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PLAN OF SUBDIVISION	EDITION 1	PS842537H/S4
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<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. FOL.</p> <p>LAST PLAN REFERENCE: PS842537H/S3 (LOT S4)</p> <p>POSTAL ADDRESS: 368S BELLS ROAD (at time of subdivision) CLYDE NORTH 3978</p> <p>MGA CO-ORDINATES: E: 356 880 ZONE: 55 (of approx centre of land in plan) N: 5 780 780 GDA 94</p>	<p>Council Name: Casey City Council</p> <p>Council Reference Number: SubA00408/20 Planning Permit Reference: PInA00571/19 SPEAR Reference Number: S165469B</p> <p>Certification</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>Statement of Compliance 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 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 R4 RESERVE No.6 RESERVE No.7 RESERVE No.8 RESERVE No.9	CASEY CITY COUNCIL CASEY CITY COUNCIL CASEY CITY COUNCIL CASEY CITY COUNCIL CASEY CITY COUNCIL	LOTS 1 TO 400 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTIONS AFFECTING LOTS 401 TO 435 (BOTH INCLUSIVE) SEE CREATION OF RESTRICTION 4A ON SHEET 4. FOR RESTRICTIONS AFFECTING LOTS 414, 415, 432 AND 433 SEE CREATION OF RESTRICTION 4B ON SHEET 4.

<p style="text-align: center; font-weight: bold;">NOTATIONS</p> <p>DEPTH LIMITATION: 15.24m</p> <p>This is a SPEAR plan.</p> <p>STAGING: This is a staged subdivision. Planning Permit No. PInA00571/19</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> <div style="border: 1px solid black; padding: 2px; font-size: 8pt;"> Estate: Five Farms Stage No.: 4 No. of Lots: 35 STAGE AREA: 2.251ha </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

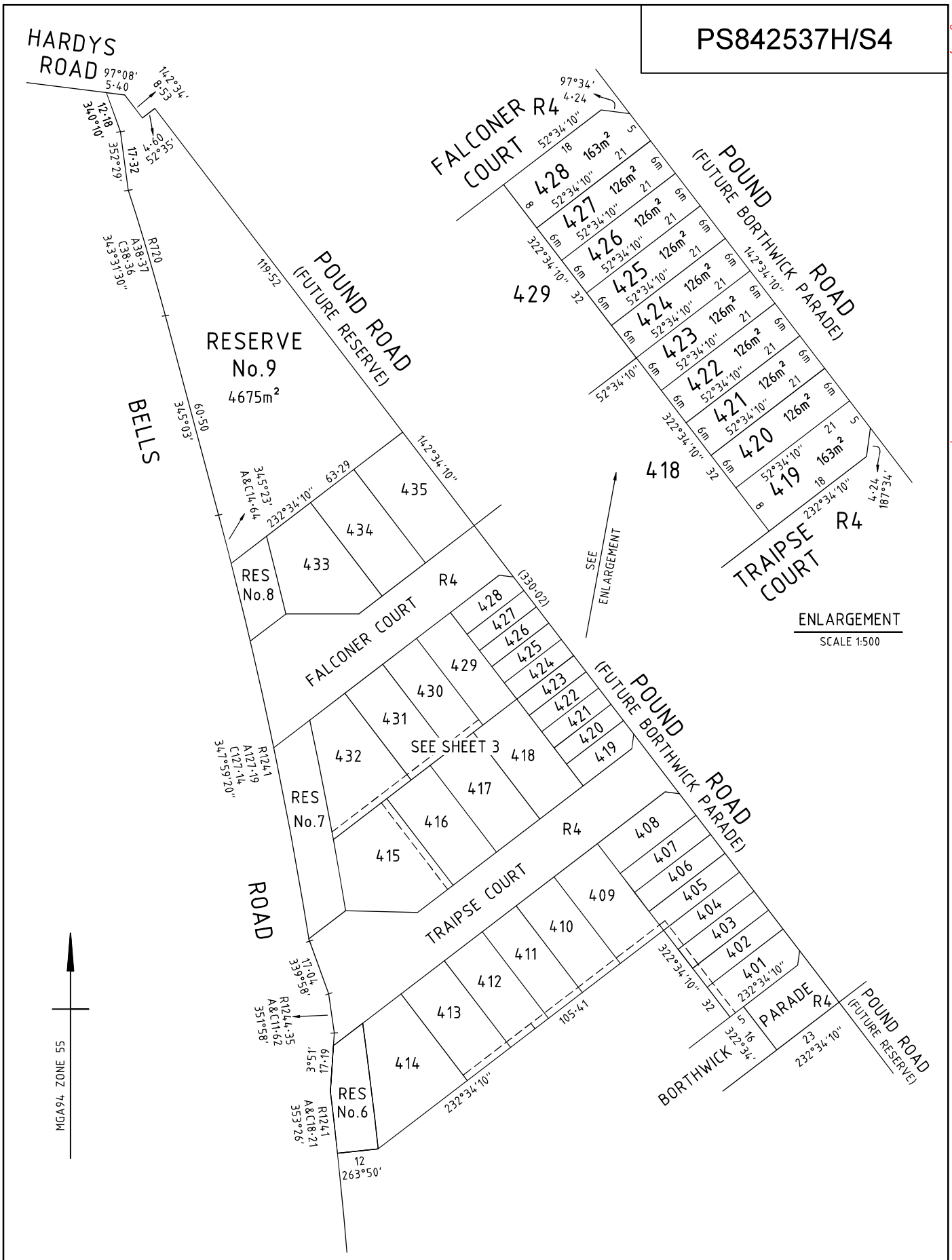
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-3	DRAINAGE	2	PS842537H/S2	CASEY CITY COUNCIL
E-5	DRAINAGE	2	PS842537H/S3	CASEY CITY COUNCIL
E-4	DRAINAGE	2	THIS PLAN - STAGE 4	CASEY CITY COUNCIL

<p>Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au</p>	<p>SURVEYORS FILE REF: 1702037/4 1702037-4-PS-V6.DWG</p> <p>Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (6), 06/04/2023, SPEAR Ref: S165469B</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 1 OF 4</p>
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PS842537H/S4

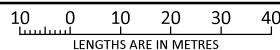
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 development & environment consultants
 Melbourne ph : 03 9524 8888
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SURVEYORS REF
1702037/4

SCALE
1 : 1000



ORIGINAL SHEET
SIZE: A3

SHEET 2

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SEE SHEET 2

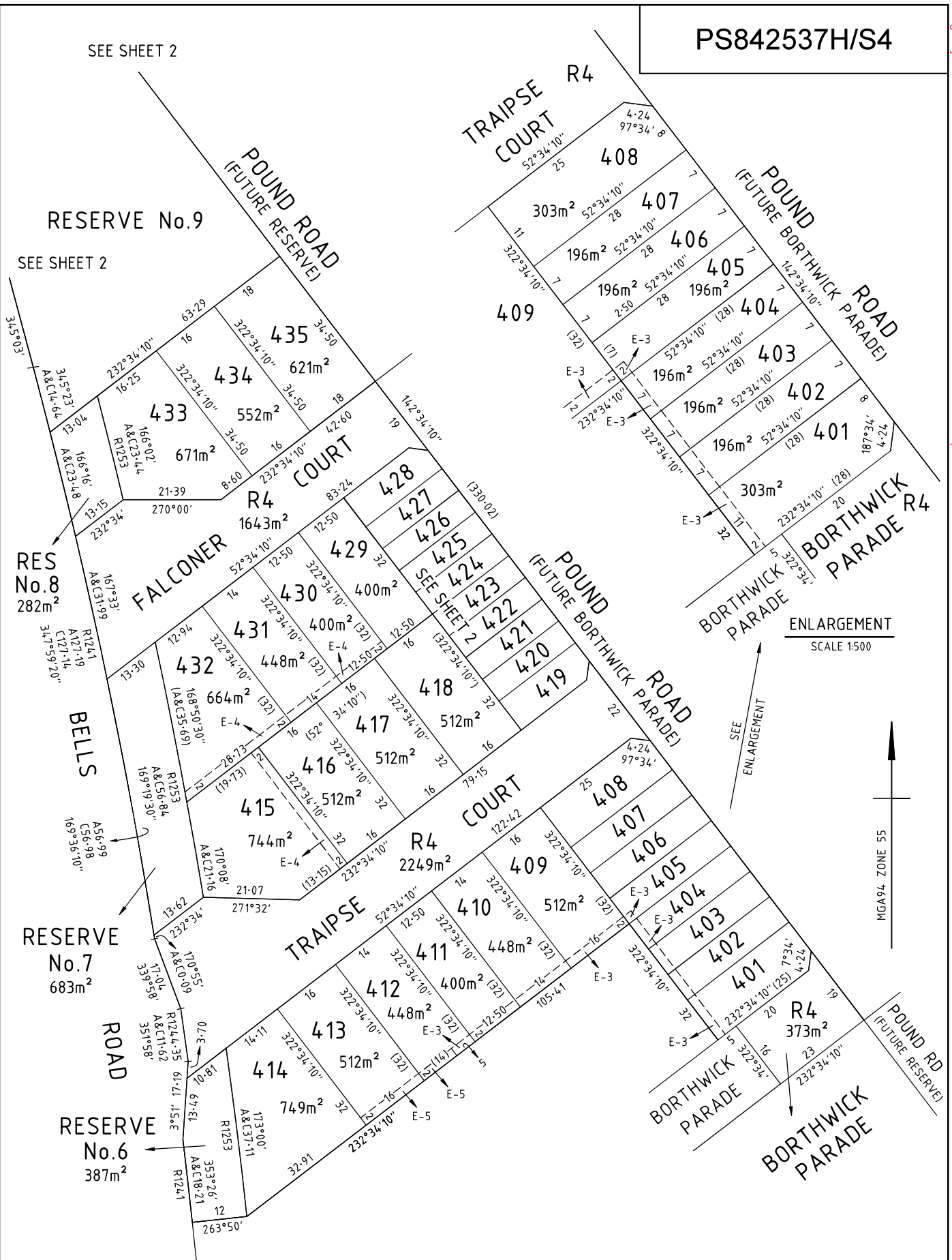
RESERVE No.9

SEE SHEET 2

RES No.8
282m²

RESERVE No.7
683m²

RESERVE No.6
387m²



ENLARGEMENT
SCALE 1:500



BW Beveridge Williams
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Melbourne ph : 03 9524 8888
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SURVEYORS REF 1702037/4	SCALE 1 : 750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
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CREATION OF RESTRICTION '4A'

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 401 TO 435 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 401 TO 435 (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. PlnA00571/19.
- 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. PlnA00571/19, 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 '4B'

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 414, 415, 432 AND 433

LAND TO BE BENEFITED: LOTS 401 TO 435 (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/S4

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	339	350
Balance of existing OC	15041	1263
Overall Total	15380	1613

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
401	8	10									
402	5	10									
403	5	10									
404	5	10									
405	5	10									
406	5	10									
407	5	10									
408	8	10									
409	15	10									
410	12	10									
411	12	10									
412	12	10									
413	15	10									
414	18	10									
415	18	10									
416	15	10									
417	15	10									
418	15	10									
419	5	10									
420	5	10									
421	5	10									
422	5	10									
423	5	10									
424	5	10									
425	5	10									
426	5	10									
427	5	10									
428	5	10									
429	12	10									
430	12	10									
431	12	10									
432	15	10									
433	15	10									
434	15	10									
435	15	10									

SURVEYORS FILE REFERENCE: 1702037/4

SHEET 1

ORIGINAL SHEET
SIZE: A3



Beveridge Williams
Development and Infrastructure Consultants
Melbourne ph : 03 9524 8888
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