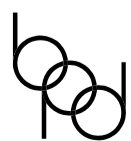
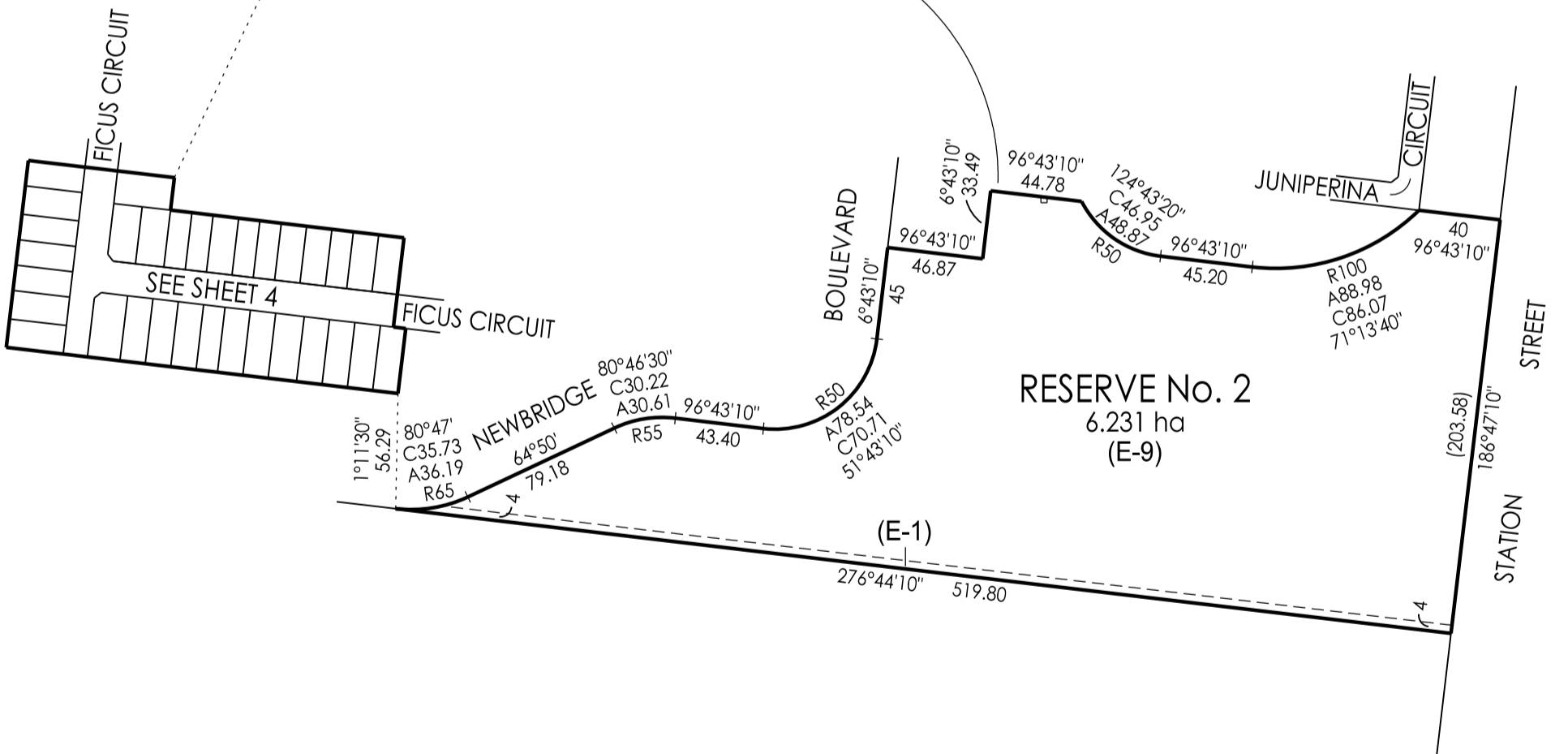
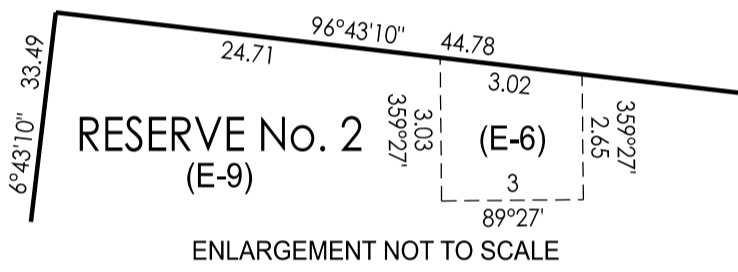
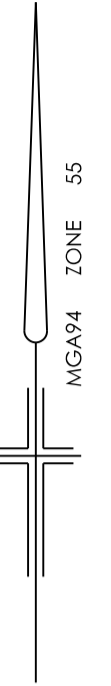
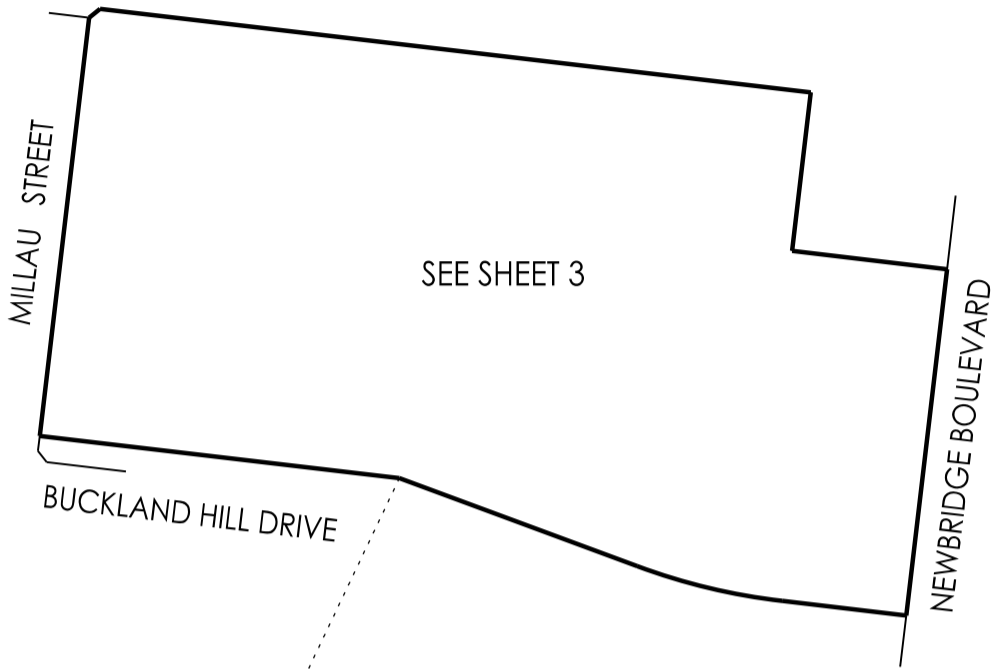
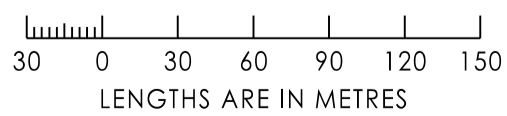


<b>PLAN OF SUBDIVISION</b>		<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 902503U</b>		
<b>LOCATION OF LAND</b> <b>PARISH:</b> WALLAN WALLAN <b>TOWNSHIP:</b> ----- <b>SECTION:</b> ----- <b>CROWN ALLOTMENT:</b> 52A (PART) AND 53A (PART) <b>CROWN PORTION:</b> 26 (PART) AND 27 (PART) <b>TITLE REFERENCES:</b> VOL FOL VOL 12497 FOL 399 VOL 12535 FOL 749 <b>LAST PLAN REFERENCE:</b> LOT A ON PS902435K LOT B ON PS844158F LOT B ON PS902433P <b>POSTAL ADDRESS:</b> NEWBRIDGE BOULEVARD (at time of subdivision) WALLAN 3756 <b>MGA 94 CO-ORDINATES:</b> E: 322790 ZONE: 55 (of approx. centre of plan) N: 5855460 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 1600 (BOTH INCLUSIVE), EASEMENT (E-4), (E-5), (E-7) AND (E-8) HAVE BEEN OMITTED FROM THIS PLAN <b>TOTAL ROAD AREA: 3641m<sup>2</sup></b>  <b>FURTHER PURPOSE OF PLAN:</b> TO REMOVE THE EASEMENTS SHOWN AS (E-1) & (E-2) ON PS902435K WHICH LIES WITHIN THE LAND IN THIS PLAN  <b>GROUND FOR REMOVAL:</b> BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988			
ROAD R1 RESERVE No. 1	MITCHELL SHIRE COUNCIL MITCHELL SHIRE COUNCIL				
RESERVE No. 2	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 16		<b>AREA:</b> 13.81 ha		<b>No. OF LOTS:</b> 32	
<b>MELWAY:</b> 665:E:3					
<b>EASEMENT INFORMATION</b>					
* WETLAND, FLOODWAY, DRAINAGE AND STORMWATER QUALITY MANAGEMENT AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA2741					
<b>LEGEND:</b> A - APPURTENANT E - ENCUMBERING EASEMENT 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-1)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION	
(E-2)	DRAINAGE	SEE PLAN	THIS PLAN	MITCHELL SHIRE COUNCIL	
(E-3)	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER	
(E-6)	DRAINAGE	SEE PLAN	PS902433P	MITCHELL SHIRE COUNCIL	
(E-6)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION	
(E-9)	*DRAINAGE AND OTHER PURPOSES (SEE FURTHER QUALIFICATION ABOVE)	SEE PLAN	PS902433P	MELBOURNE WATER CORPORATION	
<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		<b>REF: 10105/16</b> <b>VERSION: 8</b>  <b>LICENSED SURVEYOR: SIMON COX</b>		<b>ORIGINAL SHEET SIZE A3</b>  <b>SHEET 1 OF 5 SHEETS</b>	
<b>CHECKED AT</b>	<b>DATE: 24/07/24</b>				



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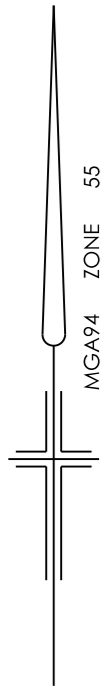
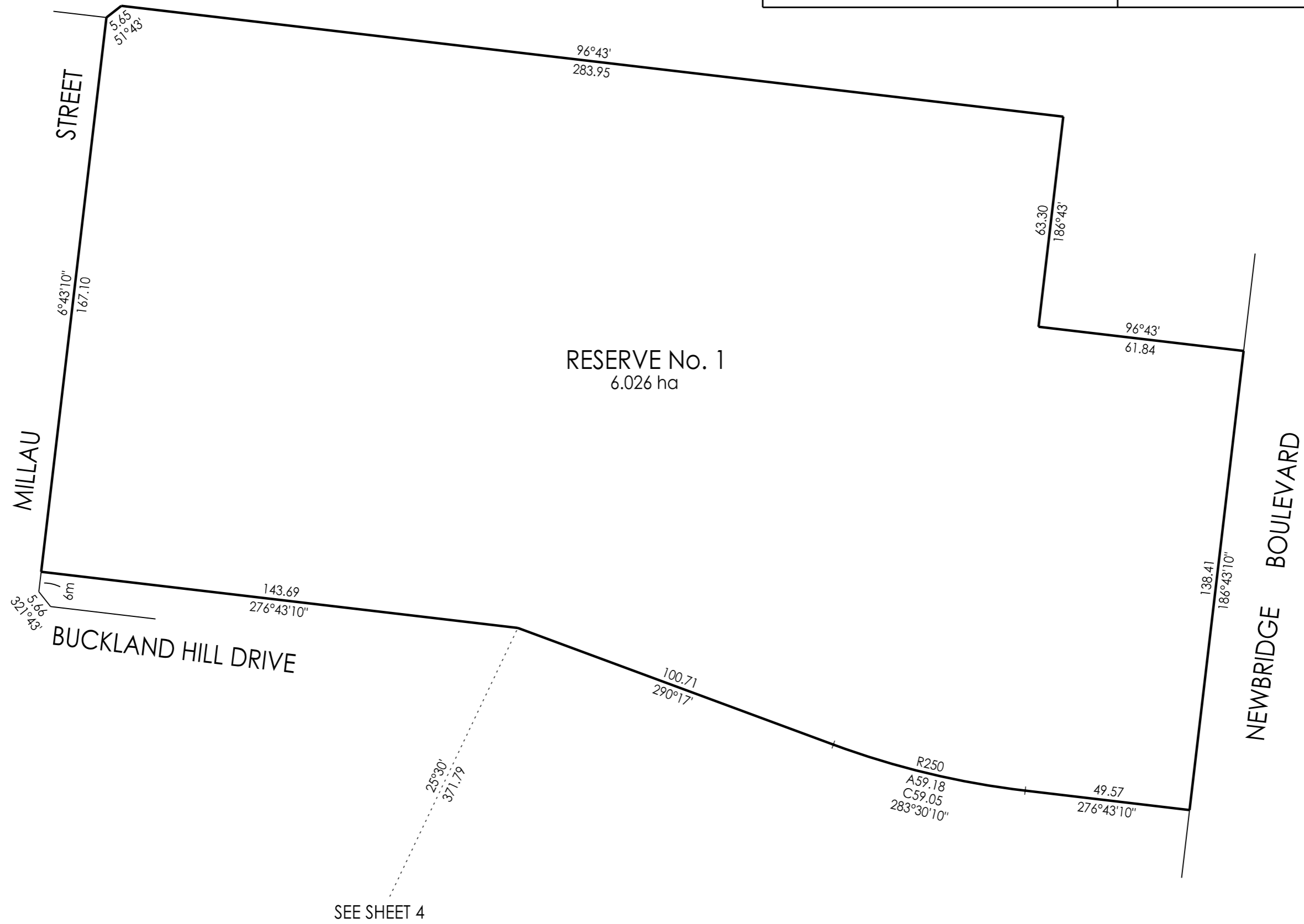
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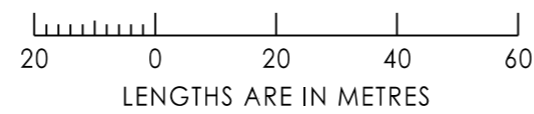
SHEET 2  
VERSION: 8

LICENSED SURVEYOR: SIMON COX



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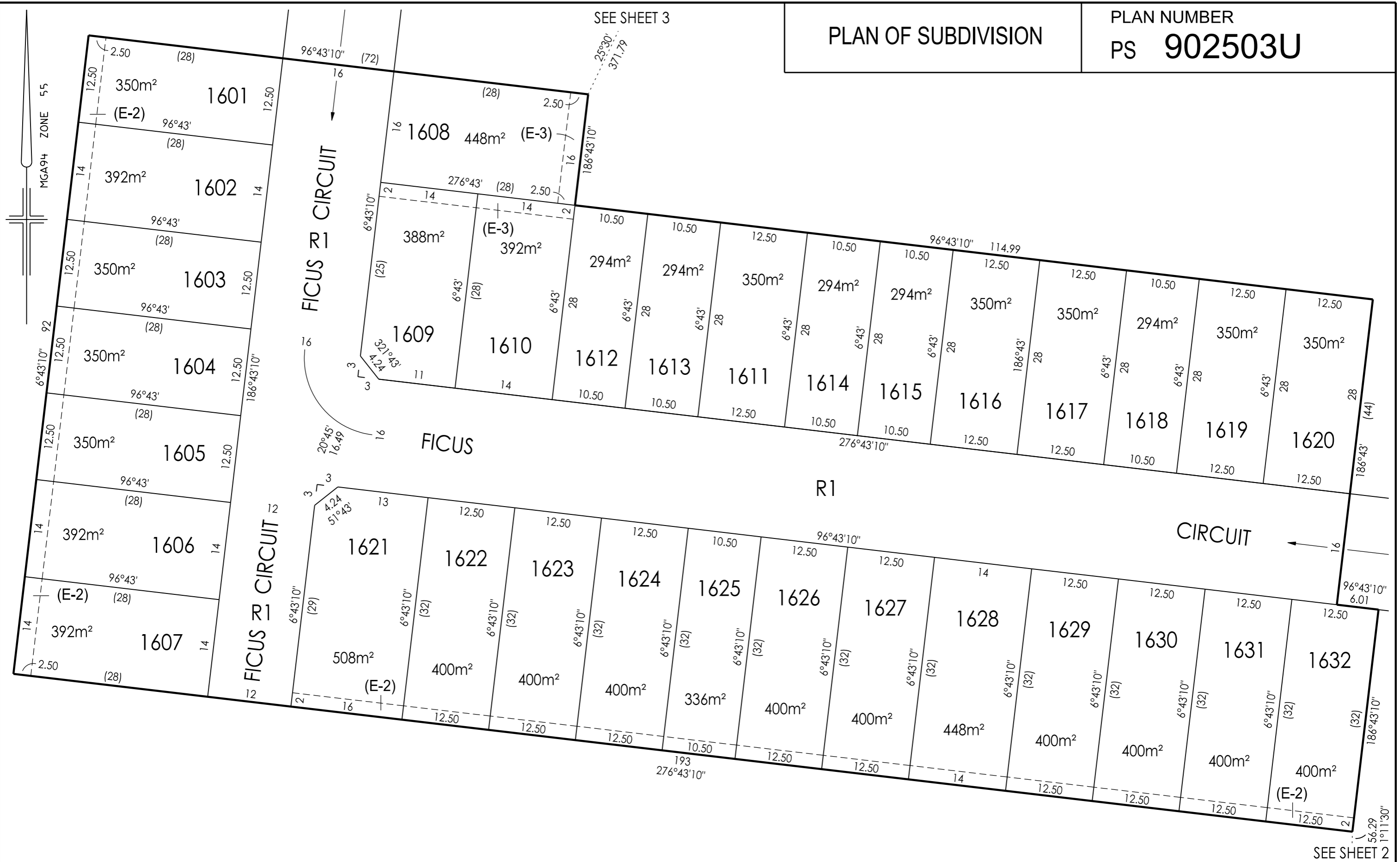
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LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3

SHEET 3

PLAN OF SUBDIVISION

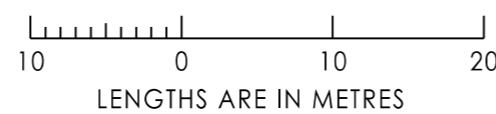
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PS 902503U



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SCALE

1:500



REF: 10105/16

VERSION: 8

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ORIGINAL SHEET SIZE A3

SHEET 4

SUBDIVISION ACT 1988  
CREATION OF RESTRICTION

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

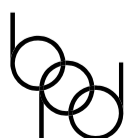
Land to benefit: Lots 1601 to 1632 (both inclusive) on this plan.

Land to be burdened: Lots 1601 to 1632 (both inclusive) on this plan.

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, 1619 to 1624 (both inclusive), and 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 5

REF: 10105/16

VERSION: 8

LICENSED SURVEYOR: SIMON COX