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PLAN OF SUBDIVISION	LV USE ONLY EDITION	PS 731338J
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<p>Location of Land</p> <p>Parish: CRANBOURNE</p> <p>Township: -</p> <p>Section: -</p> <p>Crown Allotment: -</p> <p>Crown Portion: 37 (PART)</p> <p>Title References:</p> <p style="padding-left: 20px;">c/t Vol. - Fol.</p> <p>Last Plan Reference: PS 731334S (LOT M)</p> <p>Postal Address: 365 CLYDE-FIVE WAYS ROAD (At time of subdivision) CLYDE 3978</p> <p>MGA94 Co-ordinates: E 352 910 Zone: 55 (GDA 94) (Of approx. centre of plan) N 5778 145</p>	<p>Council Name: Casey City Council</p> <p>SPEAR Reference Number: S096241H</p>
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VESTING OF ROADS AND/OR RESERVES	NOTATIONS
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IDENTIFIER	COUNCIL/BODY/PERSON	<p>Lot numbers 1 to 1200 (both inclusive) have been omitted from this plan.</p> <p>The other purpose of this plan is to create the restriction show on sheet 5 of this plan.</p>
<p>ROADS R-1 Reserve No 1</p>	<p>CASEY CITY COUNCIL CITY OF CASEY</p>	

NOTATIONS

DEPTH LIMITATION - DOES NOT APPLY

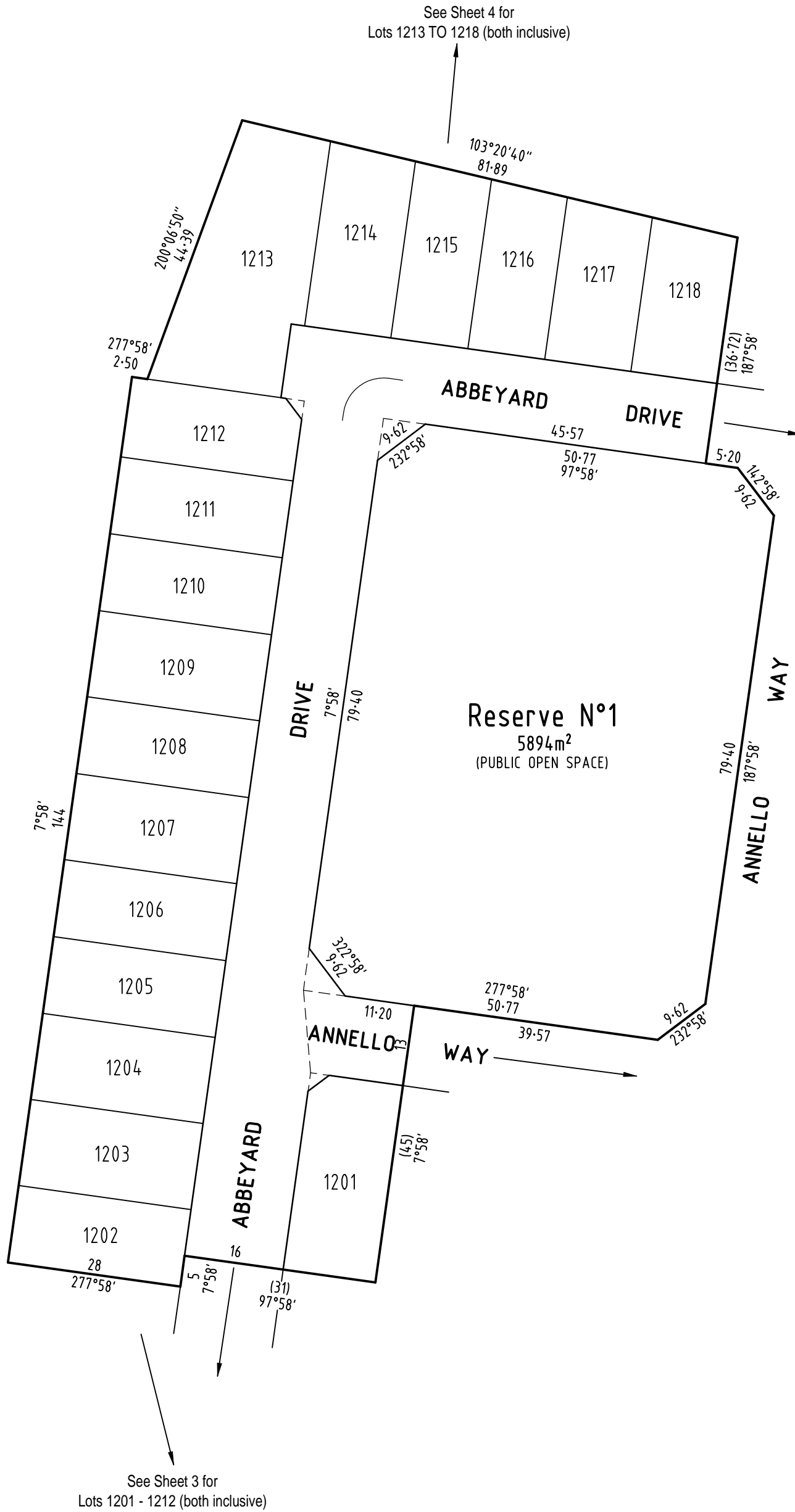
<p>Survey: This plan is based on survey</p> <p>To be completed where applicable.</p> <p>Staging: This is not a staged subdivision.</p> <p>Planning Permit No PIn A00856/14</p> <p>This survey has been connected to permanent marks no(s). "Cranbourne" "PM 103" "(GNSS)" - In Proclaimed Survey Area no. 52</p> <p style="text-align: center;">BELMOND ON CLYDE STAGE 12 (1.607ha) LOTS 18</p>

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/in Favour Of

<p>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</p>	REF 2214M	VERSION 2	ORIGINAL SHEET SIZE A3	Sheet 1 of 7 Sheets
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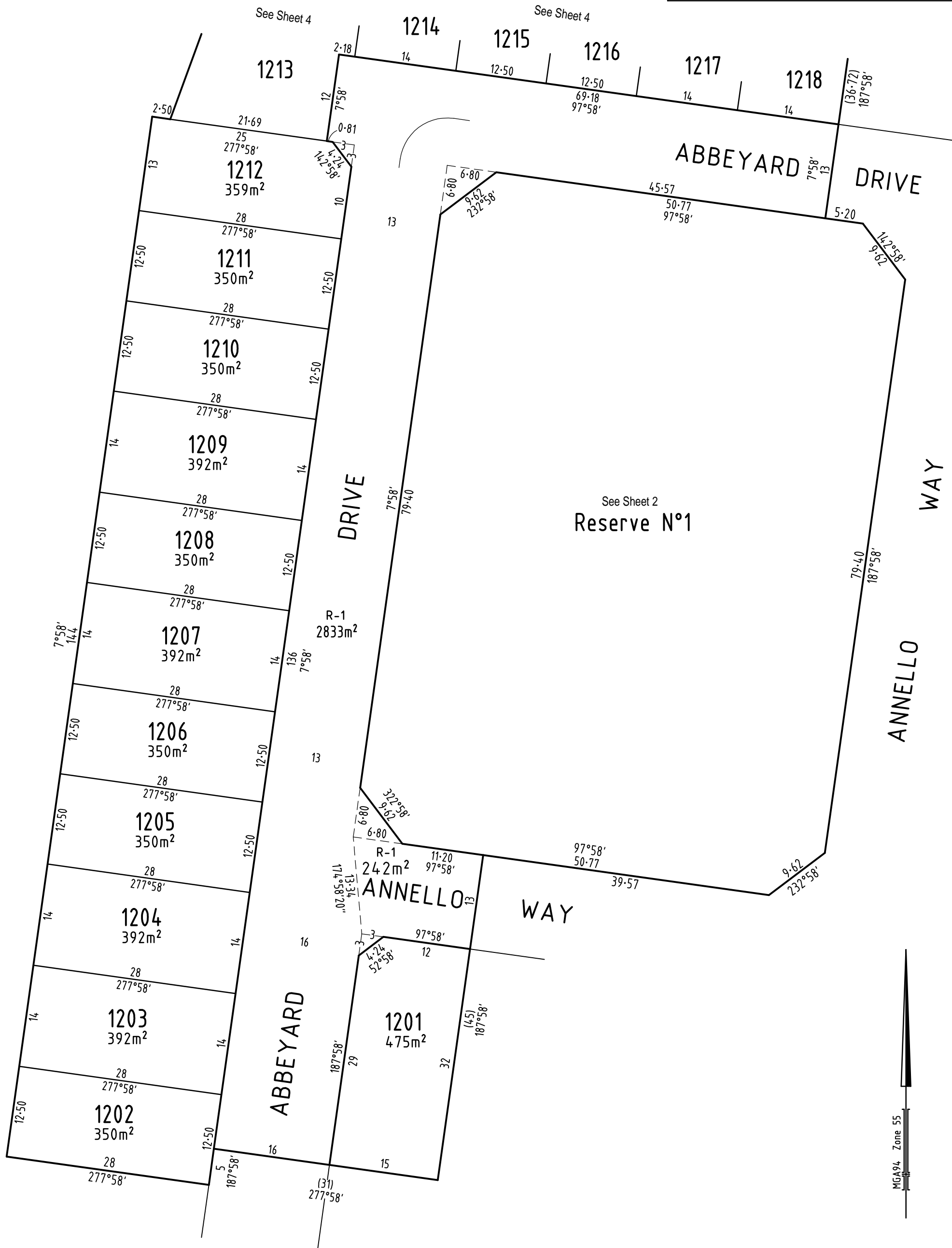
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Bortoli Wellington Pty Ltd
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 PO Box 776 MOUNT WAVERLEY VIC 3149
 E: survey@bortoliwellington.com.au T: (03) 9543 5855
 2016-11-28 2214M-2 12/1/16

REF N° 2214M
 VERSION 2
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 01/12/2016

SCALE
 7.5 0 7.5 15 22.5 30 37.5
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3
 SCALE 1:750
 Sheet 2



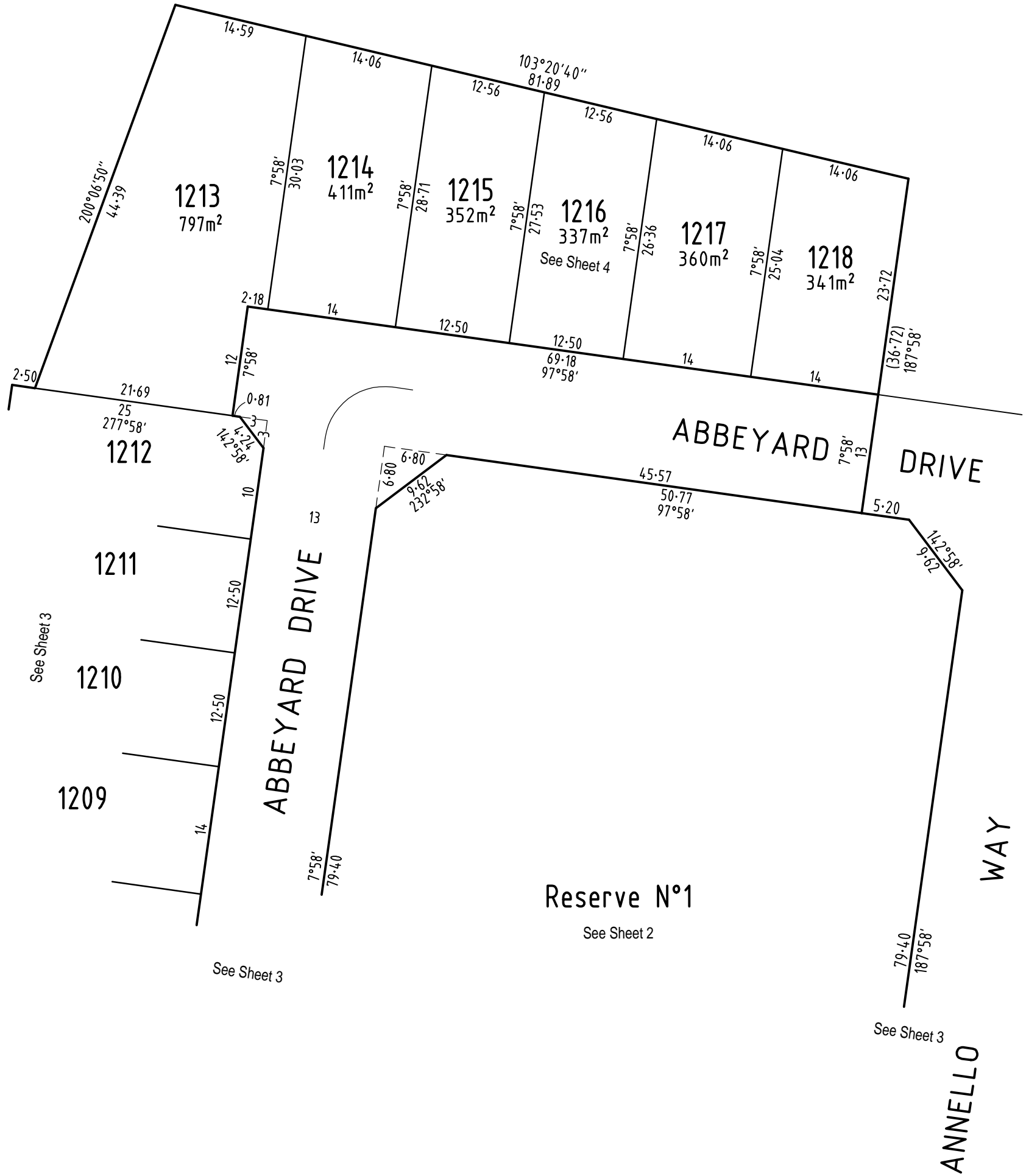
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SCALE
 5 0 5 10 15 20 25
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3
 SCALE 1:500
 Sheet 3

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CREATION OF RESTRICTIONS

Plan Number

PS 731338J

RESTRICTION No 1

The following restriction is to be created upon registration of Plan of Subdivision No. PS 731338J (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

LAND TO BENEFIT: Lots 1201 to 1218 (both inclusive) on this plan - PS 731338J
LAND TO BE BURDENED: Lots 1201 to 1218 (both inclusive) on this plan - PS 731338J

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:

- (a) subdivide or allow the Lot to be subdivided.
- (b) 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 731338J (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
1201		1213	1212,1214		
1202	1203	1214	1213,1215		
1203	1202,1204	1215	1214,1216		
1204	1203,1205	1216	1215,1217		
1205	1204,1206	1217	1216,1218		
1206	1205,1207	1218	1217		
1207	1206,1208				
1208	1207,1209				
1209	1208,1210				
1210	1209,1211				
1211	1210,1212				
1212	1211,1213				

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 benefitting 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:

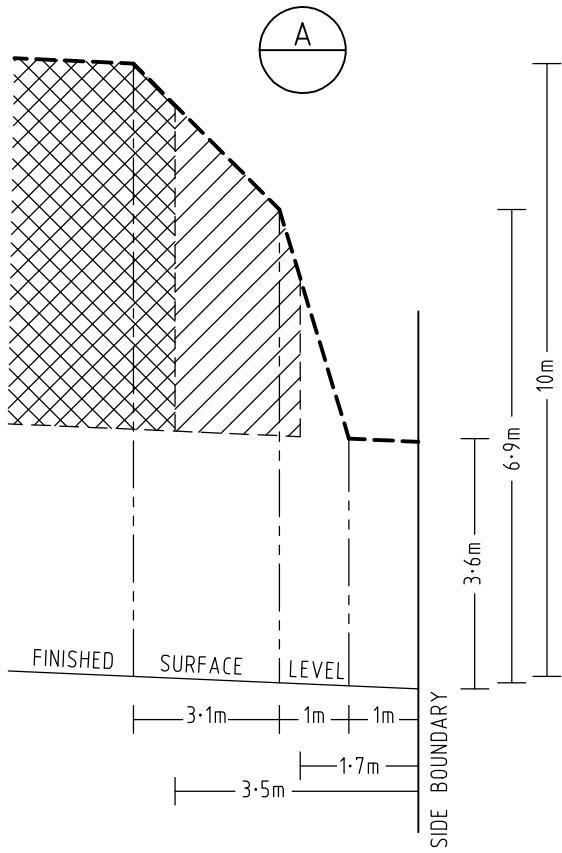
- (a) build or allow to be built on the Lot any dwelling or garage or outbuilding that is not in accordance with the Belmond on Clyde Design Guidelines (as amended by the Belmond on Clyde Design Reviewer and approved by Council, if required, from time to time) and has not been approved in writing by the Belmond on Clyde Design Reviewer.
- (b) construct or allow to be constructed on lots 1201 to 1218 (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.
- (c) 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.
- (d) use or allow the Lot to be used for any:
 - (i) commercial use; or
 - (ii) 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.

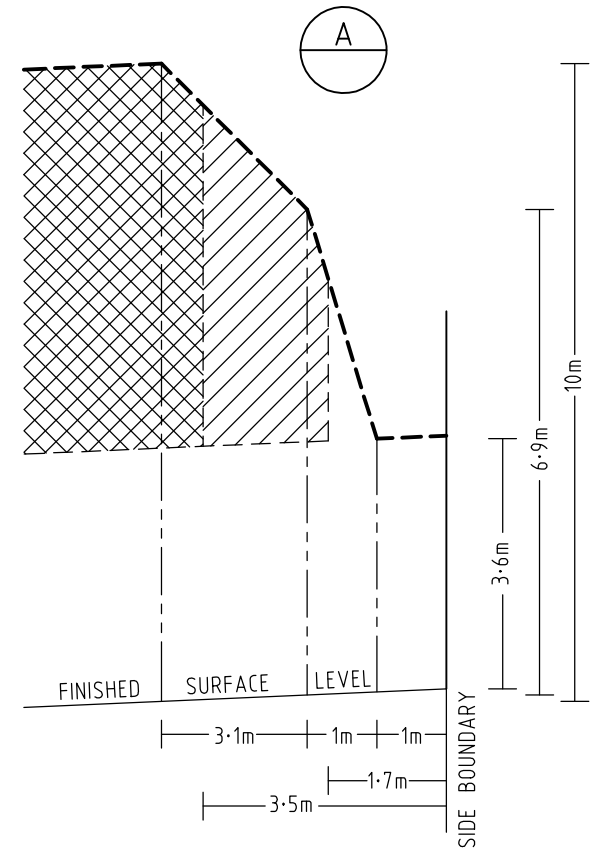
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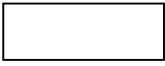
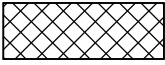
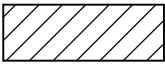
**BUILDING ENVELOPE SCHEDULE
BUILDING ENVELOPE PROFILE**

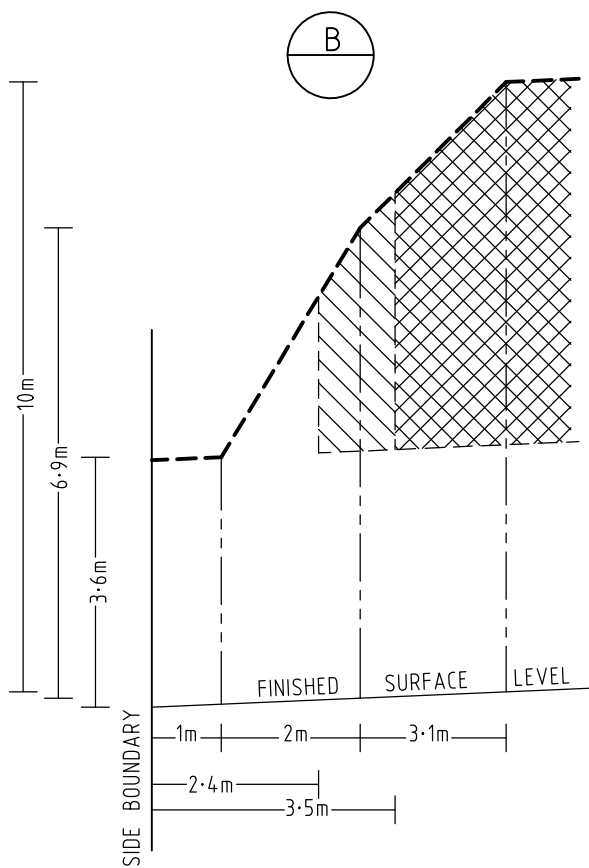
Plan Number
PS 731338J



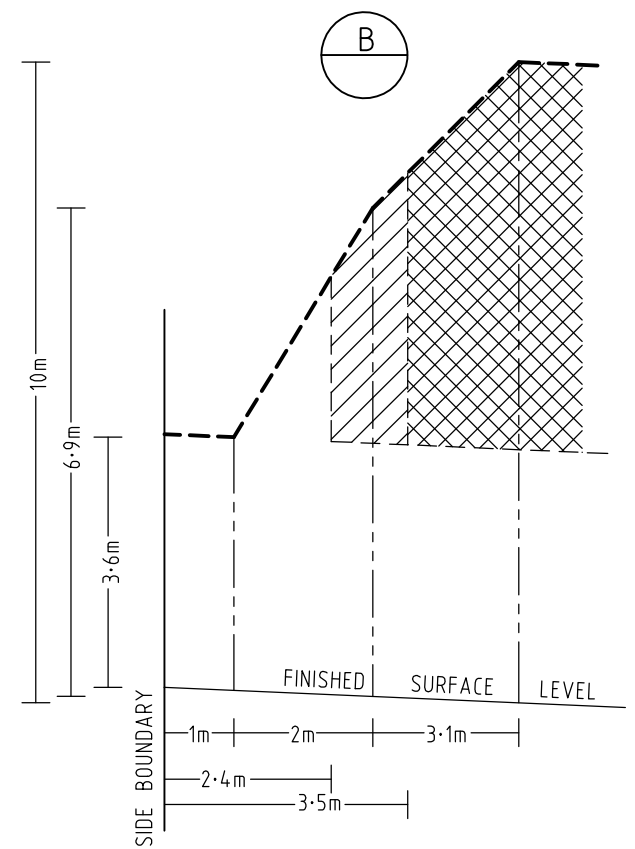
STANDARD ALLOTMENT
NORTH, EAST OR WEST BOUNDARY



- 
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

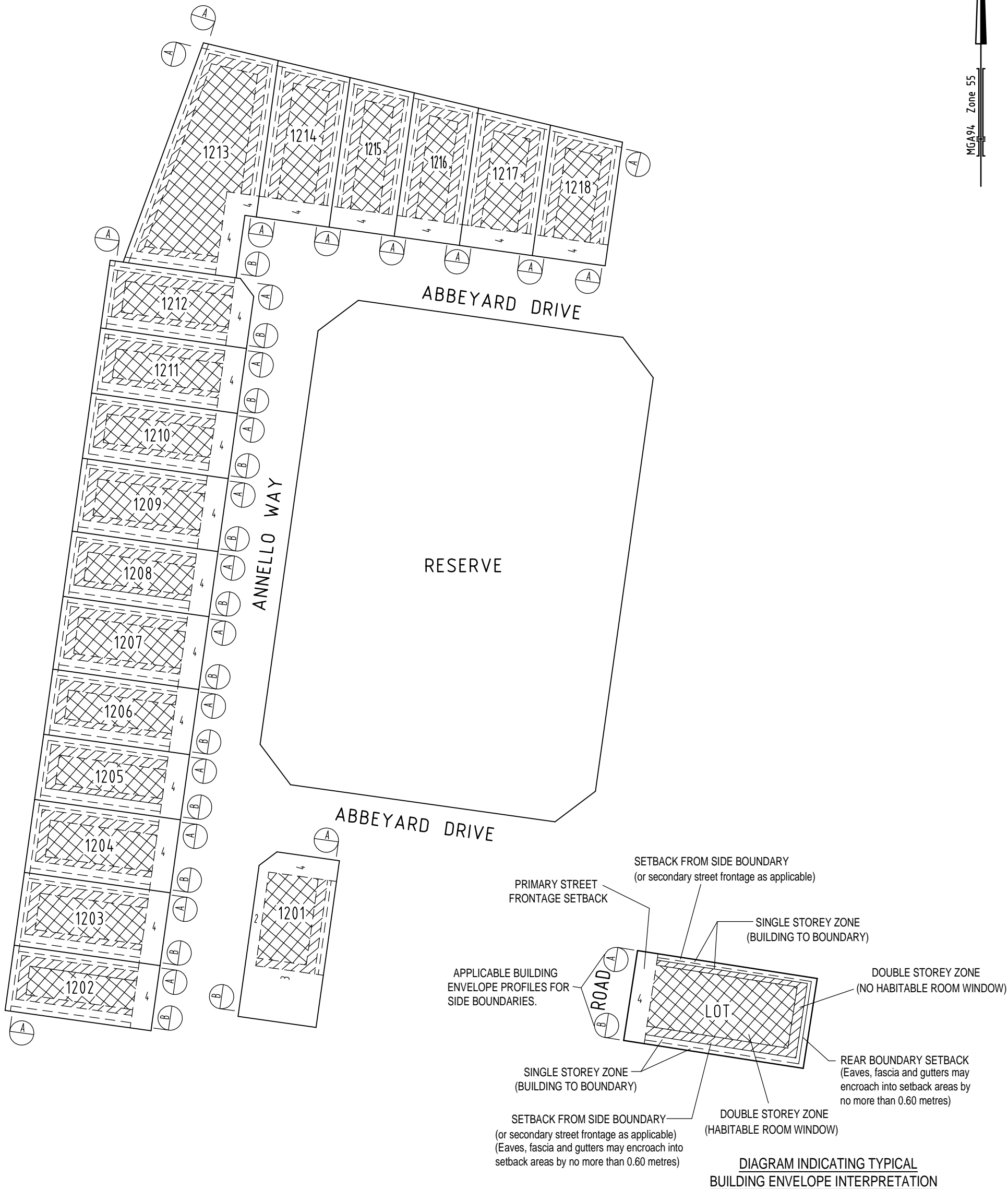


**BUILDING ENVELOPE SCHEDULE
BUILDING ENVELOPE PLAN**

Plan Number
PS 731338J

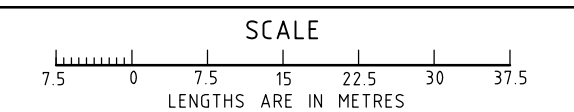
Building envelopes shown on this plan are not necessarily drawn to scale. All relevant siting requirements to apply are either shown on this plan or contained within the relevant restriction created by this plan.

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.



WB Bortoli Wellington Pty Ltd
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ORIGINAL SCALE 1:750	SHEET SIZE A3	Sheet 8
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