
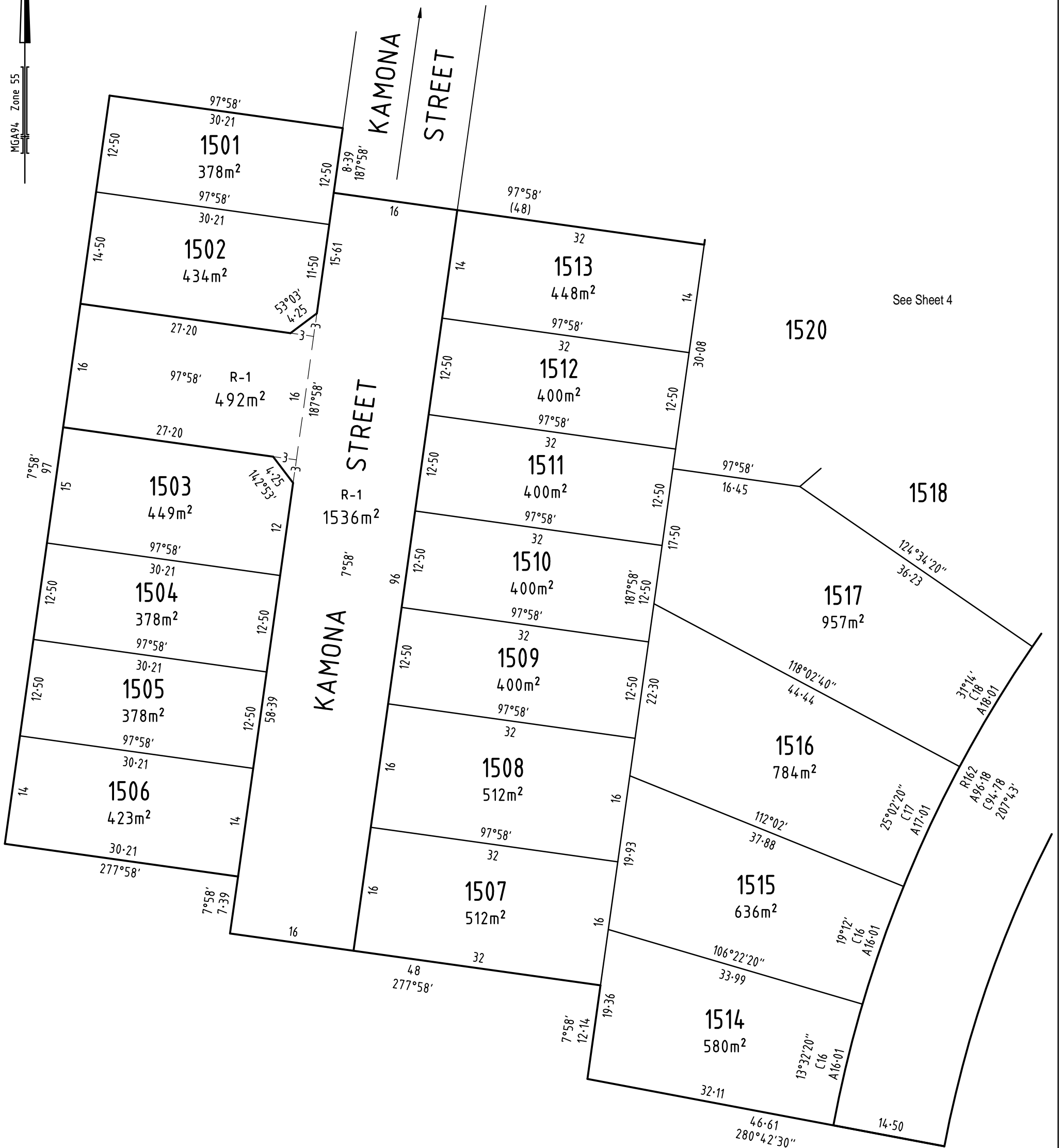


<b>PLAN OF SUBDIVISION</b>			LV USE ONLY <b>EDITION</b>	<b>PS 731341Q</b>		
Location of Land Parish: CRANBOURNE Township: - Section: - Crown Allotment: - Crown Portion: 37 (PART) Title References: c/t Vol.      - Fol.  Last Plan Reference: PS 731339G (LOT Q)  Postal Address:           365 CLYDE-FIVE WAYS ROAD (At time of subdivision) CLYDE 3978  MGA94 Co-ordinates:   E 352 770      Zone: 55 (GDA 94) (Of approx. centre of plan) N 5778 715			CASEY CITY COUNCIL			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL/BODY/PERSON		Lot numbers 1 to 1500 (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 15 (2.194ha)   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	Sewerage	See diag	PS 731342T	SOUTHEAST WATER CORPORATION		
 <b>Bortoli Wellington Pty Ltd</b> <small>ABN 46 069 841 498</small> <b>Licensed Land Surveyors, Property Development Consultants</b> 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 2214Q	VERSION 1	ORIGINAL SHEET SIZE A3	Sheet 1 of 7 Sheets
			DIGITALLY SIGNED BY ROBERT G BORTOLI LICENSED SURVEYOR.			
2016-12-01   2214q-1		2016-12-08				

MGA94 Zone 55



See Sheet 4



**Bortoli Wellington Pty Ltd**

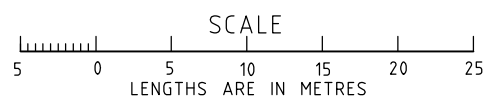
ABN 46 069 841 498  
Licensed Land Surveyors, Property Development Consultants  
Unit 14, 104 Ferntree Gully Road, OAKLEIGH EAST, VIC, 3166  
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2016-12-01 2214Q-3

12/8/16

REF N° 2214Q

VERSION 1

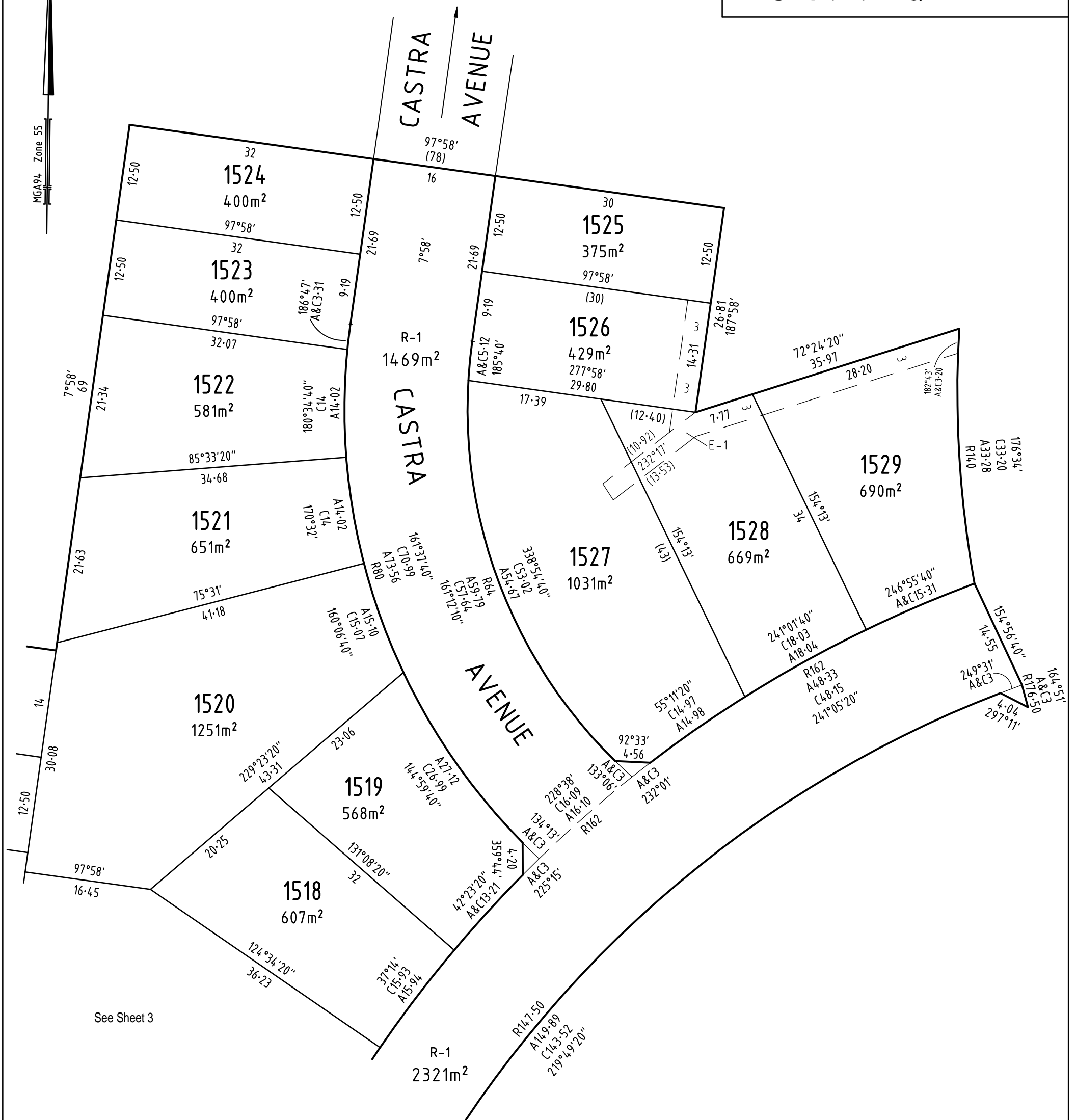


ORIGINAL SCALE 1:500 SHEET SIZE A3

Sheet 3

Digitally signed by  
LICENSED SURVEYOR: Robert G Bortoli

MGA94 Zone 55



See Sheet 3



**Bortoli Wellington Pty Ltd**

ABN 46 069 841 498

Licensed Land Surveyors, Property Development Consultants

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PO Box 776 MOUNT WAVERLEY VIC 3149

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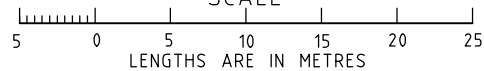
2016-12-01 2214Q-4

12/8/16

REF N° 2214Q

VERSION 1

SCALE



ORIGINAL

SCALE 1:500

SHEET SIZE A3

Sheet 4

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LICENSED SURVEYOR: Robert G Bortoli

## CREATION OF RESTRICTIONS

Plan Number

**PS 731341Q**

### RESTRICTION No 1

The following restriction is to be created upon registration of Plan of Subdivision No. PS 731341Q (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

LAND TO BENEFIT: Lots 1501 to 1529 (both inclusive) on this plan - PS 731341Q  
LAND TO BE BURDENED: Lots 1501 to 1529 (both inclusive) on this plan - PS 731341Q

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 PS 731340X (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
1501	1502	1513	1512,1520	1524	1523
1502	1501	1514	1507,1515	1525	1526
1503	1504	1515	1507,1508,1514,1516	1526	1525,1527,1528
1504	1503,1505	1516	1508,1509,1510,1515,1517	1527	1526,1528
1505	1504,1506	1517	1510,1511,1516,1518,1520	1528	1527,1529
1506	1505	1518	1517,1519,1520	1529	1528
1507	1508,1514,1515	1519	1518,1520		
1508	1507,1509,1515,1516	1520	1511,1512,1513,1517,1518		
1509	1508,1510,1516		1519,1521		
1510	1509,1511,1516,1517	1521	1520,1522		
1511	1510,1512,1517,1520	1522	1521,1523		
1512	1511,1513,1520	1523	1522,1524		

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

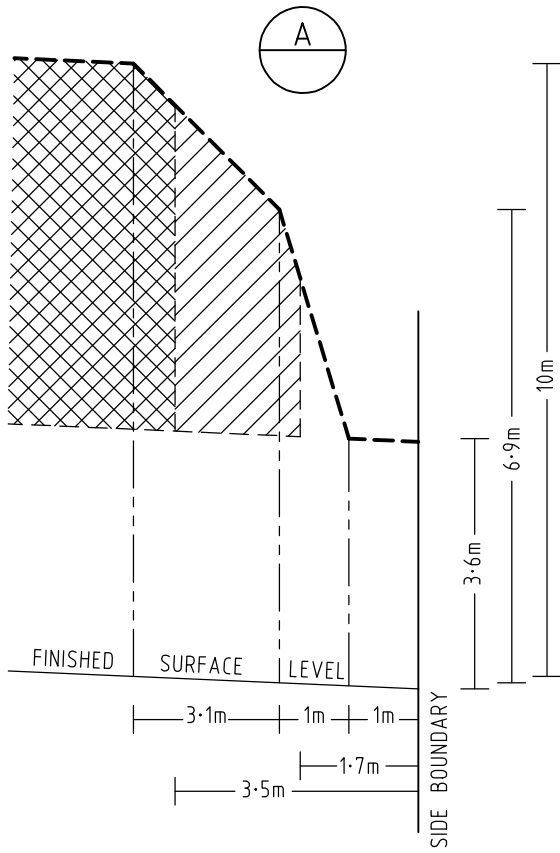
Except with the written consent of the Belmond on Clyde Design Reviewer and the Responsible Authority, and in all other instances with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

- (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 1501 to 1529 (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.

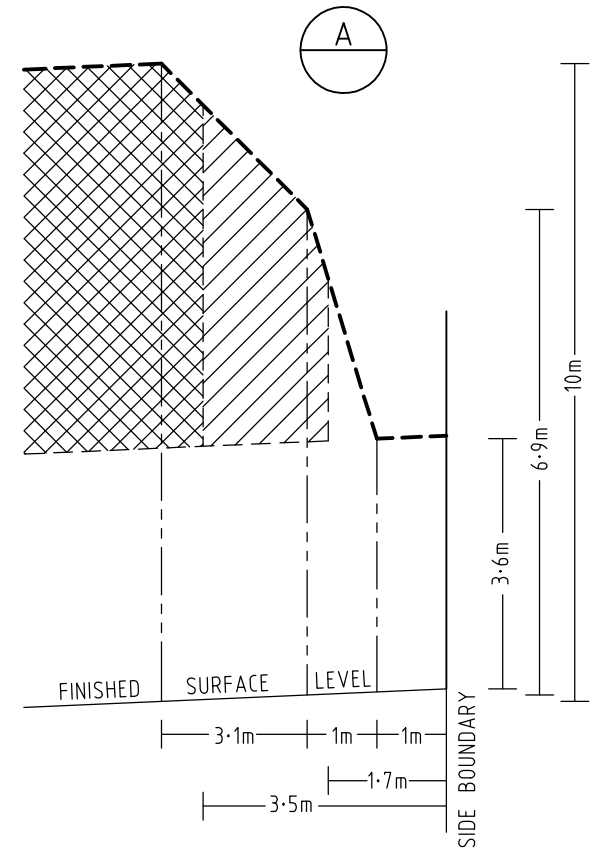
The restrictions specified in paragraph (b) & (c) shall cease to burden any Lot on the Plan of Subdivision after the issue of a certificate of occupancy for the whole of a dwelling constructed or built on the Lot.

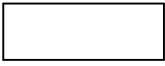
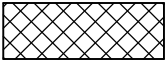
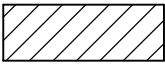
**BUILDING ENVELOPE SCHEDULE**  
**BUILDING ENVELOPE PROFILE**

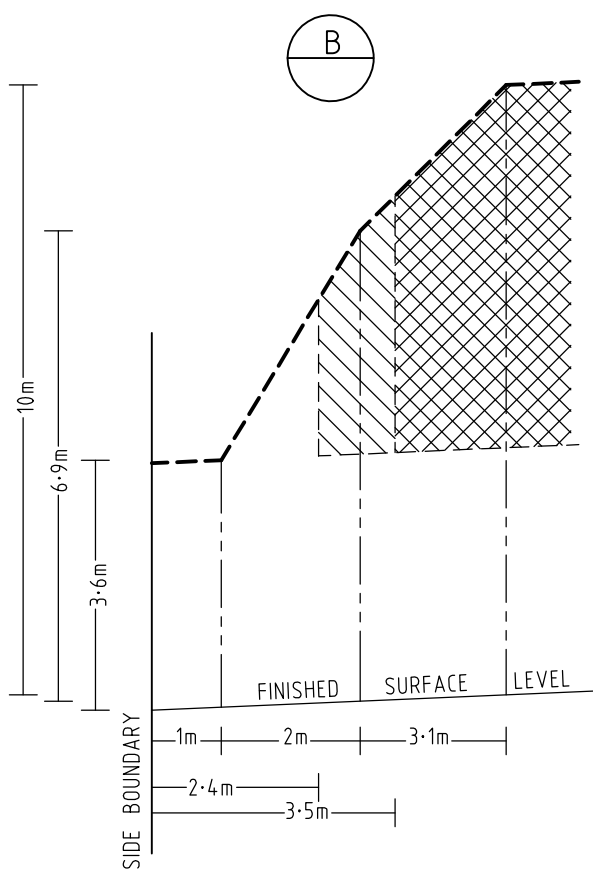
Plan Number  
**PS 731341Q**



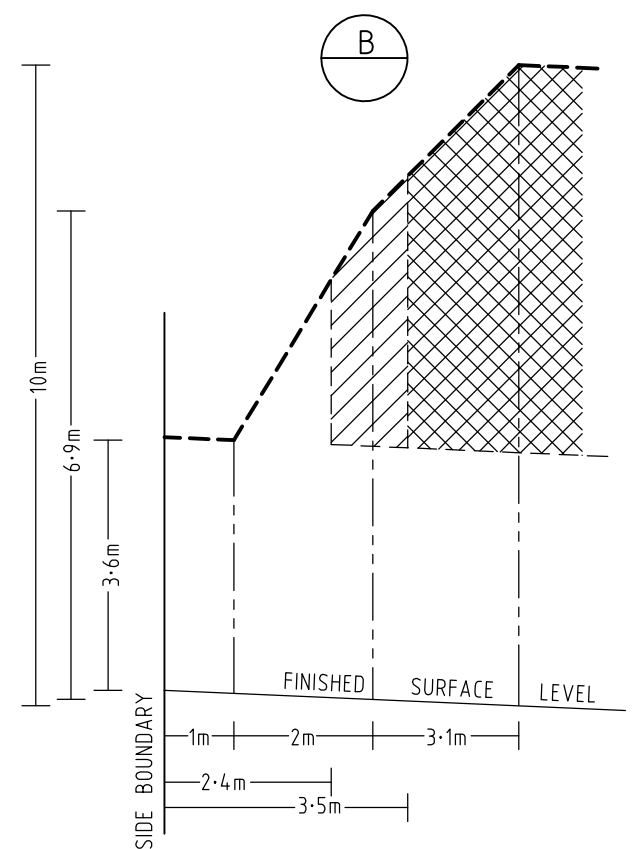
STANDARD ALLOTMENT  
 NORTH, EAST OR WEST BOUNDARY



- 
**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



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 2016-12-01 2214Q-6 12/8/16

REF N° 2214Q  
 VERSION 1

NOT TO SCALE

ORIGINAL SCALE SHEET SIZE A3

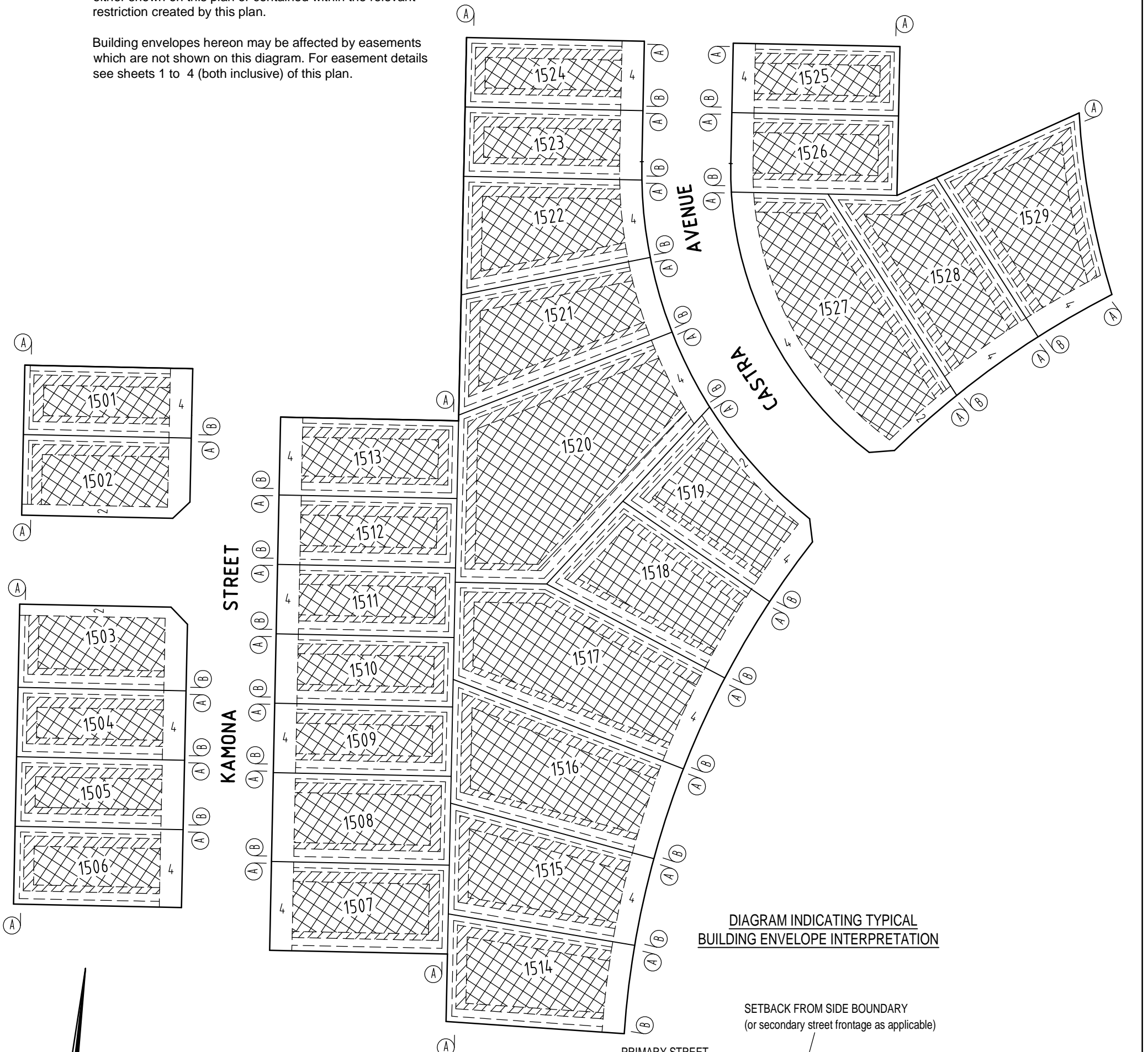
Sheet 6

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 LICENSED SURVEYOR: Robert G Bortoli

**BUILDING ENVELOPE SCHEDULE  
BUILDING ENVELOPE PLAN**

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.



**DIAGRAM INDICATING TYPICAL BUILDING ENVELOPE INTERPRETATION**

