
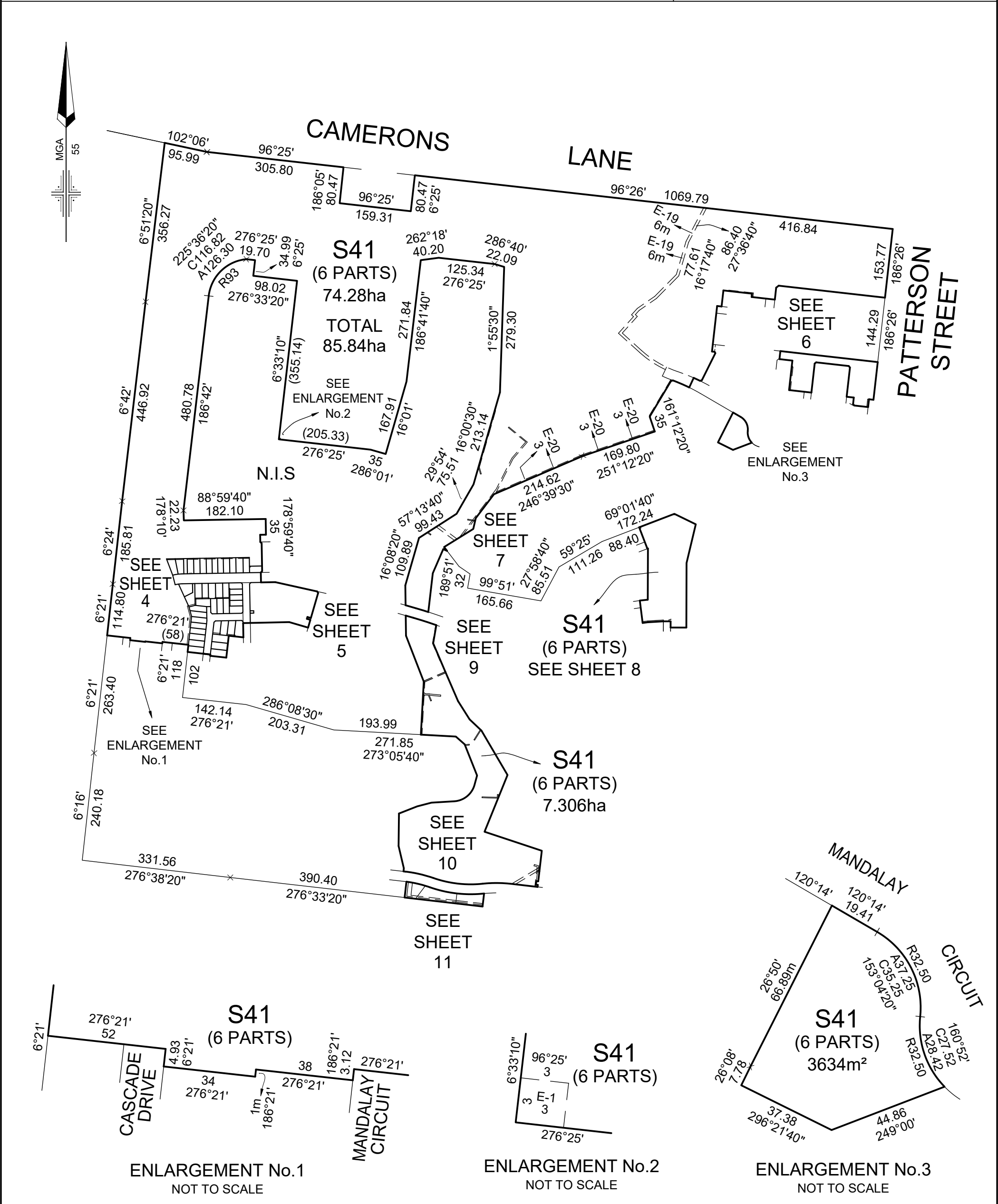



PLAN OF SUBDIVISION				PS 617320S / S37	
LOCATION OF LAND					
PARISH: MERRIANG					
TOWNSHIP: BEVERIDGE					
SECTION: 14					
CROWN ALLOTMENT: 69 (PART) & 71 (PART)					
CROWN PORTION: 13 (PART)					
TITLE REFERENCE: VOL FOL					
LAST PLAN REFERENCE: PS 617320S LOT S40					
POSTAL ADDRESS: CAMERONS LANE					
(at time of subdivision) BEVERIDGE 3753					
MGA CO-ORDINATES: E: 317 950		ZONE:55			
(of approx centre of land in plan) N: 5 850 450					
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS 1 TO 3700 AND S1 TO S40 (ALL INCLUSIVE) HAVE BEEN OMMITTED FROM THIS STAGE  EASEMENTS E-5 TO E-7, E-9 AND E-12 TO E-14 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE  TANGENT POINTS ARE SHOWN THUS: 		
ROAD R37	MITCHELL SHIRE COUNCIL				
RESERVE No.56	MITCHELL SHIRE COUNCIL				
RESERVE No.57	AUSNET ELECTRICITY SERVICES PTY LTD (ABN 91 064 561 118)		LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS - SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS		
RESERVE No.58	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	
MANDALAY - 37		LICENSED SURVEYOR: ANDREW J. REAY			
44 LOTS AND BALANCE LOT S41					
 <b>Lyssna Group Pty Ltd</b> ABN 18 616 811 191 PO Box 1098, South Melbourne 3205 Suite 3, 102 Dodds Street Southbank VIC 3006 Australia		DATE: 07/07/17		REFERENCE: AA0015	
		DRAWING: ST037AC		DRAWN BY: LS	
				ORIGINAL SHEET SIZE: A3 SHEET 1 OF 13	

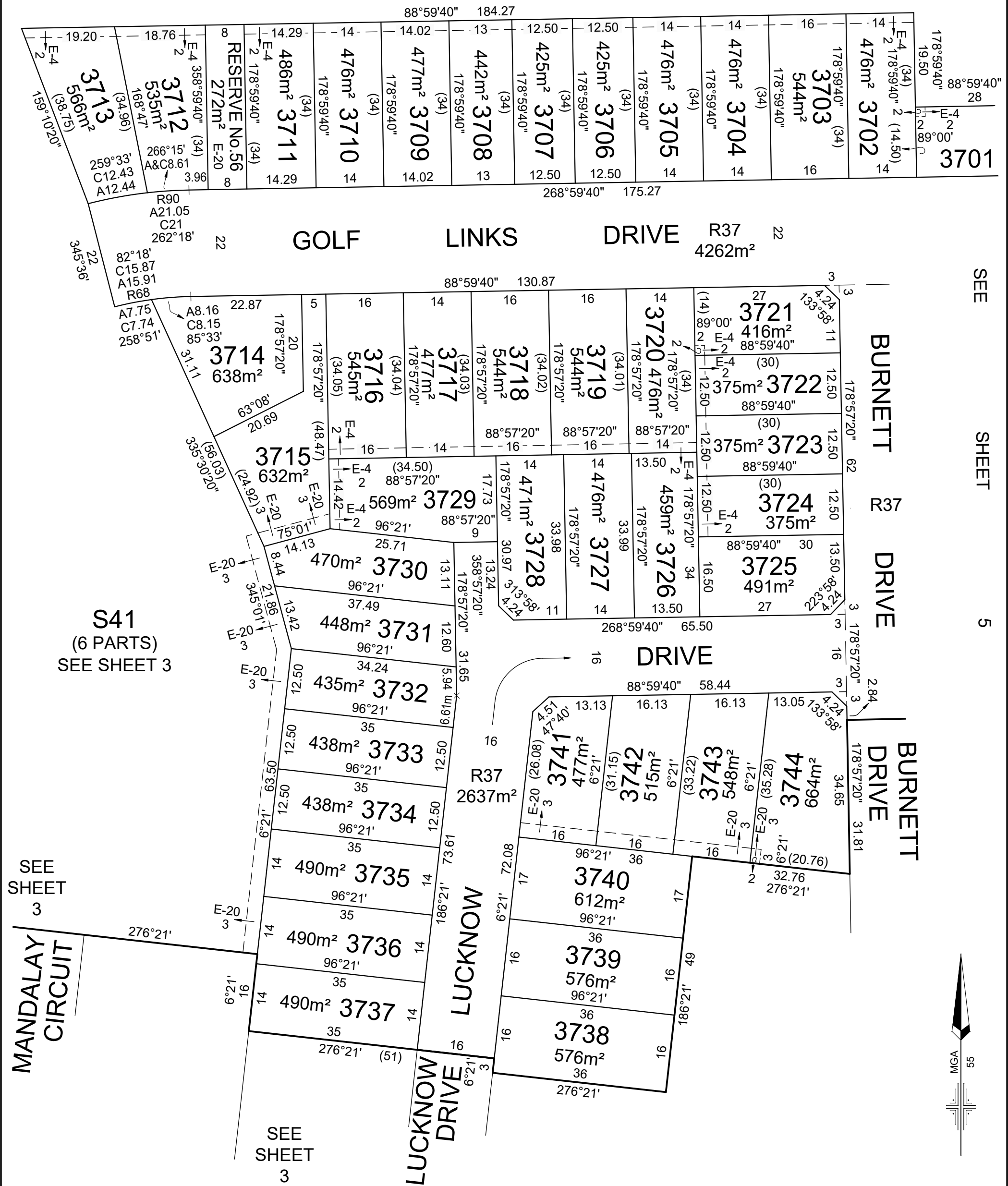
PLAN OF SUBDIVISION				PS 617320S / S37
EASEMENT INFORMATION				
LEGEND:    A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-8	DRAINAGE	SEE DIAG	THIS PLAN (PREVIOUS STAGE)	MELBOURNE 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
MANDALAY - 37			LICENSED SURVEYOR:    ANDREW J. REAY	SCALE
 <div><b>Lyssna Group Pty Ltd</b> ABN 18 616 811 191 PO Box 1098, South Melbourne 3205 Suite 3, 102 Dodds Street Southbank VIC 3006 Australia</div>			DATE:            07/07/17            REFERENCE:    AA0015	ORIGINAL SHEET SIZE: A3 SHEET   2
			DRAWING:       ST037AC            DRAWN BY:     LS	



<div>MANDALAY - 37</div> <div><div><div>Lyssna Group Pty Ltd</div><div>ABN 18 616 811 191</div><div>PO Box 1098, South Melbourne 3205</div><div>Suite 3, 102 Dodds Street</div><div>Southbank VIC 3006 Australia</div></div></div>	LICENSED SURVEYOR: ANDREW J. REAY	SCALE 1:8000	0 80 160 240 320 LENGTHS ARE IN METRES
	DATE: 07/07/17 DRAWING: ST037AC	REFERENCE: AA0015 DRAWN BY: LS	ORIGINAL SHEET SIZE: A3 SHEET 3

PLAN OF SUBDIVISION

PS 617320S / S37



SEE SHEET 5

SEE SHEET 3

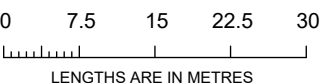
MANDALAY CIRCUIT

SEE SHEET 3

MANDALAY - 37

LICENSED SURVEYOR: ANDREW J. REAY

SCALE  
1:750



DATE: 07/07/17  
DRAWING: ST037AC

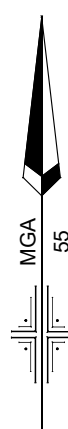
REFERENCE: AA0015  
DRAWN BY: LS

ORIGINAL SHEET SIZE: A3  
SHEET 4



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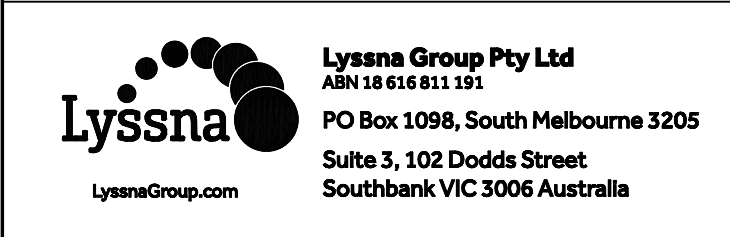
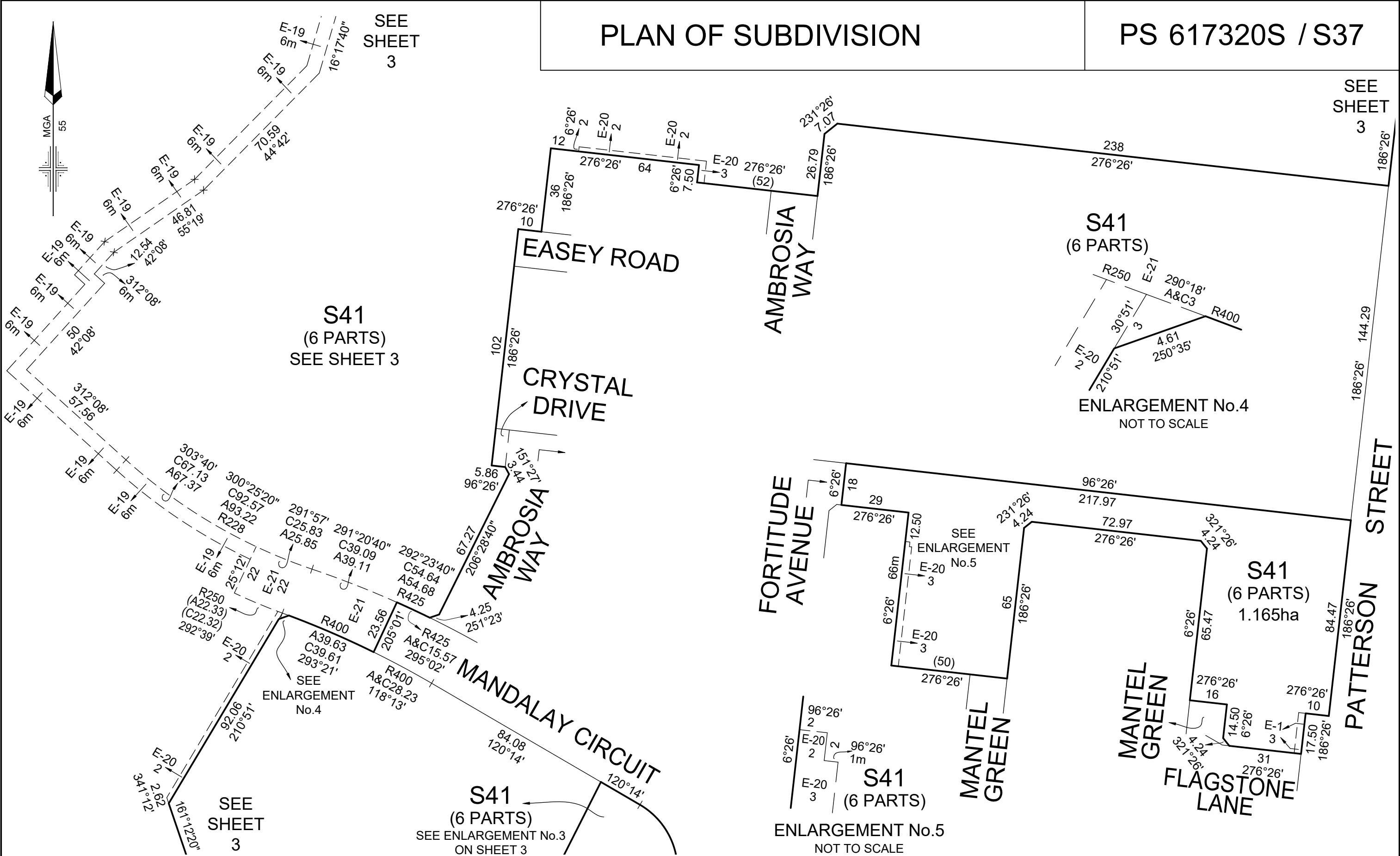
## PS 617320S / S37



ORIGINAL SHEET SIZE: A3  
SHEET 5

# PLAN OF SUBDIVISION

PS 617320S / S37



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**Suite 3, 102 Dodds Street**  
**Southbank VIC 3006 Australia**

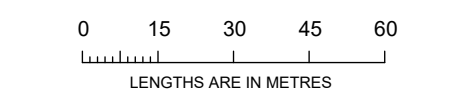
MANDALAY - 37

LICENSED SURVEYOR: ANDREW J. REAY

DATE: 07/07/17  
DRAWING: ST037AC

REFERENCE: AA0015  
DRAWN BY: LS

SCALE  
1:1500



ORIGINAL SHEET  
SIZE: A3

SHEET 6

PLAN OF SUBDIVISION

PS 617320S / S37



SEE  
SHEET  
3

S41  
(6 PARTS)  
SEE SHEET 3

SEE  
SHEET  
3

S41  
(6 PARTS)

ENLARGEMENT No.6  
NOT TO SCALE

S41  
(6 PARTS)

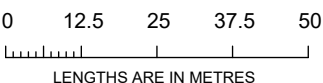
ENLARGEMENT No.7  
NOT TO SCALE

SEE SHEET 3

MANDALAY - 37

LICENSED SURVEYOR: ANDREW J. REAY

SCALE  
1:1250



DATE: 07/07/17  
DRAWING: ST037AC

REFERENCE: AA0015  
DRAWN BY: LS

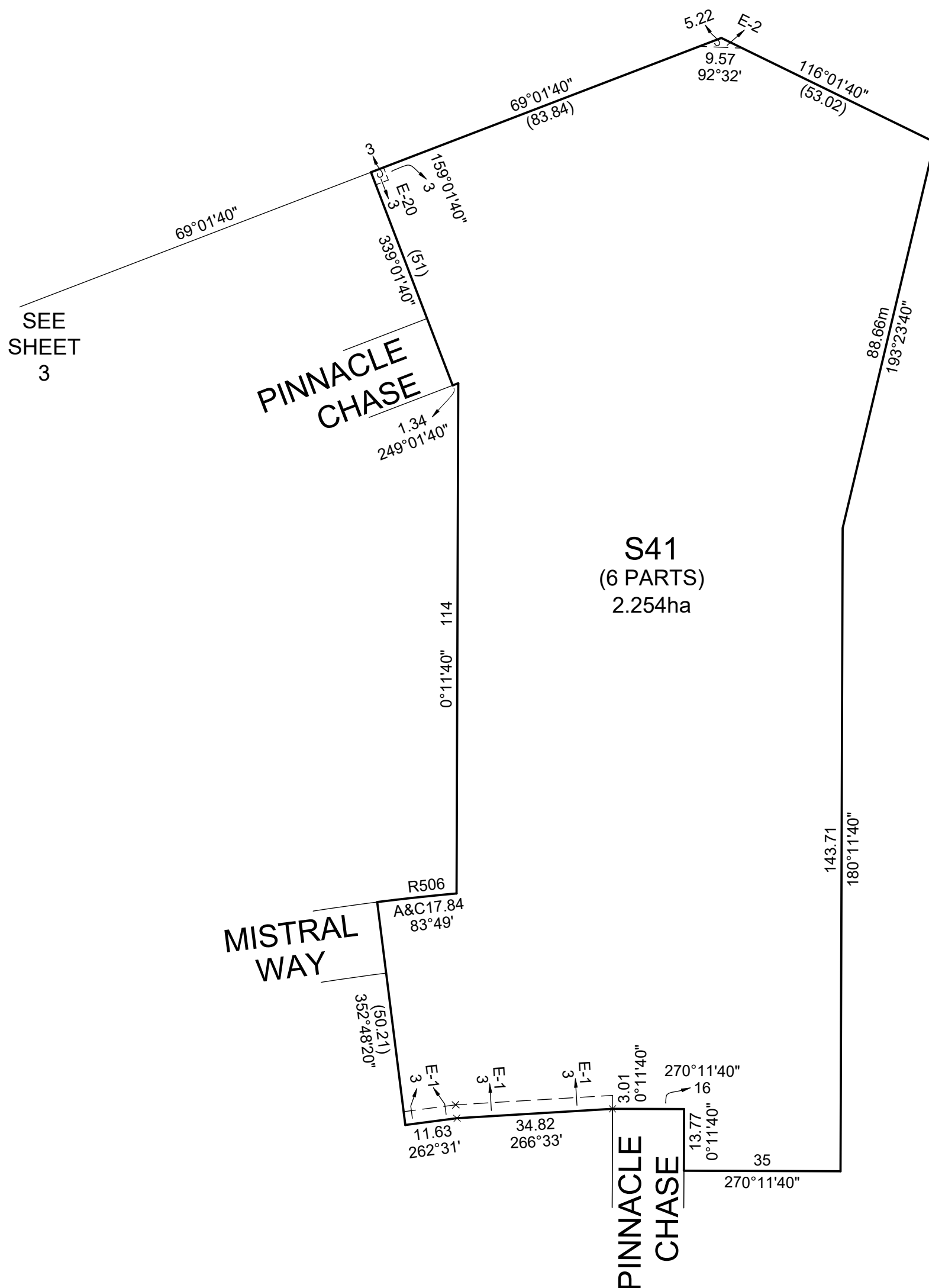
ORIGINAL SHEET SIZE: A3  
SHEET 7



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Suite 3, 102 Dodds Street  
Southbank VIC 3006 Australia

# PLAN OF SUBDIVISION

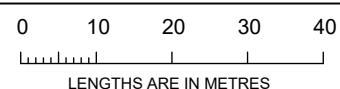
PS 617320S / S37



MANDALAY - 37

LICENSED SURVEYOR: ANDREW J. REAY

SCALE  
1:1000



DATE:	07/07/17
DRAWING:	ST037AC

REFERENCE: AA0015  
DRAWN BY: LS

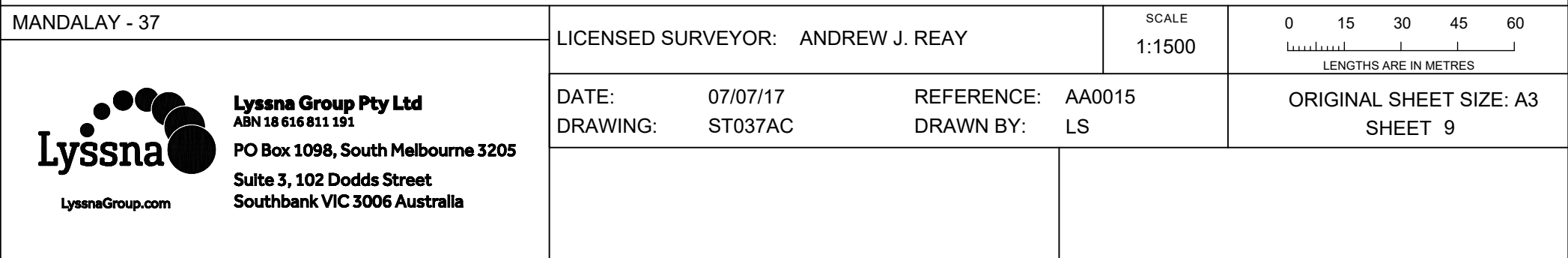
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SHEET 8

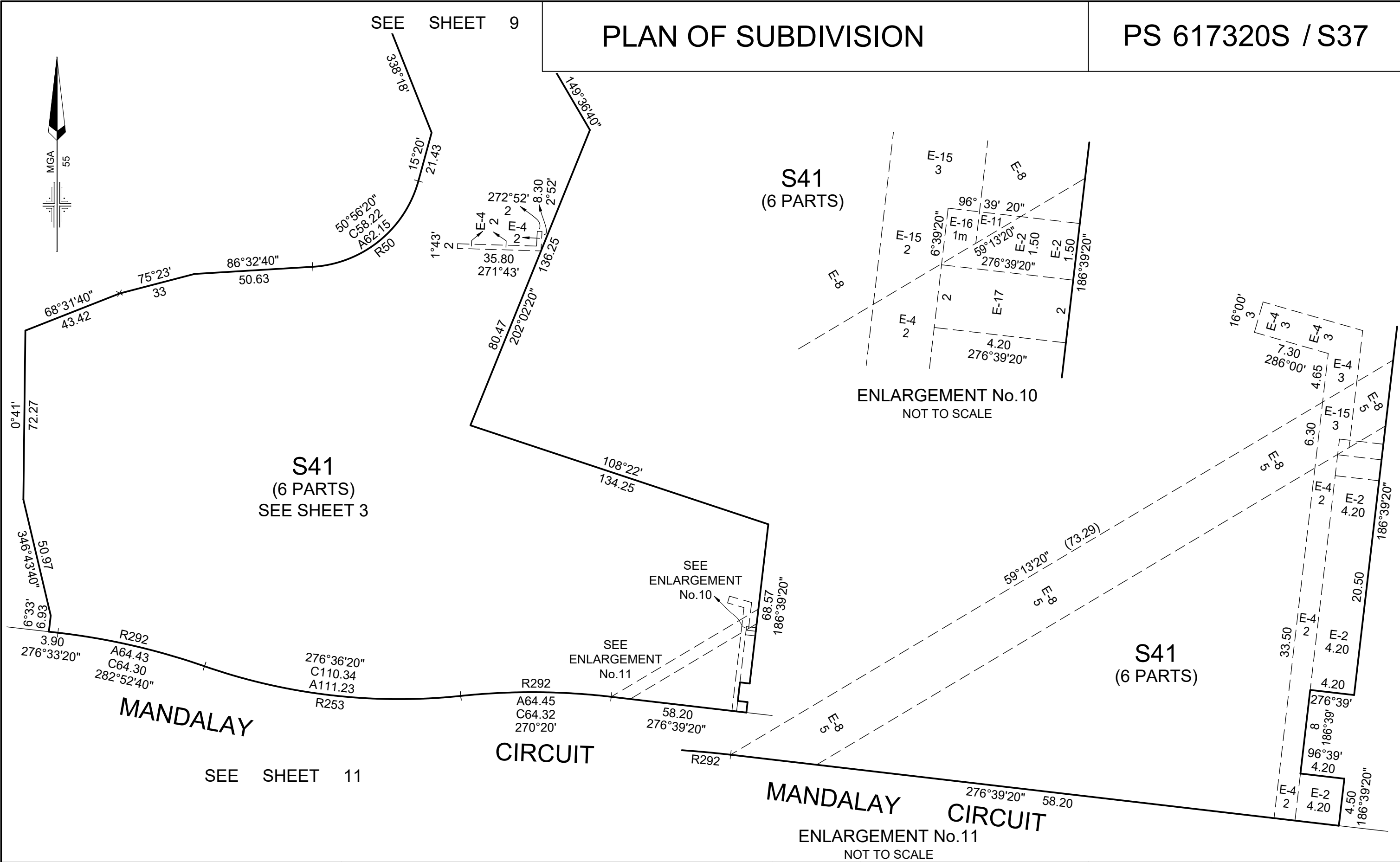


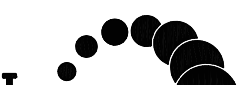
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 PO Box 1098, South Melbourne 3205  
 Suite 3, 102 Dodds Street  
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## PS 617320S / S37





<div><div><div>Lyssna Group Pty Ltd</div><div>ABN 18 616 811 191</div><div>PO Box 1098, South Melbourne 3205</div><div>Suite 3, 102 Dodds Street</div><div>Southbank VIC 3006 Australia</div></div></div> <div>LyssnaGroup.com</div>	MANDALAY - 37	SCALE	015304560	ORIGINAL SHEET SIZE: A3	SHEET 10
	LICENSED SURVEYOR: ANDREW J. REAY	1:1500	<div><div></div><div>LENGTHS ARE IN METRES</div></div>		
	DATE: 07/07/17 DRAWING: ST037AC	REFERENCE: AA0015 DRAWN BY: LS			



# PLAN OF SUBDIVISION

PS 617320S / S37

## CREATION OF RESTRICTION "A"

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

**Land to benefit:** Lots 3701 to 3744 (both inclusive) on the Plan of Subdivision

**Land to be burdened:** Lots 3701 to 3744 (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 3701 to 3744 (both inclusive) on the Plan of Subdivision


**Land to be burdened:** Lots 3701 to 3744 (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

 <p><b>Lyssna Group Pty Ltd</b>          ABN 18 616 811 191          PO Box 1098, South Melbourne 3205          Suite 3, 102 Dodds Street          Southbank VIC 3006 Australia          LyssnaGroup.com</p>	LICENSED SURVEYOR:   ANDREW J. REAY		SCALE	
	DATE:           07/07/17	REFERENCE:   AA0015	ORIGINAL SHEET SIZE: A3	
	DRAWING:       ST037AC	DRAWN BY:     LS	SHEET   12	

PLAN OF SUBDIVISION						PS 617320S / S37		
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, 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, 3701 TO 3744, 6001 TO 6017, 6301 TO 6317, 8101 TO 8149, 9701 TO 9711 (ALL INCLUSIVE), S3, S38, S41 & 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	3719	100	100
48 TO 99 (STAGE 2)	5200	5200	3001 TO 3033 (STAGE 30)	3300	3300	3720	100	100
100 TO 138 (STAGE 3)	3900	3900	3101 TO 3143 (STAGE 31)	4300	4300	3721	100	100
139 TO 173 (STAGE 4)	3500	3500	9701 TO 9711 (STAGE 97)	1100	1100	3722	100	100
174 TO 206 (STAGE 5)	3300	3300	2901 TO 2928 (STAGE 29)	2800	2800	3723	100	100
207 to 244 (STAGE 6)	3800	3800	6001 TO 6017 (STAGE 60)	1700	1700	3724	100	100
245 to 278 (STAGE 7)	3400	3400	3201 TO 3236 (STAGE 32)	3600	3600	3725	100	100
279 to 300 (STAGE 8)	2200	2200	6301 TO 3217 (STAGE 63)	1700	1700	3726	100	100
902 to 916 & 918 to 928 (STAGE 9)	2600	2600	3301 TO 3331 (STAGE 33)	3100	3100	3727	100	100
1401 to 1444 (STAGE 14)	4400	4400	3401 TO 3433 & S38 (STAGE 34)	3301	3301	3728	100	100
1501 to 1544 (STAGE 15)	4400	4400	3501 TO 3531 (STAGE 35)	3100	3100	3729	100	100
1601 to 1634 (STAGE 16)	3400	3400				3730	100	100
1701 to 1746 (STAGE 17)	4600	4600	3701	100	100	3731	100	100
1801 to 1817 (STAGE 18A)	1700	1700	3702	100	100	3732	100	100
1901 TO 1910 (STAGE 19)	1000	1000	3703	100	100	3733	100	100
2001 TO 2040 (STAGE 20)	4000	4000	3704	100	100	3734	100	100
2101 TO 2150 (STAGE 21)	5000	5000	3705	100	100	3735	100	100
2701 TO 2738 (STAGE 27)	3800	3800	3706	100	100	3736	100	100
8101 TO 8149 (STAGE 81)	4900	4900	3707	100	100	3737	100	100
			3708	100	100	3738	100	100
			3709	100	100	3739	100	100
			3710	100	100	3740	100	100
			3711	100	100	3741	100	100
			3712	100	100	3742	100	100
			3713	100	100	3743	100	100
			3714	100	100	3744	100	100
			3715	100	100			
			3716	100	100			
			3717	100	100			
			3718	100	100			
						TOTAL	105602	105602
MANDALAY - 37			LICENSED SURVEYOR: ANDREW J. REAY					
<div><div><b>Lyssna Group Pty Ltd</b> ABN 18 616 811 191 PO Box 1098, South Melbourne 3205 Suite 3, 102 Dodds Street Southbank VIC 3006 Australia</div></div>			DATE: 07/07/17      REFERENCE: AA0015				ORIGINAL SHEET SIZE: A3	
			DRAWING: ST037AC      DRAWN BY: LS				SHEET 13	