

# PLAN OF SUBDIVISION

EDITION

PS 617320S/S35

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 S39  
 POSTAL ADDRESS: CAMERONS LANE  
 (at time of subdivision) BEVERIDGE 3753  
 MGA 94 E 318 120 ZONE: 55  
 CO-ORDINATES: N 5 850 570  
 (approx. centre of land in plan)

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R35	MITCHELL SHIRE COUNCIL
RESERVE No.54	MITCHELL SHIRE COUNCIL
RESERVE No.55	MITCHELL SHIRE COUNCIL

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

DEPTH LIMITATION DOES NOT APPLY

LOTS 1 TO 3500 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE

EASEMENTS E-5 TO E-7, E-9 AND E-12 TO E-14 (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	MITCHELL SHIRE COUNCIL
CONTINUED ON SHEET 2				

MANDALAY - 35  
 31 LOTS AND BALANCE LOT S40

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 15/06/17 REFERENCE 24610353  
 VERSION B DRAWING 2461035BB

ORIGINAL SHEET SIZE A3  
 SHEET 1 OF 14 SHEETS

# PLAN OF SUBDIVISION

# PS 617320S/S35

## 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

**MANDALAY – 35**

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



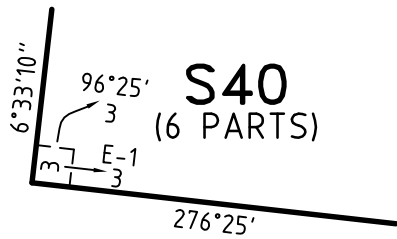
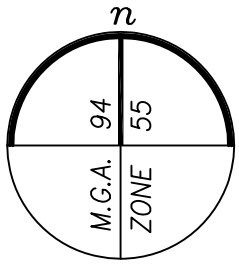
DATE 15/06/17  
 VERSION B

REFERENCE 24610353  
 DRAWING 2461035BB

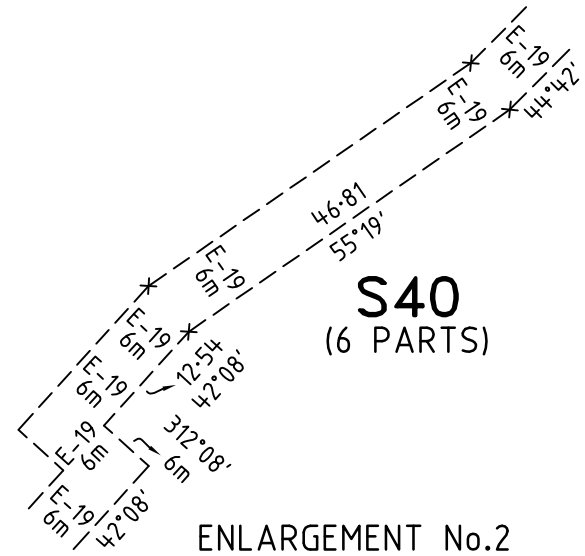
ORIGINAL SHEET SIZE A3  
 SHEET 2

PLAN OF SUBDIVISION

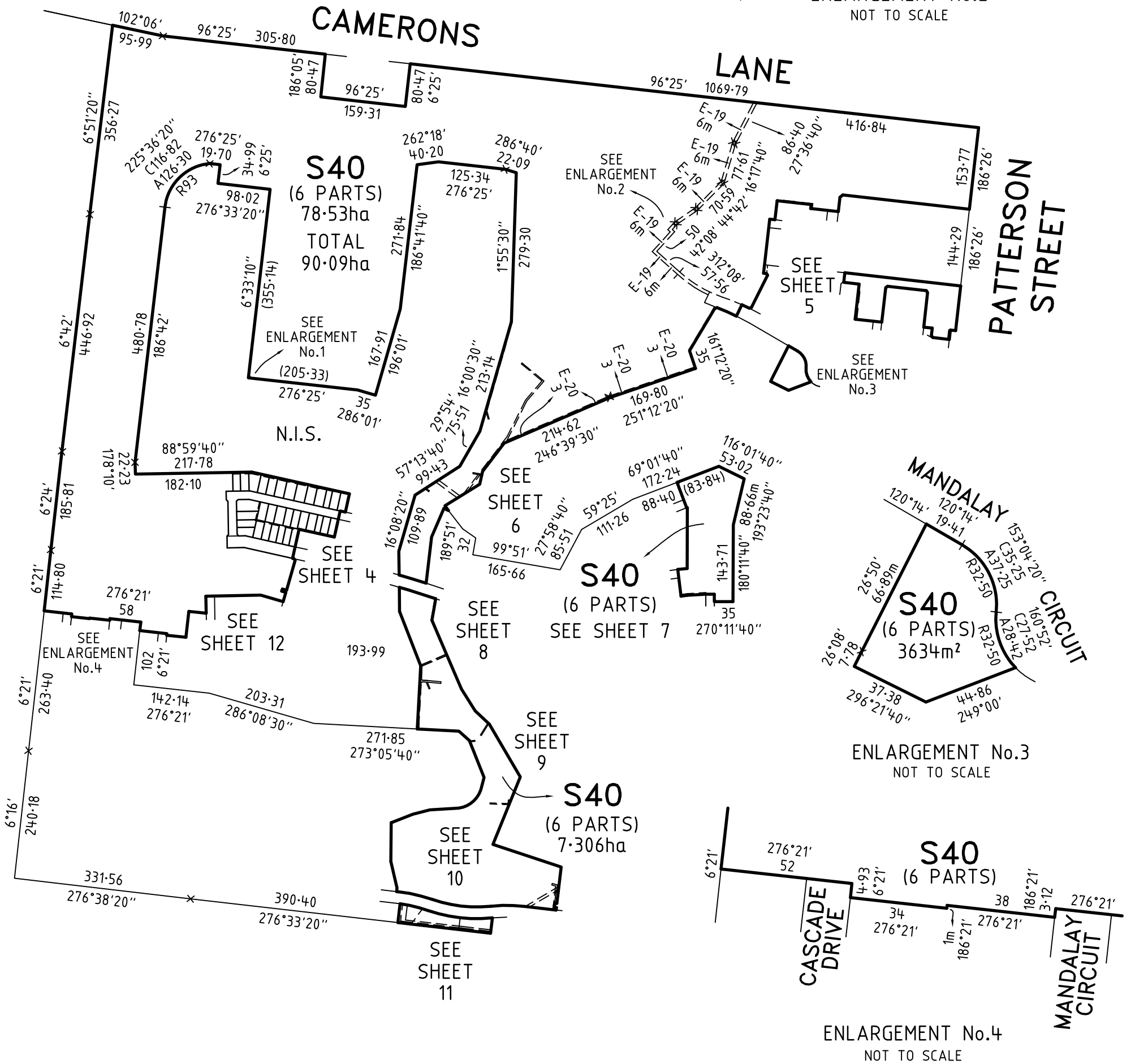
PS 617320S/S35



ENLARGEMENT No.1  
NOT TO SCALE

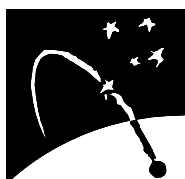


ENLARGEMENT No.2  
NOT TO SCALE



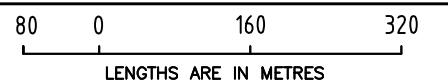
MANDALAY - 35

**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  
1:8000



DATE 15/06/17  
VERSION B

REFERENCE 24610353  
DRAWING 2461035BB

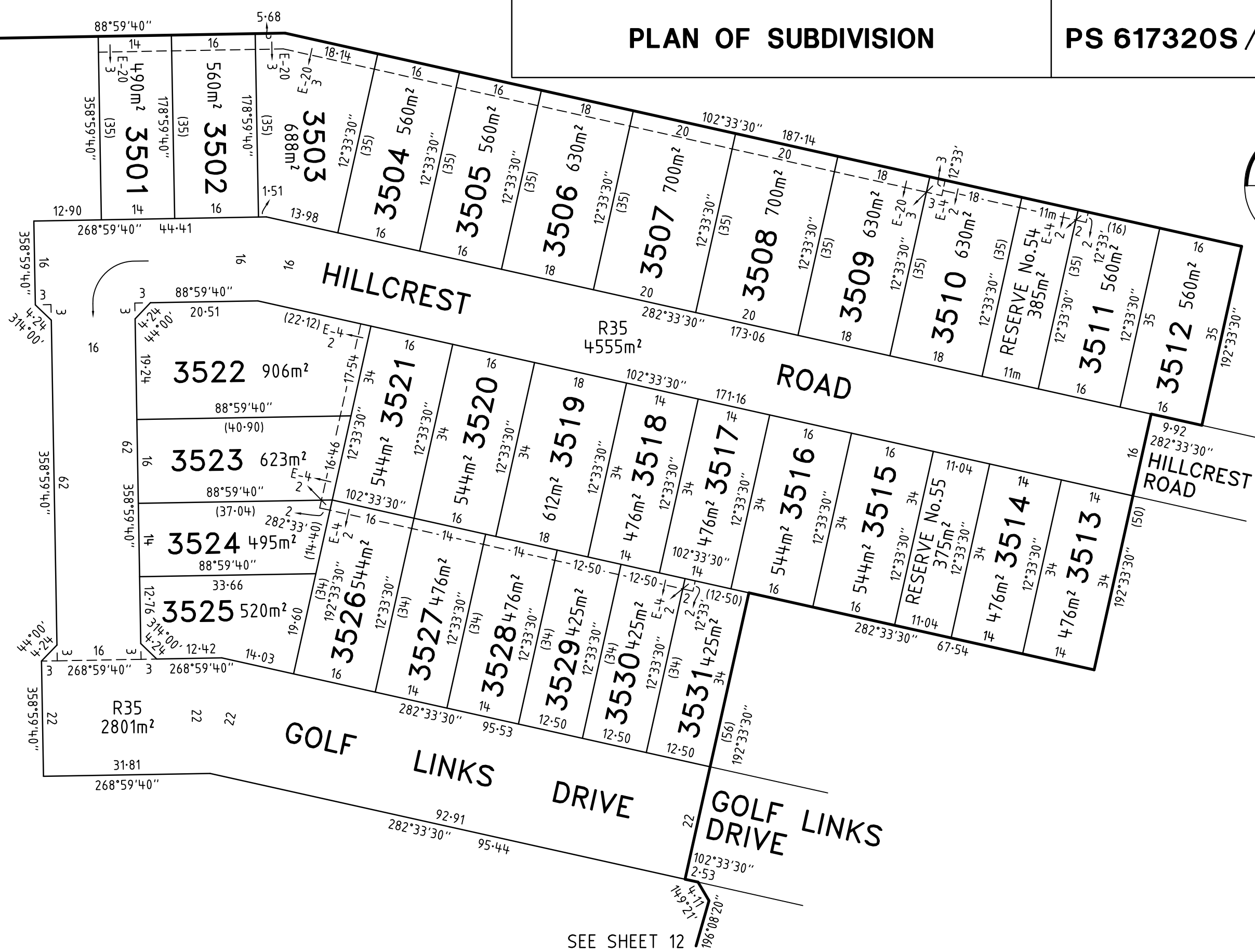
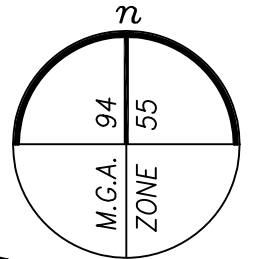
ORIGINAL SHEET SIZE A3

SHEET 3

SEE SHEET 3

PLAN OF SUBDIVISION

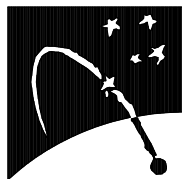
PS 617320S /S35



S40  
(6 PARTS)  
SEE SHEET 3

SEE SHEET 12

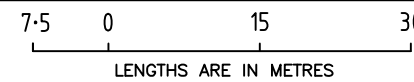
**Bosco Jonson Pty Ltd**  
A.B.N 15 169 138 827  
P.O. Box 5075, South Melbourne, Vic 3205  
16 Eastern Road South Melbourne  
Vic 3205 Australia  
Tel 03) 9699 1400 Fax 03) 9699 5992



MANDALAY - 35

LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 15/06/17 REFERENCE 24610353  
VERSION B DRAWING 2461035BB

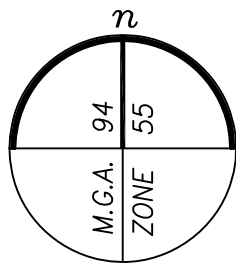


SCALE  
1:750

ORIGINAL SHEET SIZE A3  
SHEET 4

PLAN OF SUBDIVISION

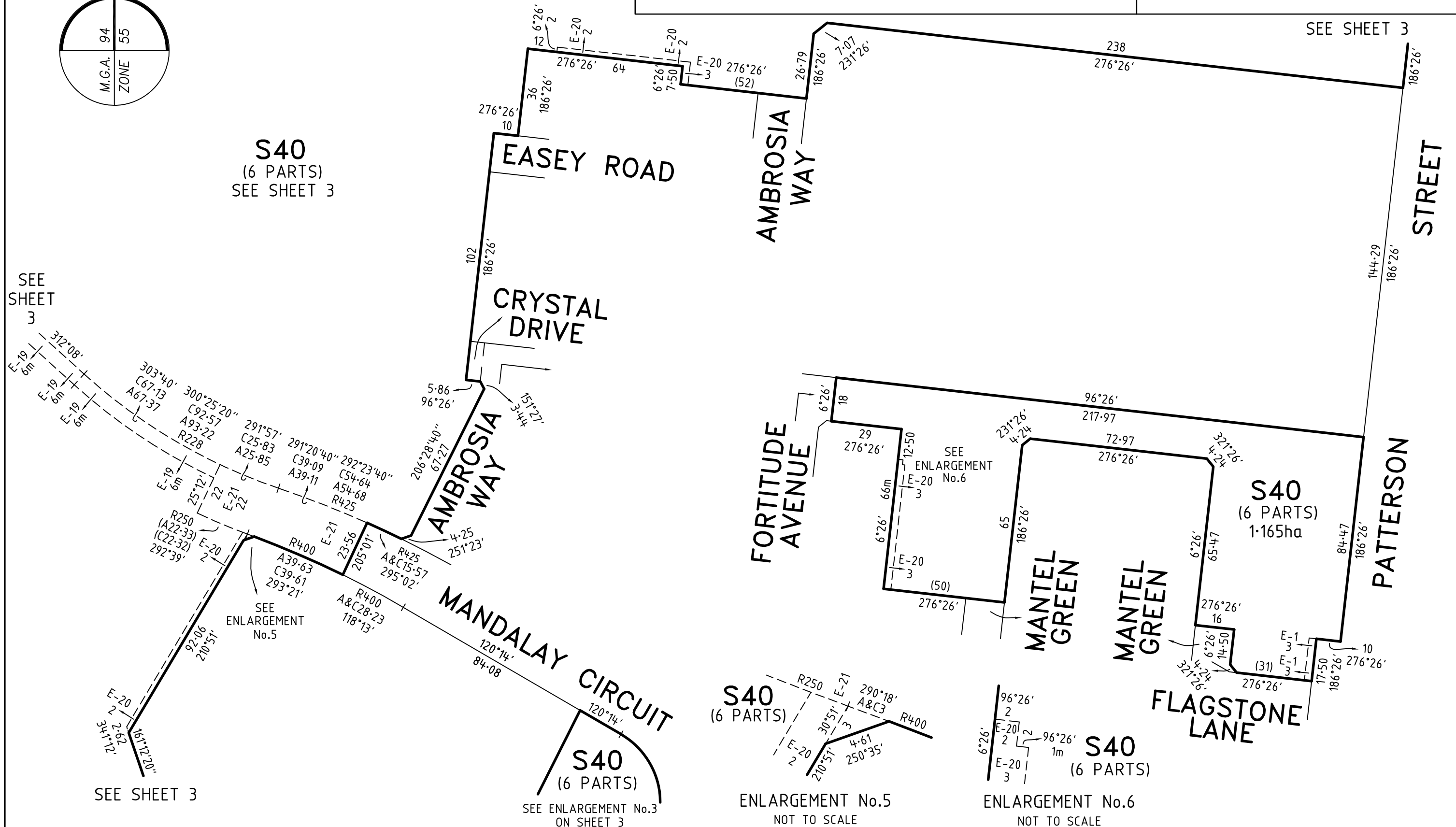
PS 617320S /S35



SEE SHEET 3

**S40**  
(6 PARTS)  
SEE SHEET 3

SEE SHEET 3



**S40**  
(6 PARTS)  
1.165ha

**S40**  
(6 PARTS)

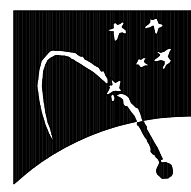
**S40**  
(6 PARTS)

**S40**  
(6 PARTS)

ENLARGEMENT No.5  
NOT TO SCALE

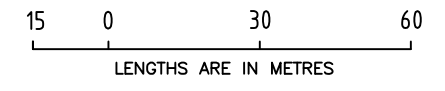
ENLARGEMENT No.6  
NOT TO SCALE

**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



**MANDALAY - 35**  
LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 15/06/17 REFERENCE 24610353  
VERSION B DRAWING 2461035BB

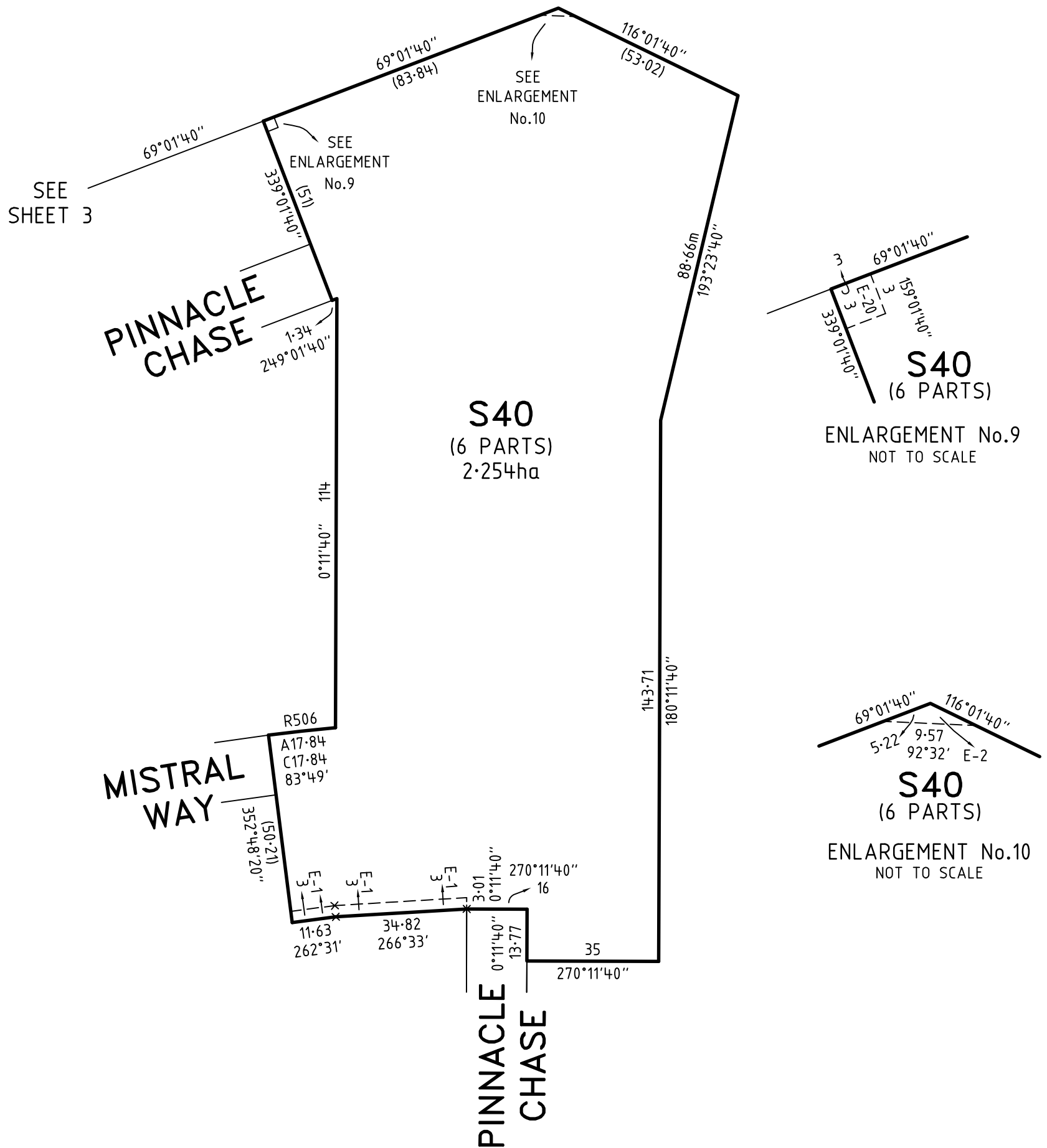
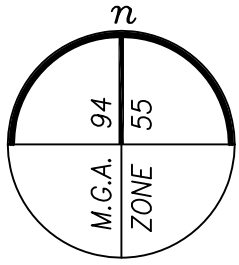


SCALE 1:1500 ORIGINAL SHEET SIZE A3  
SHEET 5



PLAN OF SUBDIVISION

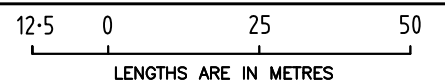
PS 617320S/S35



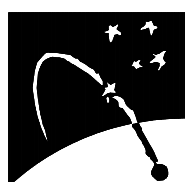
MANDALAY - 35

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE 1:1250



**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



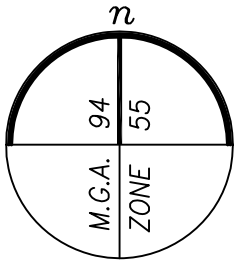
DATE 15/06/17  
 VERSION B

REFERENCE 24610353  
 DRAWING 2461035BB

ORIGINAL SHEET SIZE A3  
 SHEET 7

PLAN OF SUBDIVISION

PS 617320S/S35



SEE SHEET 3

SEE SHEET 6

**S40**  
(6 PARTS)  
SEE SHEET 3

**S40**  
(6 PARTS)

ENLARGEMENT No.11  
NOT TO SCALE

**GOLF LINKS DRIVE**

**S40**  
(6 PARTS)

ENLARGEMENT No.12  
NOT TO SCALE

**S40**  
(6 PARTS)  
SEE SHEET 3

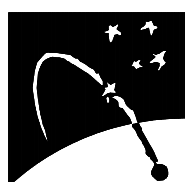
SEE SHEET 3

SEE SHEET 9

SEE SHEET 9

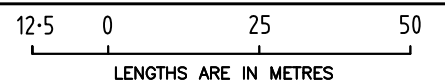
MANDALAY - 35

**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  
1:1250



DATE 15/06/17  
VERSION B

REFERENCE 24610353  
DRAWING 2461035BB

ORIGINAL SHEET SIZE A3

SHEET 8

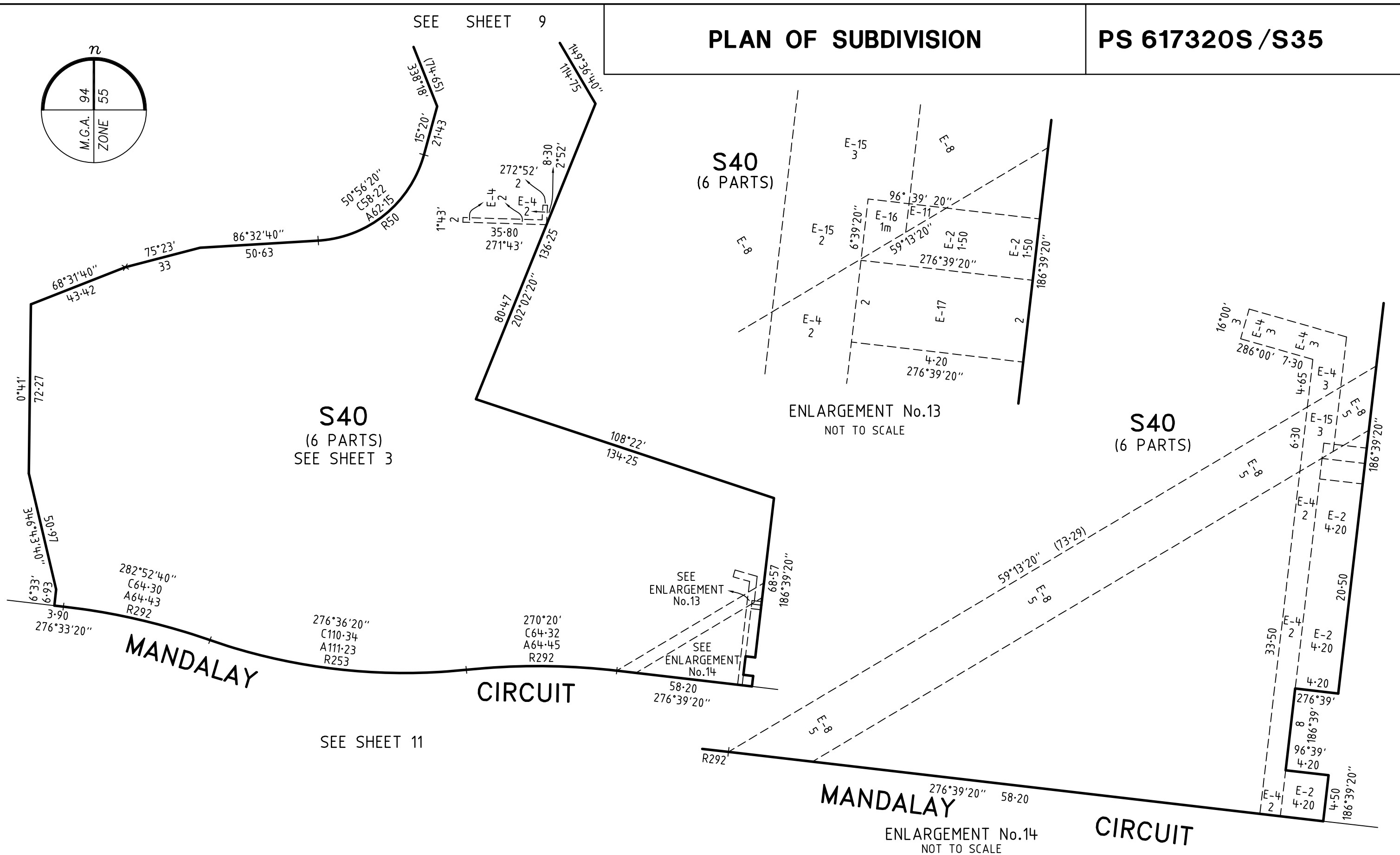
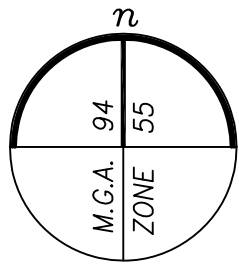




PLAN OF SUBDIVISION

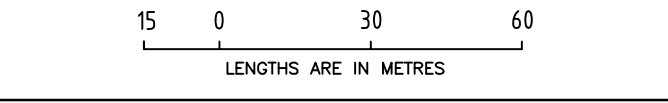
PS 617320S /S35

SEE SHEET 9

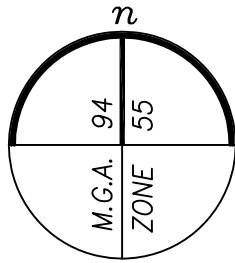


**Bosco Jonson Pty Ltd**  
 A.B.N 15 169 138 827  
 P.O. Box 5075, South Melbourne, Vic 3205  
 16 Eastern Road South Melbourne  
 Vic 3205 Australia  
 Tel 03) 9699 1400 Fax 03) 9699 5992

<b>MANDALAY - 35</b>	
LICENSED SURVEYOR GREGORY STUART WILLIAMS	
DATE 15/06/17	REFERENCE 24610353
VERSION B	DRAWING 2461035BB



SCALE 1:1500	ORIGINAL SHEET SIZE A3
	SHEET 10

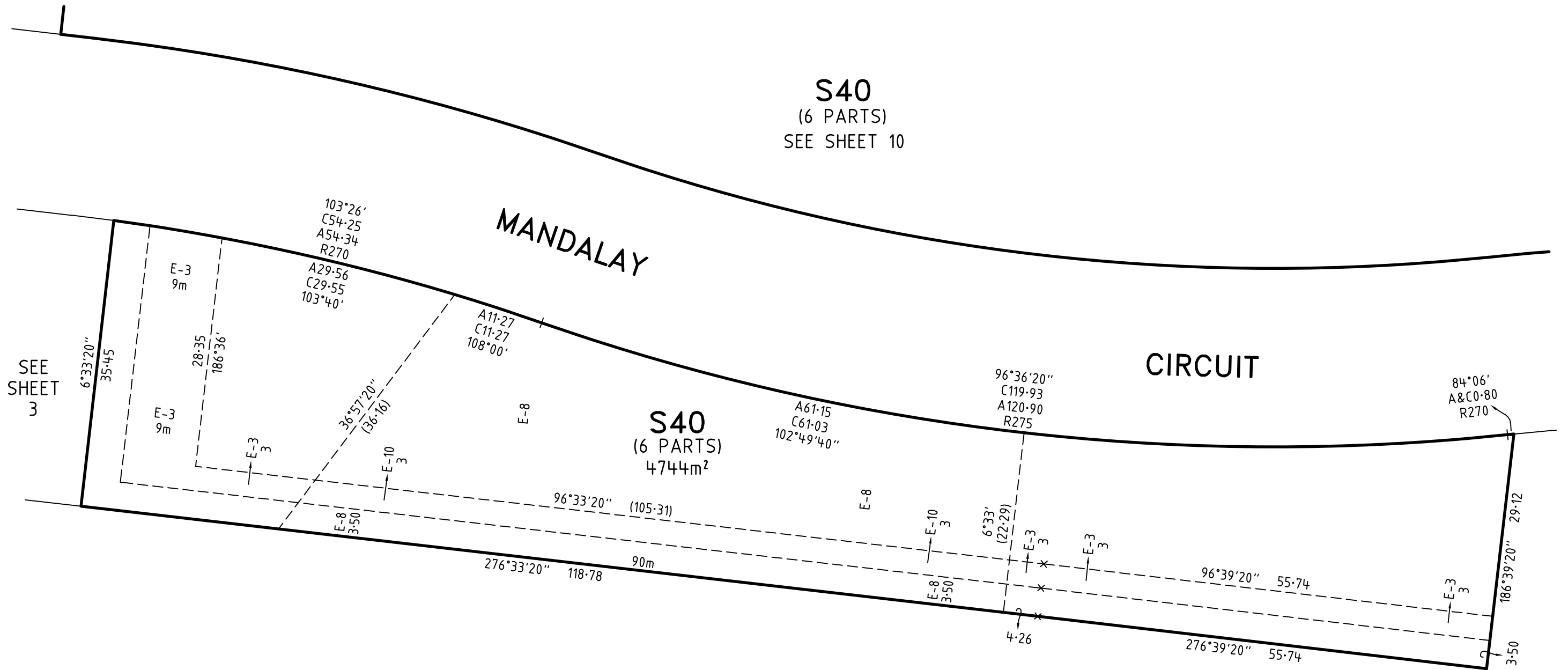


**S40**  
(6 PARTS)  
SEE SHEET 10

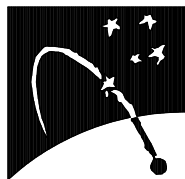
**MANDALAY**

**CIRCUIT**

**S40**  
(6 PARTS)  
4744m<sup>2</sup>



**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



**MANDALAY - 35**

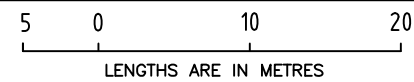
LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 15/06/17

VERSION B

REFERENCE 24610353

DRAWING 2461035BB



SCALE  
1:500

ORIGINAL SHEET SIZE A3  
SHEET 11



# PLAN OF SUBDIVISION

# PS 617320S /S35

## CREATION OF RESTRICTION "A"

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

Land to benefit: Lots 3501 to 3531 (both inclusive) on the Plan of Subdivision

Land to be burdened: Lots 3501 to 3531 (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. 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 3501 to 3531 (both inclusive) on the Plan of Subdivision

Land to be burdened: Lots 3501 to 3531 (both inclusive) on the Plan of Subdivision

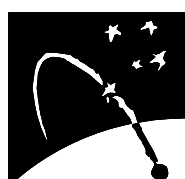
## DESCRIPTION OF RESTRICTION

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.

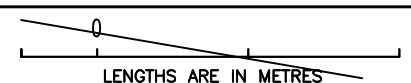
**MANDALAY – 35**

**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 15/06/17

REFERENCE 24610353

VERSION B

DRAWING 2461035BB

ORIGINAL SHEET SIZE A3

SHEET 13

# OWNERS CORPORATION SCHEDULE

# PS 617320S/S35

OWNERS CORPORATION No. 1

PLAN NO. 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, 3201 TO 3236, 3301 TO 3331, 3401 TO 3433, 3501 TO 3531, 6001 TO 6017, 6301 TO 6317, 8101 TO 8149, 9701 TO 9711 (ALL INCLUSIVE), S3, S38, S40 & 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	3001 TO 3033 (STAGE 30)	3300	3300	3526	100	100			
48 TO 99 (STAGE 2)	5200	5200	3101 TO 3143 (STAGE 31)	4300	4300	3527	100	100			
100 TO 138 (STAGE 3)	3900	3900	9701 TO 9711 (STAGE 97)	1100	1100	3528	100	100			
139 TO 173 (STAGE 4)	3500	3500	2901 TO 2928 (STAGE 29)	2800	2800	3529	100	100			
174 TO 206 (STAGE 5)	3300	3300	6001 TO 6017 (STAGE 60)	1700	1700	3530	100	100			
207 TO 244 (STAGE 6)	3800	3800	3201 TO 3236 (STAGE 32)	3600	3600	3531	100	100			
245 TO 278 (STAGE 7)	3400	3400	6301 TO 6317 (STAGE 63)	1700	1700	S40	1	1			
279 TO 300 (STAGE 8)	2200	2200	3301 TO 3331 (STAGE 33)	3100	3100						
902 TO 916 & 918 TO 928 (STAGE 9)	2600	2600	3401 TO 3433 & S38 (STAGE 34)	3301	3301						
1401 TO 1444 (STAGE 14)	4400	4400	3501	100	100						
1501 TO 1544 (STAGE 15)	4400	4400	3502	100	100						
1601 TO 1634 (STAGE 16)	3400	3400	3503	100	100						
1701 TO 1746 (STAGE 17)	4600	4600	3504	100	100						
1801 TO 1817 (STAGE 18A)	1700	1700	3505	100	100						
1901 TO 1910 (STAGE 19)	1000	1000	3506	100	100						
2001 TO 2040 (STAGE 20)	4000	4000	3507	100	100						
2101 TO 2150 (STAGE 21)	5000	5000	3508	100	100						
2701 TO 2738 (STAGE 27)	3800	3800	3509	100	100						
8101 TO 8149 (STAGE 81)	4900	4900	3510	100	100						
2801 TO 2833 (STAGE 28)	3300	3300	3511	100	100						
			3512	100	100						
			3513	100	100						
			3514	100	100						
			3515	100	100						
			3516	100	100						
			3517	100	100						
			3518	100	100						
			3519	100	100						
			3520	100	100						
			3521	100	100						
			3522	100	100						
			3523	100	100						
			3524	100	100						
			3525	100	100						
						TOTAL	101202	101202			

LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 15/06/17

REFERENCE 24610353

ORIGINAL SHEET SIZE A3

VERSION B

DRAWING 2461035BB

SHEET 14

### 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

