

PLAN OF SUBDIVISION

EDITION

PS 617320S /S 31

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 S29
 POSTAL ADDRESS: MANDALAY CIRCUIT
 (at time of subdivision) BEVERIDGE 3753
 MGA 94 E 318 200 ZONE: 55
 CO-ORDINATES: N 5 850 350
 (approx. centre of land in plan)

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R31 RESERVE No.47	MITCHELL SHIRE COUNCIL MITCHELL SHIRE COUNCIL

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

DEPTH LIMITATION DOES NOT APPLY

LOTS 1 TO 3100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE


EASEMENTS E-3, E-5, E-6, E-7, E-9, E-12, E-13, E-14, E-21, E-22 & E-25 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	DRAINAGE	SEE DIAG	THIS PLAN (PREVIOUS STAGE)	MITCHELL SHIRE COUNCIL
E-1	SEWERAGE	SEE DIAG	THIS PLAN (PREVIOUS STAGE)	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 - 31
 43 LOTS AND BALANCE LOT S30

LICENSED SURVEYOR ANDREW J. REAY

DATE 09/11/16 REFERENCE 24610313
 VERSION B DRAWING 2461031BB

ORIGINAL SHEET SIZE A3
 SHEET 1 OF 13 SHEETS

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



PLAN OF SUBDIVISION

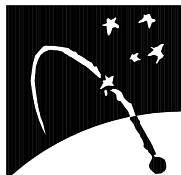
PS 617320S /S31

EASEMENT INFORMATION

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

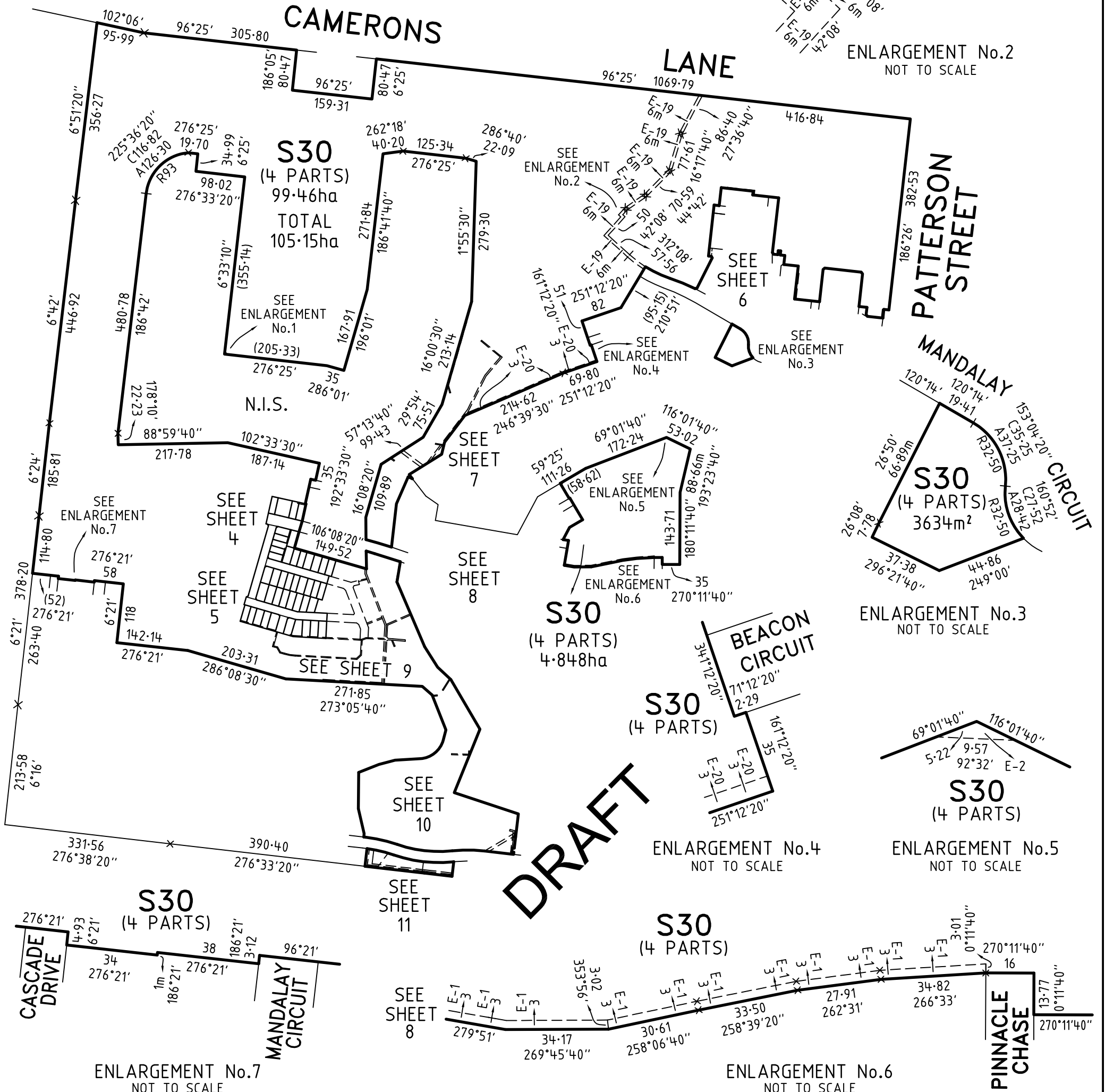
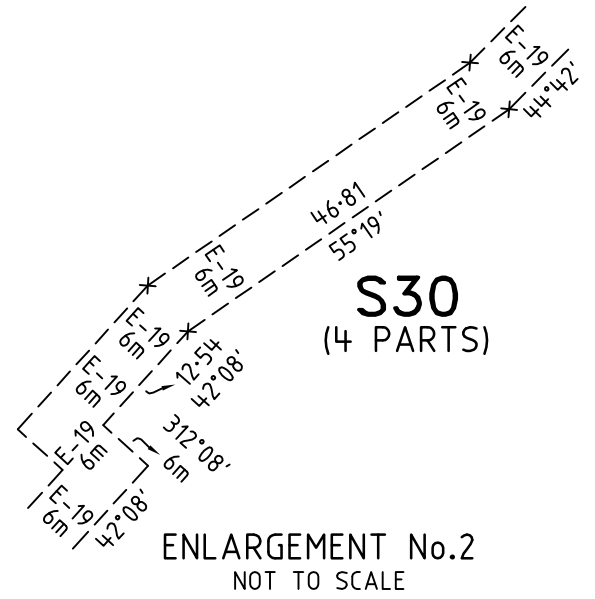
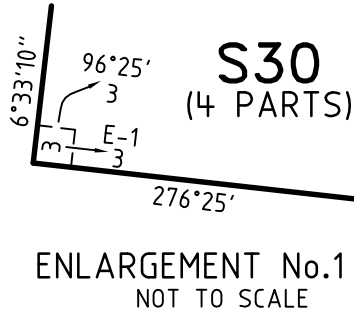
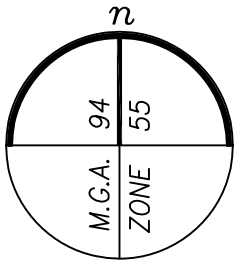
SUBJECT LAND	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-8	DRAINAGE	SEE DIAG	THIS PLAN (PREVIOUS STAGE)	MELBOURNE WATER CORPORATION
E-10 E-10	SEWERAGE DRAINAGE	SEE DIAG SEE DIAG	THIS PLAN (PREVIOUS STAGE) THIS PLAN (PREVIOUS STAGE)	YARRA VALLEY WATER LIMITED MELBOURNE WATER CORPORATION
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	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-23	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER LIMITED
E-24 E-24	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN (PREVIOUS STAGE)	MITCHELL SHIRE COUNCIL YARRA VALLEY WATER LIMITED

DRAFT

MANDALAY – 31		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 09/11/16	REFERENCE 24610313
		VERSION B	DRAWING 2461031BB
		ORIGINAL SHEET SIZE A3	
		SHEET 2	

PLAN OF SUBDIVISION

PS 617320S /S 31



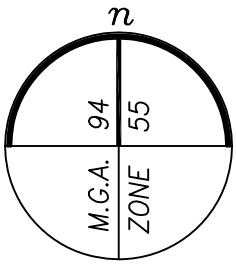
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Table with 4 columns: Licensee (ANDREW J. REAY), Date (09/11/16), Reference (24610313), Drawing (2461031BB), Scale (1:8000), Lengths in metres (0-320), Original sheet size (A3), Sheet (3).

PLAN OF SUBDIVISION

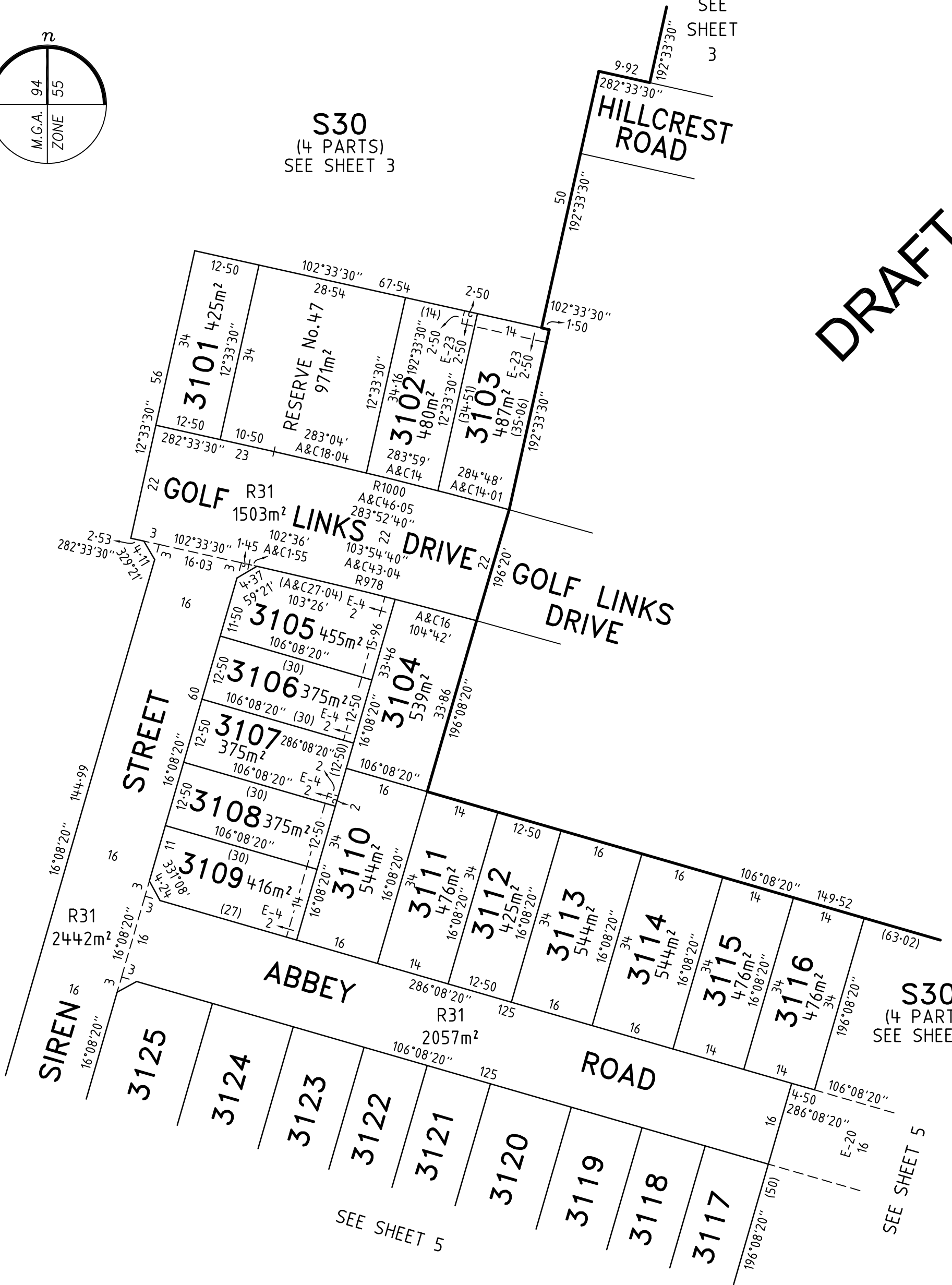
PS 617320S /S 31



S30
(4 PARTS)
SEE SHEET 3

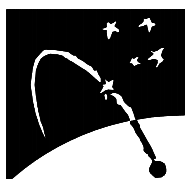
SEE SHEET 3

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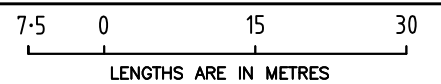
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LICENSED SURVEYOR ANDREW J. REAY

SCALE
1:750



DATE 09/11/16
VERSION B

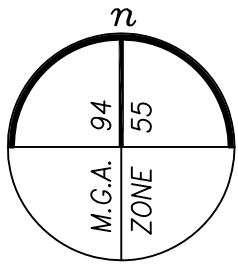
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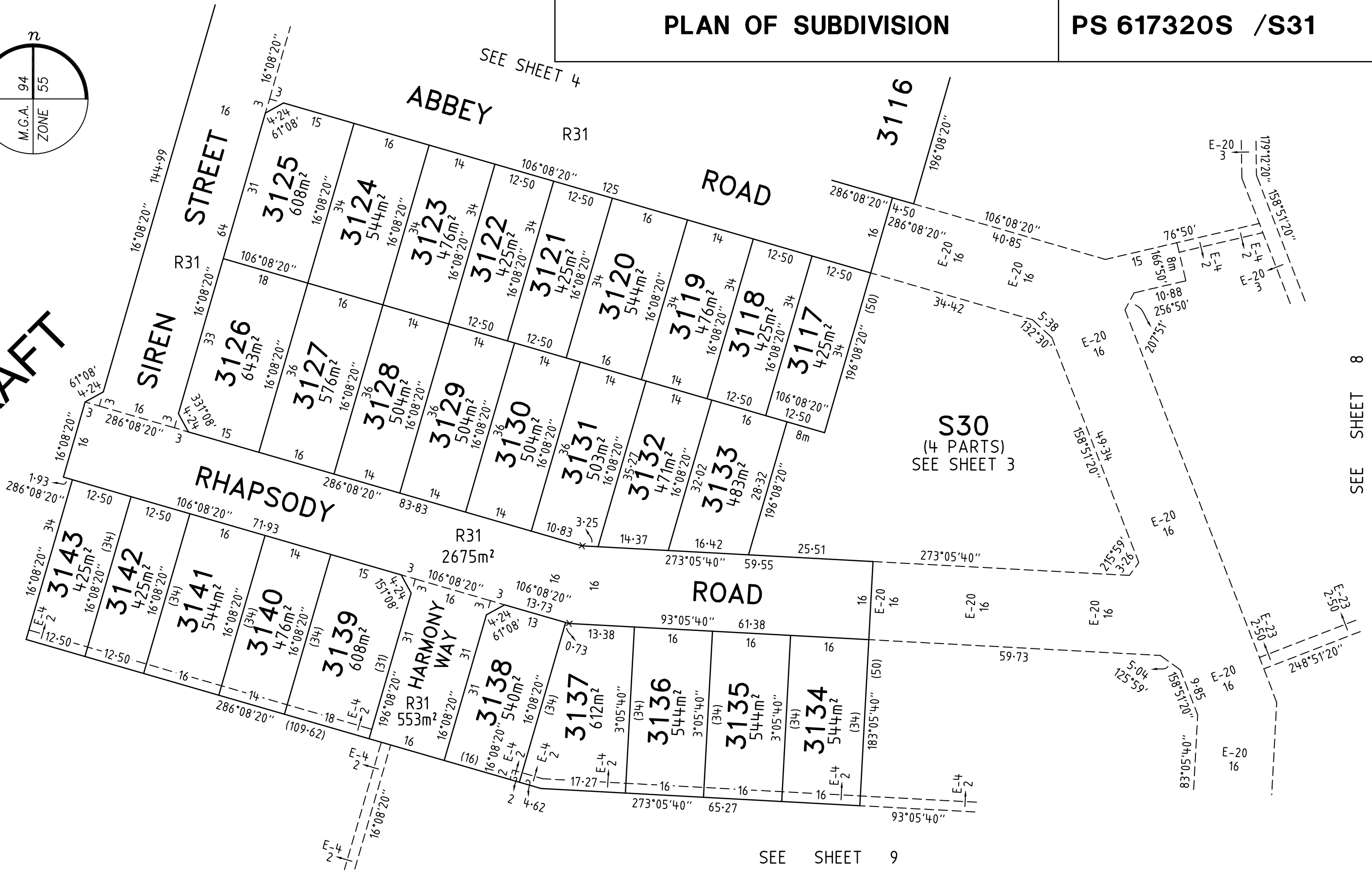
SHEET 4

PLAN OF SUBDIVISION

PS 617320S /S31



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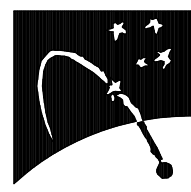
SEE SHEET 4

3116

SEE SHEET 8

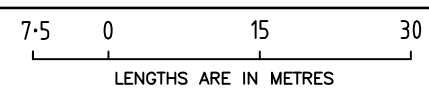
SEE SHEET 9

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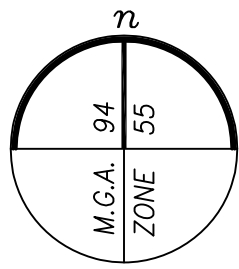
MANDALAY - 31
 LICENSED SURVEYOR ANDREW J. REAY

DATE 09/11/16 REFERENCE 24610313
 VERSION B DRAWING 2461031BB



SCALE
 1:750

ORIGINAL SHEET SIZE A3
 SHEET 5



S30
(4 PARTS)
SEE SHEET 3

SEE SHEET 3

CRYSTAL DRIVE

EASEY ROAD

AMBROSIA WAY

STREET

PATTERSON

MANDALAY

FORTITUDE AVENUE

MANTEL GREEN

MANTEL GREEN

FLAGSTONE LANE

CIRCUIT

DRAFT

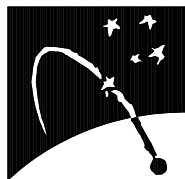
S30
(4 PARTS)

S30
(4 PARTS)

ENLARGEMENT No.8
NOT TO SCALE

ENLARGEMENT No.3
ON SHEET 3

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MANDALAY - 31

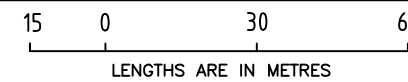
LICENSED SURVEYOR ANDREW J. REAY

DATE 09/11/16

VERSION B

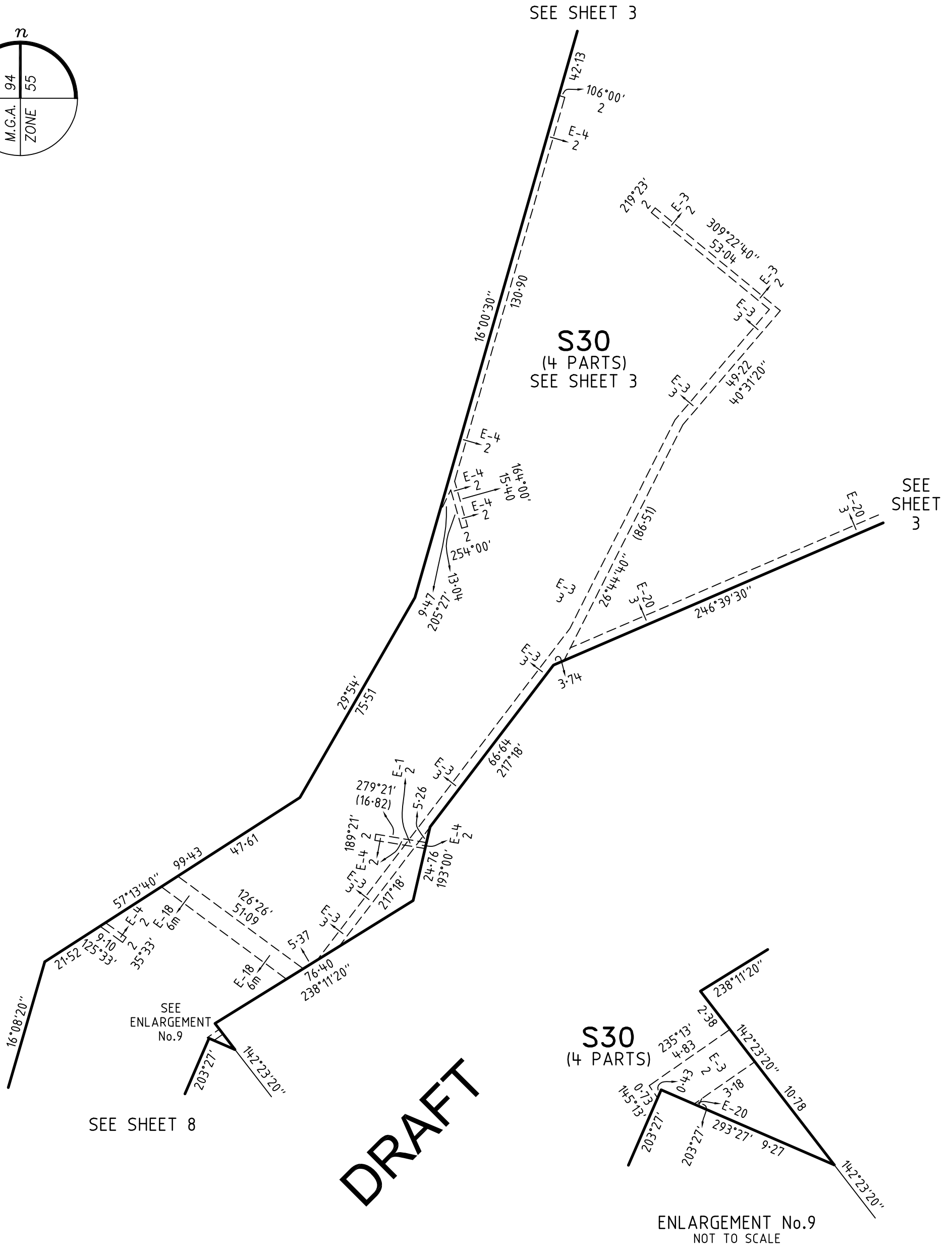
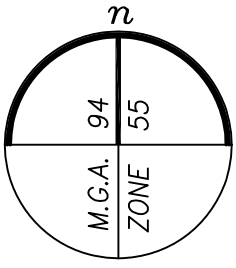
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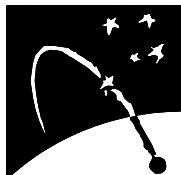
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ORIGINAL SHEET SIZE A3
SHEET 6



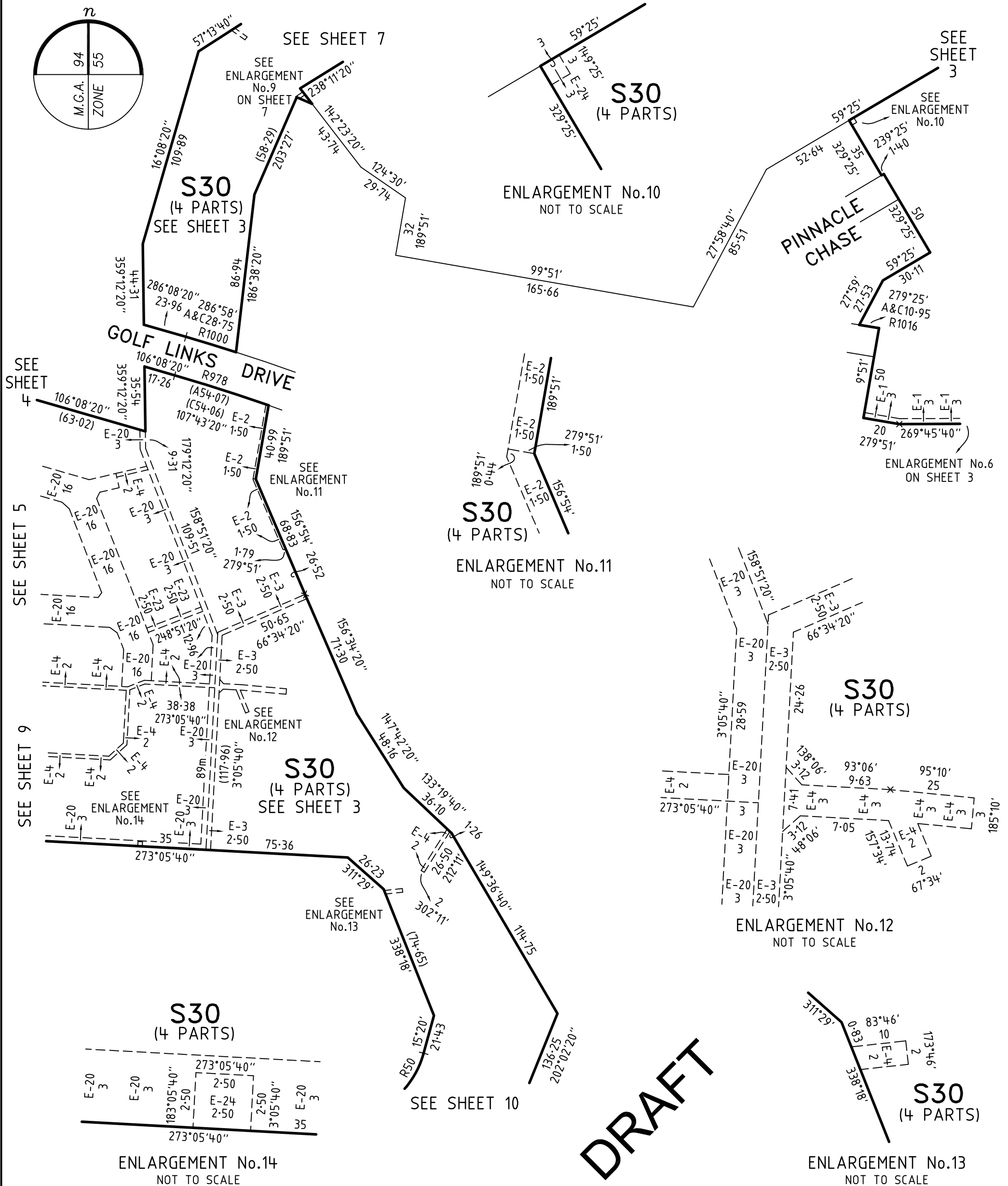
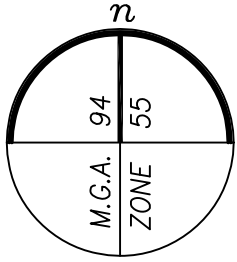
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MANDALAY - 31 Bosco Jonson Pty Ltd A.B.N 15 169 138 827 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia Tel 03) 9699 1400 Fax 03) 9699 5992	LICENSED SURVEYOR ANDREW J. REAY	SCALE 1:1250	12.5 0 25 50 LENGTHS ARE IN METRES
	DATE 09/11/16 VERSION B	REFERENCE 24610313 DRAWING 2461031BB	ORIGINAL SHEET SIZE A3 SHEET 7



PLAN OF SUBDIVISION

PS 617320S /S 31

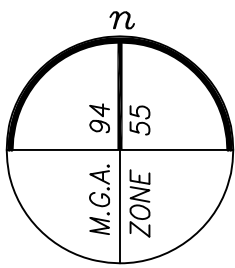


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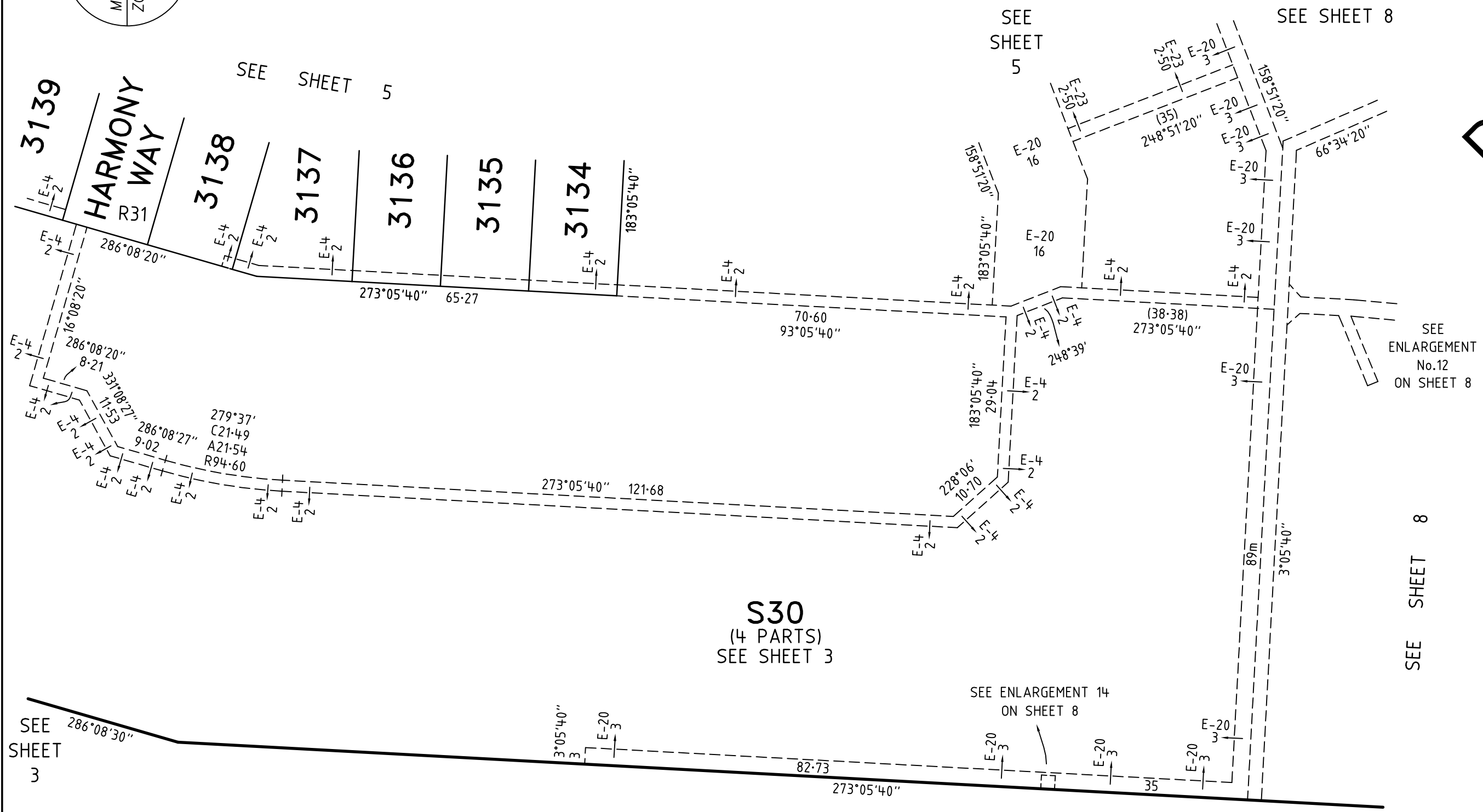
MANDALAY - 31 Bosco Jonson Pty Ltd A.B.N 15 169 138 827 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia Tel 03) 9699 1400 Fax 03) 9699 5992	LICENSED SURVEYOR ANDREW J. REAY	SCALE 1:2000	20 0 40 80 LENGTHS ARE IN METRES
	DATE 09/11/16 VERSION B	REFERENCE 24610313 DRAWING 2461031BB	ORIGINAL SHEET SIZE A3 SHEET 8

PLAN OF SUBDIVISION

PS 617320S /S31



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SEE SHEET 3

SEE ENLARGEMENT No.12 ON SHEET 8

SEE SHEET 8

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MANDALAY - 31
 LICENSED SURVEYOR ANDREW J. REAY

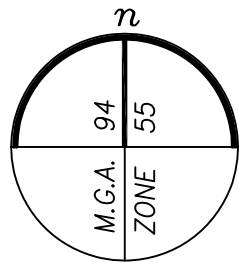
DATE 09/11/16 REFERENCE 24610313
 VERSION B DRAWING 2461031BB

7.5 0 15 30
 LENGTHS ARE IN METRES

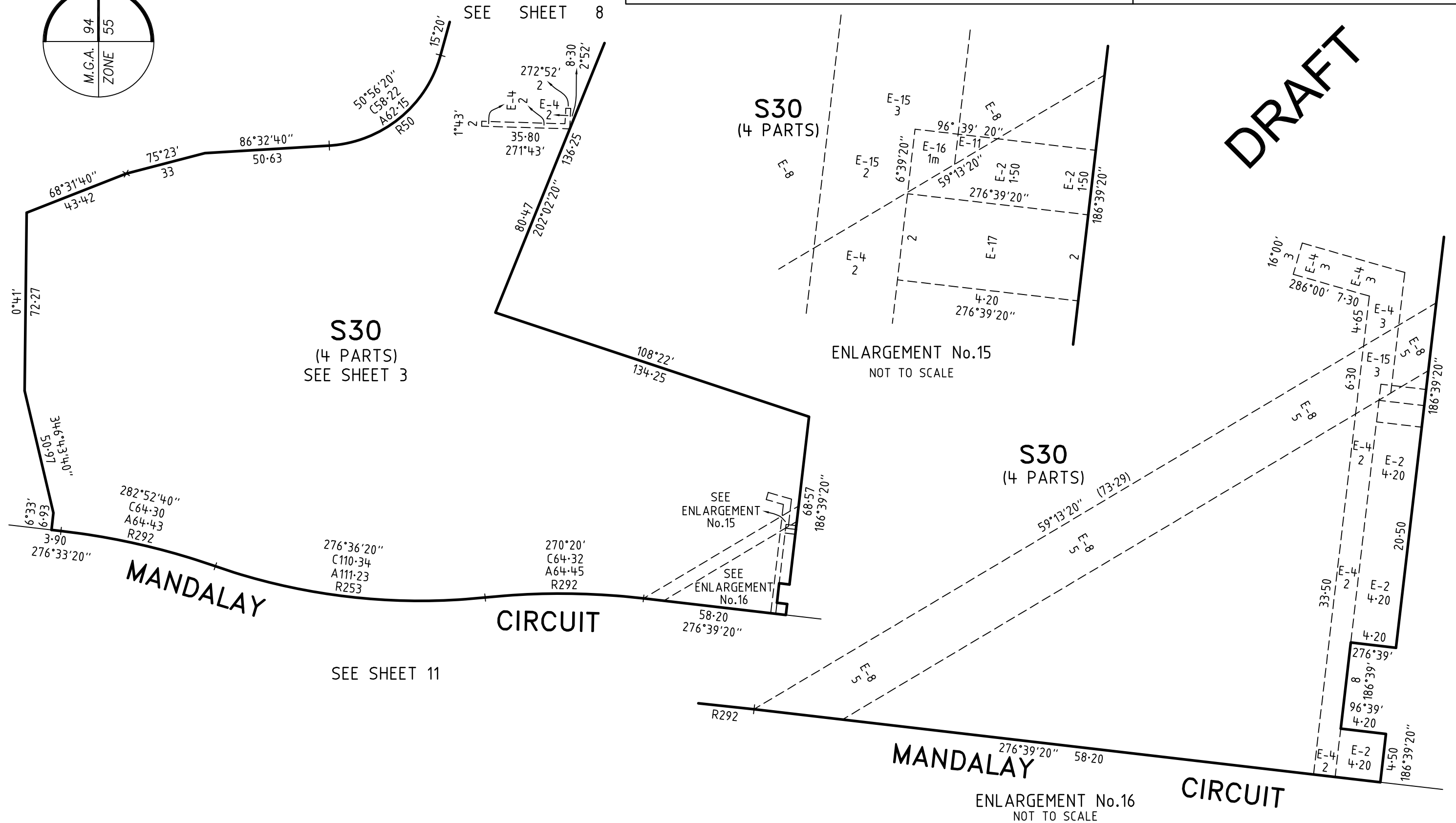
SCALE 1:750
 ORIGINAL SHEET SIZE A3
 SHEET 9

PLAN OF SUBDIVISION

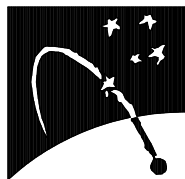
PS 617320S /S31



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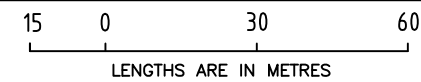
LICENSED SURVEYOR ANDREW J. REAY

DATE 09/11/16

VERSION B

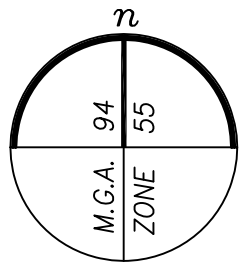
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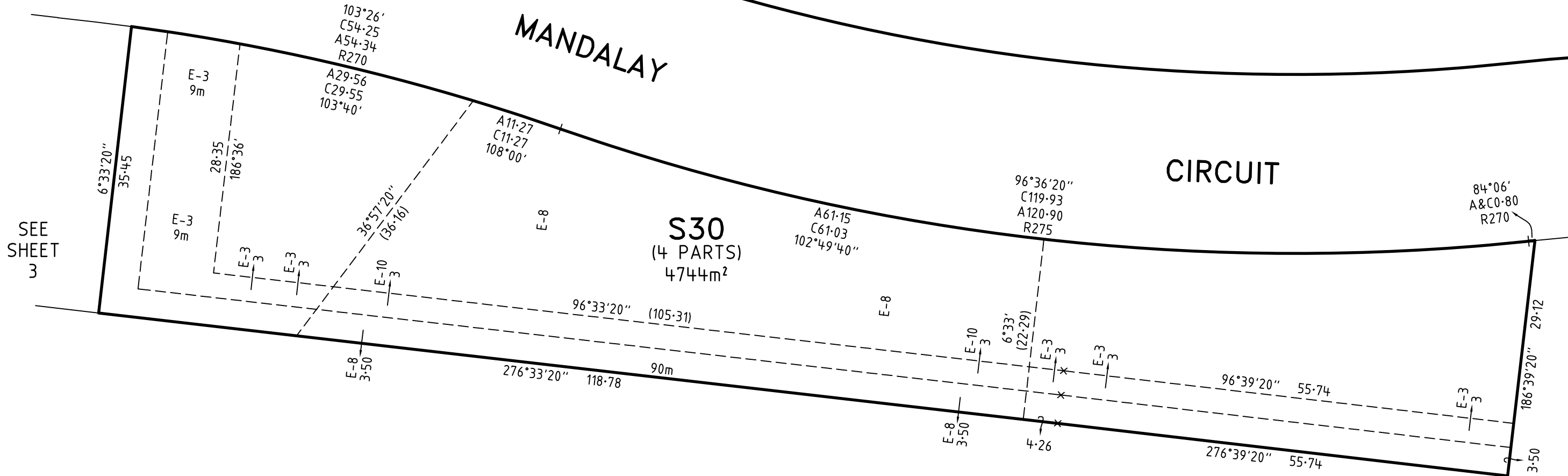


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S30
(4 PARTS)
SEE SHEET 10

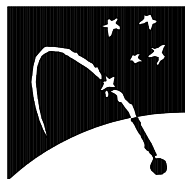
MANDALAY

CIRCUIT



SEE SHEET 3

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MANDALAY - 31

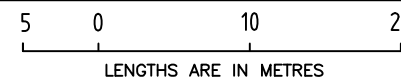
LICENSED SURVEYOR ANDREW J. REAY

DATE 09/11/16

VERSION B

REFERENCE 24610313

DRAWING 2461031BB



SCALE
1:500

ORIGINAL SHEET SIZE A3
SHEET 11

CREATION OF RESTRICTION "A"

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

Land to benefit: Lots 3101 to 3143 (both inclusive) on the Plan of Subdivision

Land to be burdened: Lots 3101 to 3143 (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 3101 to 3143 (both inclusive) on the Plan of Subdivision

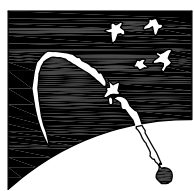

Land to be burdened: Lots 3101 to 3143 (both inclusive) on the Plan of Subdivision

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.

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<p>MANDALAY – 31</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 ANDREW J. REAY</p> <p>DATE 09/11/16 REFERENCE 24610313 VERSION B DRAWING 2461031BB</p>	<p>SCALE</p>  <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE A3</p> <p>SHEET 12</p>
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OWNERS CORPORATION SCHEDULE

PS 617320S /S31

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, 3001 TO 3033, 1801 TO 1817, 1901 TO 1910, 2001 TO 2040, 2101 TO 2150, 2701 TO 2738, 2801 TO 2832, 2901 TO 2928, 6401 TO 6416, 8101 TO 8149, 9701 TO 9711 (ALL INCLUSIVE), S3, S30 & COMMON PROPERTY No.1

LIMITATIONS ON OWNERS CORPORATION:
UNLIMITED

NOTATIONS

NIL

LOT ENTITLEMENT AND LOT LIABILITY

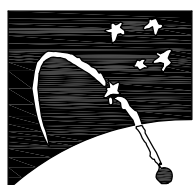
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1 TO 47 & S3 (STAGE 1)	4701	4701	9701 TO 9711 (STAGE 97)	1100	1100	3142	100	100			
48 TO 99 (STAGE 2)	5200	5200	3001 TO 3033 (STAGE 30)	3300	3300	3143	100	100			
100 TO 138 (STAGE 3)	3900	3900	2901 TO 2928 (STAGE 29)	2800	2800	S30	1	1			
139 TO 173 (STAGE 4)	3500	3500	6401 TO 6416 (STAGE 64)	1600	1600						
174 TO 206 (STAGE 5)	3300	3300	3101	100	100						
207 TO 244 (STAGE 6)	3800	3800	3102	100	100						
245 TO 278 (STAGE 7)	3400	3400	3103	100	100						
279 TO 300 (STAGE 8)	2200	2200	3104	100	100						
902 TO 916 & 918 TO 928 (STAGE 9)	2600	2600	3105	100	100						
1401 TO 1444 (STAGE 14)	4400	4400	3106	100	100						
1501 TO 1544 (STAGE 15)	4400	4400	3107	100	100						
1601 TO 1634 (STAGE 16)	3400	3400	3108	100	100						
1701 TO 1746 (STAGE 17)	4600	4600	3109	100	100						
1801 TO 1817 (STAGE 18A)	1700	1700	3110	100	100						
1901 TO 1910 (STAGE 19)	1000	1000	3111	100	100						
2001 TO 2040 (STAGE 20)	4000	4000	3112	100	100						
2101 TO 2150 (STAGE 21)	5000	5000	3113	100	100						
2701 TO 2738 (STAGE 27)	3800	3800	3114	100	100						
8101 TO 8149 (STAGE 81)	4900	4900	3115	100	100						
2801 TO 2833 (STAGE 28)	3300	3300	3116	100	100						
			3117	100	100						
			3118	100	100						
			3119	100	100						
			3120	100	100						
			3121	100	100						
			3122	100	100						
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			3140	100	100						
			3141	100	100						
						TOTAL	86202	86202			

DRAFT

LICENSED SURVEYOR ANDREW J. REAY

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DATE 09/11/16

REFERENCE 24610313

ORIGINAL SHEET SIZE A3

VERSION B

DRAWING 2461031BB

SHEET 13