

| | | |
|----------------------------|-----------|---------------------|
| PLAN OF SUBDIVISION | EDITION 1 | PS842537H/S8 |
|----------------------------|-----------|---------------------|

LOCATION OF LAND

PARISH: CRANBOURNE

TOWNSHIP: —

SECTION: —

CROWN ALLOTMENT: 64^A (PART)

TITLE REFERENCE: VOL. FOL.

LAST PLAN REFERENCE: PS842537H/S6 (LOT S8)

POSTAL ADDRESS: 360S BELLS ROAD
(at time of subdivision) CLYDE NORTH 3978

MGA CO-ORDINATES: E: 356 930 ZONE: 55
(of approx centre of land in plan) N: 5 780 160 GDA 94

Council Name: Casey City Council

SPEAR Reference Number: S184269C

VESTING OF ROADS AND/OR RESERVES

| IDENTIFIER | COUNCIL/BODY/PERSON |
|---------------|-------------------------------------|
| ROAD R8 | CASEY CITY COUNCIL |
| RESERVE No.12 | AUSNET ELECTRICITY SERVICES PTY LTD |
| RESERVE No.13 | CASEY CITY COUNCIL |
| RESERVE No.14 | CASEY CITY COUNCIL |

NOTATIONS

FOR RESTRICTIONS AFFECTING LOTS 801 TO 856 (BOTH INCLUSIVE) SEE CREATION OF RESTRICTION '8A' ON SHEET 5.

FOR RESTRICTIONS AFFECTING LOTS 801 TO 807 (BOTH INCLUSIVE), 826, 827, 841 AND 842 SEE CREATION OF RESTRICTION '8B' ON SHEET 5.

OTHER PURPOSES OF PLAN:

- TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED AS E-6 AND E-9 ON PS842537H/S1 CONTAINED WITHIN GLEBE APPROACH, BELLS ROAD, AND HEATHER GROVE ON THIS PLAN.
- TO REMOVE THE DRAINAGE EASEMENT CREATED AS E-12 ON PS842537H/S1 CONTAINED WITHIN BELLS ROAD ON THIS PLAN.
- TO REMOVE THAT PART OF THE CARRIAGEWAY EASEMENT CREATED AS E-4 ON PS830159G AND SHOWN AS E-4 AND E-9 ON PS842537H/S1 THAT IS CONTAINED WITHIN BELLS ROAD ON THIS PLAN.

GROUND FOR REMOVAL OF EASEMENT:

FOR 1) AND 2) - AGREEMENT FROM ALL INTERESTED PARTIES.
(SECTION 6(1)K SUBDIVISION ACT 1988)

FOR 3) - CARRIAGEWAY EASEMENT NO LONGER AFFECTS VIDE SCHEDULE 5, SECTION 14 OF THE ROAD MANAGEMENT ACT 2004.

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

NOTATIONS

DEPTH LIMITATION: 15.24m

This is a SPEAR plan.

STAGING:
This is a staged subdivision.
Planning Permit No. PlnA00571/19

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

LOTS 1 TO 800 AND S1 TO S6 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

Estate: Five Farms
Stage No.: 8
No. of Lots: 56 + Lot S7
PHASE AREA: 5.174ha

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 | CARRIAGEWAY | 6 | PS830159G | LOT 1 ON PS830159G |
| E-7 | DRAINAGE | SEE DIAG. | PS842537H/S1 | CASEY CITY COUNCIL |
| E-1, E-2, E-6, E-7 | SEWERAGE | SEE DIAG. | PS842537H/S1 | SOUTH EAST WATER CORPORATION |
| E-1, E-3 | DRAINAGE | SEE DIAG. | PS842537H/S5 | CASEY CITY COUNCIL |
| E-2, E-5 | DRAINAGE | SEE DIAG. | PS842537H/S6 | CASEY CITY COUNCIL |
| E-8, E-10 | DRAINAGE | SEE DIAG. | THIS PLAN - STAGE 8 | CASEY CITY COUNCIL |
| E-9, E-10 | SEWERAGE | SEE DIAG. | THIS PLAN - STAGE 8 | SOUTH EAST WATER CORPORATION |
| E-12 | DRAINAGE | 6 | PS842537H/S1 | MELBOURNE WATER CORPORATION |

| | | | |
|---|--|-------------------------|--------------|
| <p>Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au</p> | SURVEYORS FILE REF: 1702037/8 1702037-08-PS-V3.DWG | ORIGINAL SHEET SIZE: A3 | SHEET 1 OF 5 |
| | Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (3), 08/06/2023, SPEAR Ref: S184269C | | |

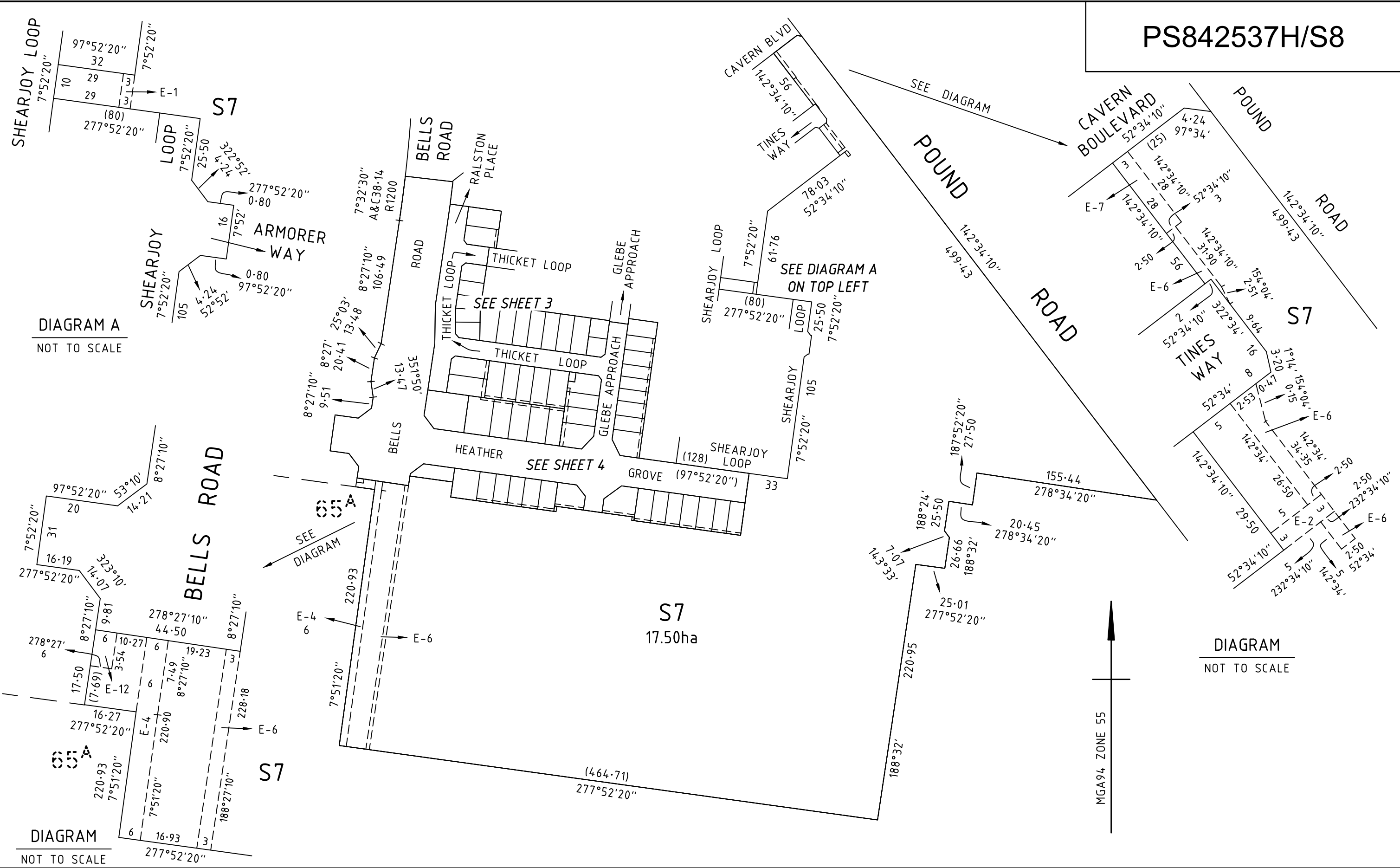


DIAGRAM A
NOT TO SCALE

DIAGRAM
NOT TO SCALE

DIAGRAM
NOT TO SCALE

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SURVEYORS REFERENCE
1702037/8

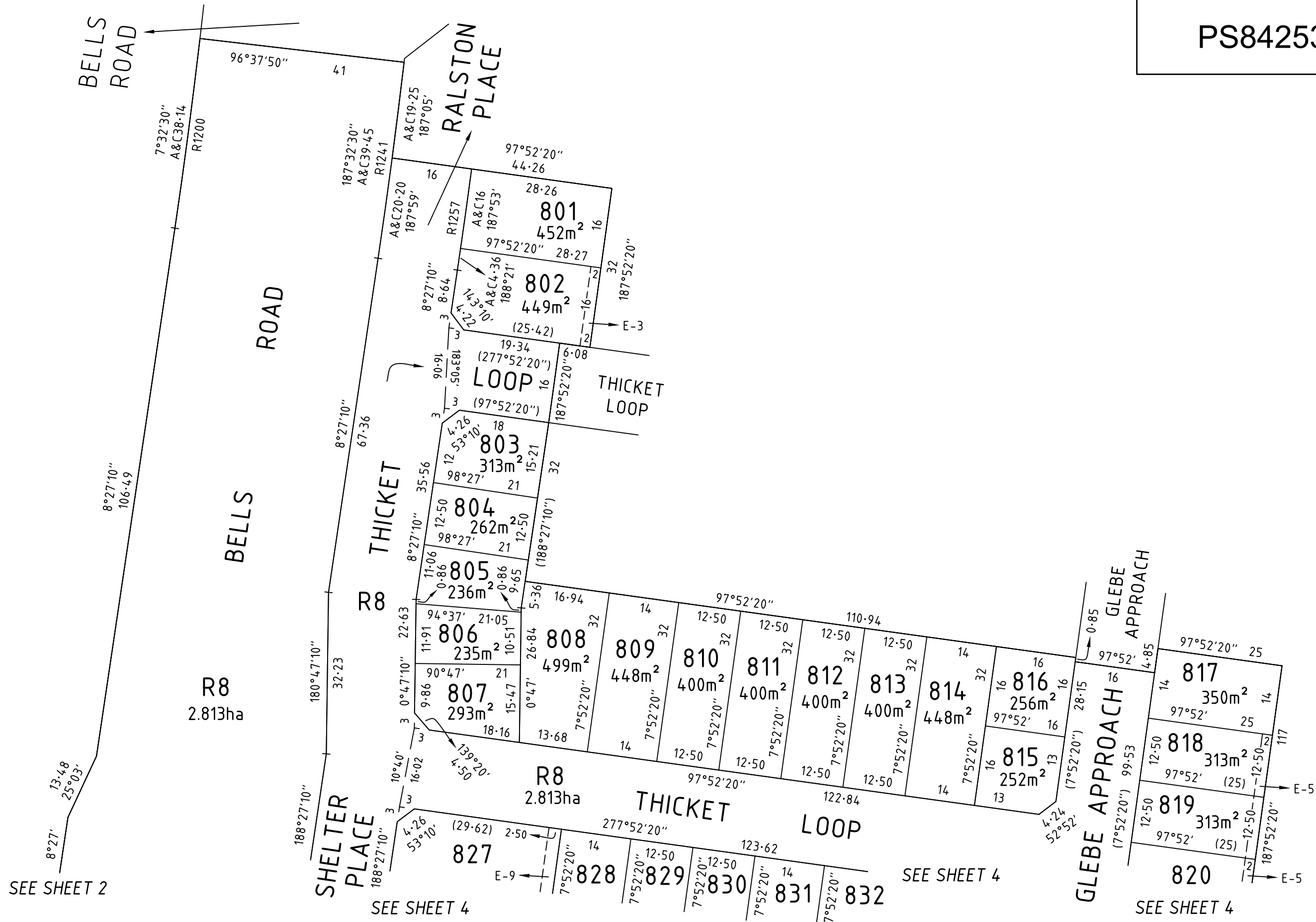
SCALE
1 : 3000

30 0 30 60 90 120
LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3

SHEET 2



SEE SHEET 2

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

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| | |
|---------------------|-----------|
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SCALE 1 : 750

LENGTHS ARE IN METRES

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| | |
|-------------------------|---------|
| ORIGINAL SHEET SIZE: A3 | SHEET 3 |
|-------------------------|---------|

PS842537H/S8

RESERVE No.12 THICKET LOOP
44.8m²

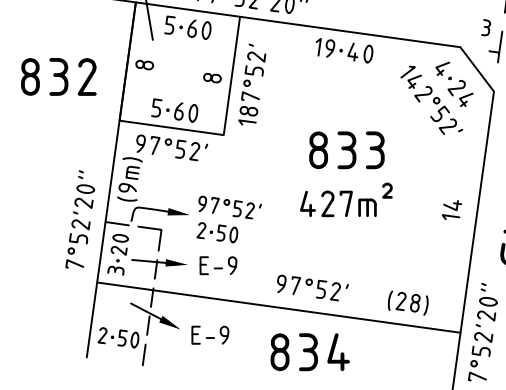
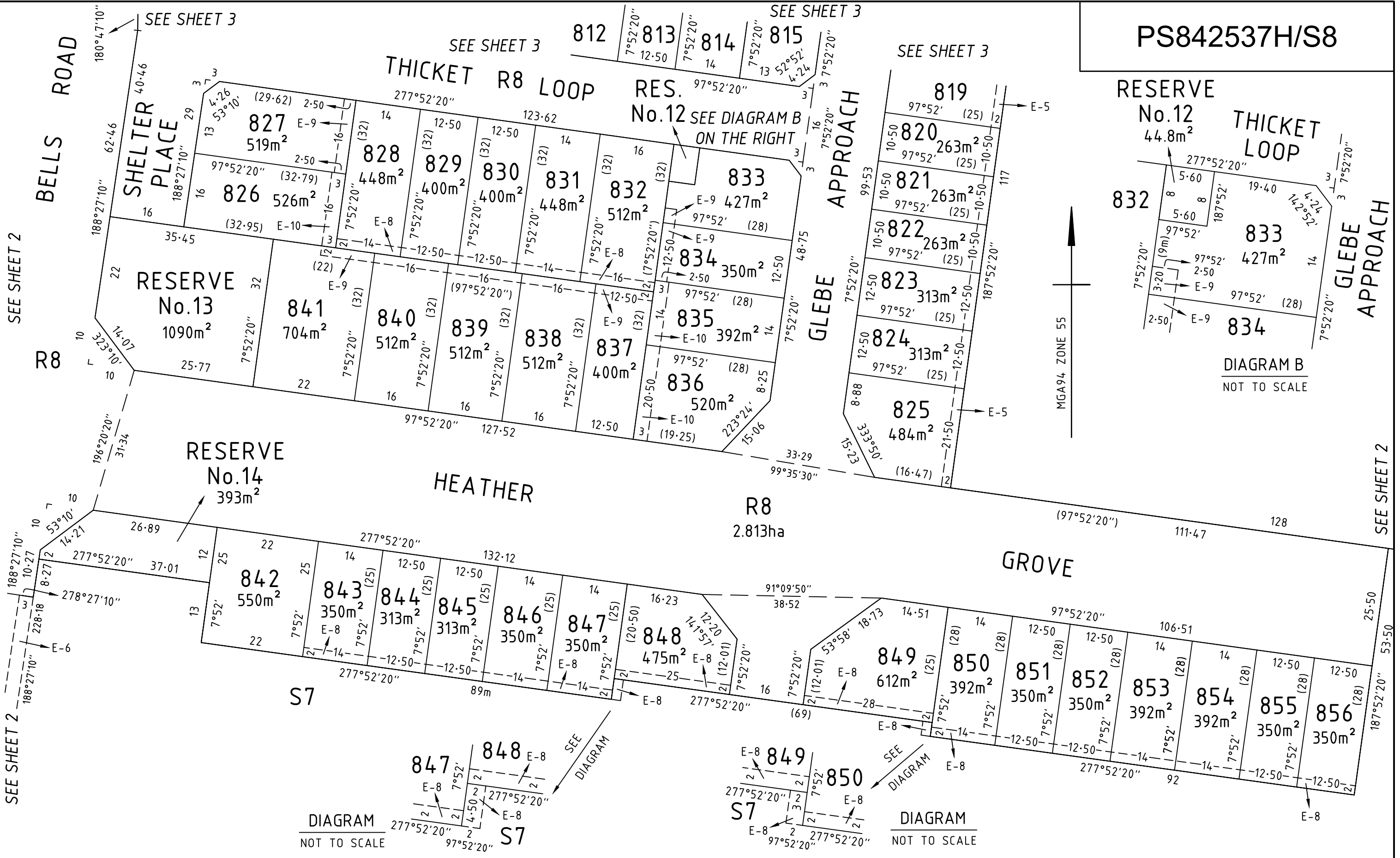


DIAGRAM B
NOT TO SCALE



SEE SHEET 2

SEE SHEET 2

SEE SHEET 2

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| | | | | |
|---|--|---|-------------------------|---------|
| SURVEYORS REFERENCE 1702037/8 | SCALE 1 : 750 | 7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES | ORIGINAL SHEET SIZE: A3 | SHEET 4 |
| | Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (3), 08/06/2023, SPEAR Ref: S184269C | | | |

CREATION OF RESTRICTION '8A'

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 801 TO 856 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 801 TO 856 (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 '8B'

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 801 TO 807 (BOTH INCLUSIVE), 826, 827, 841 AND 842

LAND TO BE BENEFITED: LOTS 801 TO 856 (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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ORIGINAL SHEET
SIZE: A3

SHEET 5

OWNERS CORPORATION SCHEDULE

PS842537H/S8

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 | 3106 | 561 |
| Balance of existing OC | 12274 | 2292 |
| Overall Total | 15380 | 2853 |

Lot Entitlement and Lot Liability

| Lot | Entitlement | Liability | Lot | Entitlement | Liability | Lot | Entitlement | Liability | Lot | Entitlement | Liability |
|-----|-------------|-----------|-----|-------------|-----------|-----|-------------|-----------|-----|-------------|-----------|
| 801 | 12 | 10 | 851 | 12 | 10 | | | | | | |
| 802 | 12 | 10 | 852 | 12 | 10 | | | | | | |
| 803 | 8 | 10 | 853 | 12 | 10 | | | | | | |
| 804 | 8 | 10 | 854 | 12 | 10 | | | | | | |
| 805 | 8 | 10 | 855 | 12 | 10 | | | | | | |
| 806 | 8 | 10 | 856 | 12 | 10 | | | | | | |
| 807 | 8 | 10 | S7 | 2465 | 1 | | | | | | |
| 808 | 12 | 10 | | | | | | | | | |
| 809 | 12 | 10 | | | | | | | | | |
| 810 | 12 | 10 | | | | | | | | | |
| 811 | 12 | 10 | | | | | | | | | |
| 812 | 12 | 10 | | | | | | | | | |
| 813 | 12 | 10 | | | | | | | | | |
| 814 | 12 | 10 | | | | | | | | | |
| 815 | 8 | 10 | | | | | | | | | |
| 816 | 8 | 10 | | | | | | | | | |
| 817 | 12 | 10 | | | | | | | | | |
| 818 | 8 | 10 | | | | | | | | | |
| 819 | 8 | 10 | | | | | | | | | |
| 820 | 8 | 10 | | | | | | | | | |
| 821 | 8 | 10 | | | | | | | | | |
| 822 | 8 | 10 | | | | | | | | | |
| 823 | 8 | 10 | | | | | | | | | |
| 824 | 8 | 10 | | | | | | | | | |
| 825 | 12 | 10 | | | | | | | | | |
| 826 | 15 | 10 | | | | | | | | | |
| 827 | 15 | 10 | | | | | | | | | |
| 828 | 12 | 10 | | | | | | | | | |
| 829 | 12 | 10 | | | | | | | | | |
| 830 | 12 | 10 | | | | | | | | | |
| 831 | 12 | 10 | | | | | | | | | |
| 832 | 15 | 10 | | | | | | | | | |
| 833 | 12 | 10 | | | | | | | | | |
| 834 | 12 | 10 | | | | | | | | | |
| 835 | 12 | 10 | | | | | | | | | |
| 836 | 15 | 10 | | | | | | | | | |
| 837 | 12 | 10 | | | | | | | | | |
| 838 | 15 | 10 | | | | | | | | | |
| 839 | 15 | 10 | | | | | | | | | |
| 840 | 15 | 10 | | | | | | | | | |
| 841 | 18 | 10 | | | | | | | | | |
| 842 | 15 | 10 | | | | | | | | | |
| 843 | 12 | 10 | | | | | | | | | |
| 844 | 8 | 10 | | | | | | | | | |
| 845 | 8 | 10 | | | | | | | | | |
| 846 | 12 | 10 | | | | | | | | | |
| 847 | 12 | 10 | | | | | | | | | |
| 848 | 12 | 10 | | | | | | | | | |
| 849 | 15 | 10 | | | | | | | | | |
| 850 | 12 | 10 | | | | | | | | | |



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SHEET 1

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