

<b>PLAN OF SUBDIVISION</b>		<b>EDITION 1</b>	<b>PS842537H/S2</b>	
<b>LOCATION OF LAND</b> <b>PARISH:</b> CRANBOURNE <b>TOWNSHIP:</b> — <b>SECTION:</b> — <b>CROWN ALLOTMENT:</b> 64 <sup>A</sup> (PART) <b>TITLE REFERENCE:</b> VOL. FOL. <b>LAST PLAN REFERENCE:</b> PS842537H/S1 (LOT S2) <b>POSTAL ADDRESS:</b> 362S BELLS ROAD (at time of subdivision) CLYDE NORTH 3978 <b>MGA CO-ORDINATES:</b> E: 357 050 ZONE: 55 (of approx centre of land N: 5 780 520 GDA 94 in plan)		Council Name: Casey City Council Council Reference Number: SubA00406/20 Planning Permit Reference: PlnA00571/19 SPEAR Reference Number: S165463C <b>Certification</b> This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 30/09/2021 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification Digitally signed by: Michele Scarlett for Casey City Council on 24/04/2023 <b>Statement of Compliance</b> issued: 28/04/2023 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied for: lots excluding Lot S3 and S5 at Statement of Compliance		
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 200 (BOTH INCLUSIVE), S1, S2 AND S4 HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTIONS AFFECTING LOTS 201 TO 243 (BOTH INCLUSIVE) SEE CREATION OF RESTRICTION '2A' ON SHEET 7. FOR RESTRICTIONS AFFECTING LOTS 231 TO 243 (BOTH INCLUSIVE) SEE CREATION OF RESTRICTION '2B' ON SHEET 7. <b>OTHER PURPOSE OF PLAN:</b> 1) TO REMOVE THAT PART OF DRAINAGE EASEMENT CREATED AS E-7 ON PSS42537H/S1 CONTAINED WITHIN BORTHWICK PARADE AND CAVERN BOULEVARD ON THIS PLAN. 2) TO REMOVE THAT PART OF SEWERAGE EASEMENT CREATED AS E-6 AND E-7 ON PS842537H/S1 CONTAINED WITHIN BORTHWICK PARADE AND CAVERN BOULEVARD ON THIS PLAN. <b>GROUNDNS FOR REMOVAL OF EASEMENT:</b> AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988) 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. 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		
ROAD R2	CASEY CITY COUNCIL			
<b>NOTATIONS</b>				
<b>DEPTH LIMITATION: 15.24m</b>				
This is a SPEAR plan. <b>STAGING:</b> This is a staged subdivision. Planning Permit No. PlnA00571/19 <b>SURVEY:</b> 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 Estate: Five Farms Stage No.: 2 No. of Lots: 43 + Lot S3 + Lot S5 PHASE AREA: 2.188ha				
<b>EASEMENT INFORMATION</b>				
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-2 E-1, E-3 E-4, E-9 E-7, E-8 E-6, E-7, E-9 E-12	SEWERAGE DRAINAGE CARRIAGEWAY DRAINAGE SEWERAGE DRAINAGE	SEE DIAG. SEE DIAG. 6 SEE DIAG. SEE DIAG. SEE DIAG.	THIS PLAN - STAGE 2 THIS PLAN - STAGE 2 PS830159G PS842537H/S1 PS842537H/S1 PS842537H/S1	SOUTH EAST WATER CORPORATION CASEY CITY COUNCIL LOT 1 ON PS830159G CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION MELBOURNE WATER CORPORATION
 <b>Beveridge Williams</b> development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 1702037/2 1702037-2-PS-V6.DWG Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (6), 06/04/2023, SPEAR Ref: S165463C	ORIGINAL SHEET SIZE: A3 Land Use Victoria Plan Registered 11:12 AM 09/05/2023 Assistant Registrar of Titles	SHEET 1 OF 7

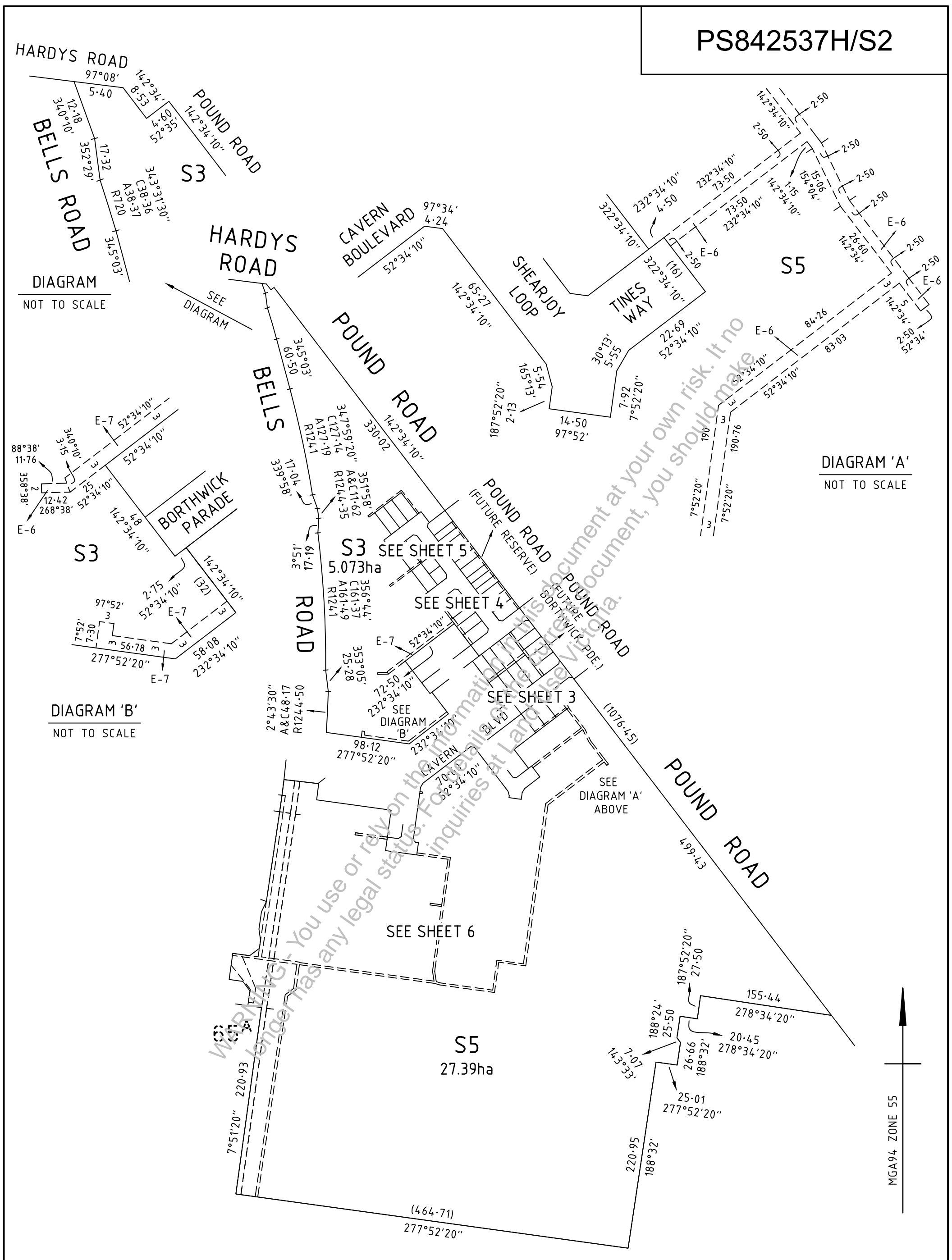


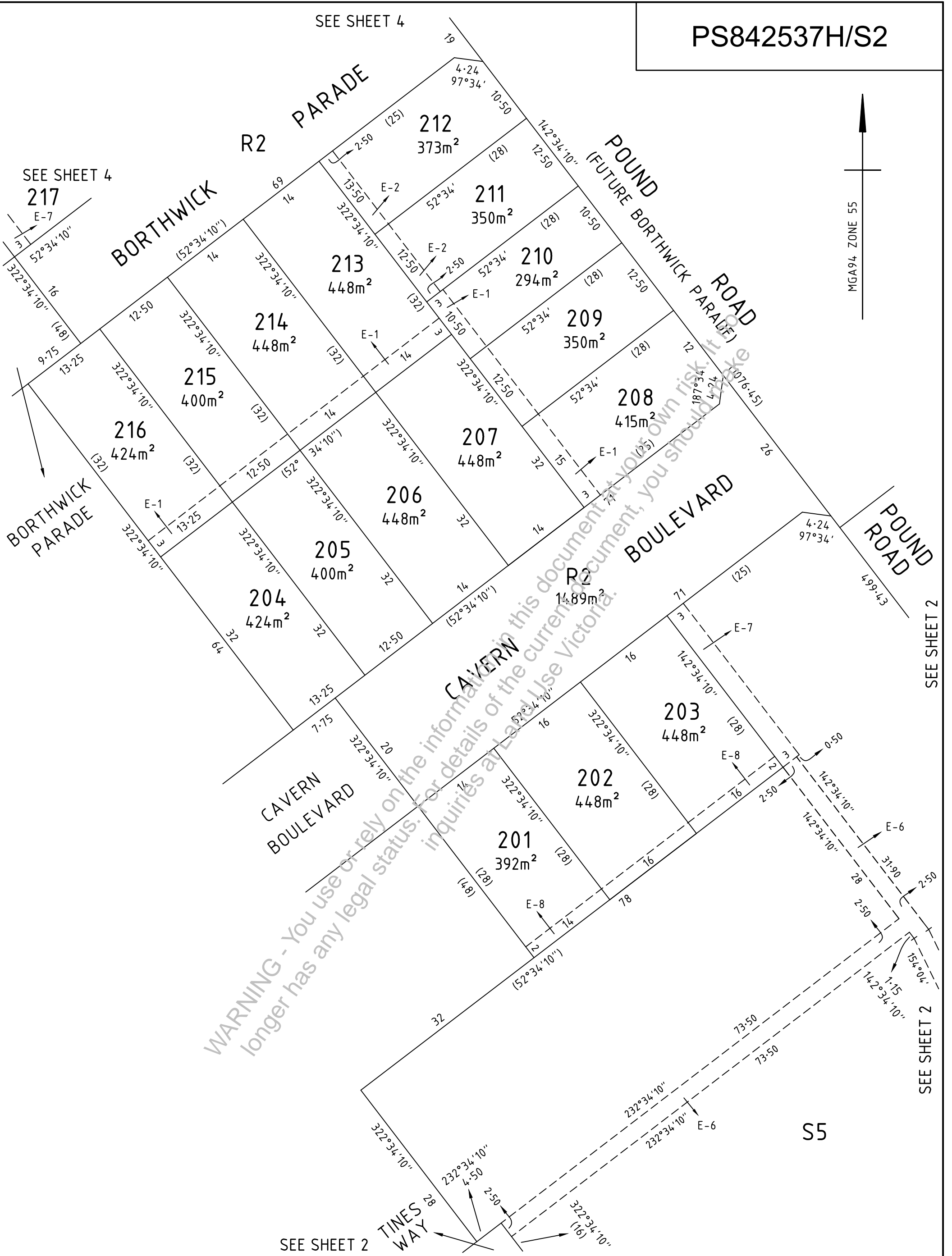
DIAGRAM  
NOT TO SCALE

DIAGRAM 'A'  
NOT TO SCALE

DIAGRAM 'B'  
NOT TO SCALE



SEE SHEET 4



SEE SHEET 4

217

E-7

322°34'10" 16

52°34'10" 3

9.75 13.25

322°34'10" (48)

12.50

322°34'10" (32)

13.25

322°34'10" (32)

13.25

322°34'10" (32)

13.25

322°34'10" (32)

13.25

322°34'10" (32)

13.25

322°34'10" (32)

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322°34'10" (32)

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322°34'10" (32)

13.25

322°34'10" (32)

13.25

322°34'10" (32)

13.25

322°34'10" (32)

13.25

SEE SHEET 2

TINES WAY

322°34'10" 28

232°34'10" 4.50

2.50

322°34'10" (16)

SEE SHEET 2

SEE SHEET 2

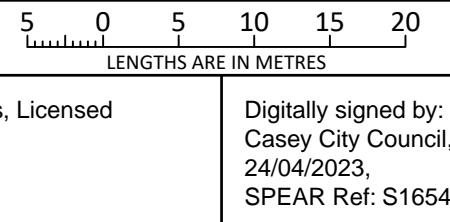
S5

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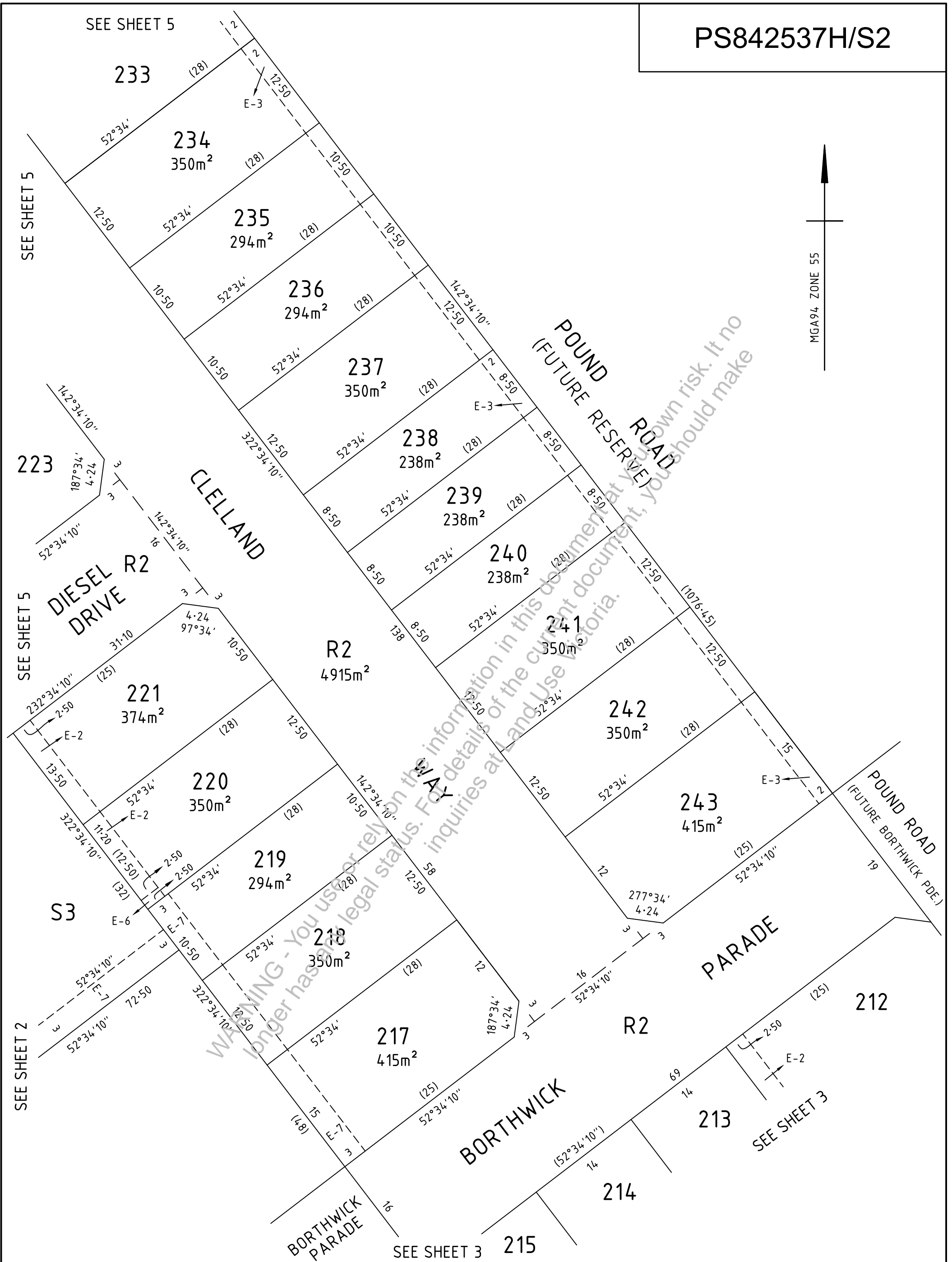
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SHEET 3

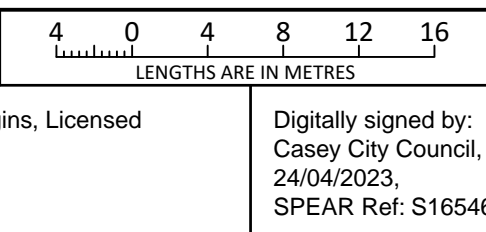


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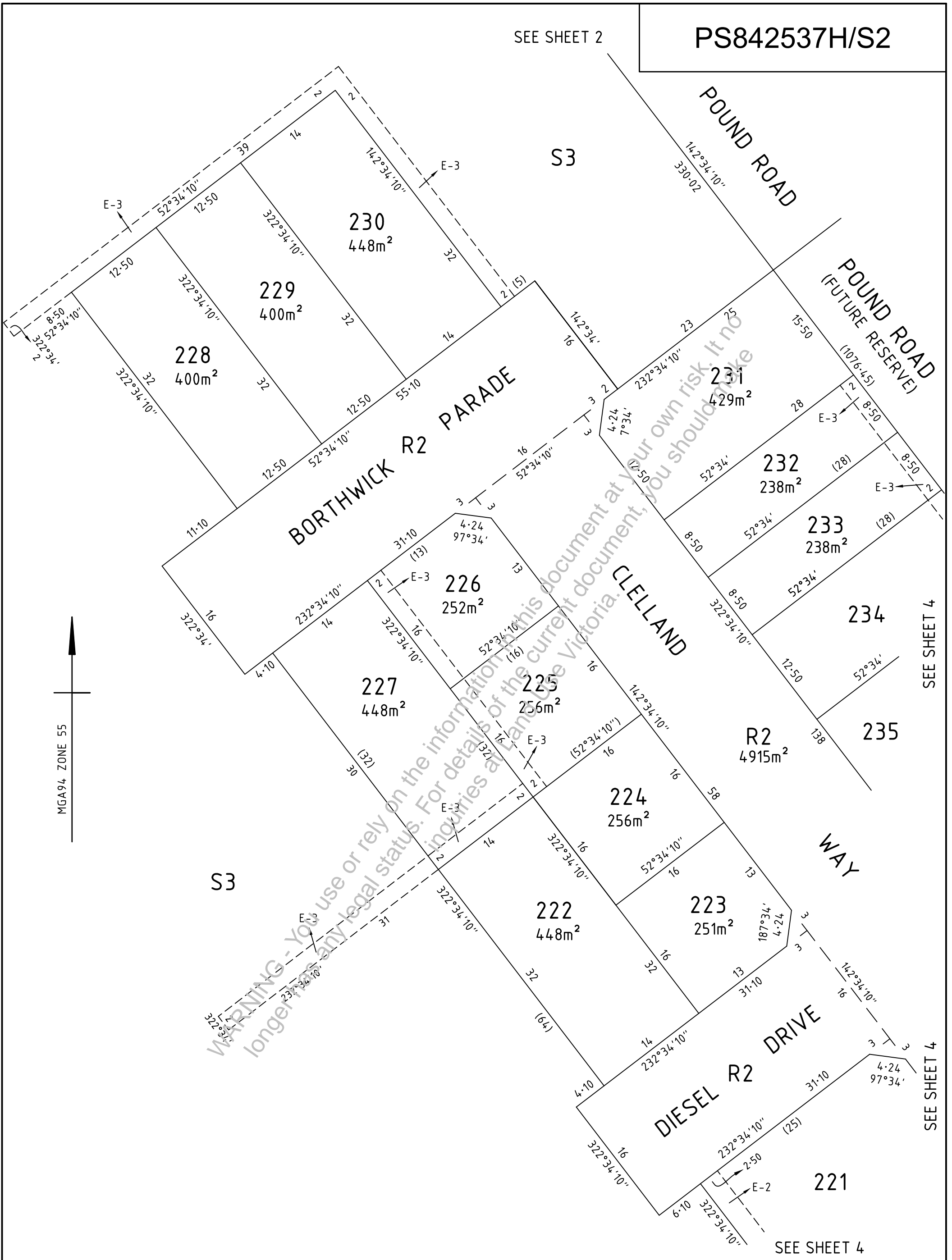
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SHEET 4

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MGA94 ZONE 55



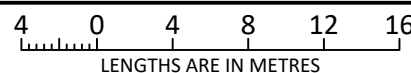
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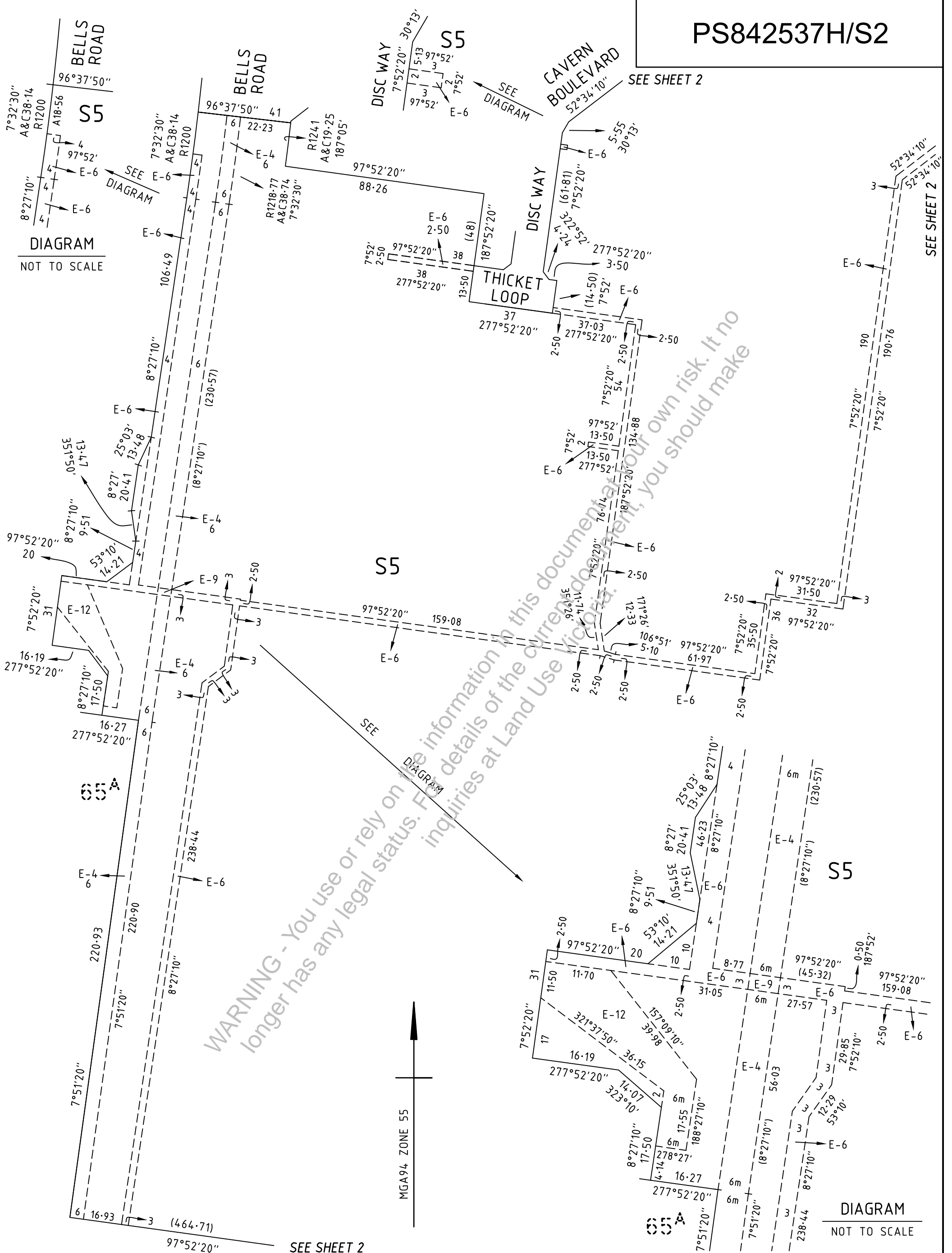


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SHEET 5

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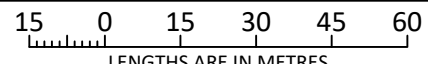
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SHEET 6

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## CREATION OF RESTRICTION '2A'

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 201 TO 243 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 201 TO 243 (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 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 '2B'

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 231 TO 243 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 201 TO 243 (BOTH INCLUSIVE)

### DESCRIPTION OF RESTRICTION

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

- 1) ANY DWELLING OTHER THAN A DWELLING THAT HAS ONLY HABITABLE ROOMS ON EACH FLOOR LEVEL ON THE POUND ROAD TREE RESERVE ELEVATION OF THE DWELLING AND THAT HABITABLE ROOM WINDOWS ARE LOCATED ON EACH FLOOR LEVEL ON THE POUND ROAD TREE RESERVE ELEVATION OF THE DWELLING.
- 2) ANY DWELLING OTHER THAN A DWELLING THAT HAS A DOOR LOCATED ON THE GROUND FLOOR LEVEL ON THE POUND ROAD TREE RESERVE ELEVATION OF THE DWELLING THAT PROVIDES DIRECT ACCESS FROM A HABITABLE ROOM TO THE POUND ROAD TREE RESERVE.
- 3) ANY TREE OR SHRUB OR GROUND COVER SPECIES BETWEEN ANY DWELLING AND THE COMMON BOUNDARY OF THE LOT WITH THE POUND ROAD TREE RESERVE THAT WILL GROW TO MORE THAN 1.5 METRES IN HEIGHT AT MATURITY.

FOR THE PURPOSE OF THIS RESTRICTION, "HABITABLE ROOM" IS DEFINED AS PER THE DEFINITION IN THE VICTORIAN PLANNING AUTHORITY - SMALL LOT HOUSING CODE (NOVEMBER 2019 EDITION).

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT THIRTY (30) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.



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# OWNERS CORPORATION SCHEDULE

PS842537H/S2

Owners Corporation No. 1

Plan No. PS842537H

Land affected by Owners Corporation: ALL LAND AFFECTED BY OWNERS CORPORATION 1 ON PREVIOUS STAGES OF THIS PLAN AND ALL OF THE LOTS IN THE TABLE BELOW  
Common Property No.: 1

Limitations of Owners Corporation: Unlimited

Notations

Totals		
	Entitlement	Liability
This schedule	5200	432
Balance of existing OC	10180	402
Overall Total	15380	834

### Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
201	12	10									
202	12	10									
203	12	10									
204	12	10									
205	12	10									
206	12	10									
207	12	10									
208	12	10									
209	12	10									
210	8	10									
211	12	10									
212	12	10									
213	12	10									
214	12	10									
215	12	10									
216	12	10									
217	12	10									
218	12	10									
219	8	10									
220	12	10									
221	12	10									
222	12	10									
223	8	10									
224	8	10									
225	8	10									
226	8	10									
227	12	10									
228	12	10									
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231	12	10									
232	8	10									
233	8	10									
234	12	10									
235	8	10									
236	8	10									
237	12	10									
238	8	10									
239	8	10									
240	8	10									
241	12	10									
242	12	10									
243	12	10									
S3	881	1									
S5	3855	1									

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