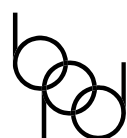
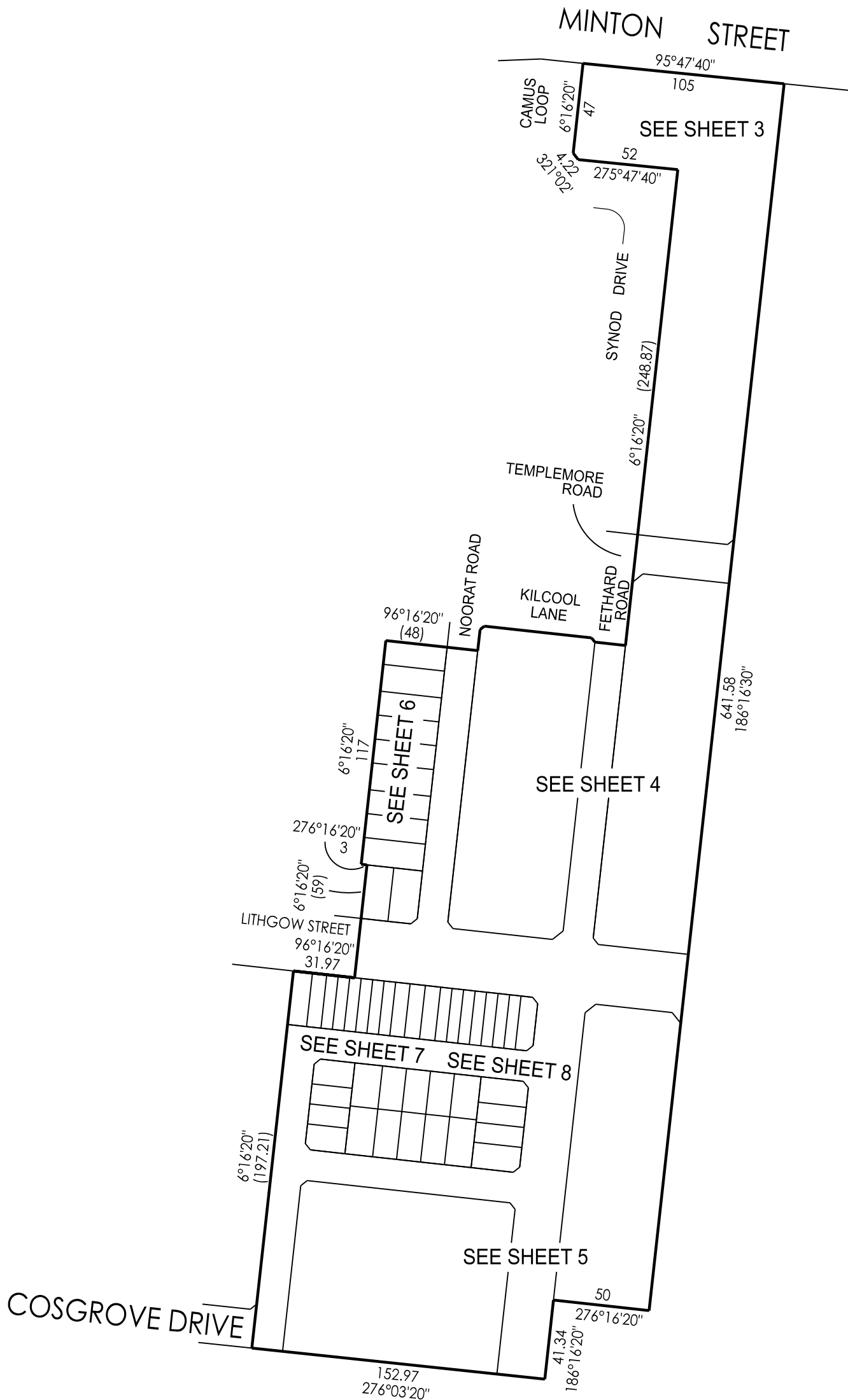
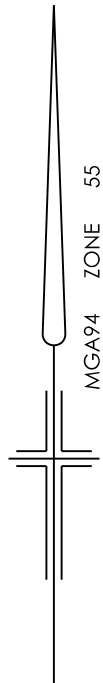


<b>PLAN OF SUBDIVISION</b>		<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 916595H</b>	
<b>LOCATION OF LAND</b> <b>PARISH:</b> MERRIANG  <b>TOWNSHIP:</b> ---  <b>SECTION:</b> ---  <b>CROWN ALLOTMENT:</b> ---  <b>CROWN PORTION:</b> 15 (PART)  <b>TITLE REFERENCES:</b> VOL. FOL.  <b>LAST PLAN REFERENCE:</b> LOT A ON PS908266Y  <b>POSTAL ADDRESS: (at time of subdivision)</b> 75 STEWART STREET BEVERIDGE 3753  <b>MGA CO-ORDINATES: (of approx. centre of plan)</b> E: 321 940    ZONE: 55 N: 5 850 670    DATUM: GDA94		<b>COUNCIL NAME:</b> MITCHELL SHIRE COUNCIL		
<b>VESTING OF ROADS OR RESERVES</b>		<b>NOTATIONS</b>		
<b>IDENTIFIER</b>	<b>COUNCIL/BODY/PERSON</b>	TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 700 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN  <b>TOTAL ROAD AREA: 2.243ha</b>  <b>FURTHER PURPOSE OF PLAN:</b> TO REMOVE THAT PART OF EASEMENT (E-2) SHOWN ON PS908266Y WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS ROAD R1  <b>GROUNDS FOR REMOVAL:</b> BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988		
ROAD R1	MITCHELL SHIRE COUNCIL			
RESERVE No.1	MITCHELL SHIRE COUNCIL			
RESERVE No.2	MITCHELL SHIRE COUNCIL			
RESERVE No.3	MITCHELL SHIRE COUNCIL			
RESERVE No.4	MITCHELL SHIRE COUNCIL			
RESERVE No.5	MITCHELL SHIRE COUNCIL			
RESERVE No.6	MITCHELL SHIRE COUNCIL			
<b>NOTATIONS</b>		<b>DEPTH LIMITATION</b> DOES NOT APPLY  <b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s).  IN PROCLAIMED SURVEY AREA No. 74 <b>STAGING</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. PLP037/13.02		
DEPTH LIMITATION DOES NOT APPLY				
<b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s).  IN PROCLAIMED SURVEY AREA No. 74 <b>STAGING</b> THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. PLP037/13.02				
<b>ESTATE:</b> LYRA ESTATE 7		<b>AREA:</b> 8.754 ha	<b>No. OF LOTS:</b> 46	<b>MELWAY:</b> 686:C:2
<b>EASEMENT INFORMATION</b>				
<b>LEGEND:</b> A - APPURTENANT    E - ENCUMBERING EASEMENT    R - ENCUMBERING EASEMENT (ROAD)				
<b>EASEMENT REFERENCE</b>	<b>PURPOSE</b>	<b>WIDTH (METRES)</b>	<b>ORIGIN</b>	<b>LAND BENEFITED OR IN FAVOUR OF</b>
(E-1)	SEWERAGE	SEE PLAN	PS908266Y	YARRA VALLEY WATER
(E-2)	DRAINAGE	SEE PLAN	THIS PLAN	MITCHELL SHIRE COUNCIL
(E-2)	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER
<b>Breese Pitt Dixon Pty Ltd</b> 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		<b>REF:</b> 10609/7 <b>VERSION:</b> 5  <b>LICENSED SURVEYOR:</b> DAVID VERSTEEGEN	<b>ORIGINAL SHEET SIZE A3</b>	<b>SHEET 1 OF 9 SHEETS</b>
<b>CHECKED</b>	<b>DATE:</b> 20/12/2023			

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 916595H



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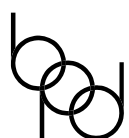
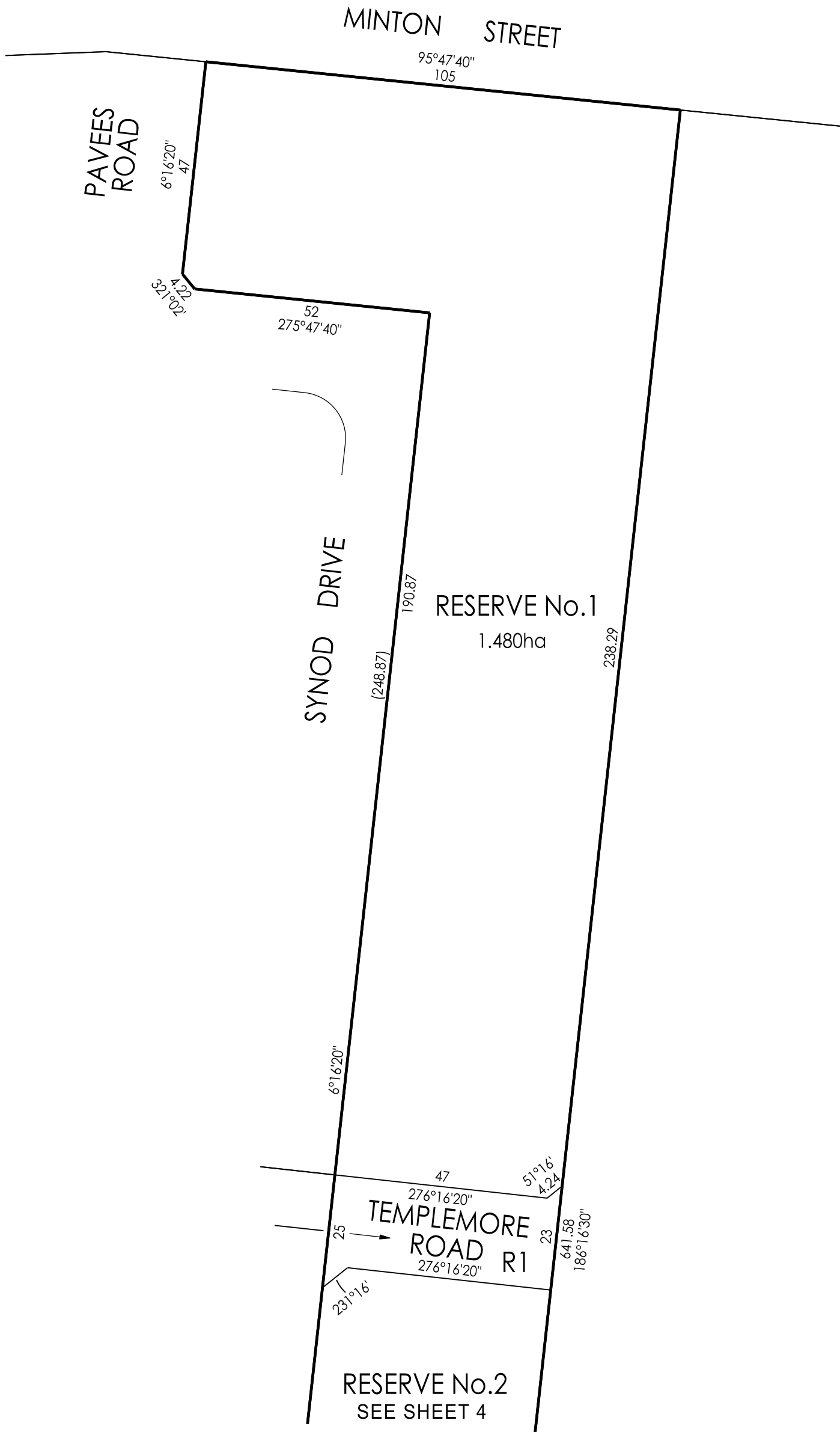
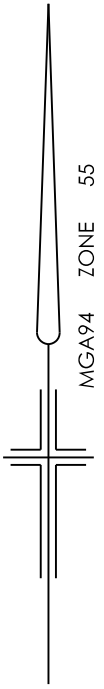
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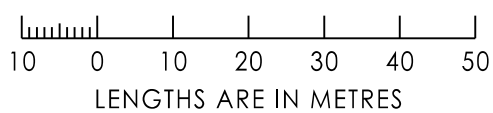
SHEET 2  
VERSION: 5

LICENSED SURVEYOR: DAVID VERSTEEGEN



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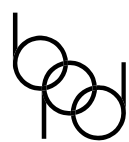
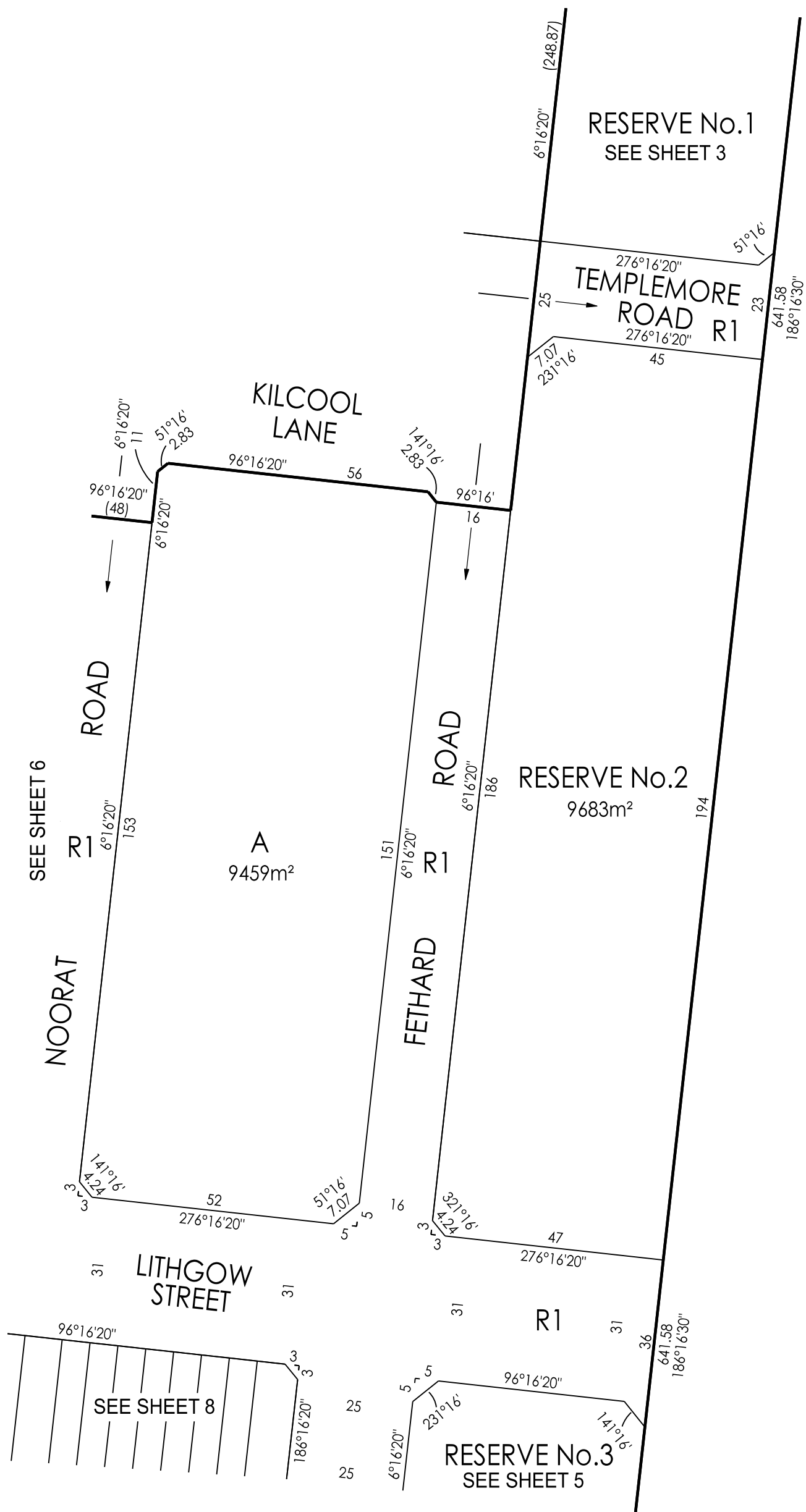
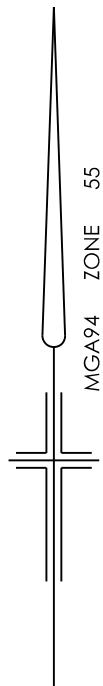
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REF: 10609/7

SHEET 3  
VERSION: 5

LICENSED SURVEYOR: DAVID VERSTEEGEN

PLAN OF SUBDIVISION

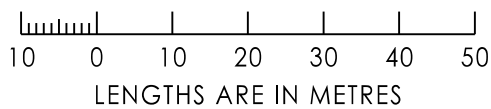
PLAN NUMBER  
PS 916595H



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SCALE

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ORIGINAL SHEET SIZE A3

SHEET 4

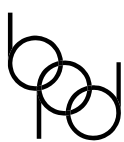
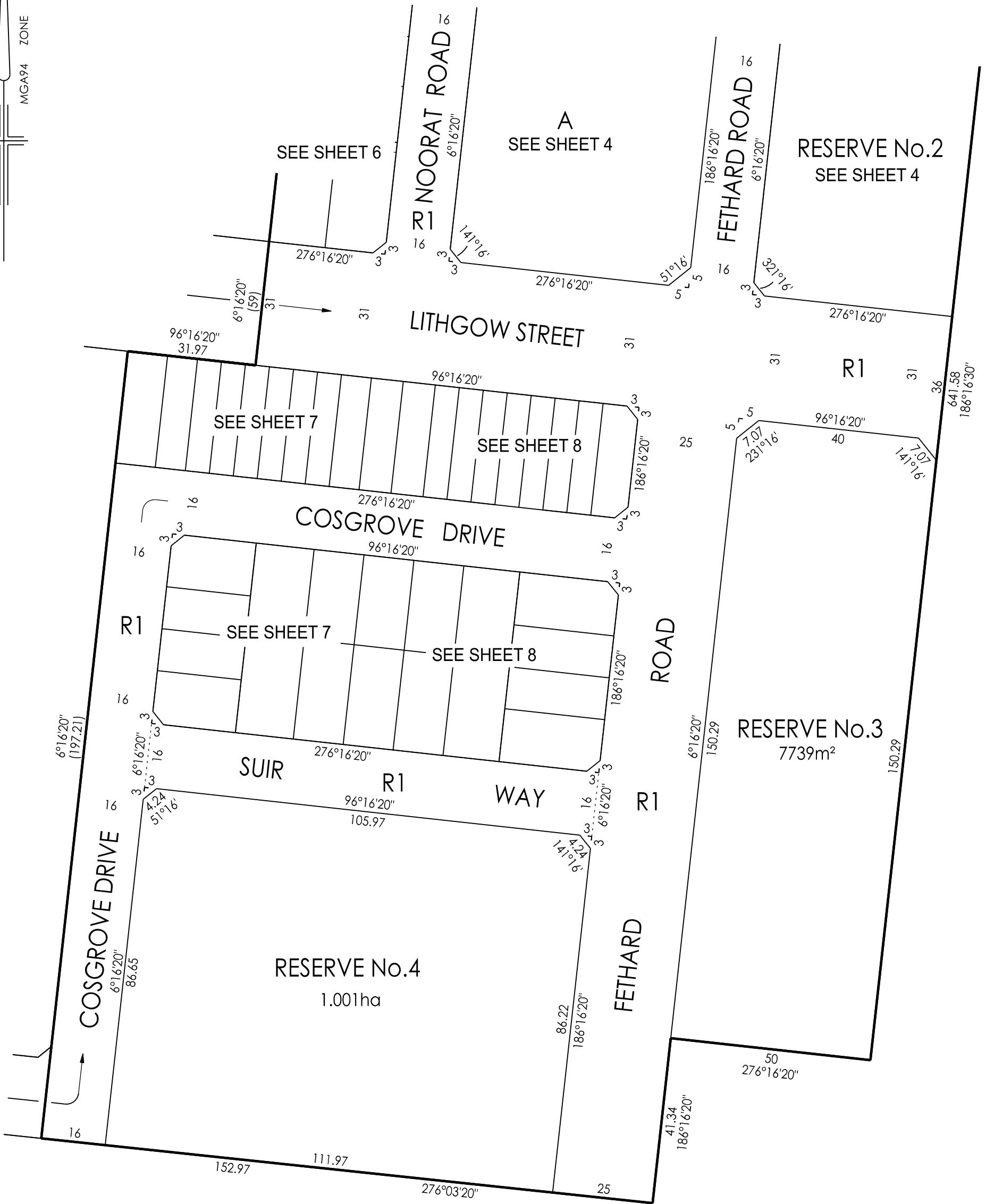
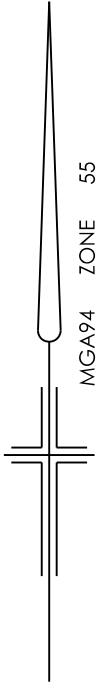
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VERSION: 5

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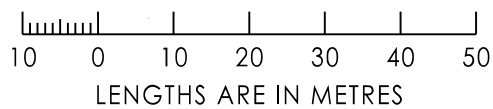
PLAN OF SUBDIVISION

PLAN NUMBER  
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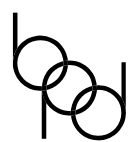
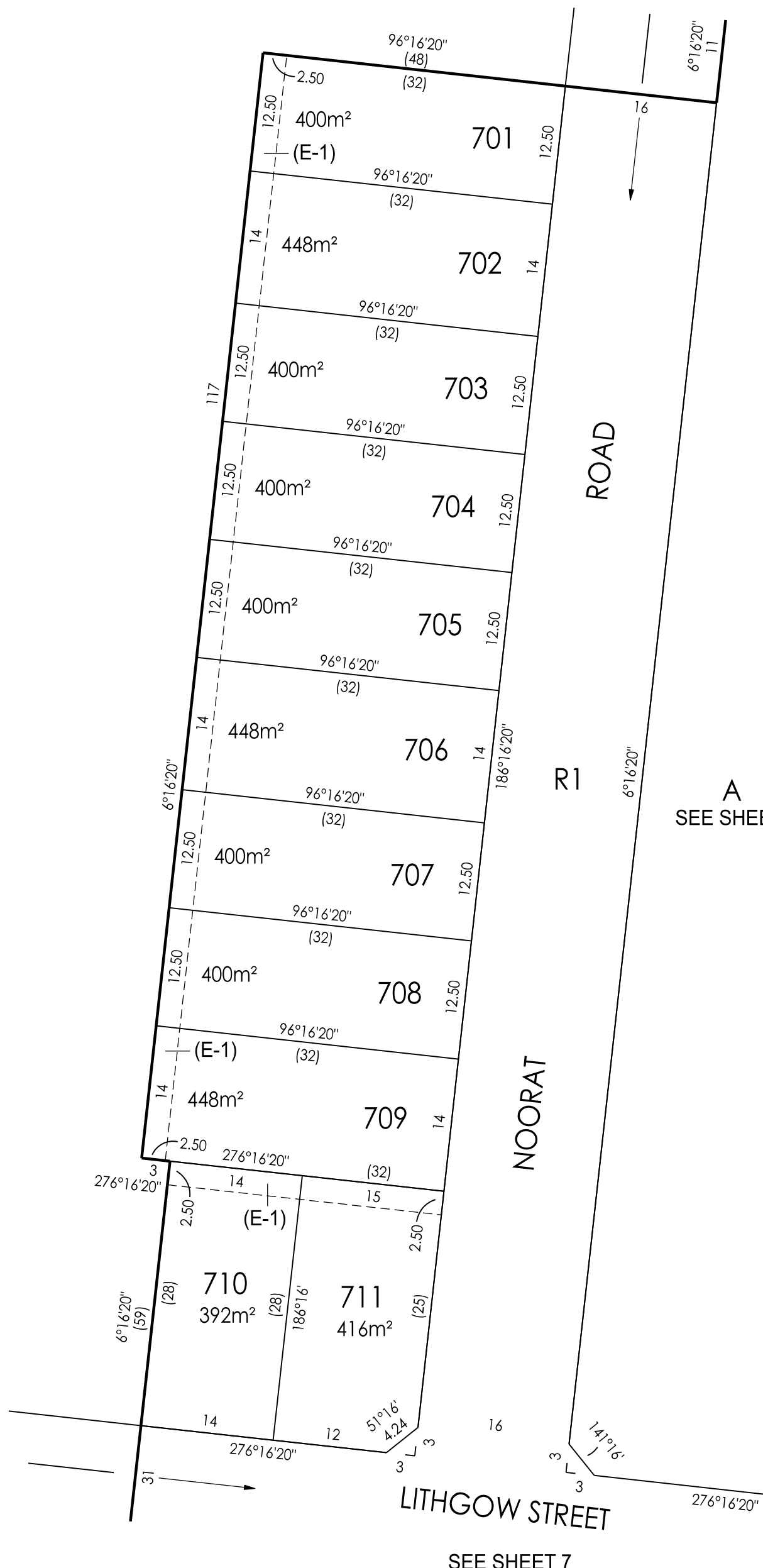
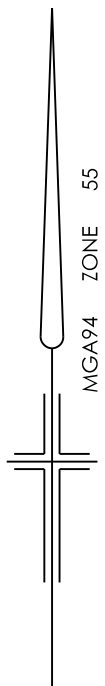


ORIGINAL SHEET SIZE A3 SHEET 5  
REF: 10609/7 VERSION: 5

LICENSED SURVEYOR: DAVID VERSTEEGEN

PLAN OF SUBDIVISION

PLAN NUMBER  
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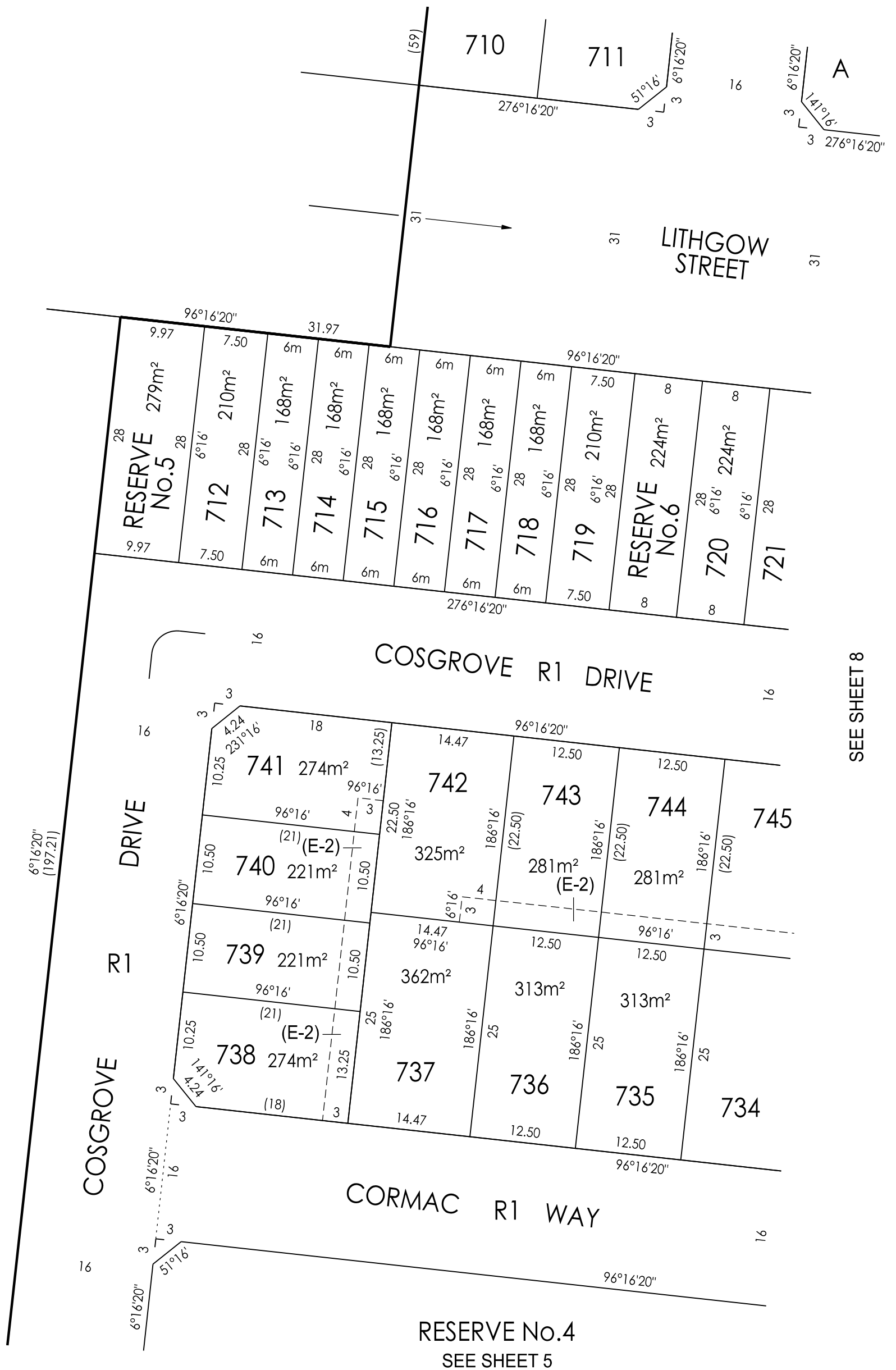
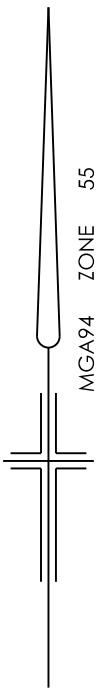
ORIGINAL SHEET SIZE A3	SHEET 6
REF: 10609/7	VERSION: 5

LICENSED SURVEYOR: DAVID VERSTEEGEN

PLAN OF SUBDIVISION

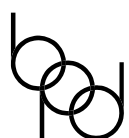
PLAN NUMBER  
PS 916595H

SEE SHEET 6



SEE SHEET 8

RESERVE No.4  
SEE SHEET 5



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ORIGINAL SHEET SIZE A3  
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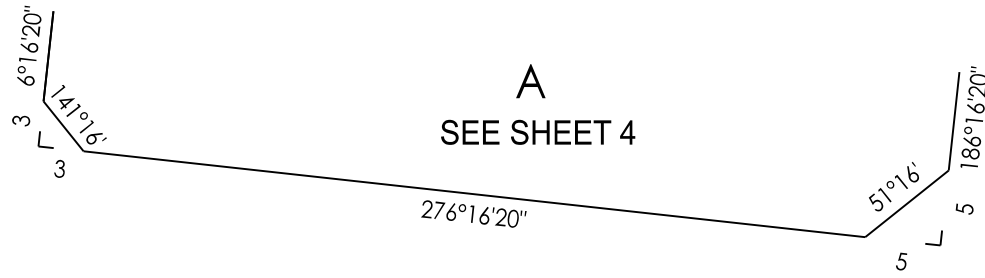
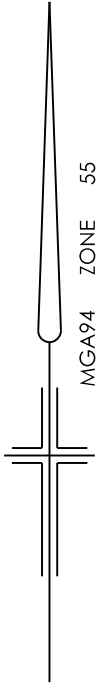
SHEET 7

VERSION: 5

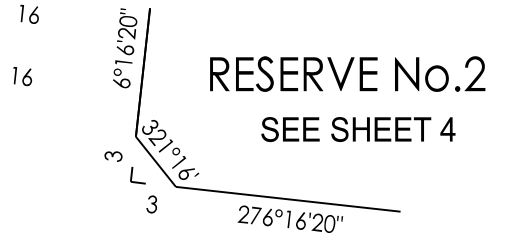
LICENSED SURVEYOR: DAVID VERSTEEGEN

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 916595H



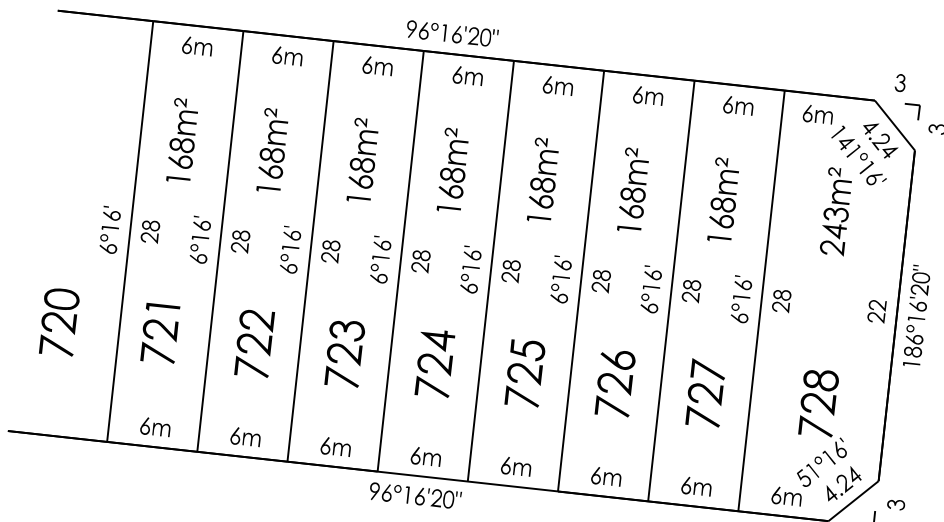
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SEE SHEET 4



RESERVE No.2  
SEE SHEET 4

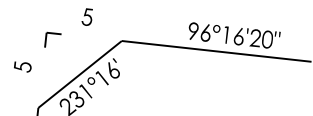
LITHGOW STREET

R1



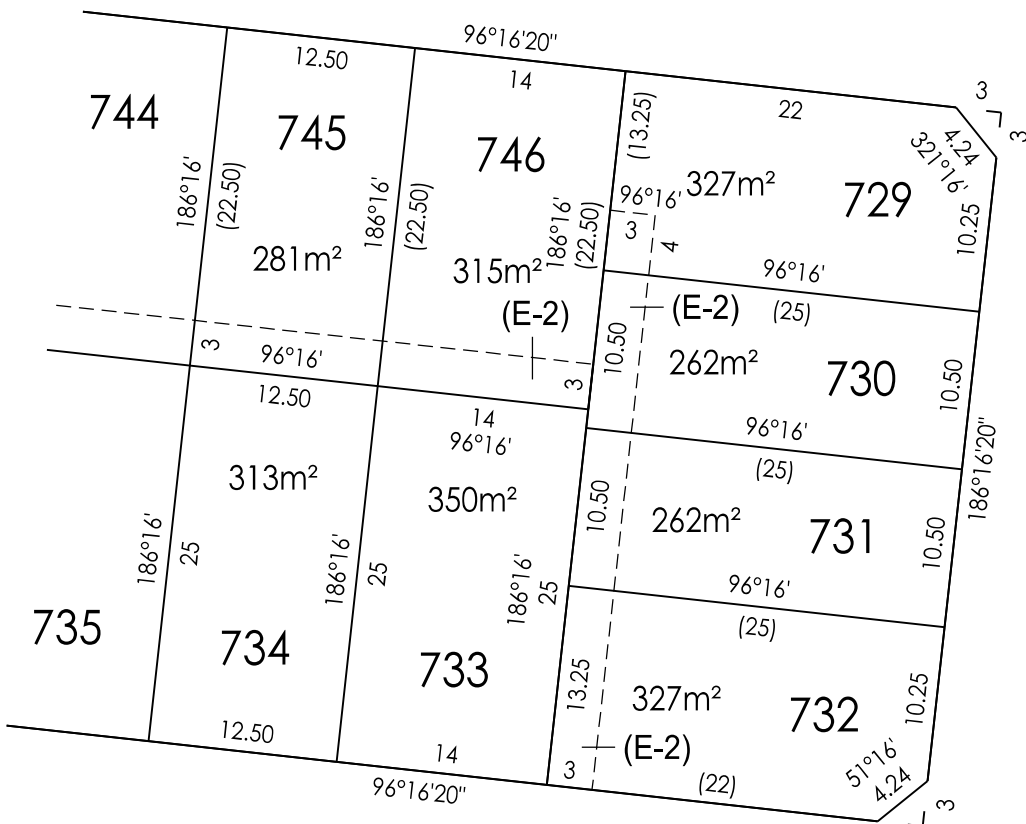
COSGROVE DRIVE

R1



RESERVE No.3  
SEE SHEET 5

SEE SHEET 7

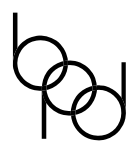


CORMAC WAY

FETHARD ROAD

R1

RESERVE No.4  
SEE SHEET 5



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1:500



LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 8

REF: 10609/7

VERSION: 5

LICENSED SURVEYOR: DAVID VERSTEEGEN



**SUBDIVISION ACT 1988**  
**CREATION OF RESTRICTION**

Upon registration of the plan, the following restriction is to be created.

Restriction 1

For the purposes of this restriction:

Land to benefit : Lots 701 to 746 (both inclusive).  
Land to be burdened: Lots 701 to 746 (both inclusive).

Description of Restriction :

- (a) The registered proprietor or proprietors for the time being of any lot forming part of the land to be burdened must not subdivide or allow a lot to be subdivided
- (b) 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, construct or permit to be constructed:
  - (i) In the case of lots less than 300m<sup>2</sup> any dwelling unless in accordance with the small lot housing code or unless a specific planning permit for the said dwelling has been obtained from Mitchell Shire Council. For the purpose of this restriction the following applies:  
Type A- Lots 730, 731, 738 to 741 (both inclusive), 743, 744 and 745.  
Type B- Lots 712 to 728 (both inclusive).
  - (ii) In the case of lots 300m<sup>2</sup> or over, any dwelling other than in accordance with MCP No.

Restriction 2

For the purposes of this restriction:

Land to benefit : Lots 710 to 728 (both inclusive).  
Land to be burdened: Lots 710 to 728 (both inclusive).

Description of Restriction :

The registered proprietor or proprietors for the time being of any lot forming part of the land to be burdened must not build or permit to be built or remain on the lot or any part of it;

Any building on a lot unless the plans for such a building are endorsed as being in accordance with the "Lifestyle Design Guidelines" prior to the issue of a building permit. The requirement for such endorsement shall cease to have effect on the lot after an occupancy permit under The Building Act 1993 is issued for the whole of the dwelling on the said lot.

Restriction 3

For the purposes of this restriction:

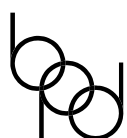
Land to benefit : Lots 701 to 709 (both inclusive) and 729 to 746 (both inclusive).  
Land to be burdened: Lots 701 to 709 (both inclusive) and 729 to 746 (both inclusive).

Description of Restriction :

The registered proprietor or proprietors for the time being of any lot forming part of the land to be burdened must not build or permit to be built or remain on the lot or any part of it;

Any building on a lot unless the plans for such a building are endorsed as being in accordance with the "Gateway Design Guidelines" prior to the issue of a building permit. The requirement for such endorsement shall cease to have effect on the lot after an occupancy permit under The Building Act 1993 is issued for the whole of the dwelling on the said lot.

**All these restrictions will cease to affect the burdened lots after 01/07/2030**



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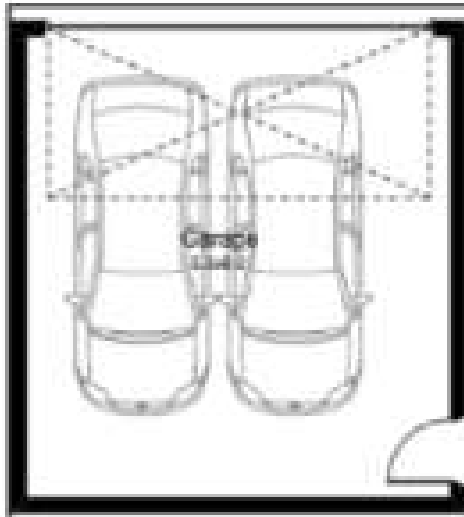
ORIGINAL  
SHEET SIZE A3

SHEET 9

REF: 10609/7

VERSION: 5

LICENSED SURVEYOR: DAVID VERSTEEGEN



LOT 712

# THE INCLUSIONS

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## PRE-CONSTRUCTION

- + Fixed site costs
- + Termite treatment (if applicable)
- + Mains power connection
- + Sewerage and stormwater connections
- + Water connection

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## EXTERNAL INCLUSIONS

- + Sectional garage door
- + Colorbond Roof
- + Colorbond fascia, gutter and downpipes
- + Clay wire cut bricks with natural rolled mortar joints or Rendered Autoclaved Aerated Concrete panels (design specific)
- + Sustainability Victoria approved solar or heat pump water system

---

## KITCHEN INCLUSIONS

- + Stainless steel 600mm gas cooktop. Final inspection and rangehood
- + Stainless steel dishwasher
- + 20mm reconstituted stone benchtop with 40mm polished edge to kitchen
- + Brushed Nickel mixer tap

---

## INTERNAL INCLUSIONS

- + Carpet to bedrooms and robes
- + Ceramic wall tiles to bathroom and ensuite
- + Ceramic floor tiles to wet areas including tiled skirt
- + Ceramic wall tiles to kitchen and laundry
- + 8mm laminate timberlook floating floor system to kitchen and living areas
- + Blockout roller blinds to windows
- + Ducted refrigerated heating/cooling
- + 2700mm ceiling height
- + 2040mm internal doors
- + 2040mm x 820mm front entry doors
- + Double power points throughout
- + Television and telephone/data points (refer to plan for locations)
- + LED down lights throughout (excludes garage)

---

## BATHROOM / ENSUITE/ WC INCLUSIONS

- + 20mm reconstituted stone benchtop with 20mm polished edge to vanities
- + Acrylic bath tub
- + Brushed Nickel mixer tap to basins
- + Tiled showerbases to lower floor only (design specific)
- + Above counter basins

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## TURN KEY

- + Clothesline
- + Letterbox
- + Television antenna
- + Landscaping to front and rear yard, including turf, topping to pathways and mulched garden beds with plants (site specific)
- + Coloured concrete driveway and path
- + Side and rear boundary fences to building line as required
- + Developer guidelines
- + Building permit

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## POST CONSTRUCTION

- + 3 month defects period
  - + Internal and external builder's house clean
  - + Final inspection
  - + Appliance manuals /compliance certificates
  - + Homeowners warranty in accordance with Victorian regulations
-