

PLAN OF SUBDIVISION

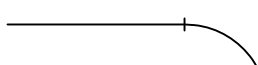
EDITION

PS 617320S/S35

<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 FOL</p> <p>LAST PLAN REFERENCE: PS 617320S LOT S39</p> <p>POSTAL ADDRESS: CAMERONS LANE (at time of subdivision) BEVERIDGE 3753</p> <p>MGA 94 CO-ORDINATES: E 318 120 ZONE: 55 (approx. centre of land in plan) N 5 850 570</p>	<p>Council Name: Mitchell Shire Council</p> <p>SPEAR Reference Number: S109015B</p>
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VESTING OF ROADS AND/OR RESERVES

NOTATIONS

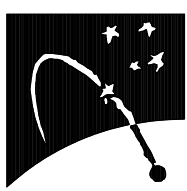
IDENTIFIER	COUNCIL/BODY/PERSON	NOTATIONS
ROAD R35 RESERVE No.54 RESERVE No.55	MITCHELL SHIRE COUNCIL MITCHELL SHIRE COUNCIL MITCHELL SHIRE COUNCIL	<p>STAGING This is/is not a staged subdivision Planning Permit No. P306244/10</p> <p>DEPTH LIMITATION DOES NOT APPLY</p> <p>LOTS 1 TO 3500 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE</p> <p>EASEMENTS E-5 TO E-7, E-9, E-12 TO E-14 AND E-22 TO E-24 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE</p> <p>TANGENT POINTS ARE SHOWN THUS: </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-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	LICENSED SURVEYOR GREGORY STUART WILLIAMS		
31 LOTS AND BALANCE LOT S40	DATE 12/01/18	REFERENCE 24610353	ORIGINAL SHEET SIZE A3
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	VERSION F	DRAWING 2461035BF	SHEET 1 OF 15 SHEETS
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PLAN OF SUBDIVISION

PS 617320S/S35

EASEMENT INFORMATION

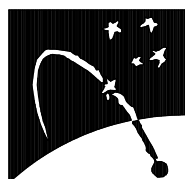
LEGEND: E – Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A – Appurtenant Easement

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	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 – 35

LICENSED SURVEYOR GREGORY STUART WILLIAMS

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DATE 12/01/18
 VERSION F

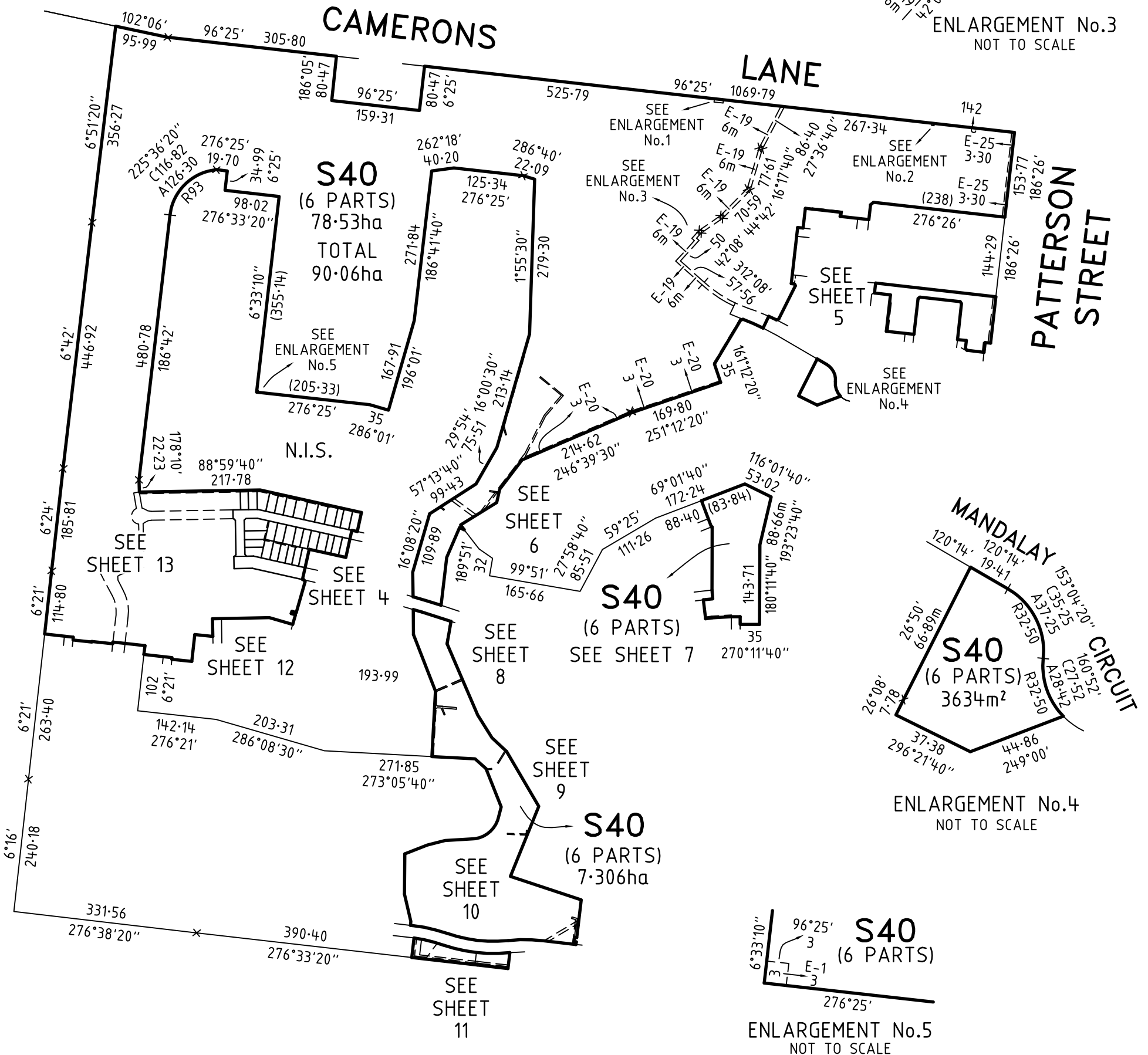
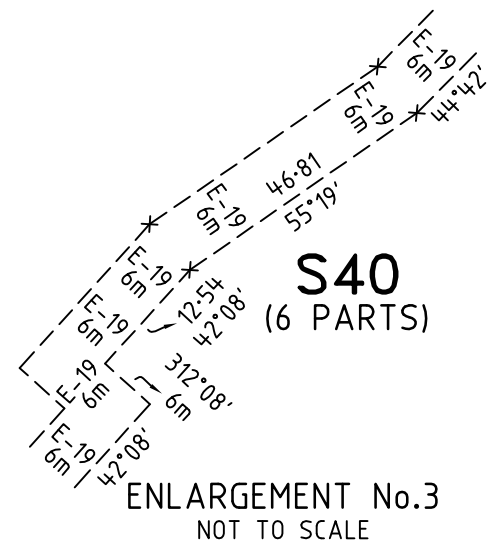
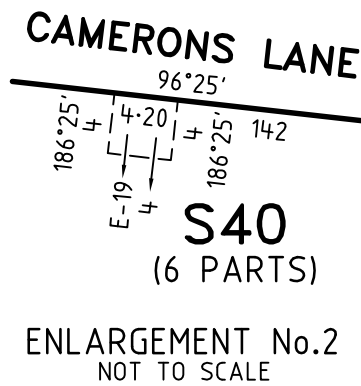
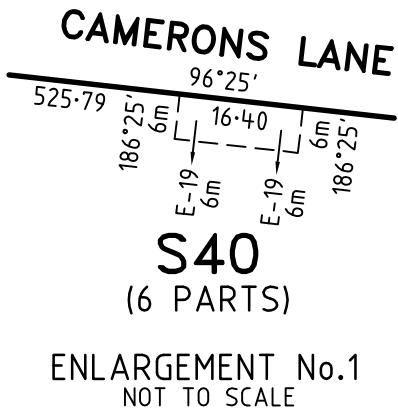
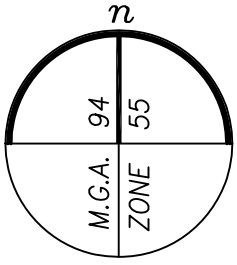
REFERENCE 24610353
 DRAWING 2461035BF

ORIGINAL SHEET SIZE A3
 SHEET 2

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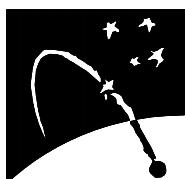
PLAN OF SUBDIVISION

PS 617320S/S35



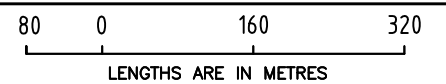
MANDALAY - 35

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SCALE
1:8000



DATE 12/01/18

REFERENCE 24610353

VERSION F

DRAWING 2461035BF

ORIGINAL SHEET SIZE A3

SHEET 3

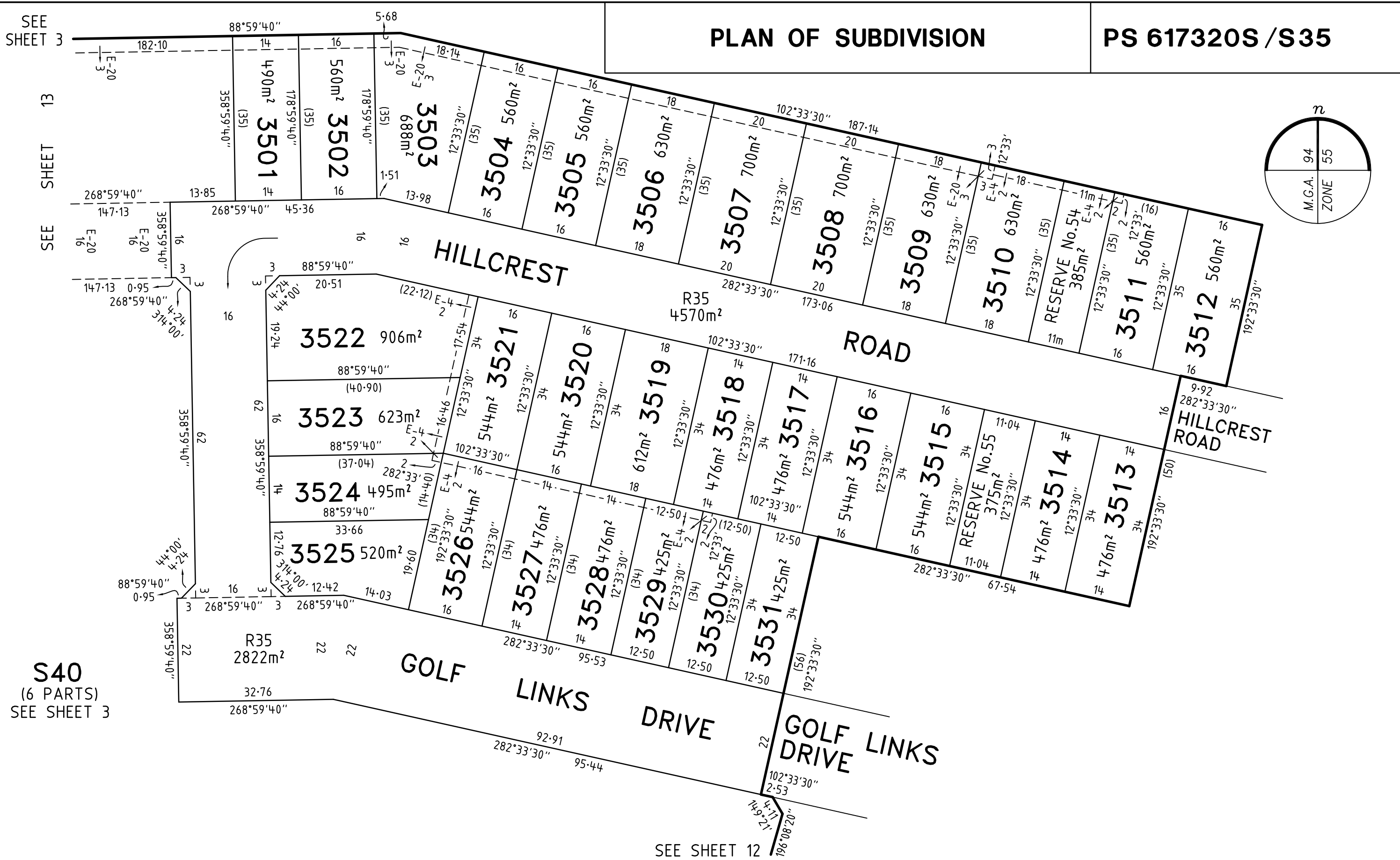
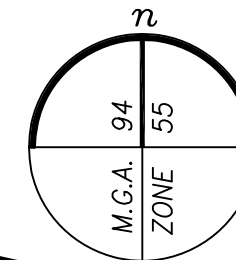
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SEE SHEET 3

PLAN OF SUBDIVISION

PS 617320S /S35

SEE SHEET 13



S40
(6 PARTS)
SEE SHEET 3

SEE SHEET 12

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MANDALAY - 35

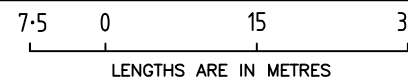
LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 12/01/18

VERSION F

REFERENCE 24610353

DRAWING 2461035BF



SCALE
1:750

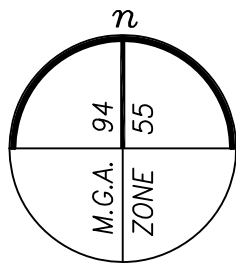
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SHEET 4

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PLAN OF SUBDIVISION

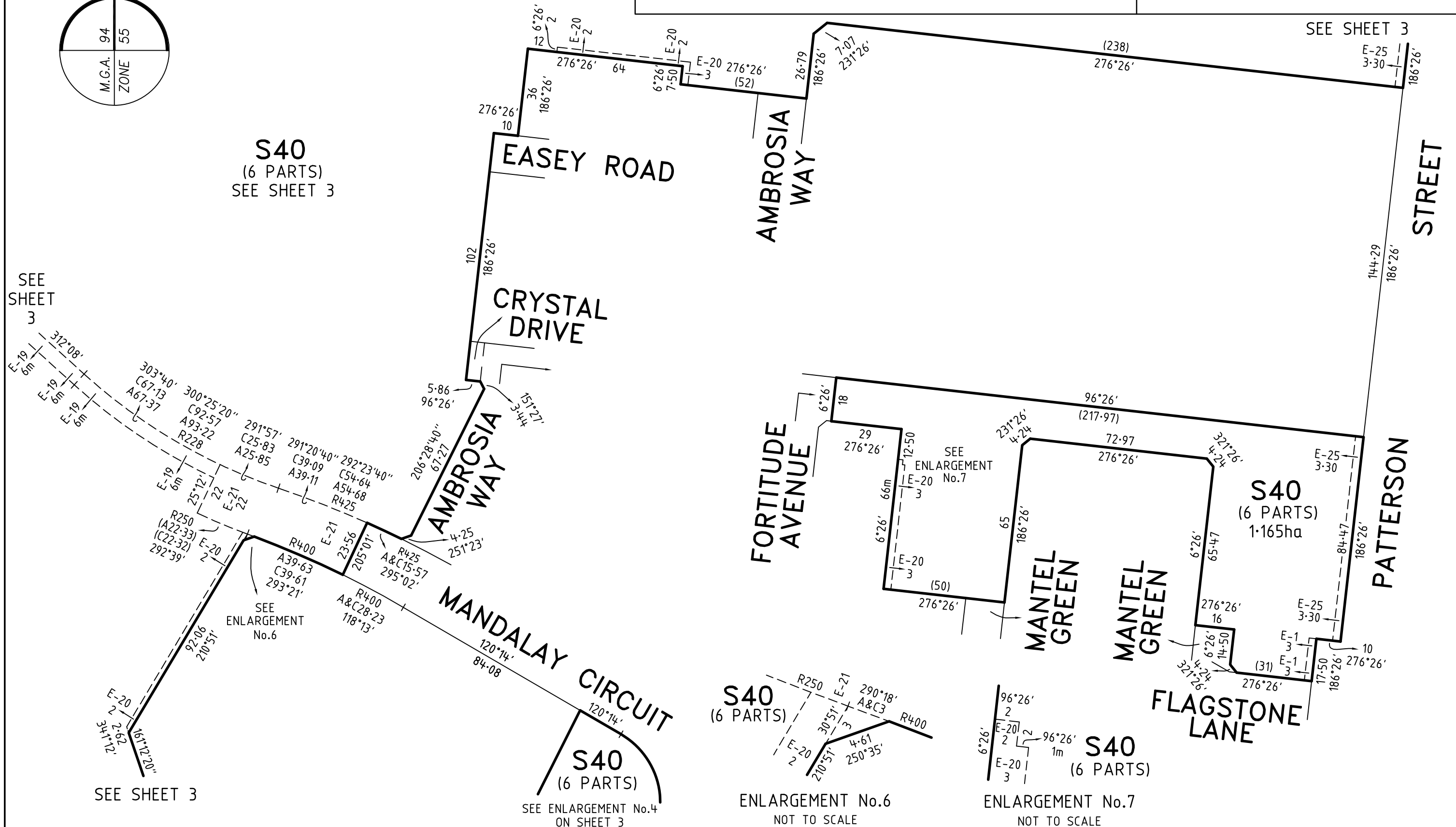
PS 617320S /S35



SEE SHEET 3

S40
(6 PARTS)
SEE SHEET 3

SEE SHEET 3



S40
(6 PARTS)
1.165ha

S40
(6 PARTS)

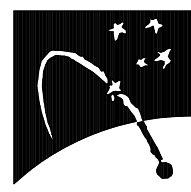
S40
(6 PARTS)

S40
(6 PARTS)

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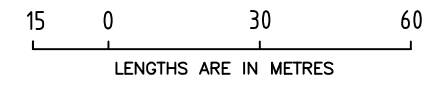
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MANDALAY - 35
LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 12/01/18 REFERENCE 24610353
VERSION F DRAWING 2461035BF

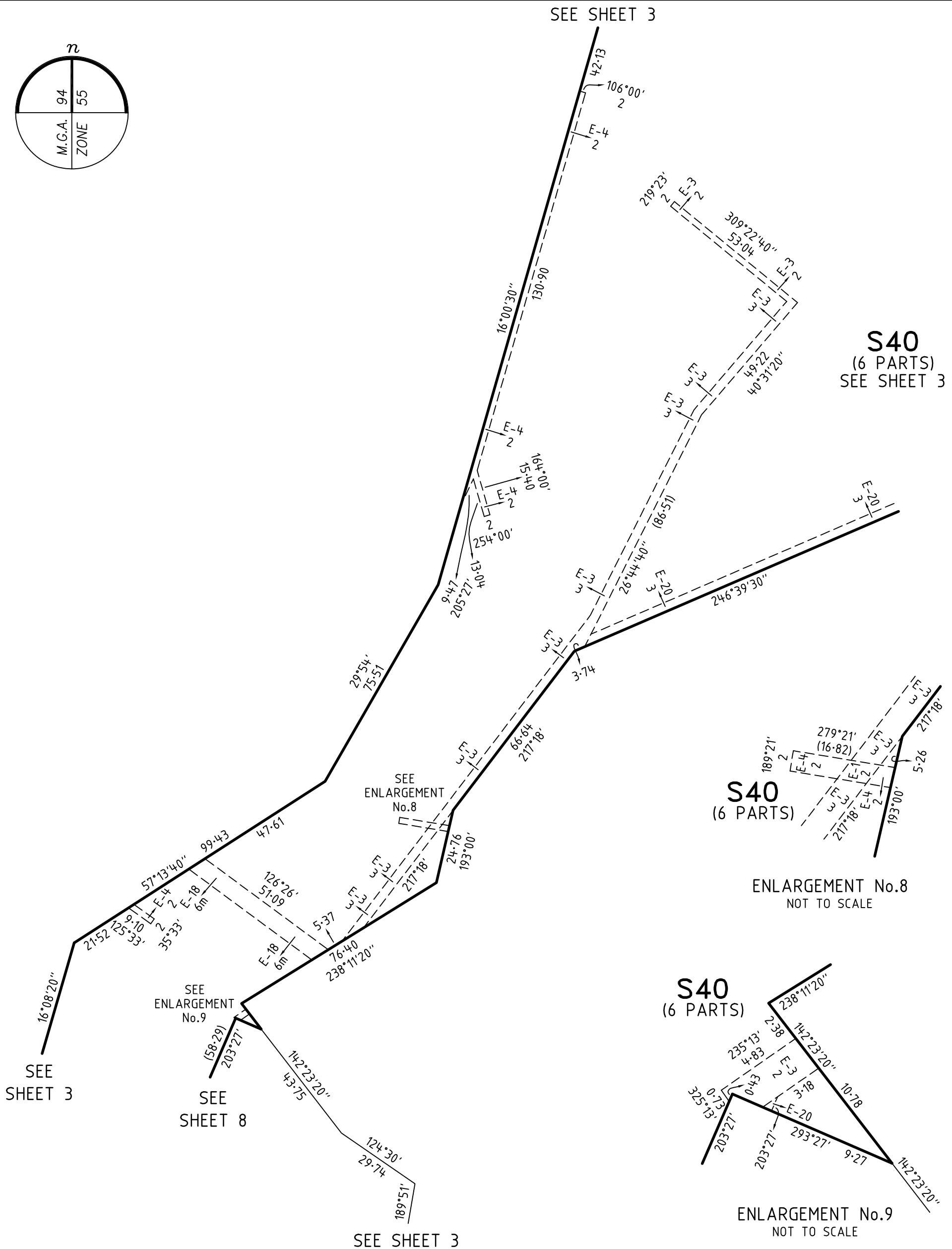
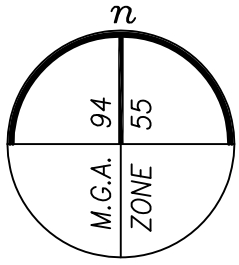


SCALE 1:1500 ORIGINAL SHEET SIZE A3
SHEET 5

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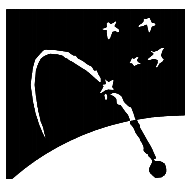
PLAN OF SUBDIVISION

PS 617320S/S35



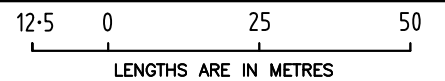
MANDALAY - 35

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LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE
1:1250



DATE 12/01/18

REFERENCE 24610353

VERSION F

DRAWING 2461035BF

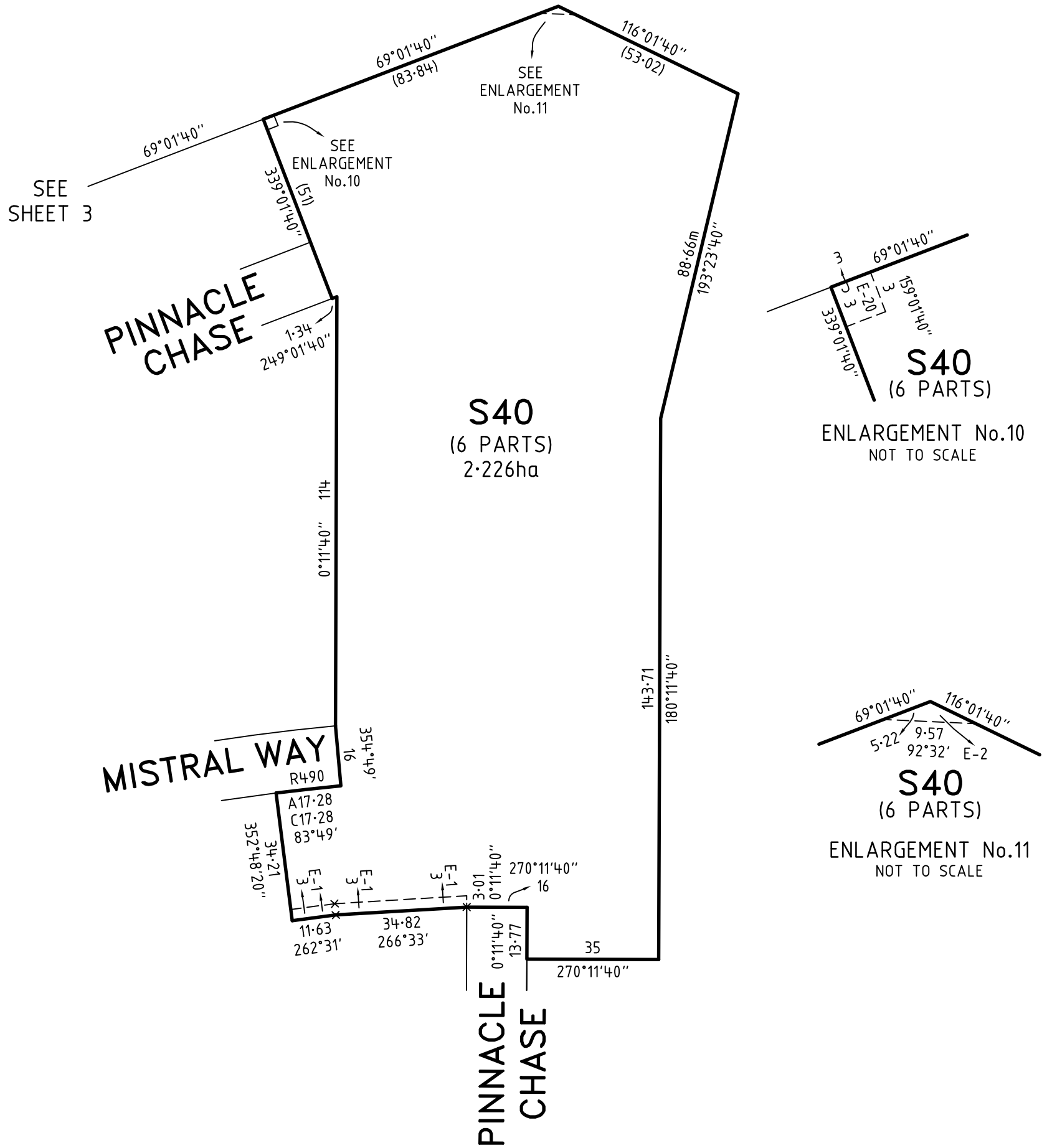
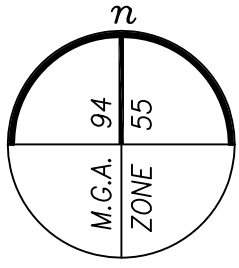
ORIGINAL SHEET SIZE A3

SHEET 6

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PLAN OF SUBDIVISION

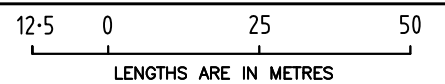
PS 617320S/S35



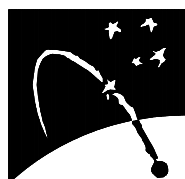
MANDALAY - 35

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE 1:1250



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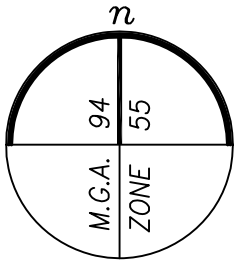
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SHEET 7

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PLAN OF SUBDIVISION

PS 617320S/S35



SEE SHEET 3

SEE SHEET 6

S40
(6 PARTS)
SEE SHEET 3

S40
(6 PARTS)

ENLARGEMENT No.12
NOT TO SCALE

GOLF LINKS DRIVE

S40
(6 PARTS)

ENLARGEMENT No.13
NOT TO SCALE

S40
(6 PARTS)
SEE SHEET 3

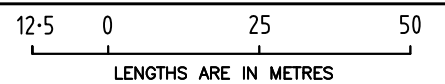
SEE SHEET 3

SEE SHEET 9

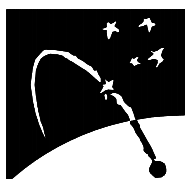
MANDALAY - 35

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE
1:1250



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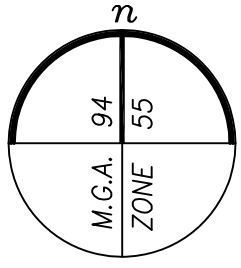
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SHEET 8

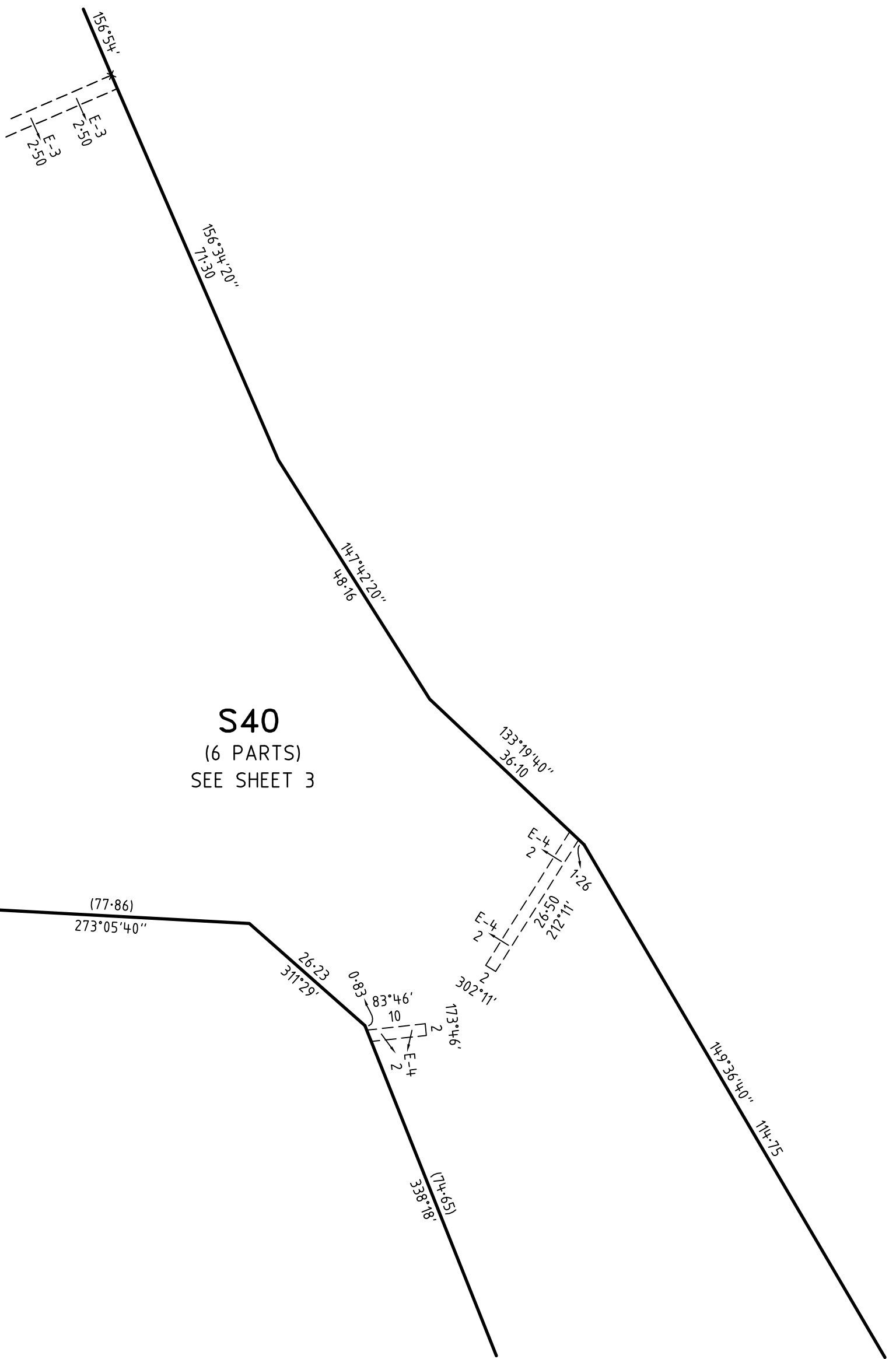
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PLAN OF SUBDIVISION

PS 617320S/S35



SEE SHEET 8



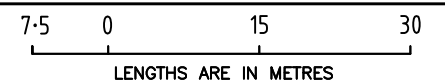
SEE SHEET 8

SEE SHEET 10

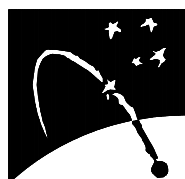
MANDALAY - 35

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE 1:750



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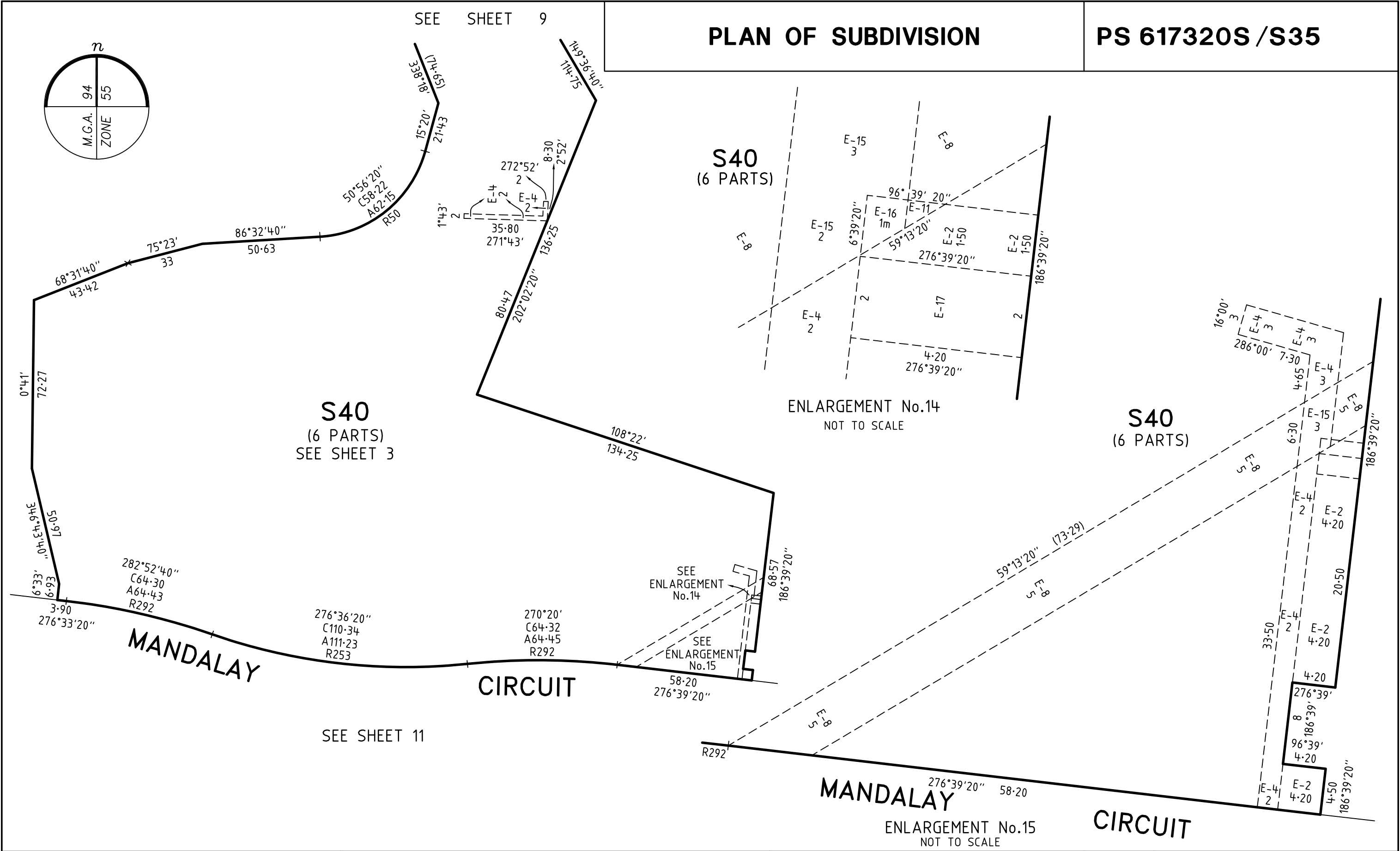
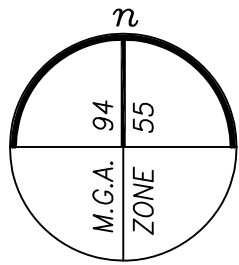
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 SHEET 9

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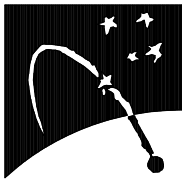
PLAN OF SUBDIVISION

PS 617320S /S35

SEE SHEET 9



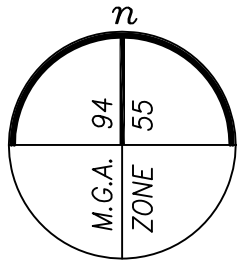
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MANDALAY - 35
LICENSED SURVEYOR GREGORY STUART WILLIAMS
DATE 12/01/18 REFERENCE 24610353
VERSION F DRAWING 2461035BF

Scale 1:1500
Lengths are in metres
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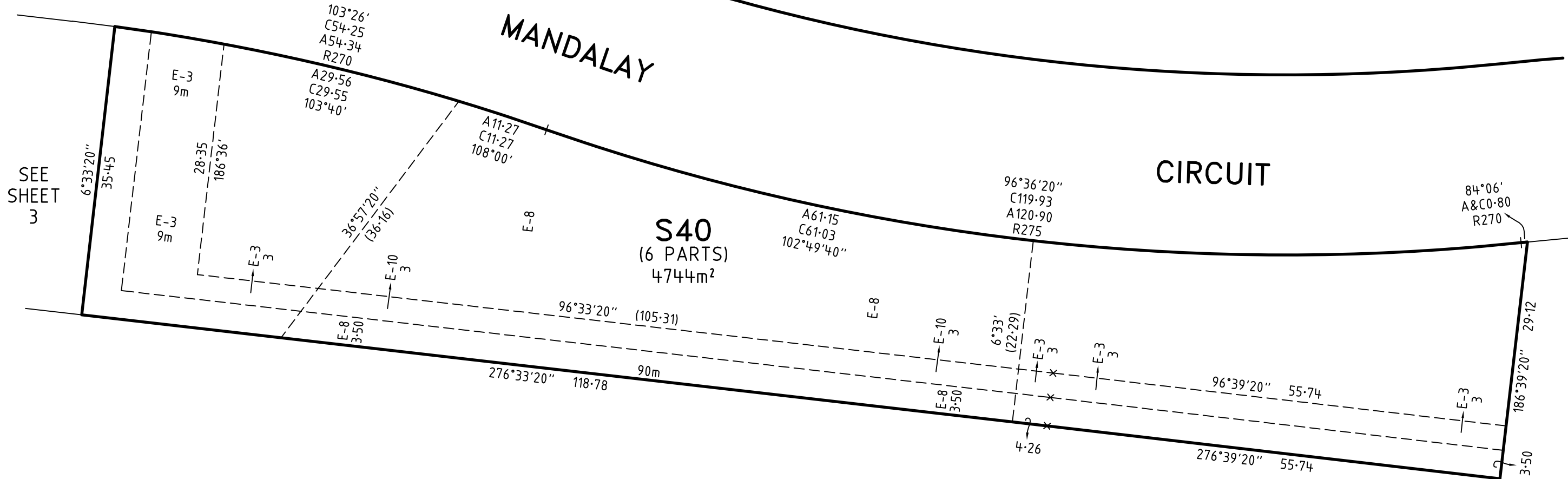
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SHEET 10



S40
(6 PARTS)
SEE SHEET 10

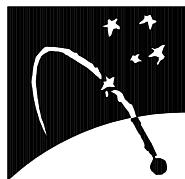
MANDALAY

CIRCUIT



SEE SHEET 3

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MANDALAY - 35

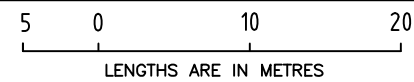
LICENSED SURVEYOR GREGORY STUART WILLIAMS

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DRAWING 2461035BF



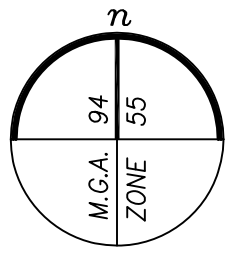
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SHEET 11

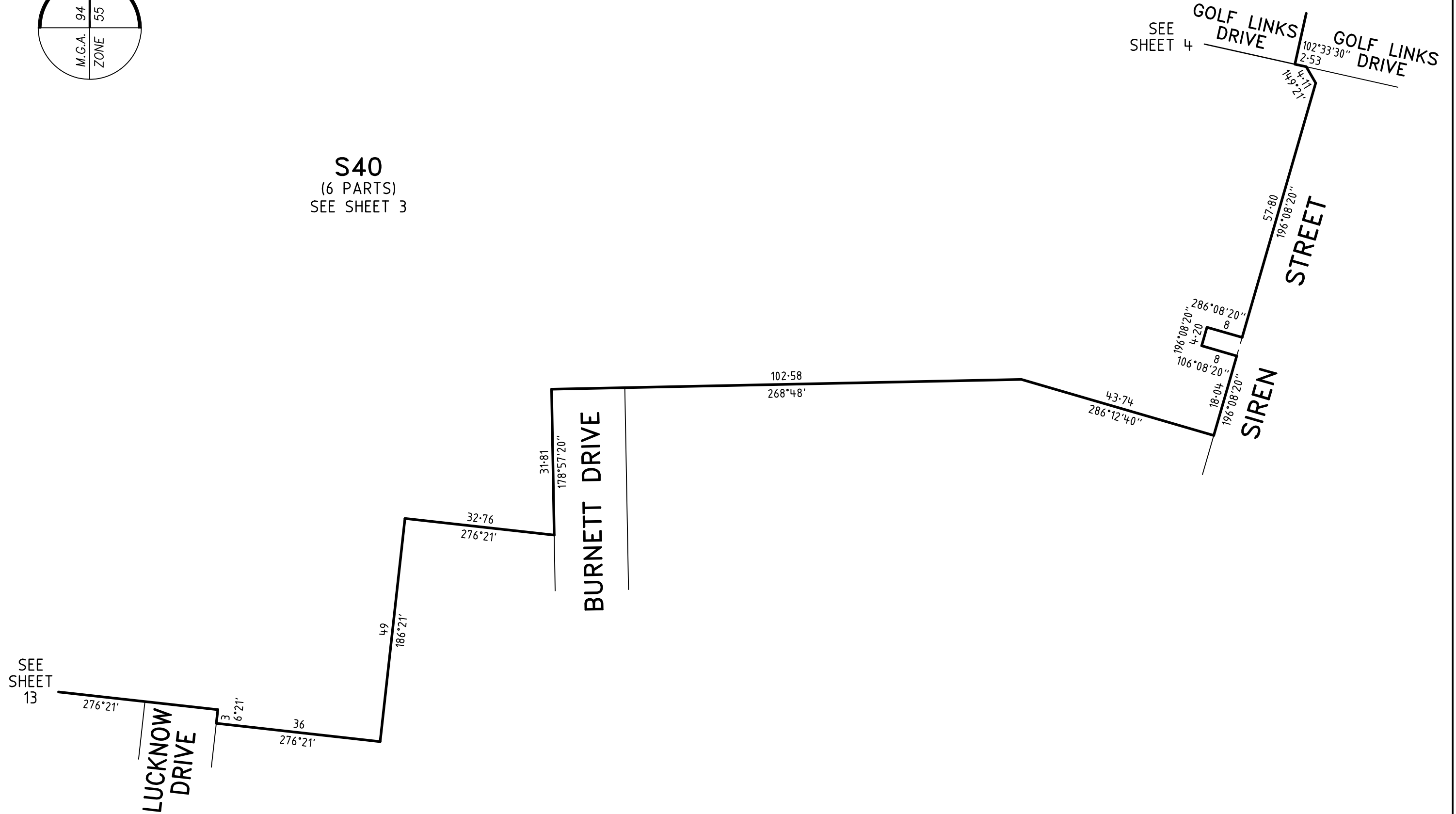
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PS 617320S /S35



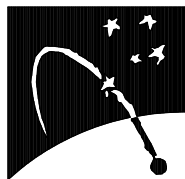
S40
(6 PARTS)
SEE SHEET 3



SEE SHEET 13

SEE SHEET 4

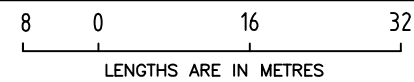
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MANDALAY – 35

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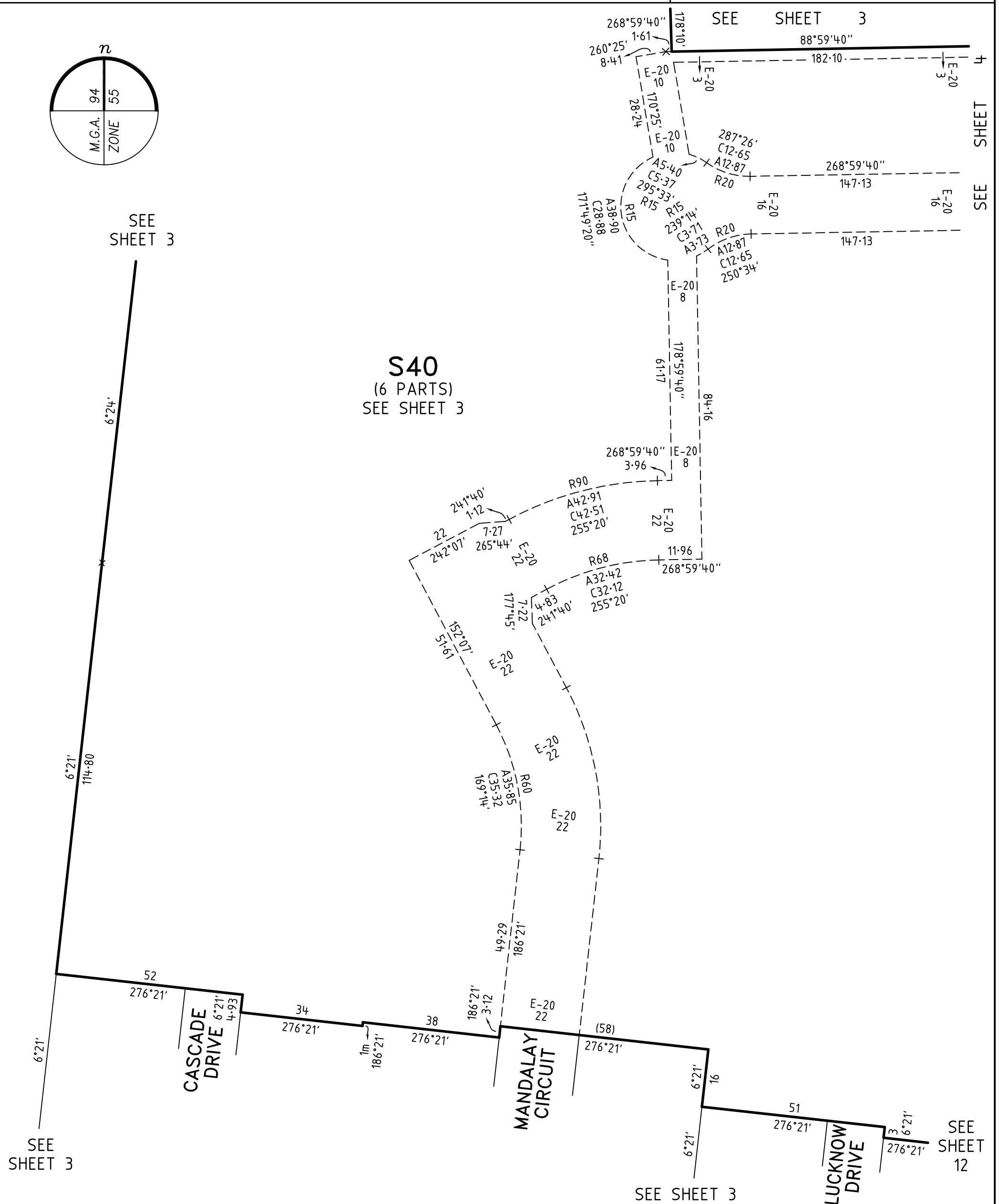
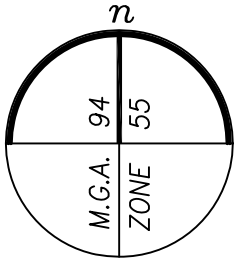
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ORIGINAL SHEET SIZE A3
SHEET 12

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Surveyor's Plan Version (F),
27/02/2018, SPEAR Ref: S109015B

PLAN OF SUBDIVISION

PS 617320S/S35



S40
(6 PARTS)
SEE SHEET 3

<p>MANDALAY - 35</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 12/01/18 REFERENCE 24610353 VERSION F DRAWING 2461035BF</p> <p>Digitally signed by: Gregory Stuart Williams (Bosco Jonson Pty Ltd), Surveyor's Plan Version (F), 27/02/2018, SPEAR Ref: S109015B</p>	<p>SCALE 1:1000</p>	<p>10 0 20 40 LENGTHS ARE IN METRES</p> <p>ORIGINAL SHEET SIZE A3 SHEET 13</p>
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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. AA3323 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

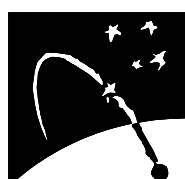
DESCRIPTION OF RESTRICTION

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.

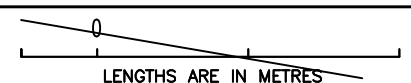
MANDALAY – 35

Bosco Jonson Pty Ltd
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LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE



DATE 12/01/18

REFERENCE 24610353

VERSION F

DRAWING 2461035BF

ORIGINAL SHEET SIZE A3

SHEET 14

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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

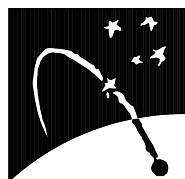
NOTATIONS

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			

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LICENSED SURVEYOR GREGORY STUART WILLIAMS

DATE 12/01/18

REFERENCE 24610353

ORIGINAL SHEET SIZE A3

VERSION F

DRAWING 2461035BF

SHEET 15

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