

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document, please contact the person from Beveridge Williams & Co Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S165465T\_06/06/2023\_04:08 pm

PLAN OF SUBDIVISION	EDITION 1	PS842537H/S3
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<p><b>LOCATION OF LAND</b></p> <p><b>PARISH:</b> CRANBOURNE</p> <p><b>TOWNSHIP:</b> —</p> <p><b>SECTION:</b> —</p> <p><b>CROWN ALLOTMENT:</b> 64<sup>A</sup> (PART)</p> <p><b>TITLE REFERENCE:</b> VOL. FOL.</p> <p><b>LAST PLAN REFERENCE:</b> PS842537H/S2 (LOT S3)</p> <p><b>POSTAL ADDRESS:</b> 368S BELLS ROAD (at time of subdivision) CLYDE NORTH 3978</p> <p><b>MGA CO-ORDINATES:</b> E: 356 890 ZONE: 55 (of approx centre of land N: 5 780 610 GDA 94 in plan)</p>	<p>Council Name: Casey City Council</p> <p>Council Reference Number: SubA00407/20 Planning Permit Reference: PlnA00571/19 SPEAR Reference Number: S165465T</p> <p><b>Certification</b></p> <p>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</p> <p>Public Open Space</p> <p>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</p> <p>Digitally signed by: Myrilla Geraldine Nelthropp for Casey City Council on 06/06/2023</p> <p><b>Statement of Compliance</b> issued: 06/06/2023</p> <p>Public Open Space</p> <p>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 S4 at Statement of Compliance</p>
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VESTING OF ROADS AND/OR RESERVES	NOTATIONS
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IDENTIFIER	COUNCIL/BODY/PERSON	NOTATIONS
ROAD R3 RESERVE No.4 RESERVE No.5	CASEY CITY COUNCIL CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD	<p>LOTS 1 TO 300 AND S1 TO S3 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>FOR RESTRICTIONS AFFECTING LOTS 301 TO 343 (BOTH INCLUSIVE) SEE CREATION OF RESTRICTION 3A ON SHEET 4.</p> <p>FOR RESTRICTIONS AFFECTING LOTS 307, 308, 313, 314, 315, 316, 331, 332, 333 AND 343 SEE CREATION OF RESTRICTION 3B ON SHEET 4.</p>

<p style="text-align: center; font-weight: bold;">NOTATIONS</p> <p><b>DEPTH LIMITATION: 15.24m</b></p> <p>This is a SPEAR plan.</p> <p><b>STAGING:</b> This is a staged subdivision. Planning Permit No. PlnA00571/19</p> <p><b>SURVEY:</b> This plan is based on survey. This survey has been connected to permanent marks No(s). PM13, PM97, PM100 &amp; DVA69/86. In Proclaimed Survey Area No. 71</p> <div style="border: 1px solid black; padding: 2px; font-size: 10px;">             Estate: Five Farms              Stage No.: 3              No. of Lots: 43 + Lot S4              STAGE AREA: 2.821ha         </div>	<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>
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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-7	DRAINAGE	SEE DIAG.	PS842537H/S1	CASEY CITY COUNCIL
E-6, E-7	SEWERAGE	SEE DIAG.	PS842537H/S1	SOUTH EAST WATER CORPORATION
E-3	DRAINAGE	2	PS842537H/S2	CASEY CITY COUNCIL
E-8, E-4	SEWERAGE	SEE DIAG.	THIS PLAN - STAGE 3	SOUTH EAST WATER CORPORATION
E-8, E-5	DRAINAGE	SEE DIAG.	THIS PLAN - STAGE 3	CASEY CITY COUNCIL

<p><b>Beveridge Williams</b> development &amp; environment consultants Melbourne ph : 03 9524 8888 <a href="http://www.beveridgewilliams.com.au">www.beveridgewilliams.com.au</a></p>	<p>SURVEYORS FILE REF: 1702037/3 1702037-3-PS-V6.DWG</p> <p>Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (6), 06/04/2023, SPEAR Ref: S165465T</p>	<p>ORIGINAL SHEET SIZE: A3</p> <p>SHEET 1 OF 4</p>
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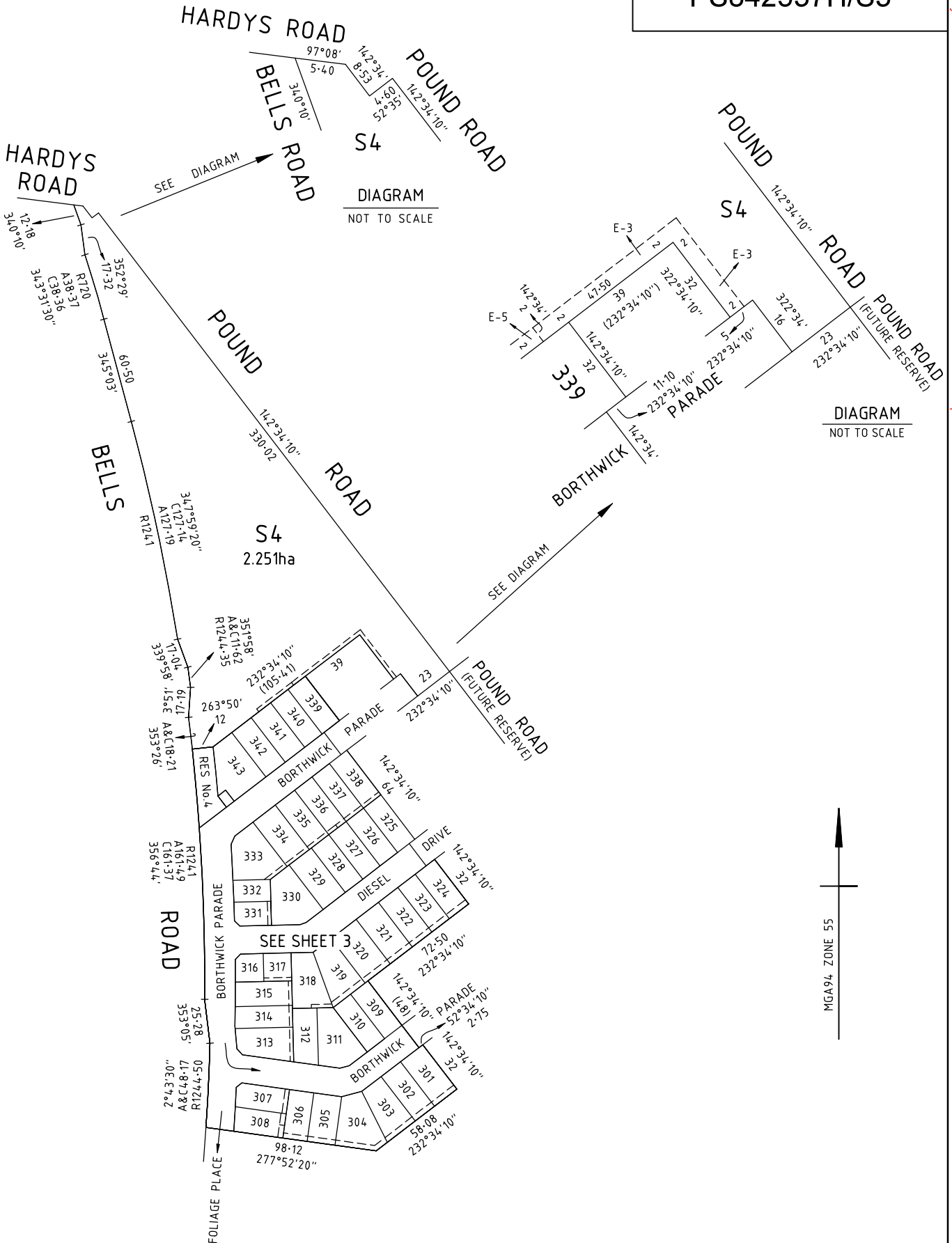


DIAGRAM NOT TO SCALE

DIAGRAM NOT TO SCALE



## CREATION OF RESTRICTION '3A'

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 301 TO 343 (BOTH INCLUSIVE)

**LAND TO BE BENEFITED:** LOTS 301 TO 343 (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 '3B'

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 307, 308, 313, 314, 315, 316, 331, 332, 333 AND 343

**LAND TO BE BENEFITED:** LOTS 301 TO 343 (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.

# OWNERS CORPORATION SCHEDULE

PS842537H/S3

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	881	431
Balance of existing OC	14499	833
Overall Total	15380	1264

### Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
301	15	10									
302	12	10									
303	15	10									
304	15	10									
305	12	10									
306	12	10									
307	12	10									
308	12	10									
309	12	10									
310	12	10									
311	15	10									
312	12	10									
313	15	10									
314	12	10									
315	12	10									
316	8	10									
317	8	10									
318	15	10									
319	15	10									
320	15	10									
321	15	10									
322	12	10									
323	12	10									
324	12	10									
325	12	10									
326	12	10									
327	12	10									
328	12	10									
329	15	10									
330	15	10									
331	8	10									
332	8	10									
333	15	10									
334	15	10									
335	12	10									
336	12	10									
337	12	10									
338	12	10									
339	12	10									
340	12	10									
341	12	10									
342	12	10									
343	15	10									
S4	339	1									

SURVEYORS FILE REFERENCE: 1702037/3

SHEET 1

ORIGINAL SHEET  
SIZE: A3



**Beveridge Williams**  
Development and Infrastructure Consultants  
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www.beveridgewilliams.com.au

Digitally signed by: James Arthur Wiggins, Licensed Surveyor,  
Surveyor's Plan Version (6),  
06/04/2023, SPEAR Ref: S165465T

Digitally signed by:  
Casey City Council,  
06/06/2023,  
SPEAR Ref: S165465T

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