

PLAN OF SUBDIVISION

EDITION

PS 617320S/S32

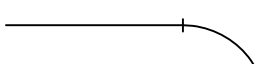
LOCATION OF LAND
 PARISH: MERRIANG
 TOWNSHIP: BEVERIDGE
 SECTION: 14
 CROWN ALLOTMENT: 69 (PART) & 71 (PART)
 CROWN PORTION: 13 (PART)
 TITLE REFERENCE: VOL FOL
 LAST PLAN REFERENCE: PS 617320S LOT S29
 POSTAL ADDRESS: CAMERONS LANE
 (at time of subdivision) BEVERIDGE 3753
 MGA 94 E 318 350 ZONE: 55
 CO-ORDINATES: N 5 850 250
 (approx. centre of land in plan)

NOTATIONS

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R32	MITCHELL SHIRE COUNCIL
RESERVE No.50	MITCHELL SHIRE COUNCIL
RESERVE No.51	MITCHELL SHIRE COUNCIL

STAGING This is/~~is not~~ a staged subdivision
 Planning Permit No. P306244/10
 DEPTH LIMITATION DOES NOT APPLY

LOTS 1 TO 3200 (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.

OTHER PURPOSE OF PLAN

TO REMOVE THOSE PARTS OF EASEMENT E-20 ON PS617320S (STAGE 60) NOW CONTAINED IN ABBEY ROAD AND RHAPSODY ROAD ON THIS PLAN.

GROUND FOR REMOVAL OF EASEMENTS

AGREEMENT BY ALL INTERESTED PARTIES

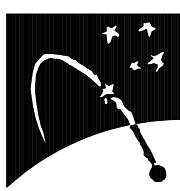
EASEMENT INFORMATION

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 - 32
36 LOTS AND BALANCE LOT S31

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

DATE 20/01/17 REFERENCE 24610323 ORIGINAL SHEET SIZE A3
 VERSION C DRAWING 2461032BC SHEET 1 OF 12 SHEETS

PLAN OF SUBDIVISION

PS 617320S/S32

EASEMENT INFORMATION

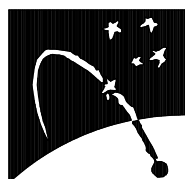
LEGEND: E – Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A – Appurtenant Easement

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 (PREVIOUS STAGE) THIS PLAN (PREVIOUS STAGE)	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	SEWERAGE	SEE DIAG	THIS PLAN (PREVIOUS STAGE)	YARRA VALLEY WATER LIMITED
E-24 E-24	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN (PREVIOUS STAGE) THIS PLAN (PREVIOUS STAGE)	MITCHELL SHIRE COUNCIL YARRA VALLEY WATER LIMITED

MANDALAY – 32

Bosco Jonson Pty Ltd

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DATE 20/01/17

REFERENCE 24610323

ORIGINAL SHEET SIZE A3

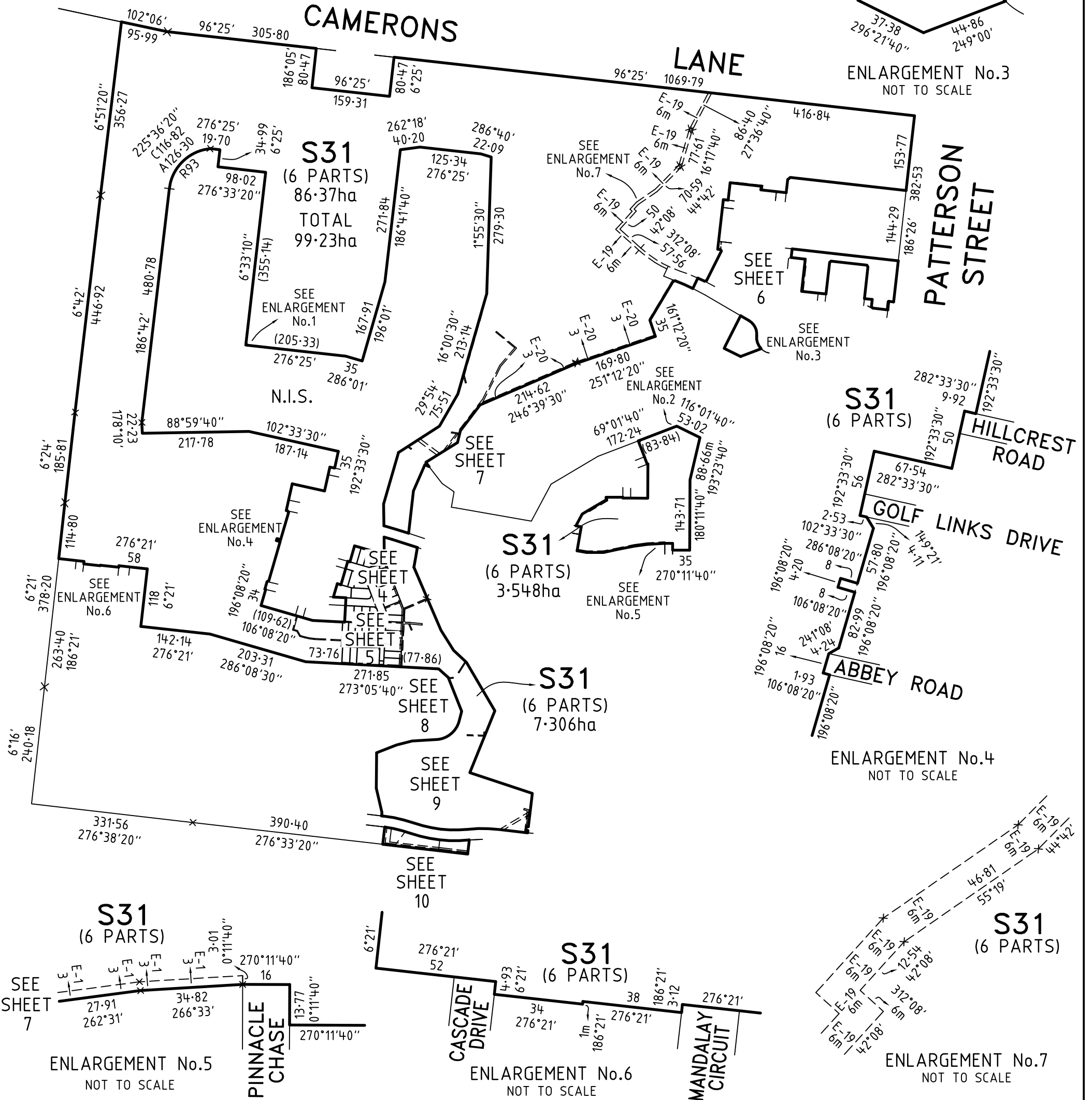
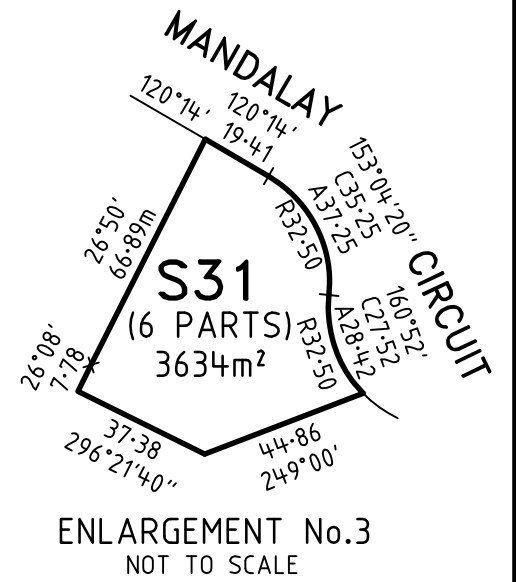
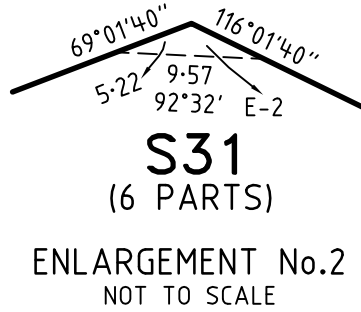
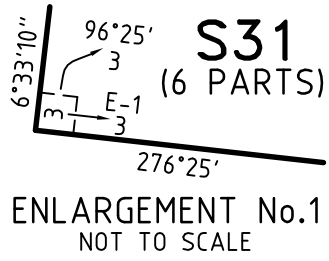
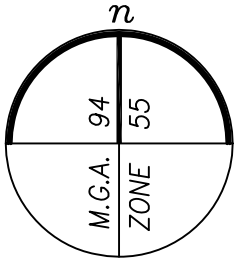
VERSION C

DRAWING 2461032BC

SHEET 2

PLAN OF SUBDIVISION

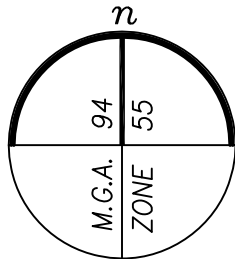
PS 617320S /S32



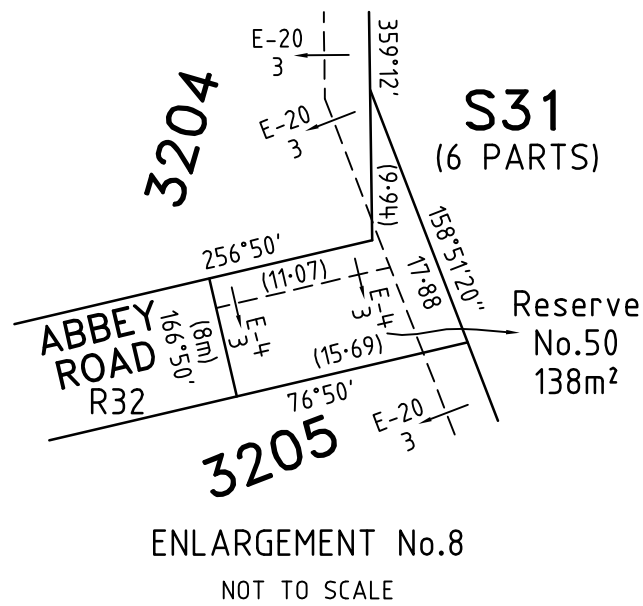
MANDALAY - 32 Bosco Jonson Pty Ltd A.B.N 15 169 138 827 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia Tel 03) 9699 1400 Fax 03) 9699 5992	LICENSED SURVEYOR ANDREW J. REAY	SCALE 1:8000	LENGTHS ARE IN METRES
	DATE 20/01/17 VERSION [REFERENCE 24610323 DRAWING 2461032BC	ORIGINAL SHEET SIZE A3 SHEET 3

PLAN OF SUBDIVISION

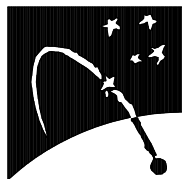
PS 617320S/S 32



GOLF LINKS DRIVE
SEE SHEET 7



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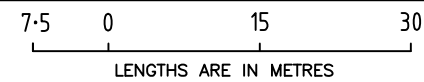
LICENSED SURVEYOR ANDREW J. REAY

DATE 20/01/17

VERSION [

REFERENCE 24610323

DRAWING 2461032BC



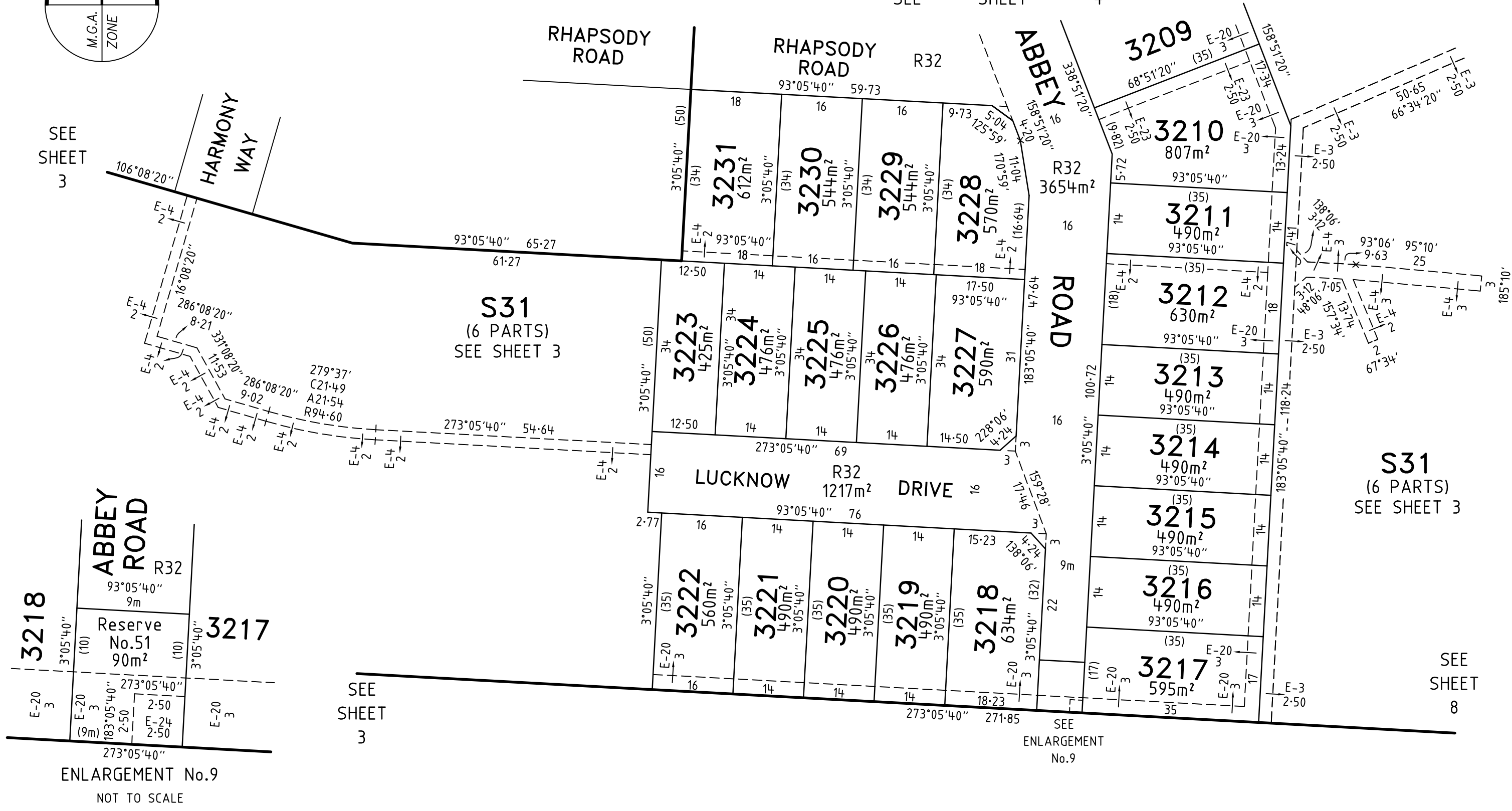
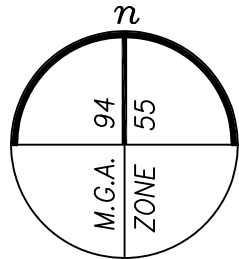
SCALE
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ORIGINAL SHEET SIZE A3
SHEET 4

PLAN OF SUBDIVISION

PS 617320S/S 32

SEE SHEET 4



SEE SHEET 3

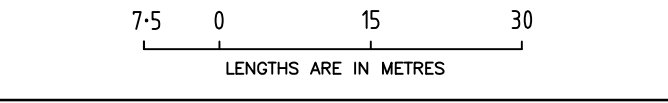
SEE ENLARGEMENT No. 9

SEE SHEET 8

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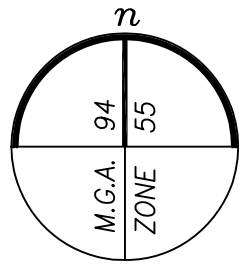
MANDALAY - 32	
LICENSED SURVEYOR ANDREW J. REAY	
DATE 20/01/17	REFERENCE 24610323
VERSION C	DRAWING 2461032BC



SCALE 1:750	ORIGINAL SHEET SIZE A3
	SHEET 5

PLAN OF SUBDIVISION

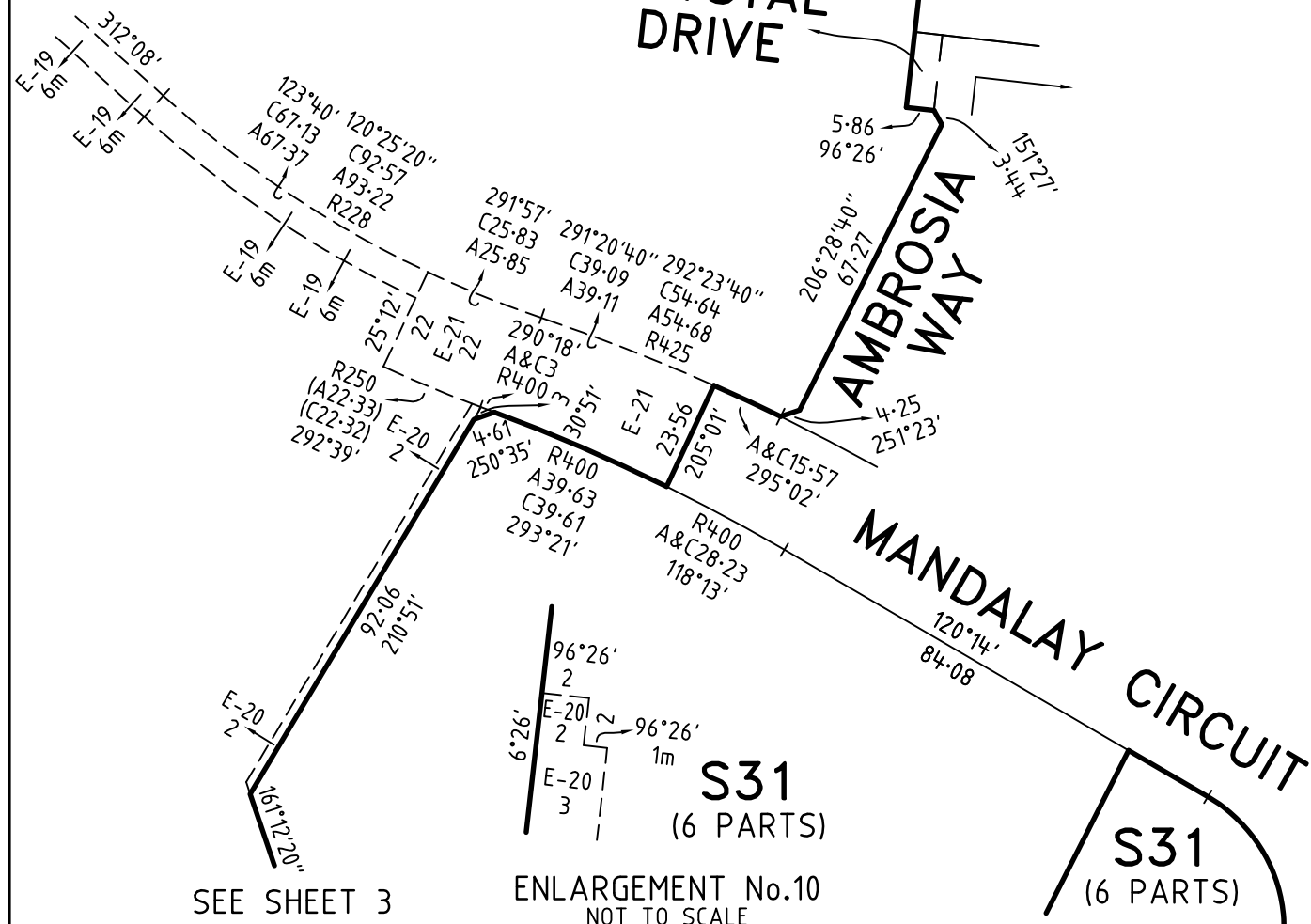
PS 617320S/S32



SEE SHEET 3

S31
(6 PARTS)
SEE SHEET 3

SEE SHEET 3



SEE SHEET 3

ENLARGEMENT No.10
NOT TO SCALE

S31
(6 PARTS)

SEE ENLARGEMENT No.3
ON SHEET 3

AMBROSIA WAY

EASEY ROAD

CRYSTAL DRIVE

FORTITUDE AVENUE

MANTEL GREEN

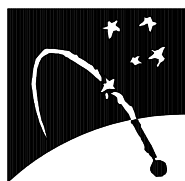
MANTEL GREEN

FLAGSTONE LANE

PATTERSON STREET

S31
(6 PARTS)
1.165ha

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MANDALAY - 32

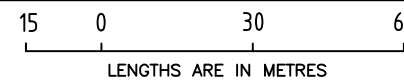
LICENSED SURVEYOR ANDREW J. REAY

DATE 20/01/17

VERSION C

REFERENCE 24610323

DRAWING 2461032BC

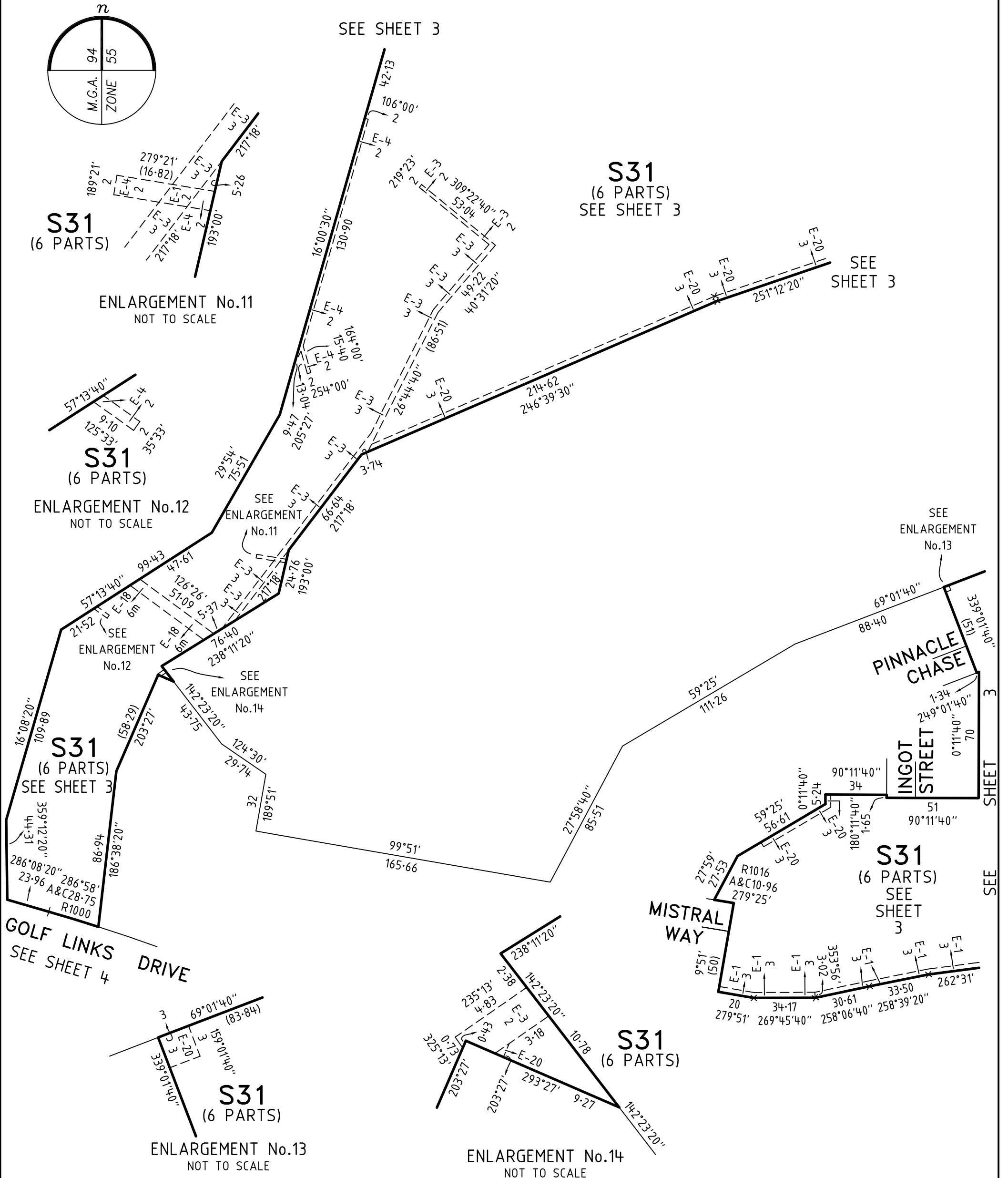


SCALE
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ORIGINAL SHEET SIZE A3
SHEET 6

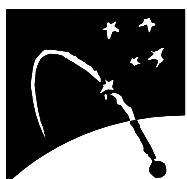
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PS 617320S /S32



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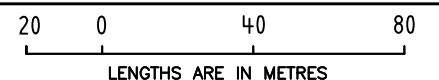


LICENSED SURVEYOR ANDREW J. REAY

DATE 20/01/17
 VERSION C

REFERENCE 24610323
 DRAWING 2461032BC

SCALE
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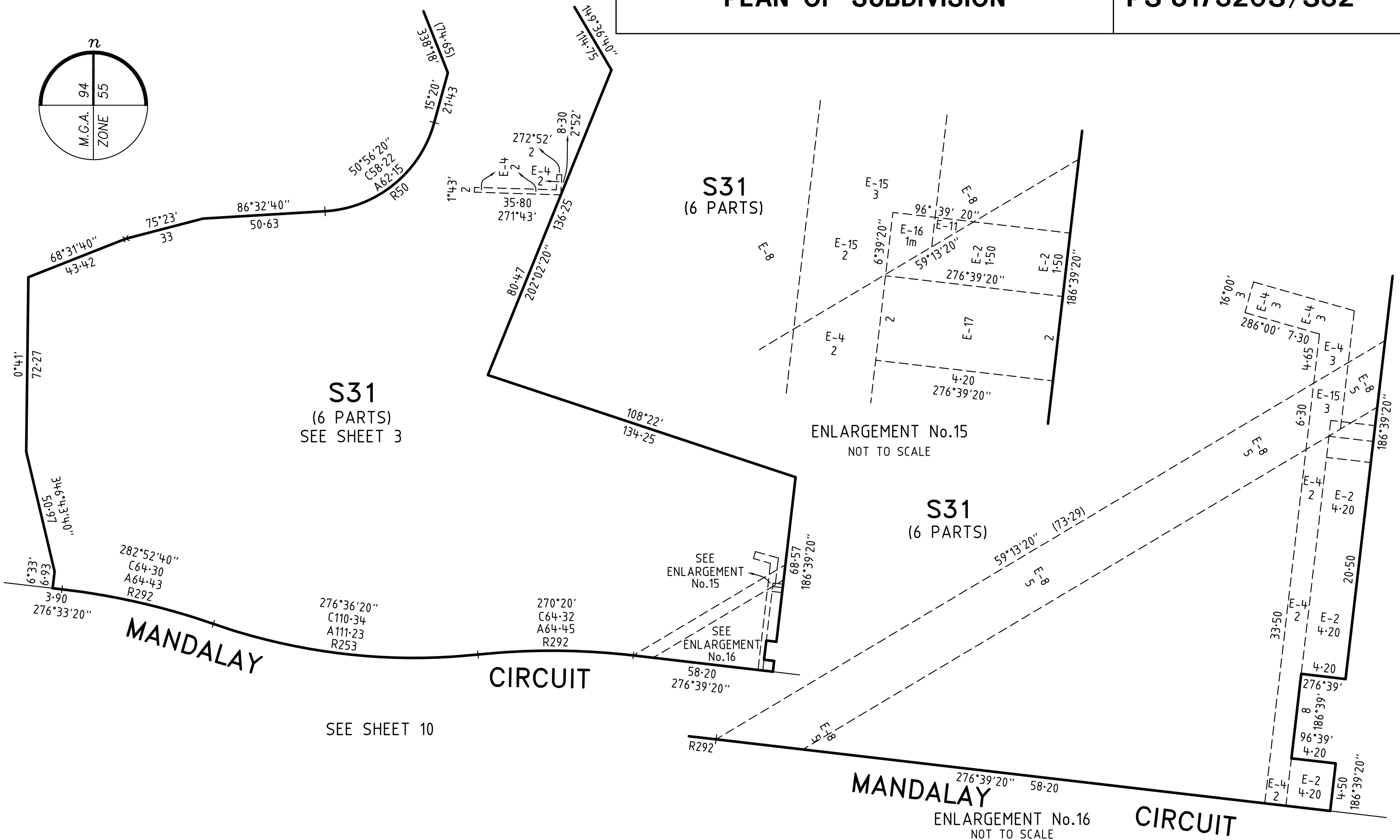
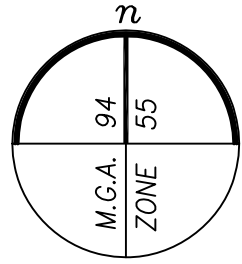
ORIGINAL SHEET SIZE A3

SHEET 7

PLAN OF SUBDIVISION

PS 617320S/S32

SEE SHEET 8



S31
(6 PARTS)
SEE SHEET 3

S31
(6 PARTS)

ENLARGEMENT No.15
NOT TO SCALE

S31
(6 PARTS)

SEE ENLARGEMENT
No.15

SEE ENLARGEMENT
No.16

MANDALAY

CIRCUIT

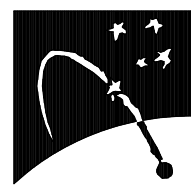
SEE SHEET 10

MANDALAY

CIRCUIT

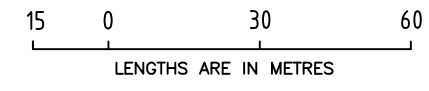
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NOT TO SCALE

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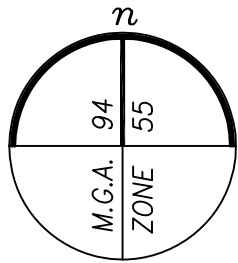


MANDALAY - 32
LICENSED SURVEYOR ANDREW J. REAY

DATE 20/01/17 REFERENCE 24610323
VERSION C DRAWING 2461032BC



SCALE 1:1500 ORIGINAL SHEET SIZE A3
SHEET 9

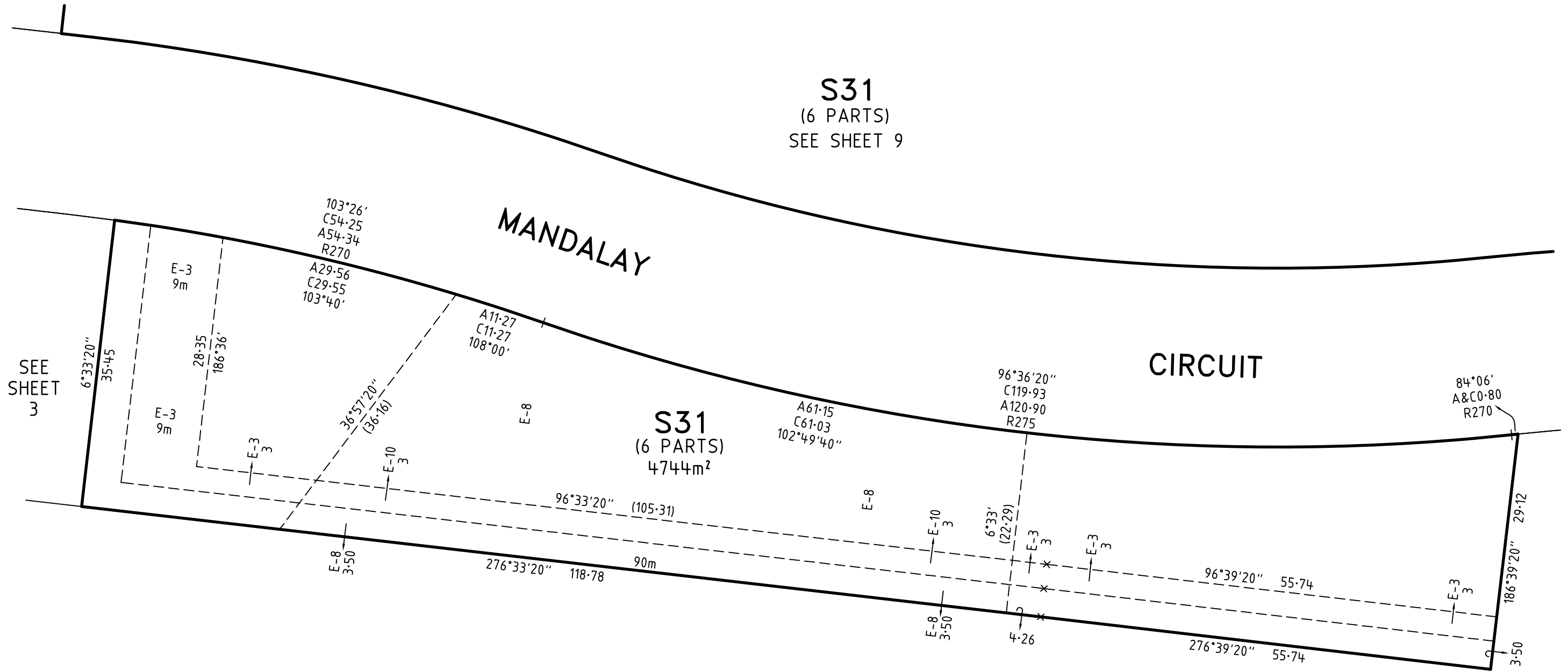


S31
(6 PARTS)
SEE SHEET 9

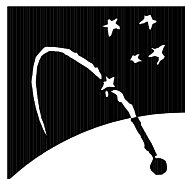
MANDALAY

CIRCUIT

S31
(6 PARTS)
4744m²



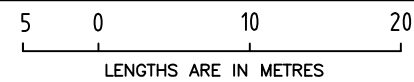
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MANDALAY - 32

LICENSED SURVEYOR ANDREW J. REAY

DATE 20/01/17 REFERENCE 24610323
VERSION C DRAWING 2461032BC



SCALE
1:500

ORIGINAL SHEET SIZE A3
SHEET 10

PLAN OF SUBDIVISION

PS 617320S /S32

CREATION OF RESTRICTION "A"

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

Land to benefit: Lots 3201 to 3236 (both inclusive) on the Plan of Subdivision

Land to be burdened: Lots 3201 to 3236 (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 3201 to 3236 (both inclusive) on the Plan of Subdivision

Land to be burdened: Lots 3201 to 3236 (both inclusive) on the Plan of Subdivision

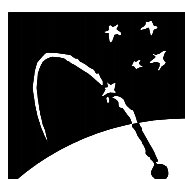
DESCRIPTION OF RESTRICTION

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.

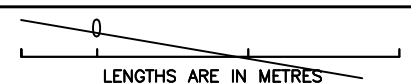
MANDALAY – 32

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LICENSED SURVEYOR ANDREW J. REAY

SCALE



DATE 20/01/17

REFERENCE 24610323

VERSION C

DRAWING 2461032BC

ORIGINAL SHEET SIZE A3

SHEET 11

OWNERS CORPORATION SCHEDULE

PS 617320S/S32

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 2832, 2901 TO 2928, 3001 TO 3033, 3101 TO 3143, 3201 TO 3236, 6001 TO 6017, 8101 TO 8149, 9701 TO 9711 (ALL INCLUSIVE), S3, S31 & 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	100	100						
245 TO 278 (STAGE 7)	3400	3400	3202	100	100						
279 TO 300 (STAGE 8)	2200	2200	3203	100	100						
902 TO 916 & 918 TO 928 (STAGE 9)	2600	2600	3204	100	100						
1401 TO 1444 (STAGE 14)	4400	4400	3205	100	100						
1501 TO 1544 (STAGE 15)	4400	4400	3206	100	100						
1601 TO 1634 (STAGE 16)	3400	3400	3207	100	100						
1701 TO 1746 (STAGE 17)	4600	4600	3208	100	100						
1801 TO 1817 (STAGE 18A)	1700	1700	3209	100	100						
1901 TO 1910 (STAGE 19)	1000	1000	3210	100	100						
2001 TO 2040 (STAGE 20)	4000	4000	3211	100	100						
2101 TO 2150 (STAGE 21)	5000	5000	3212	100	100						
2701 TO 2738 (STAGE 27)	3800	3800	3213	100	100						
8101 TO 8149 (STAGE 81)	4900	4900	3214	100	100						
2801 TO 2833 (STAGE 28)	3300	3300	3215	100	100						
			3216	100	100						
			3217	100	100						
			3218	100	100						
			3219	100	100						
			3220	100	100						
			3221	100	100						
			3222	100	100						
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			3228	100	100						
			3229	100	100						
			3230	100	100						
			3231	100	100						
			3232	100	100						
			3233	100	100						
			3234	100	100						
			3235	100	100						
			3236	100	100						
			S31	1	1						
			TOTAL	90001	90001						

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LICENSED SURVEYOR ANDREW J. REAY

DATE 20/01/17

REFERENCE 24610323

ORIGINAL SHEET SIZE A3

VERSION C

DRAWING 2461032BC

SHEET 12