

PLAN OF SUBDIVISION

EDITION

PS 617320S/S33

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 S32
 POSTAL ADDRESS: CAMERONS LANE
 (at time of subdivision) BEVERIDGE 3753
 MGA 94 E 318 130 ZONE: 55
 CO-ORDINATES: N 5 850 240
 (approx. centre of land in plan)

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R33 RESERVE No.52	MITCHELL SHIRE COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD

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

DEPTH LIMITATION DOES NOT APPLY

LOTS 1 TO 3300 (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: 

OTHER PURPOSE OF PLAN

TO REMOVE THAT PART OF DRAINAGE EASEMENT E-4 ON PS617320S (STAGE 31) NOW CONTAINED IN HARMONY WAY AND LUCKNOW DRIVE ON THIS PLAN.

GROUND FOR REMOVAL OF EASEMENTS

AGREEMENT BY ALL INTERESTED PARTIES

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 - 33
 31 LOTS AND BALANCE LOT S33

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 01/03/17 REFERENCE 24610333
 VERSION B DRAWING 2461033BB

ORIGINAL SHEET SIZE A3
 SHEET 1 OF 13 SHEETS

PLAN OF SUBDIVISION

PS 617320S/S33

EASEMENT INFORMATION

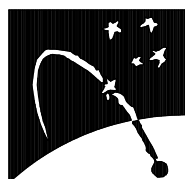
LEGEND: E – Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A – Appurtenant Easement

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 – 33

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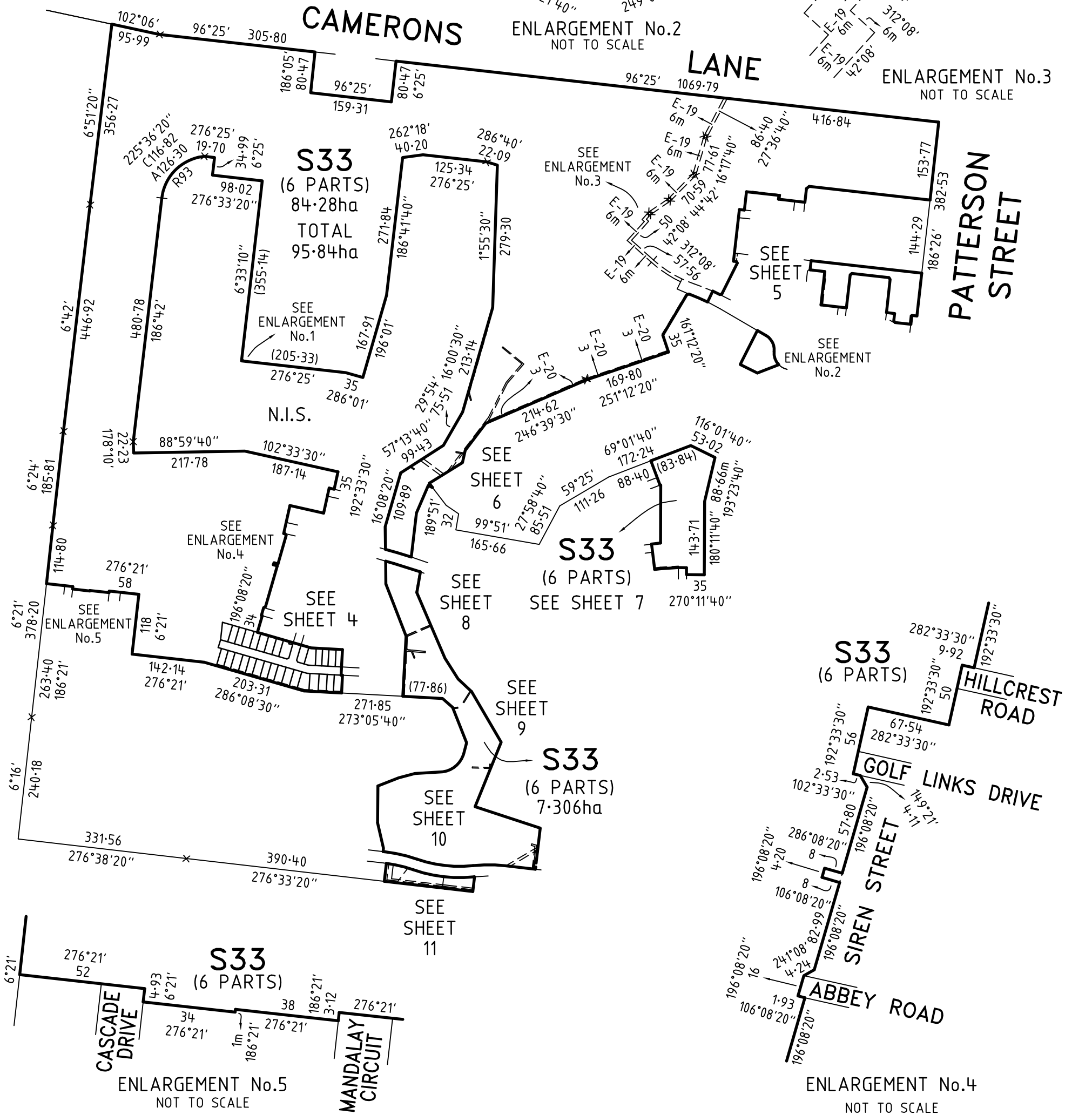
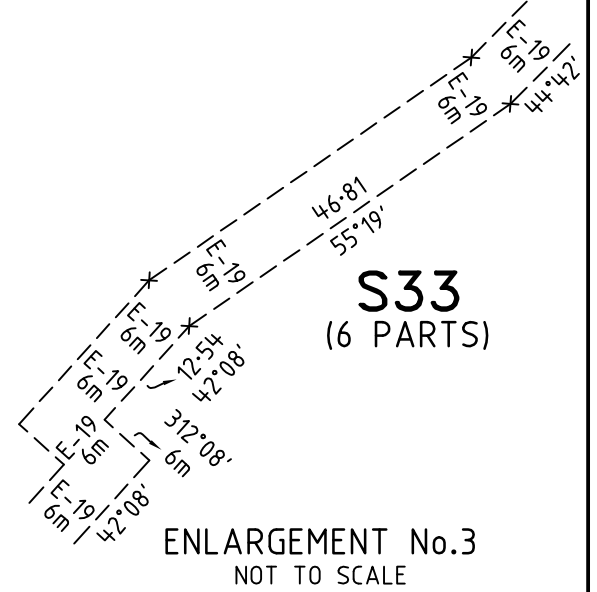
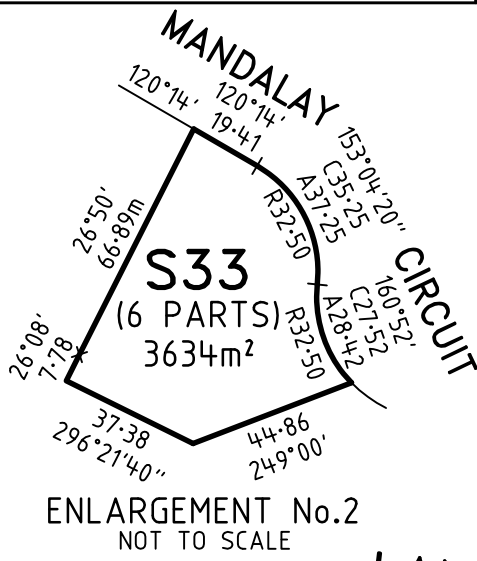
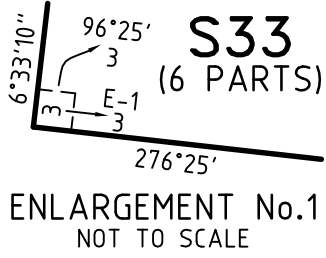
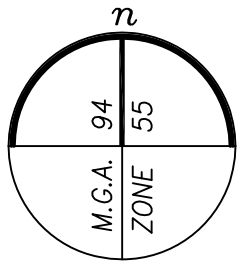
DATE 01/03/17
 VERSION B

REFERENCE 24610333
 DRAWING 2461033BB

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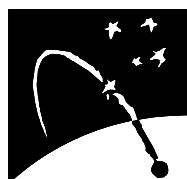
PLAN OF SUBDIVISION

PS 617320S/S33



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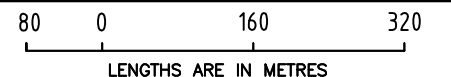


LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 01/03/17
 VERSION B

REFERENCE 24610333
 DRAWING 2461033BB

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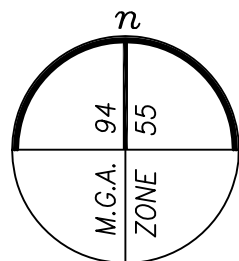


ORIGINAL SHEET SIZE A3

SHEET 3

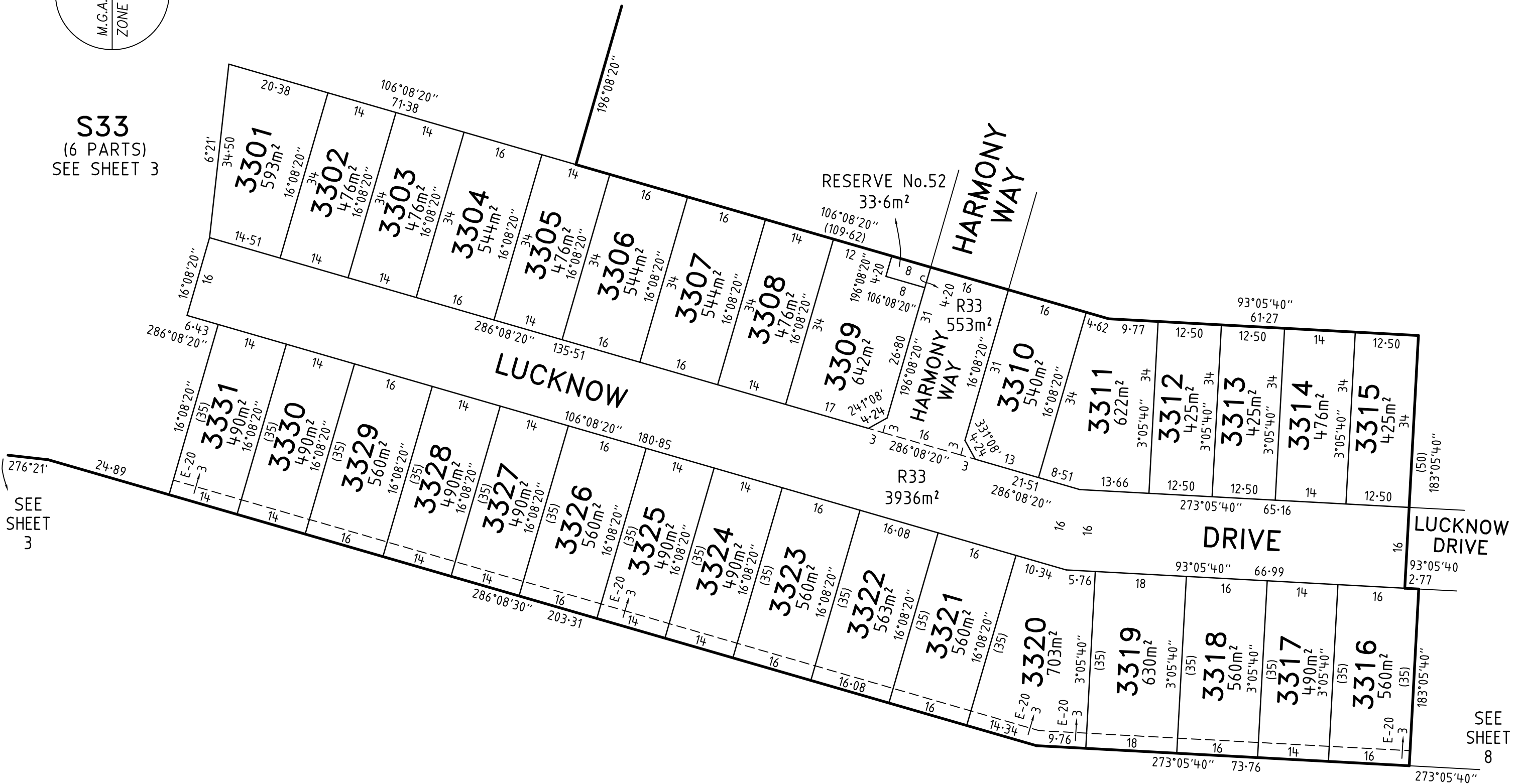
PLAN OF SUBDIVISION

PS 617320S /S33



S33
(6 PARTS)
SEE SHEET 3

SEE SHEET 3



SEE SHEET 3

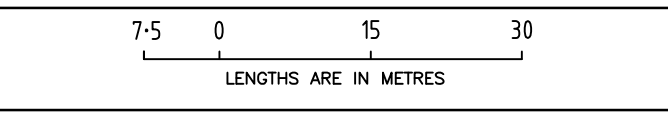
SEE SHEET 8

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MANDALAY - 33
 LICENSED SURVEYOR GREGORY STUART WILLIAMS

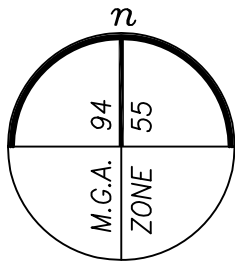
DATE 01/03/17 REFERENCE 24610333
 VERSION B DRAWING 2461033BB



SCALE 1:750 ORIGINAL SHEET SIZE A3
 SHEET 4

PLAN OF SUBDIVISION

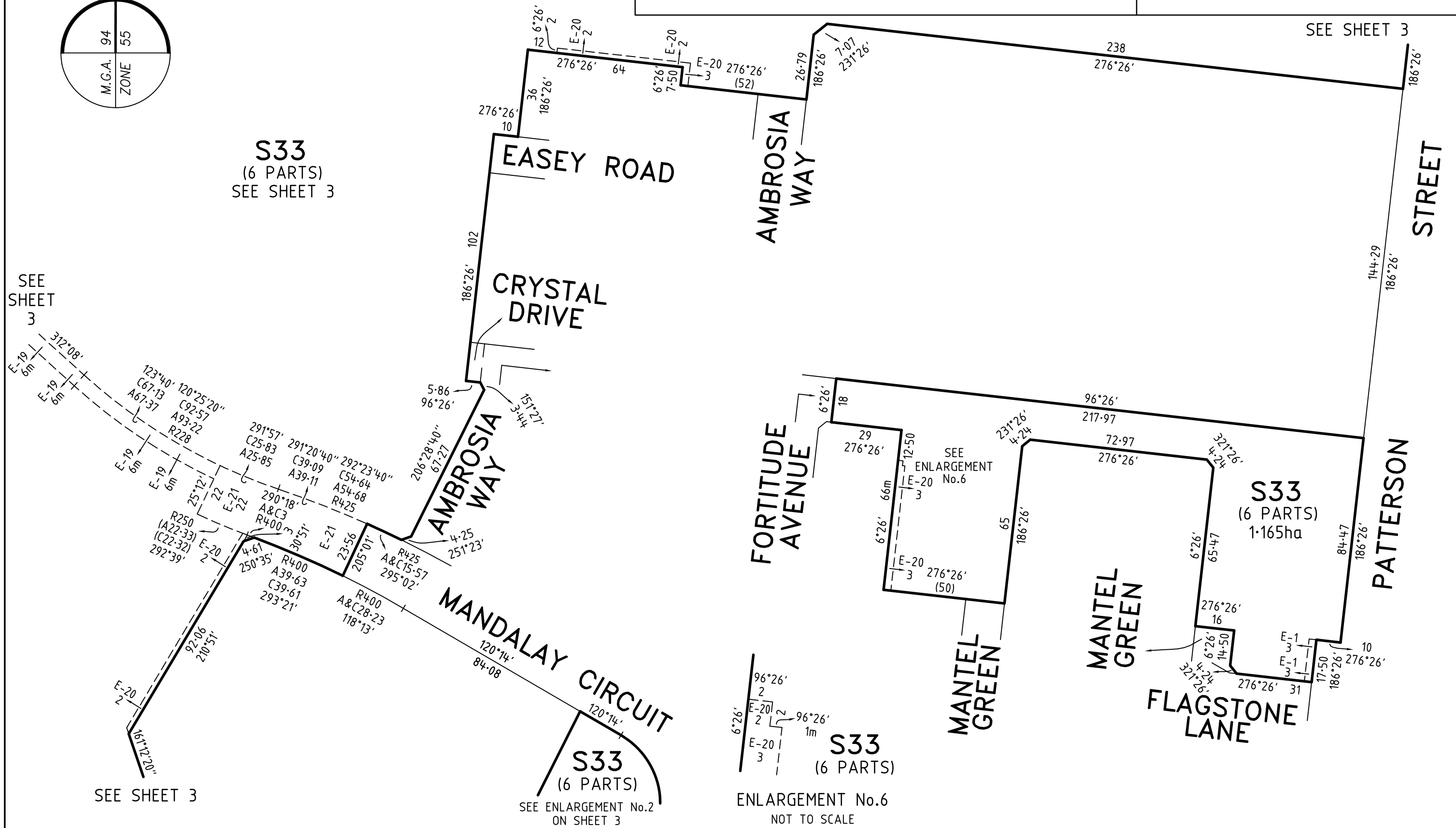
PS 617320S /S33



SEE SHEET 3

S33
(6 PARTS)
SEE SHEET 3

SEE SHEET 3

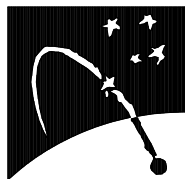


SEE SHEET 3

SEE ENLARGEMENT No.2
ON SHEET 3

ENLARGEMENT No.6
NOT TO SCALE

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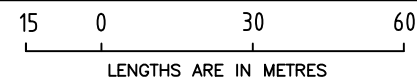
LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 01/03/17

VERSION B

REFERENCE 24610333

DRAWING 2461033BB

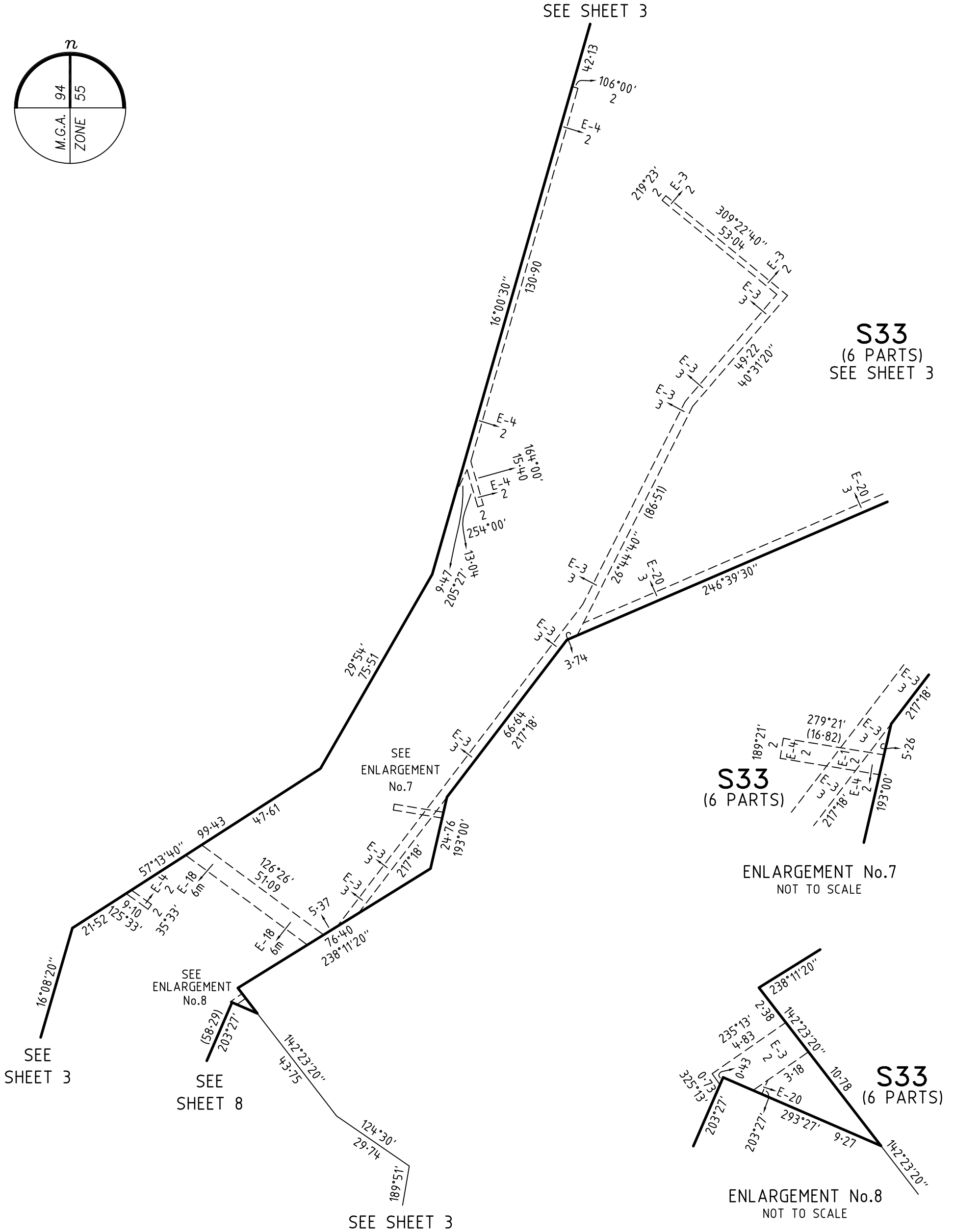
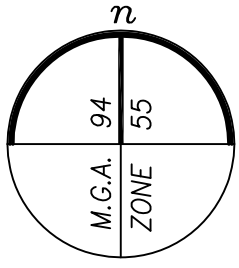


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SHEET 5

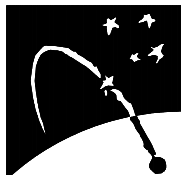
PLAN OF SUBDIVISION

PS 617320S/S 33



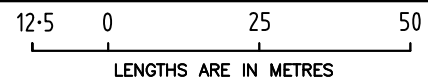
MANDALAY - 33

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LICENSED SURVEYOR GREGORY STUART WILLIAMS
 DATE 01/03/17 REFERENCE 24610333
 VERSION B DRAWING 2461033BB

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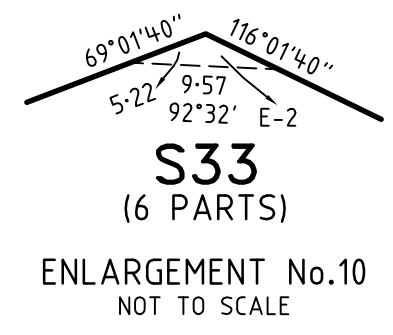
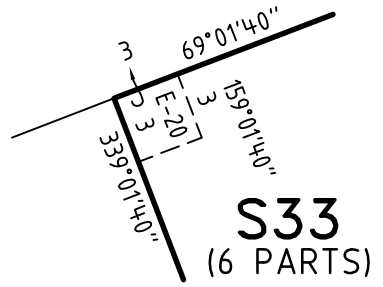
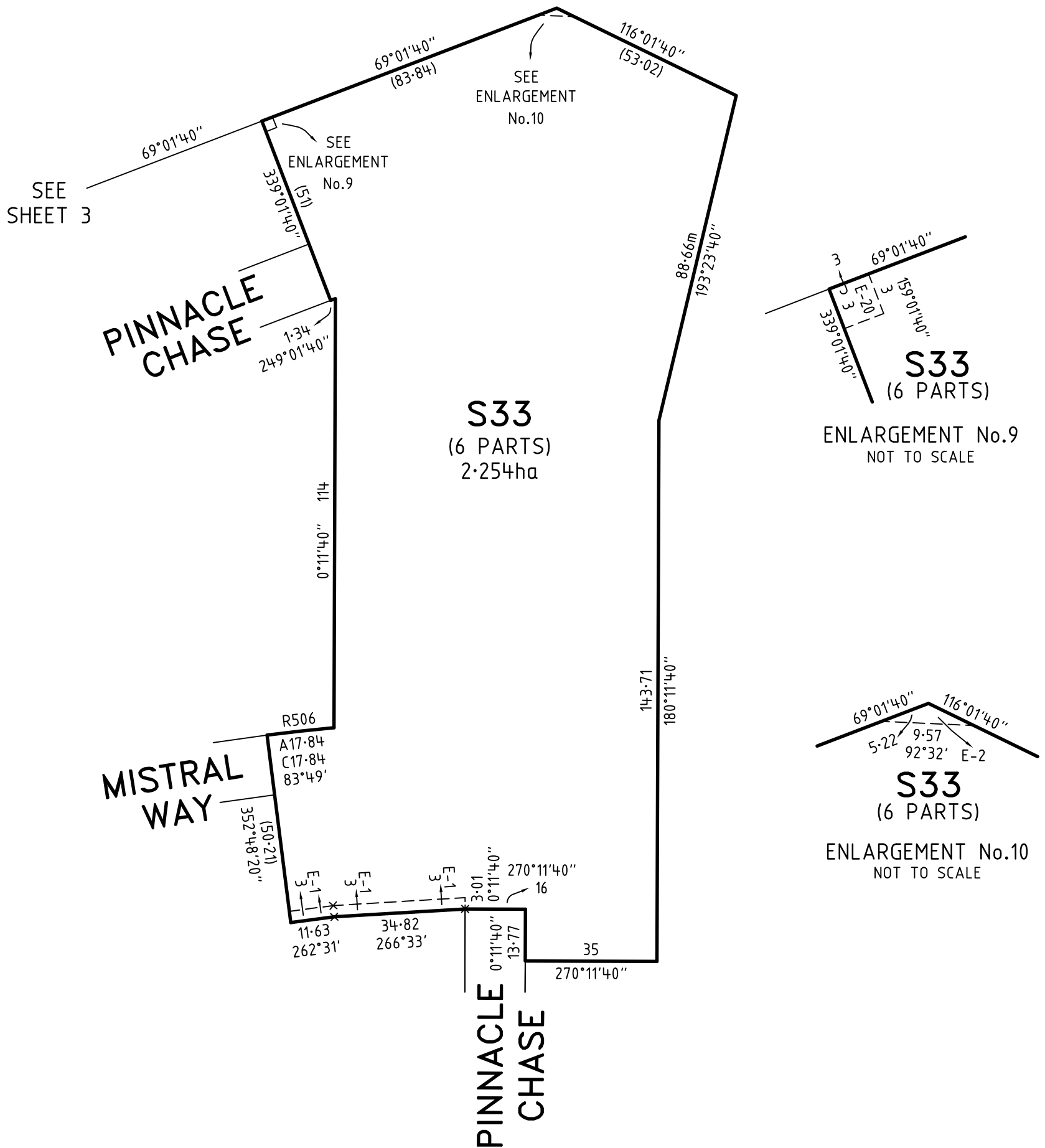
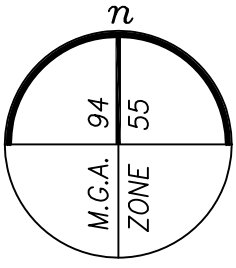


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SHEET 6

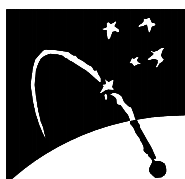
PLAN OF SUBDIVISION

PS 617320S/S33



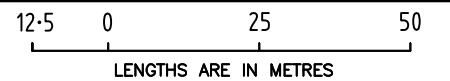
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LICENSED SURVEYOR GREGORY STUART WILLIAMS

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1:1250



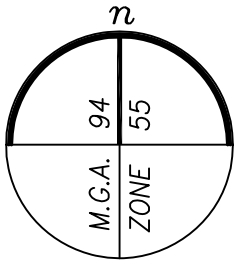
DATE 01/03/17
VERSION B

REFERENCE 24610333
DRAWING 2461033BB

ORIGINAL SHEET SIZE A3
SHEET 7

PLAN OF SUBDIVISION

PS 617320S/S33



SEE SHEET 3

SEE SHEET 6

S33
(6 PARTS)
SEE SHEET 3

S33
(6 PARTS)

ENLARGEMENT No.11
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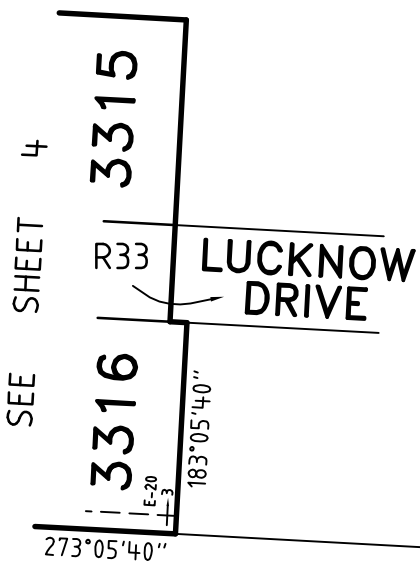
GOLF LINKS DRIVE

S33
(6 PARTS)

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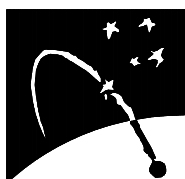
S33
(6 PARTS)
SEE SHEET 3

SEE SHEET 9



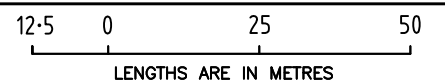
MANDALAY - 33

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LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE
1:1250



DATE 01/03/17
VERSION B

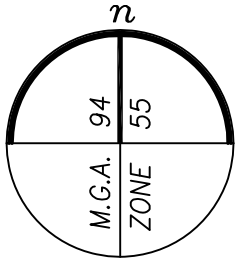
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DRAWING 2461033BB

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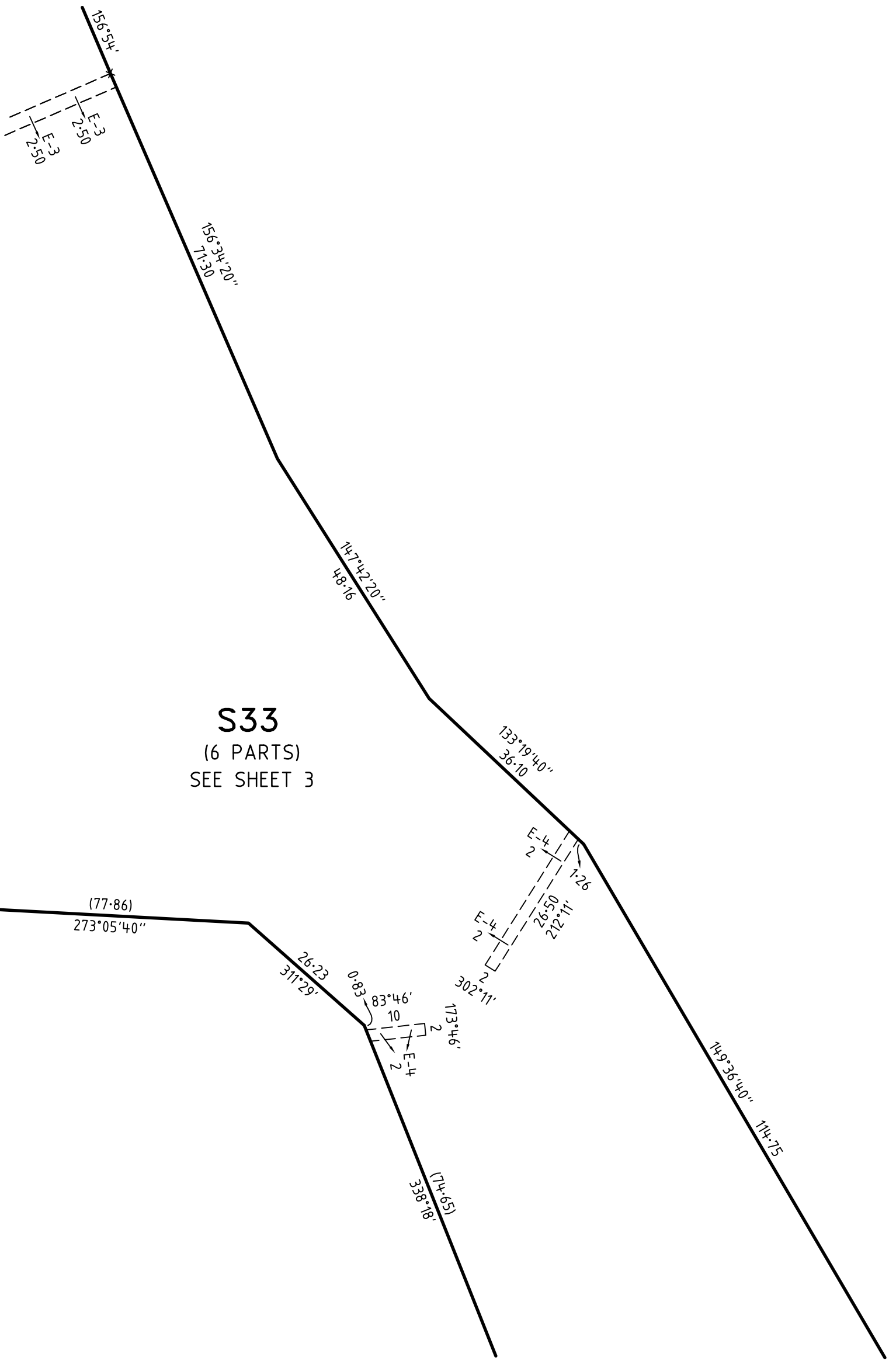
SHEET 8

PLAN OF SUBDIVISION

PS 617320S/S63



SEE SHEET 8



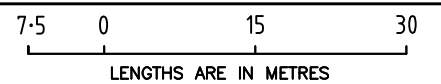
SEE SHEET 8

SEE SHEET 10

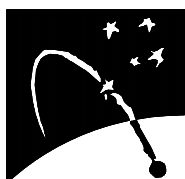
MANDALAY - 33

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE 1:750



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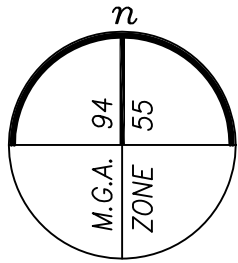
DATE 01/03/17
 VERSION B

REFERENCE 24610333
 DRAWING 2461033BB

ORIGINAL SHEET SIZE A3
 SHEET 9

PLAN OF SUBDIVISION

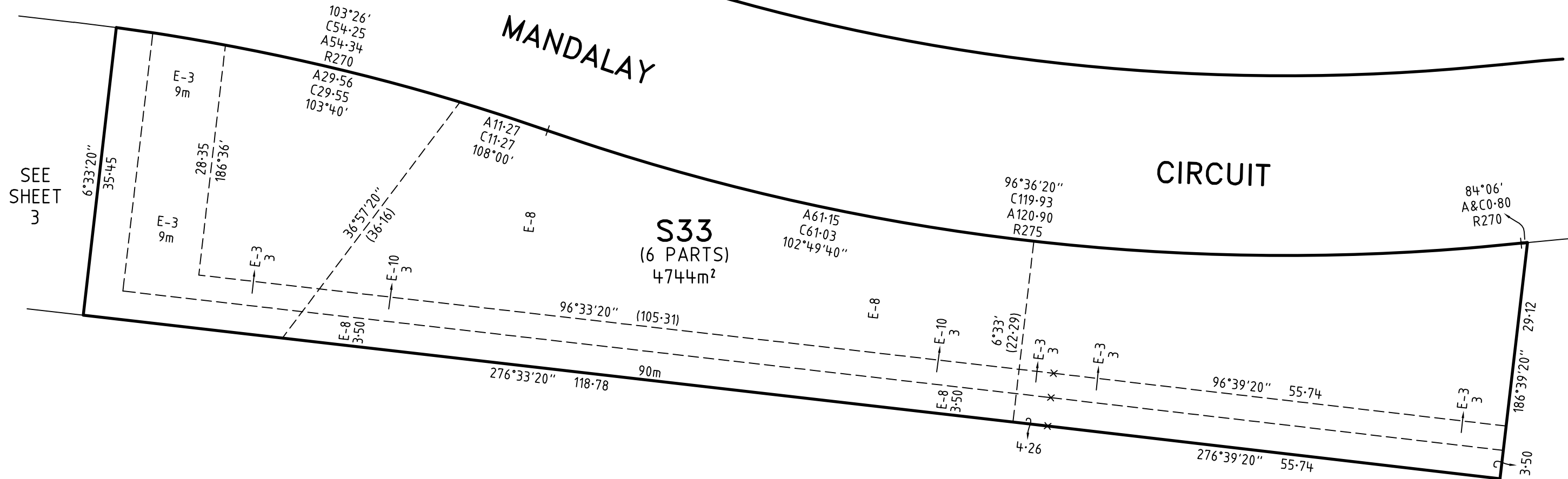
PS 617320S /S33



S33
(6 PARTS)
SEE SHEET 10

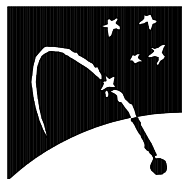
MANDALAY

CIRCUIT



SEE SHEET 3

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MANDALAY - 33

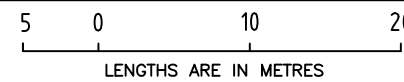
LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 01/03/17

VERSION B

REFERENCE 24610333

DRAWING 2461033BB



SCALE
1:500

ORIGINAL SHEET SIZE A3
SHEET 11

PLAN OF SUBDIVISION

PS 617320S /S33

CREATION OF RESTRICTION "A"

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

Land to benefit: Lots 3301 to 3331 (both inclusive) on the Plan of Subdivision

Land to be burdened: Lots 3301 to 3331 (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 3301 to 3331 (both inclusive) on the Plan of Subdivision

Land to be burdened: Lots 3301 to 3331 (both inclusive) on the Plan of Subdivision

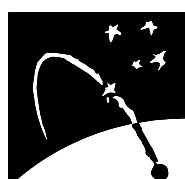
DESCRIPTION OF RESTRICTION

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.

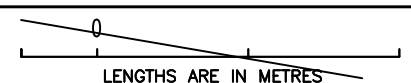
MANDALAY – 33

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SCALE



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REFERENCE 24610333
DRAWING 2461033BB

ORIGINAL SHEET SIZE A3

SHEET 12

OWNERS CORPORATION SCHEDULE

PS 617320S/S33

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, 6001 TO 6017, 6301 TO 6317, 8101 TO 8149, 9701 TO 9711 (ALL INCLUSIVE), S3, S33 & COMMON PROPERTY No.1

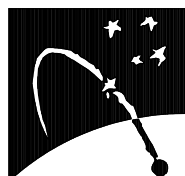
LIMITATIONS ON OWNERS CORPORATION:
UNLIMITED

NOTATIONS

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						
48 TO 99 (STAGE 2)	5200	5200	3101 TO 3143 (STAGE 31)	4300	4300						
100 TO 138 (STAGE 3)	3900	3900	9701 TO 9711 (STAGE 97)	1100	1100						
139 TO 173 (STAGE 4)	3500	3500	2901 TO 2928 (STAGE 29)	2800	2800						
174 TO 206 (STAGE 5)	3300	3300	6001 TO 6017 (STAGE 60)	1700	1700						
207 TO 244 (STAGE 6)	3800	3800	3201 TO 3236 (STAGE 32)	3600	3600						
245 TO 278 (STAGE 7)	3400	3400	6301 TO 6317 (STAGE 63)	1700	1700						
279 TO 300 (STAGE 8)	2200	2200	3301	100	100						
902 TO 916 & 918 TO 928 (STAGE 9)	2600	2600	3302	100	100						
			3303	100	100						
			3304	100	100						
			3305	100	100						
			3306	100	100						
1401 TO 1444 (STAGE 14)	4400	4400	3307	100	100						
			3308	100	100						
			3309	100	100						
1501 TO 1544 (STAGE 15)	4400	4400	3310	100	100						
			3311	100	100						
			3312	100	100						
1601 TO 1634 (STAGE 16)	3400	3400	3313	100	100						
			3314	100	100						
			3315	100	100						
1701 TO 1746 (STAGE 17)	4600	4600	3316	100	100						
			3317	100	100						
			3318	100	100						
1801 TO 1817 (STAGE 18A)	1700	1700	3319	100	100						
			3320	100	100						
			3321	100	100						
1901 TO 1910 (STAGE 19)	1000	1000	3322	100	100						
			3323	100	100						
			3324	100	100						
2001 TO 2040 (STAGE 20)	4000	4000	3325	100	100						
			3326	100	100						
			3327	100	100						
2101 TO 2150 (STAGE 21)	5000	5000	3328	100	100						
			3329	100	100						
			3330	100	100						
2701 TO 2738 (STAGE 27)	3800	3800	3331	100	100						
			3332	100	100						
			3333	100	100						
2701 TO 2738 (STAGE 27)	3800	3800	3334	100	100						
			3335	100	100						
			3336	100	100						
8101 TO 8149 (STAGE 81)	4900	4900	3337	100	100						
			3338	100	100						
			3339	100	100						
2801 TO 2833 (STAGE 28)	3300	3300	3340	100	100						
			3341	100	100						
			3342	100	100						
			S33	1	1						
			TOTAL	94801	94801						

Bosco Jonson Pty Ltd
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LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 01/03/17
VERSION B

REFERENCE 24610333
DRAWING 2461033BB

ORIGINAL SHEET SIZE A3
SHEET 13