

PLAN OF SUBDIVISION	EDITION 1	PS 831554U
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Location of Land

Parish: MERRIANG
Township: BEVERIDGE
Section: -----
Crown Allotment: 6(PT), 7(PT), 8(PT), 25(PT), 26(PT) & 27(PT)
Crown Portion: -----
Title Reference: VOL. 12367 FOL.879

Last Plan Reference: LOT G PS831550D

Postal Address: MANNAGUM DRIVE
 (at time of subdivision) BEVERIDGE 3753

MGA Co-ordinates: E 319 960 Zone: 55
 (of approx. centre of land N 5 849 950 GDA 2020
 in plan)

Council Name: Mitchell Shire Council

Council Reference Number: PLS061/20
 Planning Permit Reference: PLP033/19
 SPEAR Reference Number: S160441H

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
 Date of original certification under section 6 of the Subdivision Act 1988: 29/09/2022

Public Open Space

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

Digitally signed by: Benjamin Micallef for Mitchell Shire Council on 08/12/2022

Statement of Compliance issued: 17/01/2023

Vesting of Roads and/or Reserves

Identifier	Council/Body/Person
ROAD R1	MITCHELL SHIRE COUNCIL

Notations

TOTAL AREA OF LAND TO BE SUBDIVIDED = 4.350ha

CREATION OF RESTRICTION

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

1. 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 L IN THIS PLAN
BENEFITED LAND: ALL THE LOTS EXCEPT LOT L IN THIS PLAN

RESTRICTION:
 THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH THE PROVISIONS RECORDED IN MCP AA8009 EXCEPT WITH THE PRIOR WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY

EXPIRY DATE: 01/AUG/2027

WARNING: The restrictive covenant(s)/restriction(s) in this plan may have been varied or removed. For current information, please refer to the relevant folio(s) of the Register, noting section 88(3) of the Transfer of Land Act 1958

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

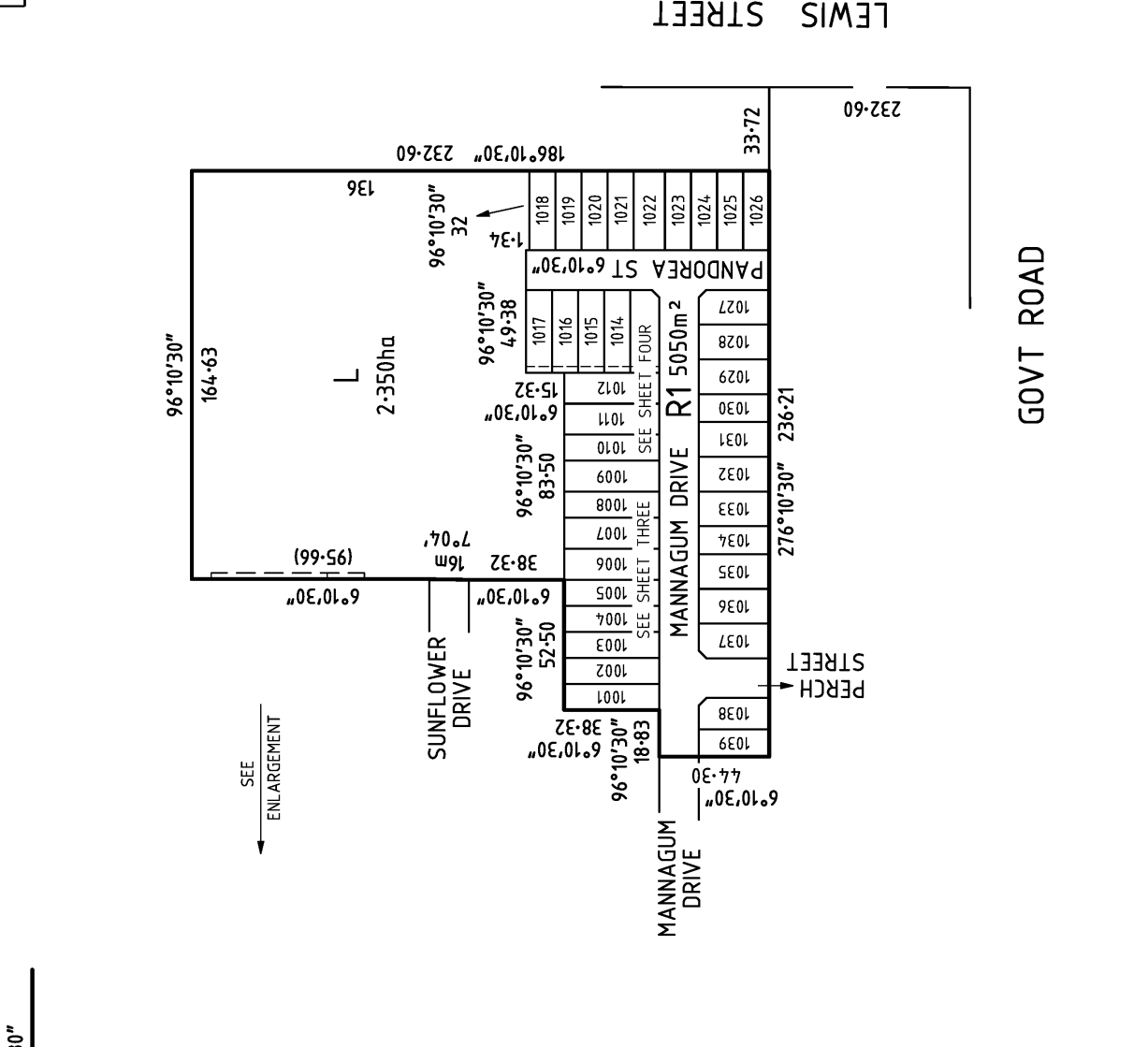
Easement Information

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	SEWERAGE	2.50	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-2	SEWERAGE	2.50	PS831550D	YARRA VALLEY WATER CORPORATION
E-3	SEWERAGE	2.50	PS831549M	YARRA VALLEY WATER CORPORATION

<p style="font-weight: bold; font-size: 1.1em;">Tomkinson</p> <p style="font-size: 0.8em;">SURVEY > ENGINEERING > PLANNING > PROJECT MANAGEMENT</p> <p style="font-size: 0.7em;">12/99-101 WESTERN AVENUE, WESTMEADOWS PH 03 8746 9988 ABN 11 103 336 358 WWW.TOMKINSON.COM</p>	<p>Oronya Estate, Stage 10, 40 lots</p> <p>SURVEYOR'S FILE REF: S1488.10 VERSION 06 PLOTTED 27-06-2022 P.J.L.</p> <p>Digitally signed by: Christopher Scott Franks, Licensed Surveyor, Surveyor's Plan Version (6), 21/11/2022, SPEAR Ref: S160441H</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>Sheet 1 of 4 Sheets</p>	<p>PLAN REGISTERED TIME: 12:23 PM DATE: 23/01/2023 YL Assistant Registrar of Titles</p>
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PS 831554U



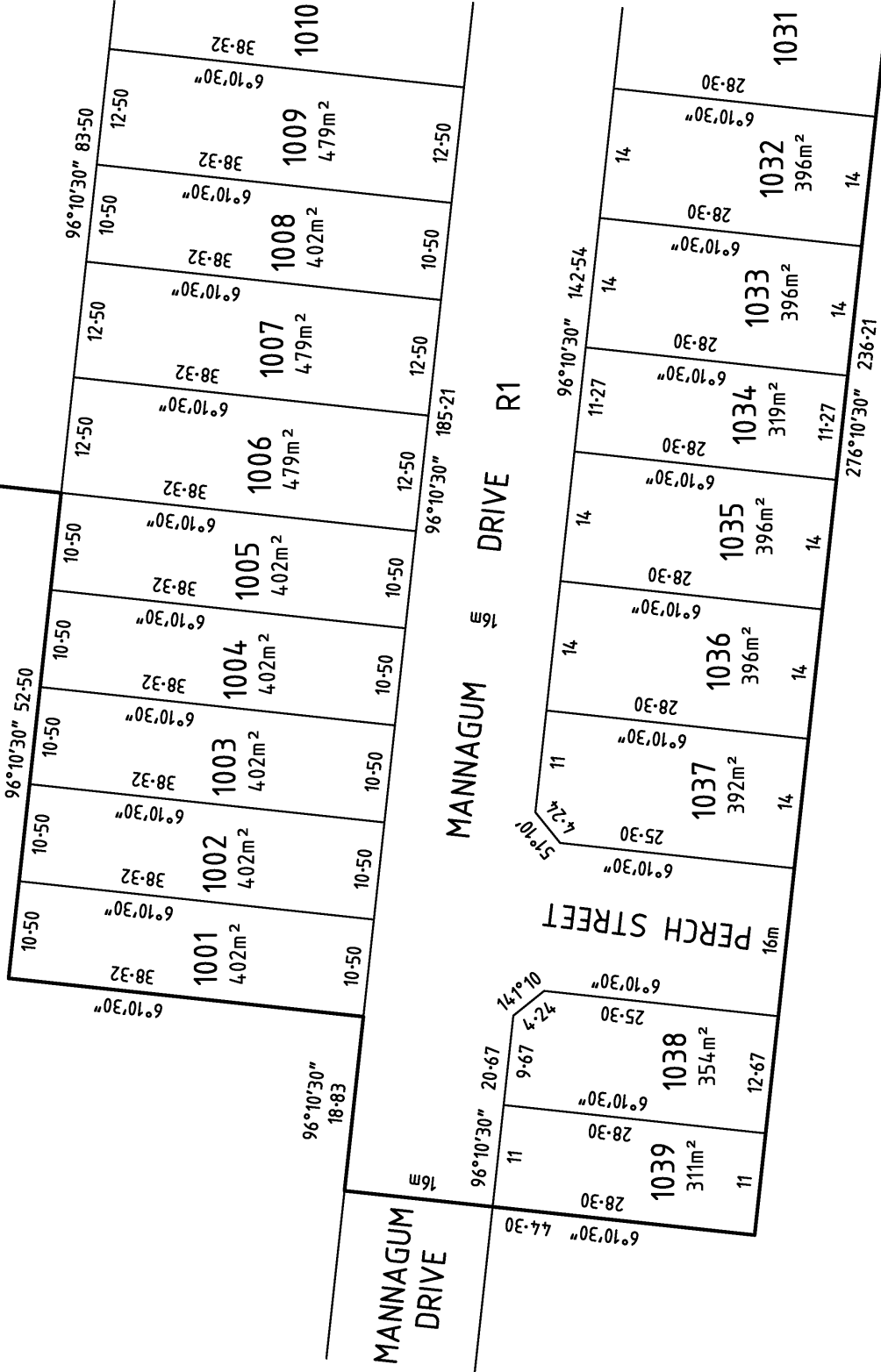
SCALE 1:2000	20 0 20 40 60 80 LENGTHS ARE IN METRES	ORIGINA SHEET SIZE A3	SURVEYORS REF No. S1488.10	VER 06	PLOTTED 27-06-2022	P.J.L.
Digitally signed by: Christopher Scott Franks, Licensed Surveyor, Surveyor's Plan Version (6), 21/11/2022, SPEAR Ref: S1600441H		Digitally signed by: Mitchell Shire Council, 08/12/2022, SPEAR Ref: S1600441H		Sheet 2		

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SEE SHEET TWO

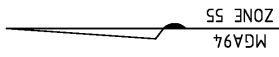
L



SEE

SHEET

FOUR



ORIGINAL SHEET SIZE A3	SURVEYORS REF No. S1488.10	VER 06	PLOTTED 27-06-2022	P.J.L.
				Sheet 3

SCALE 1:500

5 0 5 10 15 20

LENGTHS ARE IN METRES

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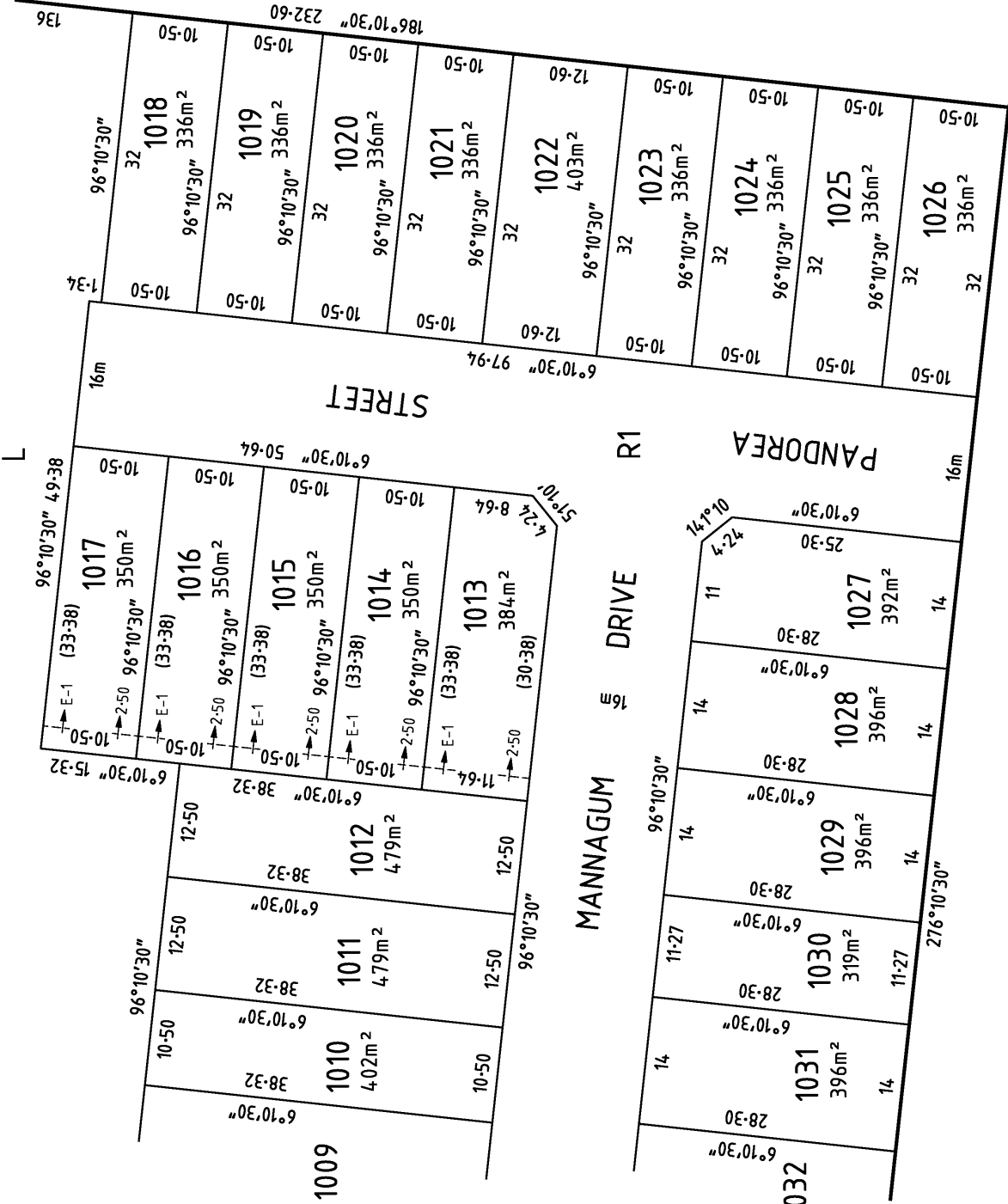
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SEE SHEET TWO



LEWIS STREET

PANDOREA STREET

MANNAGUM DRIVE

SCALE 1:500	5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	SURVEYORS REF No. S1488.10	VER 06	PLOTTED 27-06-2022	P.J.L.
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SEE SHEET THREE