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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <b>PLAN OF SUBDIVISION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                       | <b>EDITION 1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>PS842537H/S24</b> |
| <b>LOCATION OF LAND</b><br><b>PARISH:</b> CRANBOURNE<br><b>TOWNSHIP:</b> —<br><b>SECTION:</b> —<br><b>CROWN ALLOTMENT:</b> 64 <sup>A</sup> (PART)<br><b>TITLE REFERENCE:</b> VOL. FOL.<br><br><b>LAST PLAN REFERENCE:</b> PS842537H/S23 (LOT S24)<br><br><b>POSTAL ADDRESS:</b> <b>METTLE STREET</b><br>(at time of subdivision) <b>CLYDE NORTH 3978</b><br><br><b>MGA CO-ORDINATES:</b> E: 356 710 ZONE: 55<br>(of approx centre of land N: 5 780 290 GDA 94<br>in plan) |                                                                                                       | Council Name: Casey City Council<br>SPEAR Reference Number: S199821S                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |
| <b>VESTING OF ROADS AND/OR RESERVES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                       | <b>NOTATIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |
| IDENTIFIER                                                                                                                                                                                                                                                                                                                                                                                                                                                                | COUNCIL/BODY/PERSON                                                                                   | LOTS 1 TO 2400 (BOTH INCLUSIVE) AND LOT 2408 HAVE BEEN OMITTED FROM THIS PLAN.<br>FOR RESTRICTIONS AFFECTING LOTS 2401 TO 2407 (BOTH INCLUSIVE) AND 2409 TO 2442 SEE CREATION OF RESTRICTION 'A' ON SHEET 5.<br>FOR RESTRICTIONS AFFECTING LOTS 2409, 2410 AND 2423 SEE CREATION OF RESTRICTION 'B' ON SHEET 5.<br><br><b>OTHER PURPOSES OF PLAN:</b><br>1) TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED AS E-5 ON PS842537H/S23 CONTAINED WITHIN SOJOUN STREET ON THIS PLAN.<br>2) TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED AS E-6 ON PS842537H/S1 CONTAINED WITHIN METTLE STREET , SOJUUN STREET AND TILLAGE COURT ON THIS PLAN.<br><br><b>GROUND'S FOR REMOVAL OF EASEMENT:</b><br>AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)<br><br>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.<br><br>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 R24<br>RESERVE No.19<br>RESERVE No.20<br>RESERVE No.21                                                                                                                                                                                                                                                                                                                                                                                                               | CASEY CITY COUNCIL<br>CASEY CITY COUNCIL<br>CASEY CITY COUNCIL<br>AUSNET ELECTRICITY SERVICES PTY LTD |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |
| <b>NOTATIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |
| <b>DEPTH LIMITATION: 15.24m</b>                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |
| This is a SPEAR plan.<br><b>STAGING:</b><br>This is a staged subdivision.<br>Planning Permit No. PA21-0705<br><b>SURVEY:</b><br>This plan is based on survey.<br>This survey has been connected to permanent marks No(s). PM13, PM97, PM100 & DVA69/86 in Proclaimed Survey Area No. 71                                                                                                                                                                                   |                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |
| Estate: Five Farms<br>Stage No.: 24<br>No. of Lots: 41 + Lot S25 & S60<br>STAGE AREA: 2.312ha                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |

**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 | 8              | PS842537H/S1         | CASEY CITY COUNCIL           |
| E-6, E-11          | SEWERAGE | 2.50           | PS842537H/S1         | SOUTH EAST WATER CORPORATION |
| E-10, E-11         | DRAINAGE | SEE DIAG.      | PS842537H/S1         | MELBOURNE WATER CORPORATION  |
| E-4                | DRAINAGE | 2              | PS842537H/S23        | CASEY CITY COUNCIL           |
| E-1, E-2           | DRAINAGE | SEE DIAG.      | THIS PLAN - STAGE 24 | CASEY CITY COUNCIL           |
| E-1, E-3           | SEWERAGE | SEE DIAG.      | THIS PLAN - STAGE 24 | SOUTH EAST WATER CORPORATION |

|                                                                                                                                                                                                                           |                                                                                                                                  |                            |              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------|
|  <b>Beveridge Williams</b><br>Development and Infrastructure Consultants<br>Melbourne ph : 03 9524 8888<br>www.beveridgewilliams.com.au | SURVEYORS FILE REF: 1702037/24<br>1702037-24-PS-V3.DWG                                                                           | ORIGINAL SHEET<br>SIZE: A3 | SHEET 1 OF 5 |
|                                                                                                                                                                                                                           | Digitally signed by: James Arthur Wiggins, Licensed Surveyor,<br>Surveyor's Plan Version (3),<br>05/01/2023, SPEAR Ref: S199821S |                            |              |

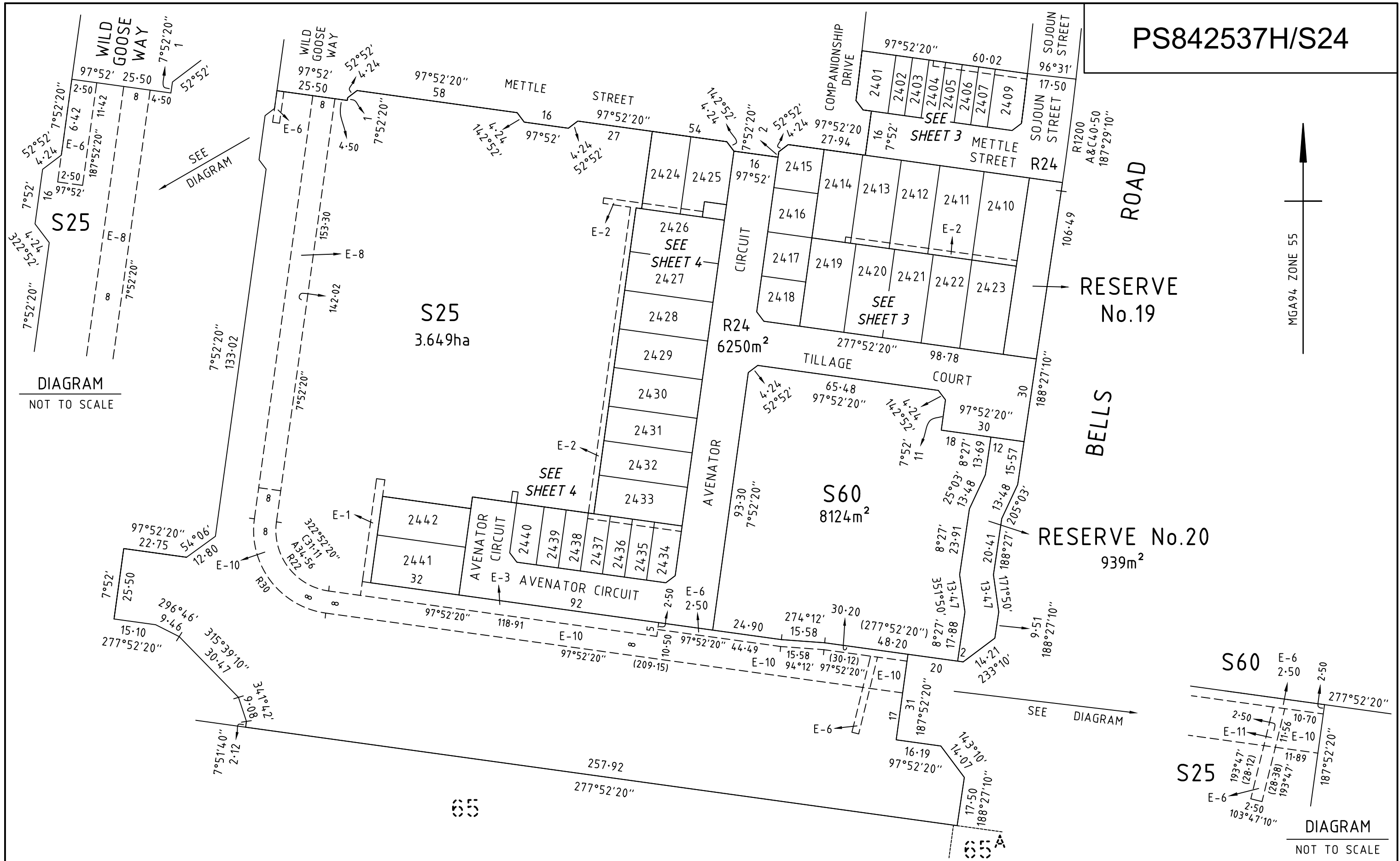


DIAGRAM  
NOT TO SCALE

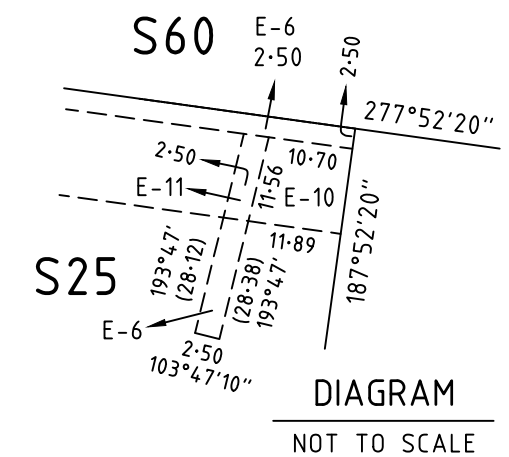


DIAGRAM  
NOT TO SCALE

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|                     |            |
|---------------------|------------|
| SURVEYORS REFERENCE | 1702037/24 |
|---------------------|------------|

SCALE 1 : 1250

12.5 0 12.5 25 37.5 50  
LENGTHS ARE IN METRES

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|                         |         |
|-------------------------|---------|
| ORIGINAL SHEET SIZE: A3 | SHEET 2 |
|-------------------------|---------|

PS842537H/S24

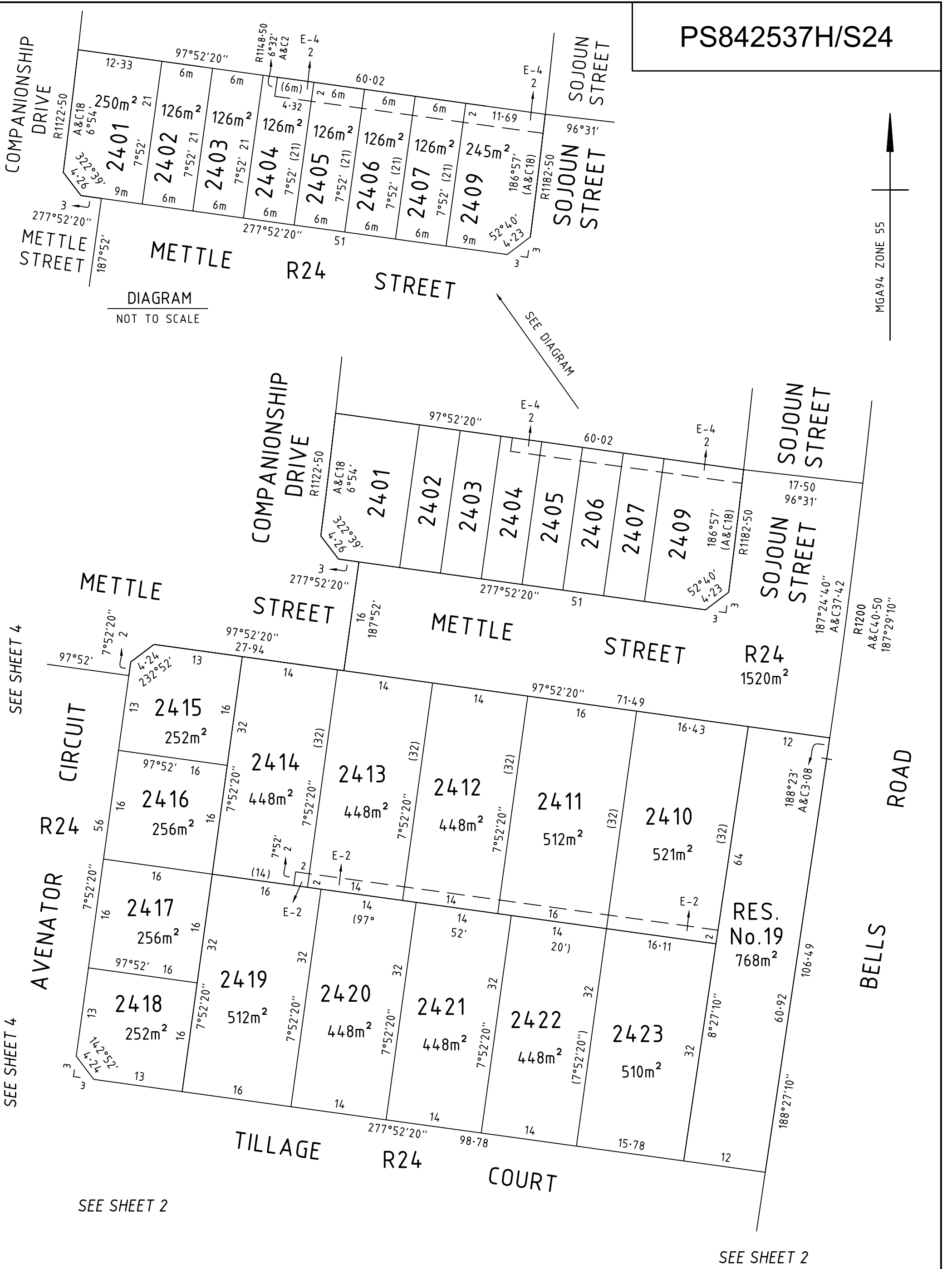


DIAGRAM  
NOT TO SCALE



SEE SHEET 4

SEE SHEET 4

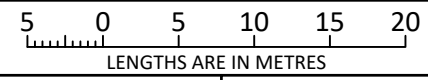
SEE SHEET 2

SEE SHEET 2

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SCALE  
1 : 500



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SIZE: A3

SHEET 3

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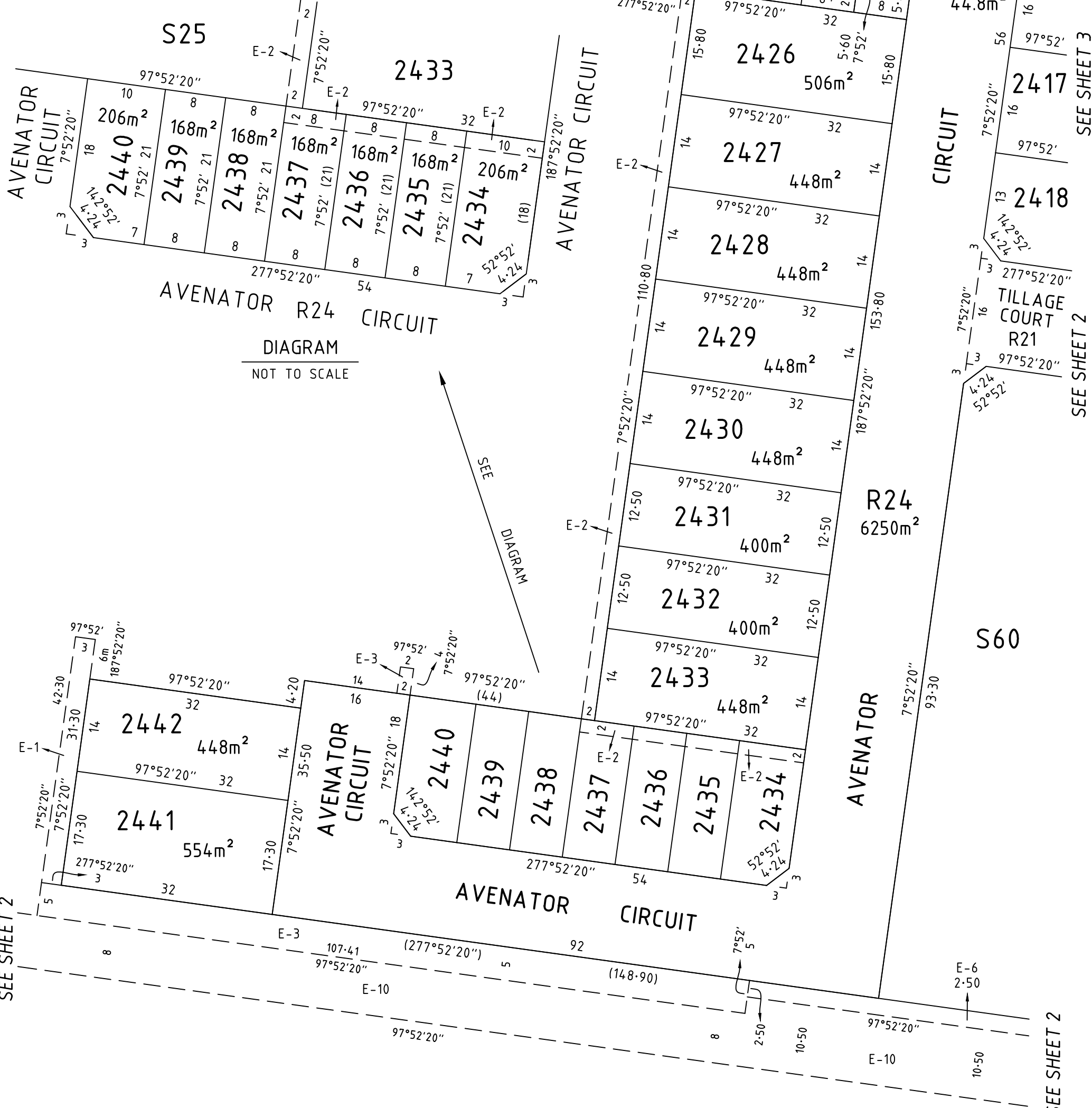
MGA94 ZONE 55



SEE SHEET 2

METTLE

STREET



S25

S25

RES. No.21  
44.8m<sup>2</sup>

DIAGRAM  
NOT TO SCALE

SEE

DIAGRAM

SEE SHEET 3

SEE SHEET 2

SEE SHEET 2

SEE SHEET 2



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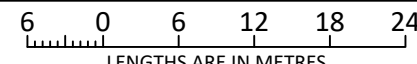
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SCALE  
1 : 600



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SHEET 4

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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 2401 TO 2407 (BOTH INCLUSIVE) AND 2409 TO 2442 (BOTH INCLUSIVE)

**LAND TO BE BENEFITED:** LOTS 2401 TO 2407 (BOTH INCLUSIVE) AND 2409 TO 2442 (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. PA21-0705.
- 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. PA21-0705, 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 '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 2409, 2410 AND 2423

**LAND TO BE BENEFITED:** LOTS 2401 TO 2407 (BOTH INCLUSIVE) AND 2409 TO 2442 (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.



**Beveridge Williams**

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SIZE: A3

SHEET 5

# OWNERS CORPORATION SCHEDULE

PS842537H/S24

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          | 1220        | 412       |
| Balance of existing OC | 14820       | 3993      |
| Overall Total          | 16040       | 4405      |

### Lot Entitlement and Lot Liability

| Lot  | Entitlement | Liability | Lot | Entitlement | Liability | Lot | Entitlement | Liability | Lot | Entitlement | Liability |
|------|-------------|-----------|-----|-------------|-----------|-----|-------------|-----------|-----|-------------|-----------|
| 2401 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2402 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2403 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2404 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2405 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2406 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2407 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2409 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2410 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2411 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2412 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2413 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2414 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2415 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2416 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2417 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2418 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2419 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2420 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2421 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2422 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2423 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2424 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2425 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2426 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2427 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2428 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2429 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2430 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2431 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2432 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2433 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2434 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2435 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2436 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2437 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2438 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2439 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2440 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2441 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| 2442 | 10          | 10        |     |             |           |     |             |           |     |             |           |
| S25  | 480         | 1         |     |             |           |     |             |           |     |             |           |
| S26  | 330         | 1         |     |             |           |     |             |           |     |             |           |



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SHEET 1

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