
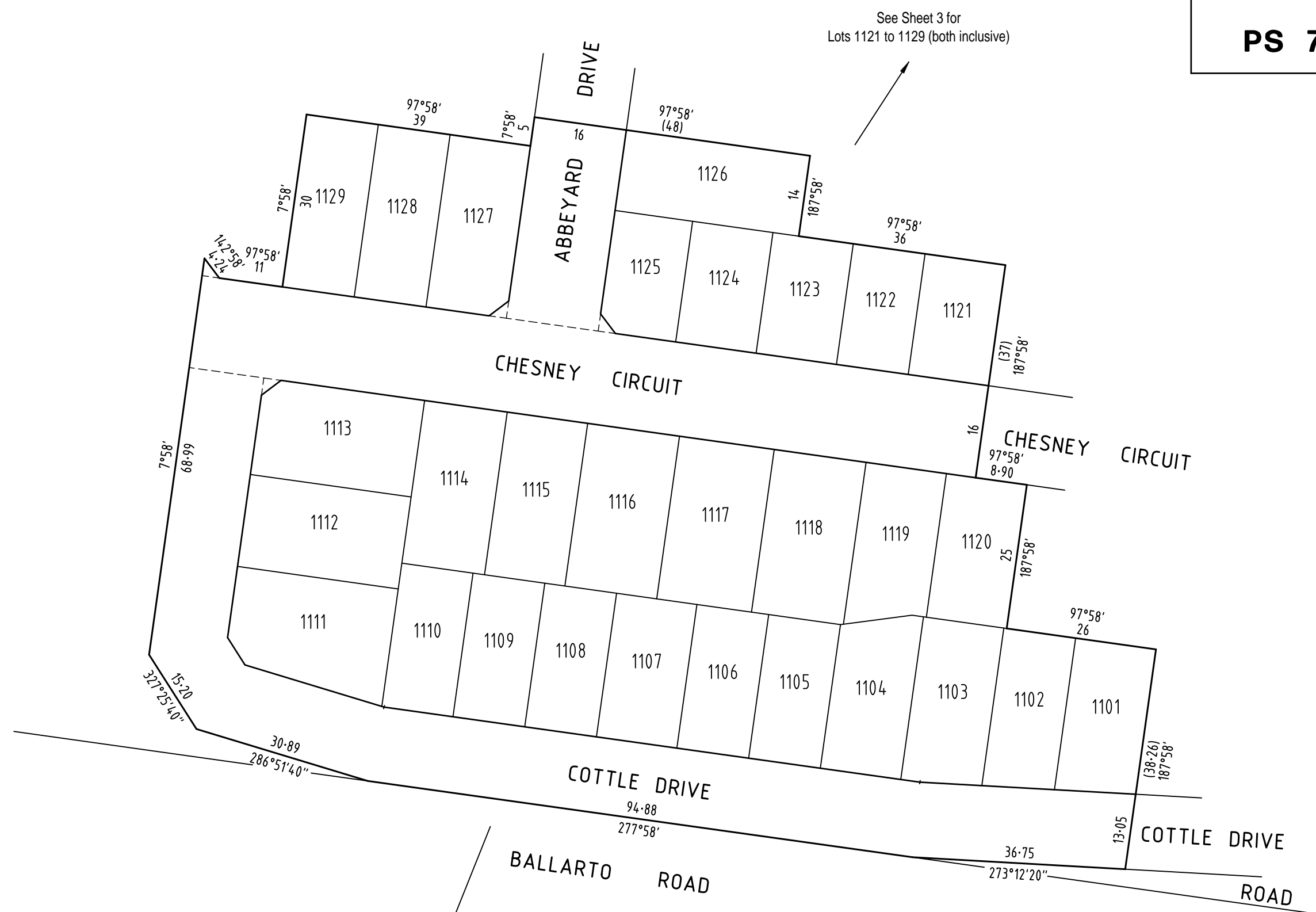
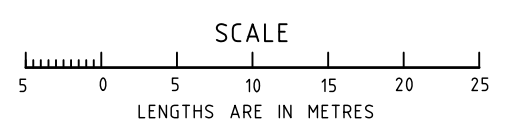


PLAN OF SUBDIVISION			LV USE ONLY EDITION	PS 731337L
Location of Land Parish: CRANBOURNE Township: - Section: - Crown Allotment: - Crown Portion: 37 (PART) Title References: c/t Vol. - Fol. Last Plan Reference: PS 731334S (LOT L) Postal Address: 365 CLYDE-FIVE WAYS ROAD (At time of subdivision) CLYDE 3978 MGA94 Co-ordinates: E 352 910 Zone: 55 (GDA 94) (Of approx. centre of plan) N 5778 145			CASEY CITY COUNCIL	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON	Lot numbers 1 to 1100 (both inclusive) have been omitted from this plan. The other purpose of this plan is to create the restriction show on sheet 5 of this plan.		
ROADS R-1	CASEY CITY COUNCIL			
NOTATIONS				
DEPTH LIMITATION - DOES NOT APPLY				
Survey: This plan is based on survey To be completed where applicable. Staging: This is not a staged subdivision. Planning Permit No PIn A00856/14 This survey has been connected to permanent marks no(s). "Cranbourne" "PM 103" "(GNSS)" - In Proclaimed Survey Area no. 52 BELMOND ON CLYDE STAGE 11 (1-602ha) LOTS 29				
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-1 E-2	SEWERAGE DRAINAGE	See diag See diag	THIS PLAN THIS PLAN	SOUTH EAST WATER CORPPORATION CASEY CITY COUNCIL
 Bortoli Wellington Pty Ltd <small>ABN 46 069 841 498</small> Licensed Land Surveyors, Property Development Consultants Unit 14, 104 Ferntree Gully Road, OAKLEIGH EAST, VIC, 3166 PO Box 776 MOUNT WAVERLEY VIC 3149 E: survey@bortoliwellington.com.au T: (03) 9543 5855		REF 2214L	VERSION 2	ORIGINAL SHEET SIZE A3
		DIGITALLY SIGNED BY LICENSED SURVEYOR: ROBERT G BORTOLI		
2016-10-11 2214L-1		2016-10-13		



See Sheet 3 for
Lots 1121 to 1129 (both inclusive)

See Sheet 4 for
Lots 1101 to 1120 (both inclusive)

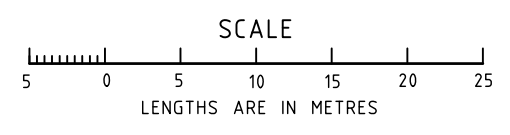
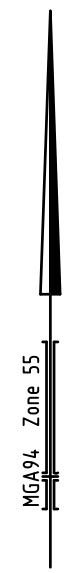
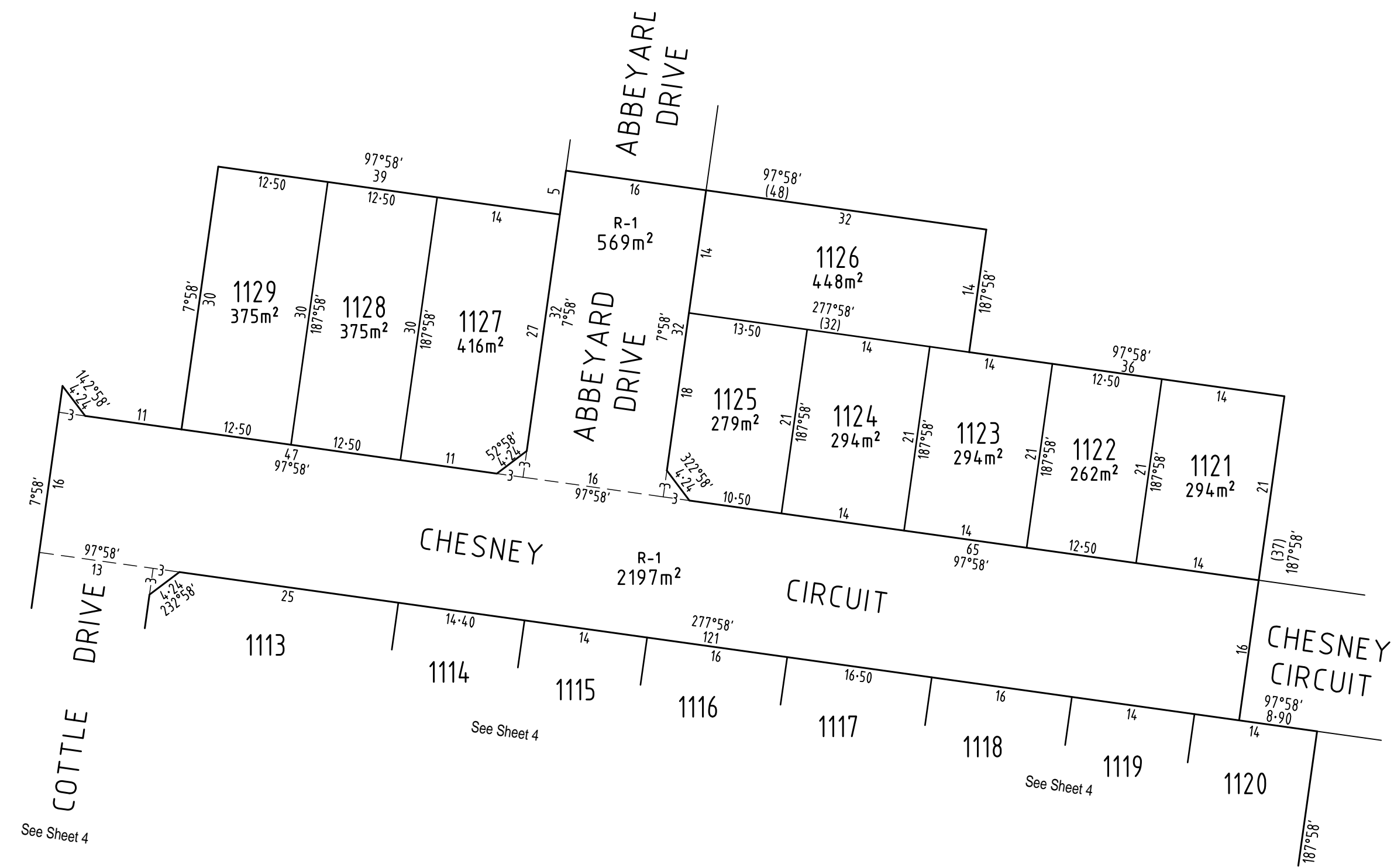


ORIGINAL
SCALE 1:500
SHEET SIZE A3

REF N° 2214L VERSION 2

DIGITALLY SIGNED BY
LICENSED SURVEYOR: Robert G Bortoli

Sheet 2

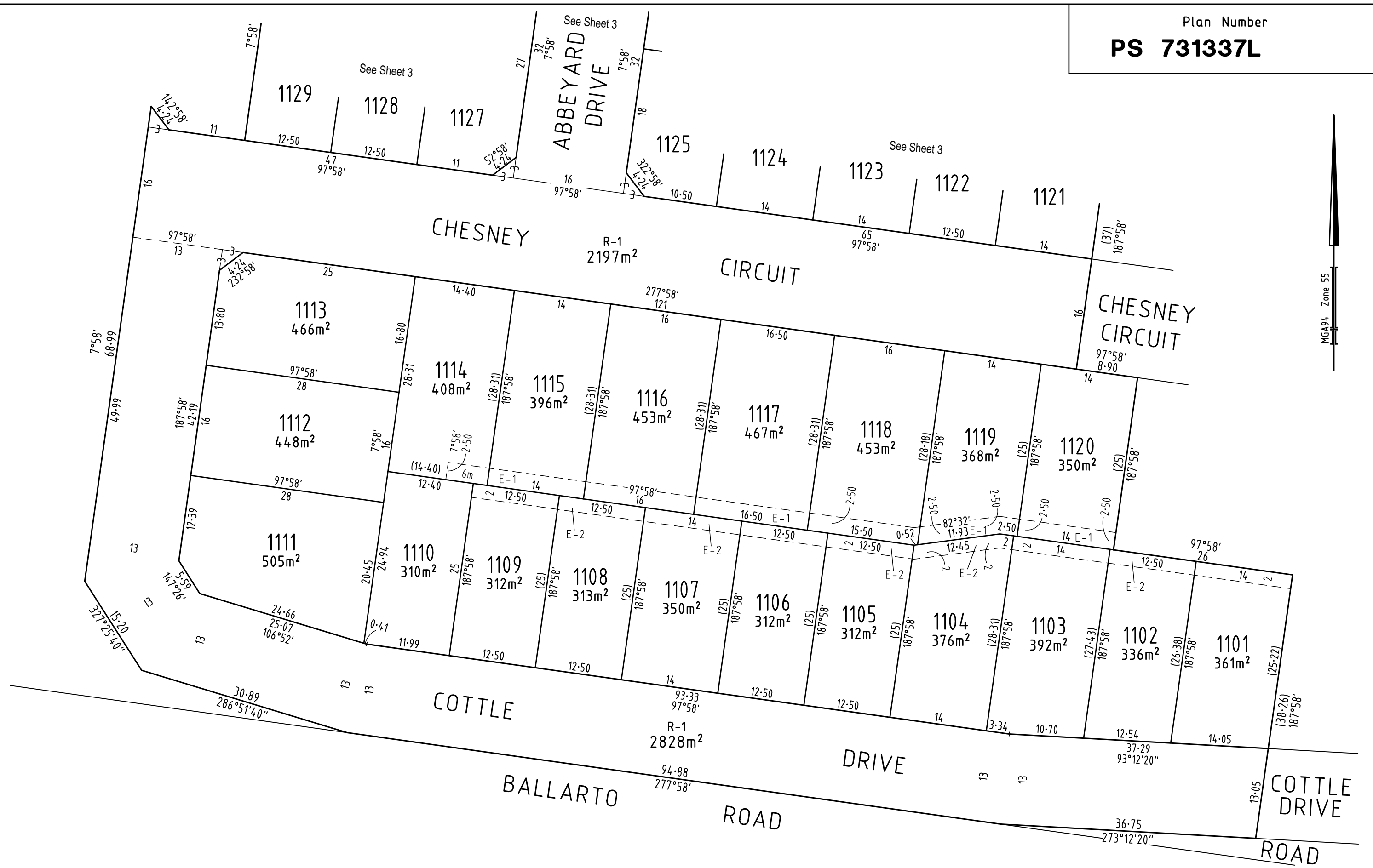


ORIGINAL
 SCALE 1:500
 SHEET SIZE A3

REF N° 2214L VERSION 2

DIGITALLY SIGNED BY
 LICENSED SURVEYOR: Robert G Bortoli

Sheet 3



Bortoli Wellington Pty Ltd
ABN 46 069 841 498
 Licensed Land Surveyors, Property Development Consultants
 Unit 14, 104 Ferntree Gully Road, OAKLEIGH EAST, VIC, 3166
 PO Box 776 MOUNT WAVERLEY VIC 3149
 E: survey@bortoliwellington.com.au T: (03) 9543 5855
2016-10-13 2214L-4 10/13/16

SCALE

 LENGTHS ARE IN METRES

ORIGINAL
 SCALE 1:500 SHEET SIZE A3

REF N° 2214L VERSION 2
 DIGITALLY SIGNED BY
 LICENSED SURVEYOR: Robert G Bortoli

Sheet 4

CREATION OF RESTRICTIONS

Plan Number

PS 731337L

RESTRICTION No 1

The following restriction is to be created upon registration of Plan of Subdivision No. PS PS 731337L (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

LAND TO BENEFIT: Lots 1101 to 1129 (both inclusive) on this plan - PS PS 731337L
LAND TO BE BURDENED: Lots 1101 to 1129 (both inclusive) on this plan - PS PS 731337L

Definition: In this restriction "Belmond on Clyde Design Reviewer" means Gemaro 001 Pty Ltd or its agent from time to time".

DESCRIPTION OF RESTRICTION

Except with the written consent of the Belmond on Clyde Design Reviewer and the Responsible Authority, and in all other instances with the written consent of each and every registered proprietor of a benefiting 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:

- subdivide or allow the Lot to be subdivided.
- build or allow to be built on each lot more than one private dwelling house together with the usual outbuildings.

This restriction shall cease to burden any Lot on the Plan of Subdivision on 31 December 2030.

RESTRICTION No 2

The following restriction is to be created upon registration of Plan of Subdivision No. PS 731337L (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

TABLE OF THE LAND BURDENED AND BENEFITTED

BURDENED LOT NO	BENEFITTED LOT NO	BURDENED LOT NO	BENEFITTED LOT NO	BURDENED LOT NO	BENEFITTED LOT NO
1101	1102	1113	1112,1114	1125	1124,1126
1102	1101,1103,1120	1114	1109,1110,1112,1113,1115	1126	1123,1124,1125
1103	1102,1104,1120,1119	1115	1108,1109,1114,1116	1127	1128
1104	1103,1105,1118,1119	1116	1107,1108,1115,1117	1128	1127,1129
1105	1104,1106,1118	1117	1106,1107,1116,1118	1129	1128
1106	1105,1107,1117,1118	1118	1104,1105,1106,1117,1119		
1107	1106,1108,1116,1117	1119	1103,1104,1118,1120		
1108	1107,1109,1115,1116	1120	1102,1103,1119		
1109	1108,1110,1114,1115	1121	1122		
1110	1109,1111,1112,1114	1122	1121,1123		
1111	1110,1112	1123	1122,1124,1126		
1112	1110,1111,1113,1114	1124	1123,1125,1126		

Definition: In this restriction (a) "Belmond on Clyde Design Reviewer" means Gemaro 001 Pty Ltd or its agent from time to time", and (b) "Council" means Casey City Council.

DESCRIPTION OF RESTRICTION

Except with the written consent of the Belmond on Clyde Design Reviewer and the Responsible Authority, and in all other instances with the written consent of each and every registered proprietor of a benefiting 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:

- build or allow to be built on the Lot any dwelling or garage or outbuilding that is not in accordance with the Belmond on Clyde Design Guidelines (as amended by the Belmond on Clyde Design Reviewer and approved by Council, if required, from time to time) and has not been approved in writing by the Belmond on Clyde Design Reviewer.
- construct or allow to be constructed on lots 1101 to 1120 (both inclusive) and lots 1126 to 1129 (both inclusive) any building other than in accordance with the building envelope plan and building envelope profile shown in the Building Envelope Schedule on the following sheets.
- build or allow to be built any dwelling unless the building incorporates plumbing for recycled water supply for toilet flushing and garden watering use when it becomes available.
- use or allow the Lot to be used for any:
 - commercial use; or
 - non-residential use (other than allowing the land to be vacant land),without the Belmond on Clyde Design Reviewer's prior written consent, but this restriction does not apply to prevent the land being used as a display home (as defined in the planning scheme applying to the land) with the Belmond on Clyde Design Reviewer's prior written consent.

The restrictions specified in paragraph (b) & (c) shall cease to burden any Lot on the Plan of Subdivision after the issue of a certificate of occupancy for the whole of a dwelling constructed or built on the Lot.

Restriction N° 3

The following restriction is to be created upon registration of Plan of Subdivision No. PS PS 731337L (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

LAND TO BENEFIT: Lots 1121 to 1125 (both inclusive) on this plan - PS PS 731337L
LAND TO BE BURDENED: Lots 1121 to 1125 (both inclusive) on this plan - PS PS 731337L

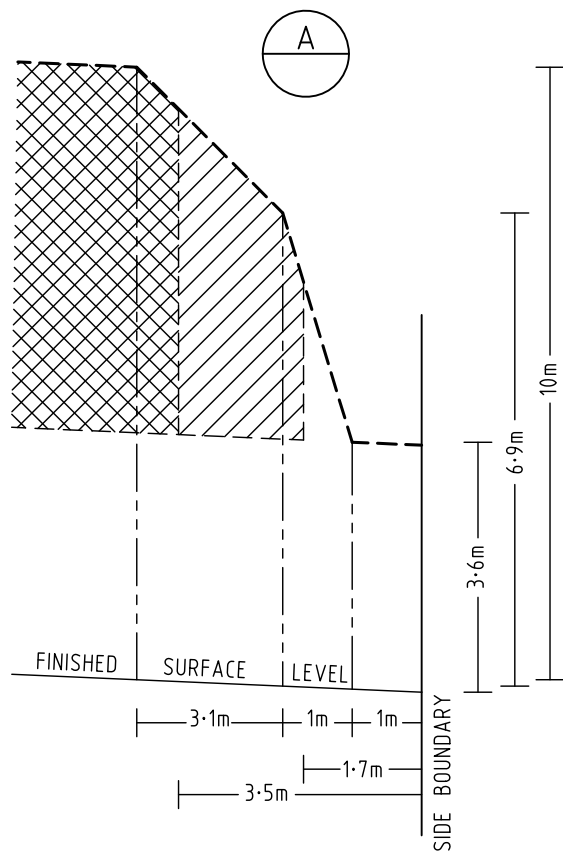
DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of Lots x and x on this plan - PS 731337L shall not:

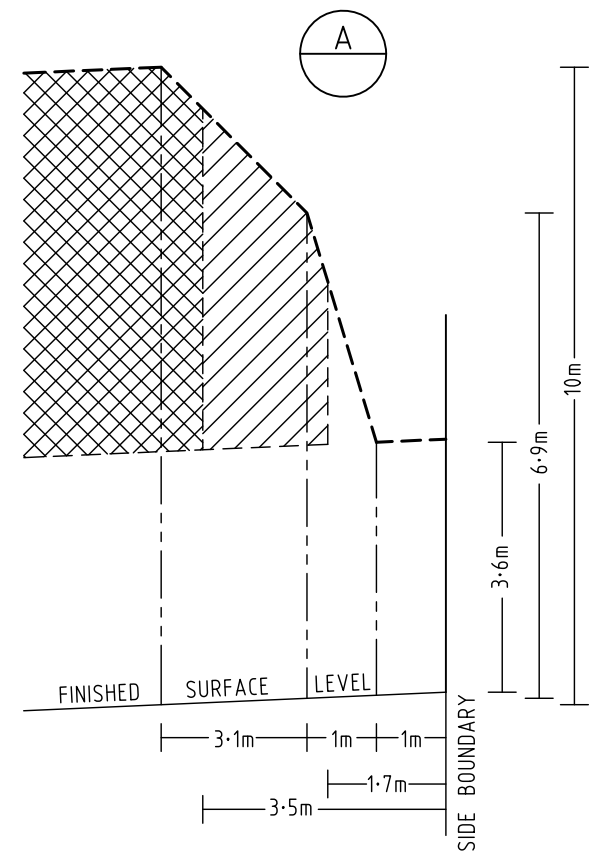
- Construct or extend any dwelling or allow the construction or extension of any dwelling that does not comply with Type A of the Small Lot Housing Code as incorporated into the Casey Planning Scheme, unless the construction or extension of any dwelling has been approved by the responsible authority under the relevant planning regulations.


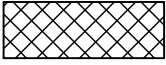
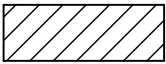
BUILDING ENVELOPE SCHEDULE
BUILDING ENVELOPE PROFILE

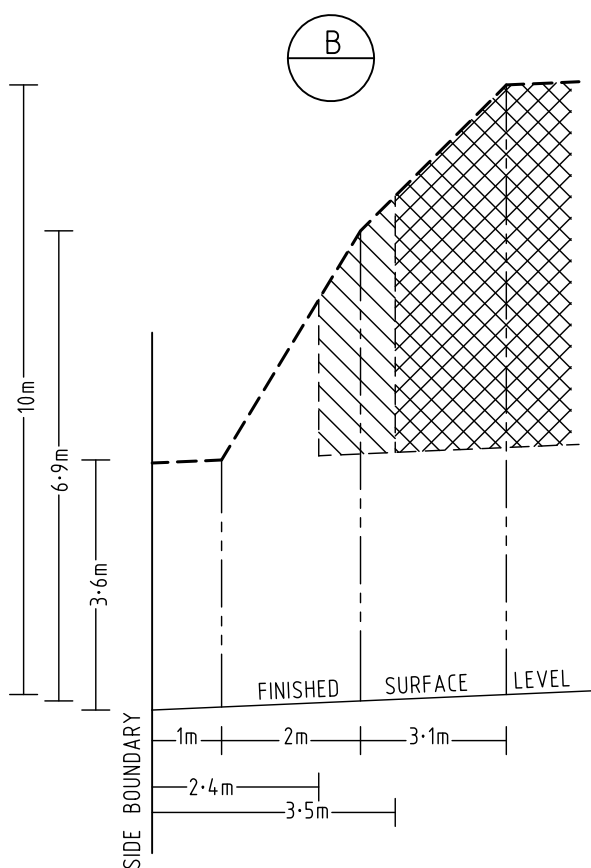
Plan Number
PS 731337L



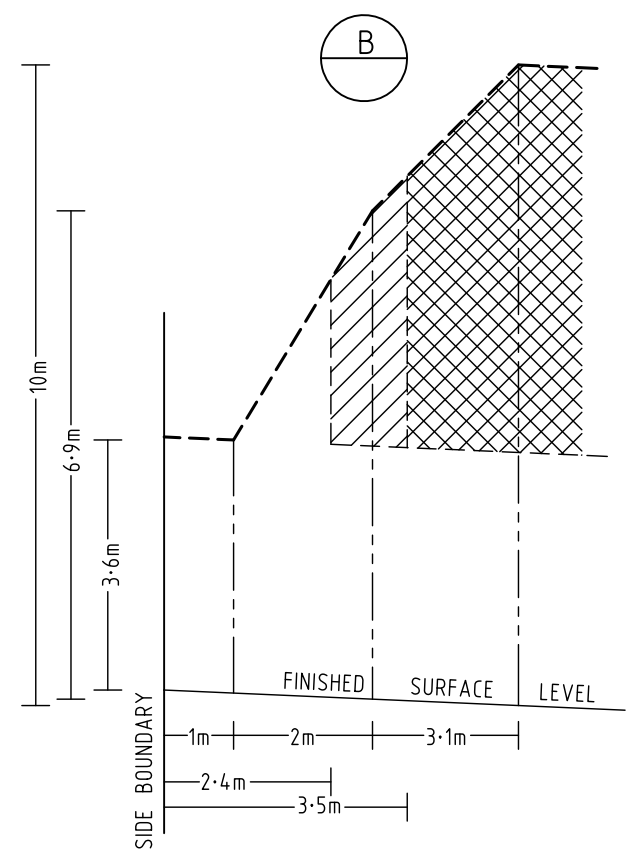
STANDARD ALLOTMENT
 NORTH, EAST OR WEST BOUNDARY



- 
SINGLE STOREY (BUILDING TO BOUNDARY) ZONE
 Any part of a building within the SINGLE STOREY (BUILDING TO BOUNDARY) ZONE must be no more than one storey. Only one of these zones can be utilized for each lot in relation to the location of the crossover provided to that lot.
- 
DOUBLE STOREY (HABITABLE ROOM WINDOW) ZONE
 Any part of a building within the DOUBLE STOREY (HABITABLE ROOM WINDOW) ZONE must be no more than two storeys and may have habitable room windows which face towards the nearest adjoining allotment.
- 
DOUBLE STOREY (NO HABITABLE ROOM WINDOW) ZONE
 Any part of a building within the DOUBLE STOREY (NO HABITABLE ROOM WINDOW) ZONE must be no more than two storeys and must not include a habitable Room Window which faces towards the nearest adjoining allotment unless the habitable Room window which faces the nearest adjoining allotment is screened to prevent any unreasonable overlooking of the nearest adjoining allotment.



STANDARD ALLOTMENT
 SOUTH BOUNDARY



BUILDING ENVELOPE SCHEDULE
BUILDING ENVELOPE PLAN

Plan Number
PS731337L

Building envelopes shown on this plan are not necessarily drawn to scale. All relevant siting requirements to apply are either shown on this plan or contained within the relevant restriction created by this plan.

Building envelopes hereon may be affected by easements which are not shown on this diagram. For easement details see sheets 1 to 4 (both inclusive) of this plan.

Lots 1121 to 1125 (both inclusive) shall not be used or developed other than in accordance with the setbacks (if any) shown on this plan and a "Building Envelope" established in accordance with the SMALL LOT HOUSING CODE (Type A)

