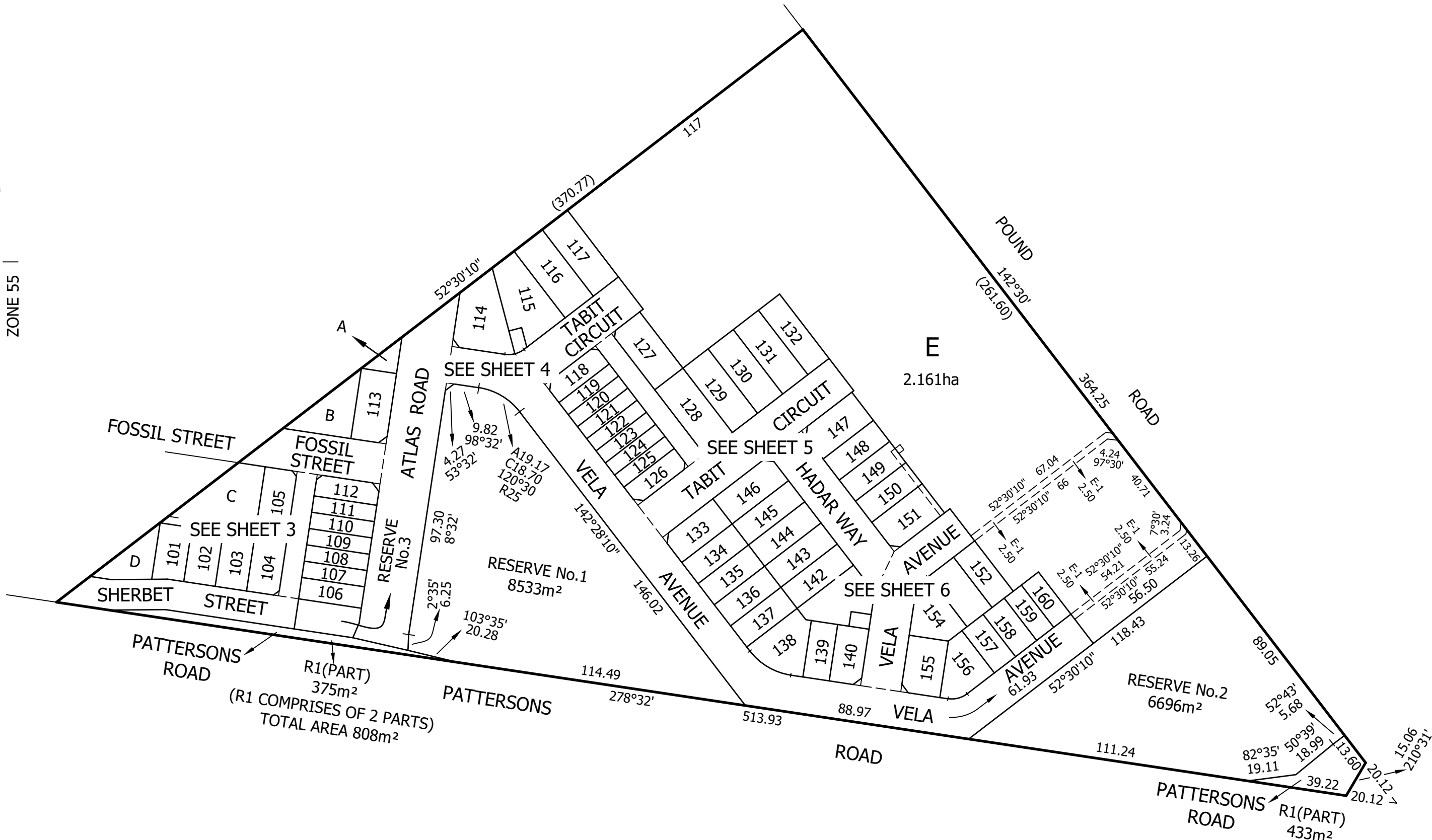


PLAN OF SUBDIVISION			LV USE ONLY EDITION	PLAN NUMBER PS 923769K	
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 69C (PART) AND 69D CROWN PORTION: - TITLE REFERENCES: Vol. 10871 Fol. 183 LAST PLAN REFERENCE/S: LOT 1 ON PS 531836G POSTAL ADDRESS: 465 - 475 PATTERSONS ROAD (At time of subdivision) CLYDE NORTH, VIC. 3978 MGA2020 Co-ordinates E 357 960 (of approx centre of N 5 779 130 land in plan) ZONE 55			Council Name: Casey City Council SPEAR Reference Number: S243011S		
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER		COUNCIL/BODY/PERSON		FOR RESTRICTION A AFFECTING LOTS 101-160 (ALL INCLUSIVE) SEE SHEET 7 FOR RESTRICTION B AFFECTING LOTS 101-104, 139, 140, 142-145, 148-150, 152, 157-160 (ALL INCLUSIVE) SEE SHEET 7 FOR RESTRICTION C AFFECTING LOTS 106-112, 118-126, 134-137 (ALL INCLUSIVE) SEE SHEET 7	
ROAD R1		HEAD, TRANSPORT FOR VICTORIA			
ROAD R2		CASEY CITY COUNCIL			
RESERVE No.1		CASEY CITY COUNCIL			
RESERVE No.2		CASEY CITY COUNCIL			
RESERVE No.3		CASEY CITY COUNCIL			
RESERVE No.4		AUSNET ELECTRICITY SERVICES PTY LTD			
RESERVE No.5		AUSNET ELECTRICITY SERVICES PTY LTD			
NOTATIONS					
DEPTH LIMITATION: DOES NOT APPLY TO LAND IN CROWN ALLOTMENT 69C. 15 METRES BELOW THE SURFACE APPLIES TO LAND IN CROWN ALLOTMENT 69D. STAGING: THIS IS NOT A STAGED SUBDIVISION. PLANNING PERMIT No. PA23-0202					
SURVEY: THIS PLAN IS BASED ON SURVEY.					
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s): CRANBOURNE PM 97, 102, 2068, 2080 IN PROCLAIMED SURVEY AREA No. 71					
ALMA - 1 4.807ha			60 LOTS		
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.	THIS PLAN	SOUTH EAST WATER CORPORATION	
E-2	DRAINAGE	SEE DIAG.	THIS PLAN	CASEY CITY COUNCIL	
E-2	SEWERAGE	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION	
80701PS-005D.DWG		SURVEYOR REF: 80701ps-005d		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 7
 MC MULLEN NOLAN GROUP Level 1 / 5 Queens Road Melbourne VIC 3004 Tel: (03) 7002 2200 Fax: (08) 7002 2299 Email: vic.admin@mngsurvey.com.au		Digitally signed by: Troy Ryan, Licensed Surveyor, Surveyor's Plan Version (2), 27/02/2025, SPEAR Ref: S243011S			

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from McMullen Nolan Group Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S243011S 17/03/2025 02:05 pm

PLAN OF SUBDIVISION

PLAN NUMBER
PS 923769K

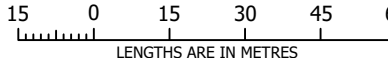


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SCALE
1:1500



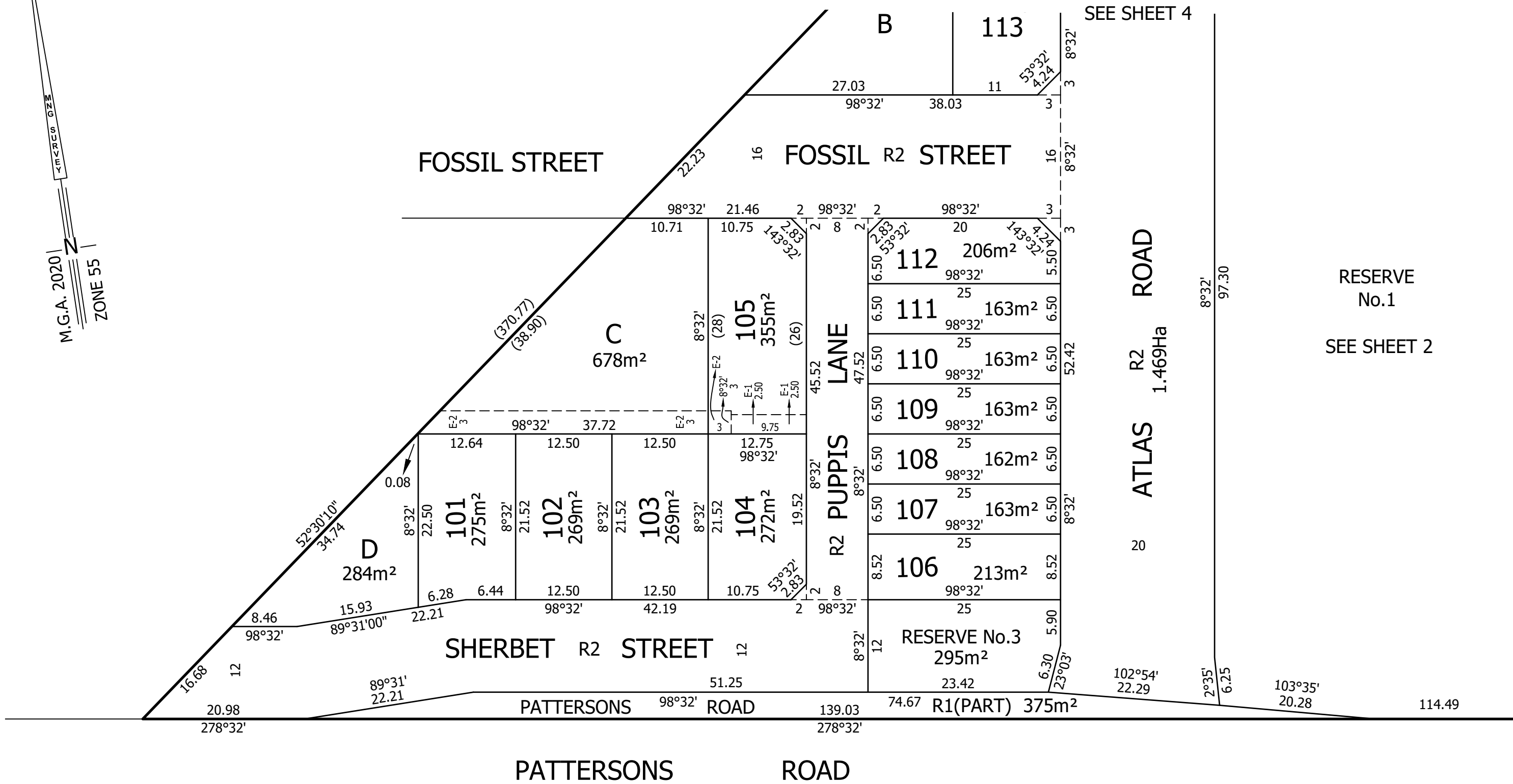
Digitally signed by: Troy Ryan, Licensed Surveyor
Surveyor's Plan Version (2),
27/02/2025, SPEAR Ref: S243011S

ORIGINAL SHEET
SIZE A3

SHEET 2

PLAN OF SUBDIVISION

PLAN NUMBER
PS 923769K

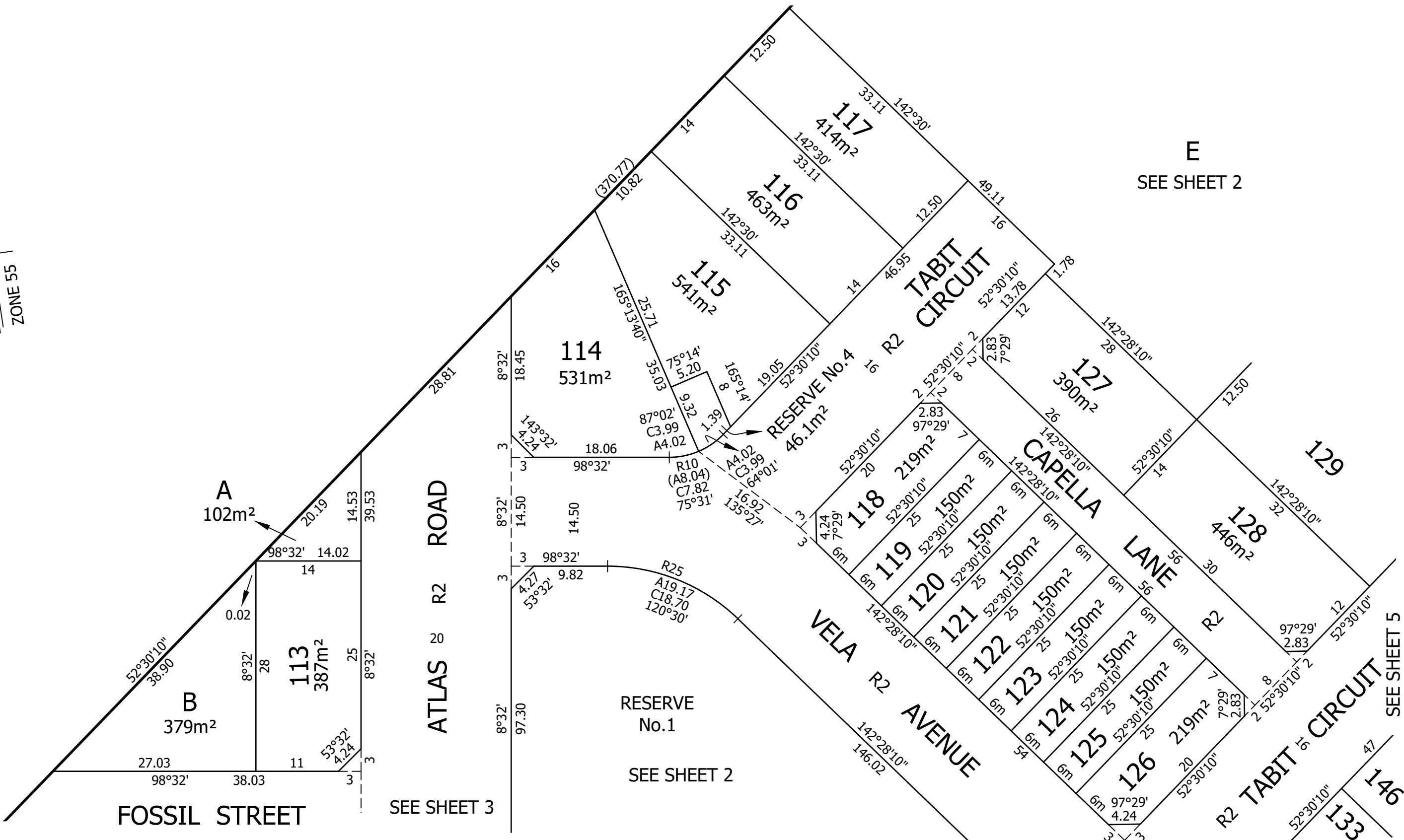


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PLAN NUMBER
PS 923769K

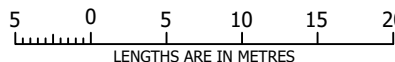
M.G.A. 2020
ZONE 55



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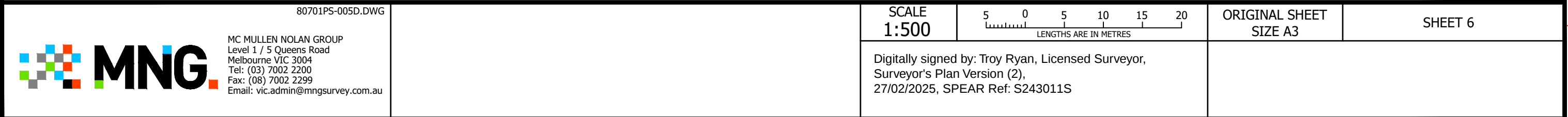
SCALE
1:500



Digitally signed by: Troy Ryan, Licensed Surveyor,
Surveyor's Plan Version (2),
27/02/2025, SPEAR Ref: S243011S

ORIGINAL SHEET
SIZE A3

SHEET 4



CREATION OF RESTRICTION

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.

RESTRICTION A:

Burdened land: Lots 101-160 on this plan (all inclusive).
Benefited land: Lots 101- 160 on this plan (all inclusive).

Restriction:
Except with the written consent of the 'Alma' assessment panel, the burdened lot shall not:
(1) Construct or allow to be constructed any building or structure other than a building or structure that shall be constructed in accordance with the 'Alma' Design Guidelines as amended from time to time. A copy of the Design Guidelines is available on the *Project Website* and within the Contract of Sale.
(2) Construct or allow to be constructed any building or structure on the lot prior to 'Alma' design assessment panel or such other entity as may be nominated by 'Alma' design assessment panel from time to time have given its written approval to the plans and documentation prior to the commencement of works.

Expiry date: 30/06/2035

RESTRICTION B:

Burdened land: set out in the table below.
Benefited land: set out in the table below.

Burdened lots on this plan	Benefited lots on this plan	Burdened lots on this plan	Benefited lots on this plan
101	102	145	134, 144, 146
102	101, 103	148	147, 149
103	102, 104	149	148, 150
104	103, 105	150	149, 151
139	138, 140, 141	152	153, 158, 159
140	139, 141	157	153, 154, 156, 158
142	137, 141, 143	158	152, 153, 157, 159
143	136, 142, 144	159	152, 158, 160
144	135, 143, 145	160	159

Restriction:
The registered proprietor or proprietors for the time being for any burdened lot on this plan in the table as a lot subject to the "Small Lot Housing Code (Type A)" must not build or permit to be built or remain on the lot any building or structure that has not been constructed in accordance with the "Small Lot Housing Code (Type A) unless in accordance with a Planning Permit granted to construct a dwelling on the lot.

Expiry date: 30/06/2035

RESTRICTION C:

Burdened land: set out in the table below.
Benefited land: set out in the table below.

Burdened lots on this plan	Benefited lots on this plan	Burdened lots on this plan	Benefited lots on this plan
106	107	121	120, 122
107	106, 108	122	121, 123
108	107, 109	123	122, 124
109	108, 110	124	123, 125
110	109, 111	125	124, 126
111	110, 112	126	125
112	111	134	133, 135, 145
118	119	135	134, 136, 144
119	118, 120	136	135, 137, 143
120	119, 121	137	136, 138, 142

Restriction:
The registered proprietor or proprietors for the time being for any burdened lot on this plan in the table as a lot subject to the "Small Lot Housing Code (Type B)" must not build or permit to be built or remain on the lot any building or structure that has not been constructed in accordance with the "Small Lot Housing Code (Type B) unless in accordance with a Planning Permit granted to construct a dwelling on the lot.