
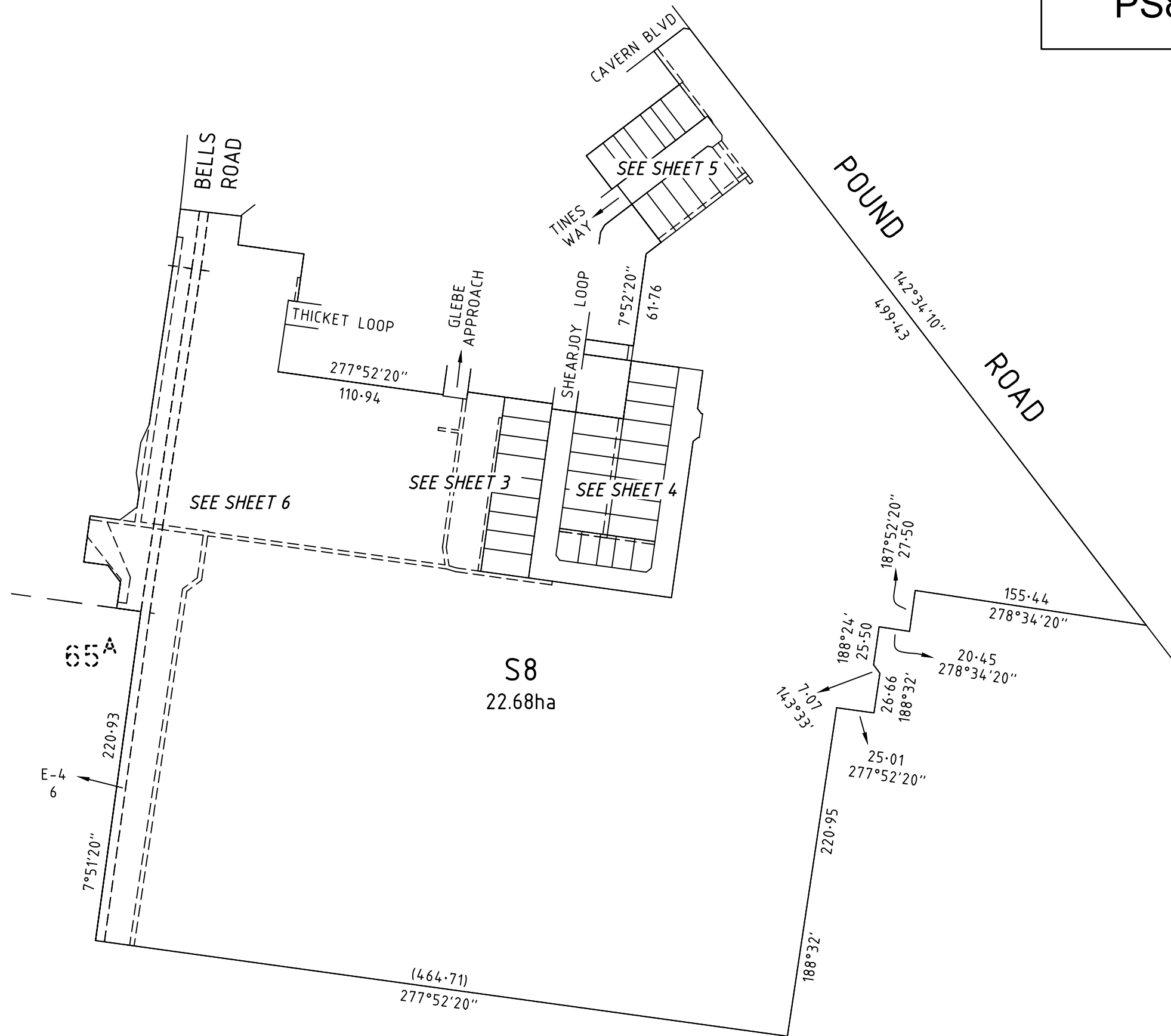


<b>PLAN OF SUBDIVISION</b>		<b>EDITION 1</b>	<b>PS842537H/S6</b>	
<b>LOCATION OF LAND</b>		Council Name: Casey City Council SPEAR Reference Number: S182387M		
<b>PARISH:</b>	<b>CRANBOURNE</b>			
<b>TOWNSHIP:</b>	—			
<b>SECTION:</b>	—			
<b>CROWN ALLOTMENT:</b>	<b>64<sup>A</sup> (PART)</b>			
<b>TITLE REFERENCE:</b>	<b>VOL. FOL.</b>			
<b>LAST PLAN REFERENCE:</b>	<b>PS842537H/S5 (LOT S6)</b>			
<b>POSTAL ADDRESS:</b> (at time of subdivision)	<b>360S BELLS ROAD CLYDE NORTH 3978</b>			
<b>MGA CO-ORDINATES:</b> (of approx centre of land in plan)	E: 357 050 N: 5 780 150	ZONE: 55 GDA 94		
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
<b>IDENTIFIER</b>	<b>COUNCIL/BODY/PERSON</b>		LOTS 1 TO 600 AND S1 TO S7 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTION AFFECTING LOTS 601 TO 641 (BOTH INCLUSIVE) SEE CREATION OF RESTRICTION ON SHEET 7. <b>OTHER PURPOSES OF PLAN:</b> TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED AS E-6 ON PS842537H/S1 CONTAINED WITHIN TINES WAY AND SHEARJOY LOOP ON THIS PLAN. <b>GROUNDS 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 R6	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 Phase No.: 6 No. of Lots: 41 + Lot S8 PHASE AREA: 2.209ha				
<b>EASEMENT INFORMATION</b>				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
<b>Easement Reference</b>	<b>Purpose</b>	<b>Width (Metres)</b>	<b>Origin</b>	<b>Land Benefited/In Favour Of</b>
E-4, E-9 E-7 E-1, E-2, E-6, E-7, E-9 E-12 E-1, E-3 E-2, E-5	CARRIAGEWAY DRAINAGE SEWERAGE  DRAINAGE DRAINAGE DRAINAGE	6 SEE DIAG. SEE DIAG.  SEE DIAG. SEE DIAG. SEE DIAG.	PS830159G PS842537H/S1 PS842537H/S1  PS842537H/S1 PS842537H/S5 THIS PLAN - STAGE 6	LOT 1 ON PS830159G CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION  MELBOURNE WATER CORPORATION CASEY CITY COUNCIL CASEY CITY COUNCIL
 <b>Beveridge Williams</b> development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 1702037/6 1702037-6-PS-V3.DWG Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (3), 08/06/2023, SPEAR Ref: S182387M		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 7



MGA94 ZONE 55

SEE SHEET 2

SHEARJOY LOOP

GLEBE APPROACH

S8

SHEARJOY LOOP  
R6  
5263m<sup>2</sup>

SEE SHEET 4

SEE SHEET 6



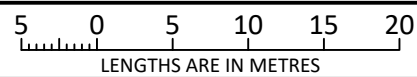
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SCALE  
1 : 500



ORIGINAL SHEET  
SIZE: A3

SHEET 3

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SEE SHEET 2

MGA94 ZONE 55



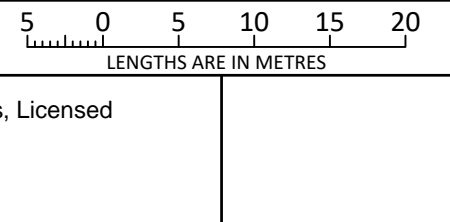
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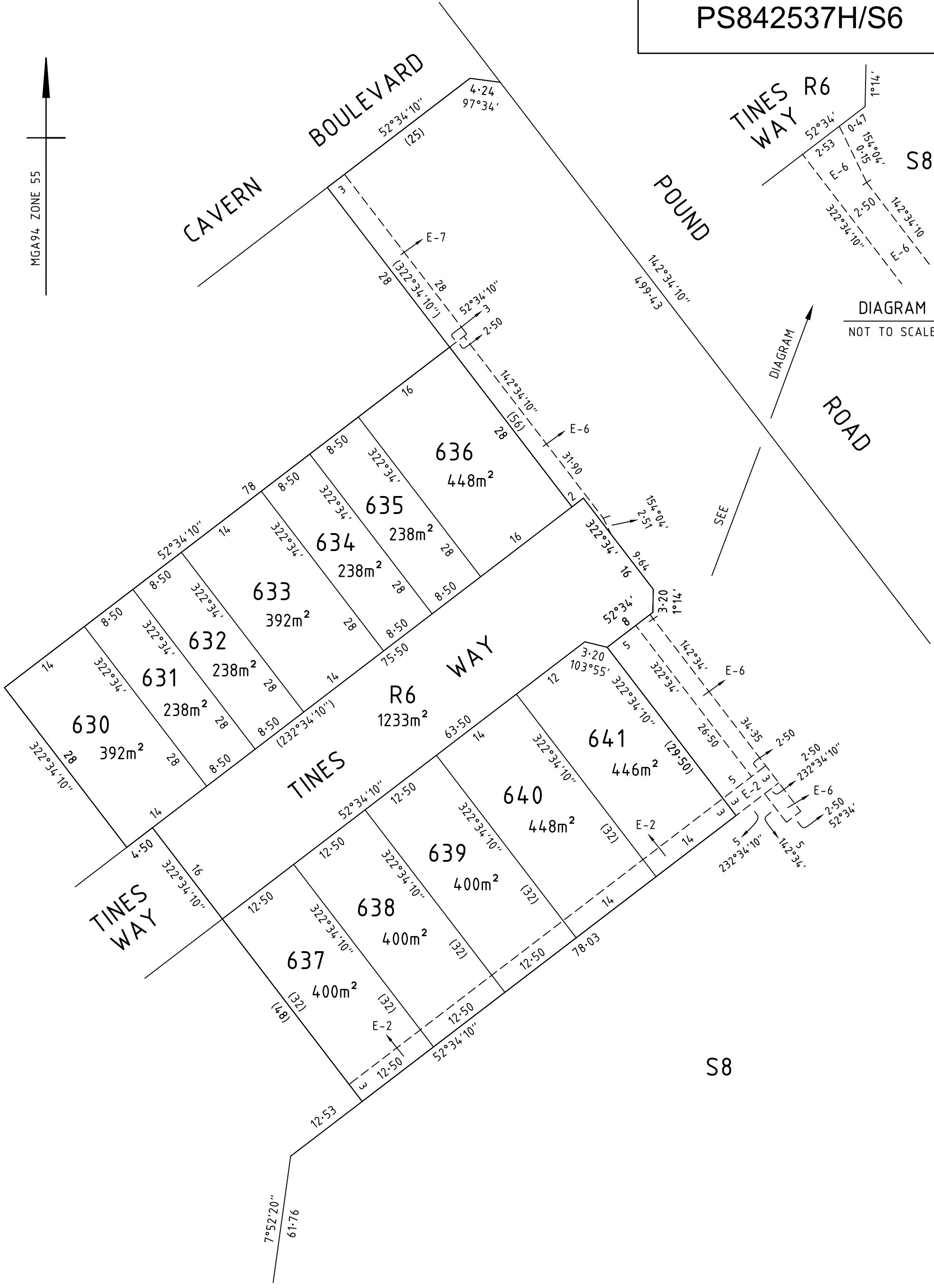
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ORIGINAL SHEET  
SIZE: A3

SHEET 4

MGA94 ZONE 55



SEE SHEET 2

SEE SHEET 2



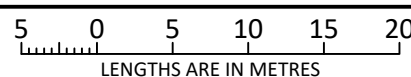
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SHEET 5

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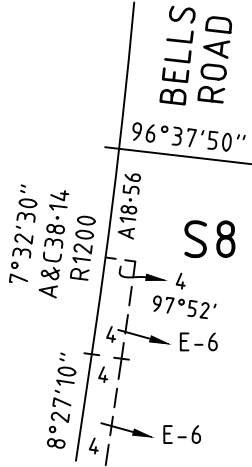


DIAGRAM  
NOT TO SCALE

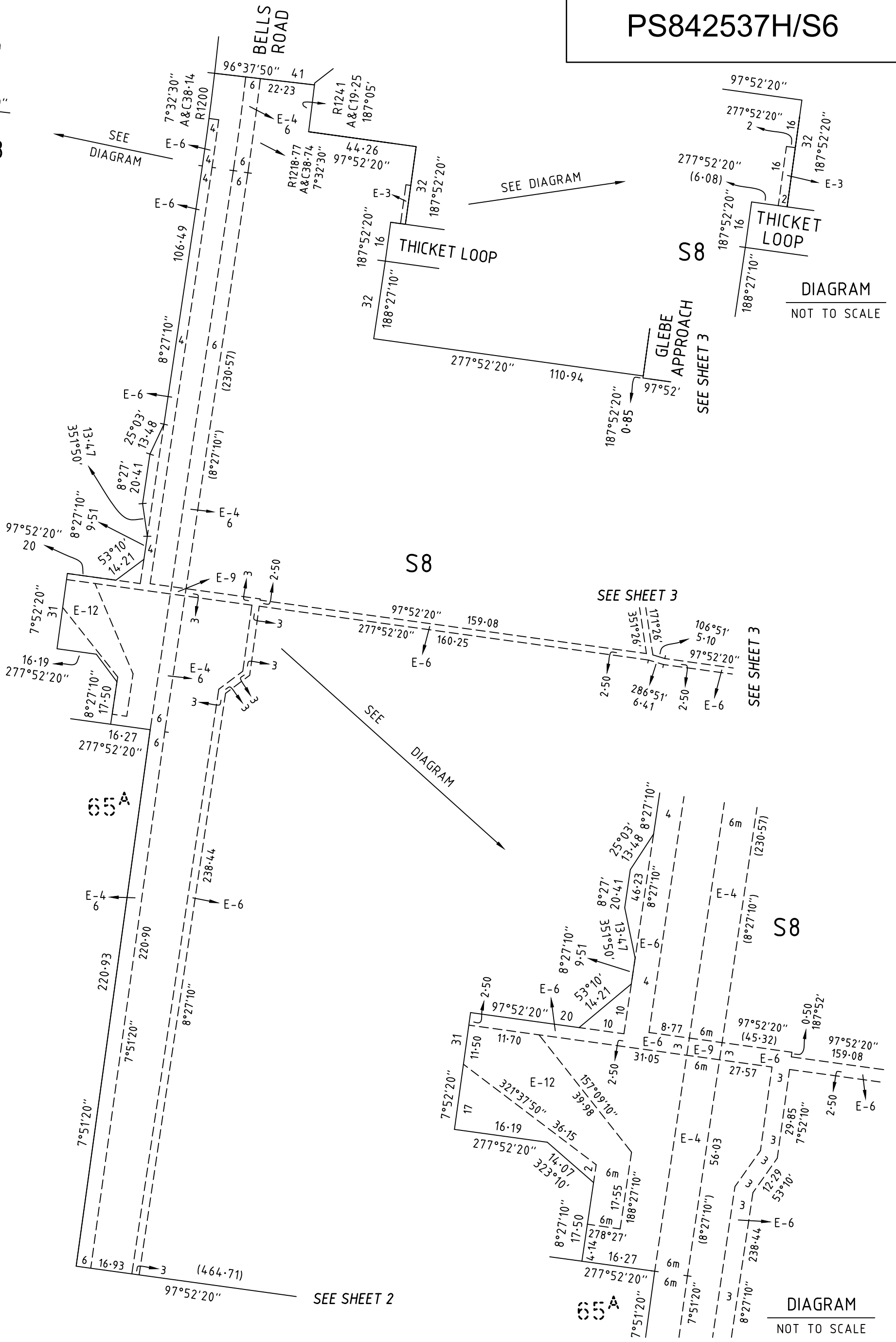
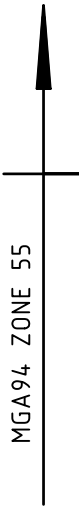


DIAGRAM  
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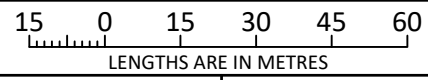
DIAGRAM  
NOT TO SCALE



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SCALE  
1 : 1500



ORIGINAL SHEET  
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SHEET 6

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## CREATION OF RESTRICTION '6A'

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 601 TO 641 (BOTH INCLUSIVE)

**LAND TO BE BENEFITED:** LOTS 601 TO 641 (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 PLANNING PERMIT No. P1nA00571/19.
- 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. P1nA00571/19, EXCEPTING ANY ENCROACHMENT ALLOWED BY THE ENDORSED DESIGN GUIDELINE 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.



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ORIGINAL SHEET  
SIZE: A3

SHEET 7

# OWNERS CORPORATION SCHEDULE

PS842537H/S6

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	3559	411
Balance of existing OC	11821	1882
Overall Total	15380	2293

### Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
601	12	10									
602	12	10									
603	12	10									
604	12	10									
605	12	10									
606	12	10									
607	12	10									
608	12	10									
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615	12	10									
616	8	10									
617	8	10									
618	5	10									
619	8	10									
620	8	10									
621	12	10									
622	12	10									
623	12	10									
624	12	10									
625	12	10									
626	12	10									
627	12	10									
628	12	10									
629	12	10									
630	12	10									
631	8	10									
632	8	10									
633	12	10									
634	8	10									
635	8	10									
636	12	10									
637	12	10									
638	12	10									
639	12	10									
640	12	10									
641	12	10									
S8	3106	1									



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SHEET 1

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