

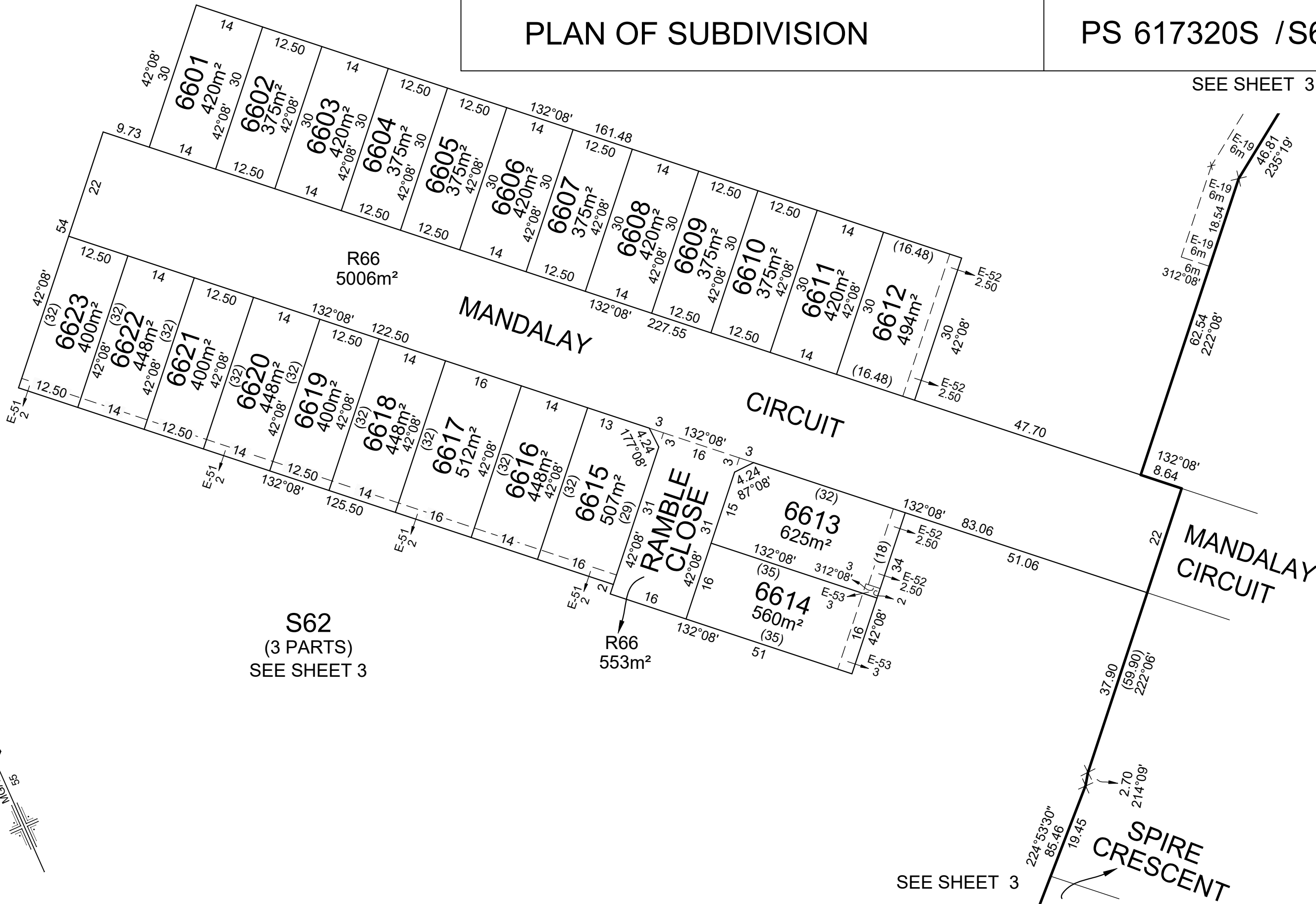
PLAN OF SUBDIVISION					PS 617320S / S66	
LOCATION OF LAND						
PARISH:		MERRIANG				
TOWNSHIP:		BEVERIDGE				
SECTION:		14				
CROWN ALLOTMENT:		69 (PART) & 71 (PART)				
CROWN PORTION:		13 (PART)				
TITLE REFERENCE:		VOL FOL				
LAST PLAN REFERENCE:		PS617320S LOT S61				
POSTAL ADDRESS: (at time of subdivision)		CAMERONS LANE BEVERIDGE 3753				
MGA CO-ORDINATES: (of approx centre of land in plan)		E: 318 700 ZONE:55 N: 5 851 150				
VESTING OF ROADS AND/OR RESERVES				NOTATIONS		
IDENTIFIER		COUNCIL/BODY/PERSON		LOTS 1 TO 6600 AND S1 TO S61 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS STAGE EASEMENTS E-5 TO E-7, E-9, E-12 TO E-14, E-22 TO E-24 AND E-26 TO E-50 (ALL INCLUSIVE) 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 ADDITIONAL PURPOSE OF THIS PLAN: TO REMOVE THAT PART OF EASEMENTS E-19 ON PS617320S (PREVIOUS STAGE) NOW CONTAINED IN ROAD R66 ON THIS PLAN GROUNDS FOR REMOVAL: AGREEMENT BY ALL INTERESTED PARTIES VIDE SEC 6(1)(k) OF THE SUBDIVISION ACT		
ROAD R66		MITCHELL SHIRE COUNCIL				
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-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		
MANDALAY - 66		LICENSED SURVEYOR: ANDREW J. REAY				
23 LOTS AND BALANCE LOT S62						
 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		DATE: 17/09/21 REFERENCE: AA0015 DRAWING: ST066AA DRAWN BY: LS		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 11		

PLAN OF SUBDIVISION				PS 617320S / S66
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 (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-25	SEWERAGE	SEE DIAG	THIS PLAN (PREVIOUS STAGE)	YARRA VALLEY WATER CORPORATION
E-51	DRAINAGE	SEE DIAG	THIS PLAN	MITCHELL SHIRE COUNCIL
E-52	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-53 E-53	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	MITCHELL SHIRE COUNCIL YARRA VALLEY WATER CORPORATION
MANDALAY - 66		LICENSED SURVEYOR: ANDREW J. REAY		
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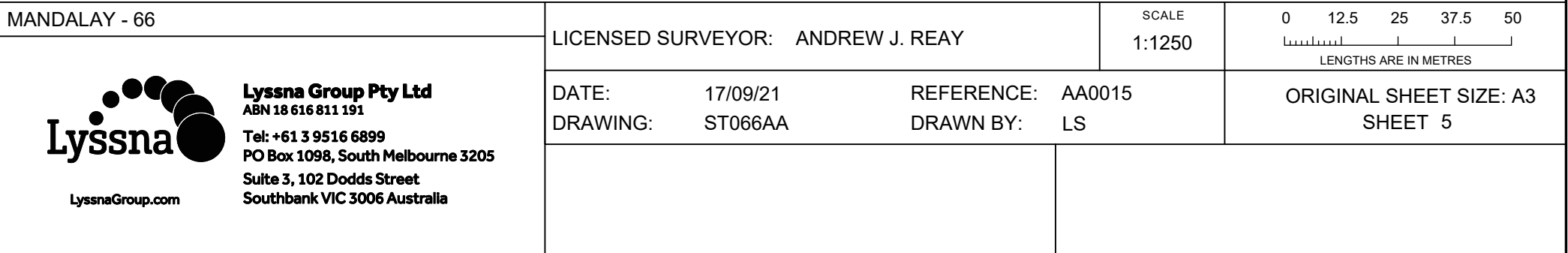
PLAN OF SUBDIVISION

PS 617320S /S66

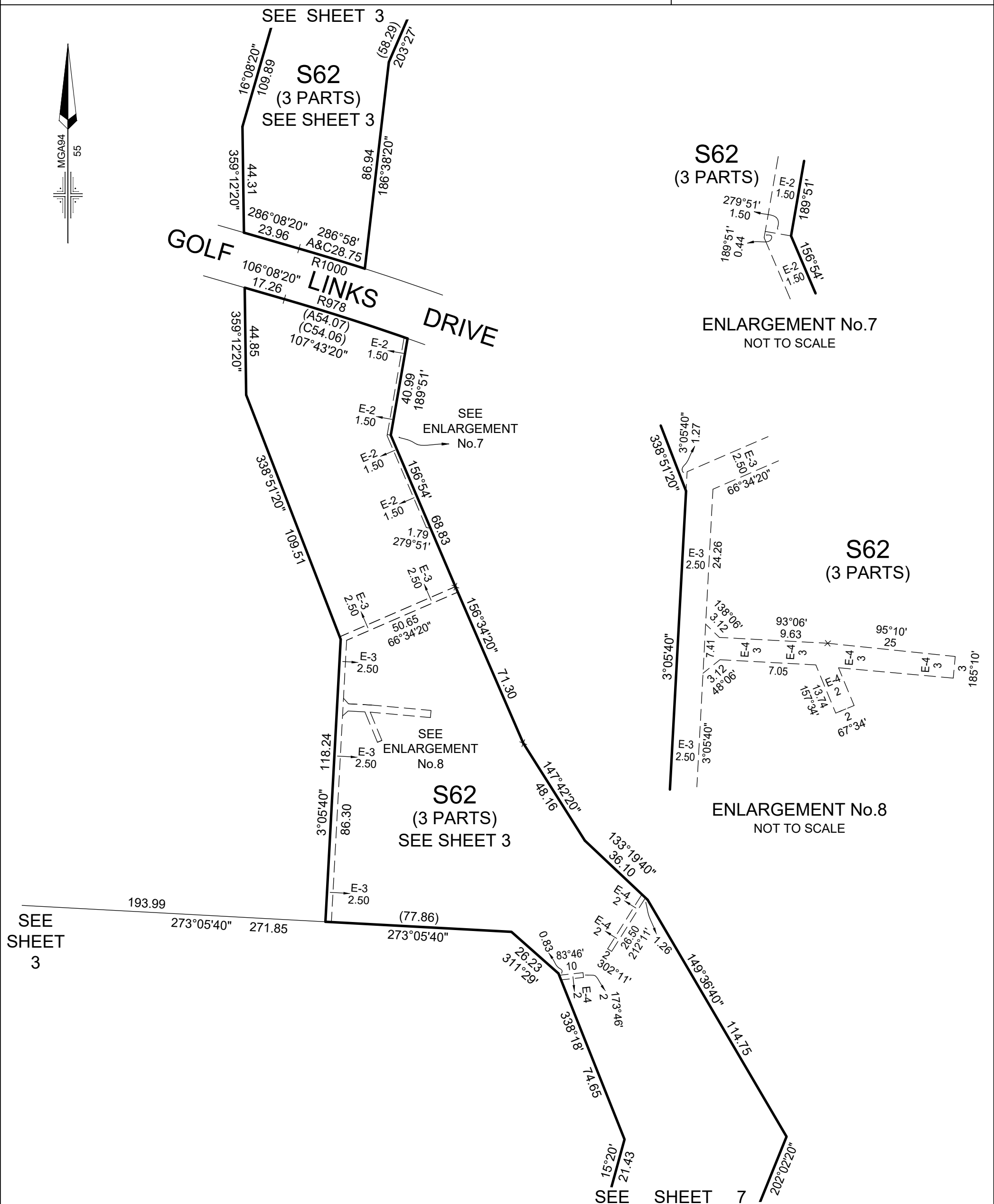
SEE SHEET 3



PS 617320S / S66



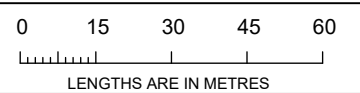
PS 617320S / S66



MANDALAY - 66

LICENSED SURVEYOR: ANDREW J. REAY

SCALE
1:1500



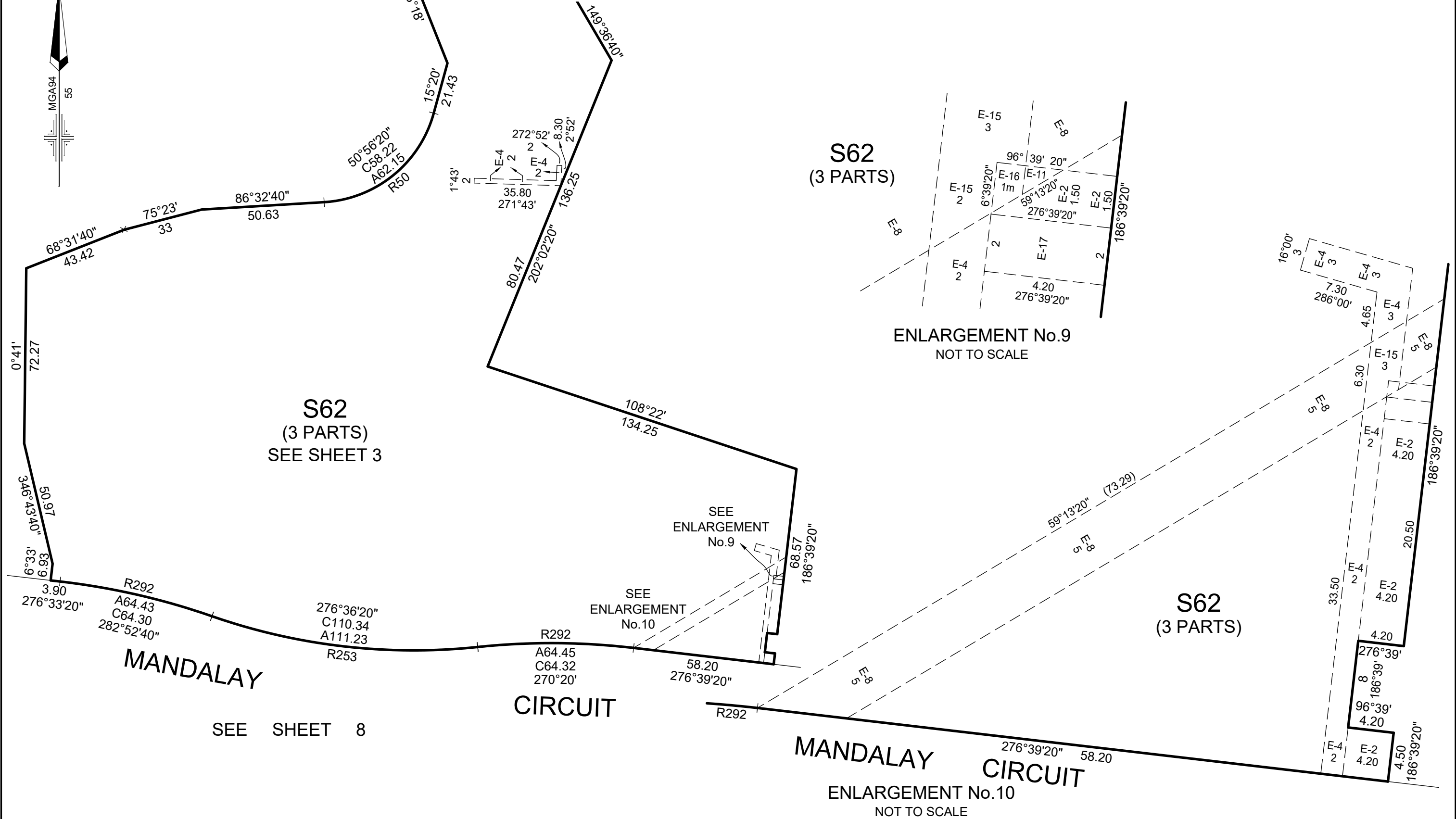
Lyssna
LyssnaGroup.com

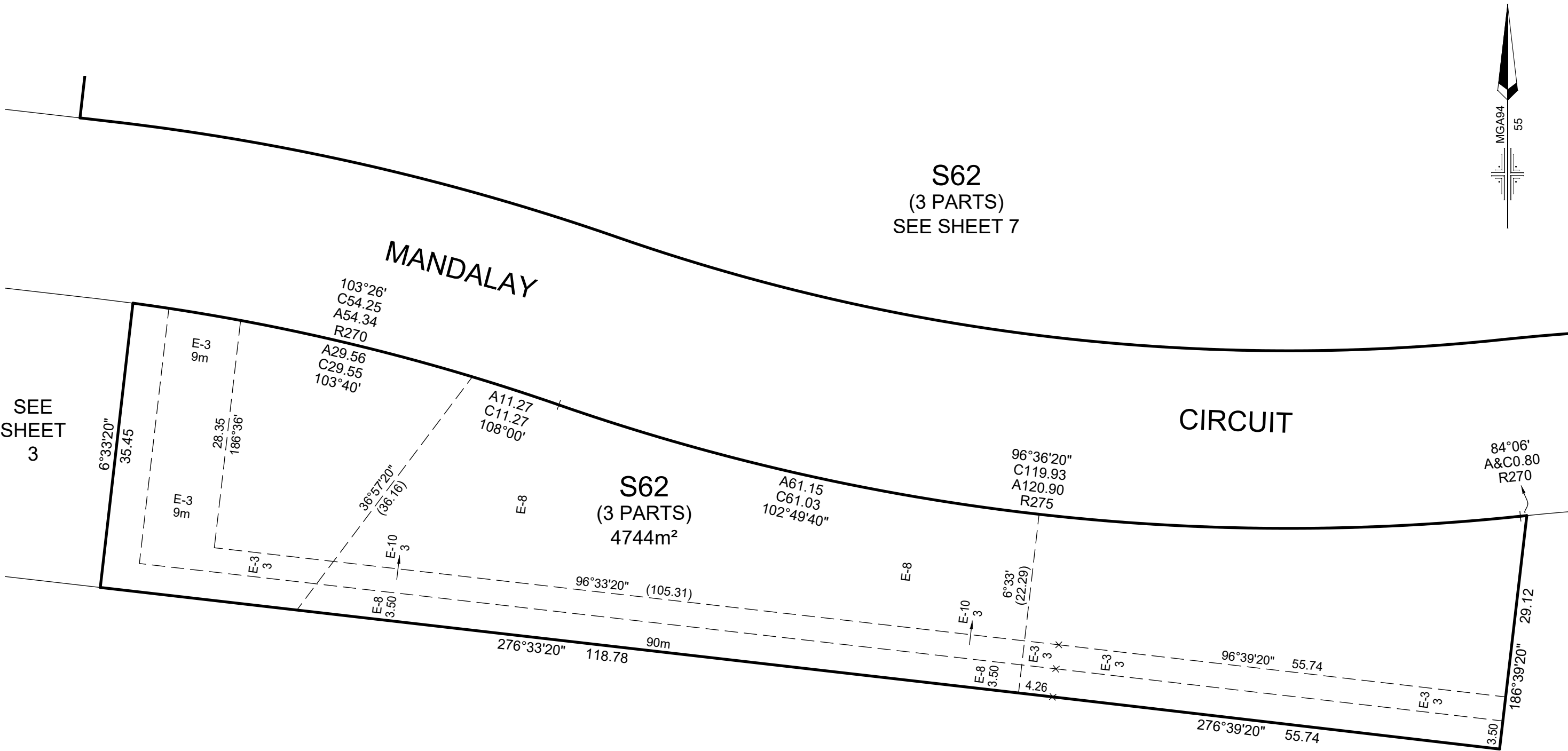
Lyssna Group Pty Ltd
ABN 18 616 811 191
Tel: +61 3 9516 6899
PO Box 1098, South Melbourne 3205
Suite 3, 102 Dodds Street
Southbank VIC 3006 Australia

DATE: 17/09/21
DRAWING: ST066AA

REFERENCE: AA0015
DRAWN BY: LS

ORIGINAL SHEET SIZE: A3
SHEET 6





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

MANDALAY - 66	
LICENSED SURVEYOR: ANDREW J. REAY	
DATE: 17/09/21	REFERENCE: AA0015
DRAWING: ST066AA	DRAWN BY: LS

SCALE
1:500
0 5 10 15 20
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 8

PLAN OF SUBDIVISION

PS 617320S / S66

CREATION OF RESTRICTION "A"

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

Land to benefit: Lots 6601 to 6623 (both inclusive) on the Plan of Subdivision

Land to be burdened: Lots 6601 to 6623 (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 6601 to 6623 (both inclusive) on the Plan of Subdivision

Land to be burdened: Lots 6601 to 6623 (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 - 66

LICENSED SURVEYOR: ANDREW J. REAY

Lyssna
LyssnaGroup.com

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: 17/09/21 REFERENCE: AA0015
DRAWING: ST066AA DRAWN BY: LS

ORIGINAL SHEET SIZE: A3
SHEET 9

PLAN OF SUBDIVISION						PS 617320S / S66		
OWNERS CORPORATION No.1								
LAND AFFECTED BY OWNERS CORPORATION: LOTS 1 TO 300, 902 TO 916, 918 TO 928, 1201 TO 1236, 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 3434, 3501 TO 3531, 3601 TO 3631, 3701 TO 3744, 3801 TO 3856, 3901 TO 3938, 4001 TO 4036, 4101 TO 4138, 4201 TO 4237, 4301 TO 4352, 4401 TO 4422, 4501 TO 4518, 4601 TO 4621, 4623 TO 4633, 4801 TO 4831, 6001 TO 6017, 6101 TO 6129, 6301 TO 6317, 6401 TO 6451, 6501 TO 6519, 6601 TO 6623, 6701 TO 6729, 8101 TO 8149, 9701 TO 9711 (ALL INCLUSIVE), S3, S54, S60, S62 & 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	6501 TO 6519 (STAGE 65)	1900	1900
48 TO 99 (STAGE 2)	5200	5200	3001 TO 3033 (STAGE 30)	3300	3300	4201 TO 4237 (STAGE 42)	3700	3700
100 TO 138 (STAGE 3)	3900	3900	3101 TO 3143 (STAGE 31)	4300	4300	4301 TO 4352 (STAGE 43)	5200	5200
139 TO 173 (STAGE 4)	3500	3500	9701 TO 9711 (STAGE 97)	1100	1100	4401 TO 4422 (STAGE 44)	2200	2200
174 TO 206 (STAGE 5)	3300	3300	2901 TO 2928 (STAGE 29)	2800	2800	4601 TO 4621 4623 TO 4633 & S54 (STAGE 46)	3201	3201
207 to 244 (STAGE 6)	3800	3800	6001 TO 6017 (STAGE 60)	1700	1700	4501 TO 4518 (STAGE 45)	1800	1800
245 to 278 (STAGE 7)	3400	3400	3201 TO 3236 (STAGE 32)	3600	3600	4801 TO 4831 & S60 (STAGE 48)	3101	3101
279 to 300 (STAGE 8)	2200	2200	6301 TO 6317 (STAGE 63)	1700	1700	6401 TO 6451 (STAGE 64)	5100	5100
902 to 916 & 918 to 928 (STAGE 9)	2600	2600	3301 TO 3331 (STAGE 33)	3100	3100	6701 TO 6729 (STAGE 67)	2900	2900
1401 to 1444 (STAGE 14)	4400	4400	3401 TO 3434 (STAGE 34)	3400	3400	6601	100	100
1501 to 1544 (STAGE 15)	4400	4400	3501 TO 3531 (STAGE 35)	3100	3100	6602	100	100
1601 to 1634 (STAGE 16)	3400	3400	3701 TO 3744 (STAGE 37)	4400	4400	6603	100	100
1701 to 1746 (STAGE 17)	4600	4600	3601 TO 3631 (STAGE 36)	3100	3100	6604	100	100
1801 to 1817 (STAGE 18A)	1700	1700	3801 TO 3856 (STAGE 38)	5600	5600	6605	100	100
1901 TO 1910 (STAGE 19)	1000	1000	3901 TO 3938 (STAGE 39)	3800	3800	6606	100	100
2001 TO 2040 (STAGE 20)	4000	4000	6101 TO 6129 (STAGE 61)	2900	2900	6607	100	100
2101 TO 2150 (STAGE 21)	5000	5000	4001 TO 4036 (STAGE 40)	3600	3600	6608	100	100
2701 TO 2738 (STAGE 27)	3800	3800	2301 TO 2372 (STAGE 23)	7200	7200	6609	100	100
8101 TO 8149 (STAGE 81)	4900	4900	1201 TO 1236 (STAGE 12)	3600	3600	6610	100	100
			4101 TO 4138 (STAGE 41)	3800	3800	6611	100	100
						6612	100	100
						6613	100	100
						6614	100	100
						6615	100	100
						6616	100	100
						6617	100	100
						6618	100	100
						6619	100	100
						6620	100	100
						CONTINUED ON SHEET 11		
MANDALAY - 66			LICENSED SURVEYOR: ANDREW J. REAY					
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PLAN OF SUBDIVISION

PS 617320S / S66

OWNERS CORPORATION No.1

LOT ENTITLEMENT AND LOT LIABILITY

LOT	ENTITLEMENT	LIABILITY	LOT	ENTITLEMENT	LIABILITY	LOT	ENTITLEMENT	LIABILITY
6721 6722 6723	100 100 100	100 100 100						
S62	1	1						
TOTAL	170703	170703						

MANDALAY - 66

LICENSED SURVEYOR: ANDREW J. REAY



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

DATE: 17/09/21 REFERENCE: AA0015
DRAWING: ST066AA DRAWN BY: LS

ORIGINAL SHEET SIZE: A3
SHEET 11