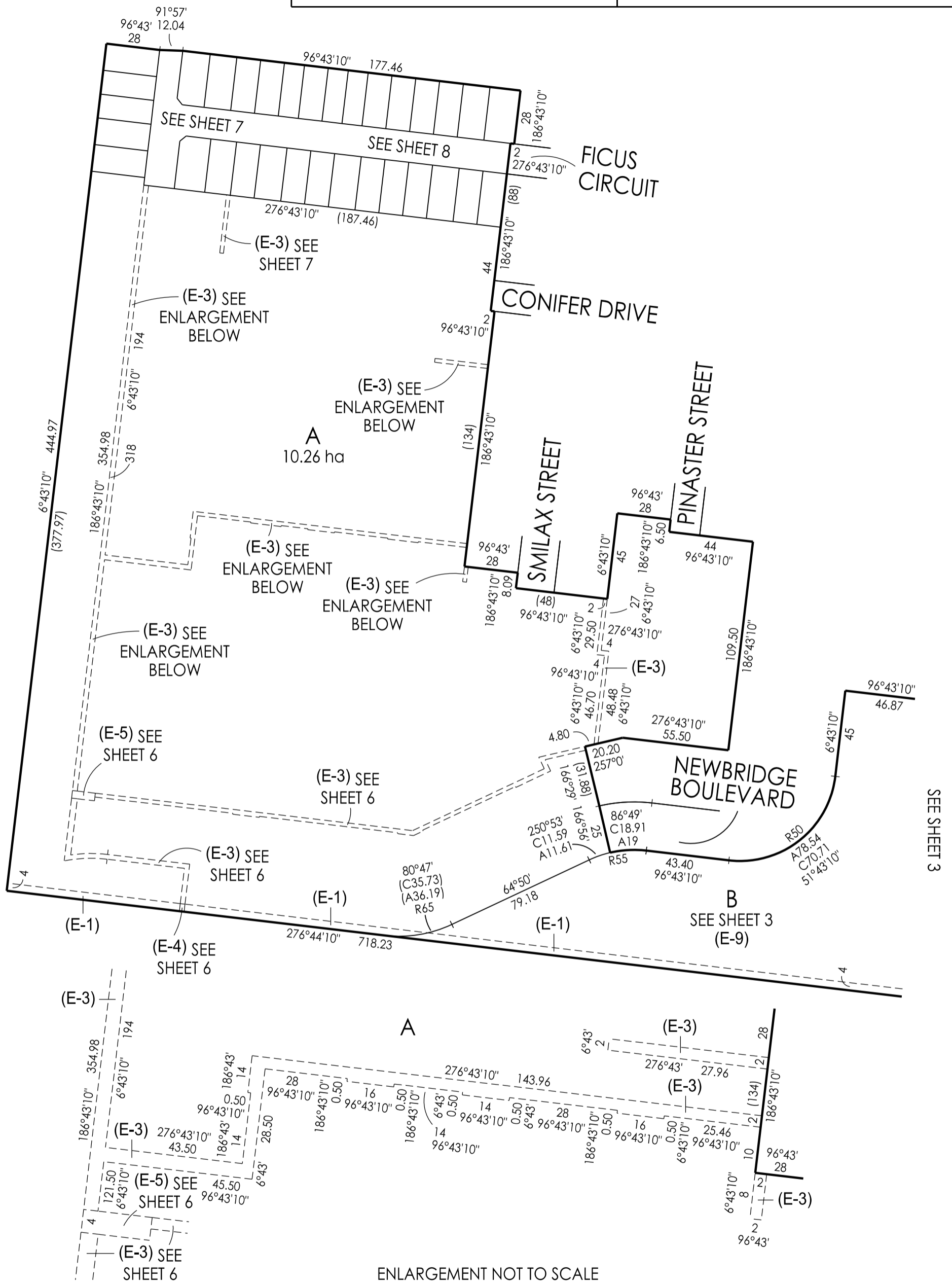
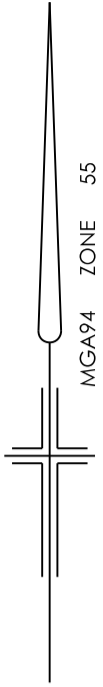
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SHEET 3  
VERSION: 6

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PLAN OF SUBDIVISION

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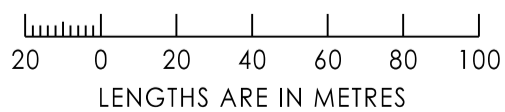


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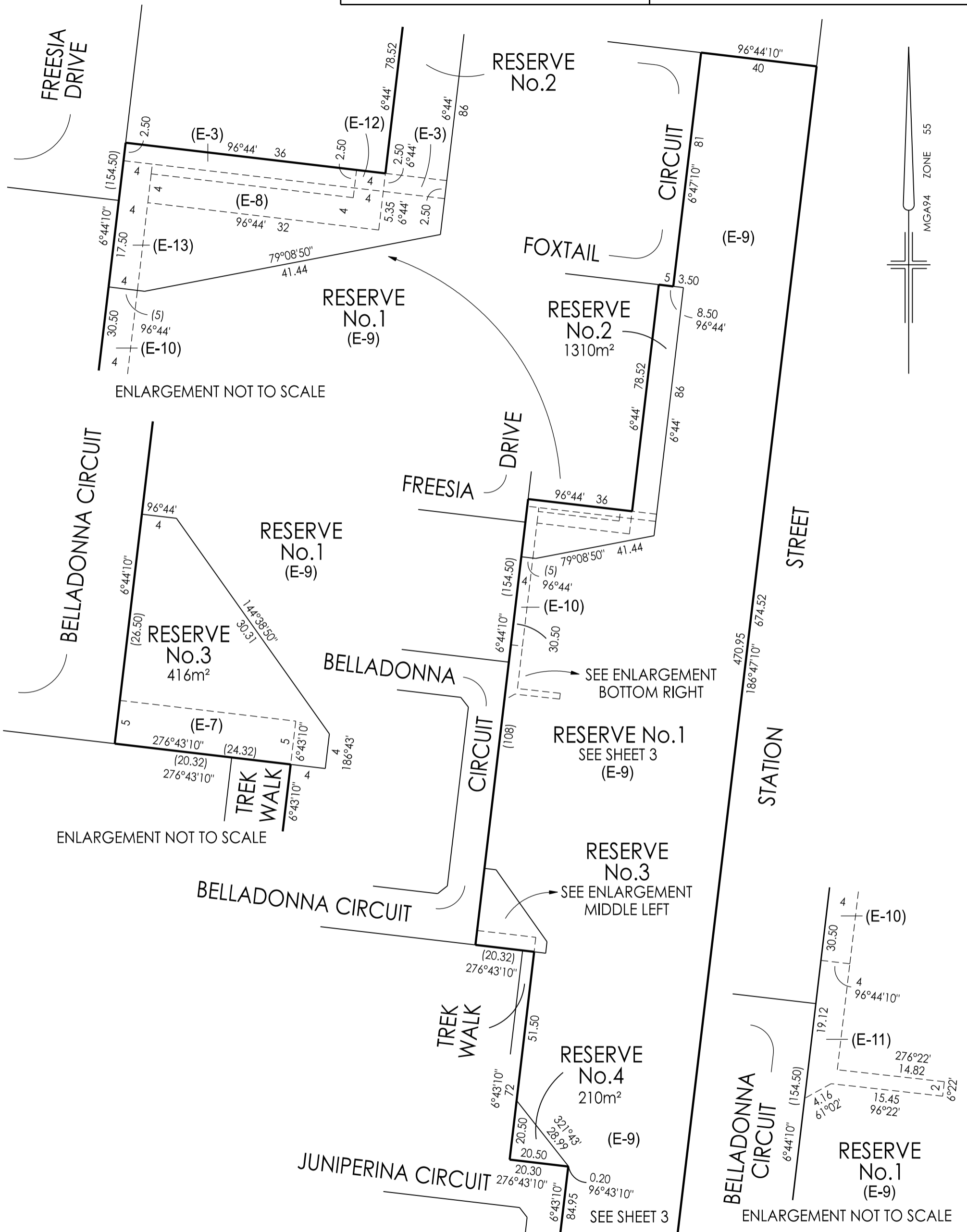
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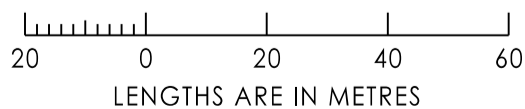
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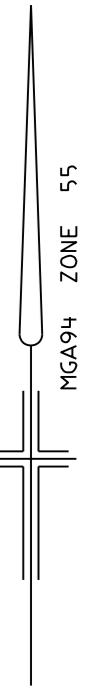
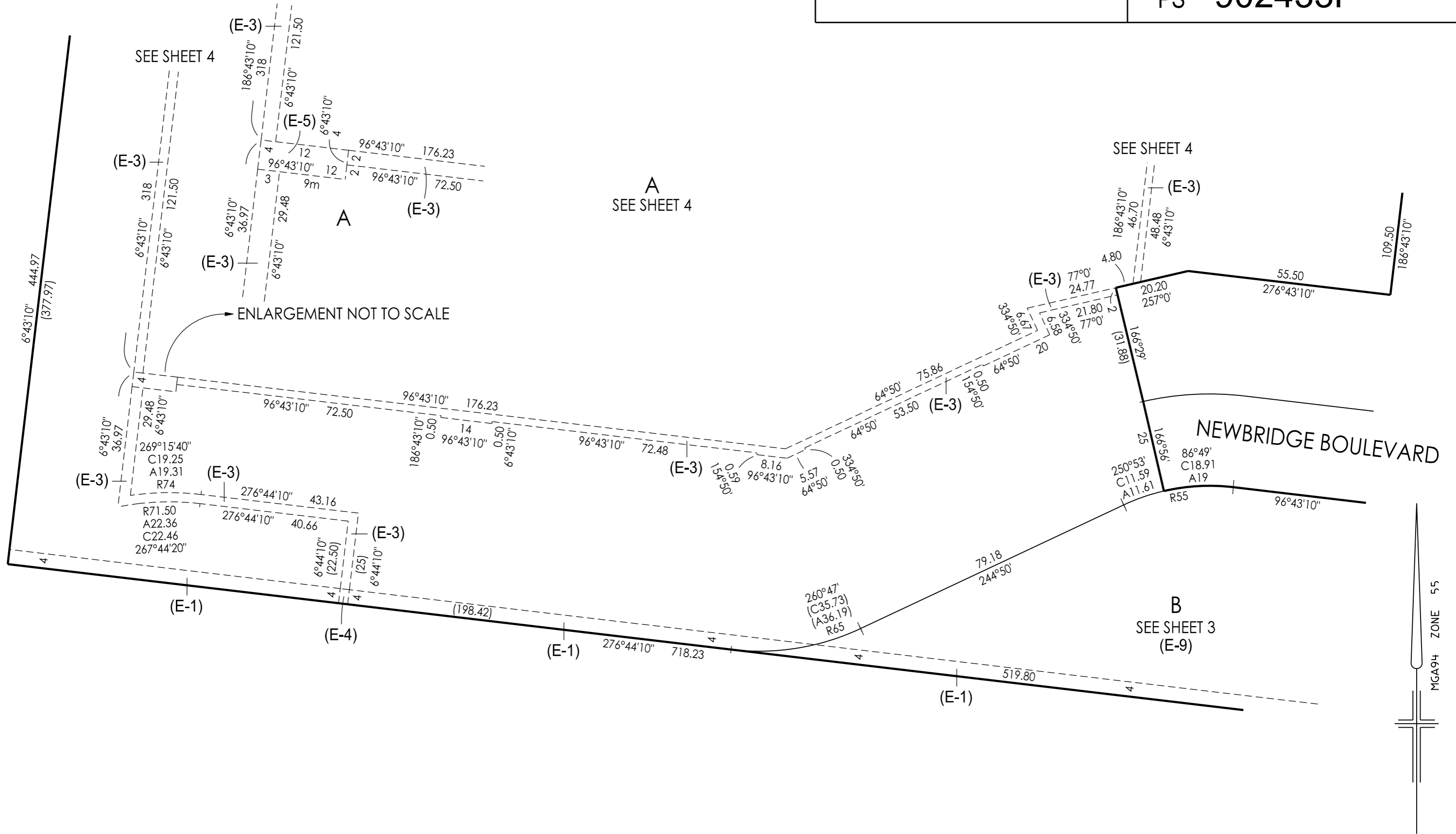
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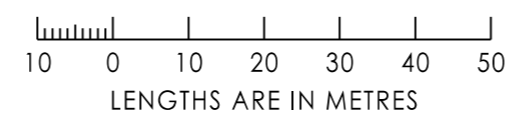
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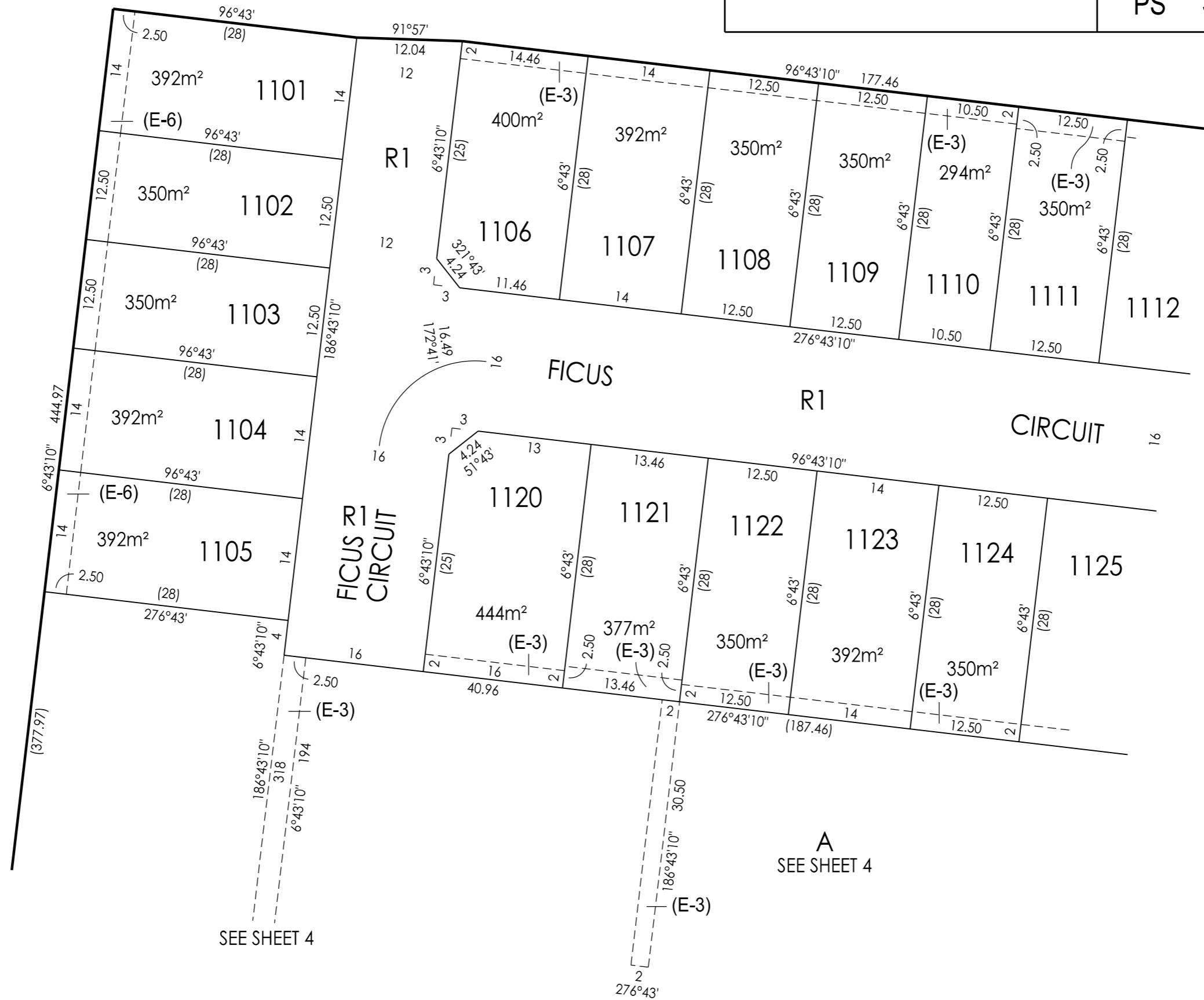
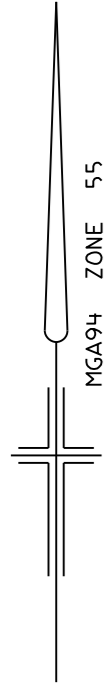


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PLAN OF SUBDIVISION

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SEE SHEET 8

A  
SEE SHEET 4



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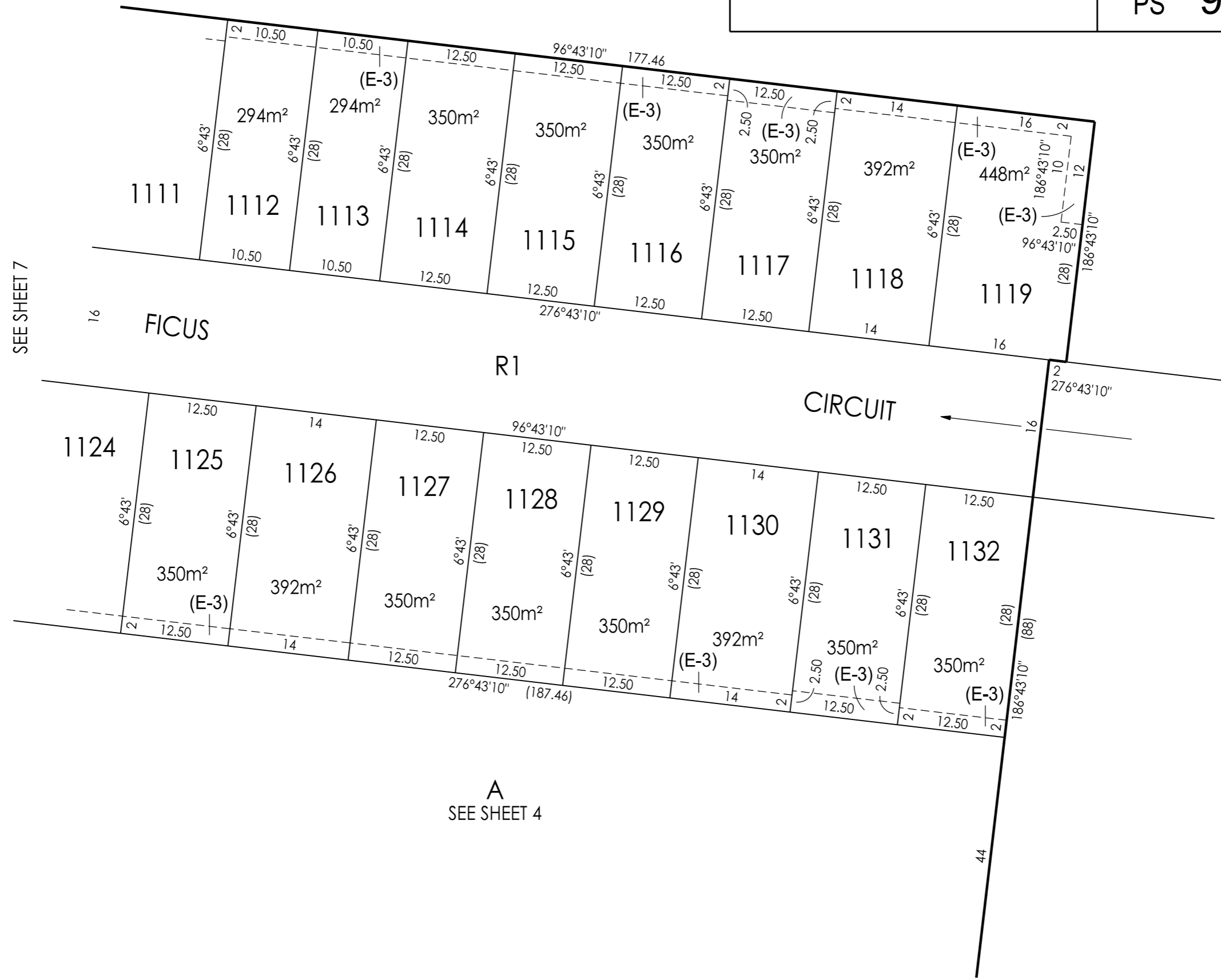
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SHEET 7

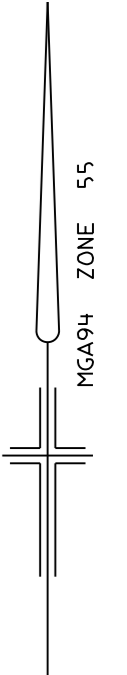
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SEE SHEET 7

A  
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SHEET 8



SUBDIVISION ACT 1988  
CREATION OF RESTRICTION

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

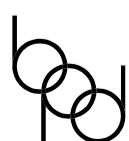
Land to benefit: Lots 1101 to 1132 (both inclusive).

Land to be burdened: Lots 1101 to 1132 (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 1101 to 1109 (both inclusive), 1111 and 1114 to 1132 (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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Ph: 8823 2300 Fax: 8823 2310  
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