

# PLAN OF SUBDIVISION

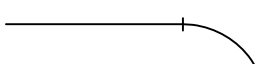
EDITION

PS 617320S/S27

|   |  |
|---|--|
| LOCATION OF LAND<br>PARISH: MERRIANG<br>TOWNSHIP: BEVERIDGE<br>SECTION: 14<br>CROWN ALLOTMENT: 69 (PART) & 71 (PART)<br>CROWN PORTION: 13 (PART)<br>TITLE REFERENCE: VOL FOL<br>LAST PLAN REFERENCE: PS 617320S LOT S23<br>POSTAL ADDRESS: CAMERONS LANE<br>(at time of subdivision) BEVERIDGE 3753<br>MGA 94 E 318 460 Zone: 55<br>CO-ORDINATES: N 5 850 640<br>(approx. centre of land in plan) |  |
|---|--|

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

| IDENTIFIER                | COUNCIL/BODY/PERSON   | STAGING   |
|---------------------------|---|---|
| ROAD R27<br>RESERVE No.46 | MITCHELL SHIRE COUNCIL<br>AUSNET ELECTRICITY SERVICES PTY LTD<br>(ABN 91 064 651 118) | This is/ <del>is not</del> a staged subdivision<br>Planning Permit No. P306244/10   |
|                           |   | DEPTH LIMITATION DOES NOT APPLY<br>SURVEY This plan is/ <del>is not</del> based on survey vide BP2120T<br>This survey has been connected to permanent marks no(s) 4, 10, 14 & 45<br>In Proclaimed Survey Area No. 74<br>LOTS 1 TO 2700 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE<br>EASEMENTS E-5 TO E-7, E-9, E-12 TO E-14 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE<br>TANGENT POINTS ARE SHOWN THUS:  LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS - SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS. |

## EASEMENT INFORMATION

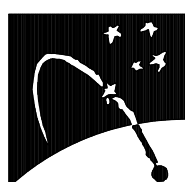
LEGEND: E – Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A – Appurtenant Easement

| SUBJECT LAND         | PURPOSE              | WIDTH (METRES)       | ORIGIN   | LAND BENEFITED/IN FAVOUR OF                          |
|----------------------|----------------------|----------------------|--|--|
| E-1<br>E-1           | DRAINAGE<br>SEWERAGE | SEE DIAG<br>SEE DIAG | THIS PLAN (PREVIOUS STAGE)<br>THIS PLAN (PREVIOUS STAGE)               | MITCHELL SHIRE COUNCIL<br>YARRA VALLEY WATER LIMITED |
| E-2                  | POWERLINE            | SEE DIAG             | THIS PLAN (PREVIOUS STAGE)<br>-SEC 88 ELECTRICITY<br>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 – 27  
38 LOTS AND BALANCE LOT S24

LICENSED SURVEYOR ANDREW J. REAY

**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 08/12/16 REFERENCE 24610273  
 VERSION F DRAWING 2461027CF

ORIGINAL SHEET SIZE A3  
 SHEET 1 OF 14 SHEETS

# PLAN OF SUBDIVISION

**PS 617320S/S27**

## EASEMENT INFORMATION

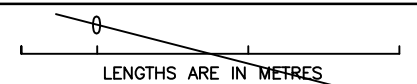
**LEGEND:** E – Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A – Appurtenant Easement

| 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<br>E-10         | SEWERAGE<br>DRAINAGE                                | SEE DIAG<br>SEE DIAG             | THIS PLAN (PREVIOUS STAGE)<br>THIS PLAN (PREVIOUS STAGE)   | YARRA VALLEY WATER LIMITED<br>MELBOURNE WATER CORPORATION                                  |
| E-11<br>E-11         | DRAINAGE<br>POWERLINE                               | SEE DIAG<br>SEE DIAG             | THIS PLAN (PREVIOUS STAGE)<br>THIS PLAN (PREVIOUS STAGE)<br>-SEC 88 ELECTRICITY<br>INDUSTRY ACT 2000                               | MELBOURNE WATER CORPORATION<br>SPI ELECTRICITY PTY LTD                                     |
| E-15<br>E-15         | DRAINAGE<br>DRAINAGE                                | SEE DIAG<br>SEE DIAG             | THIS PLAN (PREVIOUS STAGE)<br>THIS PLAN (PREVIOUS STAGE)   | MITCHELL SHIRE COUNCIL<br>MELBOURNE WATER CORPORATION                                      |
| E-16<br>E-16<br>E-16 | DRAINAGE<br>DRAINAGE<br>POWERLINE                   | SEE DIAG<br>SEE DIAG<br>SEE DIAG | THIS PLAN (PREVIOUS STAGE)<br>THIS PLAN (PREVIOUS STAGE)<br>THIS PLAN (PREVIOUS STAGE)<br>-SEC 88 ELECTRICITY<br>INDUSTRY ACT 2000 | MITCHELL SHIRE COUNCIL<br>MELBOURNE WATER CORPORATION<br>SPI ELECTRICITY PTY LTD           |
| E-17<br>E-17         | DRAINAGE<br>POWERLINE                               | SEE DIAG<br>SEE DIAG             | THIS PLAN (PREVIOUS STAGE)<br>THIS PLAN (PREVIOUS STAGE)<br>-SEC 88 ELECTRICITY<br>INDUSTRY ACT 2000                               | MITCHELL SHIRE COUNCIL<br>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<br>E-20         | DRAINAGE<br>SEWERAGE                                | SEE DIAG<br>SEE DIAG             | THIS PLAN<br>THIS PLAN   | MITCHELL SHIRE COUNCIL<br>YARRA VALLEY WATER CORPORATION                                   |
| E-21<br>E-21<br>E-21 | DRAINAGE<br>SEWERAGE<br>SUPPLY OF WATER BY PIPELINE | SEE DIAG<br>SEE DIAG<br>SEE DIAG | THIS PLAN (PREVIOUS STAGE)<br>THIS PLAN (PREVIOUS STAGE)<br>THIS PLAN (PREVIOUS STAGE)   | MITCHELL SHIRE COUNCIL<br>YARRA VALLEY WATER CORPORATION<br>YARRA VALLEY WATER CORPORATION |

**MANDALAY – 27**

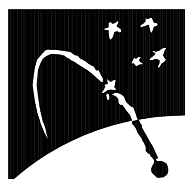
LICENSED SURVEYOR ANDREW J. REAY

SCALE



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DATE 08/12/16

REFERENCE 24610273

VERSION F

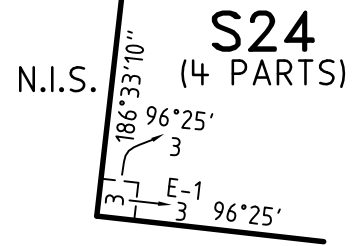
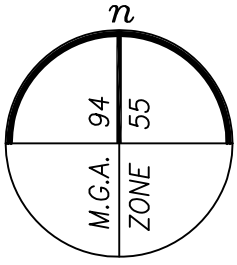
DRAWING 2461027CF

ORIGINAL SHEET SIZE A3

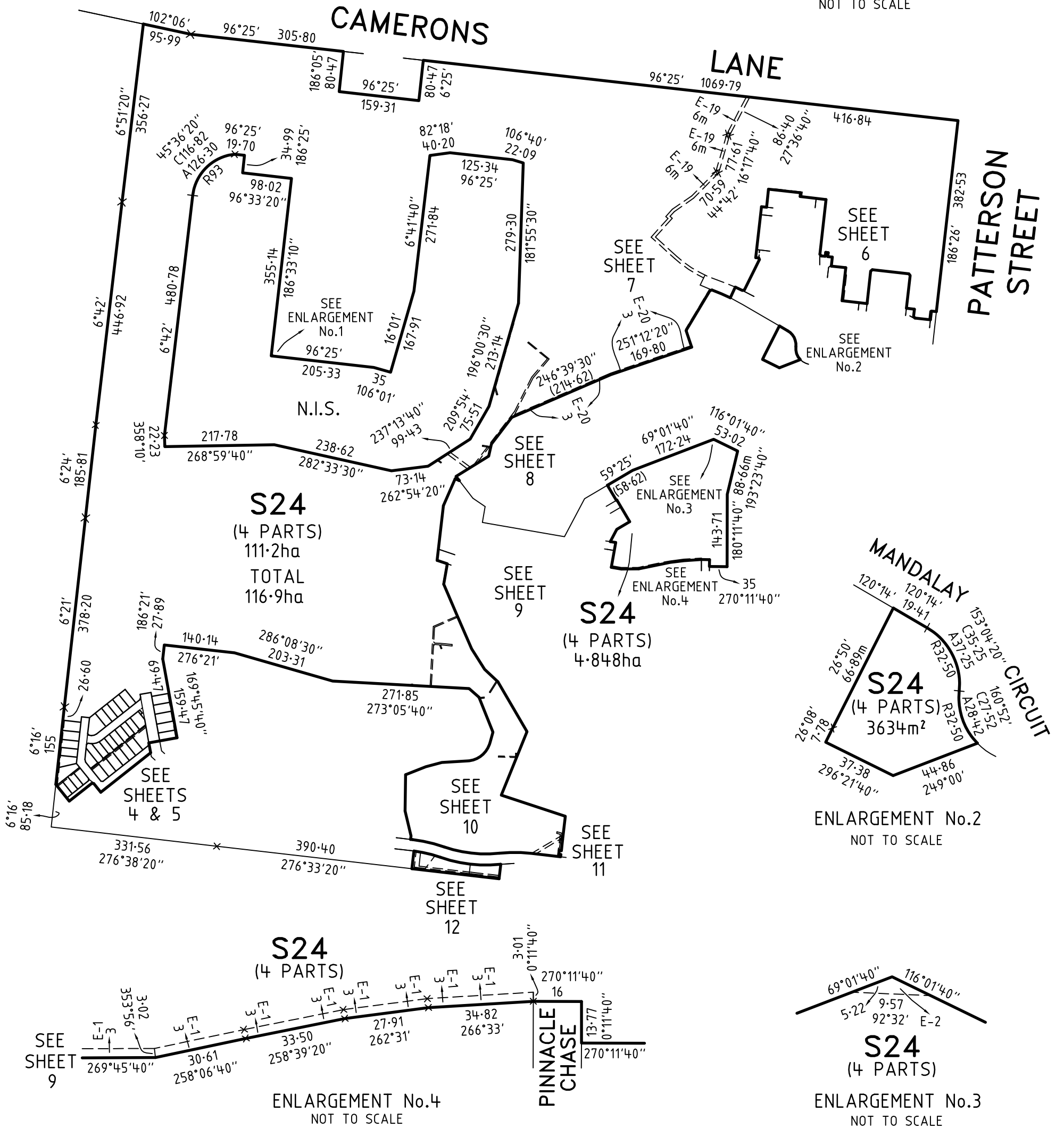
SHEET 2

PLAN OF SUBDIVISION

PS 617320S /S27

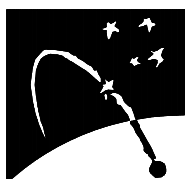


ENLARGEMENT No.1  
NOT TO SCALE



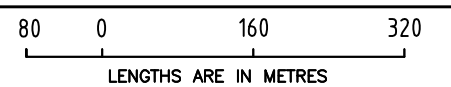
MANDALAY - 27

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LICENSED SURVEYOR ANDREW J. REAY

SCALE  
1:8000



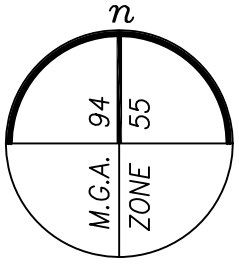
DATE 08/12/16  
VERSION F

REFERENCE 24610273  
DRAWING 2461027CF

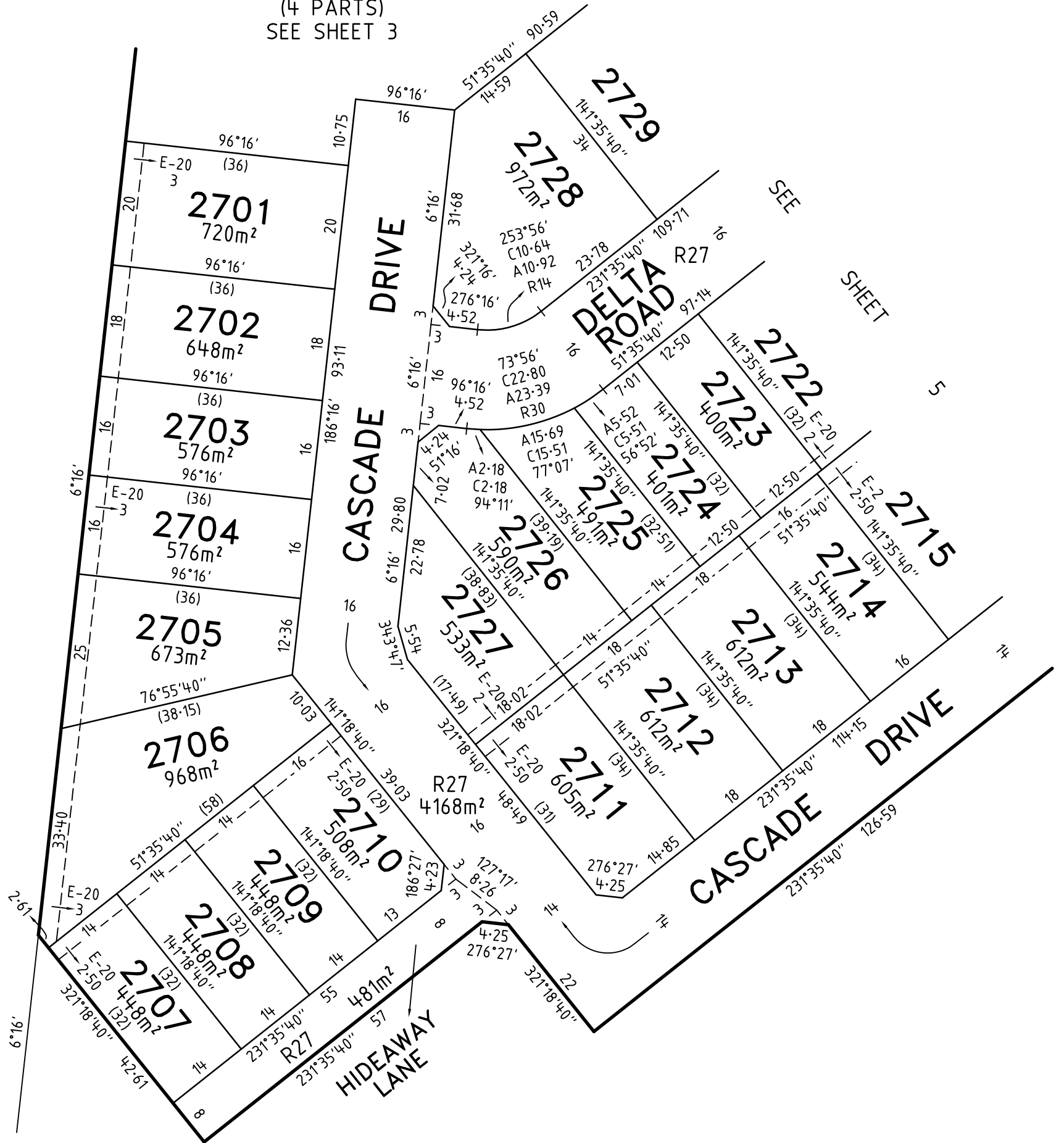
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SHEET 3

PLAN OF SUBDIVISION

PS 617320S /S27

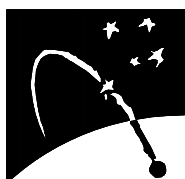


S24  
(4 PARTS)  
SEE SHEET 3



MANDALAY - 27

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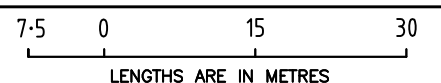


LICENSED SURVEYOR ANDREW J. REAY

DATE 08/12/16  
VERSION F

REFERENCE 24610273  
DRAWING 2461027CF

SCALE  
1:750

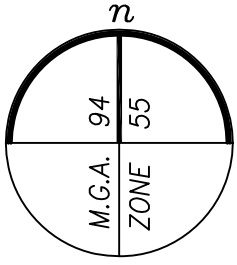


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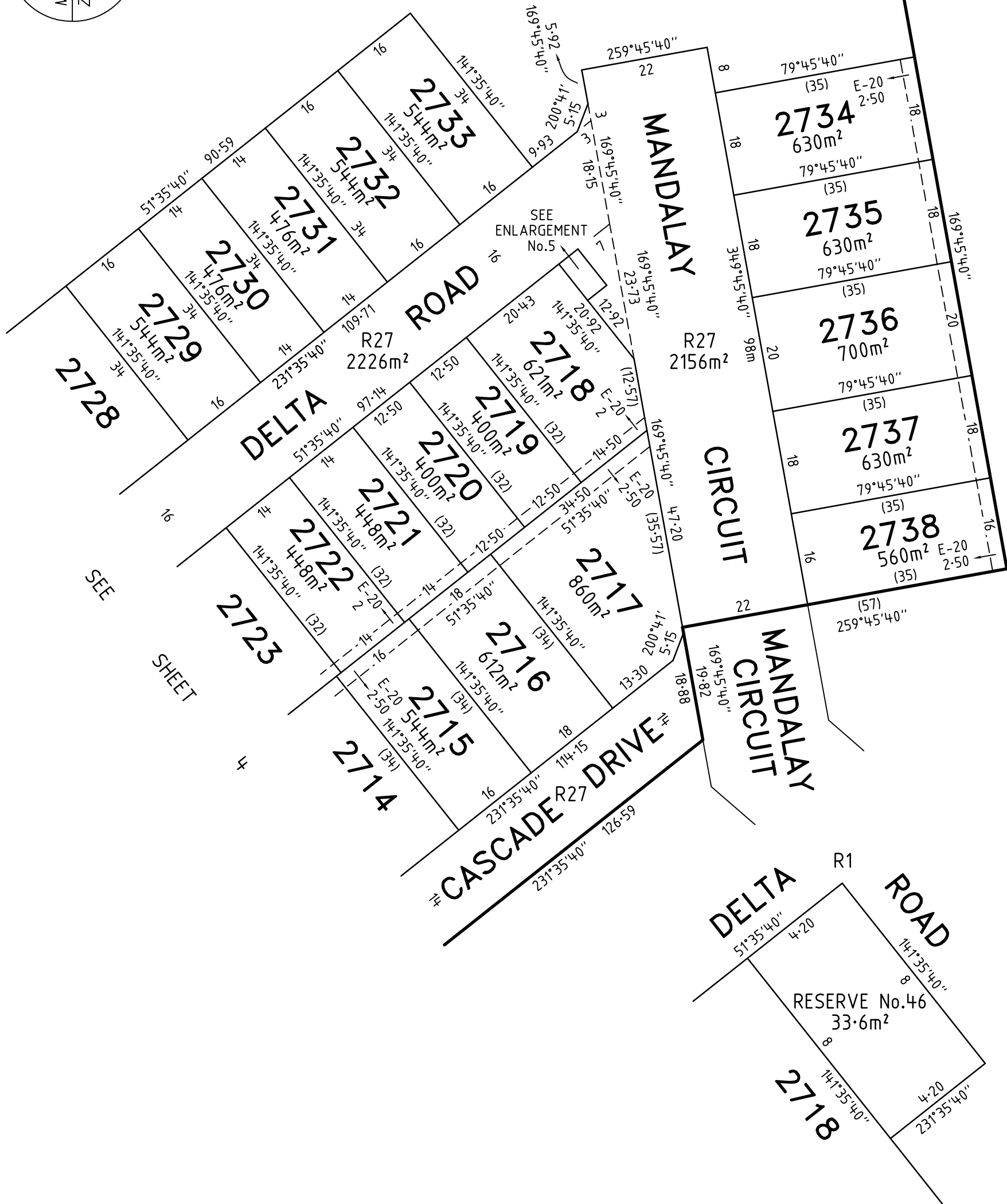
SHEET 4

PLAN OF SUBDIVISION

PS 617320S /S27



S24  
(4 PARTS)  
SEE SHEET 3

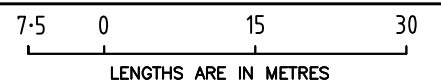


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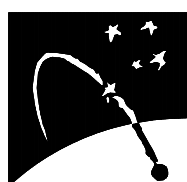
MANDALAY - 27

LICENSED SURVEYOR ANDREW J. REAY

SCALE  
1:750



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DATE 08/12/16  
VERSION F

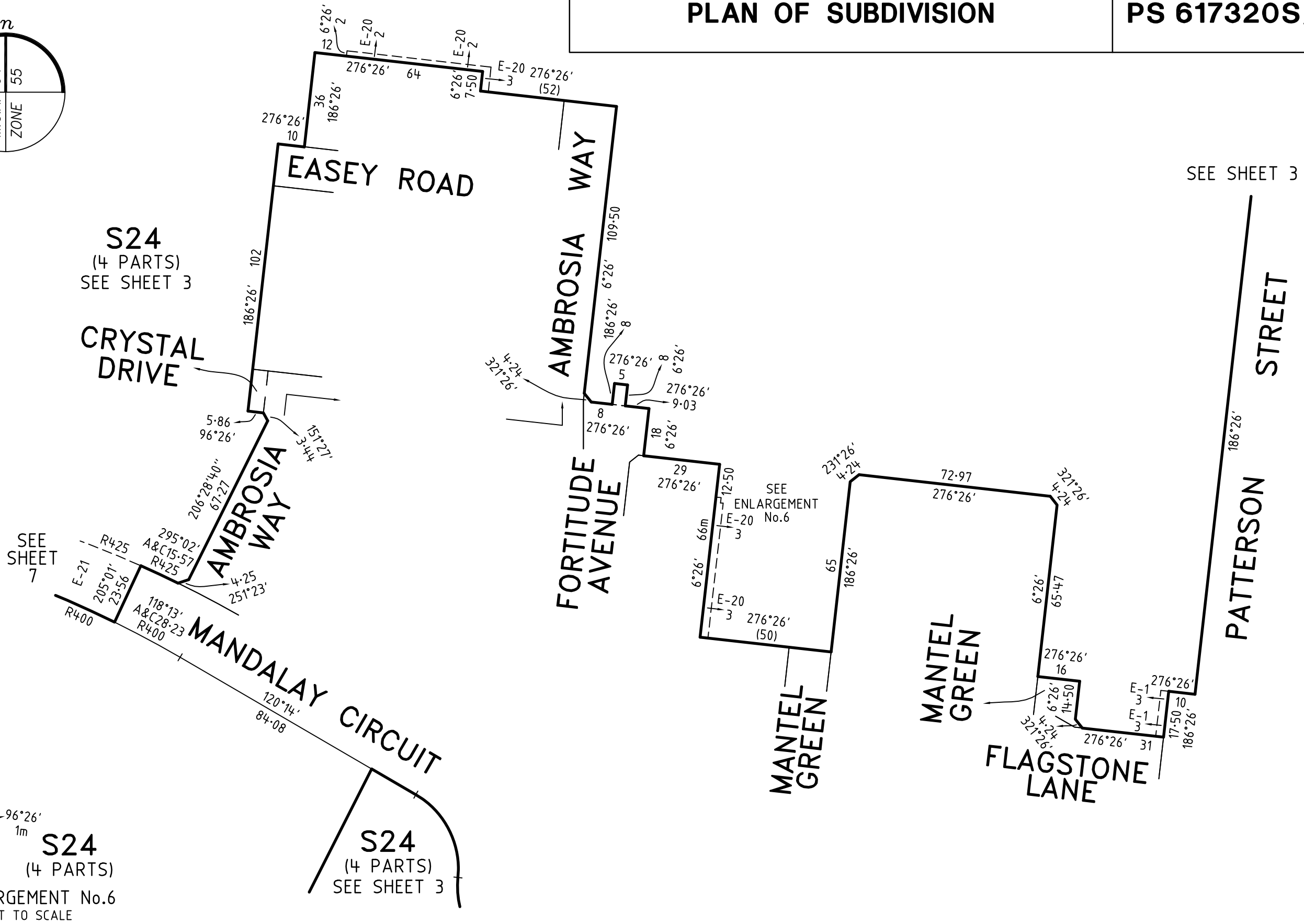
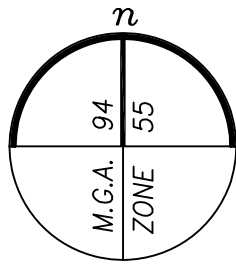
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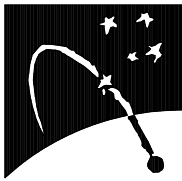
SHEET 5

PLAN OF SUBDIVISION

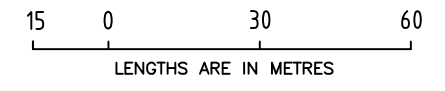
PS 617320S/S27



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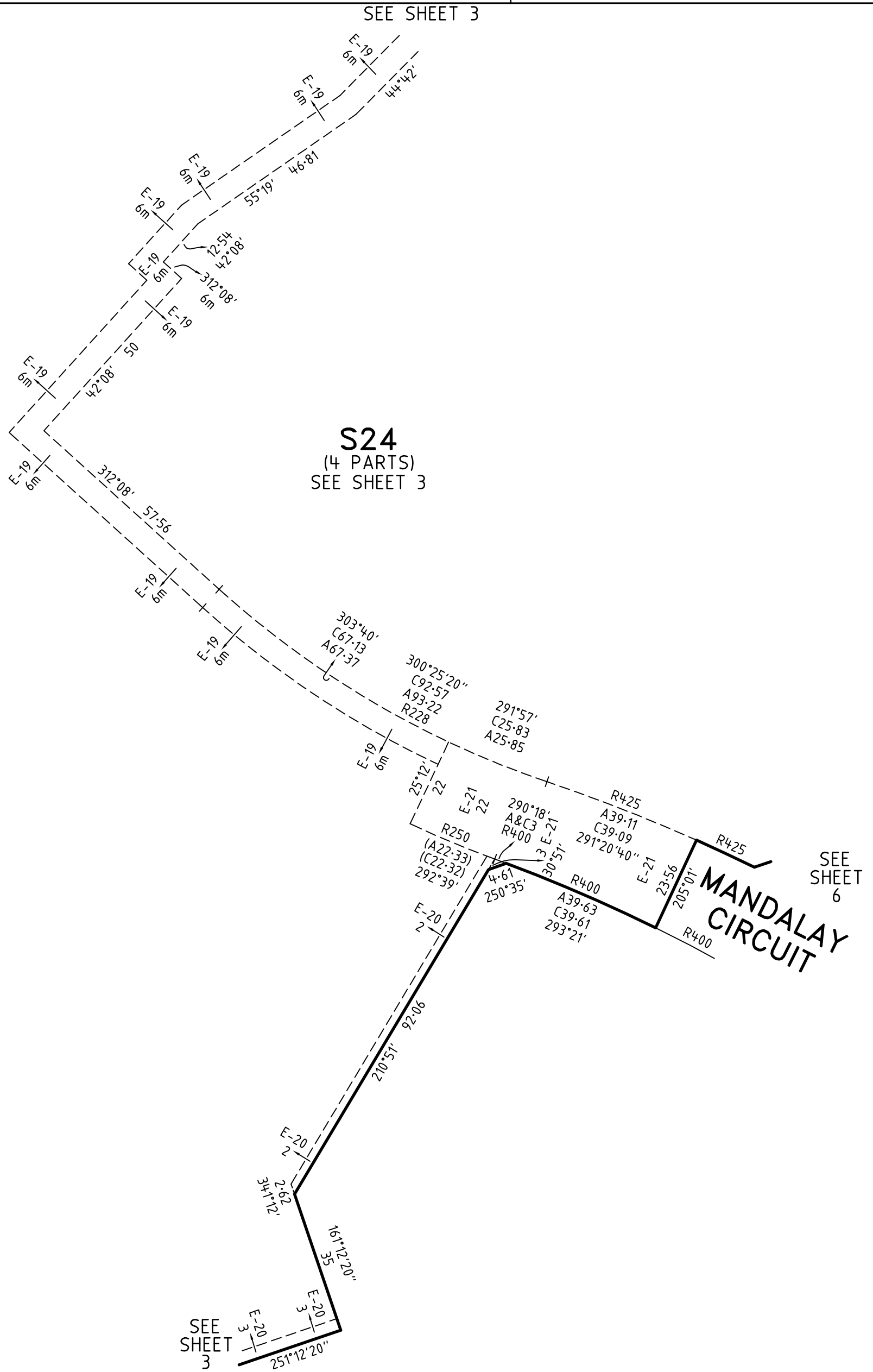
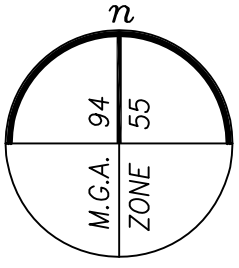
**MANDALAY - 27**  
 LICENSED SURVEYOR ANDREW J. REAY  
 DATE 08/12/16 REFERENCE 24610273  
 VERSION F DRAWING 2461027CF



SCALE 1:1500 ORIGINAL SHEET SIZE A3  
 SHEET 6

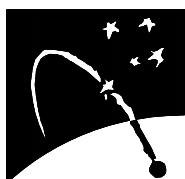
PLAN OF SUBDIVISION

PS 617320S /S27



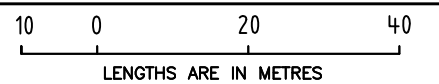
MANDALAY - 27

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LICENSED SURVEYOR ANDREW J. REAY

SCALE  
1:1000



DATE 08/12/16  
VERSION F

REFERENCE 24610273  
DRAWING 2461027CF

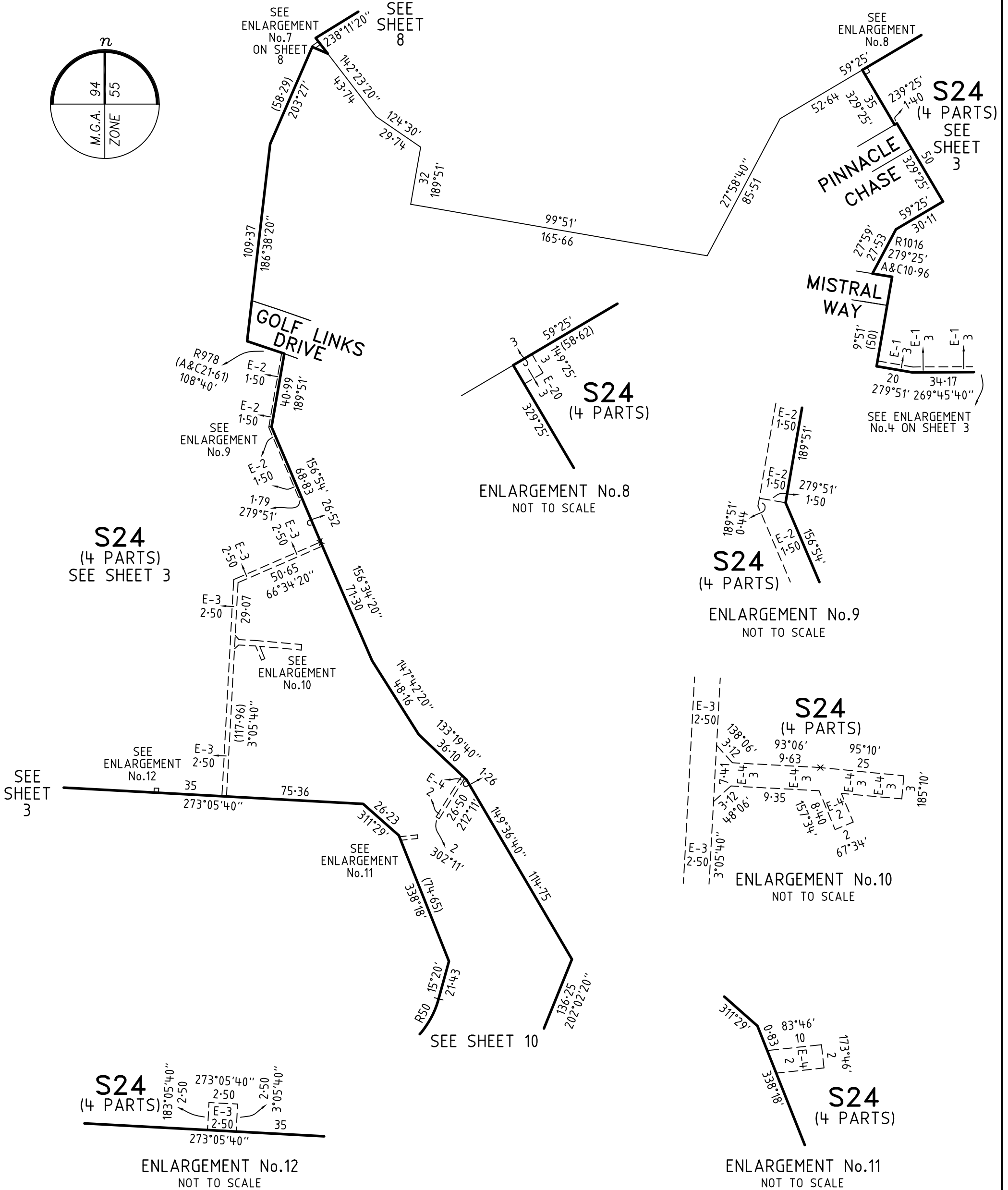
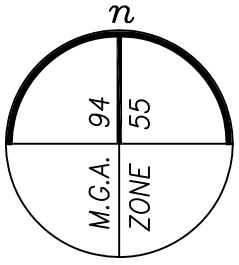
ORIGINAL SHEET SIZE A3  
SHEET 7





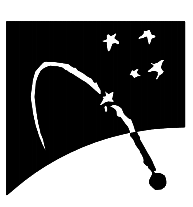
# PLAN OF SUBDIVISION

PS 617320S /S27



MANDALAY - 27

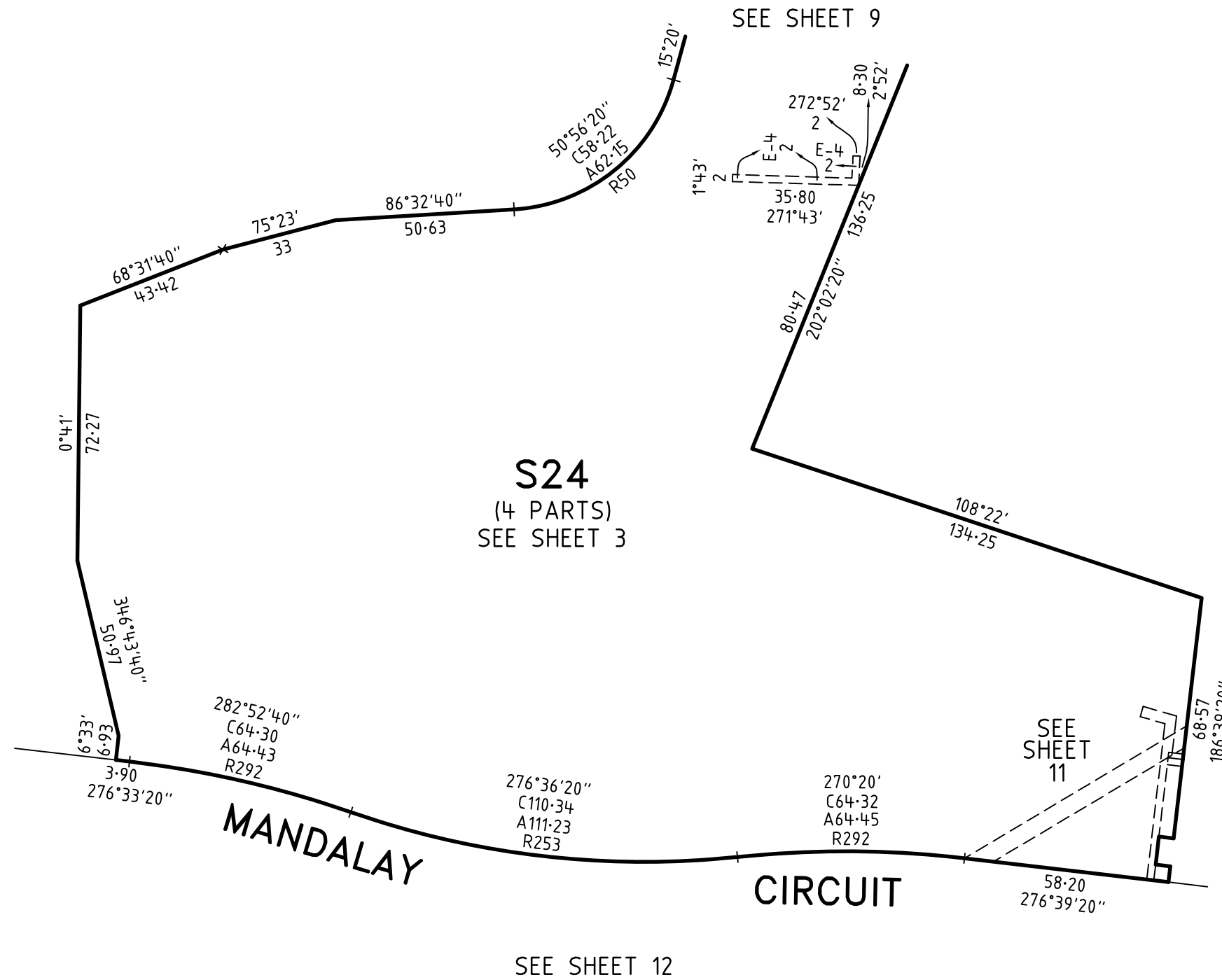
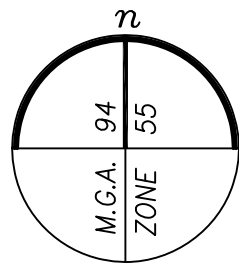
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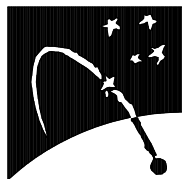
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| LICENSED SURVEYOR ANDREW J. REAY | SCALE 1:2000       | 20 0 40 80<br>LENGTHS ARE IN METRES |
| DATE 08/12/16                    | REFERENCE 24610273 | ORIGINAL SHEET SIZE A3              |
| VERSION F                        | DRAWING 2461027CF  | SHEET 9                             |

PLAN OF SUBDIVISION

PS 617320S/S27



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MANDALAY - 27

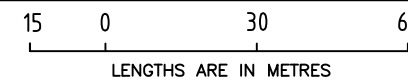
LICENSED SURVEYOR ANDREW J. REAY

DATE 08/12/16

VERSION F

REFERENCE 24610273

DRAWING 2461027CF



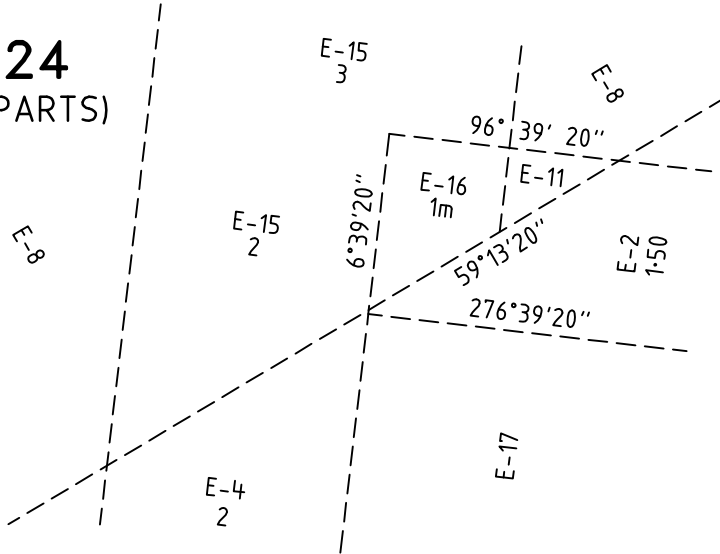
SCALE  
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ORIGINAL SHEET SIZE A3  
SHEET 10

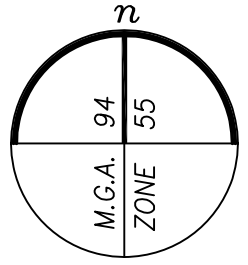
PLAN OF SUBDIVISION

PS 617320S /S27

S24  
(4 PARTS)

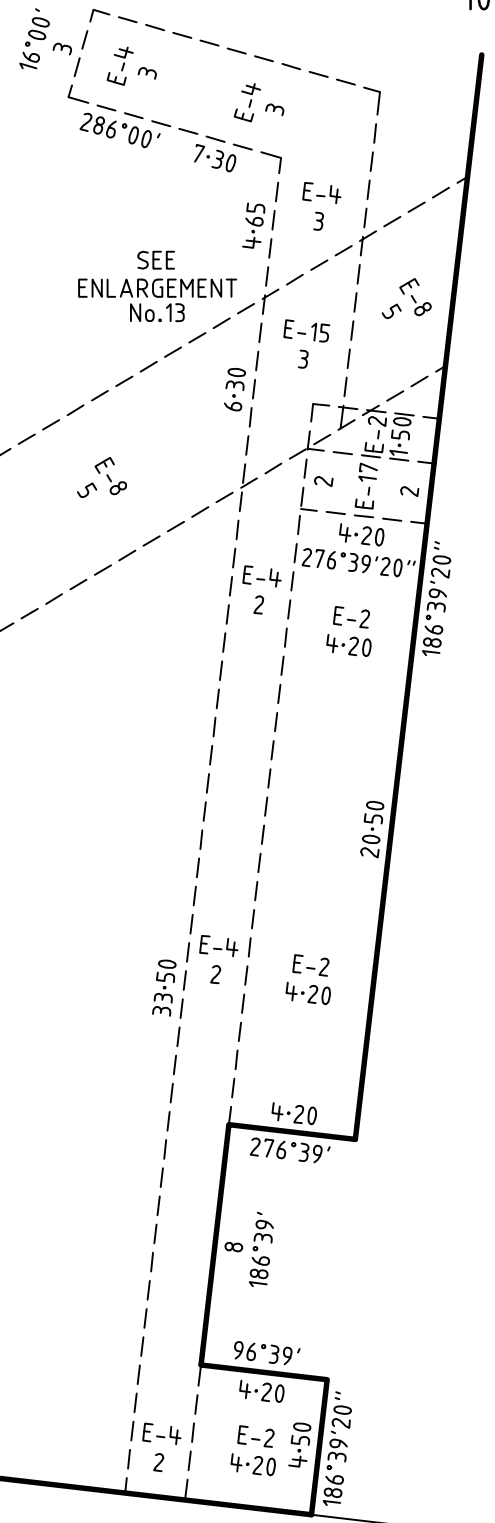


ENLARGEMENT No.13  
NOT TO SCALE



S24  
(4 PARTS)  
SEE SHEET 3

SEE SHEET 10



SEE SHEET 10

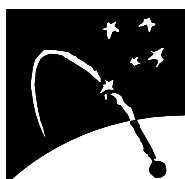
R292

MANDALAY

CIRCUIT

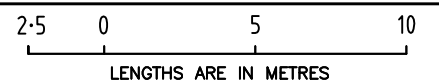
MANDALAY - 27

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LICENSED SURVEYOR ANDREW J. REAY

SCALE  
1:250

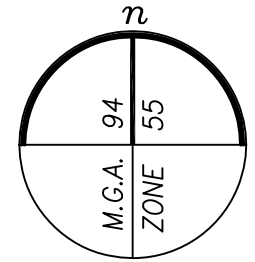


DATE 08/12/16  
VERSION F

REFERENCE 24610273  
DRAWING 2461027CF

ORIGINAL SHEET SIZE A3

SHEET 11

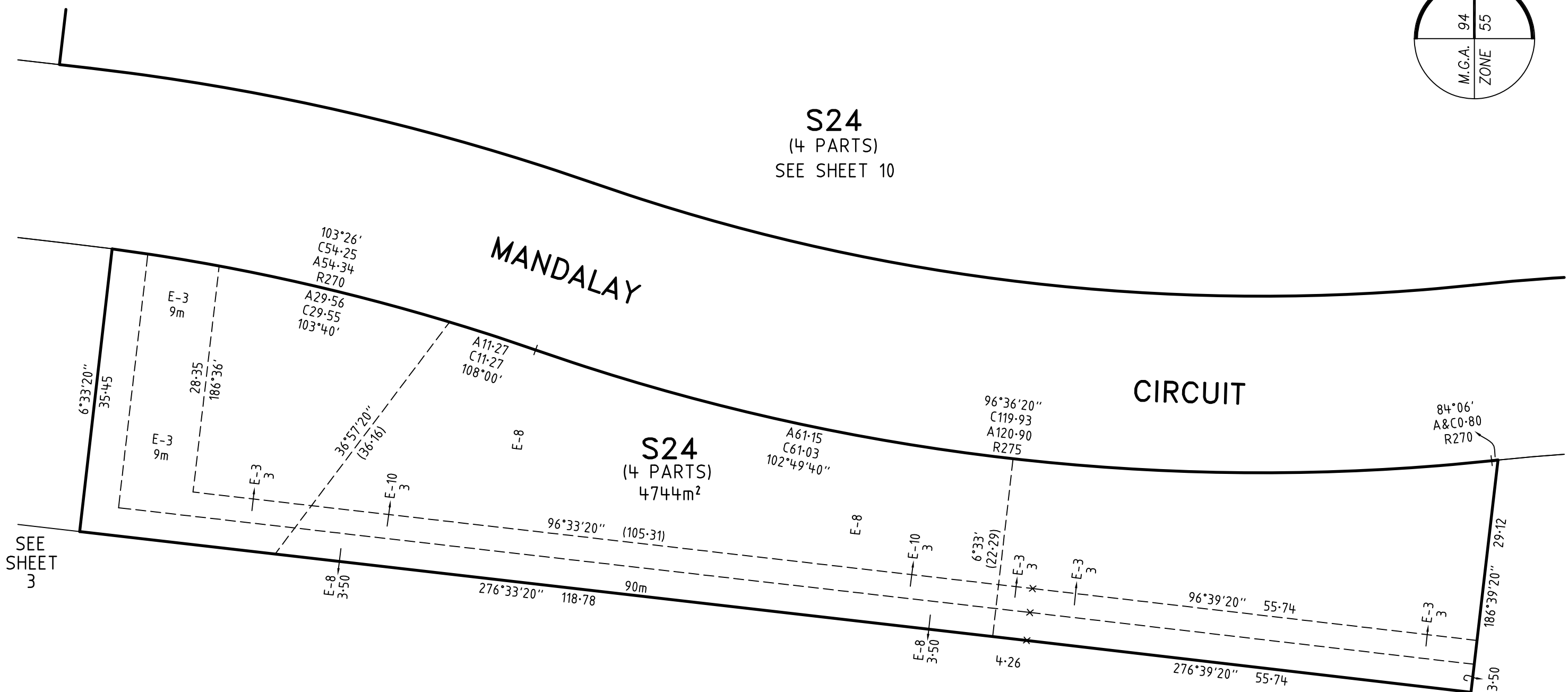


**S24**  
(4 PARTS)  
SEE SHEET 10

**MANDALAY**

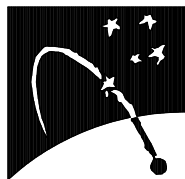
**CIRCUIT**

**S24**  
(4 PARTS)  
4744m<sup>2</sup>



SEE SHEET 3

**Bosco Jonson Pty Ltd**  
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**MANDALAY - 27**

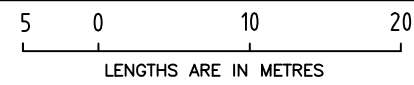
LICENSED SURVEYOR ANDREW J. REAY

DATE 08/12/16

REFERENCE 24610273

VERSION F

DRAWING 2461027CF



SCALE  
1:500

ORIGINAL SHEET SIZE A3

SHEET 12

# PLAN OF SUBDIVISION

# PS 617320S/S27

## CREATION OF RESTRICTION "A"

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

Land to benefit: Lots 2701 to 2738 (both inclusive) on the Plan of Subdivision

Land to be burdened: Lots 2701 to 2738 (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. AA2959 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 2701 to 2738 (both inclusive) on the Plan of Subdivision

Land to be burdened: Lots 2701 to 2738 (both inclusive) on the Plan of Subdivision

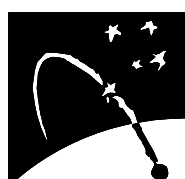
## DESCRIPTION OF RESTRICTION

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.

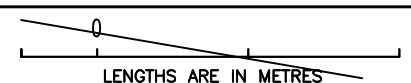
**MANDALAY – 27**

**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  
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LICENSED SURVEYOR ANDREW J. REAY

SCALE



DATE 08/12/16

REFERENCE 24610273

VERSION F

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ORIGINAL SHEET SIZE A3

SHEET 13

# OWNERS CORPORATION SCHEDULE

# PS 617320S /S27

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, 8101 TO 8149, 9701 TO 9711 (ALL INCLUSIVE), S3, S24 & 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<br>(STAGE 1)               | 4800        | 4800      | 2701  | 100         | 100       |     |             |           |     |             |           |
|   |             |           | 2702  | 100         | 100       |     |             |           |     |             |           |
| 48 TO 99<br>(STAGE 2)                   | 5200        | 5200      | 2703  | 100         | 100       |     |             |           |     |             |           |
|   |             |           | 2704  | 100         | 100       |     |             |           |     |             |           |
| 100 TO 138<br>(STAGE 3)                 | 3900        | 3900      | 2705  | 100         | 100       |     |             |           |     |             |           |
|   |             |           | 2706  | 100         | 100       |     |             |           |     |             |           |
| 139 TO 173<br>(STAGE 4)                 | 3500        | 3500      | 2707  | 100         | 100       |     |             |           |     |             |           |
|   |             |           | 2708  | 100         | 100       |     |             |           |     |             |           |
| 174 TO 206<br>(STAGE 5)                 | 3300        | 3300      | 2709  | 100         | 100       |     |             |           |     |             |           |
|   |             |           | 2710  | 100         | 100       |     |             |           |     |             |           |
| 207 TO 244<br>(STAGE 6)                 | 3800        | 3800      | 2711  | 100         | 100       |     |             |           |     |             |           |
|   |             |           | 2712  | 100         | 100       |     |             |           |     |             |           |
| 245 TO 278<br>(STAGE 7)                 | 3400        | 3400      | 2713  | 100         | 100       |     |             |           |     |             |           |
|   |             |           | 2714  | 100         | 100       |     |             |           |     |             |           |
| 279 TO 300<br>(STAGE 8)                 | 2200        | 2200      | 2715  | 100         | 100       |     |             |           |     |             |           |
|   |             |           | 2716  | 100         | 100       |     |             |           |     |             |           |
| 902 TO 916 &<br>918 TO 928<br>(STAGE 9) | 2600        | 2600      | 2717  | 100         | 100       |     |             |           |     |             |           |
|   |             |           | 2718  | 100         | 100       |     |             |           |     |             |           |
|   |             |           | 2719  | 100         | 100       |     |             |           |     |             |           |
|   |             |           | 2720  | 100         | 100       |     |             |           |     |             |           |
|   |             |           | 2721  | 100         | 100       |     |             |           |     |             |           |
|   |             |           | 2722  | 100         | 100       |     |             |           |     |             |           |
| 1401 TO 1444<br>(STAGE 14)              | 4400        | 4400      | 2723  | 100         | 100       |     |             |           |     |             |           |
|   |             |           | 2724  | 100         | 100       |     |             |           |     |             |           |
|   |             |           | 2725  | 100         | 100       |     |             |           |     |             |           |
| 1501 TO 1544<br>(STAGE 15)              | 4400        | 4400      | 2726  | 100         | 100       |     |             |           |     |             |           |
|   |             |           | 2727  | 100         | 100       |     |             |           |     |             |           |
| 1601 TO 1634<br>(STAGE 16)              | 3400        | 3400      | 2728  | 100         | 100       |     |             |           |     |             |           |
|   |             |           | 2729  | 100         | 100       |     |             |           |     |             |           |
|   |             |           | 2730  | 100         | 100       |     |             |           |     |             |           |
| 1701 TO 1746<br>(STAGE 17)              | 4600        | 4600      | 2731  | 100         | 100       |     |             |           |     |             |           |
|   |             |           | 2732  | 100         | 100       |     |             |           |     |             |           |
| 1801 TO 1817<br>(STAGE 18A)             | 1700        | 1700      | 2733  | 100         | 100       |     |             |           |     |             |           |
|   |             |           | 2734  | 100         | 100       |     |             |           |     |             |           |
|   |             |           | 2735  | 100         | 100       |     |             |           |     |             |           |
| 1901 TO 1910<br>(STAGE 19)              | 1000        | 1000      | 2736  | 100         | 100       |     |             |           |     |             |           |
|   |             |           | 2737  | 100         | 100       |     |             |           |     |             |           |
| 2001 TO 2040<br>(STAGE 20)              | 4000        | 4000      | 2738  | 100         | 100       |     |             |           |     |             |           |
|   |             |           | S24   | 1           | 1         |     |             |           |     |             |           |
| 2101 TO 2150<br>(STAGE 21)              | 5000        | 5000      |       |             |           |     |             |           |     |             |           |
| 8101 TO 8149<br>(STAGE 81)              | 4900        | 4900      |       |             |           |     |             |           |     |             |           |
| 9701 TO 9711<br>(STAGE 97)              | 1100        | 1100      |       |             |           |     |             |           |     |             |           |
|   |             |           | TOTAL | 71001       | 71001     |     |             |           |     |             |           |

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SHEET 14