

<b>PLAN OF SUBDIVISION</b>	<b>PS 617320S / S65</b>
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**LOCATION OF LAND**

PARISH: MERRIANG  
TOWNSHIP: BEVERIDGE  
SECTION: 14  
CROWN ALLOTMENT: 69 (PART) & 71 (PART)  
CROWN PORTION: 13 (PART)  
TITLE REFERENCE: VOL 11979 FOL 348

LAST PLAN REFERENCE: PS 617320S LOT S38

POSTAL ADDRESS: CAMERONS LANE  
(at time of subdivision) BEVERIDGE 3753

MGA CO-ORDINATES: E: 318 050                      ZONE:55  
(of approx centre of land                      N: 5 850 400  
in plan)

**VESTING OF ROADS AND/OR RESERVES**

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R65	MITCHELL SHIRE COUNCIL

**NOTATIONS**

LOTS 1 TO 6500 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE

EASEMENTS E-1 TO E-24 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS - SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS

**NOTATIONS**

DEPTH LIMITATION DOES NOT APPLY

STAGING:  
This is a staged subdivision.

**EASEMENT INFORMATION**

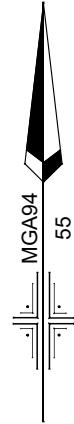
LEGEND: A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-25	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION

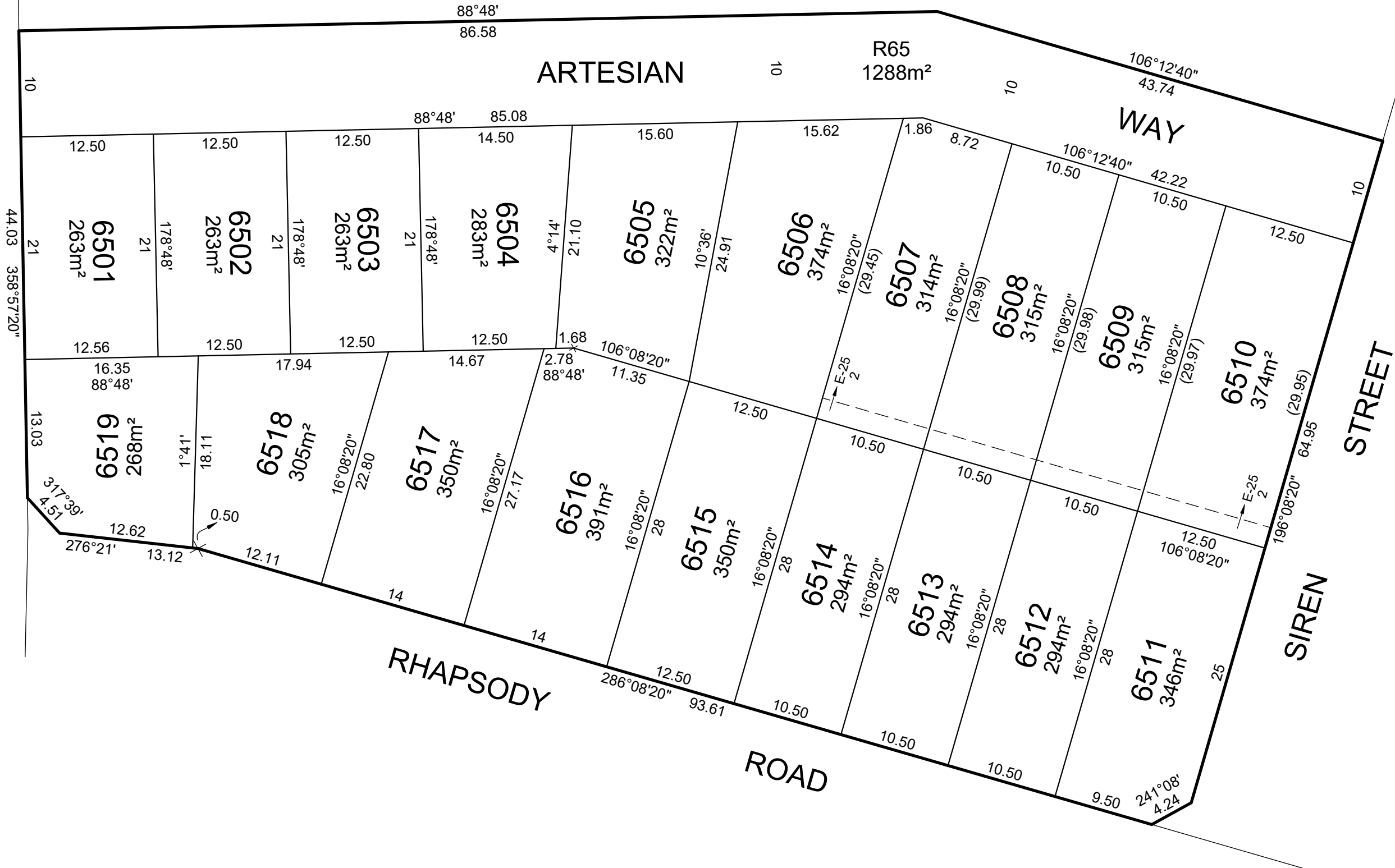
MANDALAY - 65 19 LOTS	LICENSED SURVEYOR: ANDREW J. REAY						
<b>Lyssna Group Pty Ltd</b> ABN 18 616 811 191 Tel: +61 3 9516 6899 PO Box 1098, South Melbourne 3205 Suite 3, 102 Dodds Street Southbank VIC 3006 Australia LyssnaGroup.com	<table style="width:100%;"> <tr> <td style="width:33%;">DATE: 05/01/21</td> <td style="width:33%;">REFERENCE: AA0015</td> <td style="width:34%;">ORIGINAL SHEET SIZE: A3</td> </tr> <tr> <td>DRAWING: ST065AG</td> <td>DRAWN BY: LS</td> <td>SHEET 1 OF 4</td> </tr> </table>	DATE: 05/01/21	REFERENCE: AA0015	ORIGINAL SHEET SIZE: A3	DRAWING: ST065AG	DRAWN BY: LS	SHEET 1 OF 4
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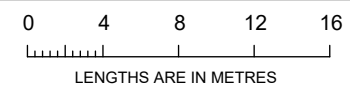
BURNETT DRIVE



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MANDALAY - 65  
 LICENSED SURVEYOR: ANDREW J. REAY  
 DATE: 05/01/21 REFERENCE: AA0015  
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SCALE  
 1:400



ORIGINAL SHEET  
 SIZE: A3

SHEET 2

## CREATION OF RESTRICTION "A"

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

**Land to benefit:** Lots 6501 to 6519 (both inclusive) on the Plan of Subdivision

**Land to be burdened:** Lots 6501 to 6519 (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 6501 to 6519 (both inclusive) on the Plan of Subdivision

**Land to be burdened:** Lots 6501 to 6519 (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 - 65



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 SHEET 3

# PLAN OF SUBDIVISION

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OWNERS CORPORATION No.1

LAND AFFECTED BY OWNERS CORPORATION: LOTS 6501 TO 6519

LIMITATION ON OWNERS CORPORATION:  
UNLIMITED

**NOTATIONS**

NIL

**LOT ENTITLEMENT AND LOT LIABILITY**

LOT	ENTITLEMENT	LIABILITY	LOT	ENTITLEMENT	LIABILITY	LOT	ENTITLEMENT	LIABILITY
6501	100	100						
6502	100	100						
6503	100	100						
6504	100	100						
6505	100	100						
6506	100	100						
6507	100	100						
6508	100	100						
6509	100	100						
6510	100	100						
6511	100	100						
6512	100	100						
6513	100	100						
6514	100	100						
6515	100	100						
6516	100	100						
6517	100	100						
6518	100	100						
6519	100	100						
TOTAL	1900	1900						

MANDALAY - 65

LICENSED SURVEYOR: ANDREW J. REAY



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