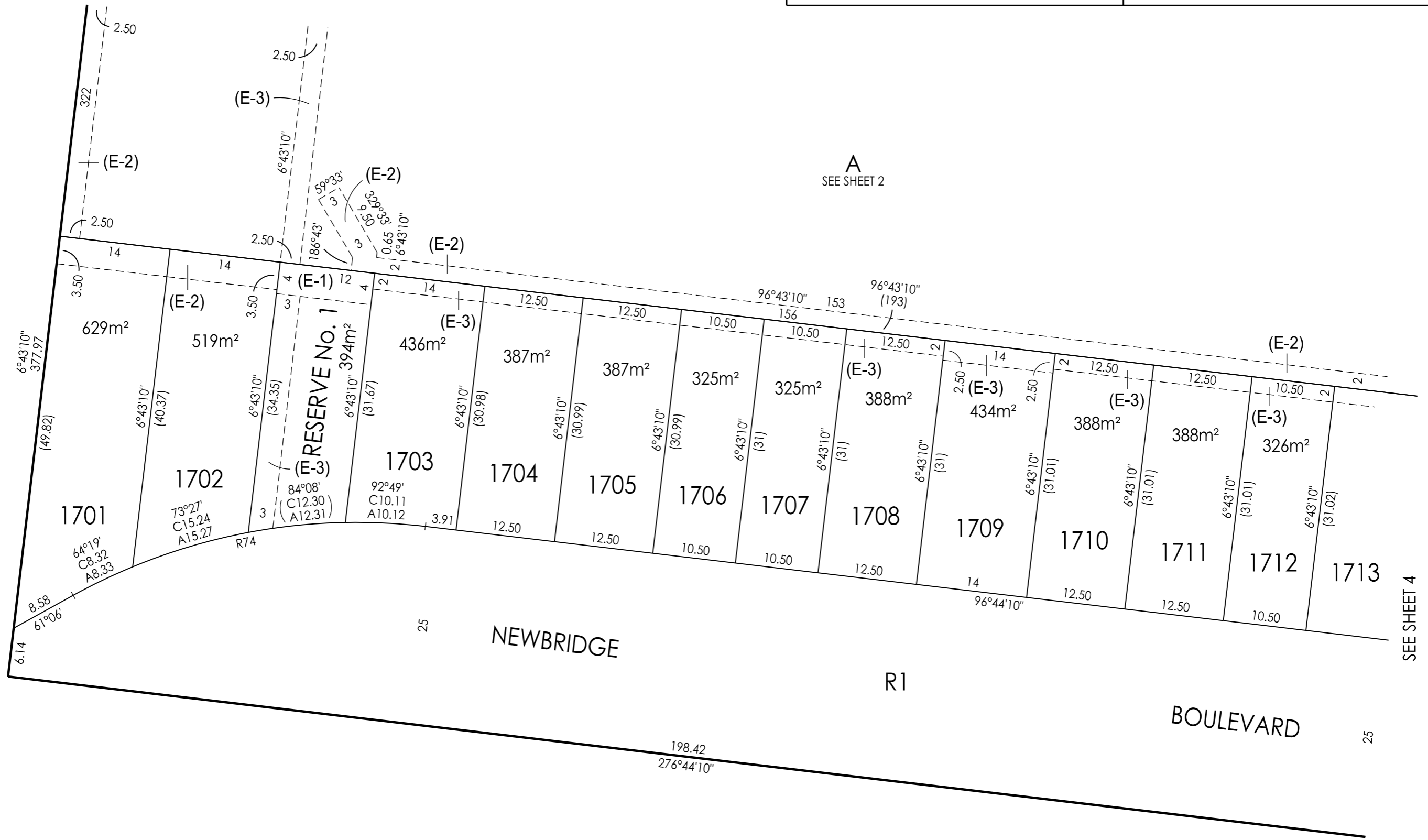
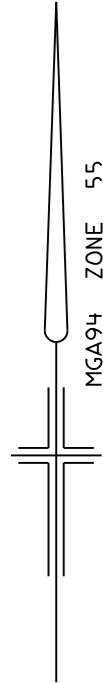


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 902428G	
LOCATION OF LAND PARISH: WALLAN WALLAN TOWNSHIP: ----- SECTION: ----- CROWN ALLOTMENT: 52A (PART) AND 53A (PART) CROWN PORTION: 26 (PART) AND 27 (PART) TITLE REFERENCES: VOL.12546 FOL.253 LAST PLAN REFERENCE: LOT A ON PS902447C POSTAL ADDRESS: (at time of subdivision) NEWBRIDGE BOULEVARD WALLAN 3756 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 322660 ZONE: 55 N: 5855360 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 1700 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 8291m² FURTHER PURPOSE OF PLAN: 1. TO REMOVE THE EASEMENT SHOWN AS (E-5) ON PS902447C WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS RESERVE No. 1 2. TO REMOVE THE EASEMENTS SHOWN AS (E-1), (E-3) AND (E-4) ON PS902447C WHICH LIE WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 GROUNDS FOR REMOVAL: 1. BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988 2. BY AGREEMENT, SECTION 6(1)(K)(iv) SUBDIVISION ACT 1988		
ROAD R1 RESERVE No. 1	MITCHELL SHIRE COUNCIL MITCHELL SHIRE COUNCIL			
NOTATIONS		FURTHER PURPOSE OF PLAN: 1. TO REMOVE THE EASEMENT SHOWN AS (E-5) ON PS902447C WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS RESERVE No. 1 2. TO REMOVE THE EASEMENTS SHOWN AS (E-1), (E-3) AND (E-4) ON PS902447C WHICH LIE WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1 GROUNDS FOR REMOVAL: 1. BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988 2. BY AGREEMENT, SECTION 6(1)(K)(iv) 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 17		AREA: 1.738 ha	No. OF LOTS: 21	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
(E-3)	SEWERAGE	SEE PLAN	PS902433P	YARRA VALLEY WATER
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: 10105/17 VERSION: 6 LICENSED SURVEYOR: SIMON COX	ORIGINAL SHEET SIZE A3	SHEET 1 OF 5 SHEETS
CHECKED AT	DATE: 18/06/2024			

PLAN OF SUBDIVISION

PLAN NUMBER
PS 902428G



A
SEE SHEET 2

SEE SHEET 4

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SCALE
1:500

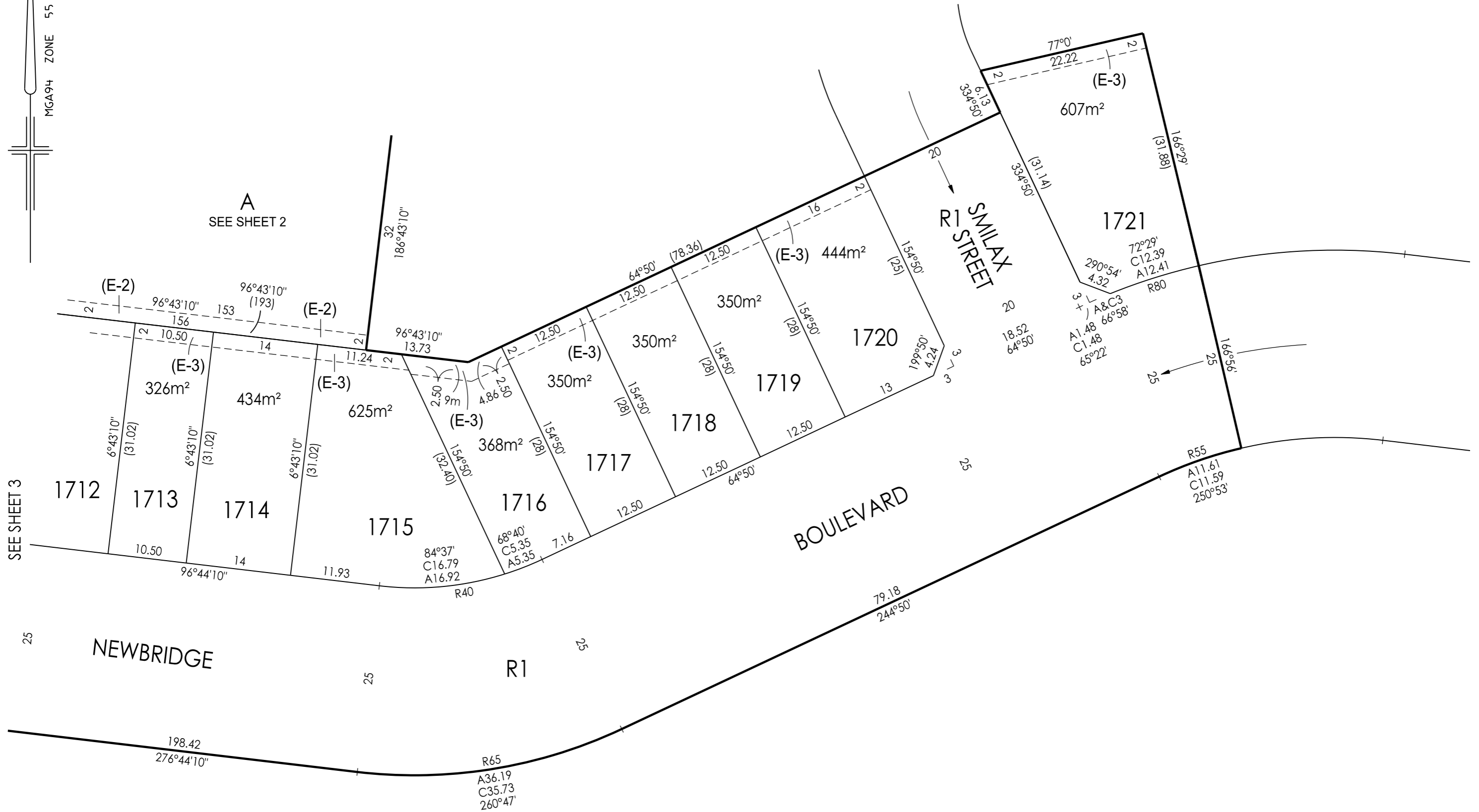
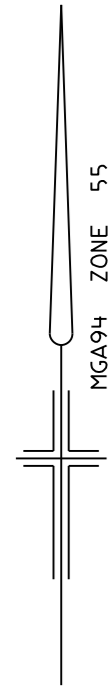


REF: 10105/17 VERSION: 6
LICENSED SURVEYOR: SIMON COX

ORIGINAL SHEET SIZE A3 SHEET 3

PLAN OF SUBDIVISION

PLAN NUMBER
PS 902428G



SEE SHEET 3

A
SEE SHEET 2

25

NEWBRIDGE

25

R1

25

BOULEVARD

25

R1
SMILAX
STREET

1721

20

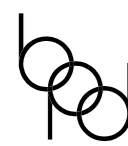
25

R55

A11.61
C11.59
250°53'

R40

R65
A36.19
C35.73
260°47'



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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.

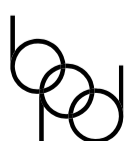
Burdened Land: Lots 1701 to 1721 (both inclusive).

Benefited Land: Lots 1701 to 1721 (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 1701 to 1705 (both inclusive), 1708 to 1711 (both inclusive) and 1714 to 1721 (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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SHEET SIZE A3

SHEET 5

REF: 10105/17

VERSION: 6

LICENSED SURVEYOR: SIMON COX