

PLAN OF SUBDIVISION

EDITION

PS 617320S/S28

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 S24
 POSTAL ADDRESS: CAMERONS LANE
 (at time of subdivision) BEVERIDGE 3753
 MGA 94 E 318 460 Zone: 55
 CO-ORDINATES: N 5 850 640
 (approx. centre of land in plan)

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R28	MITCHELL SHIRE COUNCIL

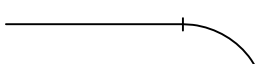
STAGING This is/~~is not~~ a staged subdivision
 Planning Permit No. P306244/10

DEPTH LIMITATION DOES NOT APPLY

SURVEY This plan is/~~is not~~ based on survey
 This survey has been connected to permanent marks no(s) 4, 10, 14 & 45
 In Proclaimed Survey Area No. 74

LOTS 1 TO 2800 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE

EASEMENTS E-5 TO E-7, E-9, E-12 TO E-14, E-22 TO E-24 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE

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 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 - 28
 33 LOTS AND BALANCE LOT S25

LICENSED SURVEYOR GREGORY STUART WILLIAMS

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 22/02/17
 VERSION D

REFERENCE 24610283
 DRAWING 2461028BD

ORIGINAL SHEET SIZE A3
 SHEET 1 OF 12 SHEETS

PLAN OF SUBDIVISION

PS 617320S/S28

EASEMENT INFORMATION

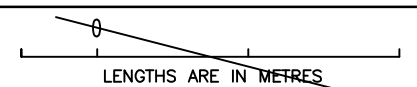
LEGEND: E – Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A – Appurtenant Easement

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 – 28

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE



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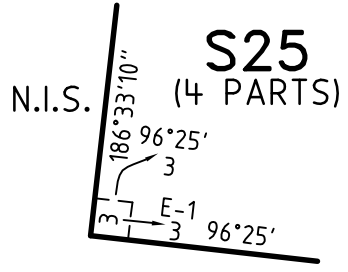
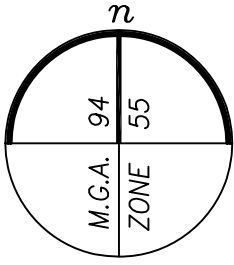
DATE 22/02/17
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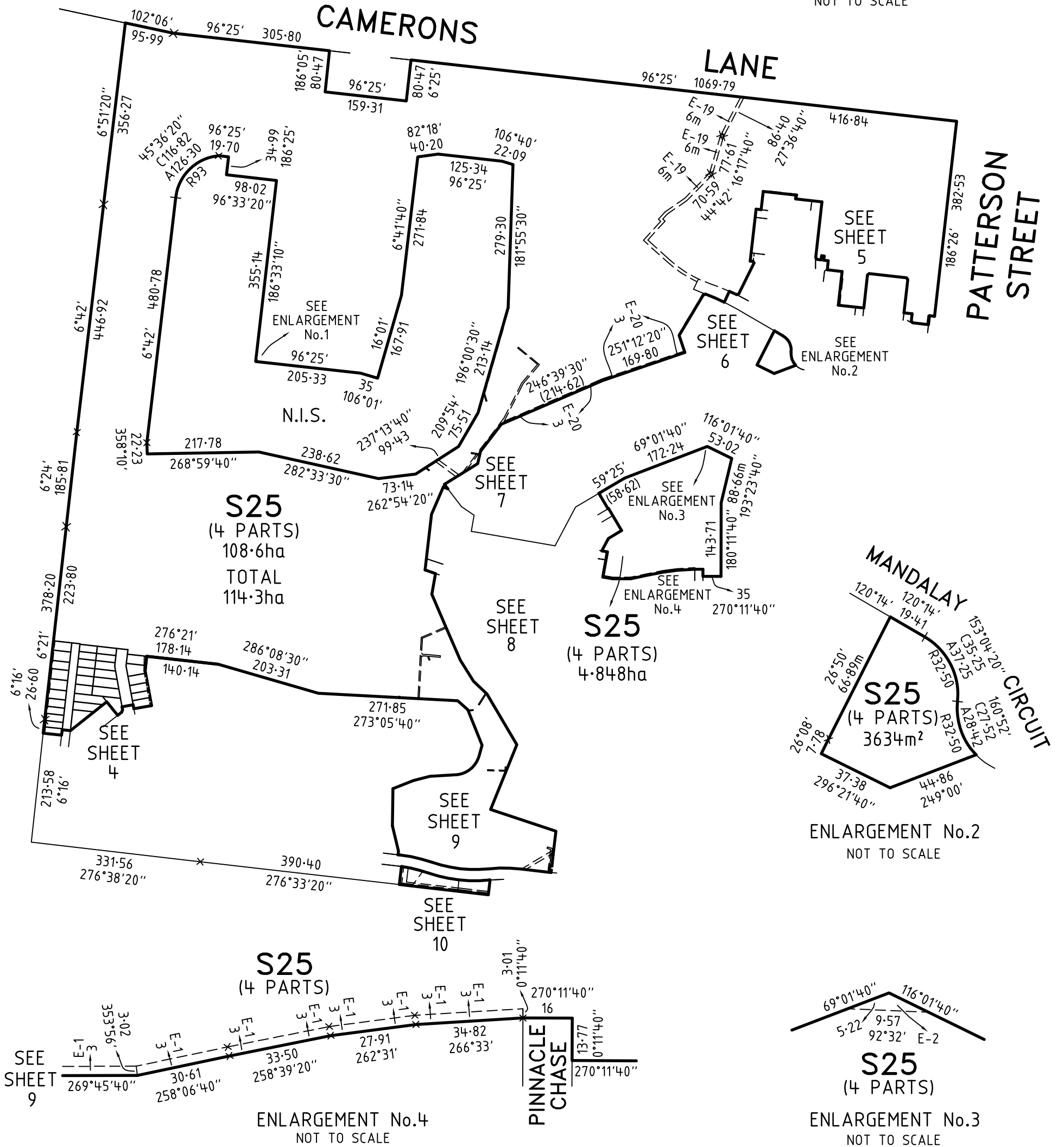
ORIGINAL SHEET SIZE A3
 SHEET 2

PLAN OF SUBDIVISION

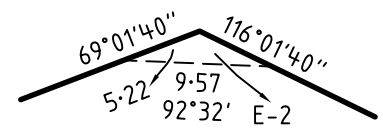
PS 617320S/S28



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ENLARGEMENT No.2
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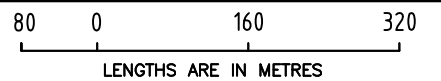
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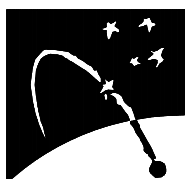
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LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE 1:8000



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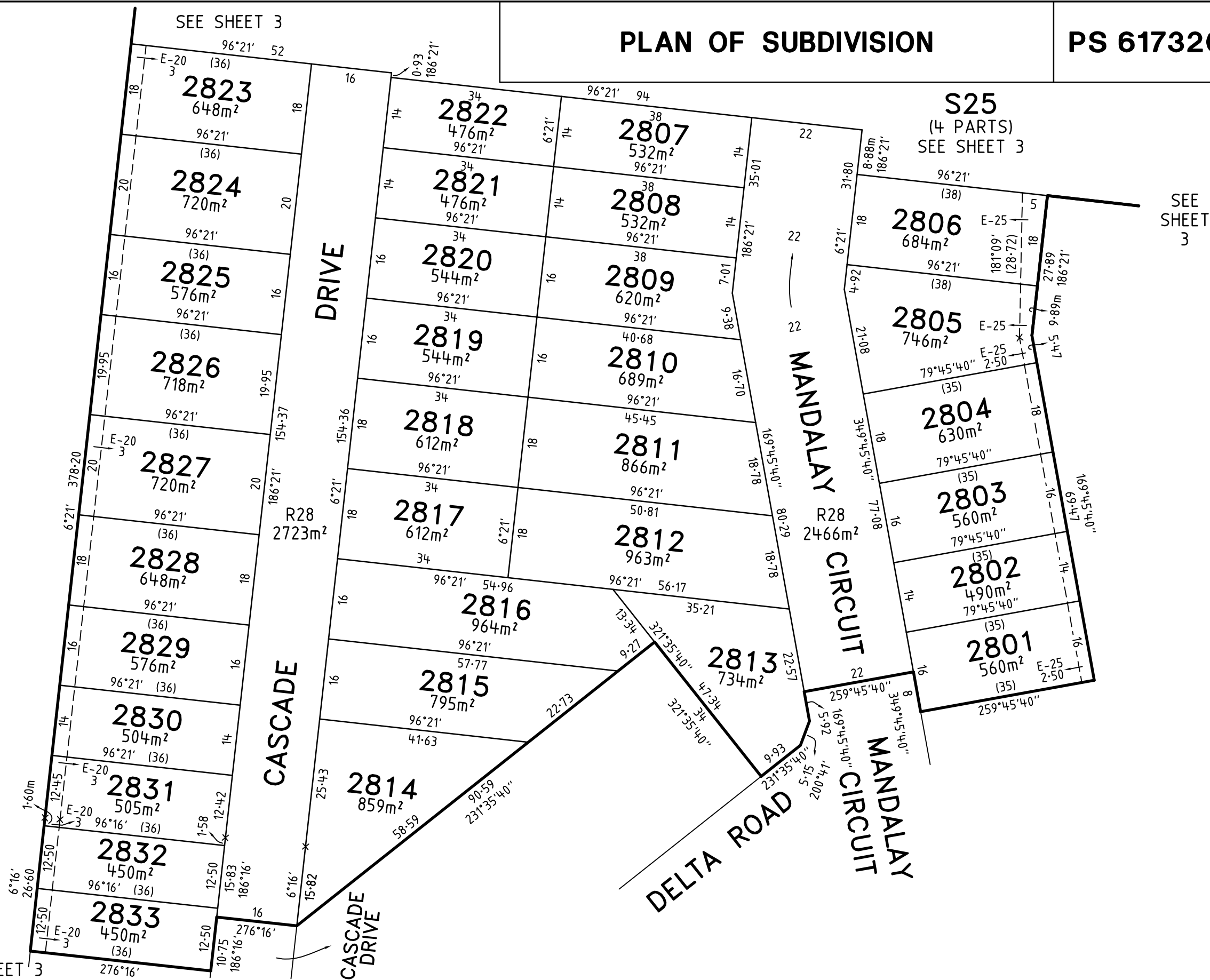
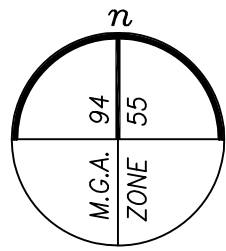
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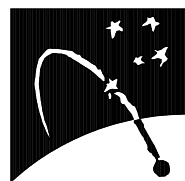
SHEET 3

PLAN OF SUBDIVISION

PS 617320S/S 28



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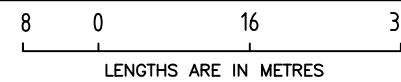
LICENSED SURVEYOR GREGORY STUART WILLIAMS

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VERSION D

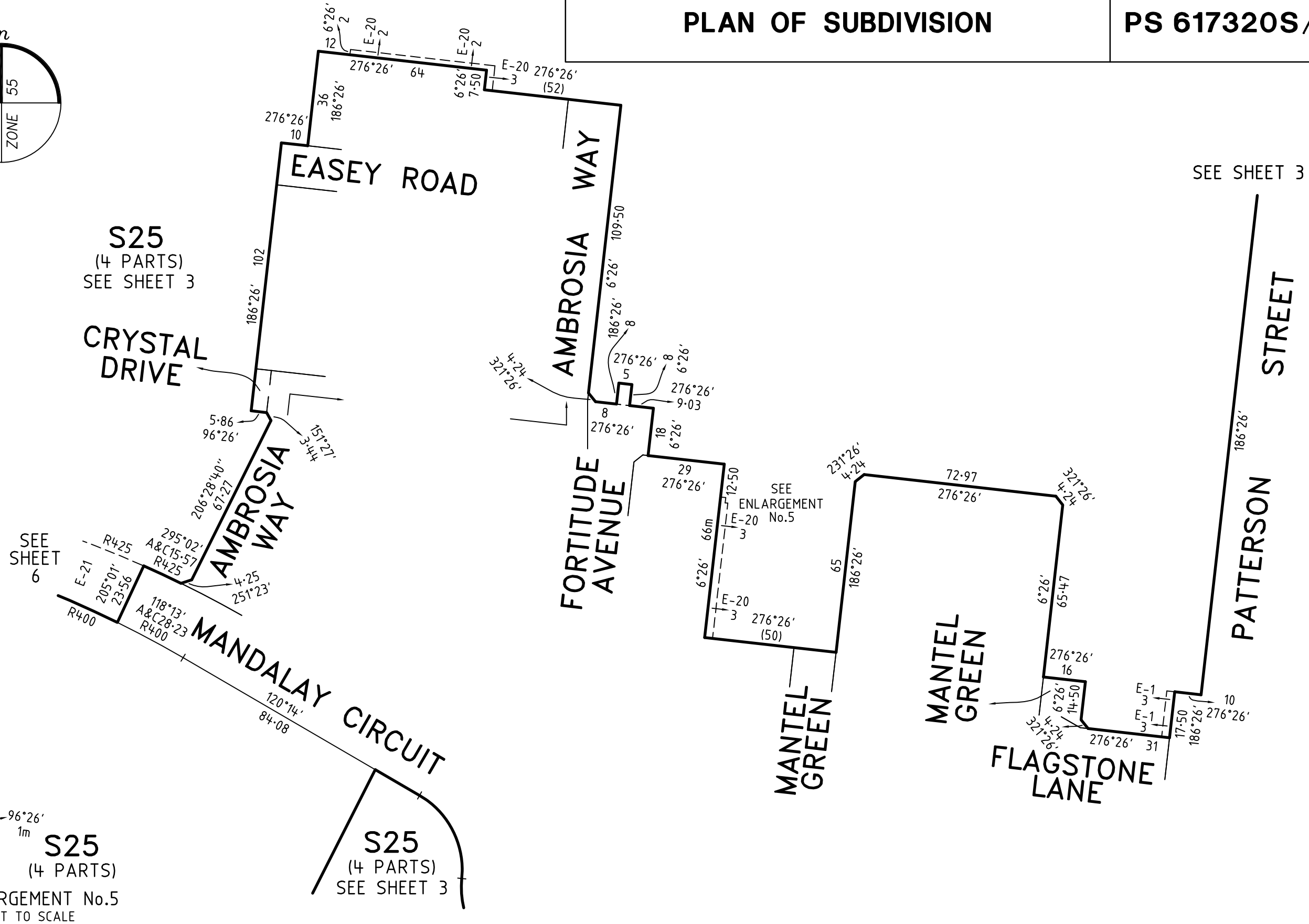
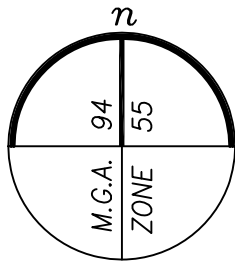
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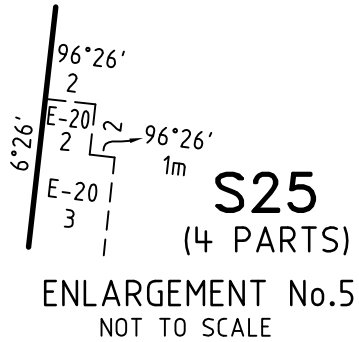
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SHEET 4

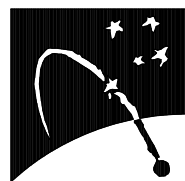


SEE SHEET 3

SEE SHEET 6



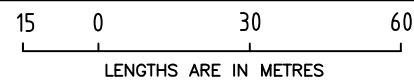
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VERSION D DRAWING 2461028BD

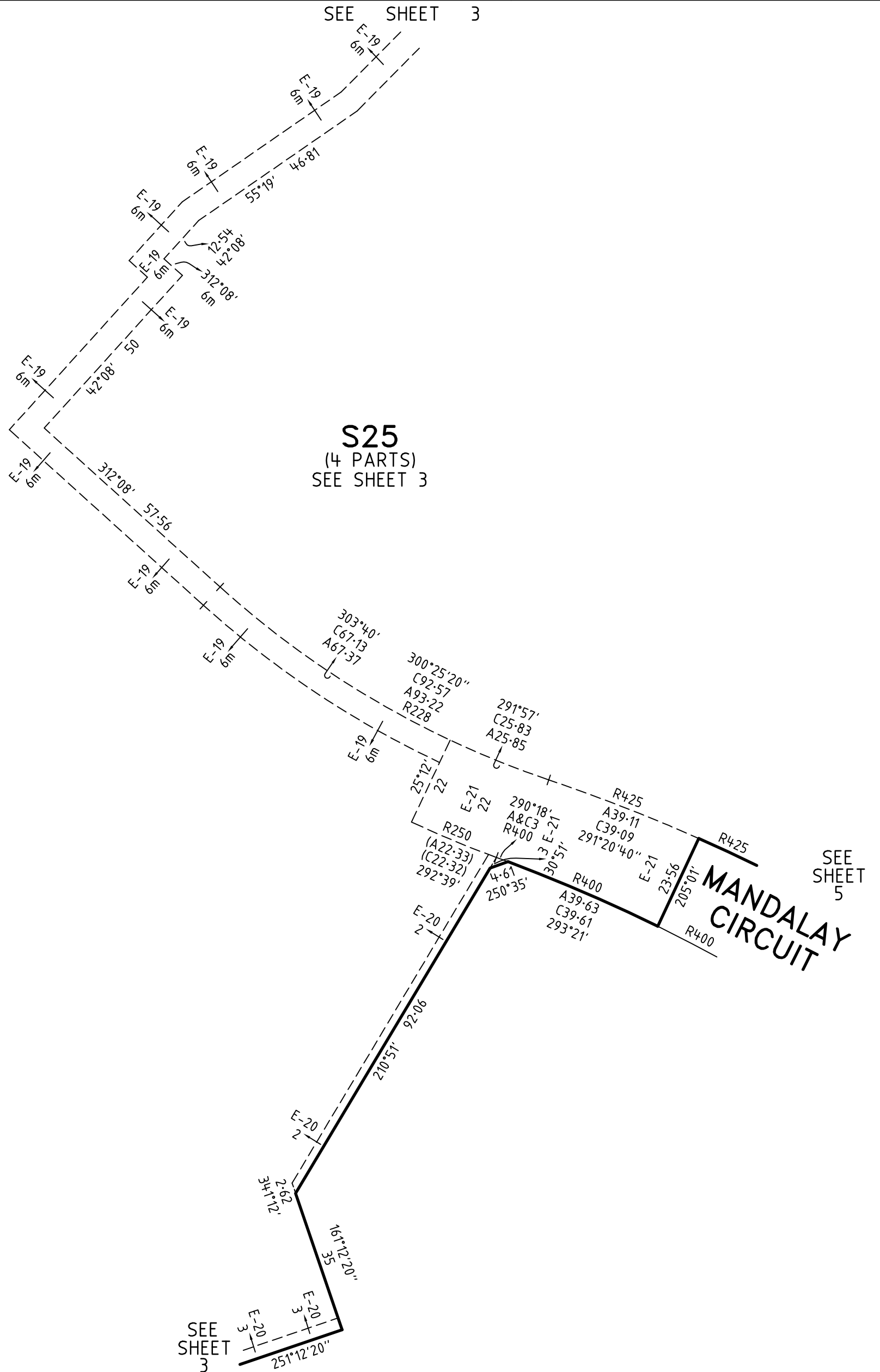
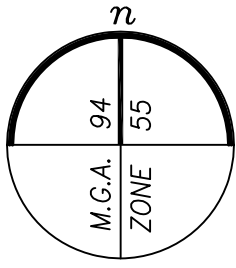


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ORIGINAL SHEET SIZE A3
SHEET 5

PLAN OF SUBDIVISION

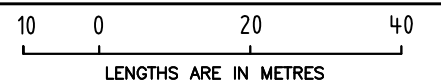
PS 617320S/S28



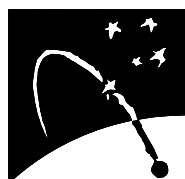
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LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE
1:1000



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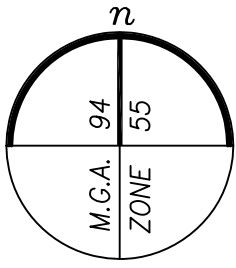
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REFERENCE 24610283
DRAWING 2461028BD

ORIGINAL SHEET SIZE A3
SHEET 6

PLAN OF SUBDIVISION

PS 617320S/S28



SEE SHEET 3

S25
(4 PARTS)
SEE SHEET 3

SEE SHEET 3

SEE SHEET 3

SEE ENLARGEMENT No.6

SEE SHEET 8

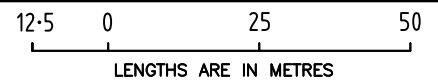
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(4 PARTS)

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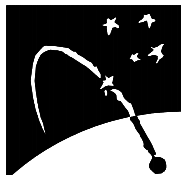
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LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE 1:1250



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VERSION D

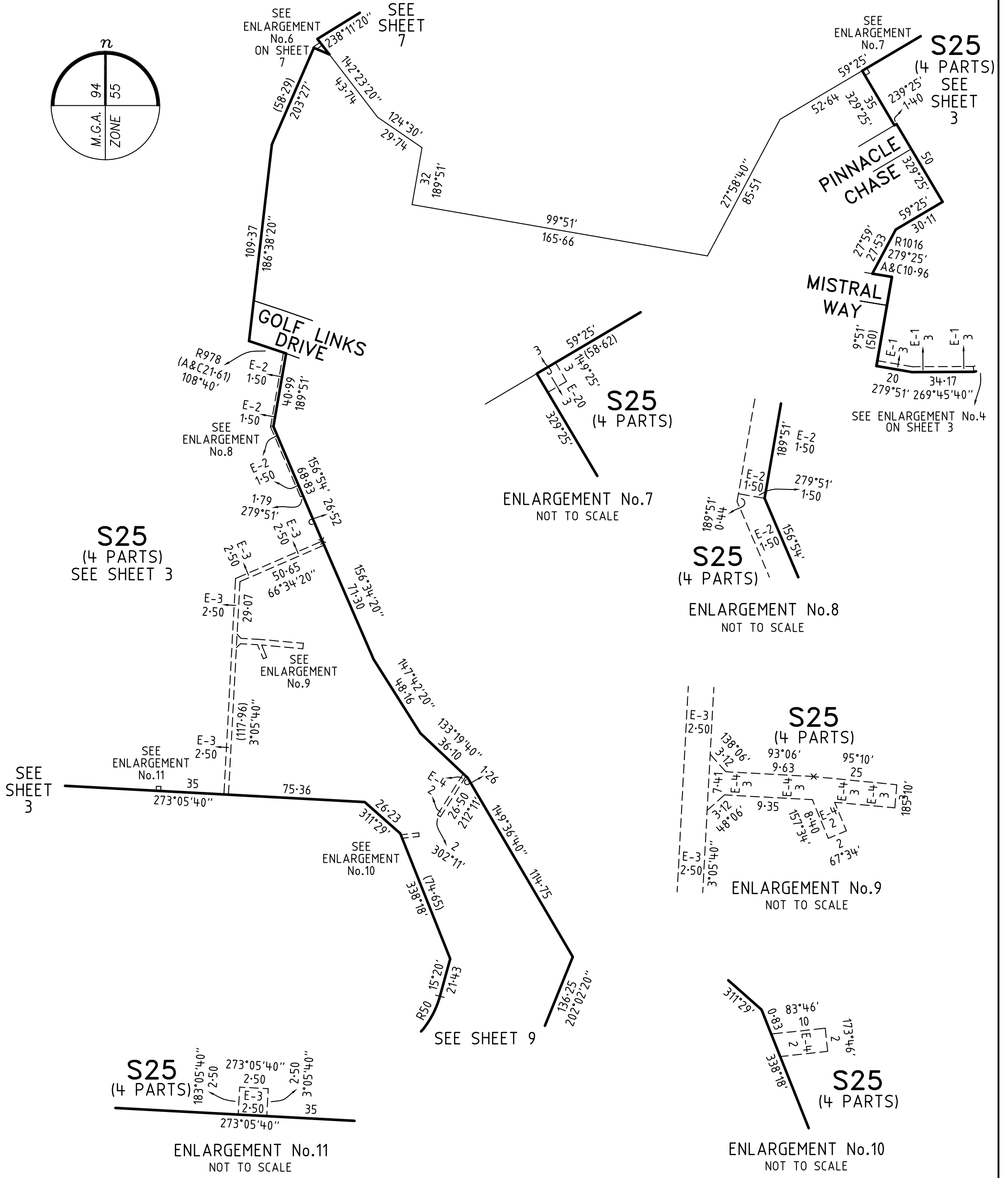
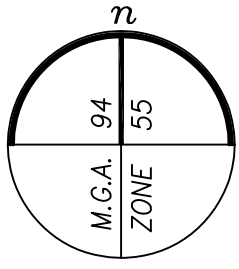
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ORIGINAL SHEET SIZE A3

SHEET 7

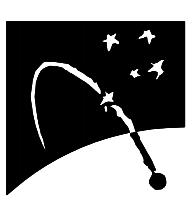
PLAN OF SUBDIVISION

PS 617320S/S 28



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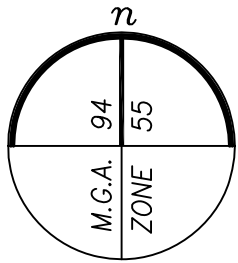


LICENSED SURVEYOR GREGORY STUART WILLIAMS
 DATE 22/02/17 REFERENCE 24610283
 VERSION D DRAWING 2461028BD

SCALE 1:2000
 20 0 40 80
 LENGTHS ARE IN METRES
 ORIGINAL SHEET SIZE A3
 SHEET 8

PLAN OF SUBDIVISION

PS 617320S/S 28



SEE SHEET 8

S25
(4 PARTS)

ENLARGEMENT No.12
NOT TO SCALE

S25
(4 PARTS)
SEE SHEET 3

SEE ENLARGEMENT No.12

SEE ENLARGEMENT No.13

ENLARGEMENT No.13
NOT TO SCALE

S25
(4 PARTS)
SEE SHEET 3

SEE SHEET 10

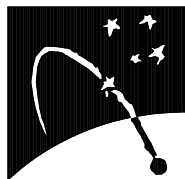
MANDALAY

CIRCUIT

MANDALAY

CIRCUIT

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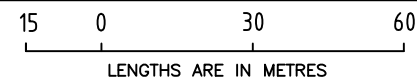
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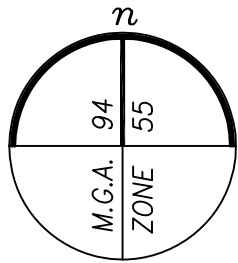
VERSION D

DRAWING 2461028BD

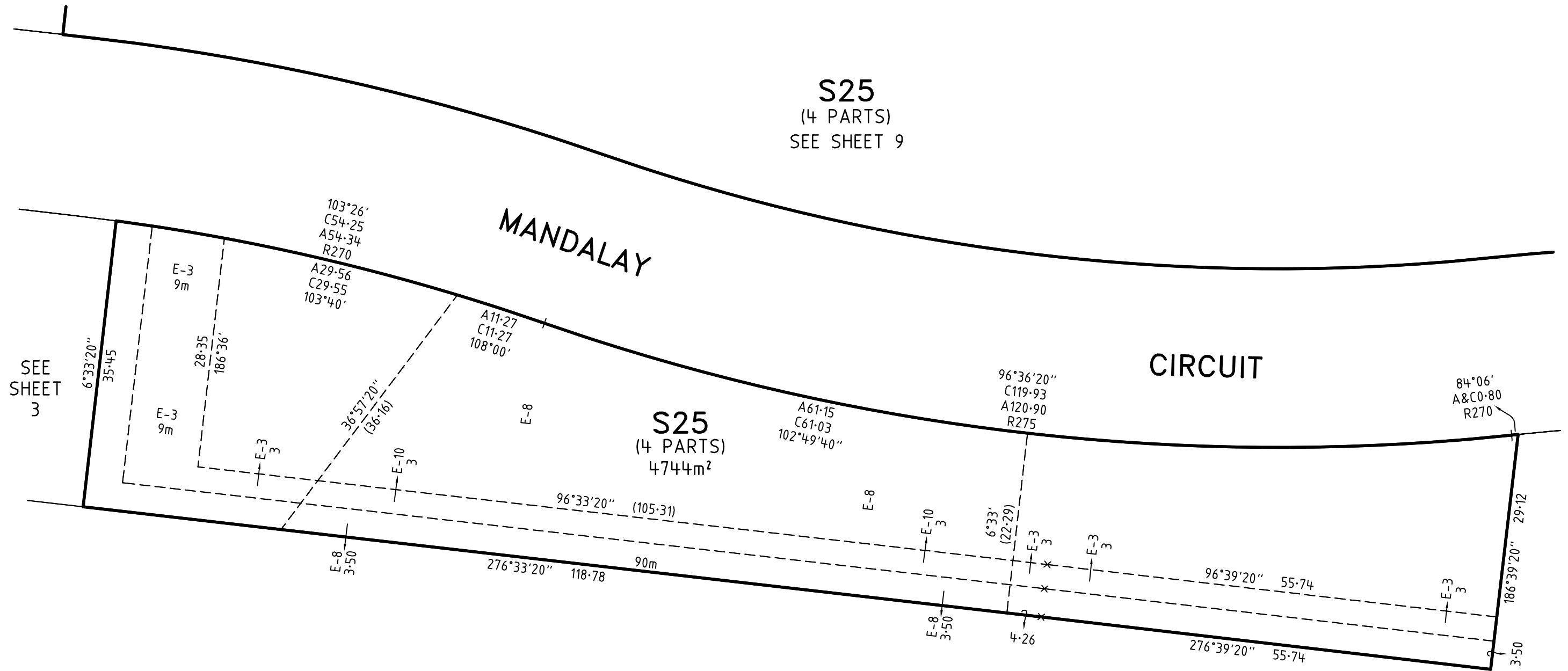


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ORIGINAL SHEET SIZE A3
SHEET 9

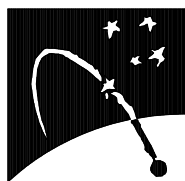


S25
(4 PARTS)
SEE SHEET 9



SEE SHEET 3

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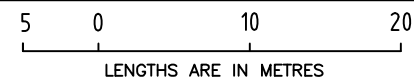
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DATE 22/02/17

REFERENCE 24610283

VERSION D

DRAWING 2461028BD



SCALE
1:500

ORIGINAL SHEET SIZE A3
SHEET 10

CREATION OF RESTRICTION "A"

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

Land to benefit: Lots 2801 to 2833 (both inclusive) on the Plan of Subdivision

Land to be burdened: Lots 2801 to 2833 (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. AA 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 2801 to 2833 (both inclusive) on the Plan of Subdivision

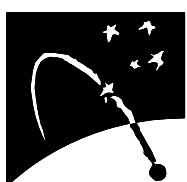
Land to be burdened: Lots 2801 to 2833 (both inclusive) on the Plan of Subdivision

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 – 28 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 22/02/17 VERSION D	REFERENCE 24610283 DRAWING 2461028BD	ORIGINAL SHEET SIZE A3 SHEET 11



OWNERS CORPORATION SCHEDULE

PS 617320S/S28

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 2832, 8101 TO 8149, 9701 TO 9711 (ALL INCLUSIVE), S3, S25 & 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	100	100						
			2802	100	100						
48 TO 99 (STAGE 2)	5200	5200	2803	100	100						
			2804	100	100						
			2805	100	100						
100 TO 138 (STAGE 3)	3900	3900	2806	100	100						
			2807	100	100						
139 TO 173 (STAGE 4)	3500	3500	2808	100	100						
			2809	100	100						
			2810	100	100						
174 TO 206 (STAGE 5)	3300	3300	2811	100	100						
			2812	100	100						
			2813	100	100						
207 TO 244 (STAGE 6)	3800	3800	2814	100	100						
			2815	100	100						
245 TO 278 (STAGE 7)	3400	3400	2816	100	100						
			2817	100	100						
279 TO 300 (STAGE 8)	2200	2200	2818	100	100						
			2819	100	100						
			2820	100	100						
902 TO 916 & 918 TO 928 (STAGE 9)	2600	2600	2821	100	100						
			2822	100	100						
			2823	100	100						
1401 TO 1444 (STAGE 14)	4400	4400	2824	100	100						
			2825	100	100						
1501 TO 1544 (STAGE 15)	4400	4400	2826	100	100						
			2827	100	100						
			2828	100	100						
1601 TO 1634 (STAGE 16)	3400	3400	2829	100	100						
			2830	100	100						
1701 TO 1746 (STAGE 17)	4600	4600	2831	100	100						
			2832	100	100						
			2833	100	100						
1801 TO 1817 (STAGE 18A)	1700	1700	S25	1	1						
1901 TO 1910 (STAGE 19)	1000	1000									
2001 TO 2040 (STAGE 20)	4000	4000									
2101 TO 2150 (STAGE 21)	5000	5000									
2701 TO 2738 (STAGE 27)	3800	3800									
8101 TO 8149 (STAGE 81)	4900	4900									
9701 TO 9711 (STAGE 97)	1100	1100									
			TOTAL	74301	74301						

Bosco Jonson Pty Ltd
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LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 22/02/17

REFERENCE 24610283

ORIGINAL SHEET SIZE A3

VERSION D

DRAWING 2461028BD

SHEET 12