

PLAN OF SUBDIVISION

EDITION 1

PS 831551B

Location of Land

Parish: MERRIANG
Township: BEVERIDGE
Section: -----
Crown Allotment: 1, 2(PT), 3(PT), 4(PT), 29(PT), 30(PT) & 31(PT)
Crown Portion: -----
Title Reference: VOL. FOL.

Last Plan Reference: LOT D PS831548P

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

MGA Co-ordinates: E 319 400 Zone: 55
 (of approx. centre of land N 5 849 800 GDA 2020
 in plan)

Council Name: Mitchell Shire Council

Council Reference Number: PLS058/20
 Planning Permit Reference: PLP033/19
 SPEAR Reference Number: S160435V

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: Robert Ford for Mitchell Shire Council on 13/04/2022

Statement of Compliance issued: 23/06/2022

Vesting of Roads and/or Reserves

Identifier	Council/Body/Person
ROAD R1 ROAD R2	MITCHELL SHIRE COUNCIL MITCHELL SHIRE COUNCIL

Notations

TOTAL AREA OF LAND TO BE SUBDIVIDED = 11.14ha
 THE PORTION OF SEWERAGE EASEMENTS E-2 & E-3 ON PS831548P WHICH AFFECTS LOT D ON PS831548P AND ARE CONTAINED WITHIN ROAD R1 ON THIS PLAN (POSSUM DRIVE & LEADBEATER CIRCUIT) ARE TO BE REMOVED UPON REGISTRATION OF THIS PLAN

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 H IN THIS PLAN

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

RESTRICTION:

THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH THE PROVISIONS RECORDED IN MCP AA7522 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

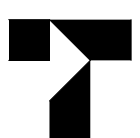
This survey has been connected to permanent mark(s): 15, 23, 31, 86, 87, 94 & 104

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	DRAINAGE	2	THIS PLAN	MITCHELL SHIRE COUNCIL
E-2	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-3	SEWERAGE	SEE DIAG	PS831547R	YARRA VALLEY WATER CORPORATION



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 ABN 11 103 336 358 WWW.TOMKINSON.COM



SURVEYOR'S FILE REF: S1488.7
 PLOTTED 12-07-2021 PJL

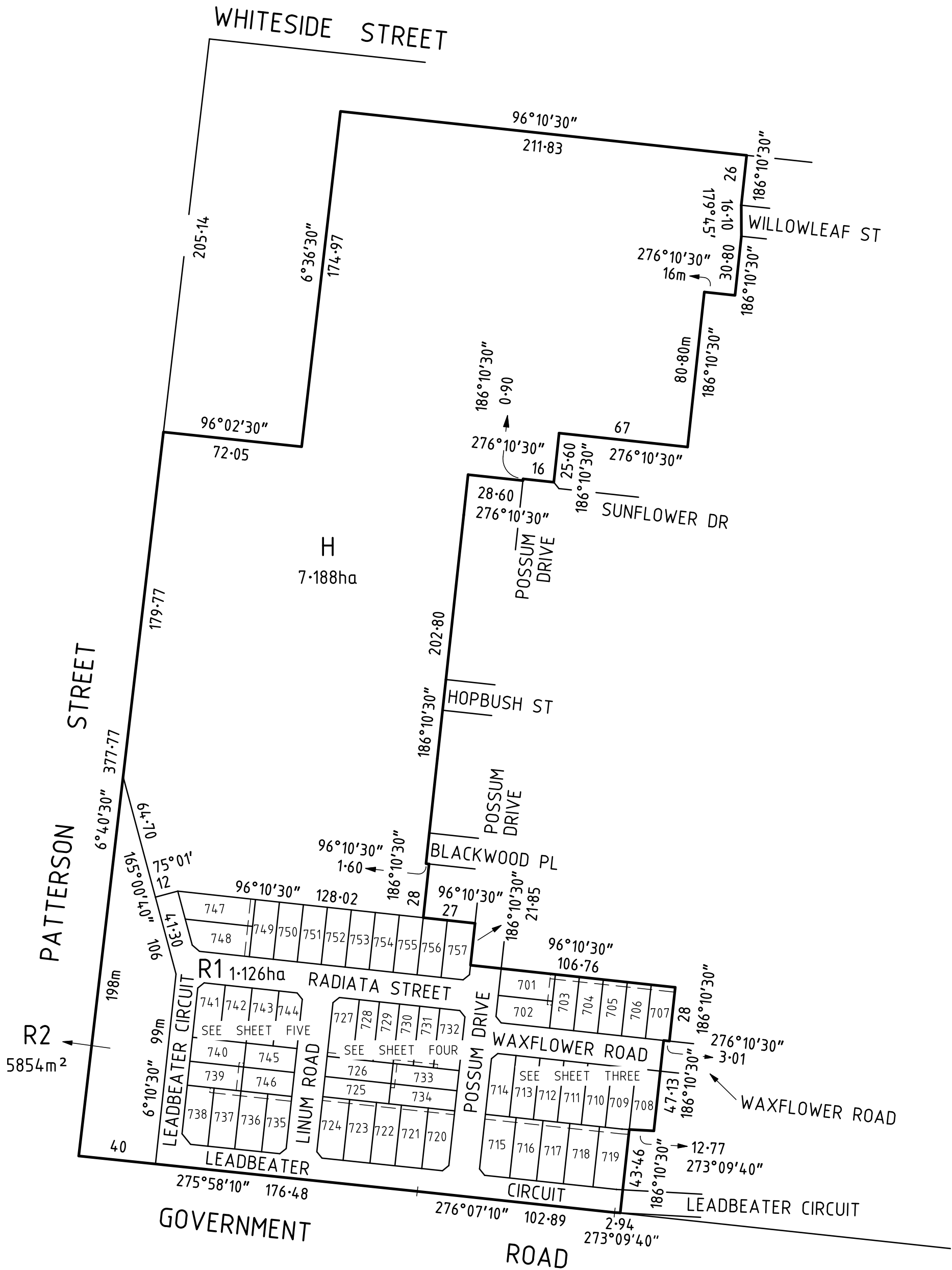
VERSION 06

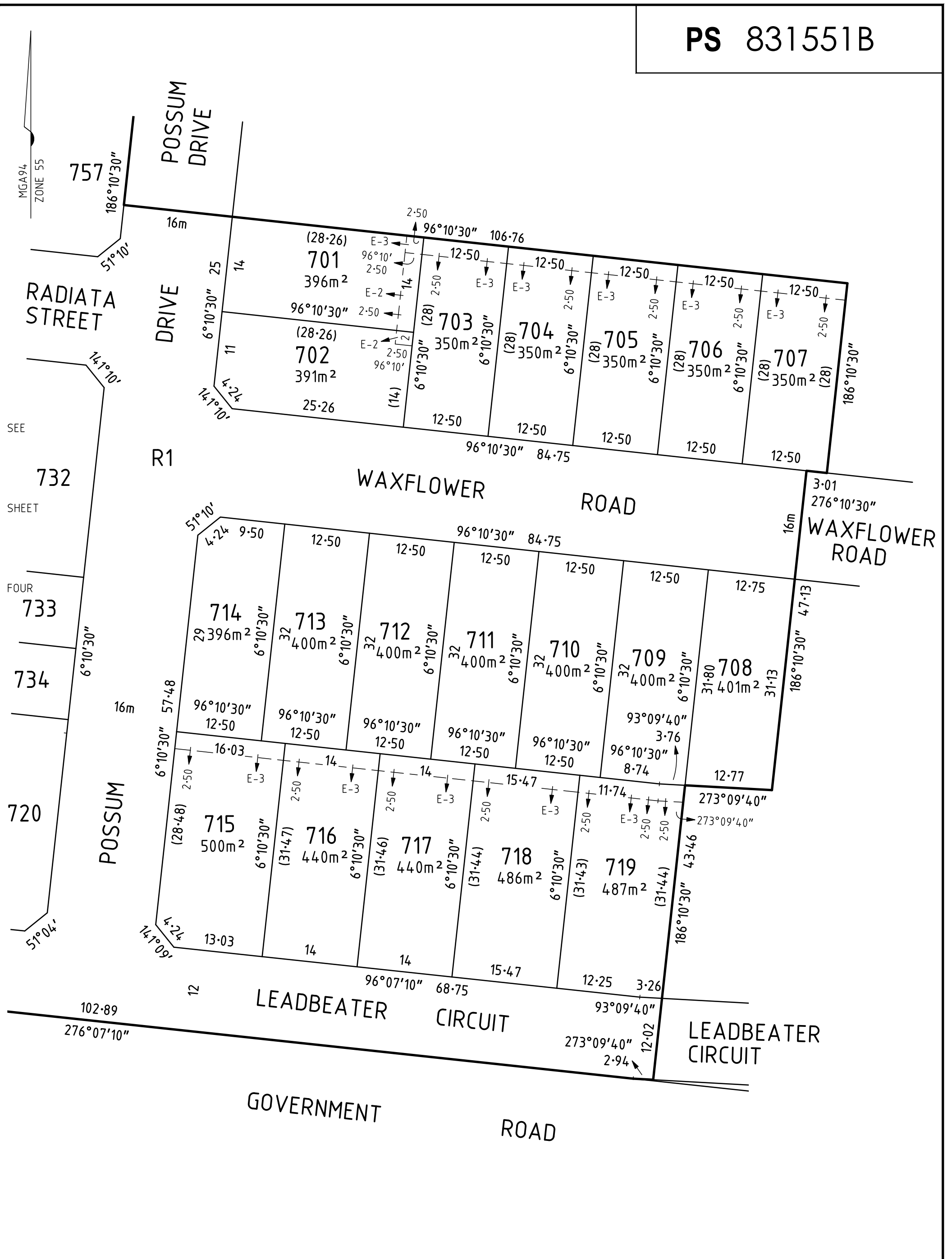
ORIGINAL SHEET
 SIZE: A3

Sheet 1 of 5 Sheets

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 27/07/2021, SPEAR Ref: S160435V

MGA94
ZONE 55





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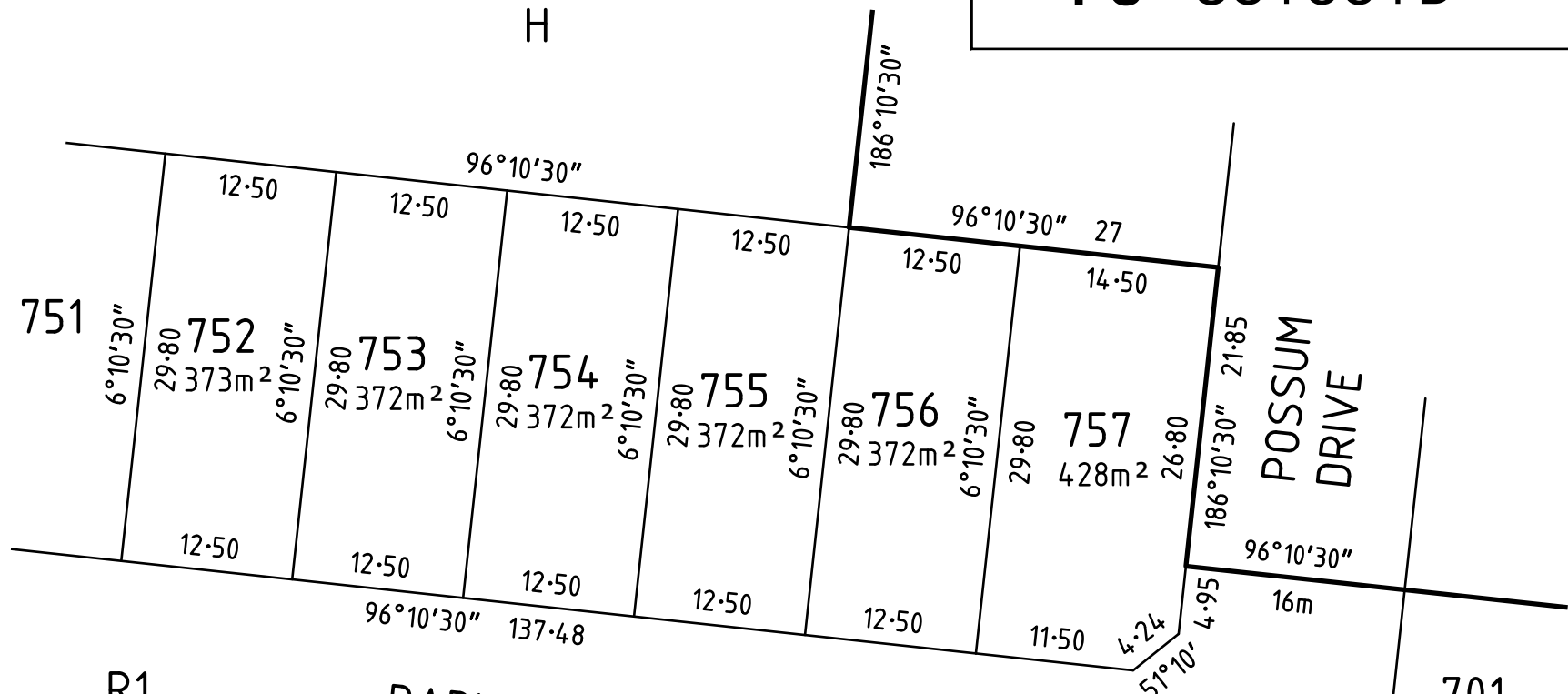
SCALE 1:500

LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE A3	SURVEYORS REF No. S1488.7	VER 06	PLOTTED 12-07-2021	PJL
			Sheet 3	
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MGA94
ZONE 55



SEE

R1

RADIATA

16m

STREET

DRIVE

701

702

SHEET

744

FIVE

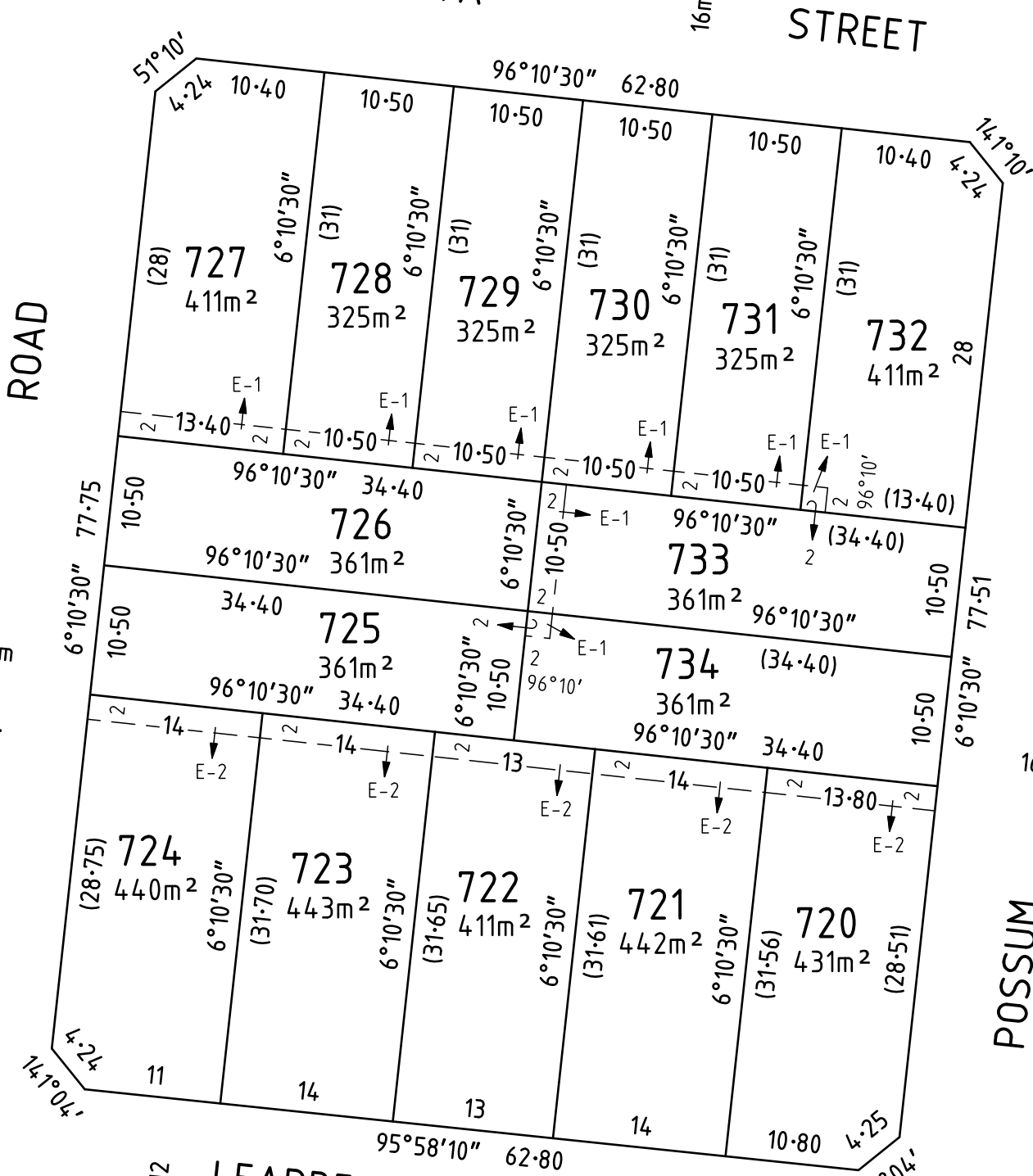
745

746

735

LINUM ROAD

16m



WAXFLOWER ROAD

SEE

714

SHEET

THREE

LEADBEATER

CIRCUIT

136.48

GOVERNMENT

ROAD

275°58'10" 176.48

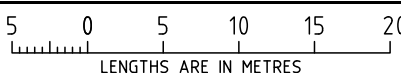
102.89
276°07'10"



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SCALE
1:500



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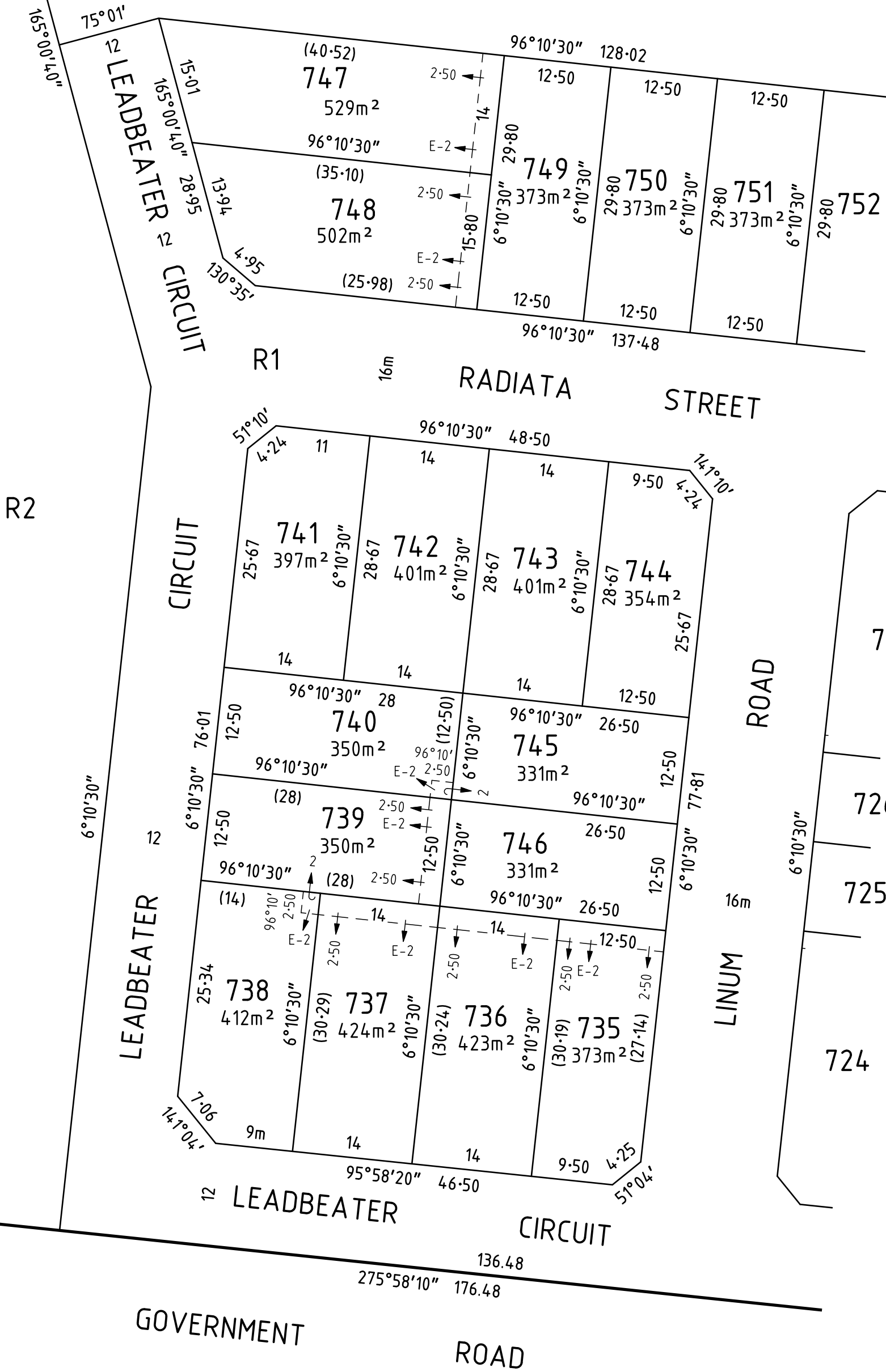
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VER 06

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Sheet 4

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ZONE 55



SEE SHEET FOUR

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5 0 5 10 15 20
LENGTHS ARE IN METRES

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