

PLAN OF SUBDIVISION

EDITION

PS 617320S/S60

<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 11902 FOL 459</p> <p>LAST PLAN REFERENCE: PS 617320S LOT S37</p> <p>POSTAL ADDRESS: PINNACLE CHASE (at time of subdivision) BEVERIDGE 3753</p> <p>MGA 94 CO-ORDINATES: E 318 800 ZONE: 55 (approx. centre of land in plan) N 5 850 550</p>	<p>Council Name: Mitchell Shire Council</p> <p>Council Reference Number: PLS100/16 Planning Permit Reference: P306244/10 SPEAR Reference Number: S096380B</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied for: this stage</p> <p>Digitally signed by: James Peter McNulty for Mitchell Shire Council on 24/08/2017</p>
---	---


VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	NOTATIONS
ROAD R60	MITCHELL SHIRE COUNCIL	<p>STAGING This is/is not a staged subdivision Planning Permit No. P306185/10</p> <p>DEPTH LIMITATION DOES NOT APPLY</p> <p>LOTS 1 TO 6000 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE</p> <p>EASEMENTS E-1 TO E-19 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE</p>
<p>LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS - SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS.</p>		

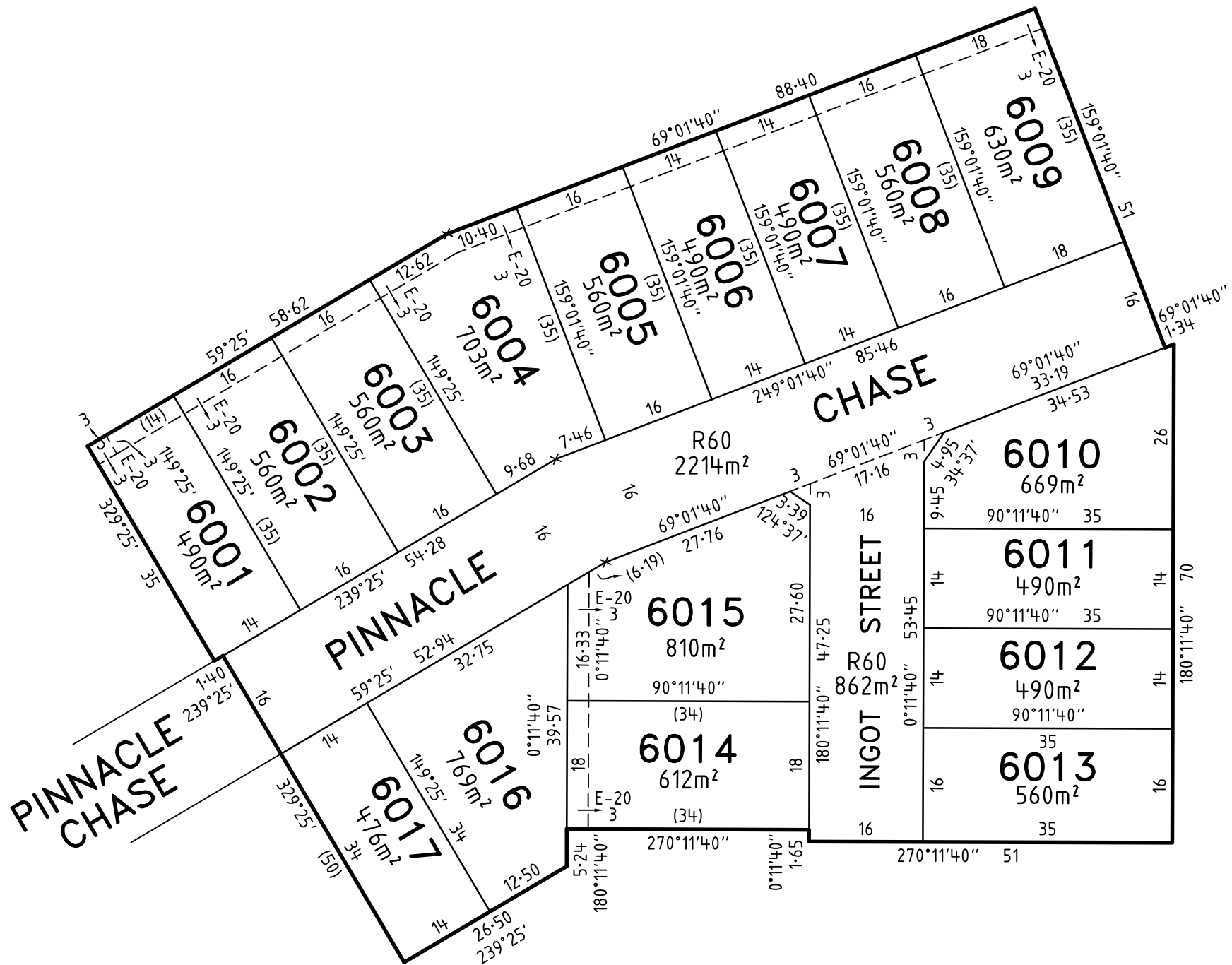
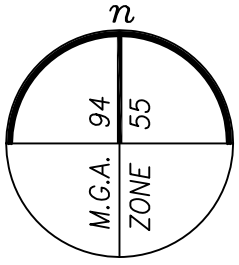
EASEMENT INFORMATION

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-20 E-20	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	MITCHELL SHIRE COUNCIL YARRA VALLEY WATER CORPORATION

<p>MANDALAY – 60</p> <p>17 LOTS</p> <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> 	<p>LICENSED SURVEYOR GREGORY STUART WILLIAMS</p> <p>DATE 15/08/17 REFERENCE 24610603</p> <p>VERSION J DRAWING 2461060AJ</p> <p>Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd), Surveyor's Plan Version (J), 16/08/2017, SPEAR Ref: S096380B</p>
<p>ORIGINAL SHEET SIZE A3</p> <p>SHEET 1 OF 4 SHEETS</p>	

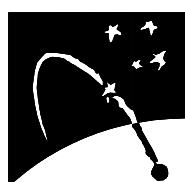
PLAN OF SUBDIVISION

PS 617320S /S60



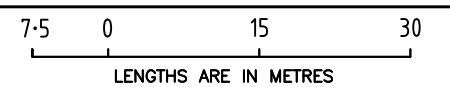
MANDALAY – 60

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
1:750



DATE 15/08/17
 VERSION J

REFERENCE 24610603
 DRAWING 2461060AJ

ORIGINAL SHEET SIZE A3

SHEET 2

Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd),
 Surveyor's Plan Version (J),
 16/08/2017, SPEAR Ref: S096380B

Digitally signed by:
 Mitchell Shire Council,
 24/08/2017,
 SPEAR Ref: S096380B

PLAN OF SUBDIVISION

PS 617320S /S60

CREATION OF RESTRICTION "A"

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

Land to benefit: Lots 6001 to 6017 (both inclusive) on the Plan of Subdivision

Land to be burdened: Lots 6001 to 6017 (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. AA3378 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 6001 to 6017 (both inclusive) on the Plan of Subdivision

Land to be burdened: Lots 6001 to 6017 (both inclusive) on the Plan of Subdivision

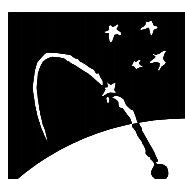
DESCRIPTION OF RESTRICTION

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.

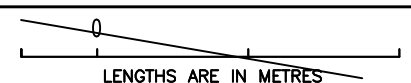
MANDALAY – 60

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



DATE 15/08/17

REFERENCE 24610603

VERSION J

DRAWING 2461060AJ

ORIGINAL SHEET SIZE A3

SHEET 3

Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd),
Surveyor's Plan Version (J),
16/08/2017, SPEAR Ref: S096380B

Digitally signed by:
Mitchell Shire Council,
24/08/2017,
SPEAR Ref: S096380B

OWNERS CORPORATION SCHEDULE

PS 617320S/S60

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, 6001 TO 6017, 8101 TO 8149, 9701 TO 9711 (ALL INCLUSIVE), S3 & COMMON PROPERTY No.1

LIMITATIONS ON OWNERS CORPORATION:
UNLIMITED

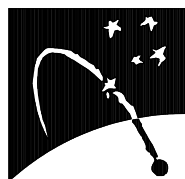
NOTATIONS

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	2801 TO 2833 (STAGE 28)	3300	3300						
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 TO 3143 (STAGE 31)	4300	4300						
174 TO 206 (STAGE 5)	3300	3300	6001	100	100						
207 TO 244 (STAGE 6)	3800	3800	6002	100	100						
245 TO 278 (STAGE 7)	3400	3400	6003	100	100						
279 TO 300 (STAGE 8)	2200	2200	6004	100	100						
902 TO 916 & 918 TO 928 (STAGE 9)	2600	2600	6005	100	100						
1401 TO 1444 (STAGE 14)	4400	4400	6006	100	100						
1501 TO 1544 (STAGE 15)	4400	4400	6007	100	100						
1601 TO 1634 (STAGE 16)	3400	3400	6008	100	100						
1701 TO 1746 (STAGE 17)	4600	4600	6009	100	100						
1801 TO 1817 (STAGE 18A)	1700	1700	6010	100	100						
1901 TO 1910 (STAGE 19)	1000	1000	6011	100	100						
2001 TO 2040 (STAGE 20)	4000	4000	6012	100	100						
9701 TO 9711 (STAGE 97)	1100	1100	6013	100	100						
2101 TO 2150 (STAGE 21)	5000	5000	6014	100	100						
2701 TO 2738 (STAGE 27)	3800	3800	6015	100	100						
8101 TO 8149 (STAGE 81)	4900	4900	6016	100	100						
			6017	100	100						
			TOTAL	86400	86400						

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

DATE 15/08/17

REFERENCE 24610603

ORIGINAL SHEET SIZE A3

VERSION J

DRAWING 2461060AJ

SHEET 4

Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd),
Surveyor's Plan Version (J),
16/08/2017, SPEAR Ref: S096380B

Digitally signed by:
Mitchell Shire Council,
24/08/2017,
SPEAR Ref: S096380B