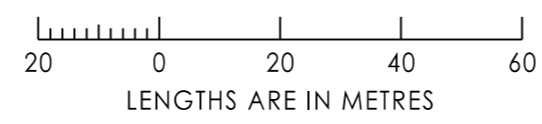
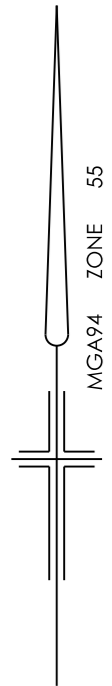
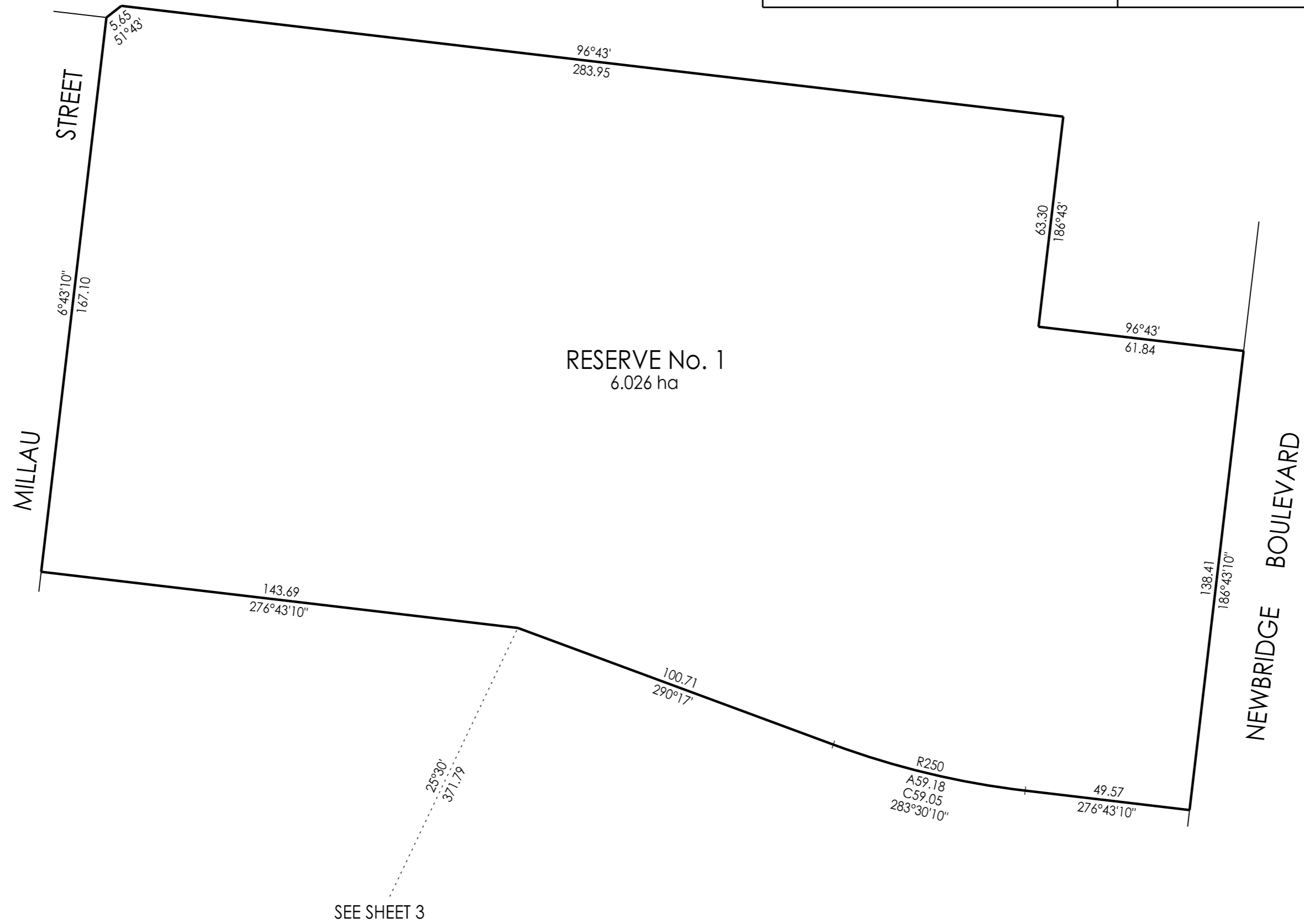
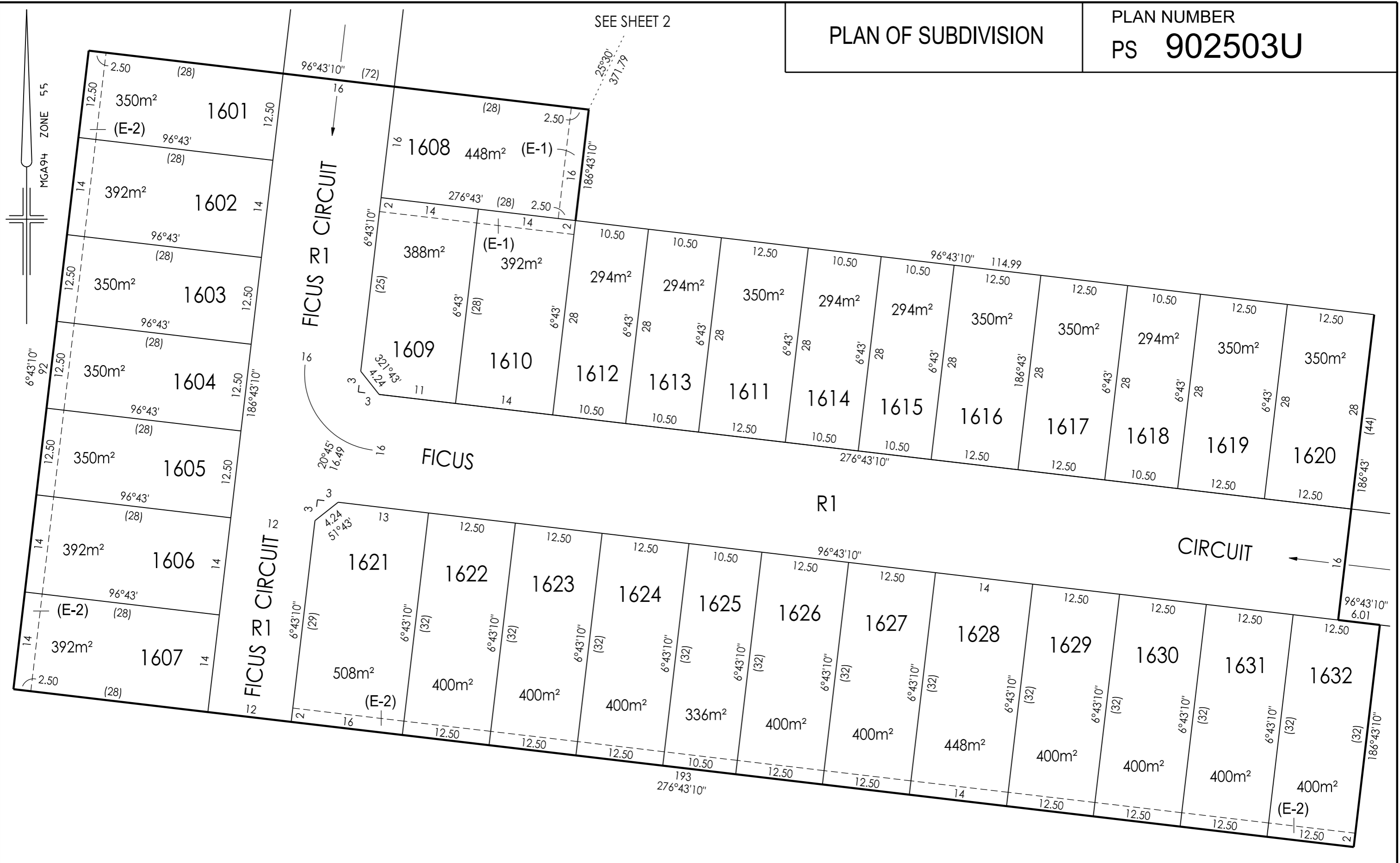


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 902503U	
LOCATION OF LAND PARISH: WALLAN WALLAN TOWNSHIP: ----- SECTION: ----- CROWN ALLOTMENT: 52A (PART) AND 53A (PART) CROWN PORTION: 26 (PART) AND 27 (PART) TITLE REFERENCES: VOL FOL VOL FOL LAST PLAN REFERENCE: LOT A ON PS902435K LOT B ON PS844158F POSTAL ADDRESS: NEWBRIDGE BOULEVARD (at time of subdivision) WALLAN 3756 MGA 94 CO-ORDINATES: E: 322790 ZONE: 55 (of approx. centre of plan) N: 5855460 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 1600 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 3641m² FURTHER PURPOSE OF PLAN: TO REMOVE THE EASEMENTS SHOWN AS (E-1) ON PS902435K WHICH LIES WITHIN THE LAND IN THIS PLAN GROUND FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) 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 16		AREA: 7.581 ha	No. OF LOTS: 32	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-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: 10105/16 VERSION: 6 LICENSED SURVEYOR: SIMON COX	ORIGINAL SHEET SIZE A3	SHEET 1 OF 4 SHEETS
CHECKED AT	DATE: 03/08/23			



PLAN OF SUBDIVISION

PLAN NUMBER
PS 902503U



Breese Pitt Dixon Pty Ltd
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Hawthorn East Vic 3123
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SCALE
1:500



REF: 10105/16 VERSION: 6
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3

SHEET 3

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

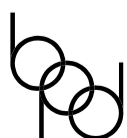
Land to benefit: Lots 1601 to 1624 (both inclusive), 1626 to 1632 (both inclusive).

Land to be burdened: Lots 1601 to 1624 (both inclusive), 1626 to 1632 (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 1601 to 1611 (both inclusive), 1616, 1617 and 1619 to 1624 (both inclusive), 1626 to 1632 (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 4

REF: 10105/16

VERSION: 6

LICENSED SURVEYOR: SIMON COX