
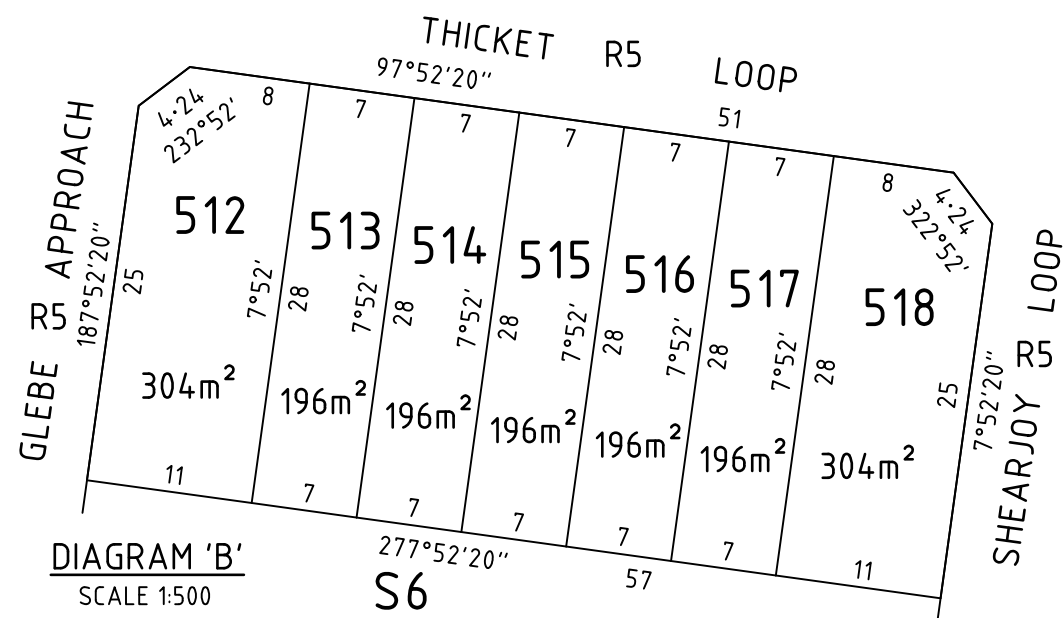
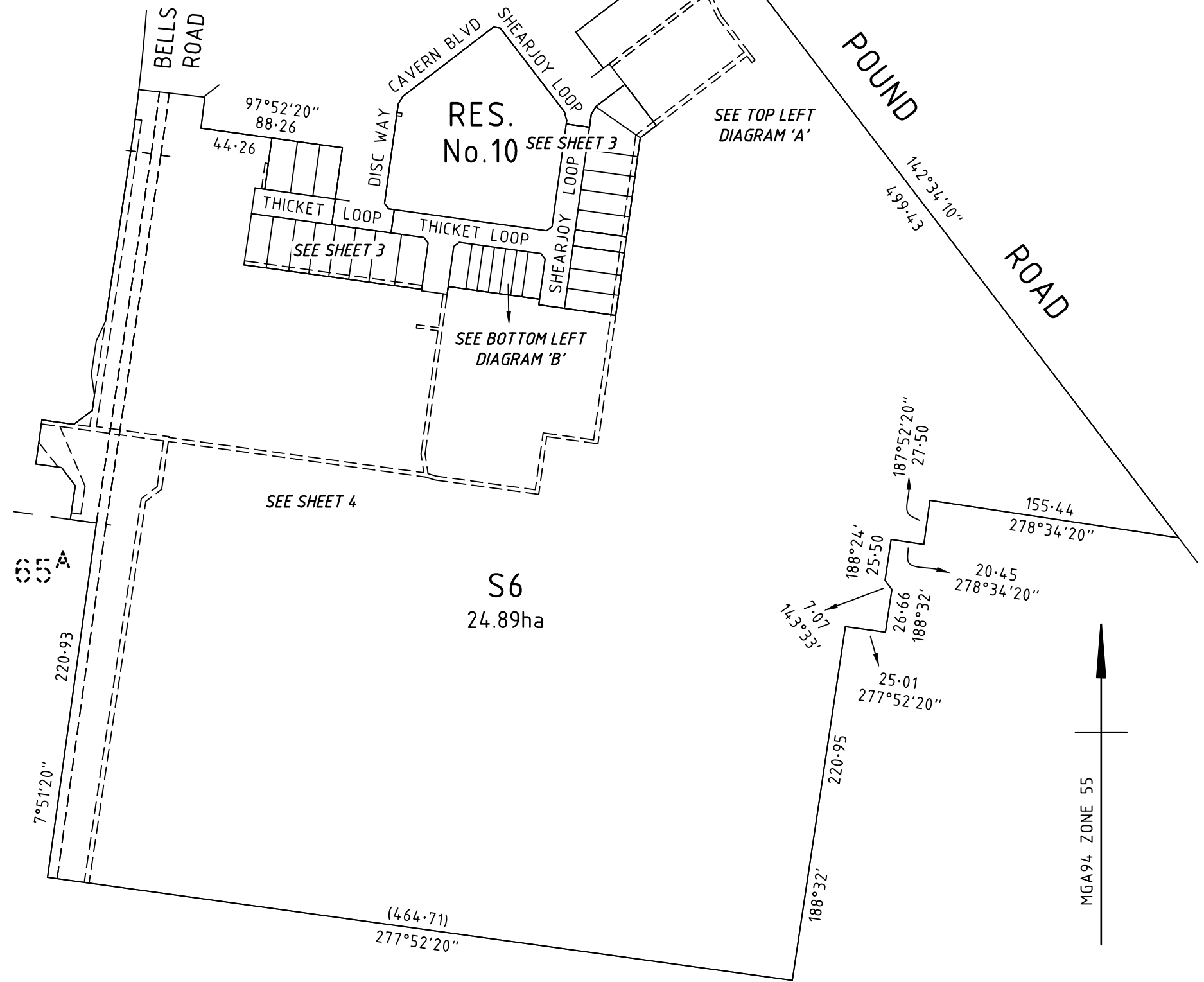
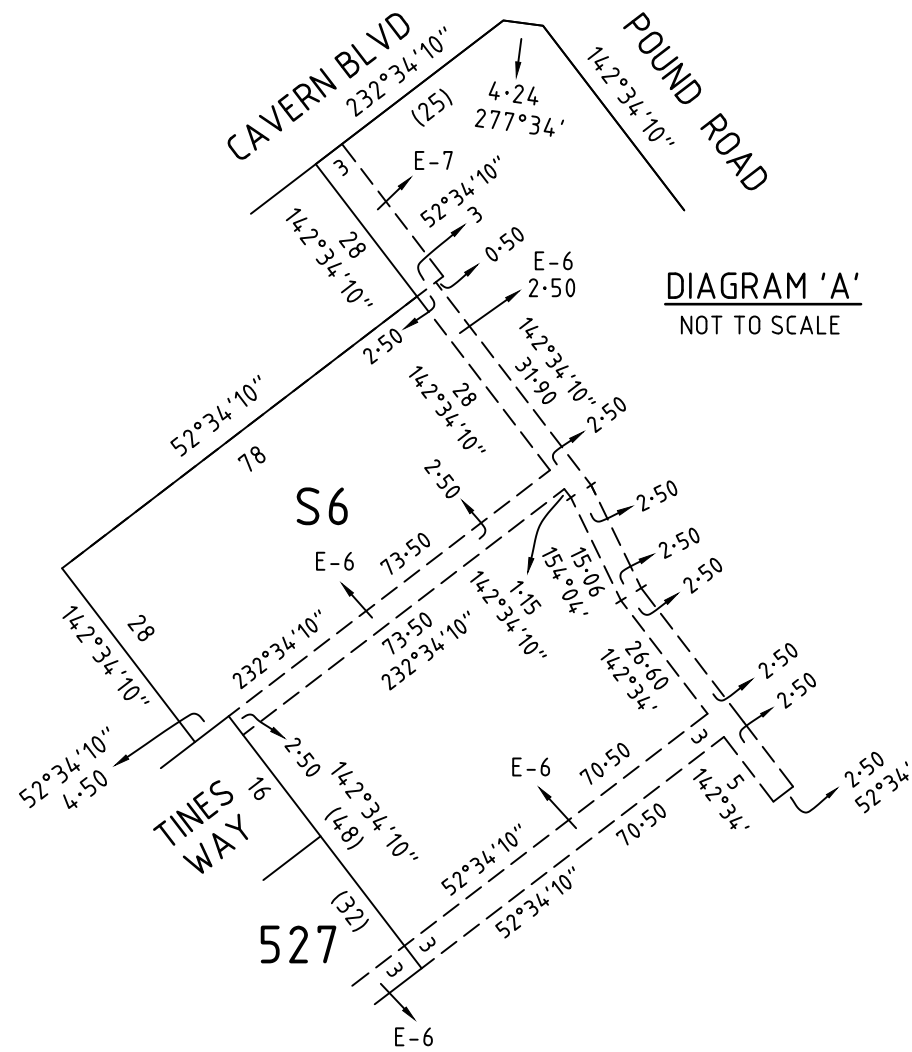
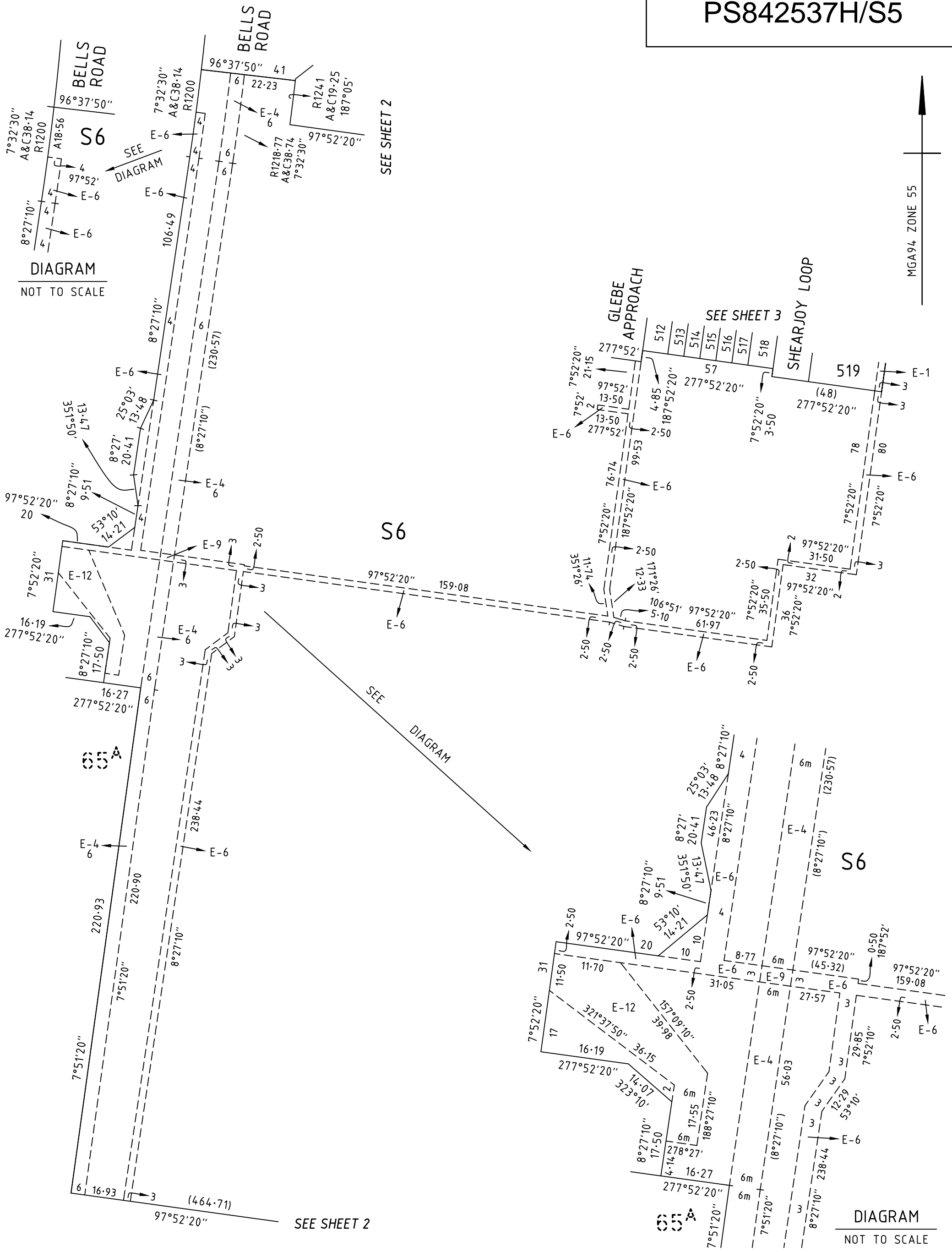


| PLAN OF SUBDIVISION | | EDITION 1 | PS842537H/S5 | |
|---|---|--|---|---|
| LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: — SECTION: — CROWN ALLOTMENT: 64 ^A (PART) TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: PS842537H/S2 (LOT S5) POSTAL ADDRESS: 360S BELLS ROAD (at time of subdivision) CLYDE NORTH 3978 MGA CO-ORDINATES: E: 357 030 ZONE: 55 (of approx centre of land N: 5 780 300 GDA 94 in plan) | | Council Name: Casey City Council SPEAR Reference Number: S178682C | | |
| VESTING OF ROADS AND/OR RESERVES | | NOTATIONS | | |
| IDENTIFIER | COUNCIL/BODY/PERSON | | LOTS 1 TO 500 AND S1 TO S5 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTIONS AFFECTING LOTS 501 TO 527 (BOTH INCLUSIVE) SEE CREATION OF RESTRICTION '5A' ON SHEET 5. FOR RESTRICTIONS AFFECTING LOTS 522 AND 523 SEE CREATION OF RESTRICTION '5B' ON SHEET 5. OTHER PURPOSES OF PLAN: TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED AS E-6 ON PS842537H/S1 CONTAINED WITHIN THICKET LOOP AND GLEBE APPROACH ON THIS PLAN. GROUNDS FOR REMOVAL OF EASEMENT: 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 R5 RESERVE No.10 | CASEY CITY COUNCIL CASEY CITY COUNCIL | | | |
| NOTATIONS | | | | |
| DEPTH LIMITATION: 15.24m | | | | |
| This is a SPEAR plan. STAGING: This is a staged subdivision. Planning Permit No. PInA00571/19 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 | | | | |
| Estate: Five Farms Phase No.: 5 No. of Lots: 27 + Lot S6 PHASE AREA: 2.505ha | | | | |
| 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-4, E-9 E-7 E-1, E-6, E-7, E-9 E-12 E-5 E-1, E-3 | CARRIAGEWAY DRAINAGE SEWERAGE DRAINAGE SEWERAGE DRAINAGE | 6 SEE DIAG. SEE DIAG. SEE DIAG. SEE DIAG. SEE DIAG. | PS830159G PS842537H/S1 PS842537H/S1 PS842537H/S1 THIS PLAN - STAGE 5 THIS PLAN - STAGE 5 | LOT 1 ON PS830159G CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION MELBOURNE WATER CORPORATION SOUTH EAST WATER CORPORATION CASEY CITY COUNCIL |
|  Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au | | SURVEYORS FILE REF: 1702037/5 1702037-5-PS-V6.DWG Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (6), 08/06/2023, SPEAR Ref: S178682C | | ORIGINAL SHEET SIZE: A3 SHEET 1 OF 5 |





CREATION OF RESTRICTION '5A'

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 501 TO 527 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 501 TO 527 (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 '5B'

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 522 AND 523

LAND TO BE BENEFITED: LOTS 501 TO 527 (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
development & environment consultants

Melbourne ph : 03 9524 8888

www.beveridgewilliams.com.au

SURVEYORS REF
1702037/5

Digitally signed by: James Arthur Wiggins, Licensed
Surveyor,
Surveyor's Plan Version (6),
08/06/2023, SPEAR Ref: S178682C

ORIGINAL SHEET
SIZE: A3

SHEET 5

OWNERS CORPORATION SCHEDULE

PS842537H/S5

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 | 3855 | 271 |
| Balance of existing OC | 11525 | 1612 |
| Overall Total | 15380 | 1883 |

Lot Entitlement and Lot Liability

| Lot | Entitlement | Liability | Lot | Entitlement | Liability | Lot | Entitlement | Liability | Lot | Entitlement | Liability |
|-----|-------------|-----------|-----|-------------|-----------|-----|-------------|-----------|-----|-------------|-----------|
| 501 | 12 | 10 | | | | | | | | | |
| 502 | 12 | 10 | | | | | | | | | |
| 503 | 15 | 10 | | | | | | | | | |
| 504 | 12 | 10 | | | | | | | | | |
| 505 | 12 | 10 | | | | | | | | | |
| 506 | 12 | 10 | | | | | | | | | |
| 507 | 12 | 10 | | | | | | | | | |
| 508 | 12 | 10 | | | | | | | | | |
| 509 | 12 | 10 | | | | | | | | | |
| 510 | 15 | 10 | | | | | | | | | |
| 511 | 15 | 10 | | | | | | | | | |
| 512 | 8 | 10 | | | | | | | | | |
| 513 | 5 | 10 | | | | | | | | | |
| 514 | 5 | 10 | | | | | | | | | |
| 515 | 5 | 10 | | | | | | | | | |
| 516 | 5 | 10 | | | | | | | | | |
| 517 | 5 | 10 | | | | | | | | | |
| 518 | 8 | 10 | | | | | | | | | |
| 519 | 12 | 10 | | | | | | | | | |
| 520 | 12 | 10 | | | | | | | | | |
| 521 | 12 | 10 | | | | | | | | | |
| 522 | 12 | 10 | | | | | | | | | |
| 523 | 12 | 10 | | | | | | | | | |
| 524 | 12 | 10 | | | | | | | | | |
| 525 | 12 | 10 | | | | | | | | | |
| 526 | 15 | 10 | | | | | | | | | |
| 527 | 15 | 10 | | | | | | | | | |
| S6 | 3559 | 1 | | | | | | | | | |



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Development and Infrastructure Consultants
Melbourne ph : 03 9524 8888
www.beveridgewilliams.com.au

SURVEYORS FILE REFERENCE: 1702037/5

SHEET 1

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SIZE: A3

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