

PLAN OF SUBDIVISION

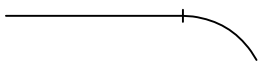
EDITION

PS 617320S /S 30

<p>LOCATION OF LAND</p> <p>PARISH: MERRIANG</p> <p>TOWNSHIP: BEVERIDGE</p> <p>SECTION: 14</p> <p>CROWN ALLOTMENT: 69 (PART) & 71 (PART)</p> <p>CROWN PORTION: 13 (PART)</p> <p>TITLE REFERENCE: VOL FOL</p> <p>LAST PLAN REFERENCE: PS 617320S LOT S25</p> <p>POSTAL ADDRESS: GOLF LINKS DRIVE (at time of subdivision) BEVERIDGE 3753</p> <p>MGA 94 CO-ORDINATES: E 318 300 ZONE: 55 (approx. centre of land in plan) N 5 850 500</p>	<p>Council Name: Mitchell Shire Council</p> <p>SPEAR Reference Number: S089683P</p>
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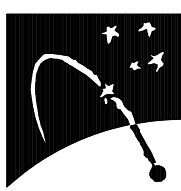
VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	STAGING
ROAD R30	MITCHELL SHIRE COUNCIL	This is/ is not a staged subdivision Planning Permit No. P306244/10
		DEPTH LIMITATION DOES NOT APPLY
<p>LOTS 1 TO 3000 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE</p> <p>└ EASEMENTS E-5, E-6, E-7, E-9, E-12, E-13, E-14 AND E-22 TO E-24 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE</p> <p>TANGENT POINTS ARE SHOWN THUS: </p> <p>LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS - SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS.</p>		

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-1 E-1	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN (PREVIOUS STAGE) THIS PLAN (PREVIOUS STAGE)	MITCHELL SHIRE COUNCIL YARRA VALLEY WATER LIMITED
E-2	POWERLINE	SEE DIAG	THIS PLAN (PREVIOUS STAGE) -SEC 88 ELECTRICITY INDUSTRY ACT 2000	SPI ELECTRICITY PTY LTD
E-3	SEWERAGE	SEE DIAG	THIS PLAN (PREVIOUS STAGE)	YARRA VALLEY WATER LIMITED
E-4	DRAINAGE	SEE DIAG	THIS PLAN (PREVIOUS STAGE)	MITCHELL SHIRE COUNCIL
CONTINUED ON SHEET 2				

MANDALAY – 30	LICENSED SURVEYOR GREGORY STUART WILLIAMS		
33 LOTS AND BALANCE LOT S26	DATE 30/03/17	REFERENCE 24610303	ORIGINAL SHEET SIZE A3
<p>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</p> 	VERSION F	DRAWING 2461030BF	SHEET 1 OF 12 SHEETS
	Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd), Surveyor's Plan Version (F), 13/04/2017		

PLAN OF SUBDIVISION

PS 617320S/S30

EASEMENT INFORMATION

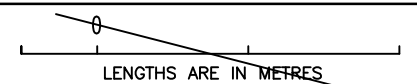
LEGEND: E – Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A – Appurtenant Easement

SUBJECT LAND	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-8	DRAINAGE	SEE DIAG	THIS PLAN (PREVIOUS STAGE)	MELBOURNE WATER CORPORATION
E-10 E-10	SEWERAGE DRAINAGE	SEE DIAG SEE DIAG	THIS PLAN (PREVIOUS STAGE) THIS PLAN (PREVIOUS STAGE)	YARRA VALLEY WATER LIMITED MELBOURNE WATER CORPORATION
E-11 E-11	DRAINAGE POWERLINE	SEE DIAG SEE DIAG	THIS PLAN (PREVIOUS STAGE) THIS PLAN (PREVIOUS STAGE) -SEC 88 ELECTRICITY INDUSTRY ACT 2000	MELBOURNE WATER CORPORATION SPI ELECTRICITY PTY LTD
E-15 E-15	DRAINAGE DRAINAGE	SEE DIAG SEE DIAG	THIS PLAN (PREVIOUS STAGE) THIS PLAN (PREVIOUS STAGE)	MITCHELL SHIRE COUNCIL MELBOURNE WATER CORPORATION
E-16 E-16 E-16	DRAINAGE DRAINAGE POWERLINE	SEE DIAG SEE DIAG SEE DIAG	THIS PLAN (PREVIOUS STAGE) THIS PLAN (PREVIOUS STAGE) THIS PLAN (PREVIOUS STAGE) -SEC 88 ELECTRICITY INDUSTRY ACT 2000	MITCHELL SHIRE COUNCIL MELBOURNE WATER CORPORATION SPI ELECTRICITY PTY LTD
E-17 E-17	DRAINAGE POWERLINE	SEE DIAG SEE DIAG	THIS PLAN (PREVIOUS STAGE) THIS PLAN (PREVIOUS STAGE) -SEC 88 ELECTRICITY INDUSTRY ACT 2000	MITCHELL SHIRE COUNCIL SPI ELECTRICITY PTY LTD
E-18	CARRIAGEWAY	SEE DIAG	THIS PLAN (PREVIOUS STAGE)	VOL 11161 FOL 382
E-19	SUPPLY OF WATER BY PIPELINE	SEE DIAG	THIS PLAN (PREVIOUS STAGE)	YARRA VALLEY WATER CORPORATION
E-20 E-20	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	MITCHELL SHIRE COUNCIL YARRA VALLEY WATER CORPORATION
E-21 E-21 E-21	DRAINAGE SEWERAGE SUPPLY OF WATER BY PIPELINE	SEE DIAG SEE DIAG SEE DIAG	THIS PLAN (PREVIOUS STAGE) THIS PLAN (PREVIOUS STAGE) THIS PLAN (PREVIOUS STAGE)	MITCHELL SHIRE COUNCIL YARRA VALLEY WATER CORPORATION YARRA VALLEY WATER CORPORATION
E-25	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION

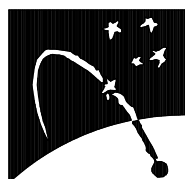
MANDALAY – 30

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE



Bosco Jonson Pty Ltd
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DATE 30/03/17 REFERENCE 24610303
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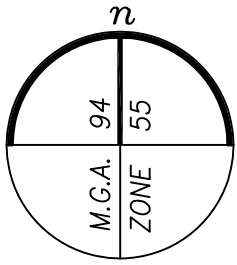
ORIGINAL SHEET SIZE A3

SHEET 2

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PLAN OF SUBDIVISION

PS 617320S /S 30



S26 (4 PARTS)

ENLARGEMENT No.1 NOT TO SCALE

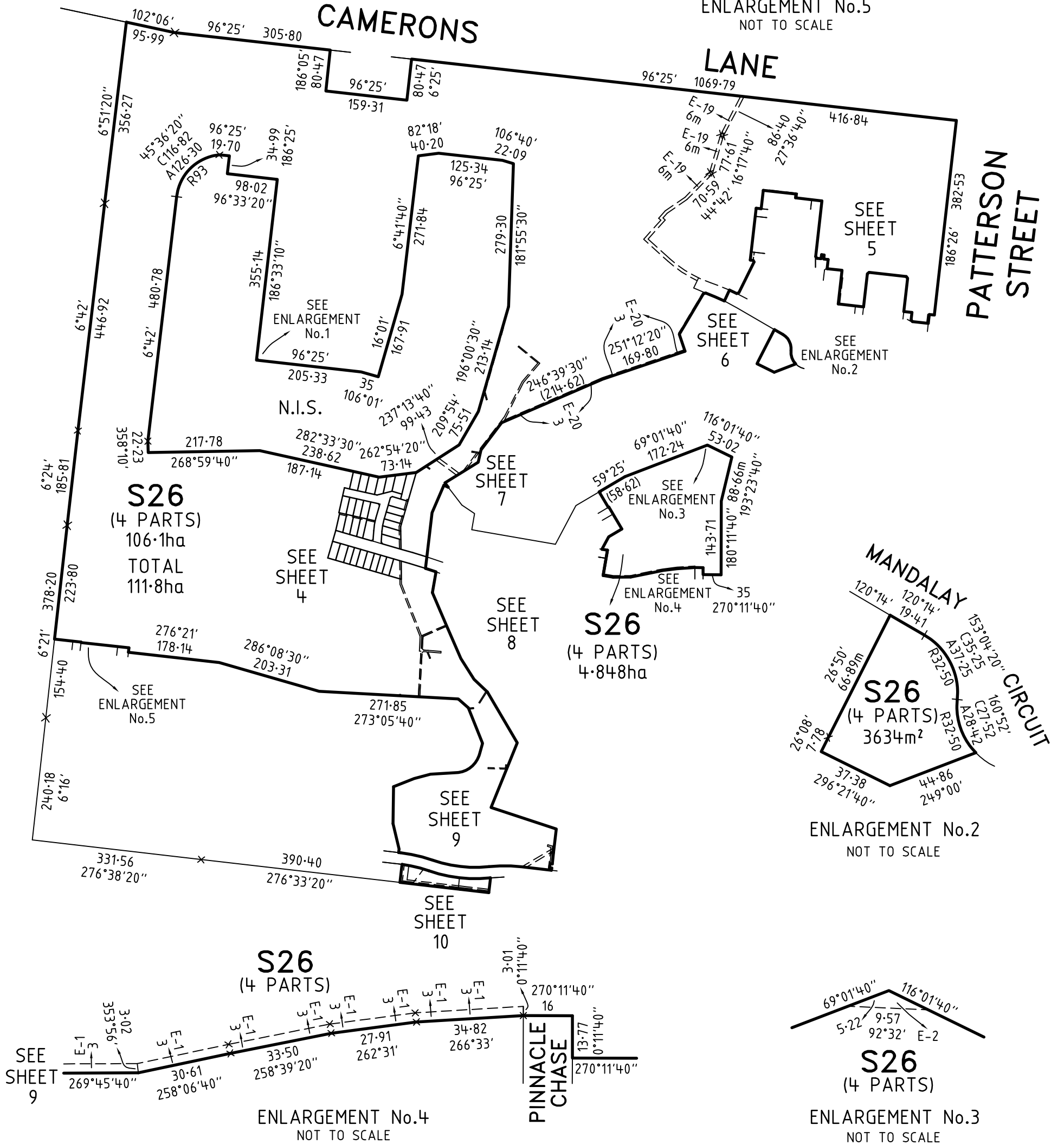
S26 (4 PARTS)

ENLARGEMENT No.5 NOT TO SCALE

CAMERONS LANE

LANE

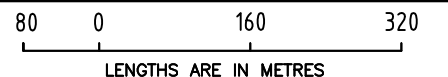
PATTERSON STREET



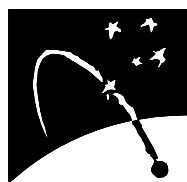
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SHEET 3

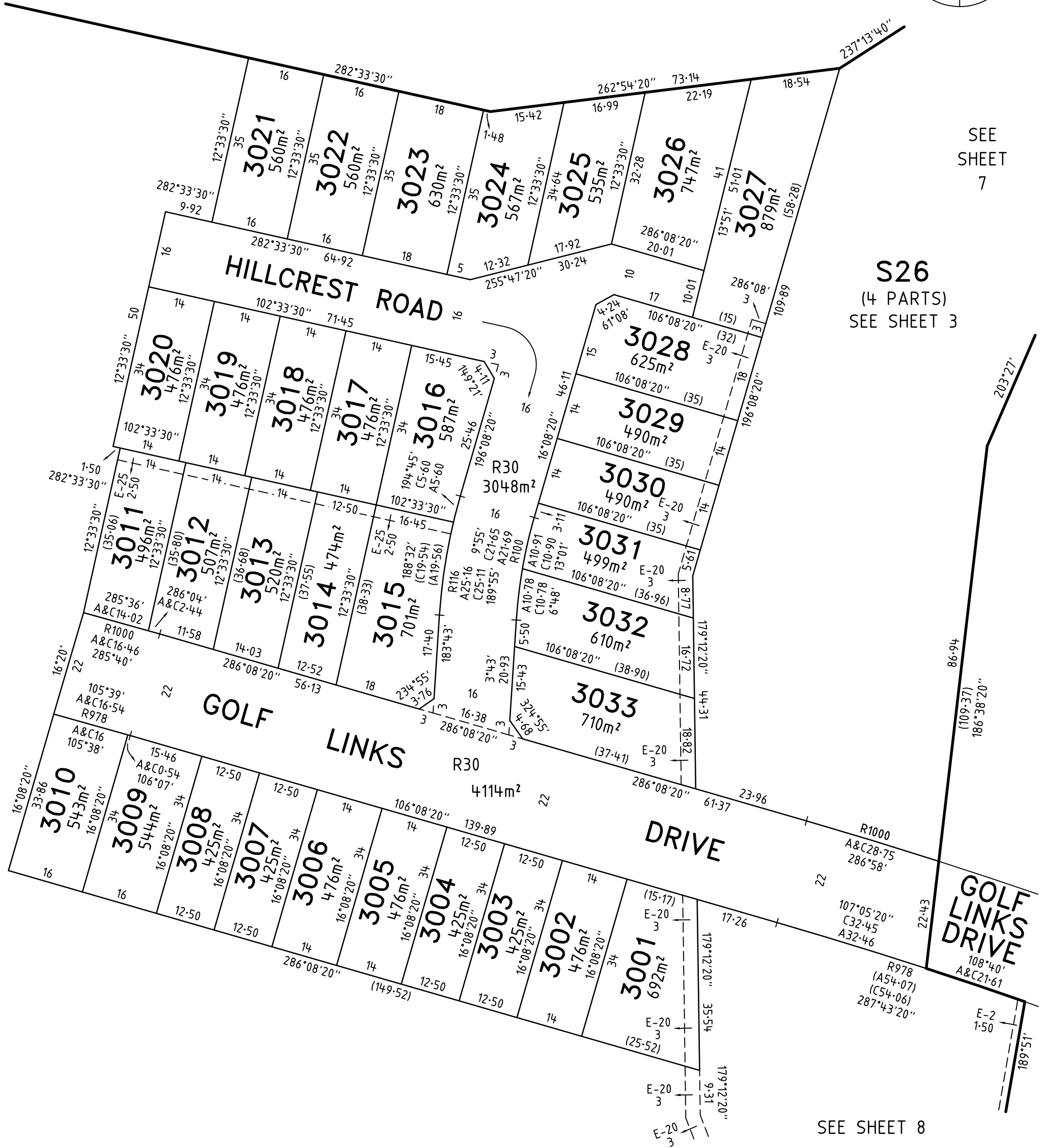
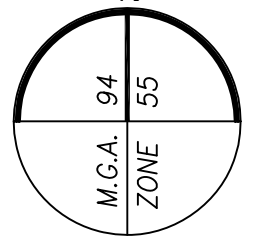
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PLAN OF SUBDIVISION

PS 617320S /S 30

N.I.S

SEE SHEET 3



SEE SHEET 7

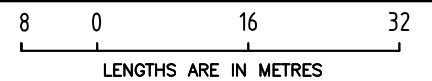
S26
(4 PARTS)
SEE SHEET 3

SEE SHEET 8

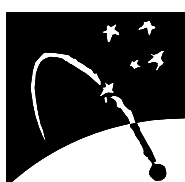
MANDALAY - 30

LICENSED SURVEYOR GREGORY STUART WILLIAMS

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1:800



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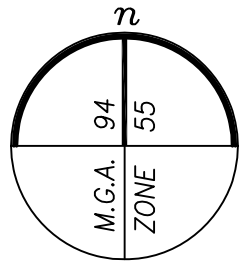
ORIGINAL SHEET SIZE A3

SHEET 4

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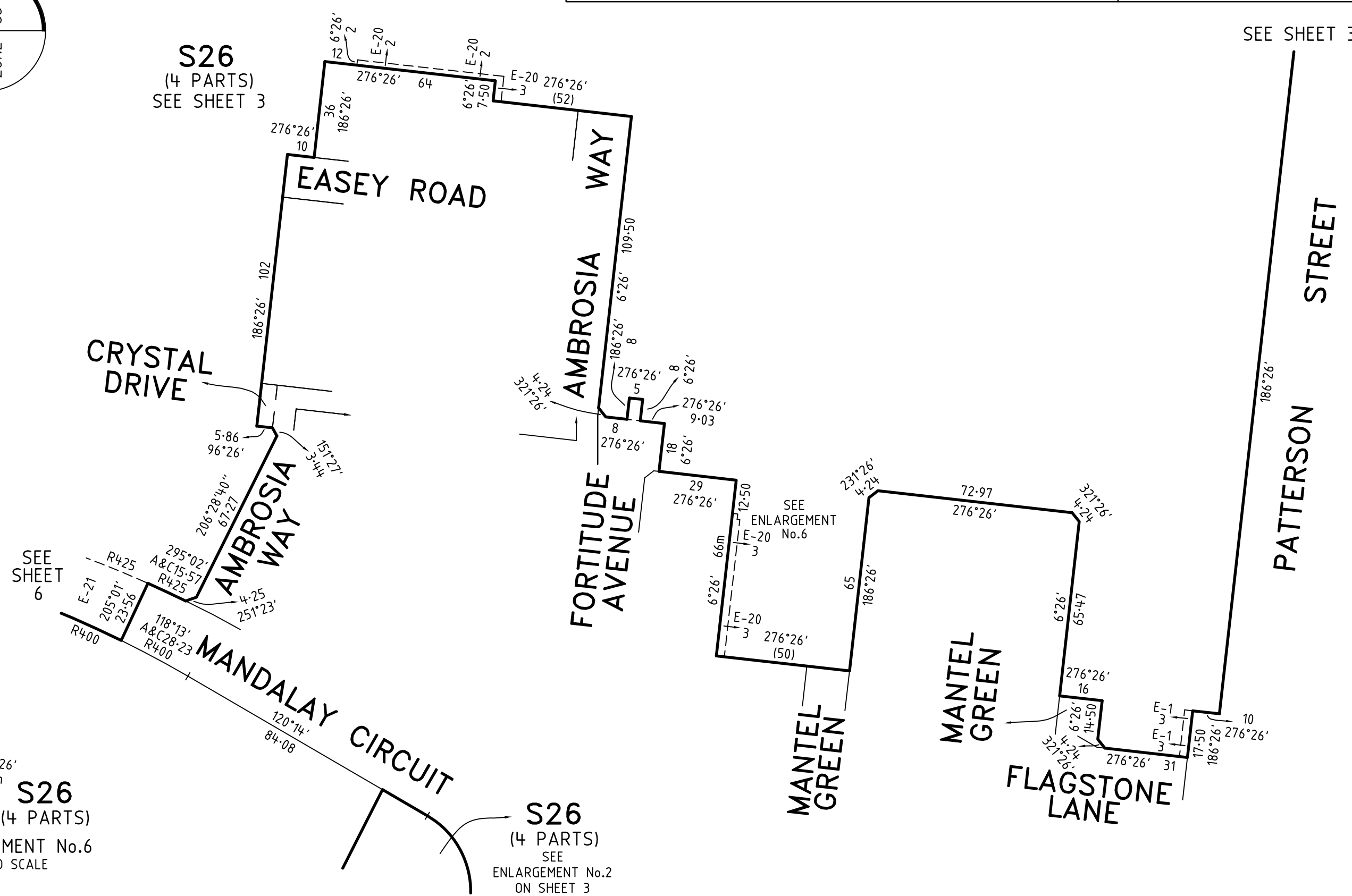
PLAN OF SUBDIVISION

PS 617320S /S30



S26
(4 PARTS)
SEE SHEET 3

SEE SHEET 3

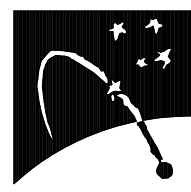


SEE SHEET 6

S26
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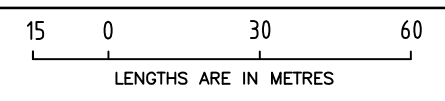
S26
(4 PARTS)
SEE
ENLARGEMENT No.2
ON SHEET 3

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LICENSED SURVEYOR GREGORY STUART WILLIAMS

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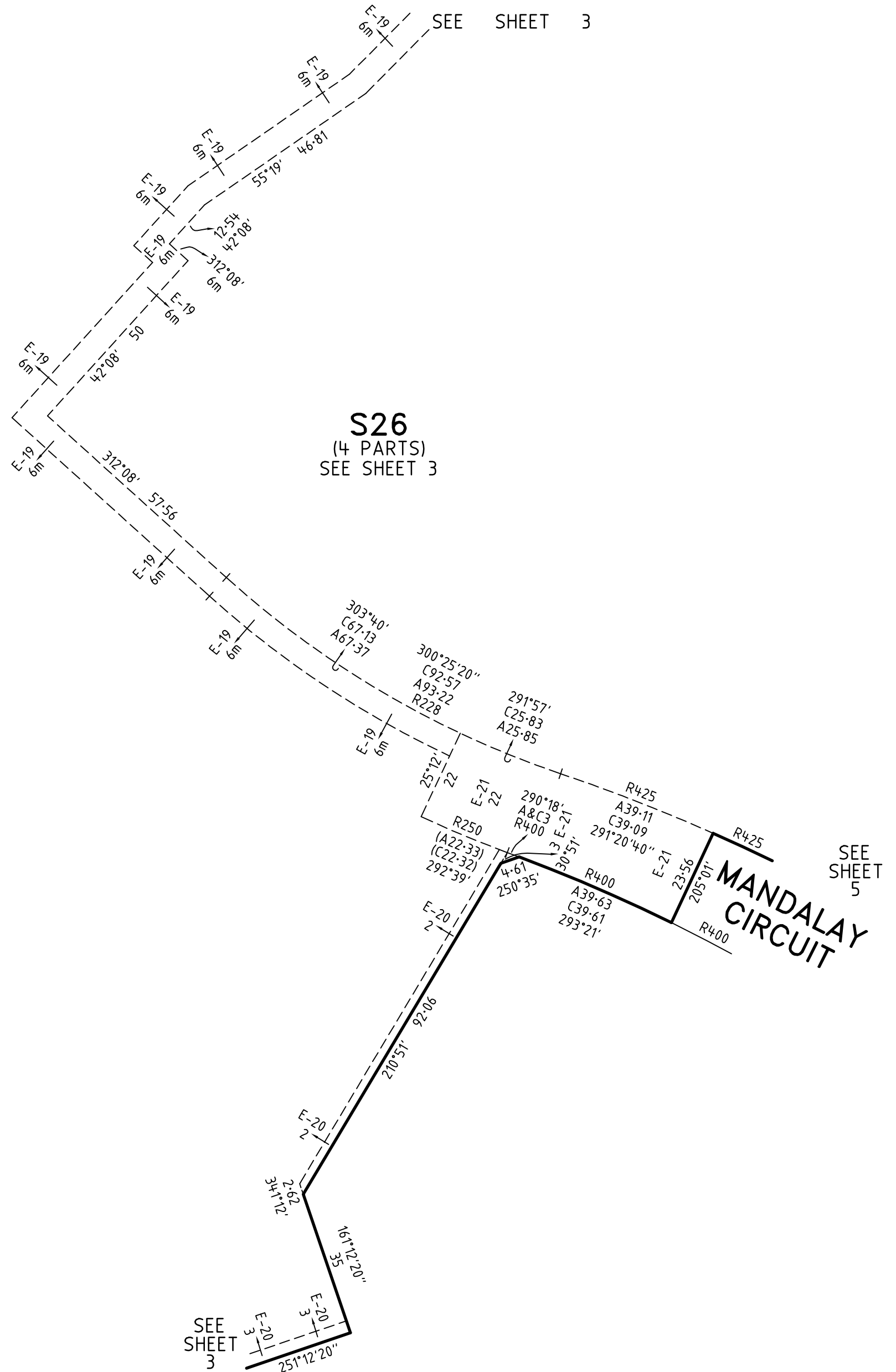
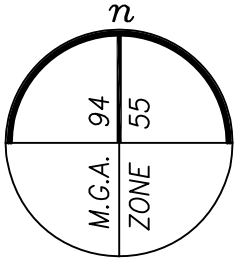


SCALE 1:1500 ORIGINAL SHEET SIZE A3
SHEET 5

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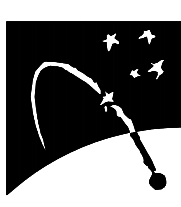
PLAN OF SUBDIVISION

PS 617320S /S 30



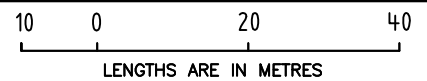
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SCALE 1:1000

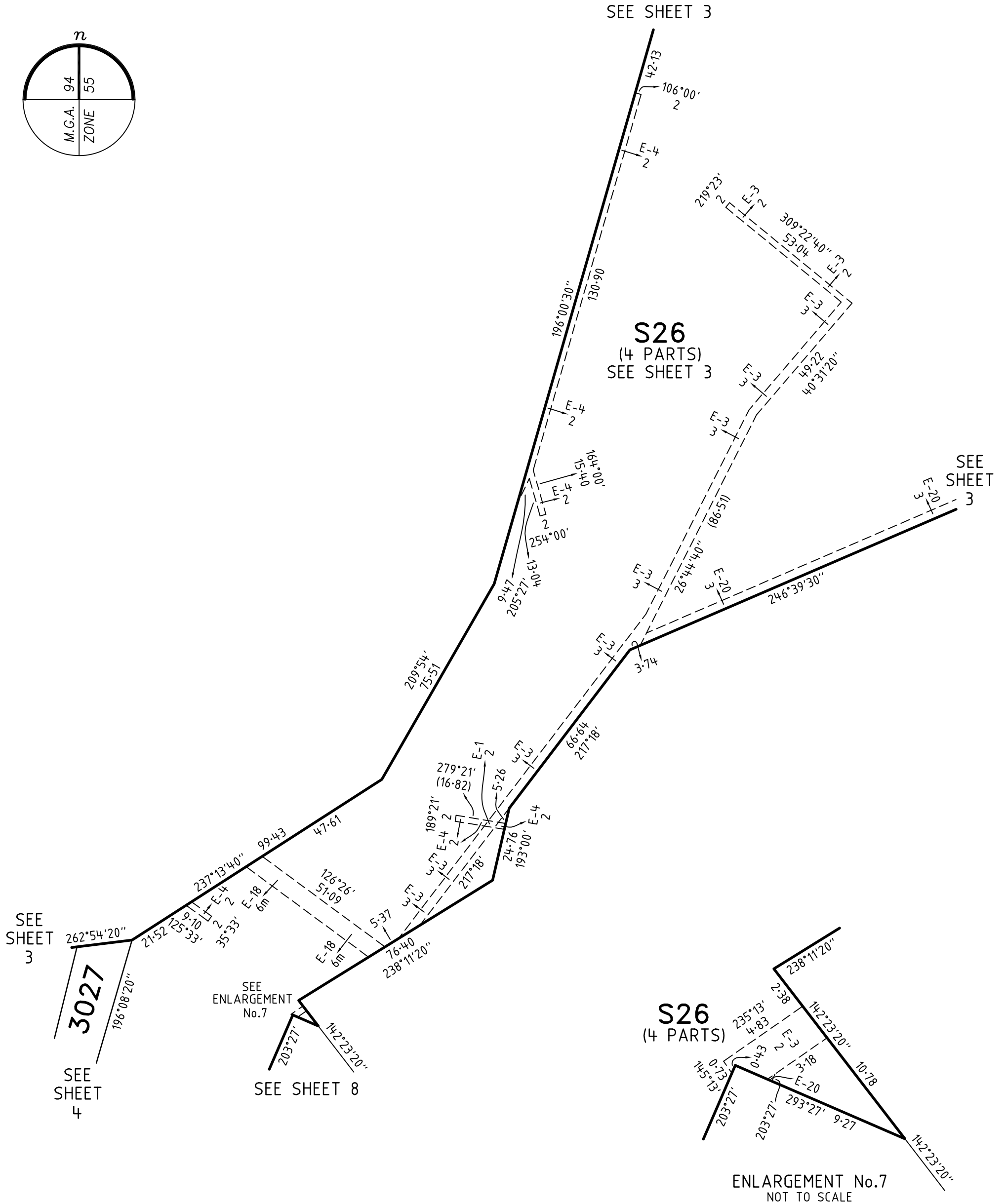
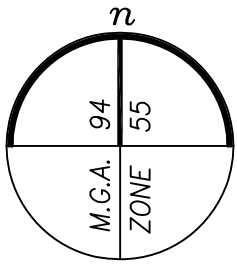


ORIGINAL SHEET SIZE A3

SHEET 6

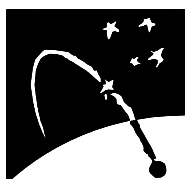
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PS 617320S /S 30



MANDALAY – 30

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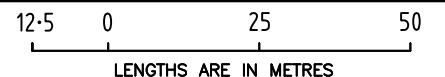
LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 30/03/17
 VERSION F

REFERENCE 24610303
 DRAWING 2461030BF

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SCALE 1:1250

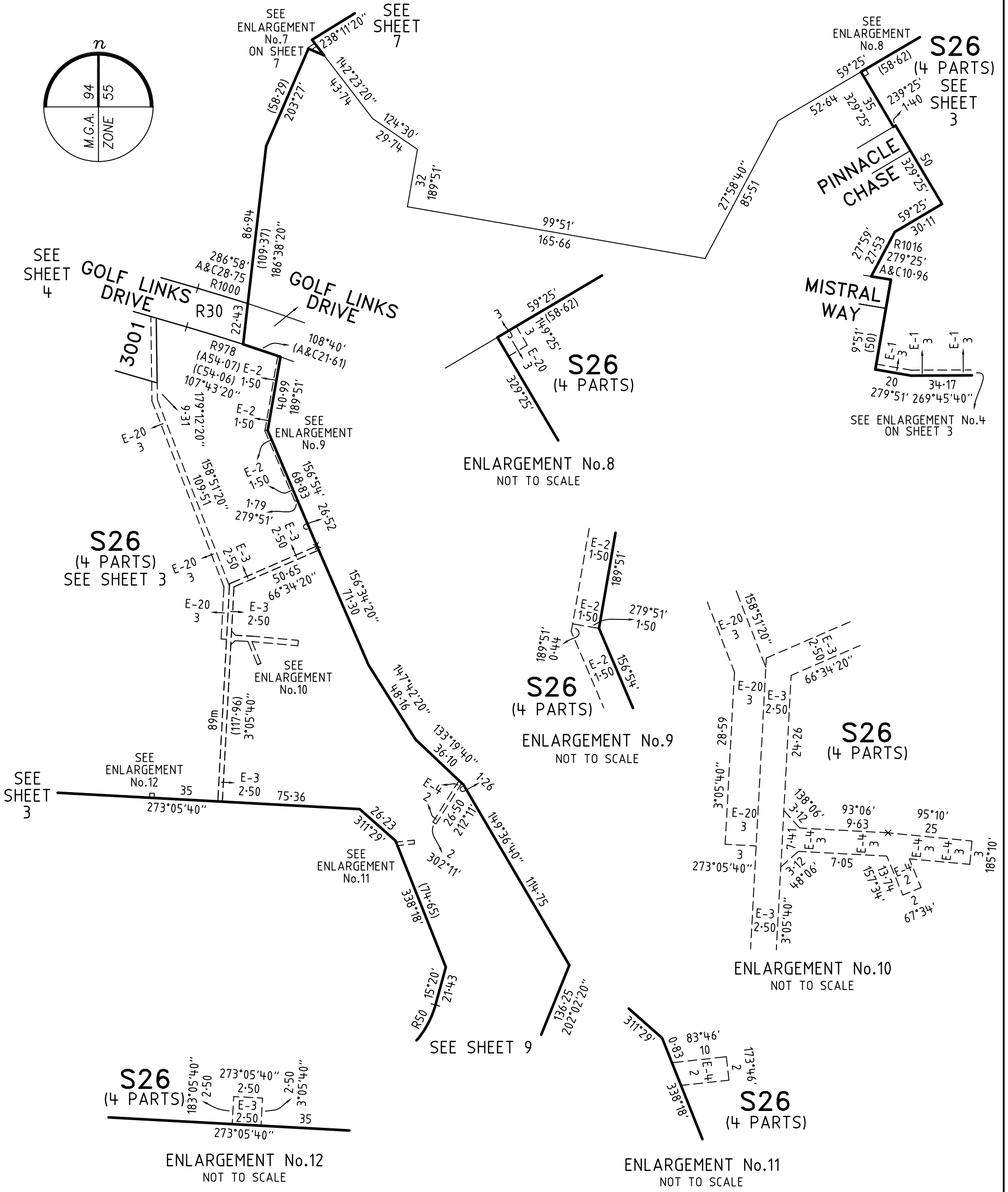
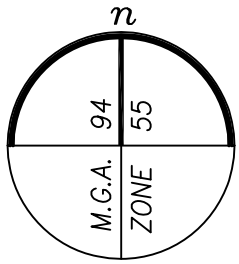


ORIGINAL SHEET SIZE A3

SHEET 7

PLAN OF SUBDIVISION

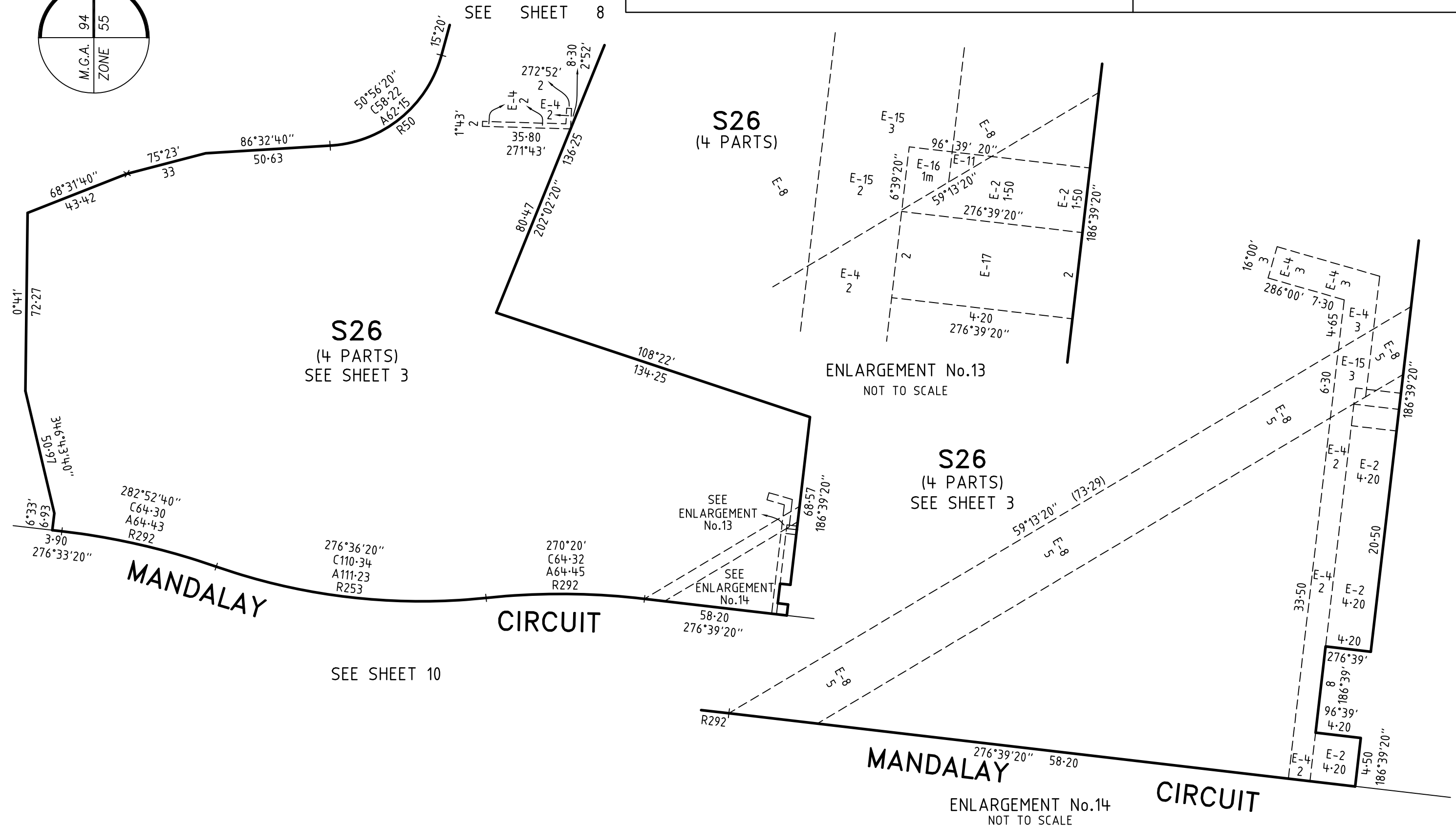
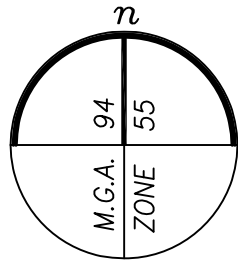
PS 617320S /S 30



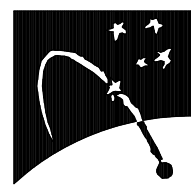
MANDALAY - 30 Bosco Jonson Pty Ltd A.B.N 15 169 138 827 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia Tel 03) 9699 1400 Fax 03) 9699 5992	LICENSED SURVEYOR GREGORY STUART WILLIAMS		SCALE 1:2000	20 0 40 80 LENGTHS ARE IN METRES
	DATE 30/03/17 VERSION F	REFERENCE 24610303 DRAWING 2461030BF	ORIGINAL SHEET SIZE A3 SHEET 8	
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PLAN OF SUBDIVISION

PS 617320S /S30



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MANDALAY - 30
 LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 30/03/17 REFERENCE 24610303
 VERSION F DRAWING 2461030BF

15 0 30 60
 LENGTHS ARE IN METRES

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 13/04/2017

SCALE 1:1500 ORIGINAL SHEET SIZE A3
 SHEET 9

PLAN OF SUBDIVISION

PS 617320S/S30

CREATION OF RESTRICTION "A"

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

Land to benefit: Lots 3001 to 3033 (both inclusive) on the Plan of Subdivision

Land to be burdened: Lots 3001 to 3033 (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. AA3051 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 3001 to 3033 (both inclusive) on the Plan of Subdivision

Land to be burdened: Lots 3001 to 3033 (both inclusive) on the Plan of Subdivision

DESCRIPTION OF RESTRICTION

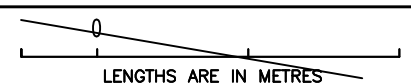
The registered proprietor or proprietors from the time being of any burdened lot on this Plan to which any of the following restrictions apply shall not further subdivide a lot:

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 – 30

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE



Bosco Jonson Pty Ltd

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DATE 30/03/17

REFERENCE 24610303

VERSION F

DRAWING 2461030BF

ORIGINAL SHEET SIZE A3

SHEET 11

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13/04/2017

OWNERS CORPORATION SCHEDULE

PS 617320S/S30

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, 3001 TO 3033, 8101 TO 8149, 9701 TO 9711 (ALL INCLUSIVE), S3, S26 & COMMON PROPERTY No.1

LIMITATIONS ON OWNERS CORPORATION:
UNLIMITED

NOTATIONS

NIL

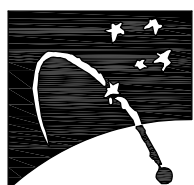
LOT ENTITLEMENT AND LOT LIABILITY

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	100	100						
100 TO 138 (STAGE 3)	3900	3900	3002	100	100						
139 TO 173 (STAGE 4)	3500	3500	3003	100	100						
174 TO 206 (STAGE 5)	3300	3300	3004	100	100						
207 TO 244 (STAGE 6)	3800	3800	3005	100	100						
245 TO 278 (STAGE 7)	3400	3400	3006	100	100						
279 TO 300 (STAGE 8)	2200	2200	3007	100	100						
902 TO 916 & 918 TO 928 (STAGE 9)	2600	2600	3008	100	100						
1401 TO 1444 (STAGE 14)	4400	4400	3009	100	100						
1501 TO 1544 (STAGE 15)	4400	4400	3010	100	100						
1601 TO 1634 (STAGE 16)	3400	3400	3011	100	100						
1701 TO 1746 (STAGE 17)	4600	4600	3012	100	100						
1801 TO 1817 (STAGE 18A)	1700	1700	3013	100	100						
1901 TO 1910 (STAGE 19)	1000	1000	3014	100	100						
2001 TO 2040 (STAGE 20)	4000	4000	3015	100	100						
2101 TO 2150 (STAGE 21)	5000	5000	3016	100	100						
2701 TO 2738 (STAGE 27)	3800	3800	3017	100	100						
8101 TO 8149 (STAGE 81)	4900	4900	3018	100	100						
2801 TO 2833 (STAGE 28)	3300	3300	3019	100	100						
			3020	100	100						
			3021	100	100						
			3022	100	100						
			3023	100	100						
			3024	100	100						
			3025	100	100						
			3026	100	100						
			3027	100	100						
			3028	100	100						
			3029	100	100						
			3030	100	100						
			3031	100	100						
			3032	100	100						
			3033	100	100						
			S26	1	1						
			TOTAL	77601	77601						

LICENSED SURVEYOR GREGORY STUART WILLIAMS

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VERSION F

DRAWING 2461030BF

SHEET 12

Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd),
Surveyor's Plan Version (F),
13/04/2017