
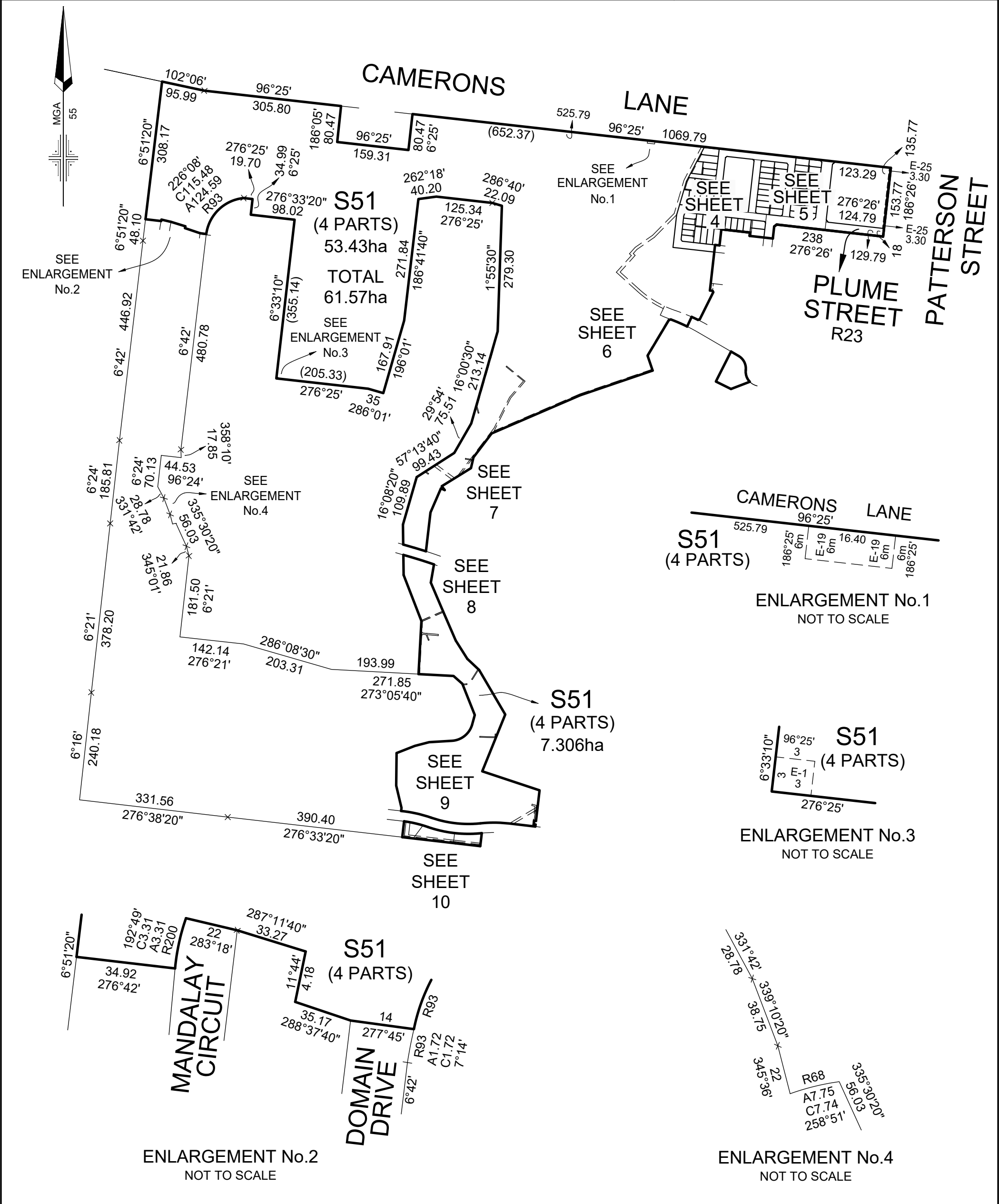



PLAN OF SUBDIVISION					PS 617320S / S23		
LOCATION OF LAND							
PARISH:		MERRIANG					
TOWNSHIP:		BEVERIDGE					
SECTION:		14					
CROWN ALLOTMENT:		69 (PART) & 71 (PART)					
CROWN PORTION:		13 (PART)					
TITLE REFERENCE:		VOL FOL					
LAST PLAN REFERENCE:		PS 617320S LOT S48					
POSTAL ADDRESS: (at time of subdivision)		CAMERONS LANE BEVERIDGE 3753					
MGA CO-ORDINATES: (of approx centre of land in plan)		E: 319 200 ZONE:55 N: 5 851 250					
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<div>LOTS 1 TO 2300 AND S1 TO S48 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE</div> <div>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</div> <div>TANGENT POINTS ARE SHOWN THUS: </div> <div>LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS - SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS</div> <div>ADDITIONAL PURPOSE OF THIS PLAN: TO REMOVE THOSE PARTS OF EASEMENTS E-19 AND E-25 ON PS617320S (PREVIOUS STAGE) NOW CONTAINED IN AMBROSIA WAY AND PLUME STREET ON THIS PLAN</div> <div>GROUND FOR REMOVAL: AGREEMENT BY ALL INTERESTED PARTIES</div>			
ROAD R23 RESERVE No.68 RESERVE No.69		MITCHELL SHIRE COUNCIL MITCHELL SHIRE COUNCIL MITCHELL SHIRE COUNCIL					
NOTATIONS							
DEPTH LIMITATION DOES NOT APPLY							
STAGING: This is a staged subdivision. Planning Permit No. P306244/10							
EASEMENT INFORMATION							
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)							
Easement Reference	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 - 23		LICENSED SURVEYOR: ANDREW J. REAY					
72 LOTS AND BALANCE LOTS S49, S50 AND S51							
<div><div>Lyssna Group Pty Ltd ABN 18 616 811 191 Tel: +61 3 9516 6899 PO Box 1098, South Melbourne 3205 Suite 3, 102 Dodds Street Southbank VIC 3006 Australia</div></div> <div>LyssnaGroup.com</div>		DATE: 23/03/18		REFERENCE: AA0015			
		DRAWING: ST023AA		DRAWN BY: LS			
				ORIGINAL SHEET SIZE: A3 SHEET 1 OF 13			

PLAN OF SUBDIVISION				PS 617320S / S23
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	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	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN (PREVIOUS STAGE) THIS PLAN (PREVIOUS STAGE)	MELBOURNE WATER CORPORATION YARRA VALLEY WATER LIMITED
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-25	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
MANDALAY - 23			LICENSED SURVEYOR: ANDREW J. REAY	
 <div>Lyssna Group Pty Ltd ABN 18 616 811 191 Tel: +61 3 9516 6899 PO Box 1098, South Melbourne 3205 Suite 3, 102 Dodds Street Southbank VIC 3006 Australia LyssnaGroup.com</div>			DATE: 23/03/18 DRAWING: ST023AA	REFERENCE: AA0015 DRAWN BY: LS
			ORIGINAL SHEET SIZE: A3 SHEET 2	

PLAN OF SUBDIVISION

PS 617320S / S23



MANDALAY - 23	LICENSED SURVEYOR: ANDREW J. REAY	SCALE 1:8000	0 80 160 240 320 LENGTHS ARE IN METRES
 <p>Lyssna Group Pty Ltd ABN 18 616 811 191 Tel: +61 3 9516 6899 PO Box 1098, South Melbourne 3205 Suite 3, 102 Dodds Street Southbank VIC 3006 Australia</p>	DATE: 23/03/18 DRAWING: ST023AA	REFERENCE: AA0015 DRAWN BY: LS	ORIGINAL SHEET SIZE: A3 SHEET 3



SEE SHEET 6

MANDALAY - 23

LICENSED SURVEYOR: ANDREW J. REAY

SCALE

1:800

0 8 16 24 32

LENGTHS ARE IN METRES

DATE: 23/03/18

REFERENCE: AA0015

ORIGINAL SHEET SIZE: A3

DRAWING: ST023AA

DRAWN BY: LS

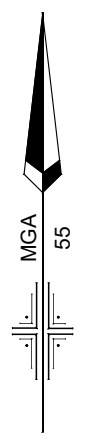
SHEET 4



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Southbank VIC 3006 Australia

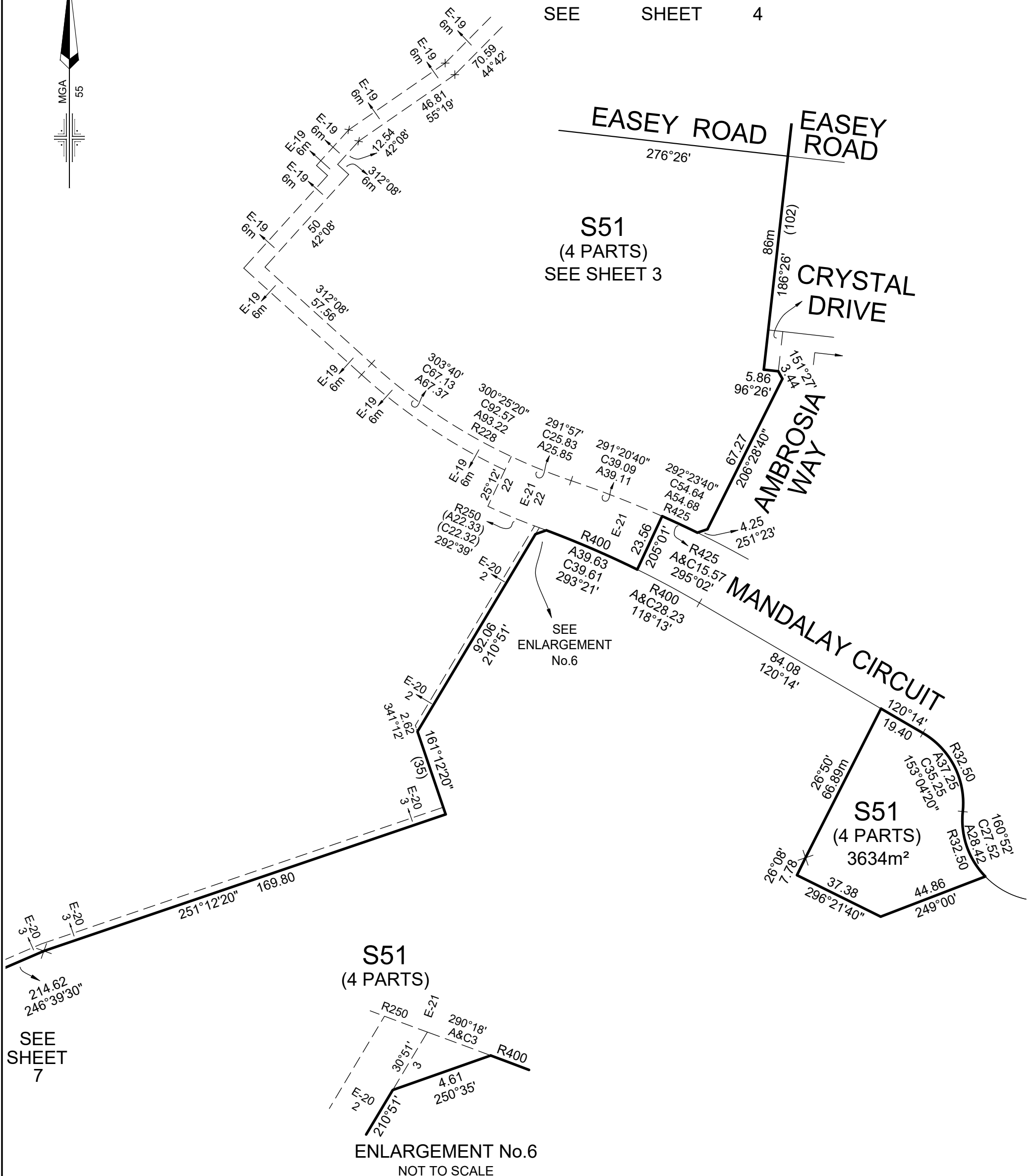
LyssnaGroup.com

PS 617320S / S23



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Southbank VIC 3006 Australia

PS 617320S / S23

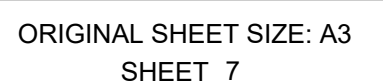


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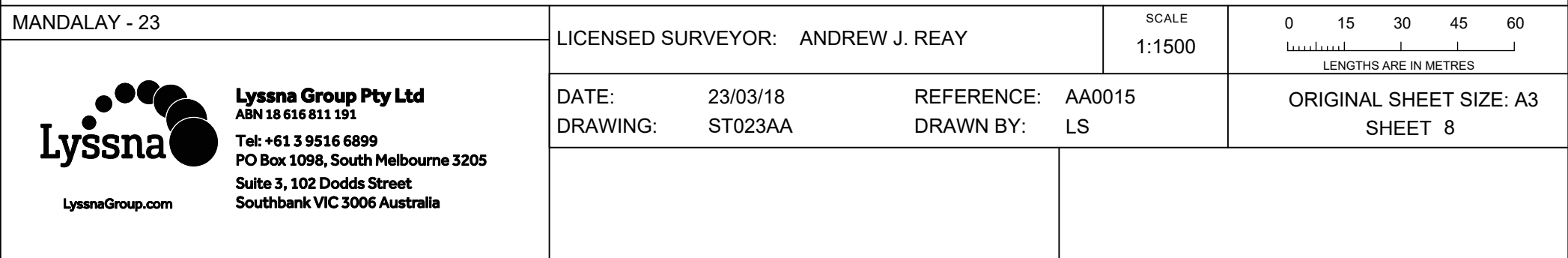
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DRAWN BY: LS

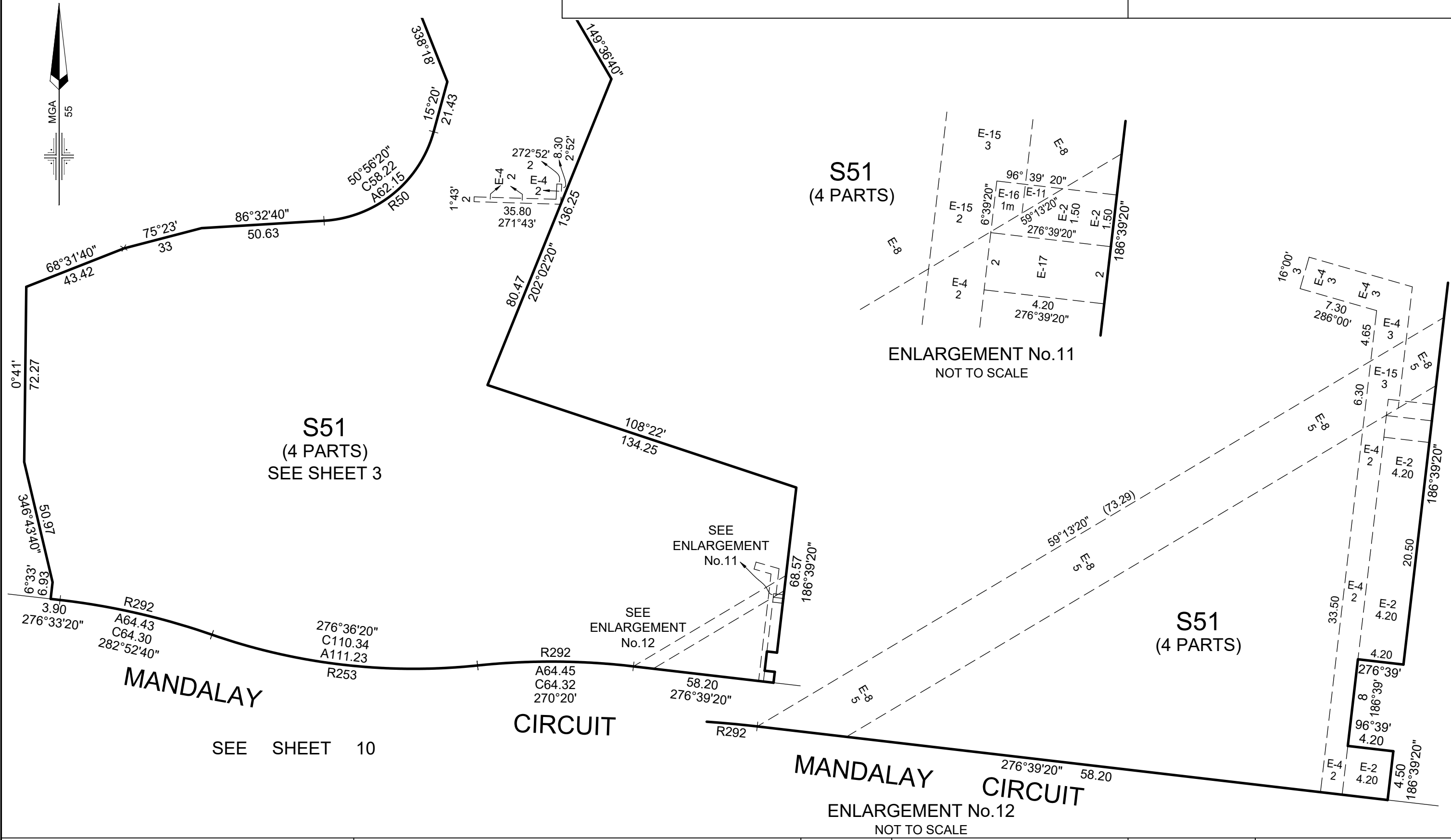
ORIGINAL SHEET SIZE: A3
SHEET 6

PS 617320S / S23



PS 617320S / S23



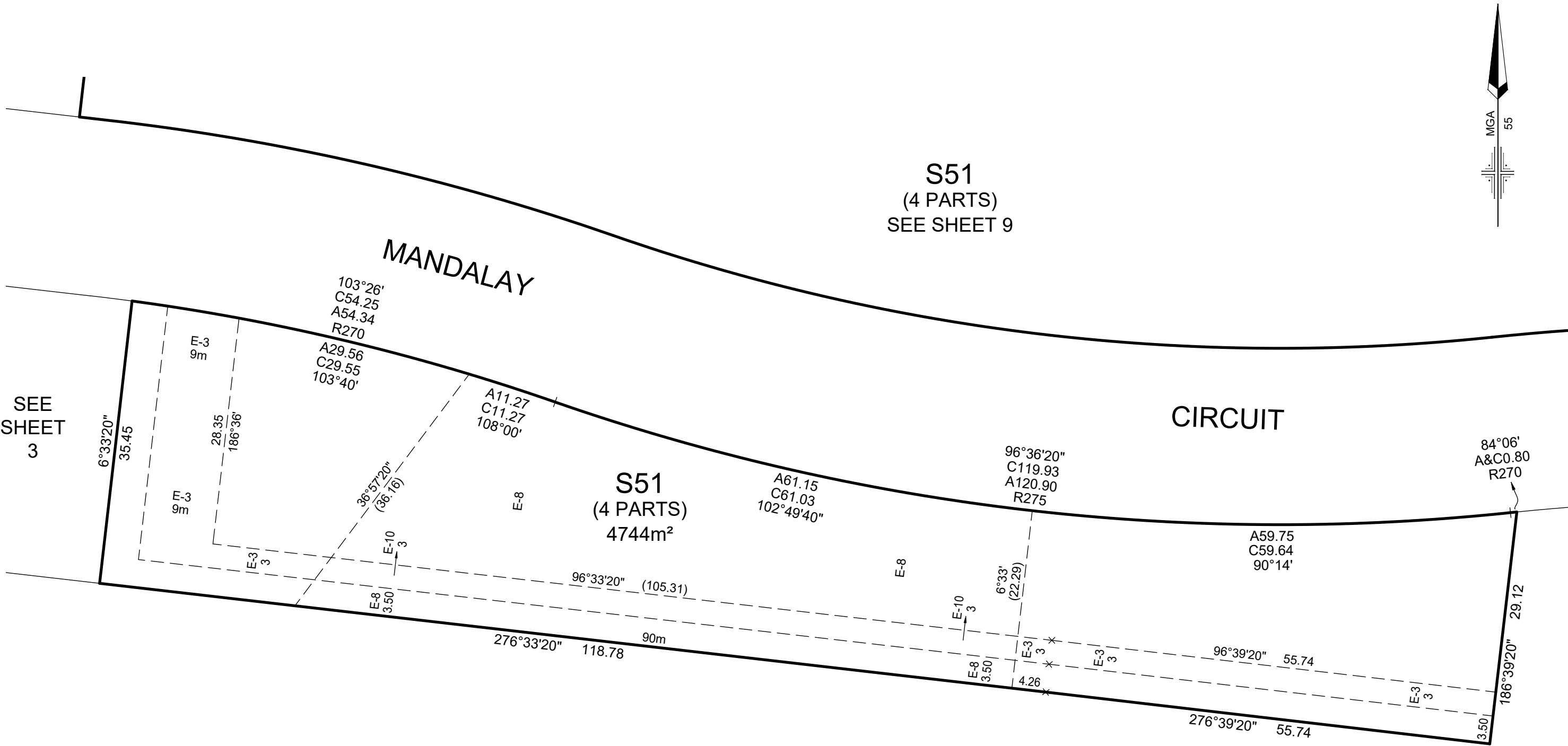


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MANDALAY - 23	
LICENSED SURVEYOR: ANDREW J. REAY	
DATE: 23/03/18	REFERENCE: AA0015
DRAWING: ST023AA	DRAWN BY: LS

SCALE	0 15 30 45 60
1:1500	LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3	SHEET 9
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Southbank VIC 3006 Australia

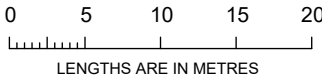
MANDALAY - 23

LICENSED SURVEYOR: ANDREW J. REAY

DATE: 23/03/18
DRAWING: ST023AA

REFERENCE: AA0015
DRAWN BY: LS

SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 10

PLAN OF SUBDIVISION

PS 617320S / S23

CREATION OF RESTRICTION "A"

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

Land to benefit: Lots 2301 to 2372 (both inclusive) on the Plan of Subdivision

Land to be burdened: Lots 2301 to 2372 (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. The 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 created the burdened lot.

CREATION OF RESTRICTION "B"

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

Land to benefit: Lots 2301 to 2372 (both inclusive) on the Plan of Subdivision

Land to be burdened: Lots 2301 to 2372 (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 - 23

LICENSED SURVEYOR: ANDREW J. REAY

Lyssna

Lyssna Group Pty Ltd
ABN 18 616 811 191
Tel: +61 3 9516 6899
PO Box 1098, South Melbourne 3205
Suite 3, 102 Dodds Street
Southbank VIC 3006 Australia

DATE: 23/03/18 REFERENCE: AA0015
DRAWING: ST023AA DRAWN BY: LS

ORIGINAL SHEET SIZE: A3
SHEET 11

PLAN OF SUBDIVISION						PS 617320S / S23		
OWNERS CORPORATION No.1								
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, 2301 TO 2372, 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, 3601 TO 3631, 3701 TO 3744, 3801 TO 3856, 3901 TO 3938, 4001 TO 4036, 4101 TO 4138, 6001 TO 6017, 6101 TO 6129, 6301 TO 6317, 6501 TO 6530, 8101 TO 8149, 9701 TO 9711 (ALL INCLUSIVE), S3, S38, S49, S50, S51 & COMMON PROPERTY No.1								
LIMITATION ON OWNERS CORPORATION: UNLIMITED								
NOTATIONS								
NIL								
LOT ENTITLEMENT AND LOT LIABILITY								
LOT	ENTITLEMENT	LIABILITY	LOT	ENTITLEMENT	LIABILITY	LOT	ENTITLEMENT	LIABILITY
1 TO 47 & S3 (STAGE 1)	4800	4800	2801 TO 2833 (STAGE 28)	3300	3300	2301	100	100
48 TO 99 (STAGE 2)	5200	5200	3001 TO 3033 (STAGE 30)	3300	3300	2302	100	100
100 TO 138 (STAGE 3)	3900	3900	3101 TO 3143 (STAGE 31)	4300	4300	2303	100	100
139 TO 173 (STAGE 4)	3500	3500	9701 TO 9711 (STAGE 97)	1100	1100	2304	100	100
174 TO 206 (STAGE 5)	3300	3300	2901 TO 2928 (STAGE 29)	2800	2800	2305	100	100
207 to 244 (STAGE 6)	3800	3800	6001 TO 6017 (STAGE 60)	1700	1700	2306	100	100
245 to 278 (STAGE 7)	3400	3400	3201 TO 3236 (STAGE 32)	3600	3600	2307	100	100
279 to 300 (STAGE 8)	2200	2200	6301 TO 6317 (STAGE 63)	1700	1700	2308	100	100
902 to 916 & 918 to 928 (STAGE 9)	2600	2600	3301 TO 3331 (STAGE 33)	3100	3100	2309	100	100
1401 to 1444 (STAGE 14)	4400	4400	3401 TO 3433 & S38 (STAGE 34)	3301	3301	2310	100	100
1501 to 1544 (STAGE 15)	4400	4400	3501 TO 3531 (STAGE 35)	3100	3100	2311	100	100
1601 to 1634 (STAGE 16)	3400	3400	3701 TO 3744 (STAGE 37)	4400	4400	2312	100	100
1701 to 1746 (STAGE 17)	4600	4600	3601 TO 3631 (STAGE 36)	3100	3100	2313	100	100
1801 to 1817 (STAGE 18A)	1700	1700	3801 TO 3856 (STAGE 38)	5600	5600	2314	100	100
1901 TO 1910 (STAGE 19)	1000	1000	3901 TO 3938 (STAGE 39)	3800	3800	2315	100	100
2001 TO 2040 (STAGE 20)	4000	4000	6501 TO 6530 (STAGE 65)	3000	3000	2316	100	100
2101 TO 2150 (STAGE 21)	5000	5000	6101 TO 6129 (STAGE 61)	2900	2900	2317	100	100
2701 TO 2738 (STAGE 27)	3800	3800	4001 TO 4036 (STAGE 40)	3600	3600	2318	100	100
8101 TO 8149 (STAGE 81)	4900	4900	4101 TO 4138 (STAGE 41)	3800	3800	2319	100	100
						2320	100	100
						2321	100	100
						2322	100	100
						2323	100	100
						2324	100	100
						2325	100	100
						2326	100	100
						2327	100	100
						2328	100	100
						2329	100	100
						2330	100	100
						2331	100	100
						2332	100	100
						2333	100	100
						2334	100	100
						2335	100	100
						2336	100	100
						2337	100	100
						2338	100	100
						2339	100	100
						2340	100	100
						2341	100	100
						2342	100	100
						2343	100	100
						2344	100	100
						2345	100	100
						2346	100	100
						CONTINUED ON SHEET 13		
MANDALAY - 23			LICENSED SURVEYOR: ANDREW J. REAY					
<div><div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><d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PLAN OF SUBDIVISION

PS 617320S / S23

LOT ENTITLEMENT AND LOT LIABILITY

LOT	ENTITLEMENT	LIABILITY	LOT	ENTITLEMENT	LIABILITY	LOT	ENTITLEMENT	LIABILITY
2347	100	100						
2348	100	100						
2349	100	100						
2350	100	100						
2351	100	100						
2352	100	100						
2353	100	100						
2354	100	100						
2355	100	100						
2356	100	100						
2357	100	100						
2358	100	100						
2359	100	100						
2360	100	100						
2361	100	100						
2362	100	100						
2363	100	100						
2364	100	100						
2365	100	100						
2366	100	100						
2367	100	100						
2368	100	100						
2369	100	100						
2370	100	100						
2371	100	100						
2372	100	100						
S49	1	1						
S50	1	1						
S51	1	1						

MANDALAY - 23

LICENSED SURVEYOR: ANDREW J. REAY



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