
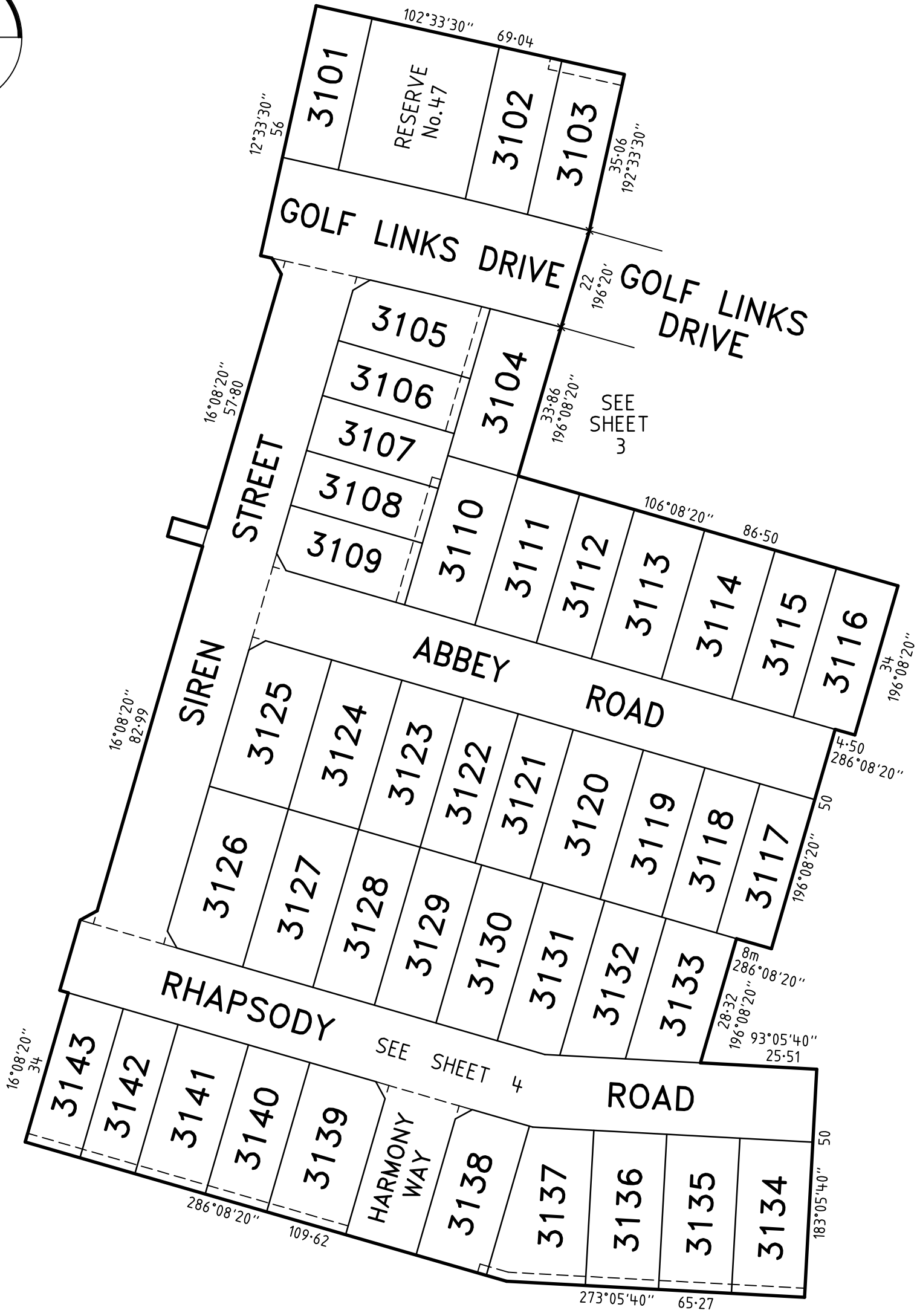
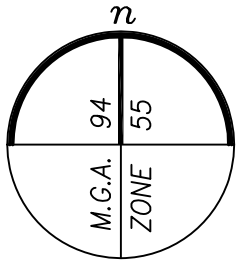


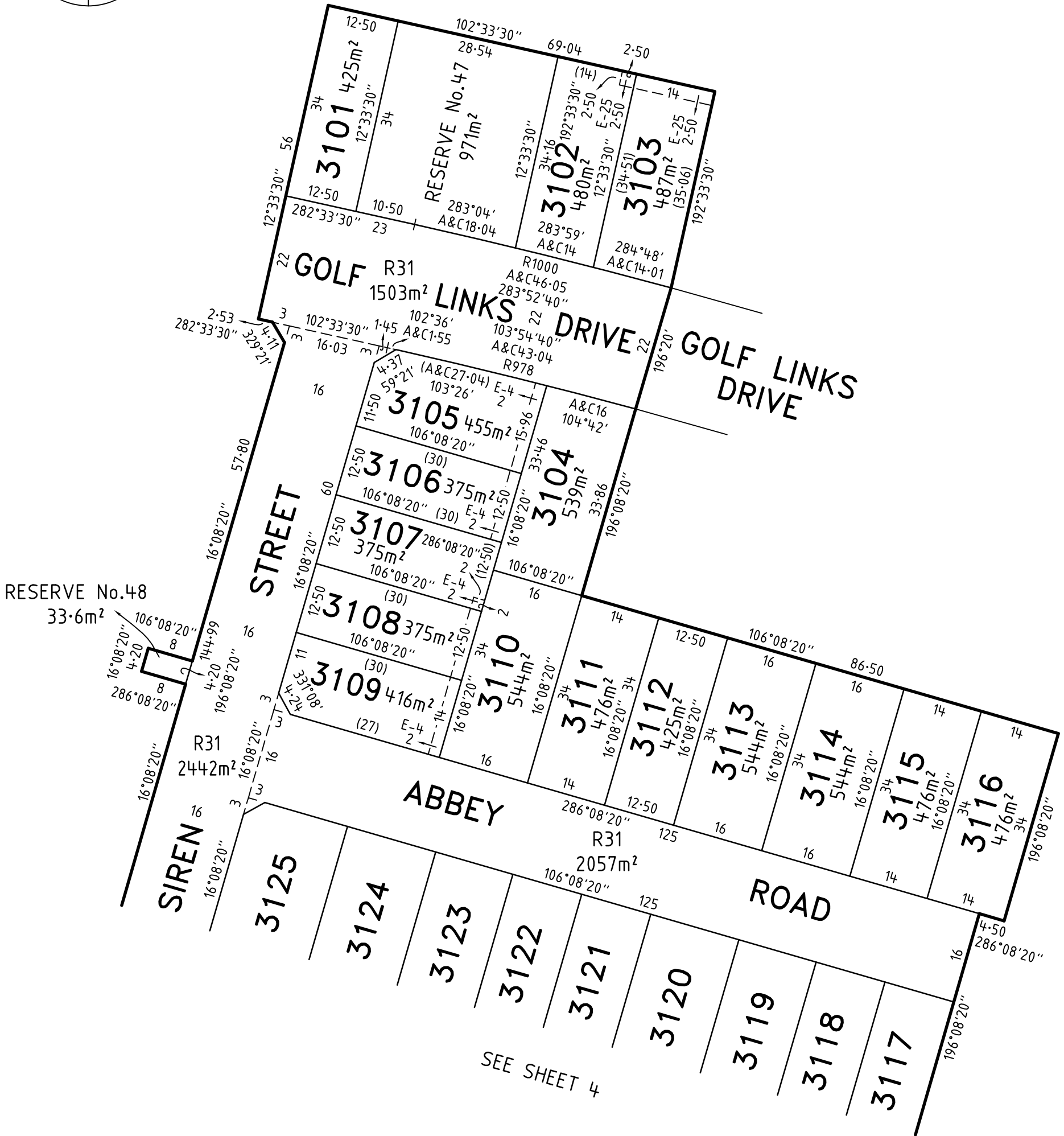
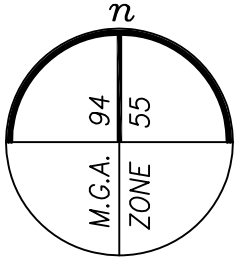
PLAN OF SUBDIVISION		EDITION	PS 617320S /S 31	
LOCATION OF LAND PARISH: MERRIANG TOWNSHIP: BEVERIDGE SECTION: 14 CROWN ALLOTMENT: 69 (PART) & 71 (PART) CROWN PORTION: 13 (PART) TITLE REFERENCE: VOL FOL LAST PLAN REFERENCE: PS 617320S LOT S36 POSTAL ADDRESS: GOLF LINKS DRIVE (at time of subdivision) BEVERIDGE 3753 MGA 94 E 318 200 ZONE: 55 CO-ORDINATES: N 5 850 380 (approx. centre of land in plan)				
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	STAGING This is/ is not a staged subdivision Planning Permit No. P306244/10		
ROAD R31 RESERVE No.47 RESERVE No.48	MITCHELL SHIRE COUNCIL MITCHELL SHIRE COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD	DEPTH LIMITATION DOES NOT APPLY LOTS 1 TO 3100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE EASEMENTS E-1 TO E-3 AND E-5 TO E-24 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE TANGENT POINTS ARE SHOWN THUS: 		
EASEMENT INFORMATION				
LEGEND: E – Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A – Appurtenant Easement				
SUBJECT LAND	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-4	DRAINAGE	SEE DIAG	THIS PLAN	MITCHELL SHIRE COUNCIL
E-25	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
MANDALAY – 31		LICENSED SURVEYOR GREGORY STUART WILLIAMS		
43 LOTS		DATE 07/04/17	REFERENCE 24610313	ORIGINAL SHEET SIZE A3
Bosco Jonson Pty Ltd A.B.N 15 169 138 827 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia Tel 03) 9699 1400 Fax 03) 9699 5992		VERSION F	DRAWING 2461031BF	SHEET 1 OF 6 SHEETS



MANDALAY - 31		LICENSED SURVEYOR GREGORY STUART WILLIAMS	SCALE 1:1000	10 0 20 40 LENGTHS ARE IN METRES
Bosco Jonson Pty Ltd A.B.N 15 169 138 827 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia Tel 03) 9699 1400 Fax 03) 9699 5992		DATE 07/04/17	REFERENCE 24610313	ORIGINAL SHEET SIZE A3
		VERSION F	DRAWING 2461031BF	SHEET 2

PLAN OF SUBDIVISION

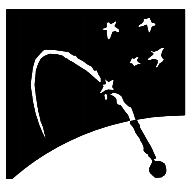
PS 617320S /S 31



SEE SHEET 4

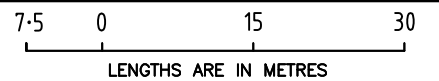
MANDALAY - 31

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 Vic 3205 Australia
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LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE
1:750



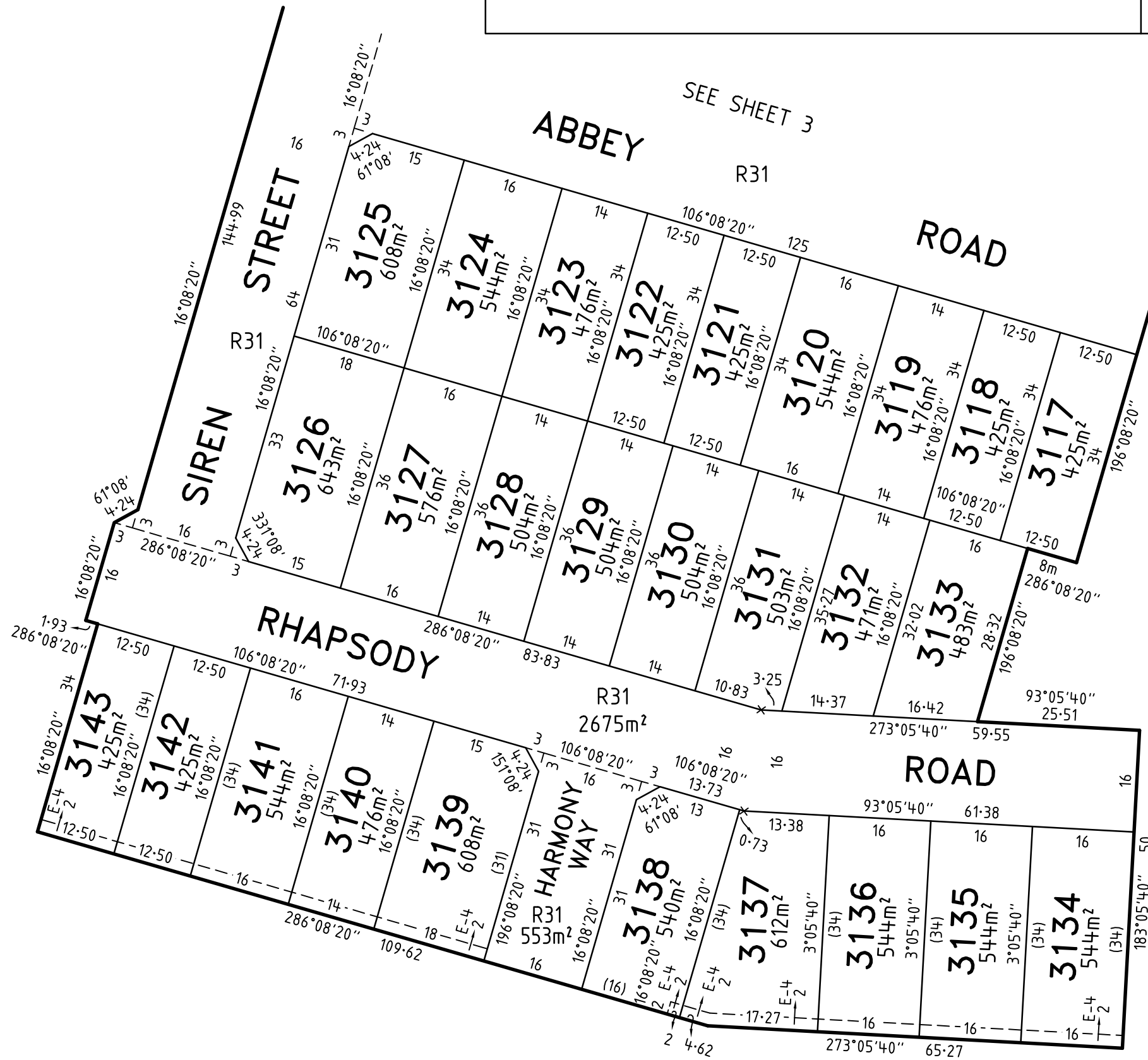
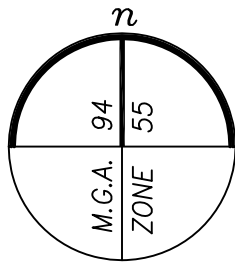
DATE 07/04/17
VERSION F

REFERENCE 24610313
DRAWING 2461031BF

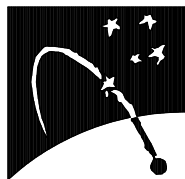
ORIGINAL SHEET SIZE A3
SHEET 3

PLAN OF SUBDIVISION

PS 617320S /S31



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MANDALAY - 31

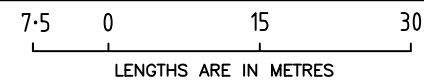
LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 07/04/17

VERSION F

REFERENCE 24610313

DRAWING 2461031BF



SCALE
1:750

ORIGINAL SHEET SIZE A3
SHEET 4

PLAN OF SUBDIVISION

PS 617320S /S31

CREATION OF RESTRICTION "A"

The following restriction is to be created upon registration of this Plan:

Land to benefit: Lots 3101 to 3143 (both inclusive) on the Plan of Subdivision

Land to be burdened: Lots 3101 to 3143 (both inclusive) on the Plan of Subdivision

DESCRIPTION OF RESTRICTION

1. The registered proprietor or proprietors for the time being of any burdened lot on this Plan to which any of the following restrictions apply shall not:
 - (a) build or allow to be built any improvement on any lot:
 - (i) other than in accordance with the restrictions contained in Memorandum of Common Provisions registered in application No. AA3156 which are incorporated into this Plan;
 - (ii) that is not in accordance with the Mandalay Design and Siting Guidelines and Restrictions unless otherwise approved by the Mandalay Design Reviewer, 501 Blackburn Road, Mt Waverley, Victoria 3149 ("Mandalay Design Reviewer"), a copy of which guidelines and restrictions can be obtained from the Mandalay Design Reviewer; and
 - (iii) without obtaining written approval of the design for that improvement from the Mandalay Design Reviewer, which approval must be obtained even if the design for that improvement complies with the Mandalay Design and Siting Guidelines and Restrictions;
 - (b) build or allow to be built more than one (1) dwelling on a lot;
 - (c) demolish, remove, alter or damage any fence on or near the boundary of a lot except to replace that fence;
 - (d) replace any fence on or near the boundary of a lot unless the replacement fence is:
 - (i) of a comparable type and colour to the fence which it replaces; and
 - (ii) is constructed of the same or similar materials as the fence which it replaces;
 - (e) use any potable water for irrigation of any landscaping on a lot;
 - (f) if a dwelling has been erected on the lot, erect or allow to remain on the lot more than one sign, notice, advertisement, placard or other material advertising the lot or any other lot for sale or calling for any expression of interest in purchasing the lot or any other lot unless the lot or other lot is being sold by Beveridge Land Pty Ltd; and
 - (g) if a dwelling has not been erected on the lot, erect or allow to remain on the lot any sign, notice, advertisement, placard or other material advertising the lot or any other lot for sale or calling for any expression of interest in purchasing the lot or any other lot unless the lot or other lot is being sold by Beveridge Land Pty Ltd.
2. This restriction will cease to have effect in relation to a burdened lot 10 years after the date of registration of the stage on this Plan that creates the burdened lot.

CREATION OF RESTRICTION "B"

The following restriction is to be created upon registration of this Plan:

Land to benefit: Lots 3101 to 3143 (both inclusive) on the Plan of Subdivision

Land to be burdened: Lots 3101 to 3143 (both inclusive) on the Plan of Subdivision

DESCRIPTION OF RESTRICTION

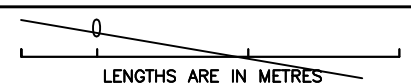
The registered proprietor or proprietors from the time being of any burdened lot on this Plan to which any of the following restrictions apply shall not further subdivide a lot:

1. if that lot has an area of less than 500 square metres; or
2. if that subdivision would create a lot which has an area of less than 500 square metres.

MANDALAY – 31

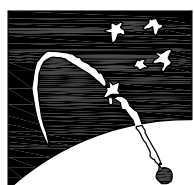
LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE



Bosco Jonson Pty Ltd

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ORIGINAL SHEET SIZE A3

SHEET 5

OWNERS CORPORATION SCHEDULE

PS 617320S /S31

OWNERS CORPORATION No. 1

PLAN NO. PS 617320S

LAND AFFECTED BY OWNERS CORPORATION: LOTS 1 TO 300, 902 TO 916, 918 TO 928, 1401 TO 1444, 1501 TO 1544, 1601 TO 1634, 1701 TO 1746, 1801 TO 1817, 1901 TO 1910, 2001 TO 2040, 2101 TO 2150, 2701 TO 2738, 2801 TO 2833, 2901 TO 2928, 3001 TO 3033, 3101 TO 3143, 8101 TO 8149, 9701 TO 9711 (ALL INCLUSIVE), S3 & COMMON PROPERTY No.1

LIMITATIONS ON OWNERS CORPORATION:
UNLIMITED

NOTATIONS

NIL

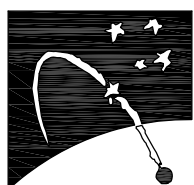
LOT ENTITLEMENT AND LOT LIABILITY

LOT	ENTITLEMENT	LIABILITY	LOT	ENTITLEMENT	LIABILITY	LOT	ENTITLEMENT	LIABILITY	LOT	ENTITLEMENT	LIABILITY
1 TO 47 & S3 (STAGE 1)	4800	4800	9701 TO 9711 (STAGE 97)	1100	1100						
48 TO 99 (STAGE 2)	5200	5200	3001 TO 3033 (STAGE 30)	3300	3300						
100 TO 138 (STAGE 3)	3900	3900	2901 TO 2928 (STAGE 29)	2800	2800						
139 TO 173 (STAGE 4)	3500	3500	3101	100	100						
174 TO 206 (STAGE 5)	3300	3300	3102	100	100						
207 TO 244 (STAGE 6)	3800	3800	3103	100	100						
245 TO 278 (STAGE 7)	3400	3400	3104	100	100						
279 TO 300 (STAGE 8)	2200	2200	3105	100	100						
902 TO 916 & 918 TO 928 (STAGE 9)	2600	2600	3106	100	100						
1401 TO 1444 (STAGE 14)	4400	4400	3107	100	100						
1501 TO 1544 (STAGE 15)	4400	4400	3108	100	100						
1601 TO 1634 (STAGE 16)	3400	3400	3109	100	100						
1701 TO 1746 (STAGE 17)	4600	4600	3110	100	100						
1801 TO 1817 (STAGE 18A)	1700	1700	3111	100	100						
1901 TO 1910 (STAGE 19)	1000	1000	3112	100	100						
2001 TO 2040 (STAGE 20)	4000	4000	3113	100	100						
2101 TO 2150 (STAGE 21)	5000	5000	3114	100	100						
2701 TO 2738 (STAGE 27)	3800	3800	3115	100	100						
8101 TO 8149 (STAGE 81)	4900	4900	3116	100	100						
2801 TO 2833 (STAGE 28)	3300	3300	3117	100	100						
			3118	100	100						
			3119	100	100						
			3120	100	100						
			3121	100	100						
			3122	100	100						
			3123	100	100						
			3124	100	100						
			3125	100	100						
			3126	100	100						
			3127	100	100						
			3128	100	100						
			3129	100	100						
			3130	100	100						
			3131	100	100						
			3132	100	100						
			3133	100	100						
			3134	100	100						
			3135	100	100						
			3136	100	100						
			3137	100	100						
			3138	100	100						
			3139	100	100						
			3140	100	100						
			3141	100	100						
			3142	100	100						
			3143	100	100						
			TOTAL	84700	84700						

LICENSED SURVEYOR GREGORY STUART WILLIAMS

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SHEET 6