

PLAN OF SUBDIVISION

EDITION

PS 617320S/S29

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 S26 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)	
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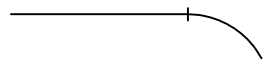
VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	STAGING
ROAD R29	MITCHELL SHIRE COUNCIL	This is/ is not a staged subdivision Planning Permit No. P306244/10
		DEPTH LIMITATION DOES NOT APPLY

LOTS 1 TO 2900 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE

EASEMENTS E-5 TO E-7, E-9, E-12 TO E-14 (ALL INCLUSIVE) AND E-22 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 - 29
28 LOTS AND BALANCE LOT S28

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 16/09/16 REFERENCE 24610293
 VERSION C DRAWING 2461029BC

ORIGINAL SHEET SIZE A3
 SHEET 1 OF 12 SHEETS

PLAN OF SUBDIVISION

PS 617320S/S29

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-23	DRAINAGE	SEE DIAG	THIS PLAN	MITCHELL SHIRE COUNCIL
E-24 E-24	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN (PREVIOUS STAGE) THIS PLAN (PREVIOUS STAGE)	MITCHELL SHIRE COUNCIL YARRA VALLEY WATER CORPORATION
E-25	SEWERAGE	SEE DIAG	THIS PLAN (PREVIOUS STAGE)	YARRA VALLEY WATER CORPORATION
E-26 E-26	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN (PREVIOUS STAGE) THIS PLAN (PREVIOUS STAGE)	MITCHELL SHIRE COUNCIL YARRA VALLEY WATER CORPORATION

MANDALAY – 29

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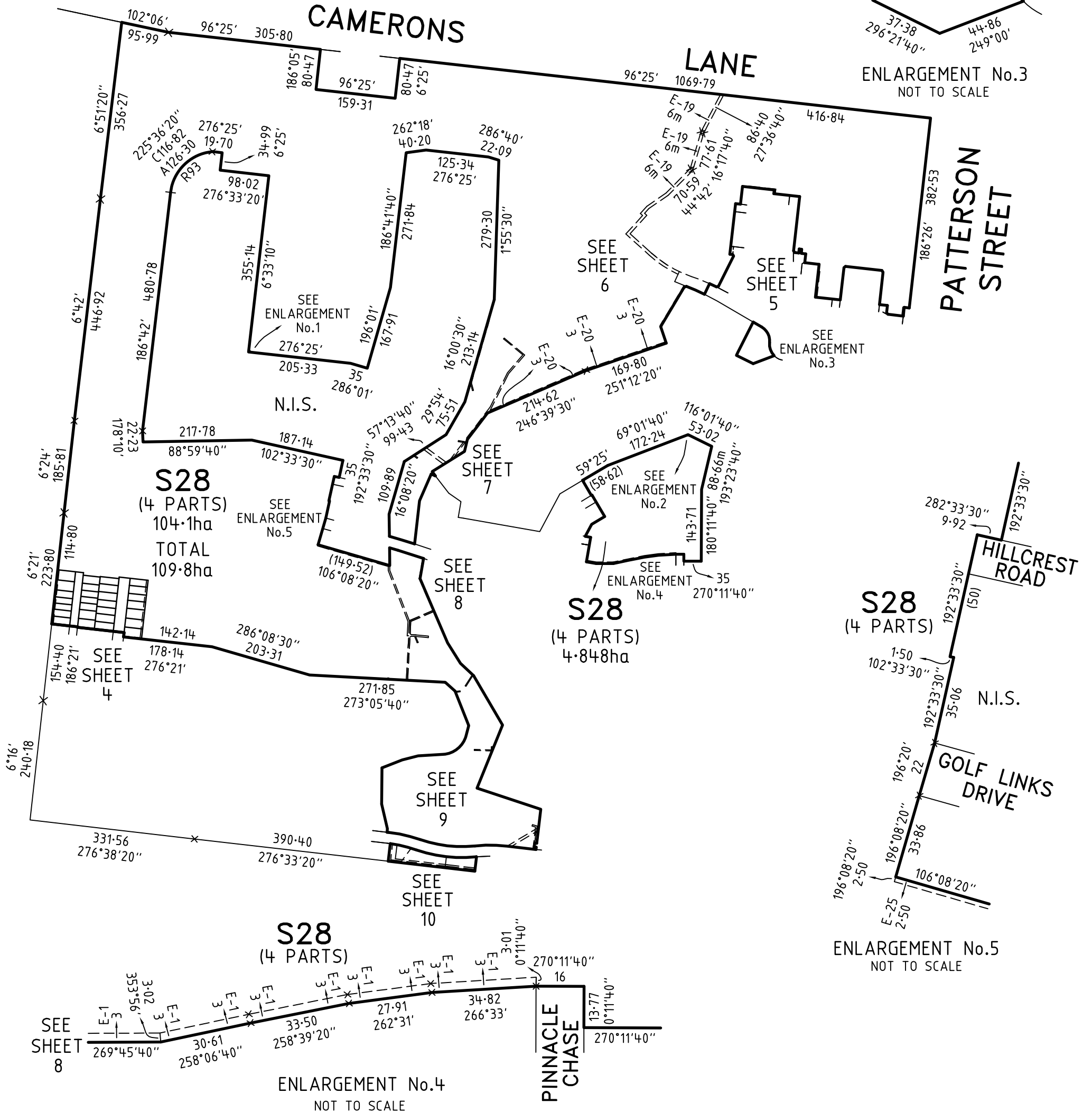
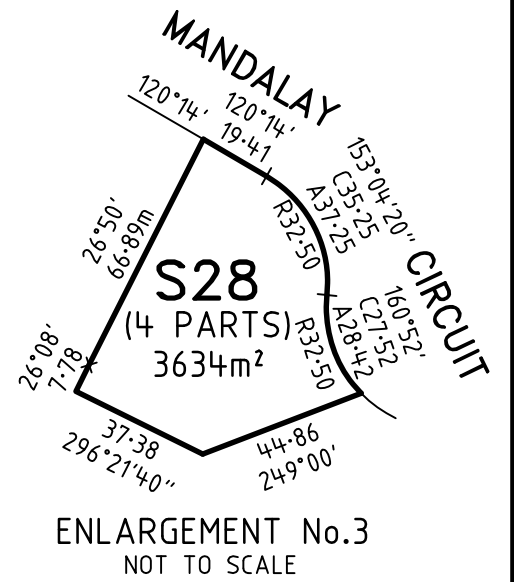
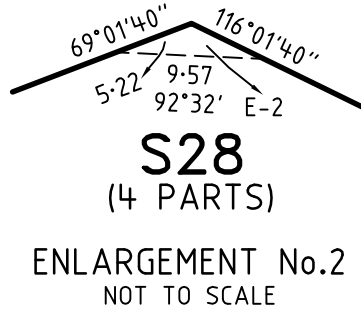
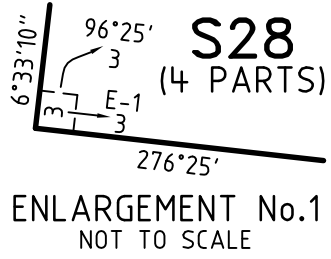
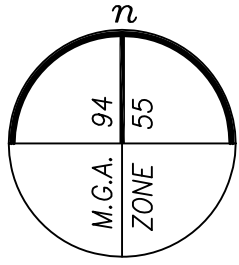
DATE 16/09/16
 VERSION C

REFERENCE 24610293
 DRAWING 2461029BC

ORIGINAL SHEET SIZE A3
 SHEET 2

PLAN OF SUBDIVISION

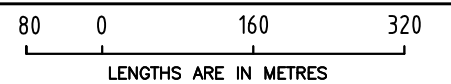
PS 617320S /S29



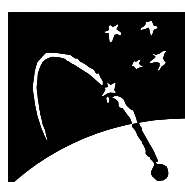
MANDALAY - 29

LICENSED SURVEYOR ANDREW J. REAY

SCALE 1:8000



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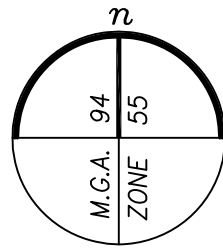
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REFERENCE 24610293
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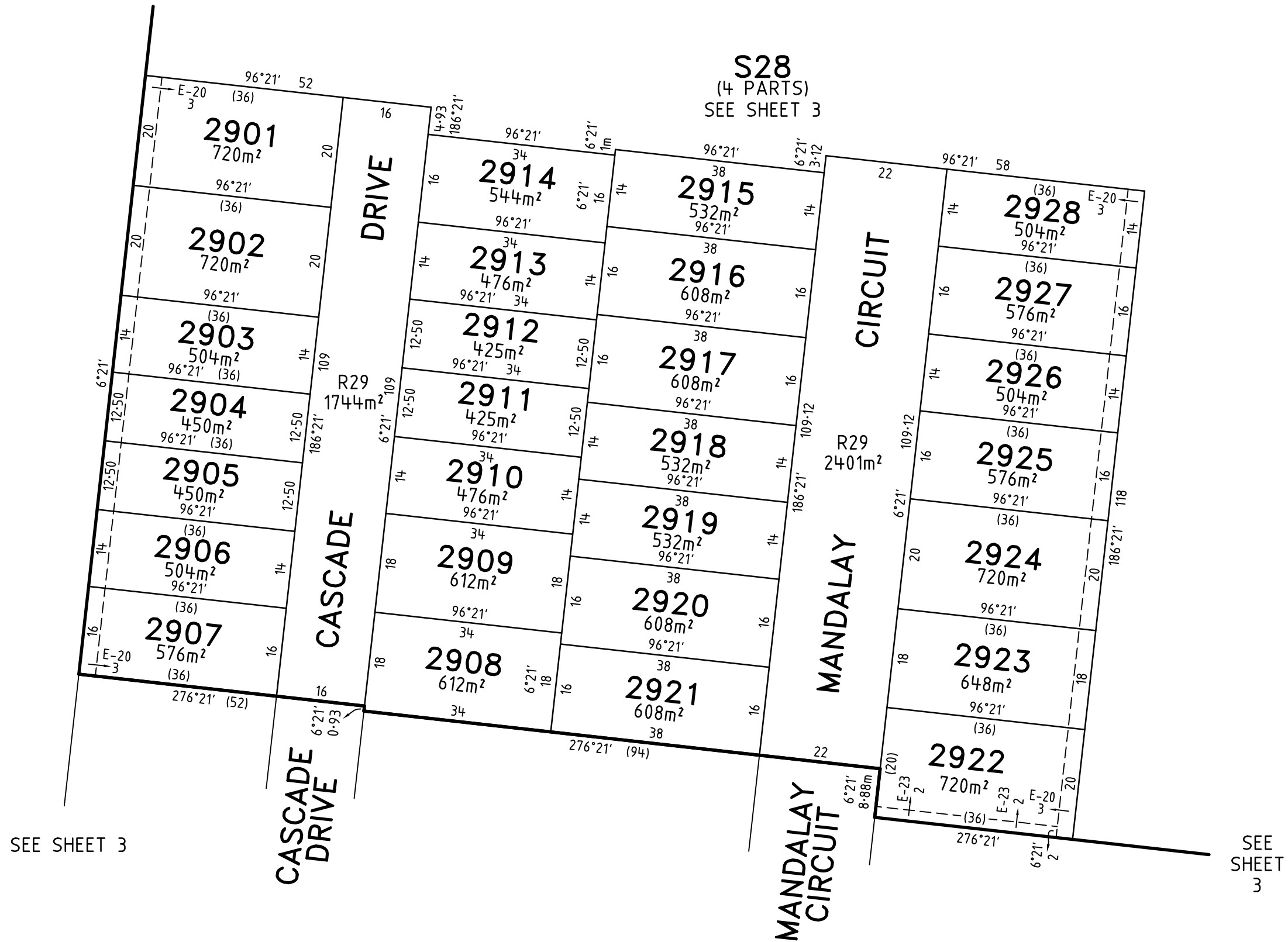
PLAN OF SUBDIVISION

PS 617320S/S29



SEE SHEET 3

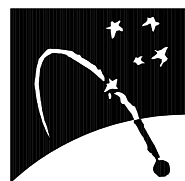
S28
(4 PARTS)
SEE SHEET 3



SEE SHEET 3

SEE SHEET 3

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MANDALAY - 29

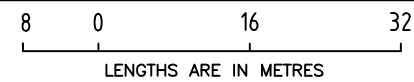
LICENSED SURVEYOR ANDREW J. REAY

DATE 16/09/16

VERSION C

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DRAWING 2461029BC

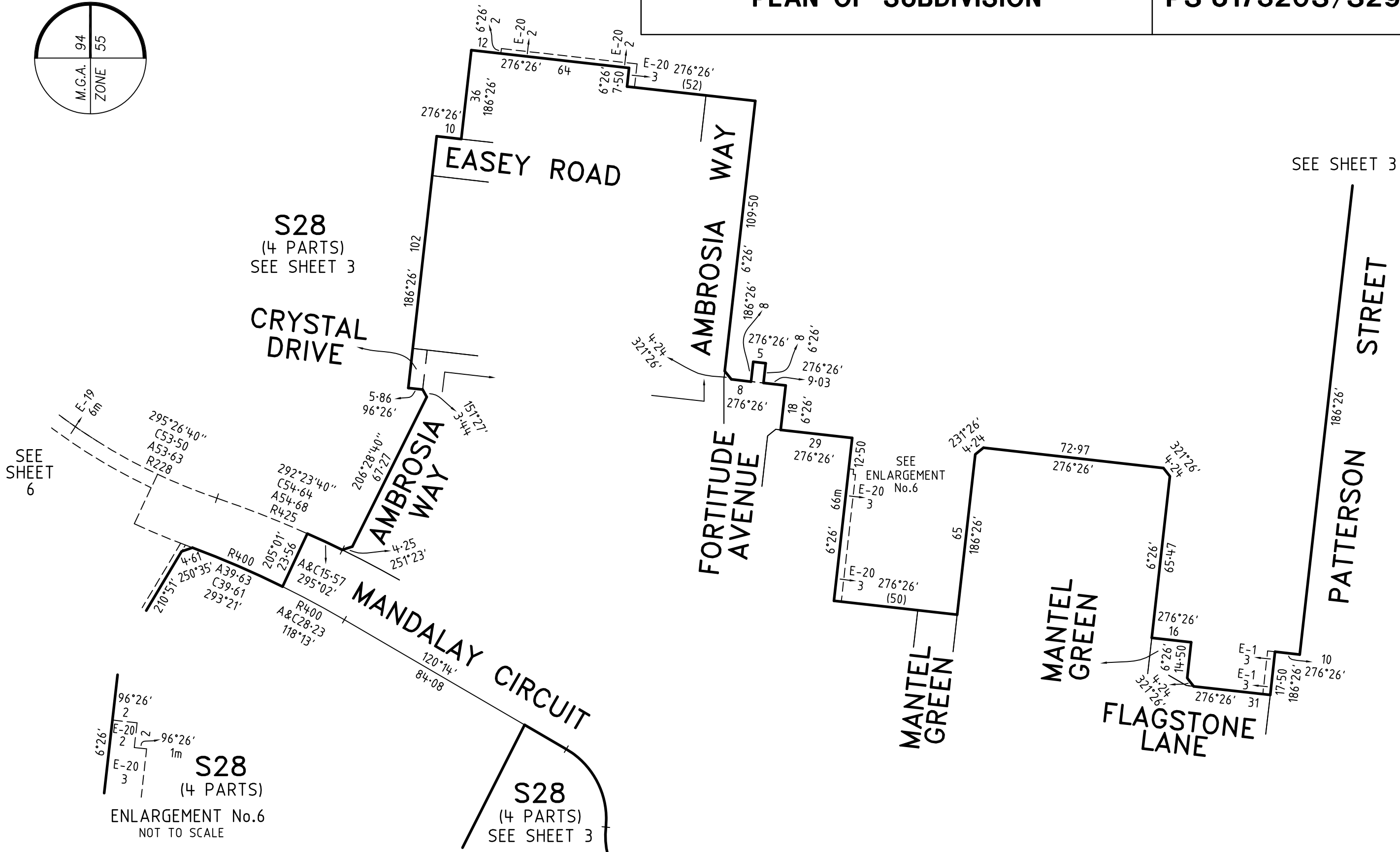
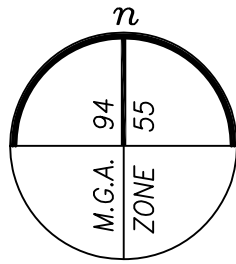


SCALE
1:800

ORIGINAL SHEET SIZE A3
SHEET 4

PLAN OF SUBDIVISION

PS 617320S/S29



SEE SHEET 6

SEE SHEET 3

S28
(4 PARTS)
SEE SHEET 3

CRYSTAL DRIVE

AMBROSIA WAY

FORTITUDE AVENUE

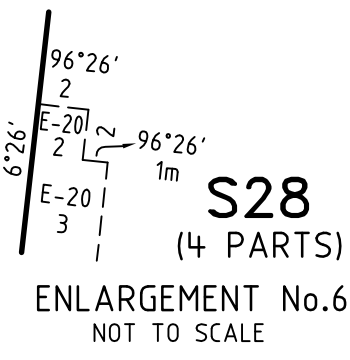
MANTEL GREEN

MANTEL GREEN

FLAGSTONE LANE

PATERSON STREET

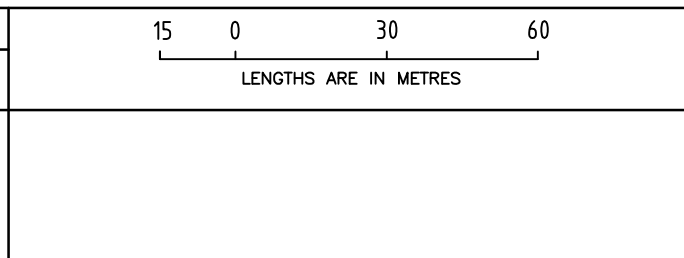
MANDALAY CIRCUIT



S28
(4 PARTS)
SEE SHEET 3

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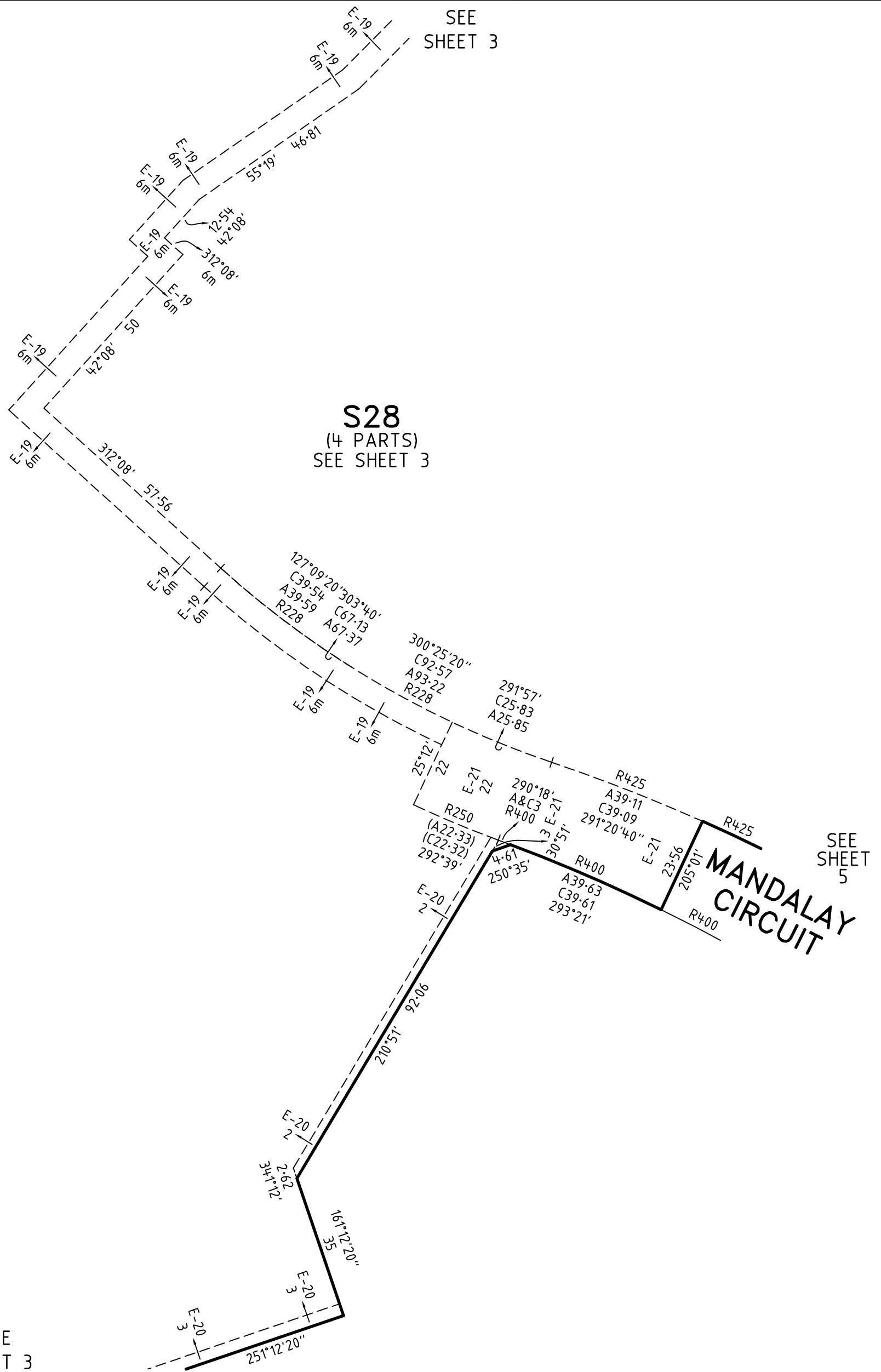
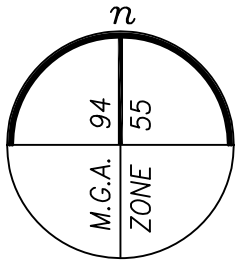
MANDALAY - 29	
LICENSED SURVEYOR ANDREW J. REAY	
DATE 16/09/16	REFERENCE 24610293
VERSION C	DRAWING 2461029BC



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	SHEET 5

PLAN OF SUBDIVISION

PS 617320S /S29

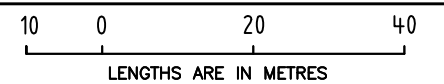


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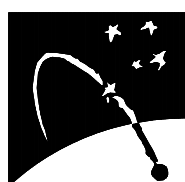
MANDALAY - 29

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SCALE 1:1000



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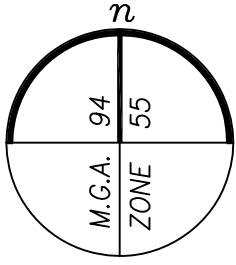
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ORIGINAL SHEET SIZE A3

SHEET 6

PLAN OF SUBDIVISION

PS 617320S /S29



SEE SHEET 3

S28
(4 PARTS)
SEE SHEET 3

SEE SHEET 3

S28
(4 PARTS)

ENLARGEMENT No.7
NOT TO SCALE

SEE SHEET 3

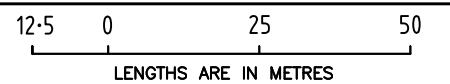
SEE ENLARGEMENT No.7

SEE SHEET 8

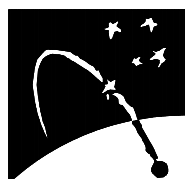
MANDALAY - 29

LICENSED SURVEYOR ANDREW J. REAY

SCALE
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VERSION C

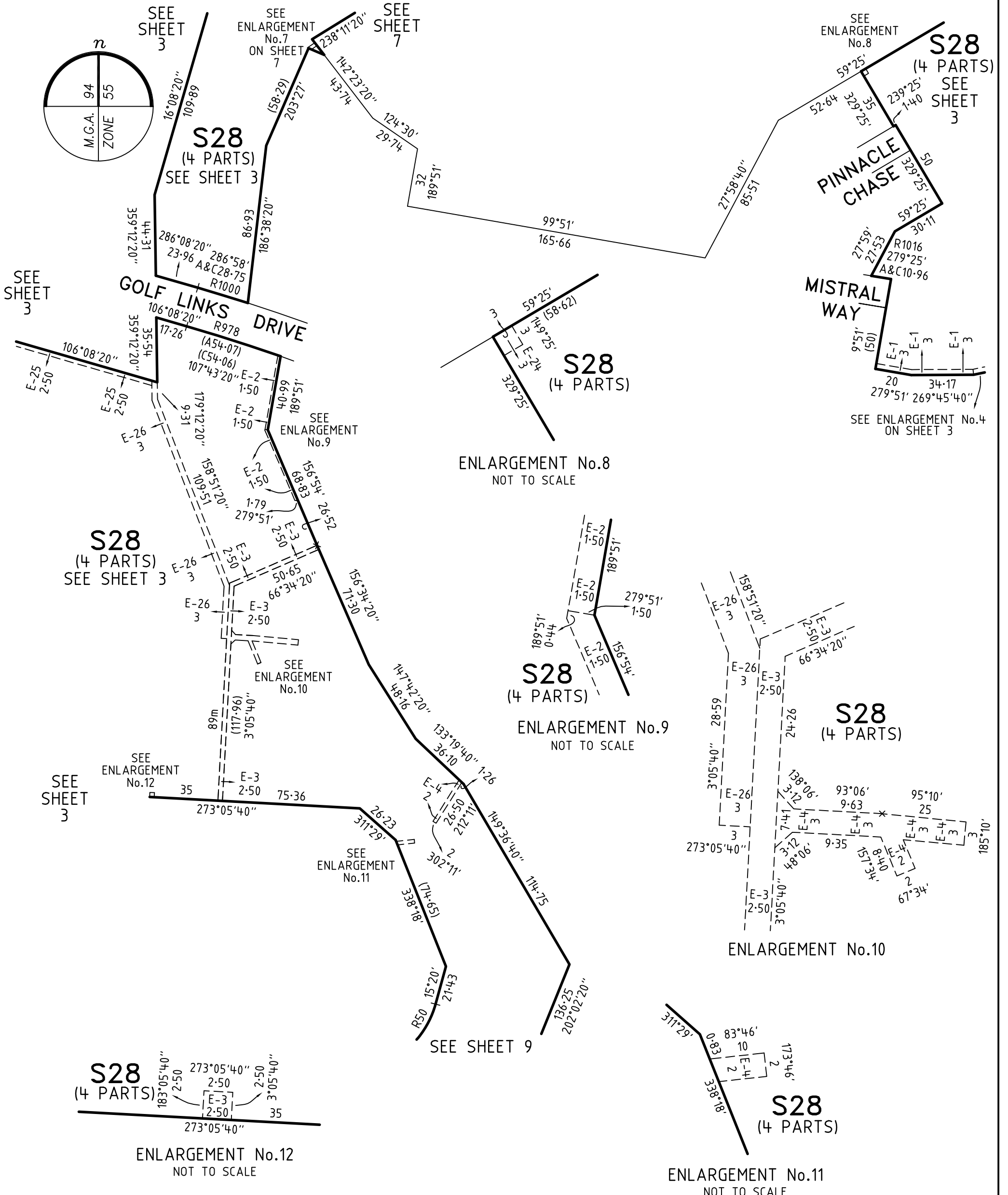
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ORIGINAL SHEET SIZE A3

SHEET 7

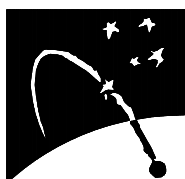
PLAN OF SUBDIVISION

PS 617320S /S29



MANDALAY - 29

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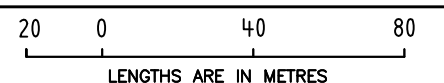


LICENSED SURVEYOR ANDREW J. REAY

DATE 16/09/16
 VERSION C

REFERENCE 24610293
 DRAWING 2461029BC

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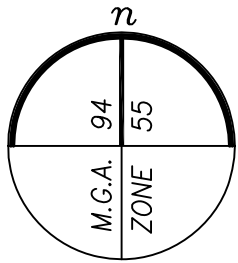


ORIGINAL SHEET SIZE A3

SHEET 8

PLAN OF SUBDIVISION

PS 617320S/S29



SEE SHEET 8

S28
(4 PARTS)

ENLARGEMENT No.13
NOT TO SCALE

S28
(4 PARTS)

ENLARGEMENT No.14
NOT TO SCALE

S28
(4 PARTS)
SEE SHEET 3

SEE SHEET 10

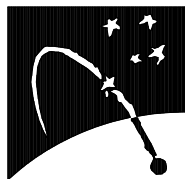
MANDALAY

CIRCUIT

MANDALAY

CIRCUIT

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MANDALAY - 29

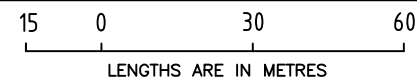
LICENSED SURVEYOR ANDREW J. REAY

DATE 16/09/16

REFERENCE 24610293

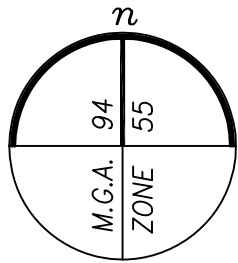
VERSION C

DRAWING 2461029BC

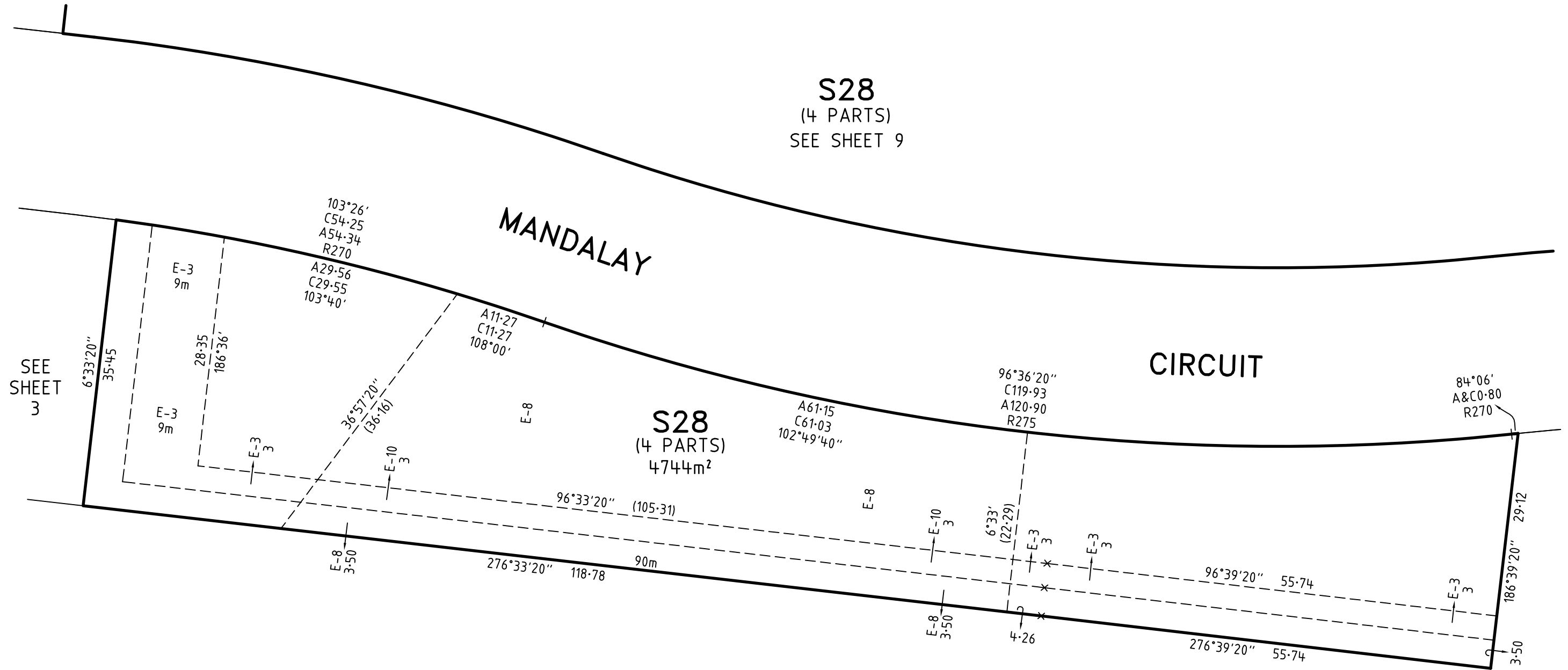


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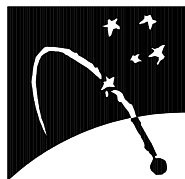
ORIGINAL SHEET SIZE A3
SHEET 9



S28
(4 PARTS)
SEE SHEET 9



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MANDALAY - 29

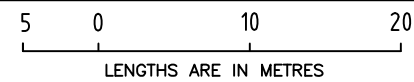
LICENSED SURVEYOR ANDREW J. REAY

DATE 16/09/16

REFERENCE 24610293

VERSION C

DRAWING 2461029BC



SCALE
1:500

ORIGINAL SHEET SIZE A3
SHEET 10

PLAN OF SUBDIVISION

PS 617320S /S29

CREATION OF RESTRICTION "A"

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

Land to benefit: Lots 2901 to 2928 (both inclusive) on the Plan of Subdivision

Land to be burdened: Lots 2901 to 2928 (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 2901 to 2928 (both inclusive) on the Plan of Subdivision

Land to be burdened: Lots 2901 to 2928 (both inclusive) on the Plan of Subdivision

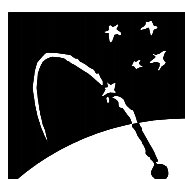
DESCRIPTION OF RESTRICTION

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.

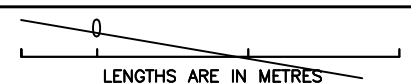
MANDALAY – 29

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LICENSED SURVEYOR ANDREW J. REAY

SCALE



DATE 16/09/16

REFERENCE 24610293

VERSION C

DRAWING 2461029BC

ORIGINAL SHEET SIZE A3

SHEET 11

OWNERS CORPORATION SCHEDULE

PS 617320S/S29

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 1816, 1901 TO 1910, 2001 TO 2040, 2101 TO 2150, 2701 TO 2738, 2801 TO 2832, 2901 TO 2928, 3001 TO 3030, 8101 TO 8149, 9701 TO 9711 (ALL INCLUSIVE), S3, S28 & COMMON PROPERTY No.1

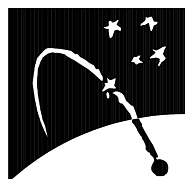
LIMITATIONS ON OWNERS CORPORATION:
UNLIMITED

NOTATIONS

LOT ENTITLEMENT AND LOT LIABILITY

LOT	ENTITLEMENT	LIABILITY	LOT	ENTITLEMENT	LIABILITY	LOT	ENTITLEMENT	LIABILITY	LOT	ENTITLEMENT	LIABILITY
1 TO 47 & S3 (STAGE 1)	4701	4701	3001 TO 3030 (STAGE 30)	3000	3000						
48 TO 99 (STAGE 2)	5200	5200	9701 TO 9711 (STAGE 97)	1100	1100						
100 TO 138 (STAGE 3)	3900	3900	2901	100	100						
139 TO 173 (STAGE 4)	3500	3500	2902	100	100						
174 TO 206 (STAGE 5)	3300	3300	2903	100	100						
207 TO 244 (STAGE 6)	3800	3800	2904	100	100						
245 TO 278 (STAGE 7)	3400	3400	2905	100	100						
279 TO 300 (STAGE 8)	2200	2200	2906	100	100						
902 TO 916 & 918 TO 928 (STAGE 9)	2600	2600	2907	100	100						
1401 TO 1444 (STAGE 14)	4400	4400	2908	100	100						
1501 TO 1544 (STAGE 15)	4400	4400	2909	100	100						
1601 TO 1634 (STAGE 16)	3400	3400	2910	100	100						
1701 TO 1746 (STAGE 17)	4600	4600	2911	100	100						
1801 TO 1816 (STAGE 18A)	1600	1600	2912	100	100						
1901 TO 1910 (STAGE 19)	1000	1000	2913	100	100						
2001 TO 2040 (STAGE 20)	4000	4000	2914	100	100						
2101 TO 2150 (STAGE 21)	5000	5000	2915	100	100						
2701 TO 2738 (STAGE 27)	3800	3800	2916	100	100						
8101 TO 8149 (STAGE 81)	4900	4900	2917	100	100						
2801 TO 2833 (STAGE 28)	3300	3300	2918	100	100						
			2919	100	100						
			2920	100	100						
			2921	100	100						
			2922	100	100						
			2923	100	100						
			2924	100	100						
			2925	100	100						
			2926	100	100						
			2927	100	100						
			2928	100	100						
			S28	1	1						
			TOTAL	79902	79902						

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LICENSED SURVEYOR ANDREW J. REAY

DATE 16/09/16

REFERENCE 24610293

ORIGINAL SHEET SIZE A3

VERSION C

DRAWING 2461029BC

SHEET 12