

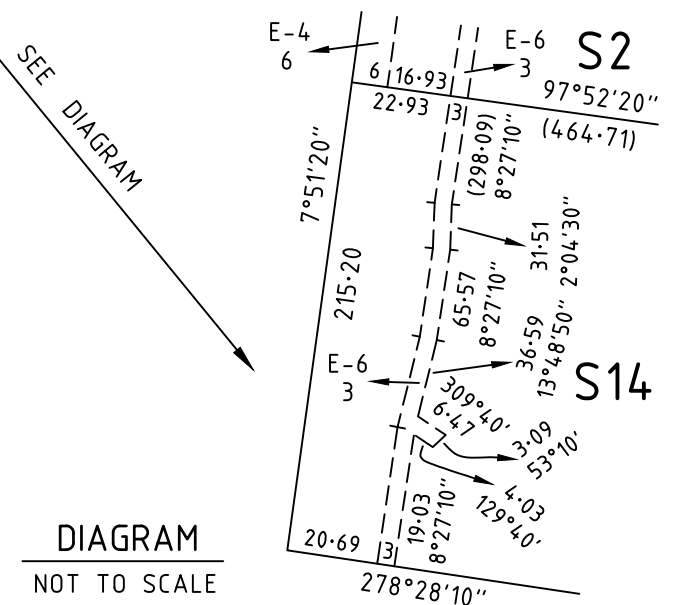
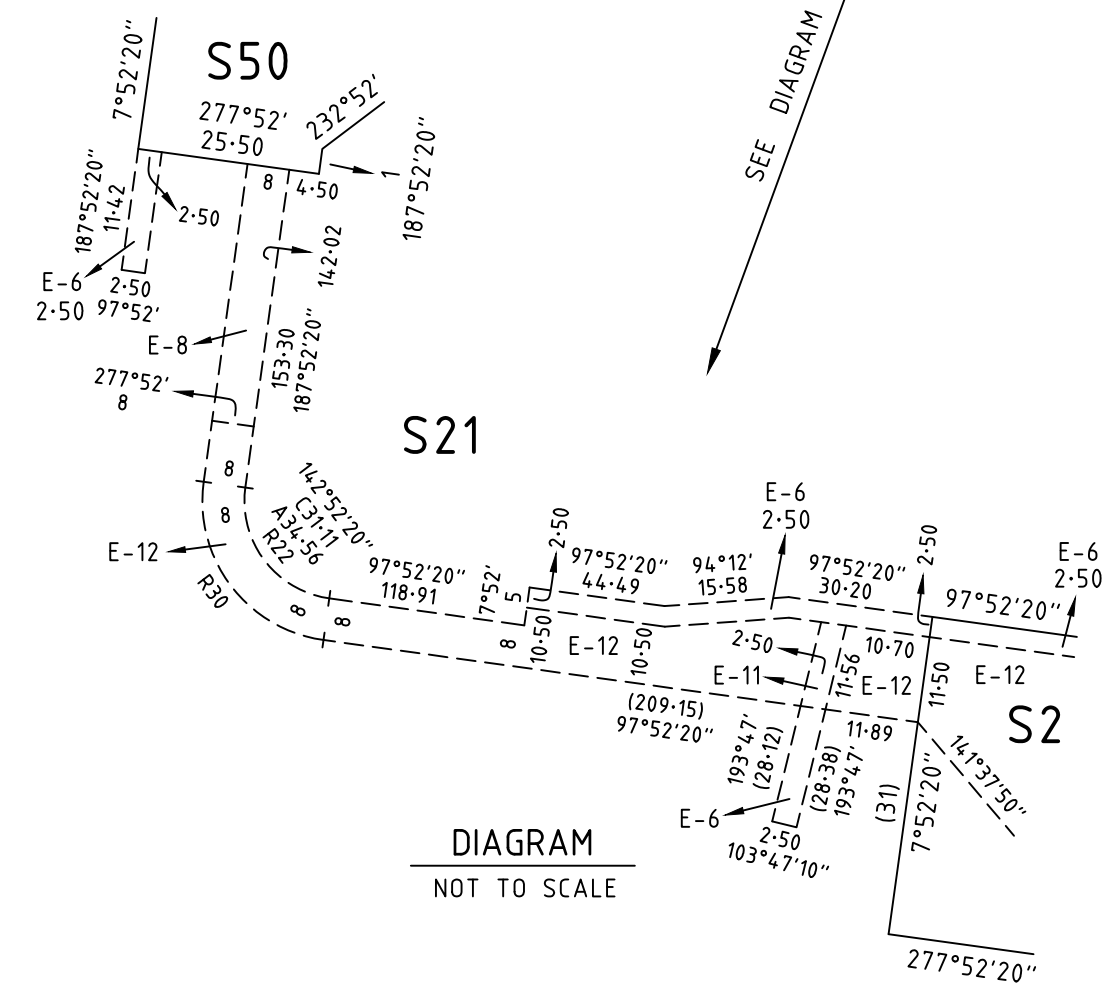
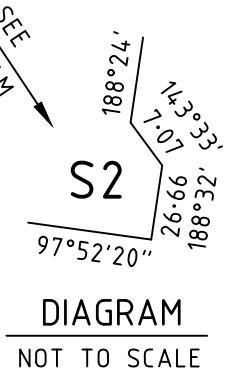
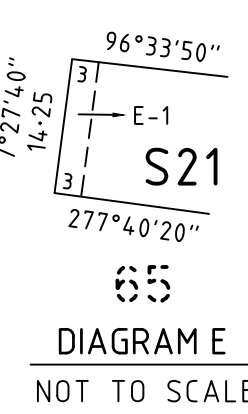
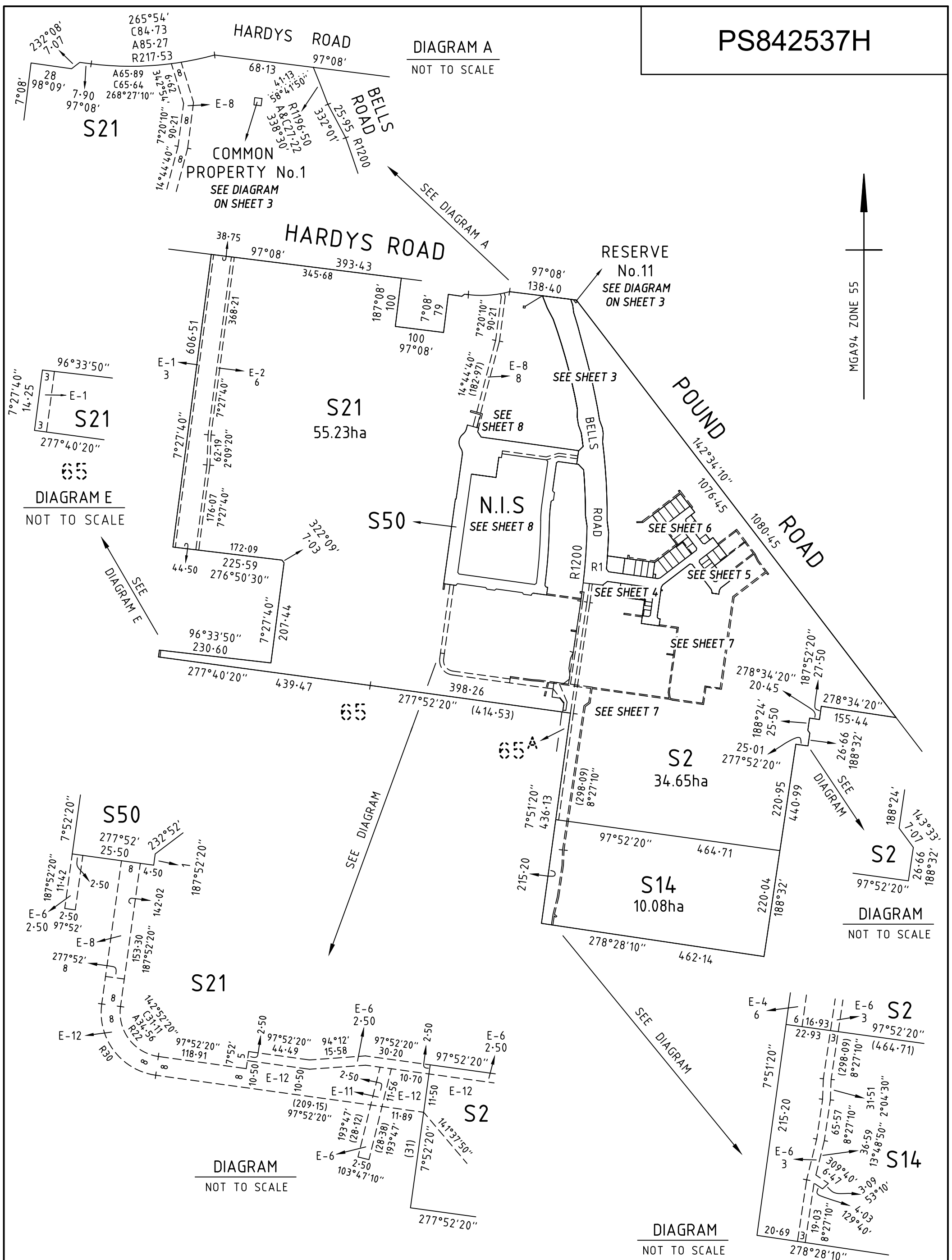
<p>LOCATION OF LAND</p> <p>PARISH: CRANBOURNE</p> <p>TOWNSHIP: —</p> <p>SECTION: —</p> <p>CROWN ALLOTMENT: 64^A (PART)</p> <p>TITLE REFERENCE: VOL. 12234 FOL. 452 VOL. FOL.</p> <p>LAST PLAN REFERENCE: PS830159G (LOT 3) PS842538F (LOT H)</p> <p>POSTAL ADDRESS: 350 - 1650 POUND ROAD & 272A HARDYS ROAD (at time of subdivision) CLYDE NORTH 3978</p> <p>MGA CO-ORDINATES: E: 356 970 ZONE: 55 (of approx centre of land N: 5 780 300 GDA 94 in plan)</p>	<p>Council Name: Casey City Council</p> <p>SPEAR Reference Number: S165428H</p>
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VESTING OF ROADS AND/OR RESERVES		NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON	<p>LOTS 1 TO 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>FOR RESTRICTIONS AFFECTING LOTS 101 TO 140 (BOTH INCLUSIVE) SEE CREATION OF RESTRICTION ON SHEET 9.</p> <p>OTHER PURPOSES OF PLAN:</p> <p>1) TO REMOVE THAT PART OF THE CARRIAGEWAY EASEMENT CREATED AS E-4 ON PS830159G CONTAINED WITHIN BELLS ROAD ON THIS PLAN.</p> <p>2) TO REMOVE THAT PART OF THE CARRIAGEWAY EASEMENT CREATED AS E-3 ON PS839577N CONTAINED WITHIN BELLS ROAD ON THIS PLAN.</p> <p>GROUNDS FOR REMOVAL OF EASEMENT:</p> <p>CARRIAGEWAY EASEMENT NO LONGER AFFECTS VIDE SCHEDULE 5, SECTION 14 OF THE ROAD MANAGEMENT ACT 2004.</p> <p>LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. For details of Owners Corporation(s) including: purpose, responsibility and entitlement and liability, see Owners Corporation search report, Owners Corporation rules and Owners Corporation additional information.</p> <p>None of the easements and rights set out in section (2) of Section 12 of the Subdivision Act 1988 are implied over any of the land in this plan</p>
ROAD R1 RESERVE No.1 RESERVE No.2 RESERVE No.3 RESERVE No.11	CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD CASEY CITY COUNCIL CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD	
NOTATIONS		
<p>DEPTH LIMITATION: 15.24m</p> <p>This is a SPEAR plan.</p> <p>STAGING: This is a staged subdivision. Planning Permit No. PlnA00571/19</p> <p>SURVEY: This plan is based on survey. This survey has been connected to permanent marks No(s). PM13, PM97, PM100 & DVA69/86 in Proclaimed Survey Area No. 71</p>		
<p>Estate: Five Farms Stage No.: 1 No. of Lots: 40 + Lot S2, S14, S21 & S50 STAGE AREA: 5.245ha</p>		

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	SUPPLY OF WATER	3	AG883951R	VOL. 10153 FOL. 602
E-2	CARRIAGEWAY	6	PS826176F	LOT A ON PS826176F
E-3	CARRIAGEWAY	6	PS839577N	LOT F ON PS839577N
E-4, E-9	CARRIAGEWAY	6	PS830159G	LOT 1 ON PS830159G
E-7, E-8	DRAINAGE	SEE DIAG.	THIS PLAN	CASEY CITY COUNCIL
E-6, E-7, E-9, E-11	SEWERAGE	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION
E-11, E-12	DRAINAGE	SEE DIAG.	THIS PLAN	MELBOURNE WATER CORPORATION



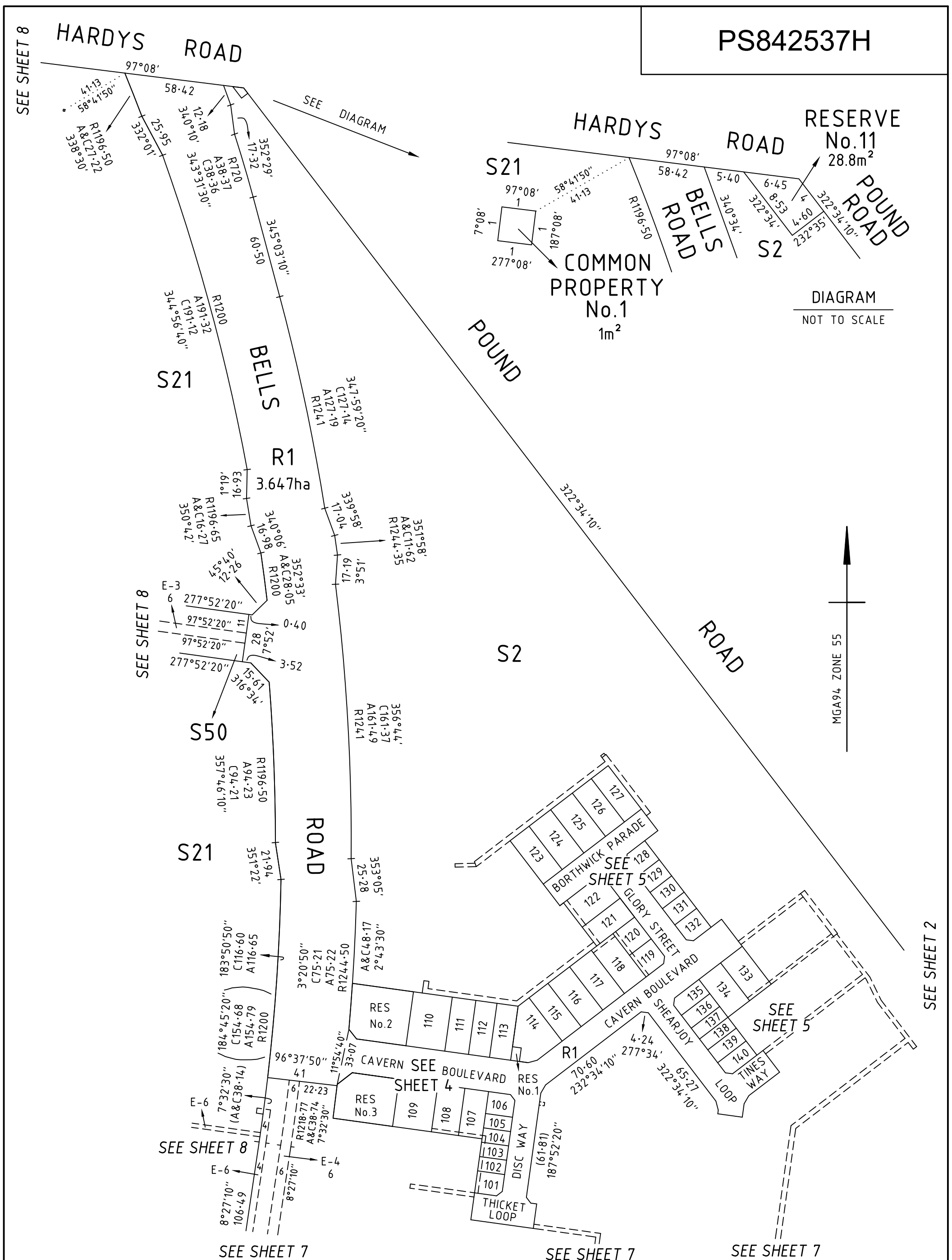
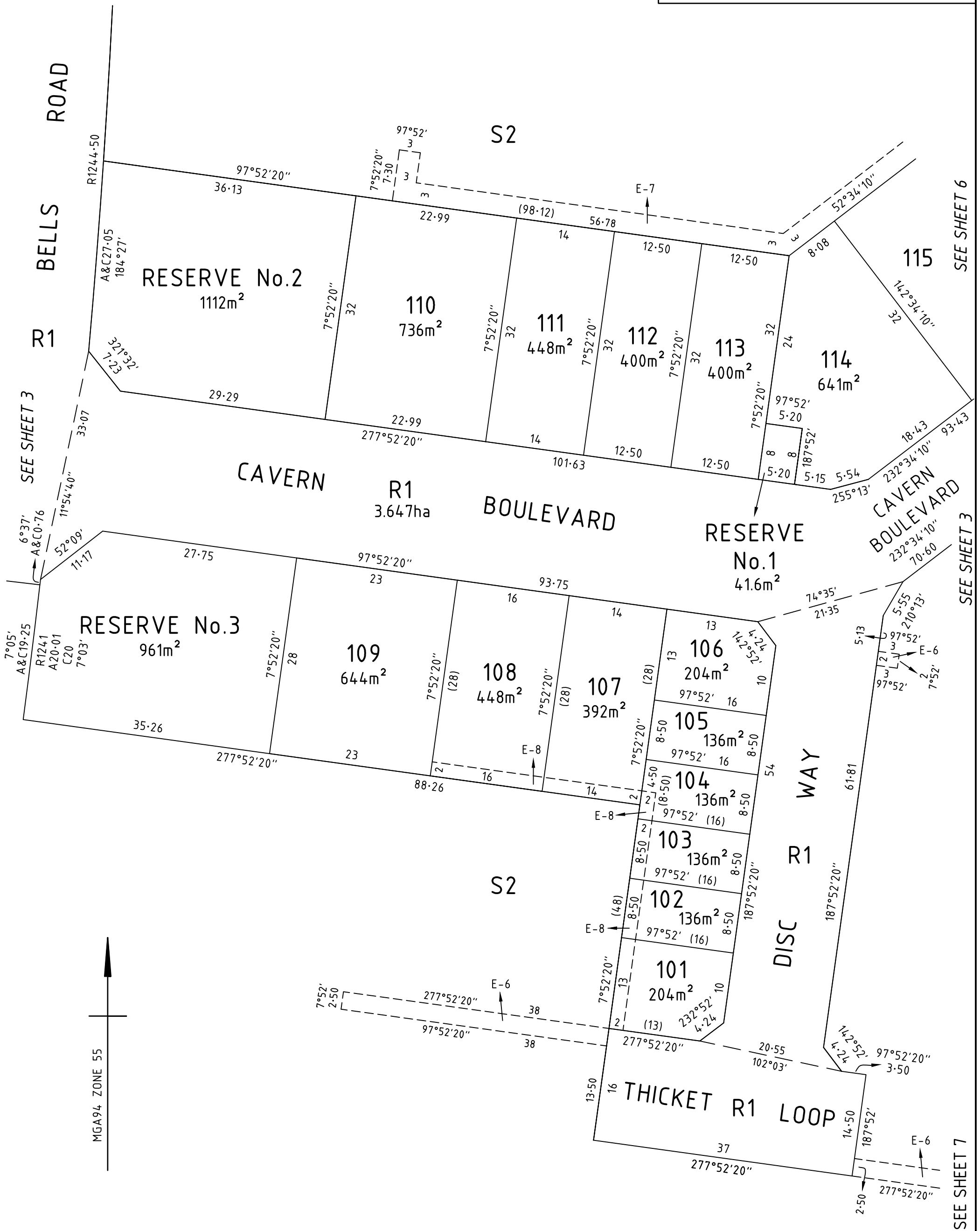


DIAGRAM NOT TO SCALE



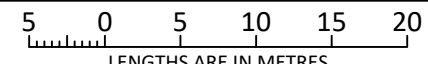
SEE SHEET 3



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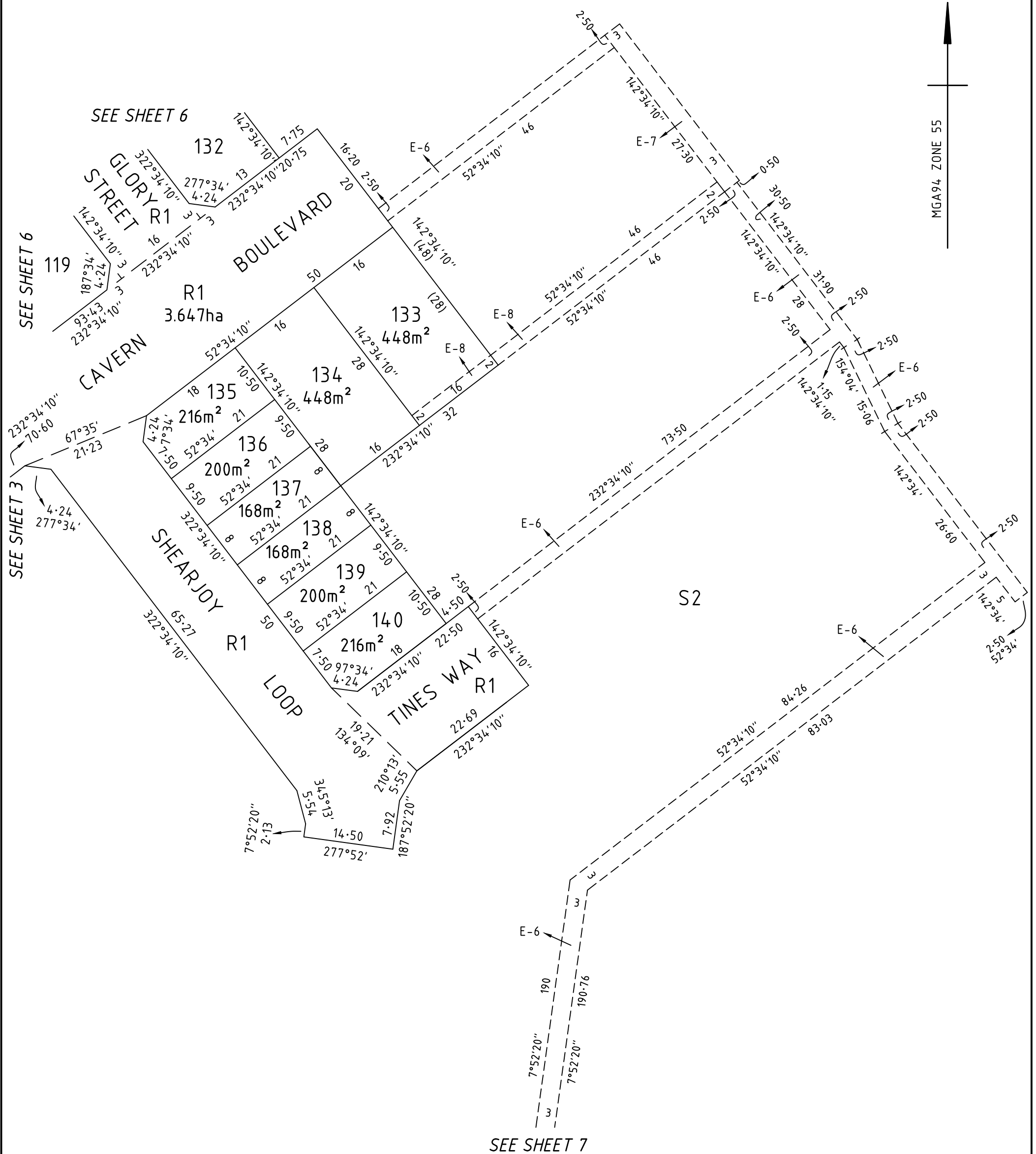
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ORIGINAL SHEET
SIZE: A3

SHEET 4

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CONTINUATION

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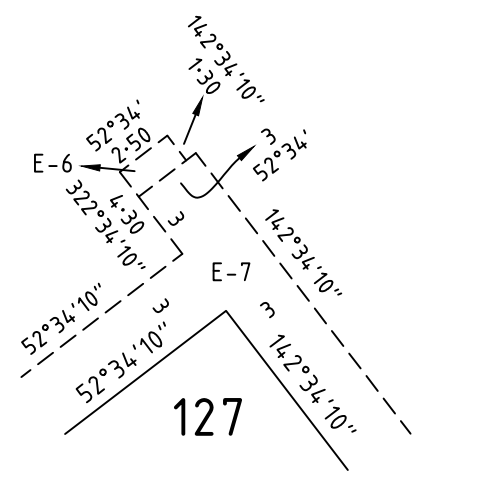
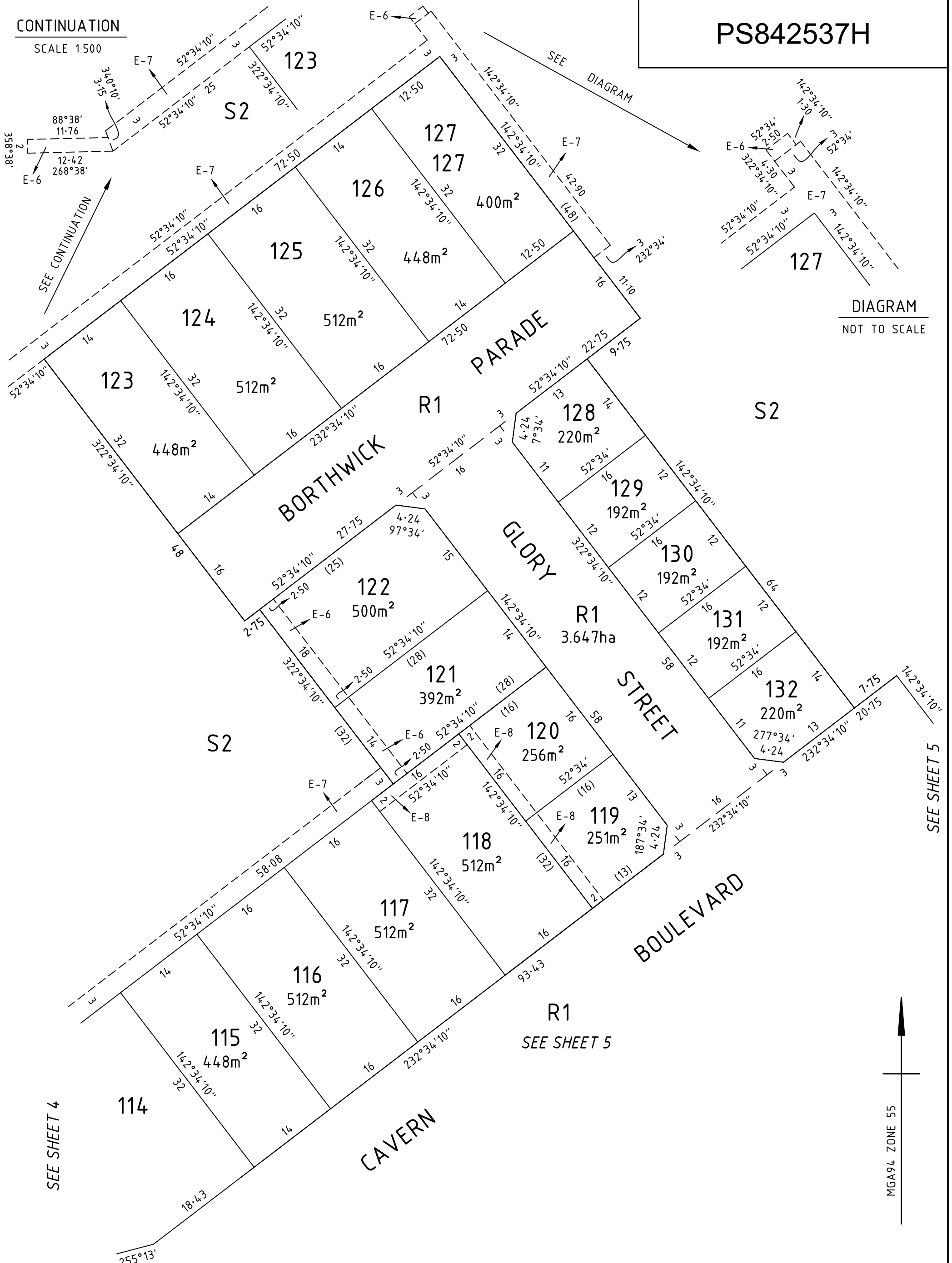
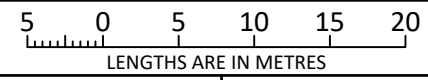


DIAGRAM NOT TO SCALE

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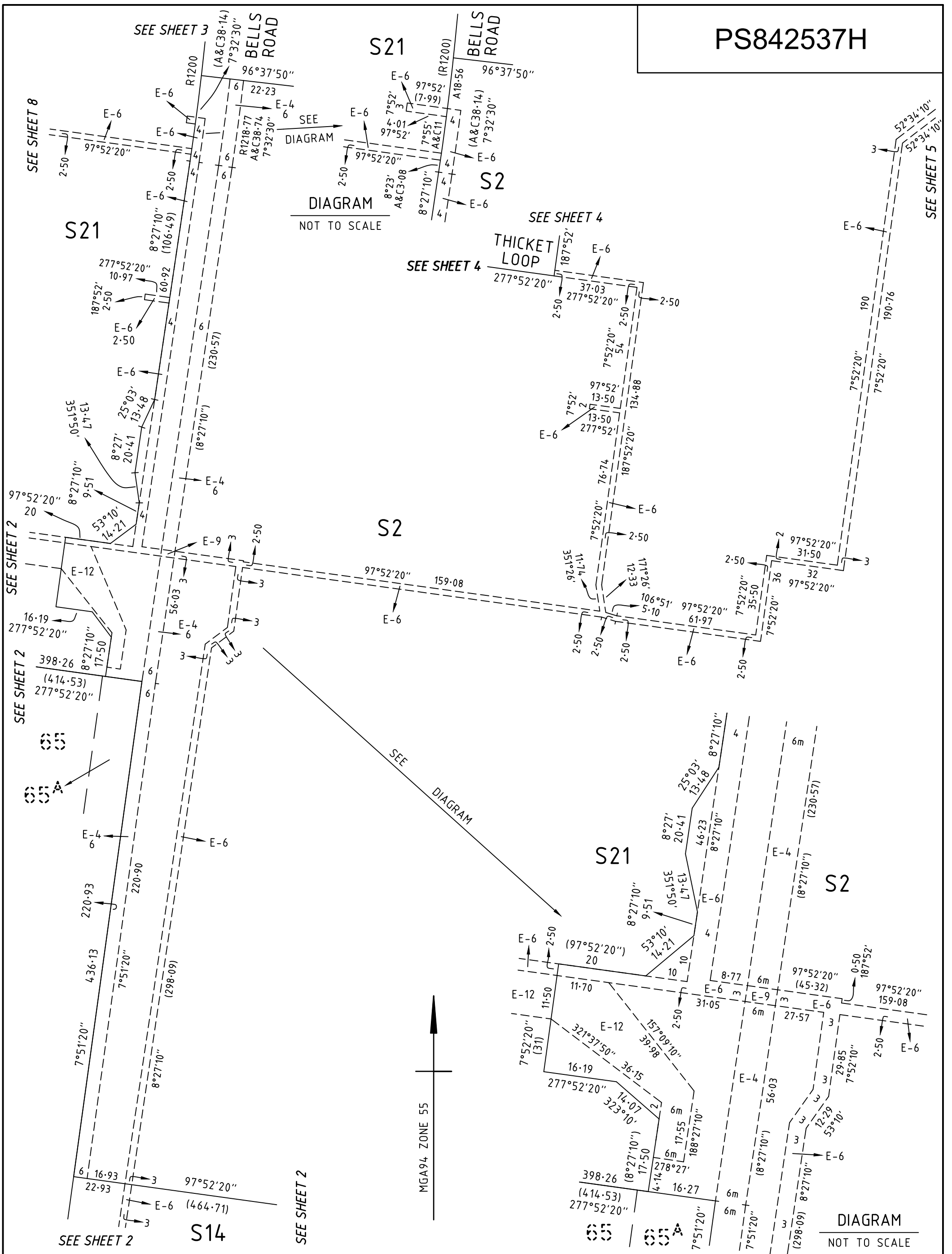
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SHEET 6

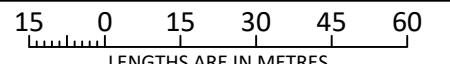
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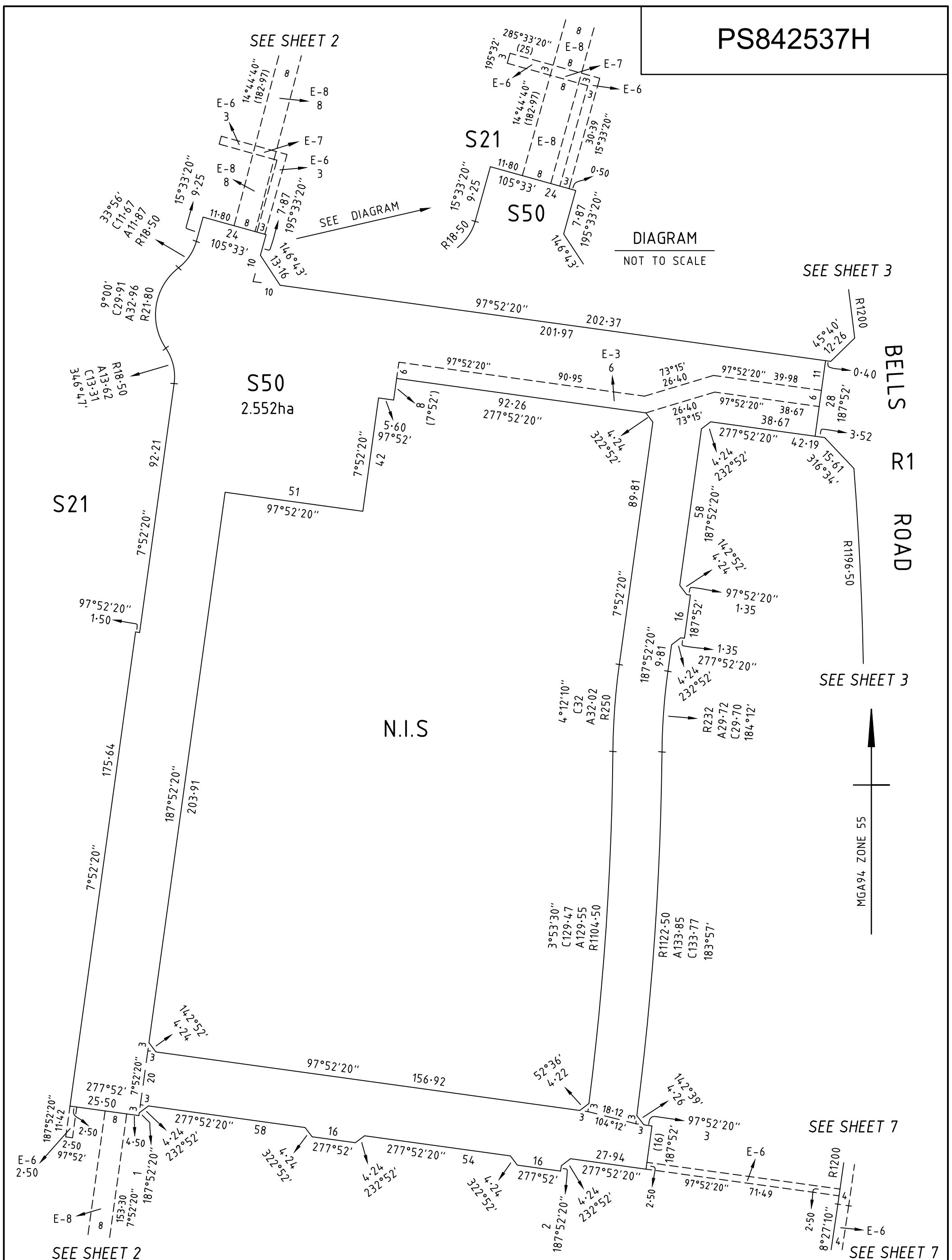
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ORIGINAL SHEET
SIZE: A3

SHEET 7

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CREATION OF RESTRICTION 'A'

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

LAND TO BE BURDENED: LOTS 101 TO 140 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 101 TO 140 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS OF ANY BURDENED LOT ON THIS PLAN MUST NOT CONSTRUCT OR PERMIT ANY OTHER PERSON UNDER ITS CONTROL OR DIRECTION TO CONSTRUCT:

- 1) ANY BUILDING, STRUCTURE OR FENCE OTHER THAN A BUILDING, STRUCTURE OR FENCE IN ACCORDANCE WITH THE DESIGN GUIDELINES ENDORSED BY CASEY CITY COUNCIL UNDER PLANNING PERMIT No. PInA00571/19.
- 2) ANY BUILDING OR STRUCTURE OUTSIDE THE BUILDING ENVELOPE APPLIED TO THE LOT BY THE BUILDING ENVELOPE DIAGRAM ENDORSED BY CASEY CITY COUNCIL UNDER PLANNING PERMIT No. PInA00571/19, EXCEPTING ANY ENCROACHMENT ALLOWED BY THE ENDORSED DESIGN GUIDELINES UNDER RESTRICTION 1.
- 3) ANY BUILDING, STRUCTURE OR FENCE ON A LOT UNLESS THE PLANS FOR SUCH A BUILDING, STRUCTURE OR FENCE HAVE BEEN APPROVED AS BEING IN ACCORDANCE WITH THE ENDORSED DESIGN GUIDELINES BY THE FIVE FARMS - DESIGN ASSESSMENT PANEL (DAP) PRIOR TO THE ISSUE OF A BUILDING PERMIT.
- 4) ANY DWELLING OR COMMERCIAL BUILDING UNLESS THE BUILDING OR DWELLING INCORPORATES DUAL PLUMBING FOR THE USE OF RECYCLED WATER IN TOILET FLUSHING AND GARDEN WATERING SHOULD THE SAID SERVICE BECOME AVAILABLE.
- 5) CONSOLIDATE OR SEEK TO CONSOLIDATE ANY BURDENED LOT WITH ANOTHER LOT OR PART OF A LOT.
- 6) SUBDIVIDE OR SEEK TO SUBDIVIDE ANY BURDENED LOT.

A COPY OF THE ENDORSED DESIGN GUIDELINES REFERRED TO IN RESTRICTION 1 AND THE ENDORSED BUILDING ENVELOPE DIAGRAM REFERRED TO IN RESTRICTION 2 ARE AVAILABLE ON REQUEST AT WEBSITE:

<https://www.frasersproperty.com.au/VIC/Five-Farms/Design-Portal>

VARIATION

EXCEPTING ANY ENCROACHMENT ALLOWED BY THE ENDORSED DESIGN GUIDELINES UNDER RESTRICTION 1, ANY BUILDING OUTSIDE OF A BUILDING ENVELOPE SHOWN ON AN ENDORSED BUILDING ENVELOPE DIAGRAM REQUIRES THE PRIOR WRITTEN CONSENT OF THE CASEY CITY COUNCIL.

EXPIRY DATE

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT TEN (10) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

CREATION OF RESTRICTION 'B'

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

LAND TO BE BURDENED: LOTS 109, 110, 117 AND 118

LAND TO BE BENEFITED: LOTS 101 TO 140 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION

EXCEPT WITH THE WRITTEN CONSENT OF FRASERS PROPERTY GROUP AND IN ALL OTHER INSTANCES THE WRITTEN CONSENT OF EACH AND EVERY REGISTERED PROPRIETOR OF A BENEFITED LOT ON THE PLAN OF SUBDIVISION THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THE PLAN OF SUBDIVISION SHALL NOT:

DOUBLE STOREY CONSTRUCTION

- 1) BUILD OR ALLOW TO BE BUILT ON THE LOT A DWELLING HOUSE UNLESS IT IS TWO (2) STOREYS.

EXPIRY DATE

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT TEN (10) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.



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SIZE: A3

SHEET 9

OWNERS CORPORATION SCHEDULE

PS842537H

Owners Corporation No. 1

Plan No. PS842537H

Land affected by Owners Corporation: ALL OF THE LOTS IN THE TABLE BELOW

Common Property No.: 1

Limitations of Owners Corporation: Unlimited

Notations

Totals		
	Entitlement	Liability
This schedule	16040	403
Balance of existing OC	0	0
Overall Total	16040	403

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
101	10	10									
102	10	10									
103	10	10									
104	10	10									
105	10	10									
106	10	10									
107	10	10									
108	10	10									
109	10	10									
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111	10	10									
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134	10	10									
135	10	10									
136	10	10									
137	10	10									
138	10	10									
139	10	10									
140	10	10									
S2	5440	1									
S14	1570	1									
S21	8630	1									



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SHEET 1

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