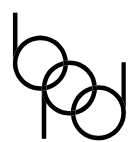
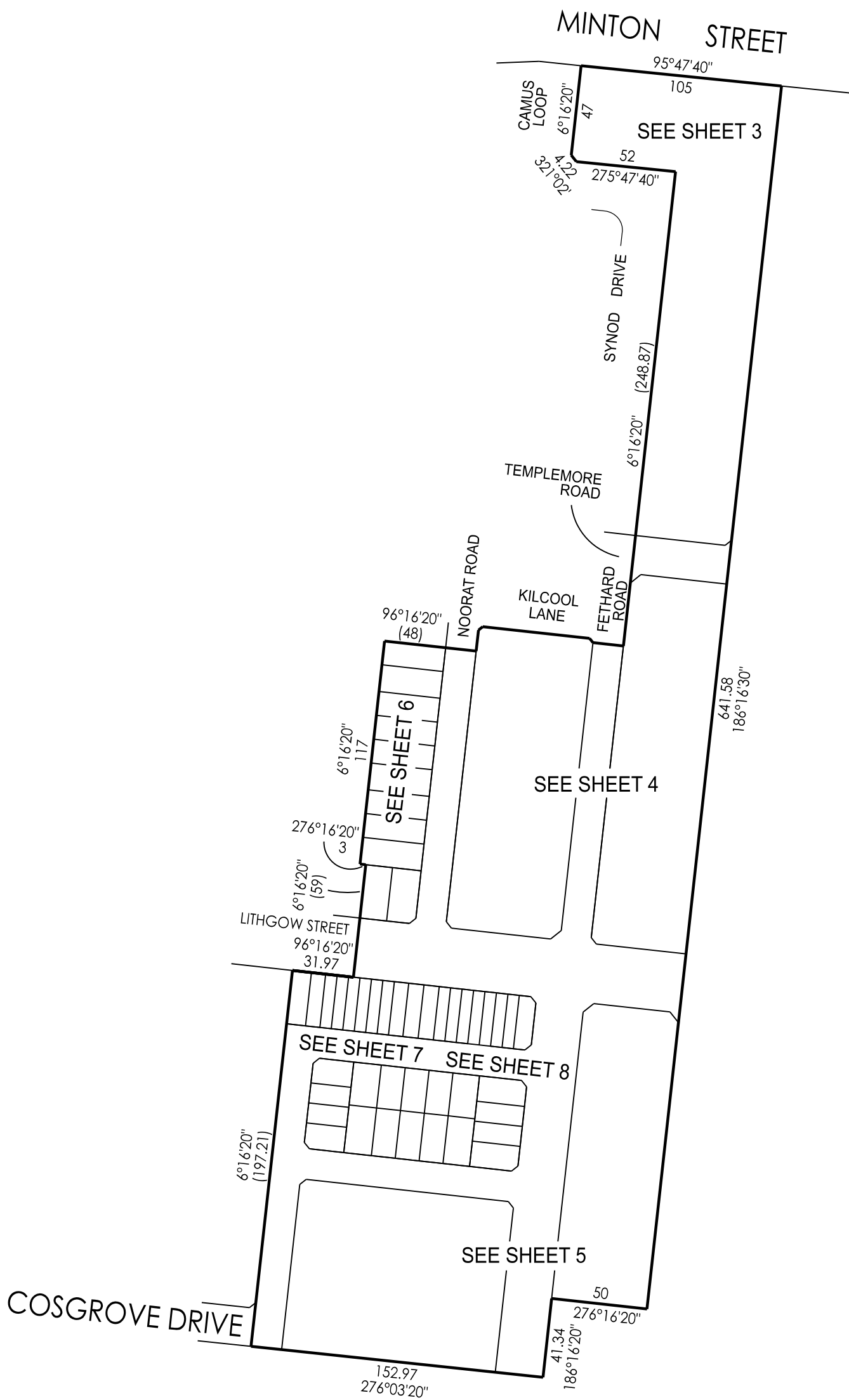
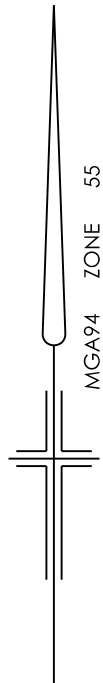


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 916595H	
LOCATION OF LAND PARISH: MERRIANG TOWNSHIP: --- SECTION: --- CROWN ALLOTMENT: --- CROWN PORTION: 15 (PART) TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT A ON PS908266Y POSTAL ADDRESS: (at time of subdivision) 75 STEWART STREET BEVERIDGE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

PLAN OF SUBDIVISION

PLAN NUMBER
PS 916595H



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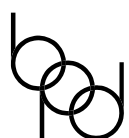
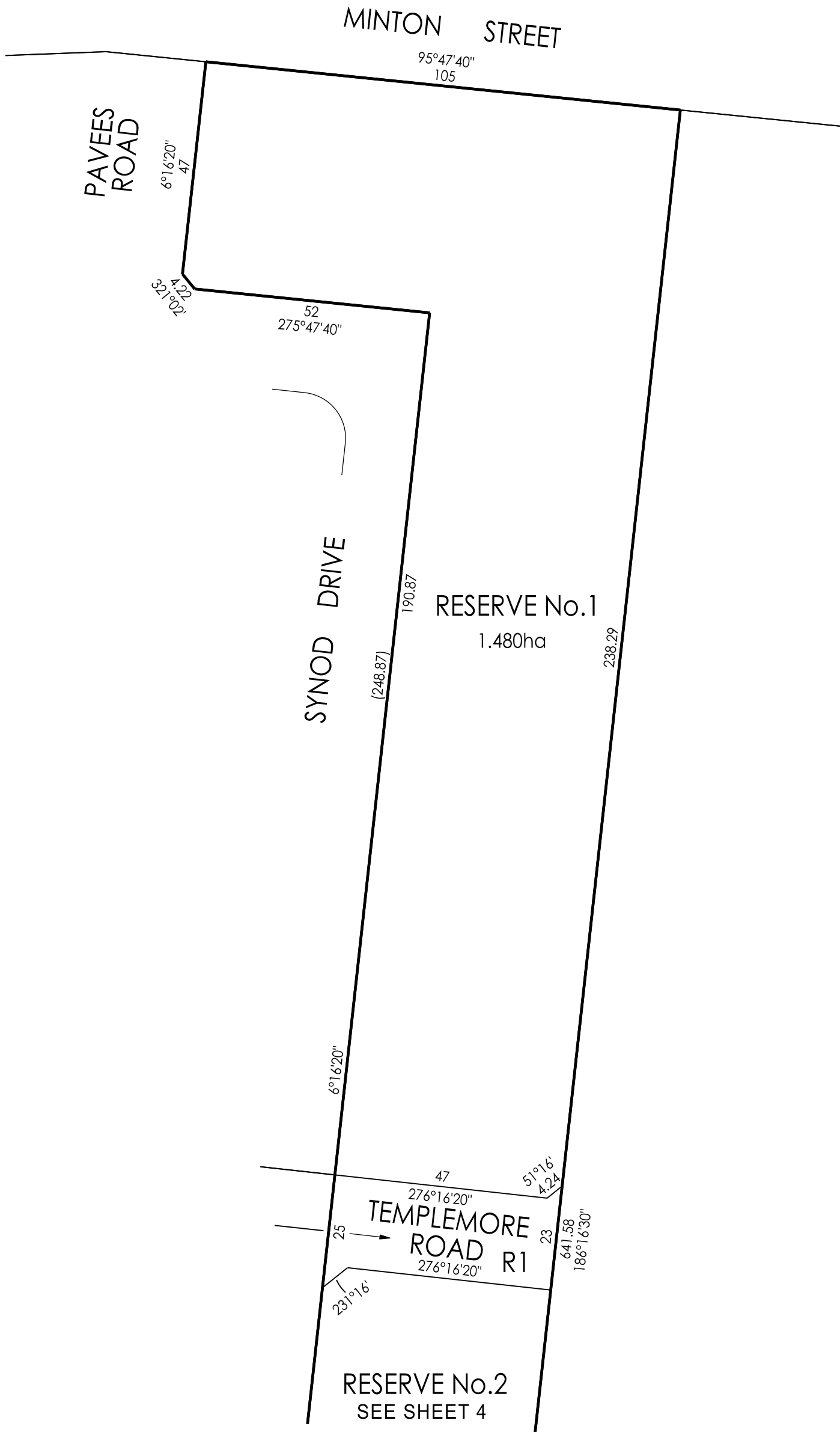
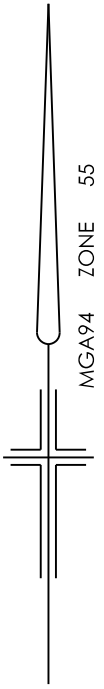
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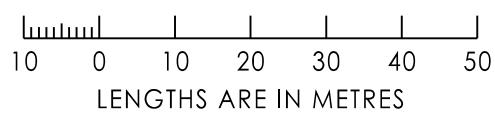
SHEET 2
VERSION: 5

LICENSED SURVEYOR: DAVID VERSTEEGEN



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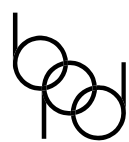
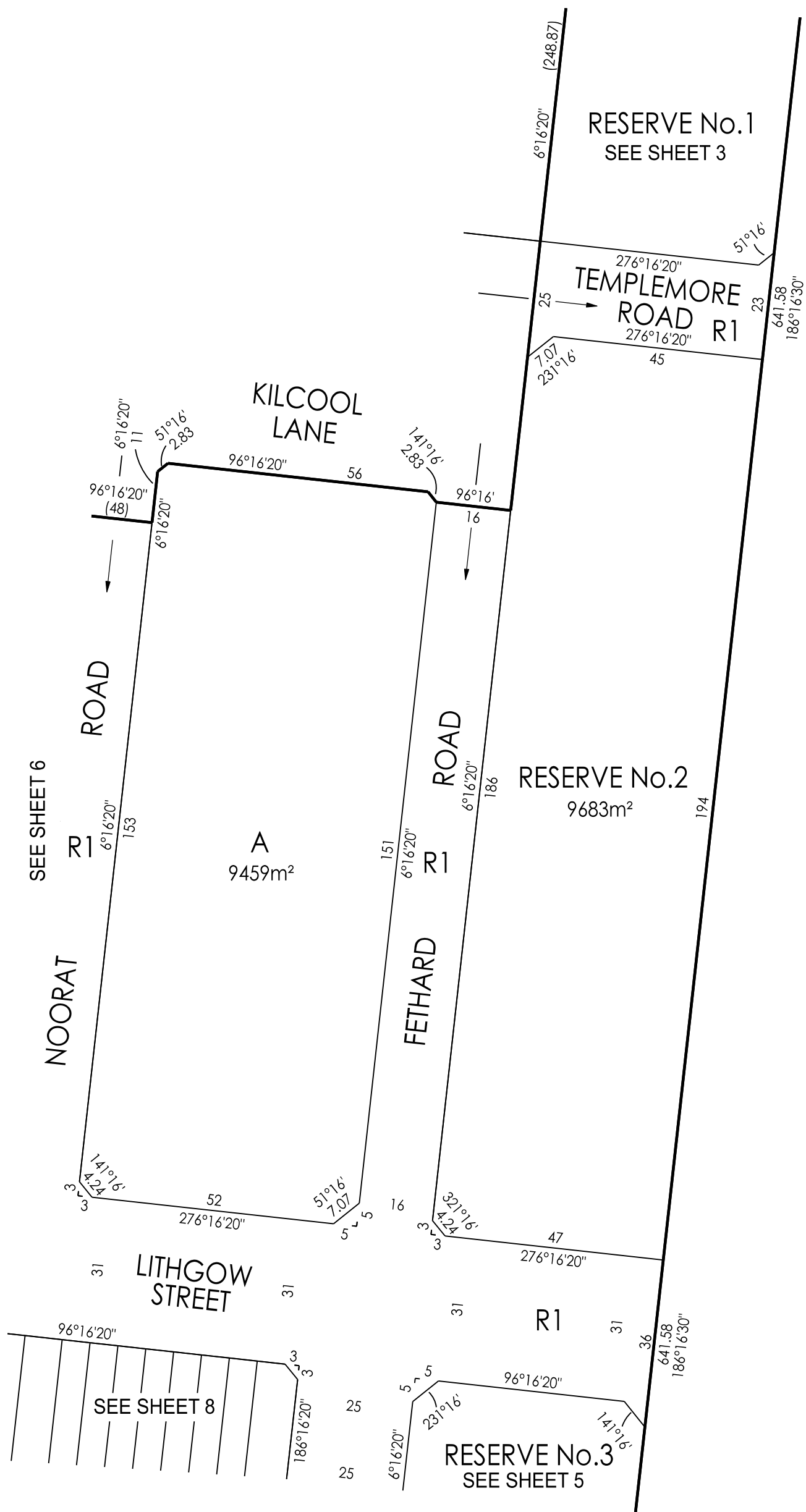
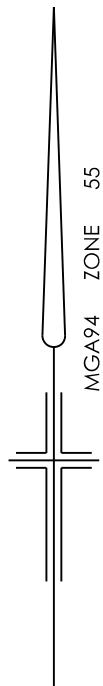
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REF: 10609/7

SHEET 3
VERSION: 5

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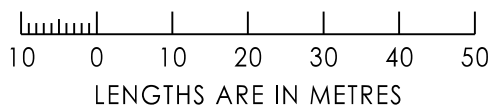
PLAN OF SUBDIVISION

PLAN NUMBER
PS 916595H



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SCALE
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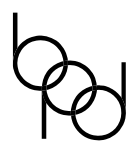
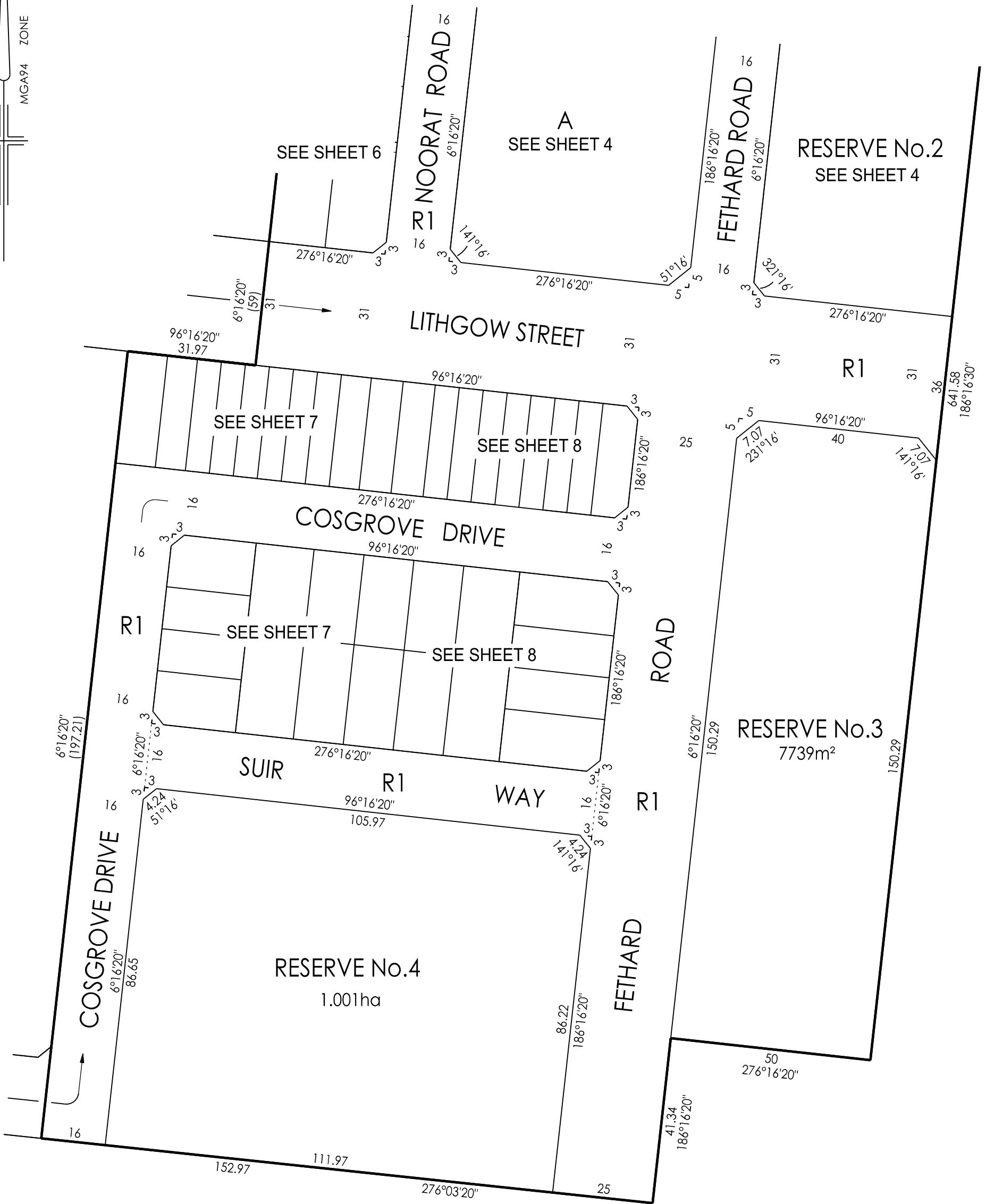
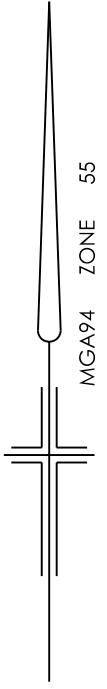
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SHEET 4
VERSION: 5

LICENSED SURVEYOR: DAVID VERSTEEGEN

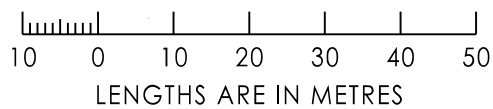
PLAN OF SUBDIVISION

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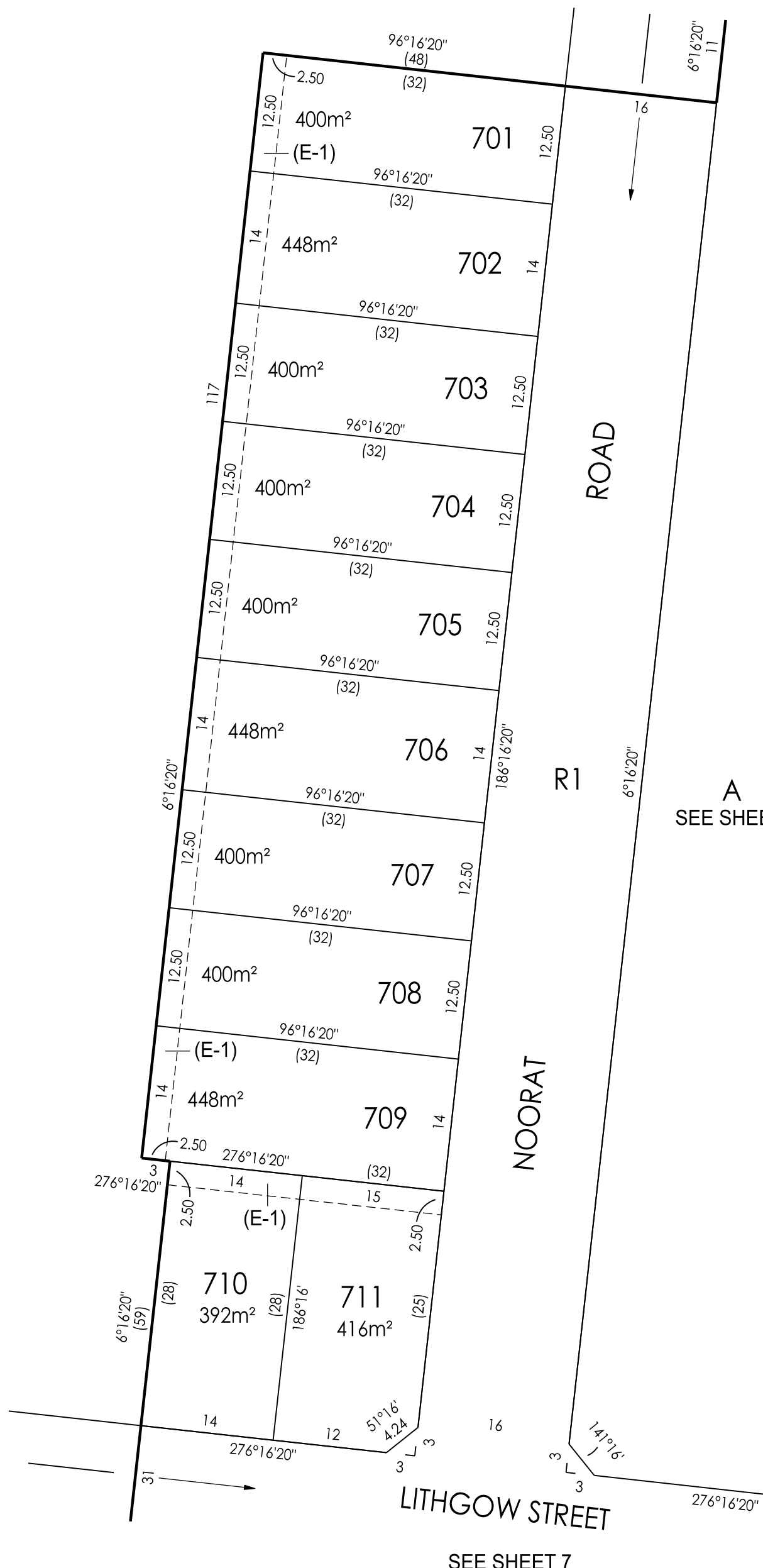
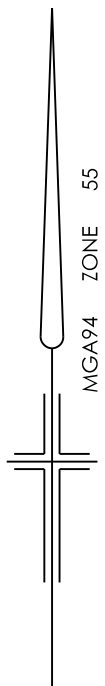
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SHEET 5
VERSION: 5

LICENSED SURVEYOR: DAVID VERSTEEGEN

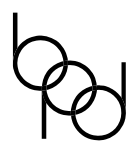
PLAN OF SUBDIVISION

PLAN NUMBER
PS 916595H



A
SEE SHEET 4

SEE SHEET 7



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SCALE
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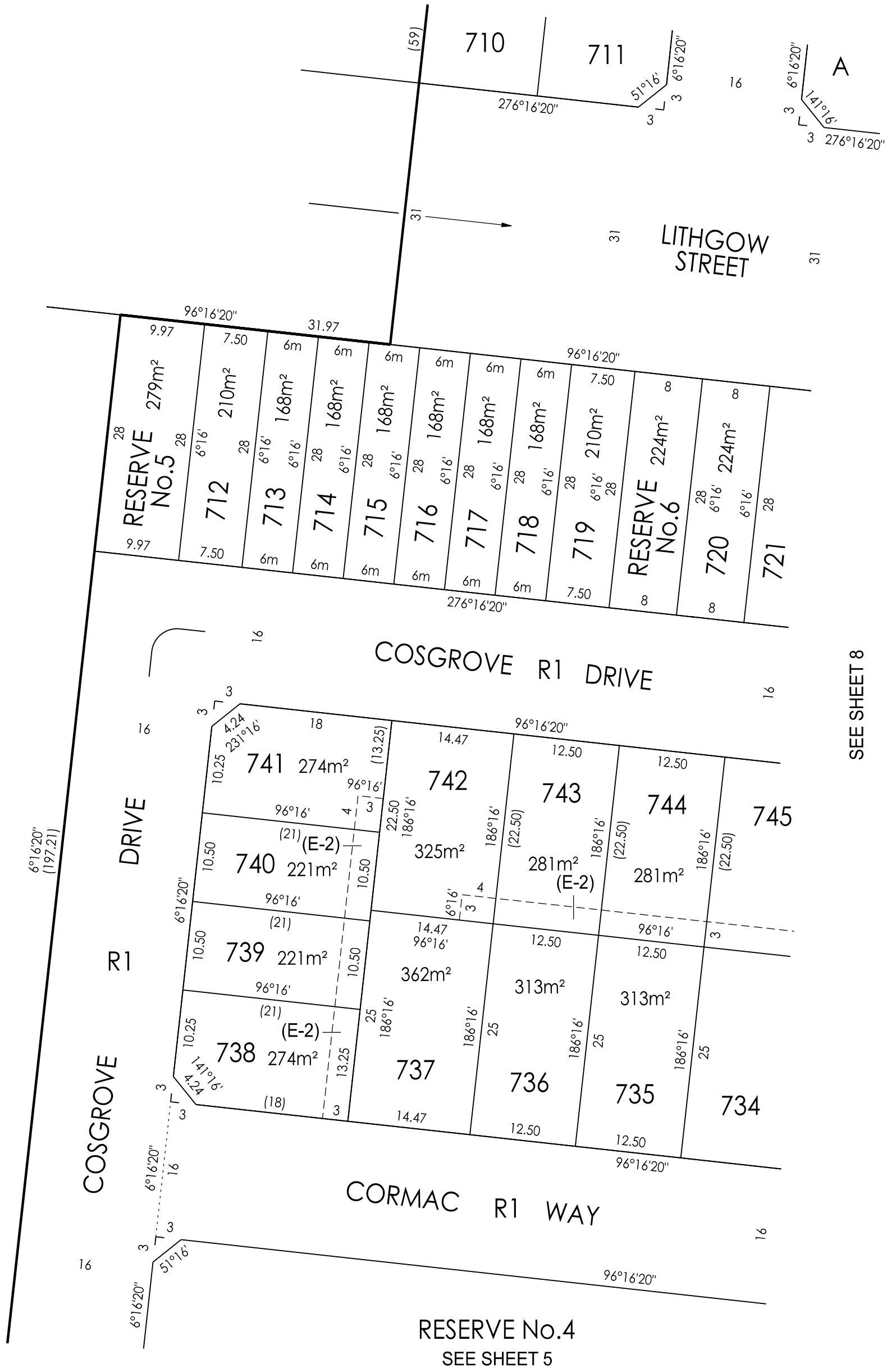
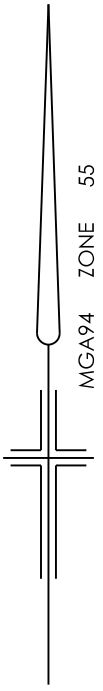
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REF: 10609/7	VERSION: 5

LICENSED SURVEYOR: DAVID VERSTEEGEN

PLAN OF SUBDIVISION

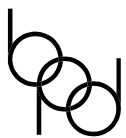
PLAN NUMBER
PS 916595H

SEE SHEET 6



SEE SHEET 8

RESERVE No.4
SEE SHEET 5



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SCALE
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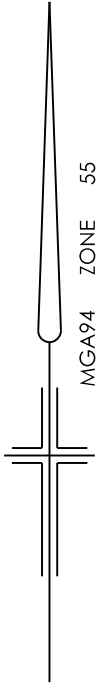
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SHEET 7
VERSION: 5

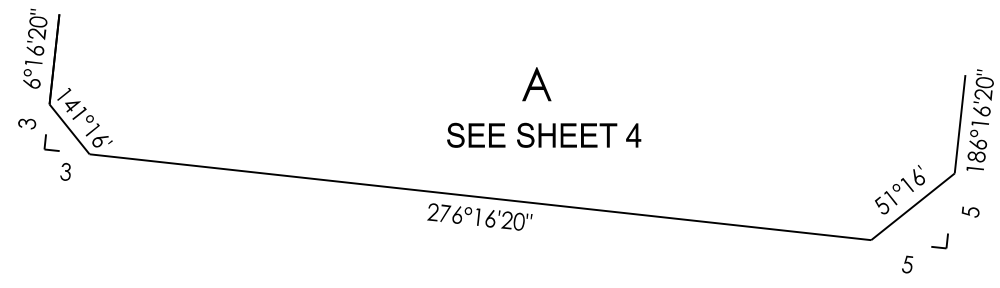
LICENSED SURVEYOR: DAVID VERSTEEGEN

PLAN OF SUBDIVISION

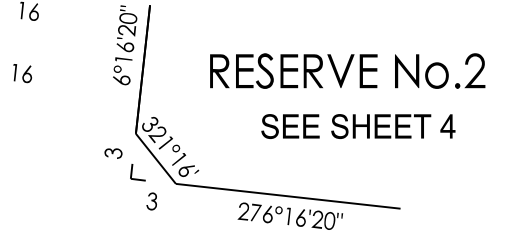
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MGA94 ZONE 55



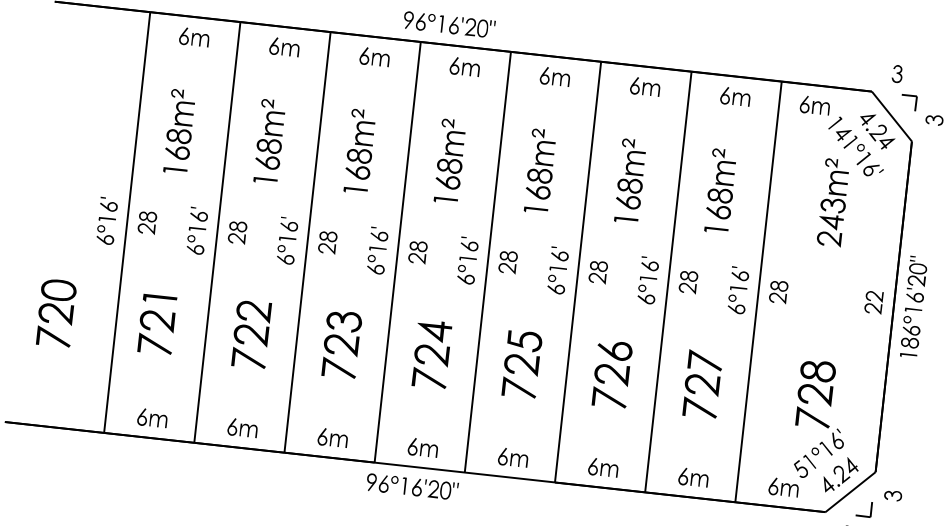
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SEE SHEET 4



RESERVE No.2
SEE SHEET 4

LITHGOW STREET

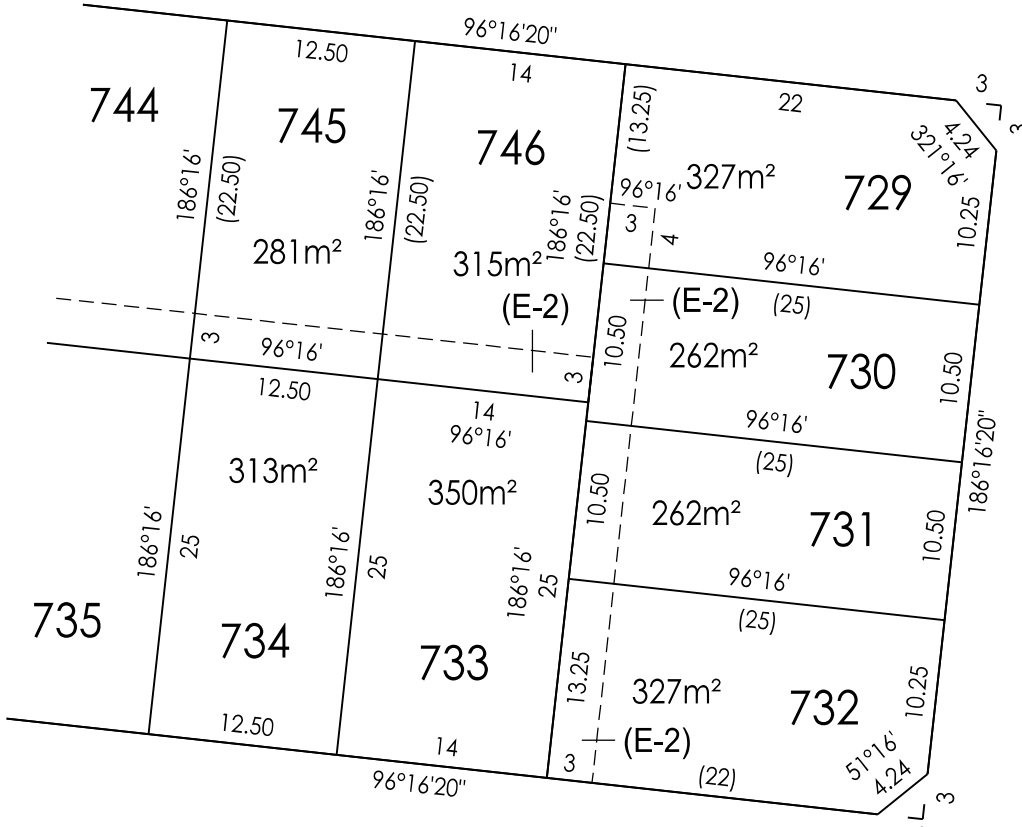
R1



COSGROVE R1 DRIVE

R1

SEE SHEET 7

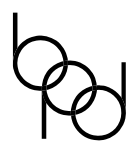


CORMAC R1 WAY

FETHARD ROAD

RESERVE No.3
SEE SHEET 5

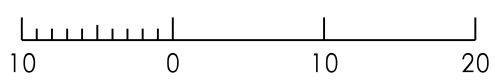
RESERVE No.4
SEE SHEET 5



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SCALE

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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 300m² 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 300m² 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:

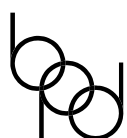
Land to benefit : Lots 701 to 709 (both inclusive) and 729 to 746 (both inclusive).
Land to be burdened: Lots 701 to 709 (both inclusive) and 729 to 746 (both inclusive).

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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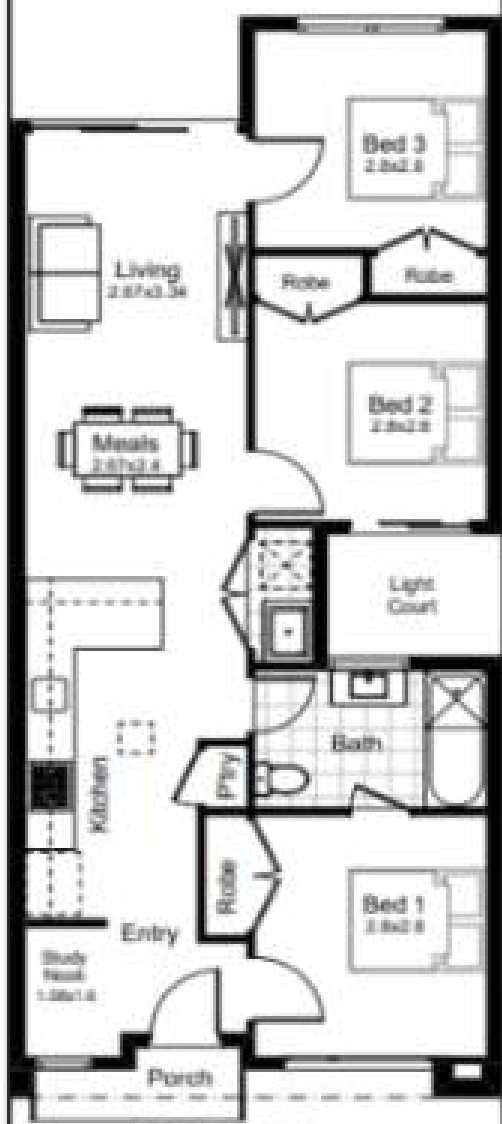
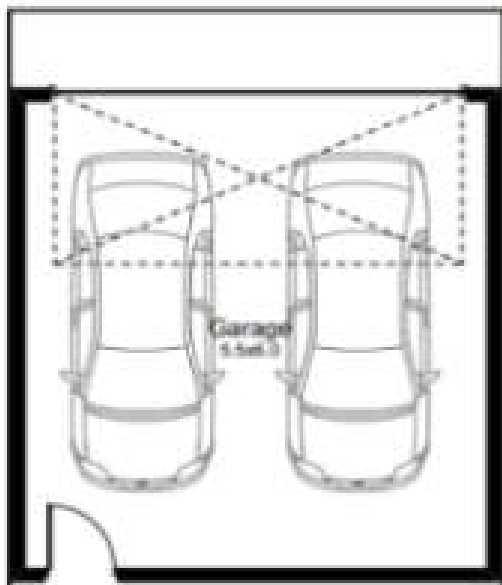
ORIGINAL
SHEET SIZE A3

SHEET 9

REF: 10609/7

VERSION: 5

LICENSED SURVEYOR: DAVID VERSTEEGEN



LOT 714

THE INCLUSIONS

PRE-CONSTRUCTION

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

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

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

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
-