

PLAN OF SUBDIVISION

EDITION 1

PS 822831V

Location of Land

Parish: MERRIANG
Township: BEVERIDGE
Section: -----
Crown Allotment: 1, 2, 3, 4, 5, 6(PT), 7(PT), 8(PT), 25(PT), 26(PT), 27(PT), 28, 29, 30(PT) & 31(PT)
Crown Portion: -----
Title Reference: V.12296 F.492, V.10369 F.869, V.10369 F.870, V.10369 F.871, V.10215 F.726, V.10215 F.725, V.10112 F.672 & V.10112 F.671
Last Plan Reference: TP9427B, LOTS 3 & 4 PS329620K, LOTS 2 & 3 PS315528A, LOT A PS822847E
Postal Address: 4 WHITESIDE STREET, 6-8 WHITESIDE STREET, 10 WHITESIDE STREET, 15 LEWIS STREET, 21 LEWIS STREET, 1-3 RANKIN STREET & 23 RANKIN STREET BEVERIDGE VIC 3753
MGA Co-ordinates: E 319 600 Zone: 55
 (of approx. centre of land in plan) N 5 850 000 GDA 94

Council Name: Mitchell Shire Council

Council Reference Number: PLS026/20
 Planning Permit Reference: PLP033/19
 SPEAR Reference Number: S144331E

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made

Digitally signed by: Ricardo Ramos for Mitchell Shire Council on 13/07/2021

Statement of Compliance issued: 11/11/2021

Vesting of Roads and/or Reserves

Identifier	Council/Body/Person
ROAD R1	MITCHELL SHIRE COUNCIL
RESERVE No.1	MITCHELL SHIRE COUNCIL
RESERVE No.2	AUSNET ELECTRICITY SERVICES PTY LTD

Notations

TOTAL AREA OF LAND TO BE SUBDIVIDED = 32.57ha

CREATION OF RESTRICTION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED:

- 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: ALL THE LOTS EXCEPT LOT A IN THIS PLAN

BENEFITED LAND: ALL THE LOTS EXCEPT LOT A IN THIS PLAN

RESTRICTION:

THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH THE PROVISIONS RECORDED IN MCP AA6928 EXCEPT WITH THE PRIOR WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY

EXPIRY DATE: 31st DECEMBER 2025

Notations

Depth Limitation: DOES NOT APPLY

Survey: This plan is based on survey

Staging: This is not a staged plan of subdivision

Planning Permit No. PLP033/19

This survey has been connected to permanent mark(s): 15, 23, 31, 86, 87, 94 & 104

In Proclaimed Survey Area No. 74

Easement Information

Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement or other Encumbrance A - Appurtenant Easement

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1 & E-3	DRAINAGE	SEE DIAG	THIS PLAN	MITCHELL SHIRE COUNCIL
E-2, E-3 & E-5	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-4 & E-5	POWERLINE	2	THIS PLAN - SECTION 88 ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD

Ooranya Estate Stage 1, 58 lots



Tomkinson Group
 Project Managers Development Planners
 Licensed Surveyors Civil Engineers
 Tel: (03) 5445 8700 / 1300 350 580 Fax: (03) 5441 3648
 PO Box 421, Bendigo 3552 57 Myers Street, Bendigo 3550
 web: www.tomkinson.com email: bendigo@tomkinson.com

SURVEYOR'S FILE REF: S148801
 PLOTTED 26-05-2021 MK

VERSION 11

ORIGINAL SHEET
 SIZE: A3

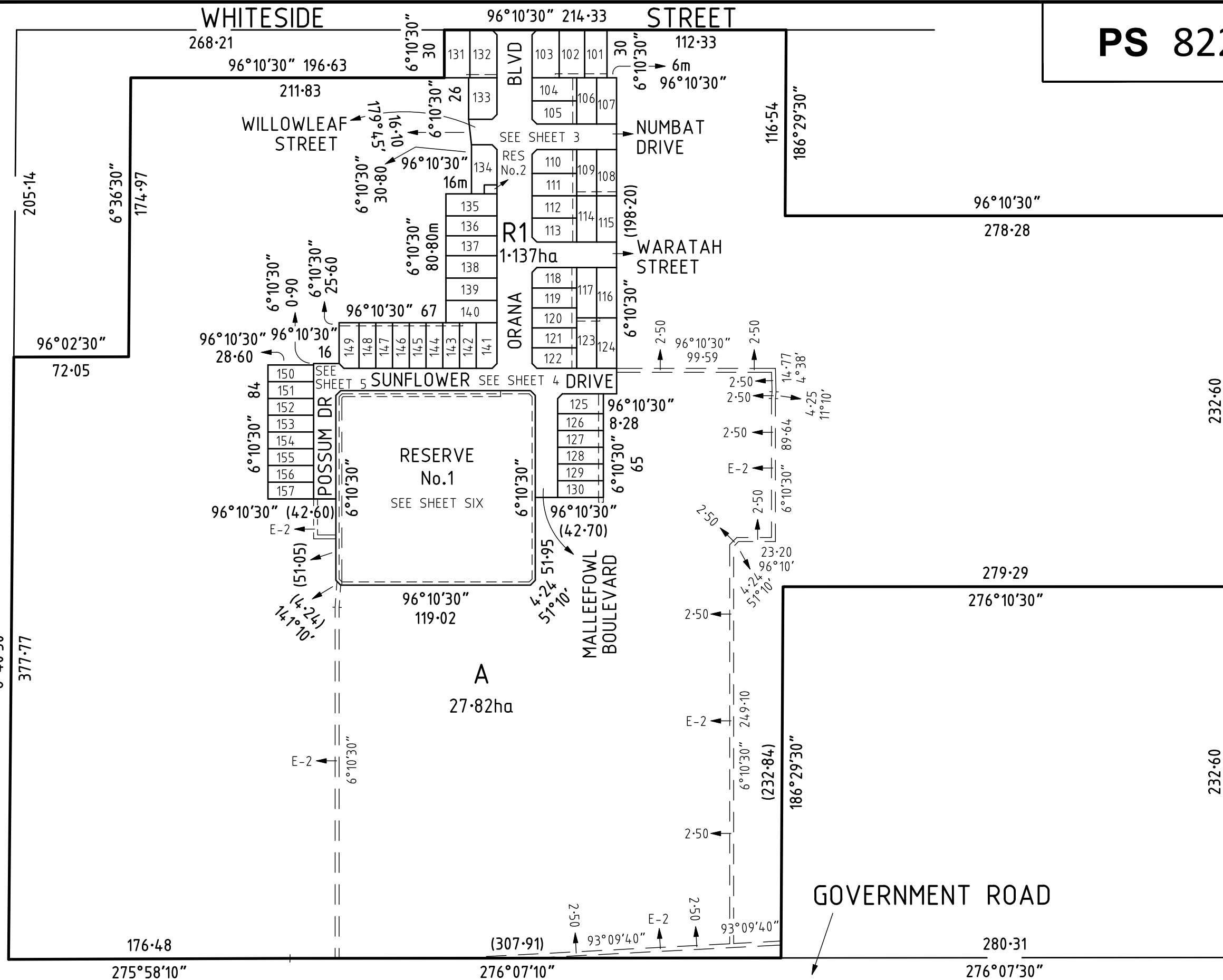
Sheet 1 of 6 Sheets

Digitally signed by: Matthew Stephen King, Licensed Surveyor,
 Surveyor's Plan Version (11),
 27/05/2021, SPEAR Ref: S144331E

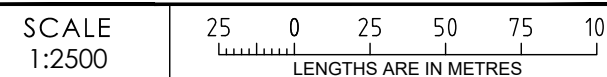
PS 822831V



PATTERSON STREET



Ooranya Estate Stage 1, 58 lots



ORIGINAL SHEET SIZE A3	SURVEYORS REF No. S148801	VER 11	PLOTTED 26-05-2021 MK
			Sheet 2

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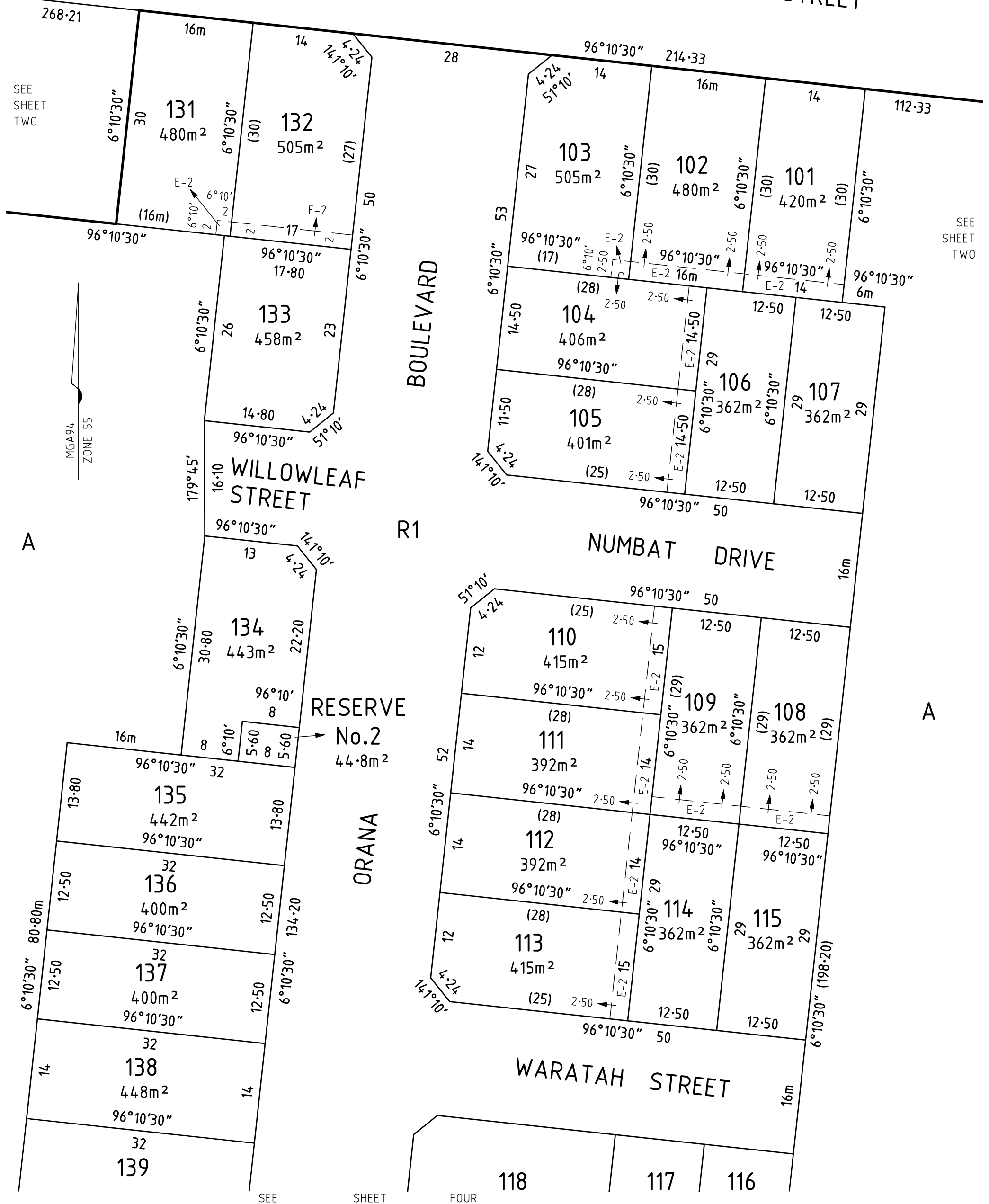
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ISO 9001:2015 FS520488

WHITESIDE

STREET



SEE SHEET TWO

SEE SHEET TWO

A

A

SEE SHEET FOUR

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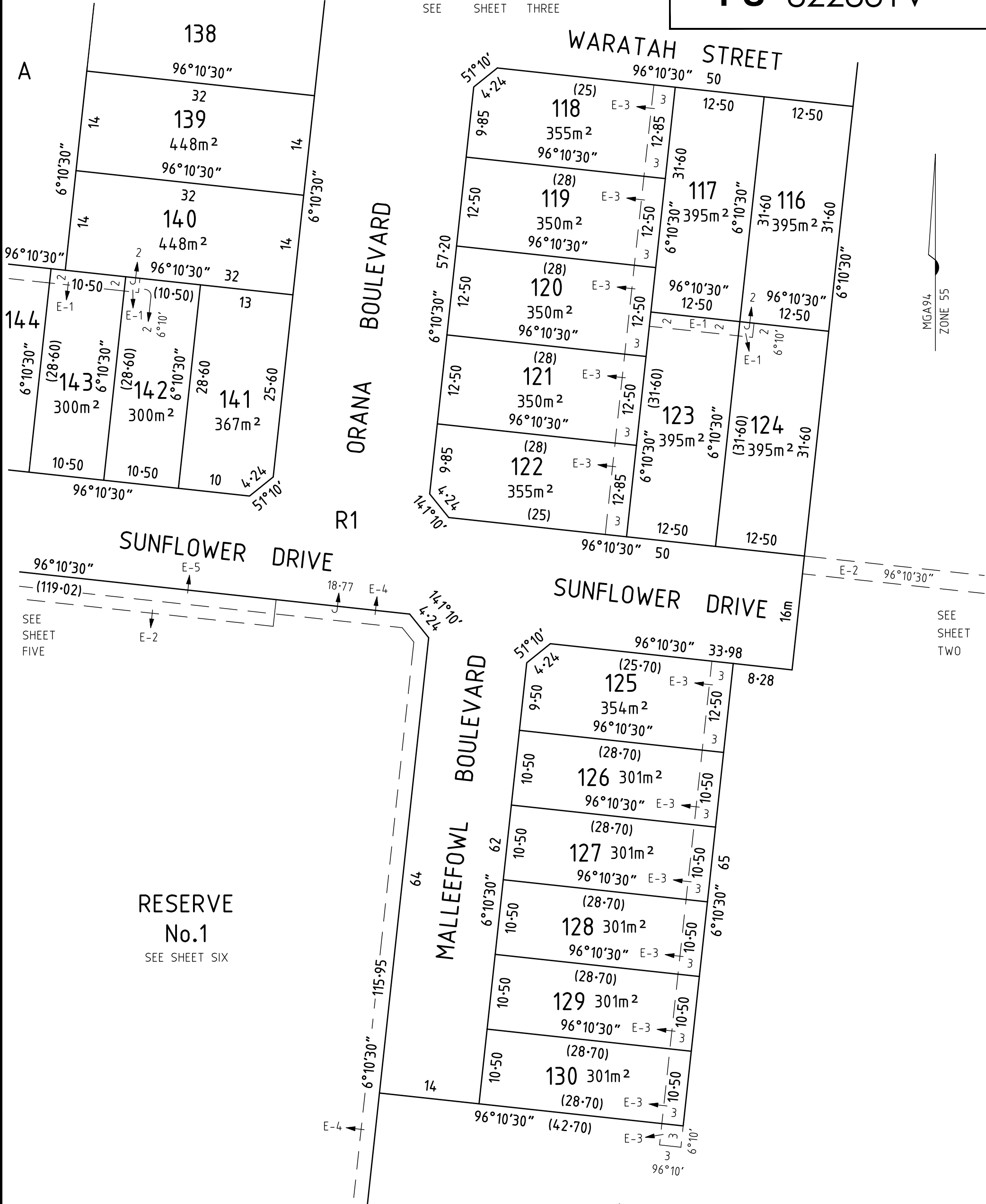
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LENGTHS ARE IN METRES

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			Sheet 3	
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SEE SHEET THREE



RESERVE
No.1
SEE SHEET SIX

A SEE SHEET TWO

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SCALE 1:500

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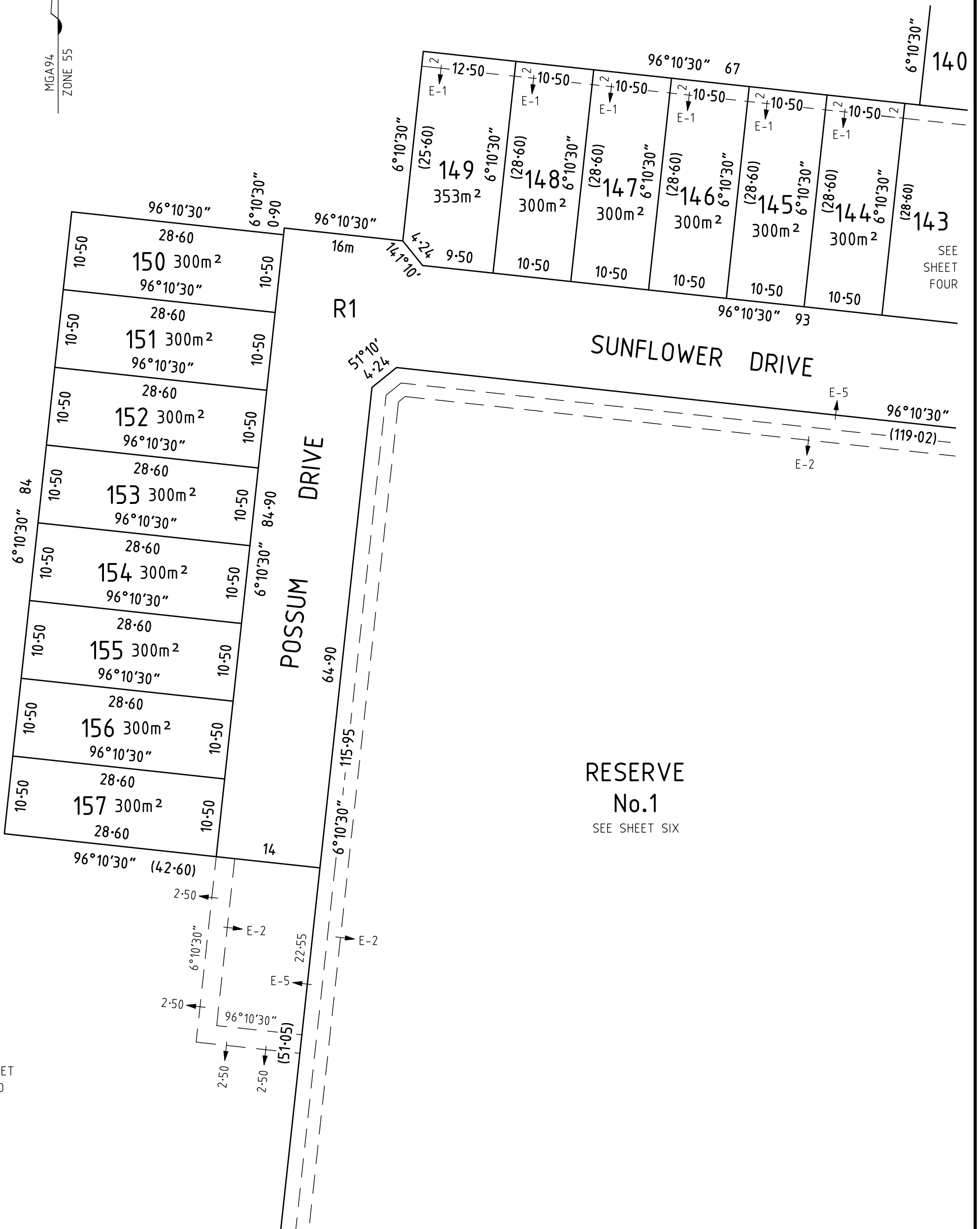
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SEE SHEET TWO

PS 822831V

A

MGA94
ZONE 55



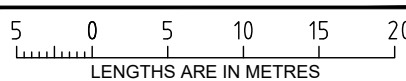
SEE SHEET TWO

SEE SHEET FOUR

RESERVE
No.1
SEE SHEET SIX

Ooranya Estate Stage 1, 58 lots

SCALE
1:500



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A3

SURVEYORS REF No.
S148801

VER
11

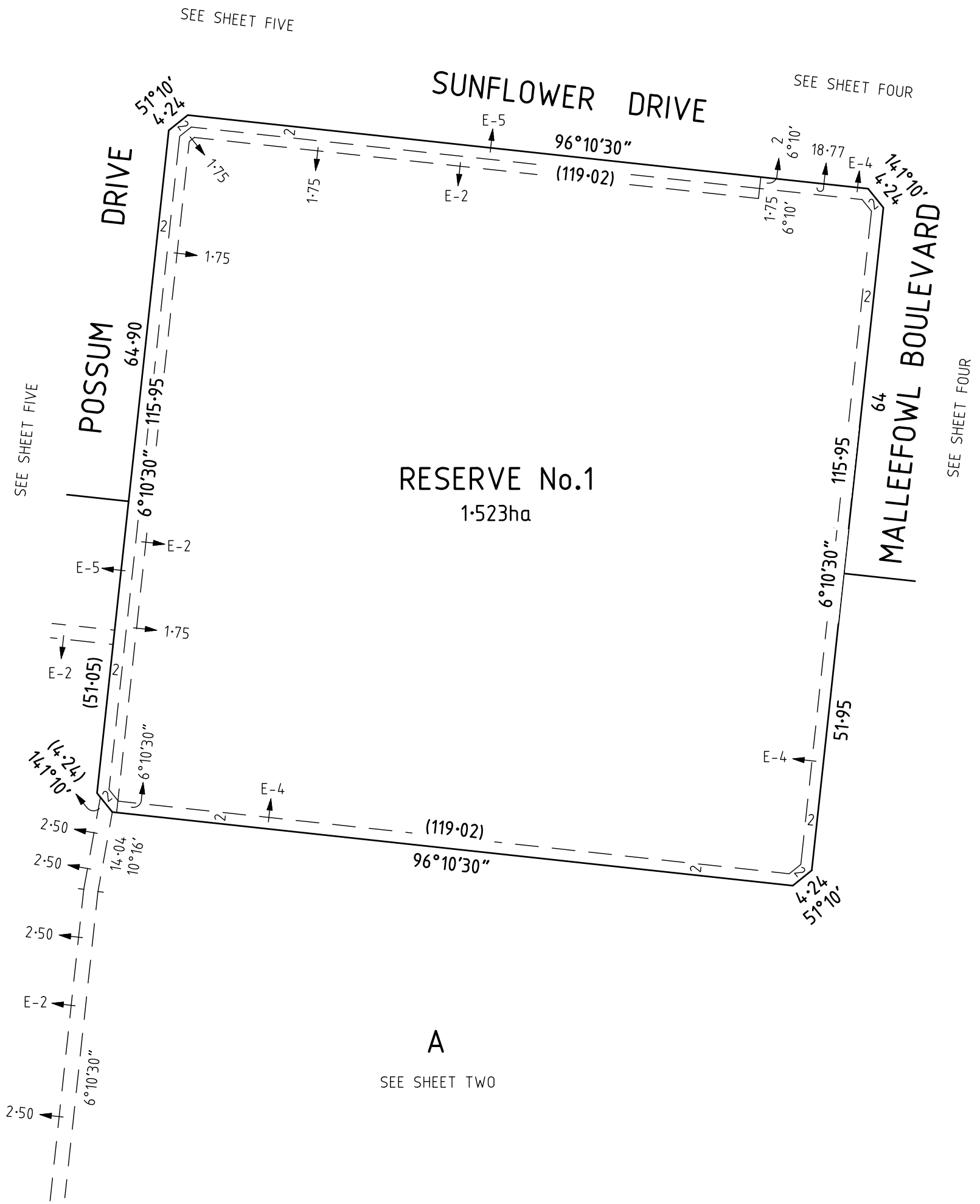
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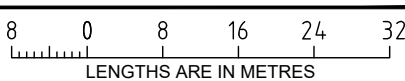
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MGA94
ZONE 55



Ooranya Estate Stage 1, 58 lots

SCALE
1:800



ORIGINAL SHEET SIZE
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Sheet 6

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