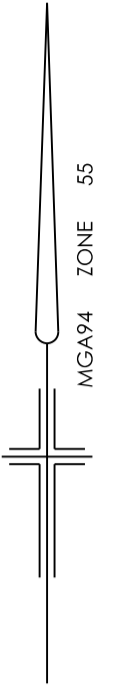
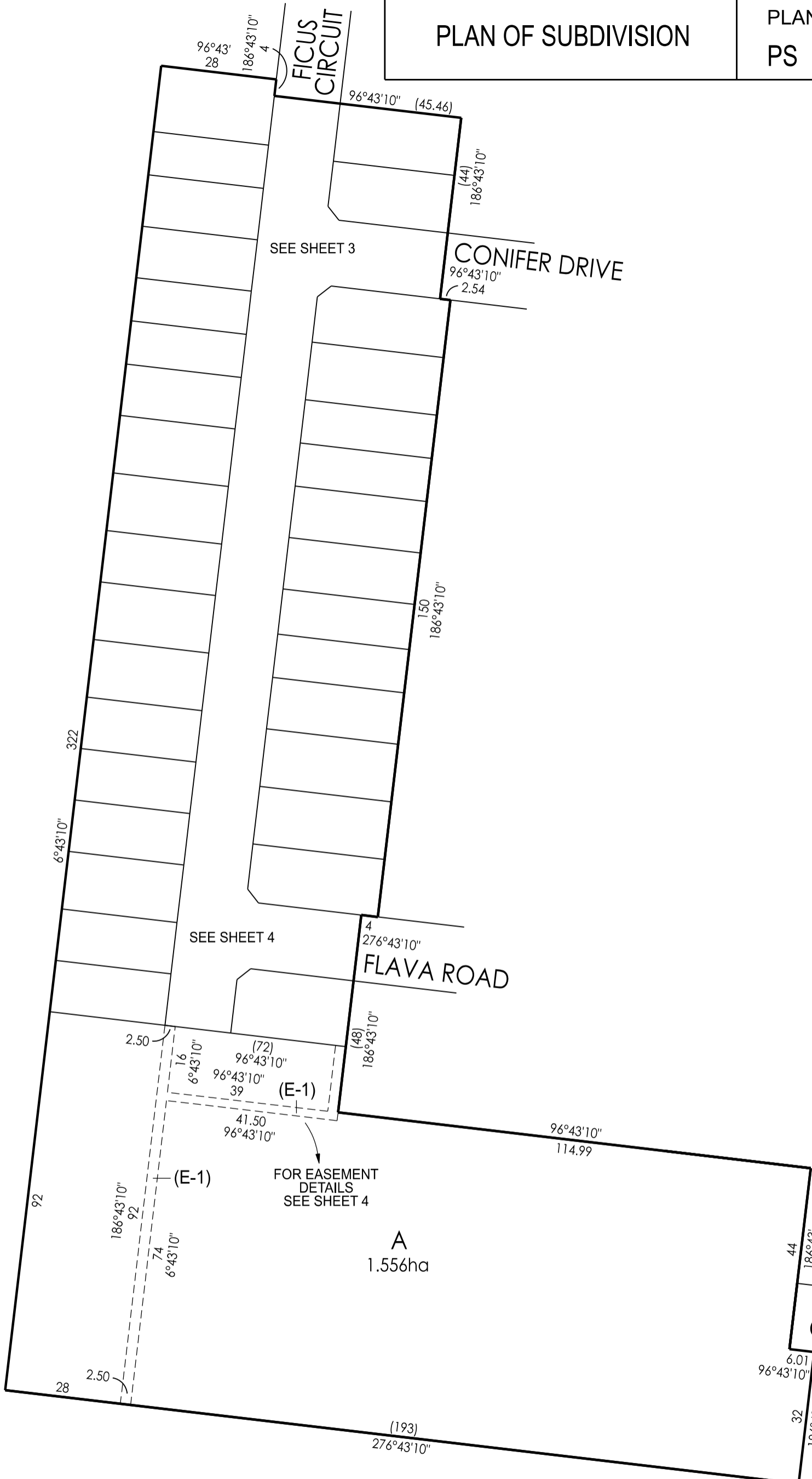


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 902435K	
LOCATION OF LAND PARISH: WALLAN WALLAN TOWNSHIP: ----- SECTION: ----- CROWN ALLOTMENT: 52A (PART) AND 53A (PART) CROWN PORTION: 26 (PART) AND 27 (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT A ON PS902517H POSTAL ADDRESS: (at time of subdivision) NEWBRIDGE BOULEVARD WALLAN 3756 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 322570 ZONE: 55 N: 5855600 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 1400 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 4553m²		
ROAD R1	MITCHELL SHIRE COUNCIL			
NOTATIONS		FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENT SHOWN AS (E-1) ON PS902517H WHICH LIES WITHIN THE LAND IN THIS PLAN 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 14		AREA: 1.705 ha	No. OF LOTS: 33	MELWAY: 665:E:2
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-2)	DRAINAGE	SEE PLAN	THIS PLAN	MITCHELL SHIRE COUNCIL
 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: 10105/14 VERSION: 4 LICENSED SURVEYOR: SIMON COX		ORIGINAL SHEET SIZE A3 SHEET 1 OF 5 SHEETS
CHECKED AT	DATE: 02/08/2023			

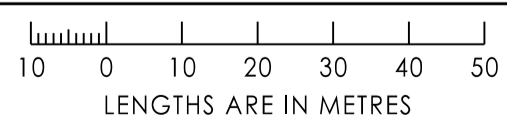
PLAN OF SUBDIVISION

PLAN NUMBER
PS 902435K



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SCALE
1:1000

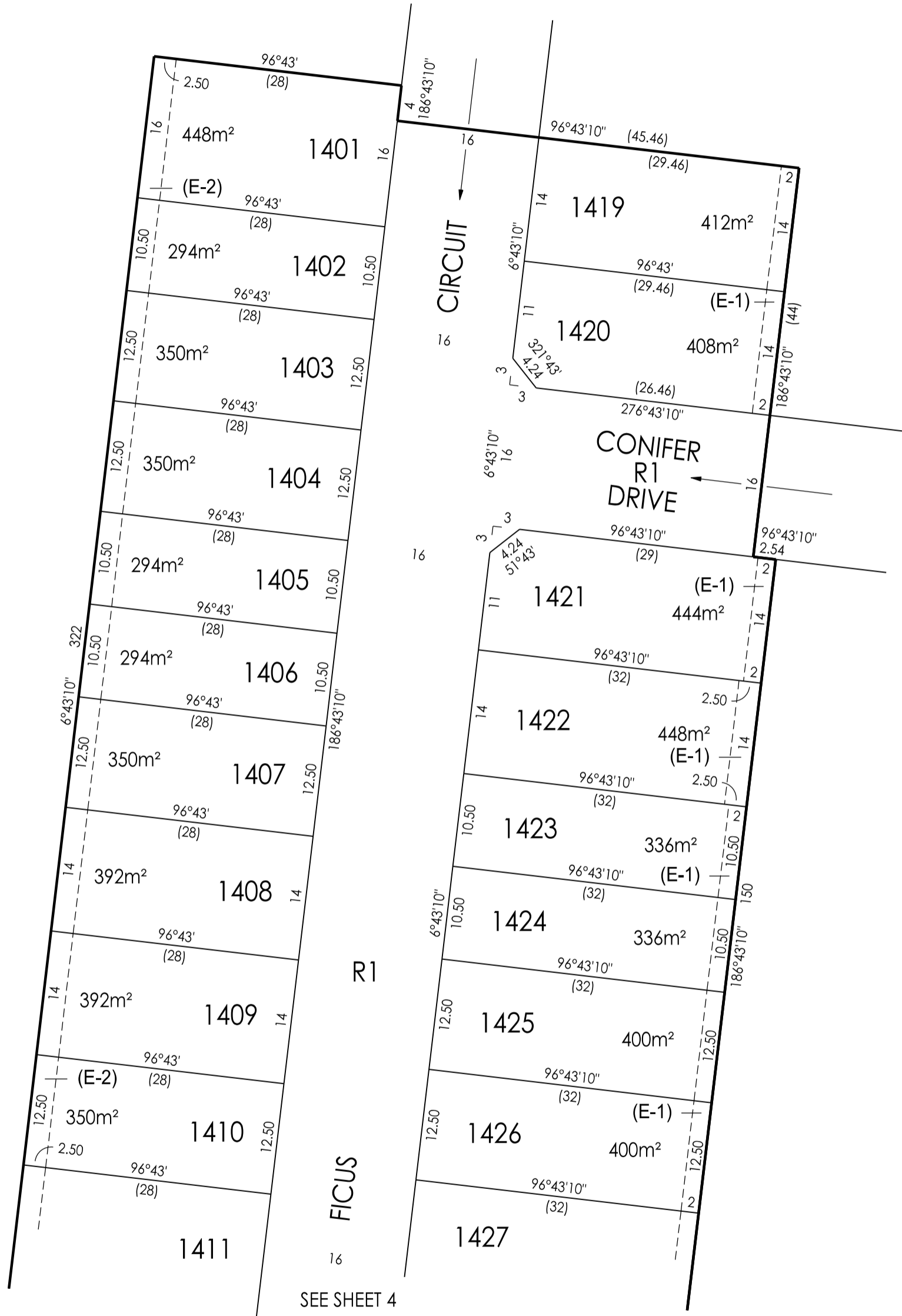
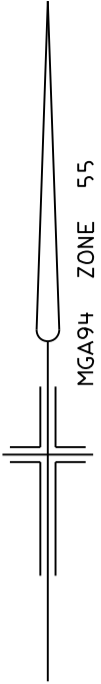


ORIGINAL SHEET SIZE A3	SHEET 2
REF: 10105/14	VERSION: 4

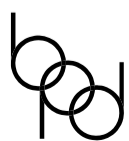
LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

PLAN NUMBER
PS 902435K



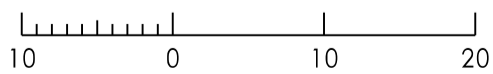
SEE SHEET 4



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SCALE

1:500



LENGTHS ARE IN METRES

ORIGINAL
SHEET SIZE A3

SHEET 3

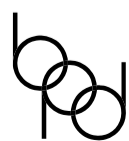
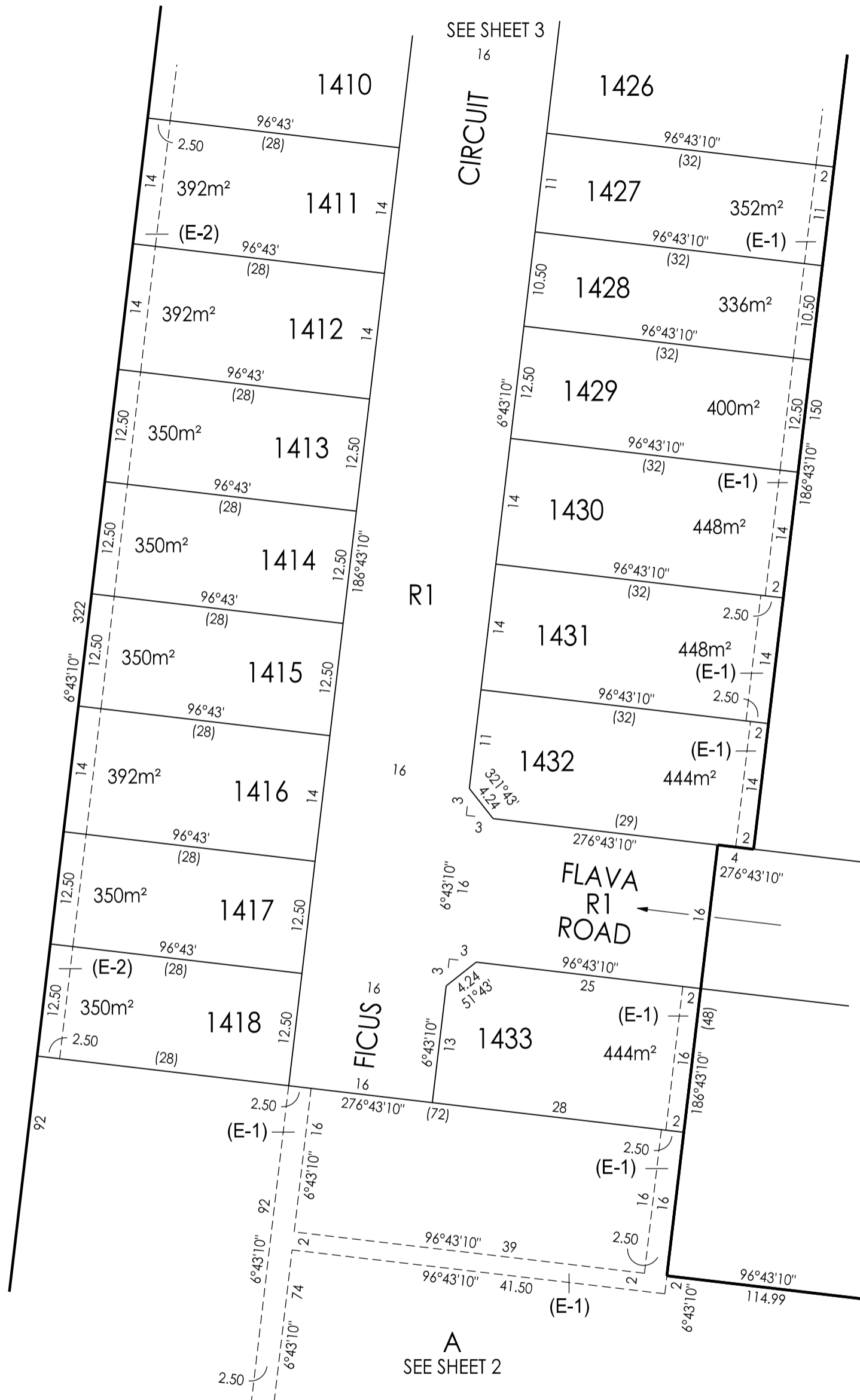
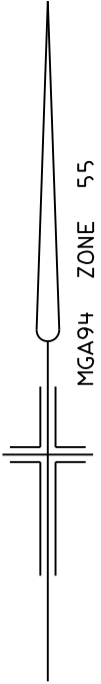
REF: 10105/14

VERSION: 4

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PLAN OF SUBDIVISION

PLAN NUMBER
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SCALE
1:500



ORIGINAL SHEET SIZE A3
REF: 10105/14

SHEET 6

VERSION: 4

LICENSED SURVEYOR: SIMON COX

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

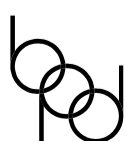
Land to benefit: Lots 1401 to 1433 (both inclusive).

Land to be burdened: Lots 1401 to 1433 (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 1401, 1403, 1404, 1407 to 1422 (both inclusive), 1425, 1426 and 1429 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.
 - (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 5

REF: 10105/14

VERSION: 4

LICENSED SURVEYOR: SIMON COX