

PLAN OF SUBDIVISION

EDITION 1

PS 822846G

Location of Land

Parish: MERRIANG
 Township: BEVERIDGE
 Section: -----
 Crown Allotment: 91 (PART) & 93
 Crown Portion: -----
 Title Reference: VOL. FOL.

Last Plan Reference: LOT A PS822845J

Postal Address: PATTERSON STREET
 (at time of subdivision) BEVERIDGE 3753

MGA Co-ordinates: E 319 460 Zone: 55
 (of approx. centre of land N 5 850 500 GDA 2020
 in plan)

Council Name: Mitchell Shire Council

Council Reference Number: PLS030/20
 Planning Permit Reference: PLP033/19
 SPEAR Reference Number: S144211C

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 24/02/2021

Statement of Compliance issued: 17/03/2021

Vesting of Roads and/or Reserves

Identifier	Council/Body/Person
ROAD R1	MITCHELL SHIRE COUNCIL
ROAD R2	MITCHELL SHIRE COUNCIL
RESERVE No.1	AUSNET ELECTRICITY SERVICES PTY LTD

Notations

TOTAL AREA OF LAND TO BE SUBDIVIDED = 2.279ha

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 IN THIS PLAN

BENEFITED LAND: ALL THE LOTS IN THIS PLAN

RESTRICTION:

THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH THE PROVISIONS RECORDED IN MCP AA6924 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. PLP 033/19

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	2	THIS PLAN	MITCHELL SHIRE COUNCIL
E-2 & E-3	SEWERAGE	2.50	THIS PLAN	YARRA VALLEY WATER CORPORATION

Ooranya Estate, Stage 4B, 47 lots



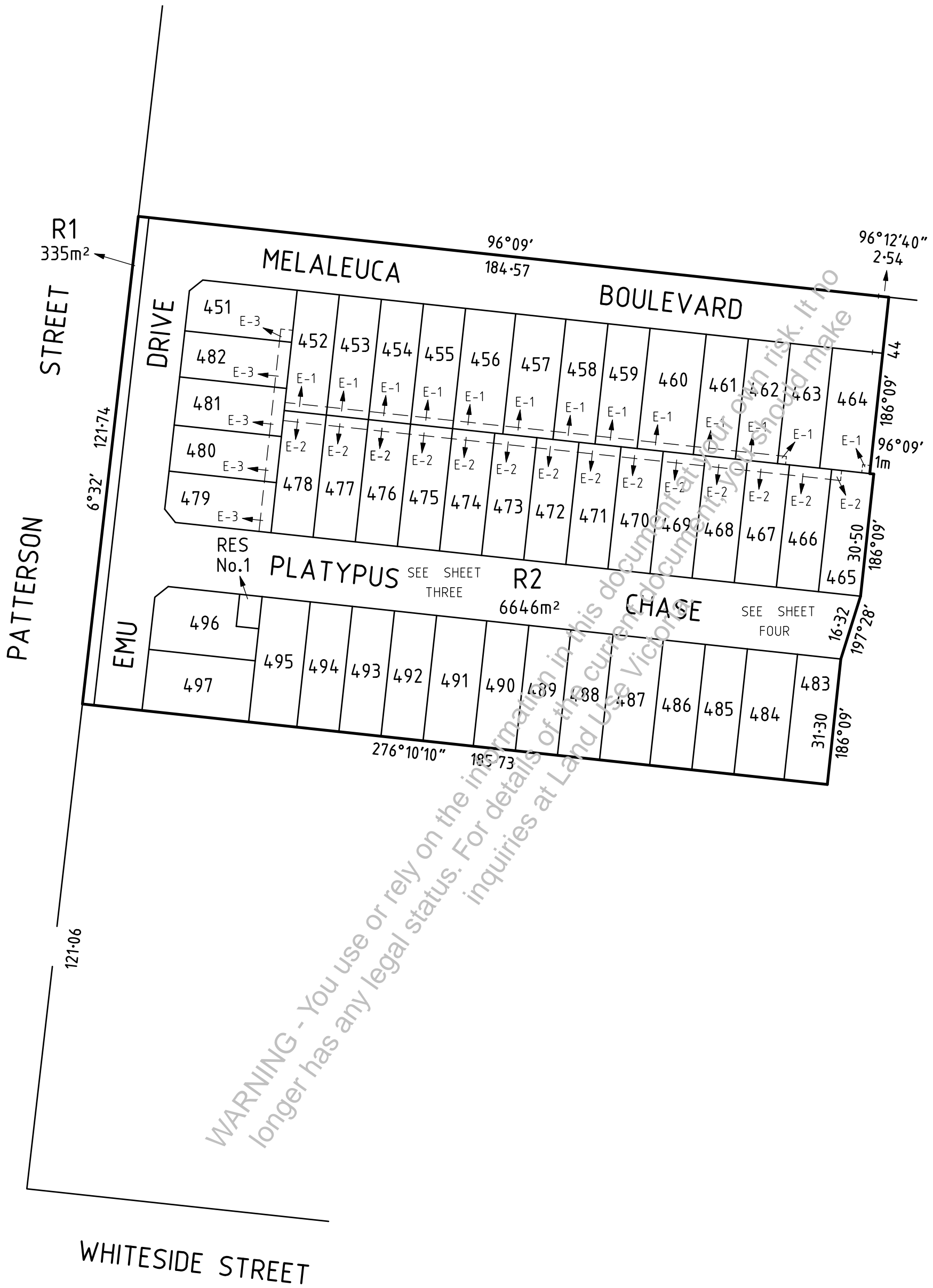
SURVEYOR'S FILE REF: S148804B VERSION 07
 PLOTTED 18-12-2020 P.J.L.

Digitally signed by: Christopher Scott Franks, Licensed Surveyor,
 Surveyor's Plan Version (7),
 18/12/2020, SPEAR Ref: S144211C

ORIGINAL SHEET
 SIZE: A3

Sheet 1 of 4 Sheets

Land Use Victoria Plan Registered
 01:22 PM
 13/04/2021
 Assistant Registrar of Titles



MGA94
ZONE 55

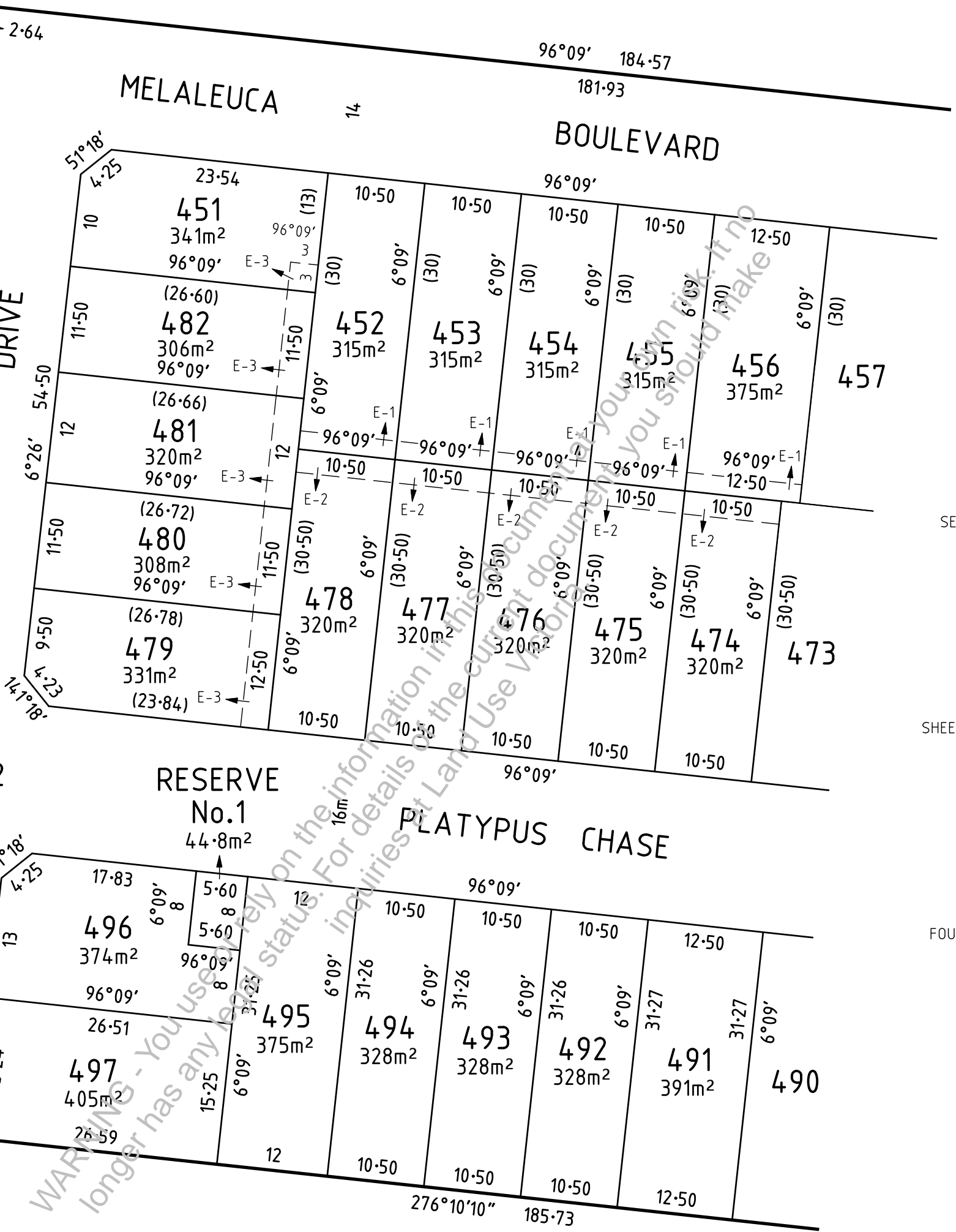
PATTERSON STREET

R1
335m²

6°32' 121.74

6°26' 121.74

12



SEE

SHEET

FOUR

Tomkinson Group
 Project Managers Development Planners
 Licensed Surveyors Civil Engineers
 Tel: (03) 8746 9988 / 1300 350 580 Fax: (03) 5441 3648
 12 / 99 - 101 Western Avenue, Westmeadows VIC 3049
 web: www.tomkinson.com email: westmeadows@tomkinson.com

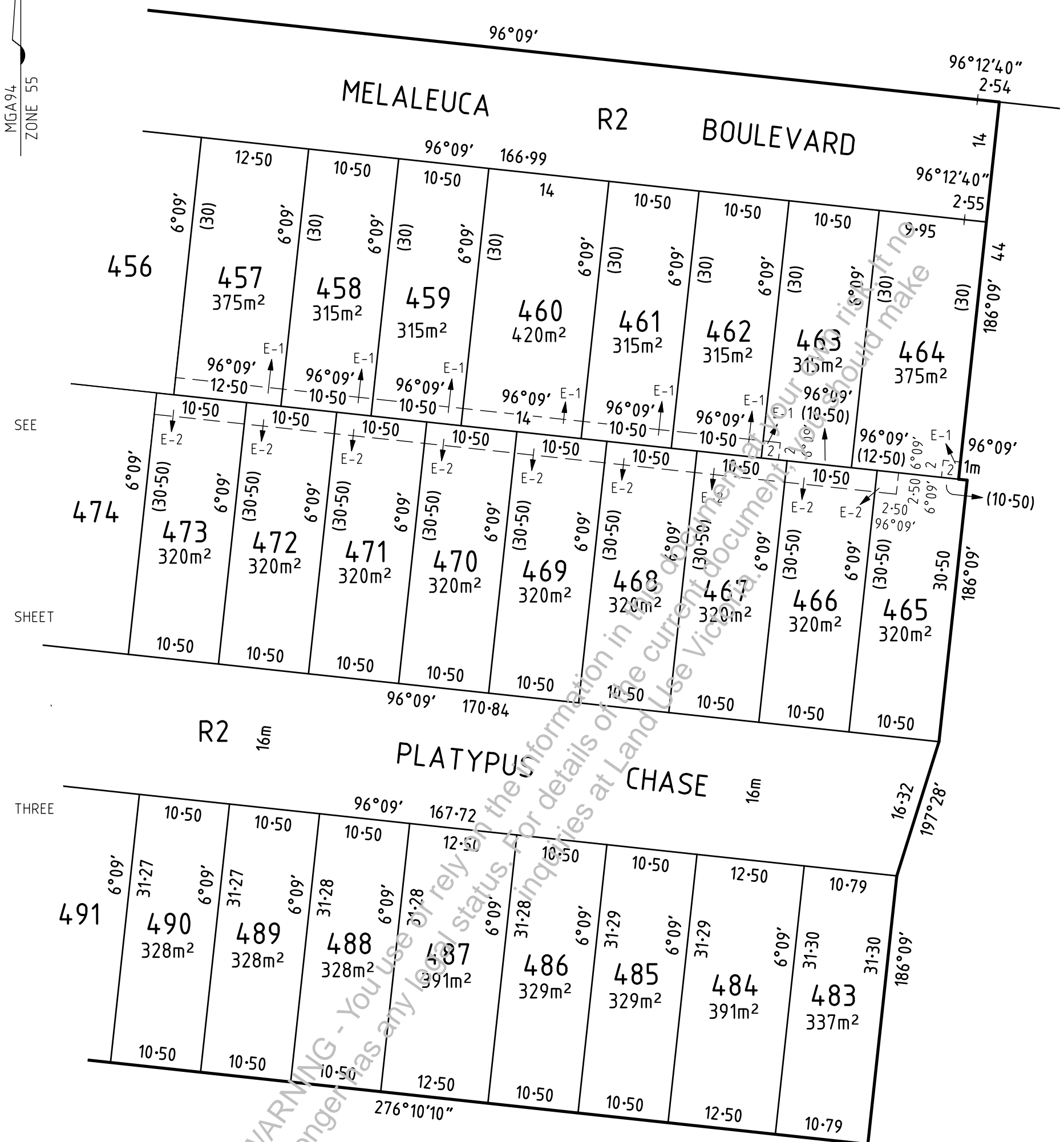
SCALE 1:500

LENGTHS ARE IN METRES

Digitally signed by: Christopher Scott Franks, Licensed Surveyor,
 Surveyor's Plan Version (7),
 18/12/2020, SPEAR Ref: S144211C

ORIGINAL SHEET SIZE A3	SURVEYORS REF No. S148804B	VER 07	PLOTTED 18-12-2020	P.J.L.
			Sheet 3	
Digitally signed by: Mitchell Shire Council, 24/02/2021, SPEAR Ref: S144211C				

MGA 94
ZONE 55



Ooranya Estate, Stage 4B, 47 lots

Tomkinson Group
 Project Managers Development Planners
 Licensed Surveyors Civil Engineers
 Tel: (03) 8746 9988 / 1300 350 580 Fax: (03) 5441 3648
 12 / 99 - 101 Western Avenue, Westmeadows VIC 3049
 web: www.tomkinson.com email: westmeadows@tomkinson.com

SCALE 1:500

5 0 5 10 15 20
LENGTHS ARE IN METRES

Digitally signed by: Christopher Scott Franks, Licensed Surveyor,
 Surveyor's Plan Version (7),
 18/12/2020, SPEAR Ref: S144211C

ORIGINAL SHEET SIZE A3	SURVEYORS REF No. S148804B	VER 07	PLOTTED 18-12-2020	P.J.L.
			Sheet 4	
Digitally signed by: Mitchell Shire Council, 24/02/2021, SPEAR Ref: S144211C				