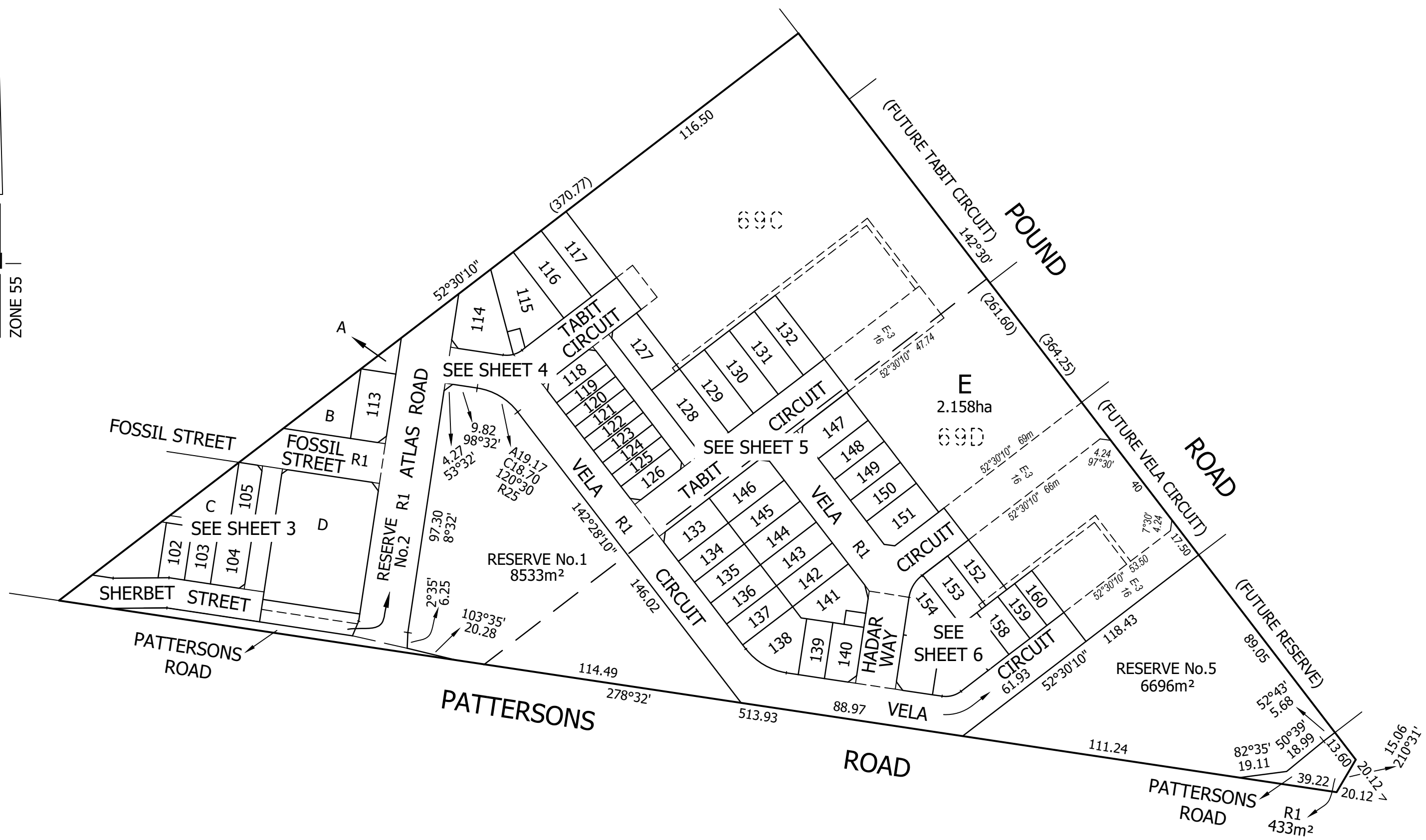


PLAN OF SUBDIVISION			LV USE ONLY EDITION 1		PLAN NUMBER PS 923769K	
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 69C (PART) AND 69D CROWN PORTION: - TITLE REFERENCES: Vol.10871 Fol.183 LAST PLAN REFERENCE/S: PS 531836G (LOT 1) POSTAL ADDRESS: 465 - 475 PATTERSONS ROAD (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			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS 1-101 & 106-112 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. FOR DETAILS OF RESTRICTIONS INCLUDING BURDENED & BENEFITED LOTS, SEE CREATION OF RESTRICTIONS ON SHEET 7.			
ROAD R1	CASEY CITY COUNCIL					
RESERVE No.1	CASEY CITY COUNCIL					
RESERVE No.2	CASEY CITY COUNCIL					
RESERVE No.3	AUSNET ELECTRICITY SERVICES PTY LTD					
RESERVE No.4	AUSNET ELECTRICITY SERVICES PTY LTD					
RESERVE No.5	CASEY CITY COUNCIL					
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 4.631ha 52 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	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL		
E-2	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION		
E-3	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL		
E-3	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION		
E-4	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION		
E-4	SUPPLY OF RECYCLED WATER (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION		
80701PS-005N.DWG		SURVEYOR REF: 80701ps-005n		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: melbourne@mngsurvey.com.au		MATTHEW DUNN		VERSION 12		

PLAN OF SUBDIVISION

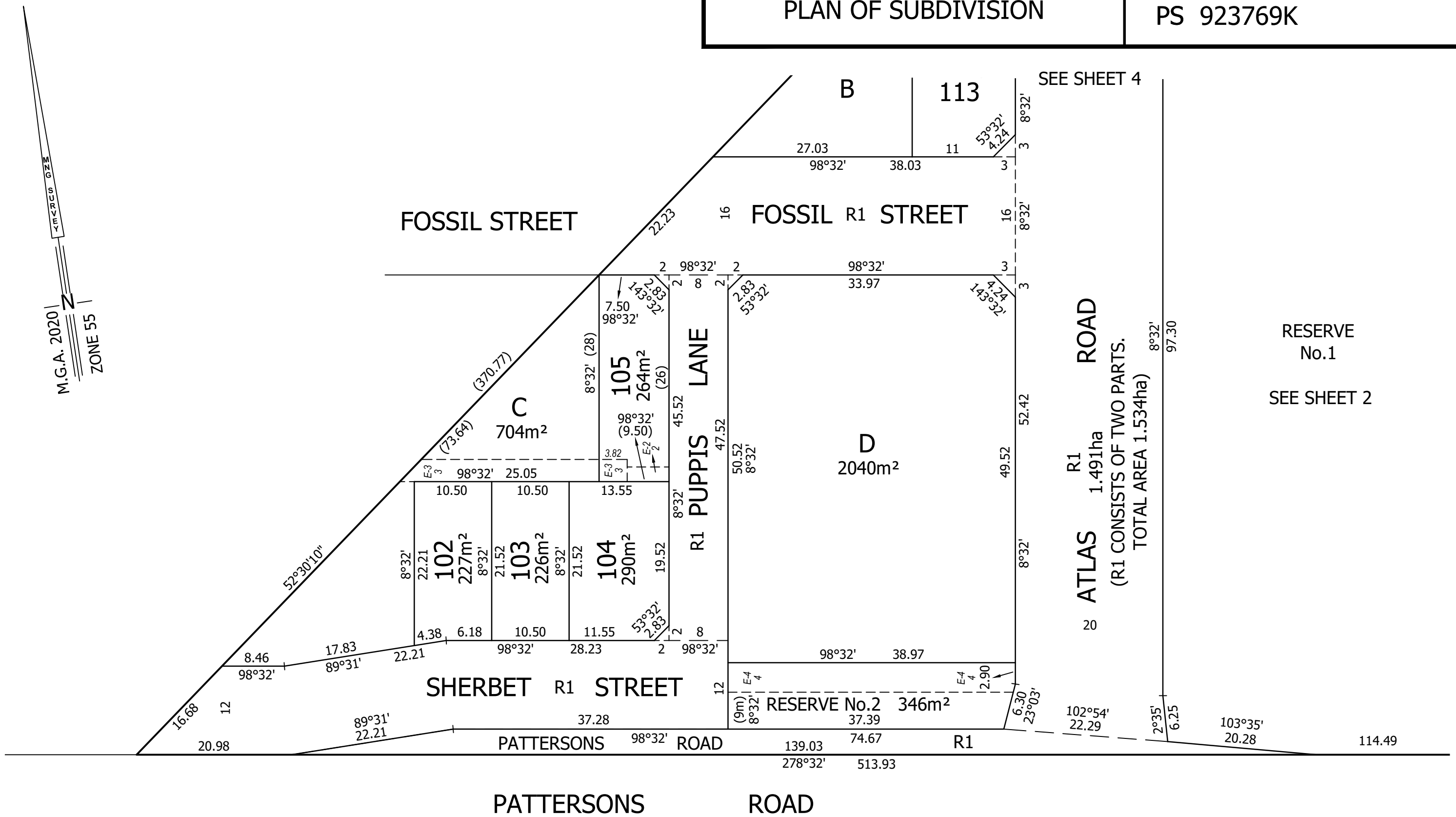
PLAN NUMBER
PS 923769K

M.G.A. 2020
MGN SURVEY
N
ZONE 55



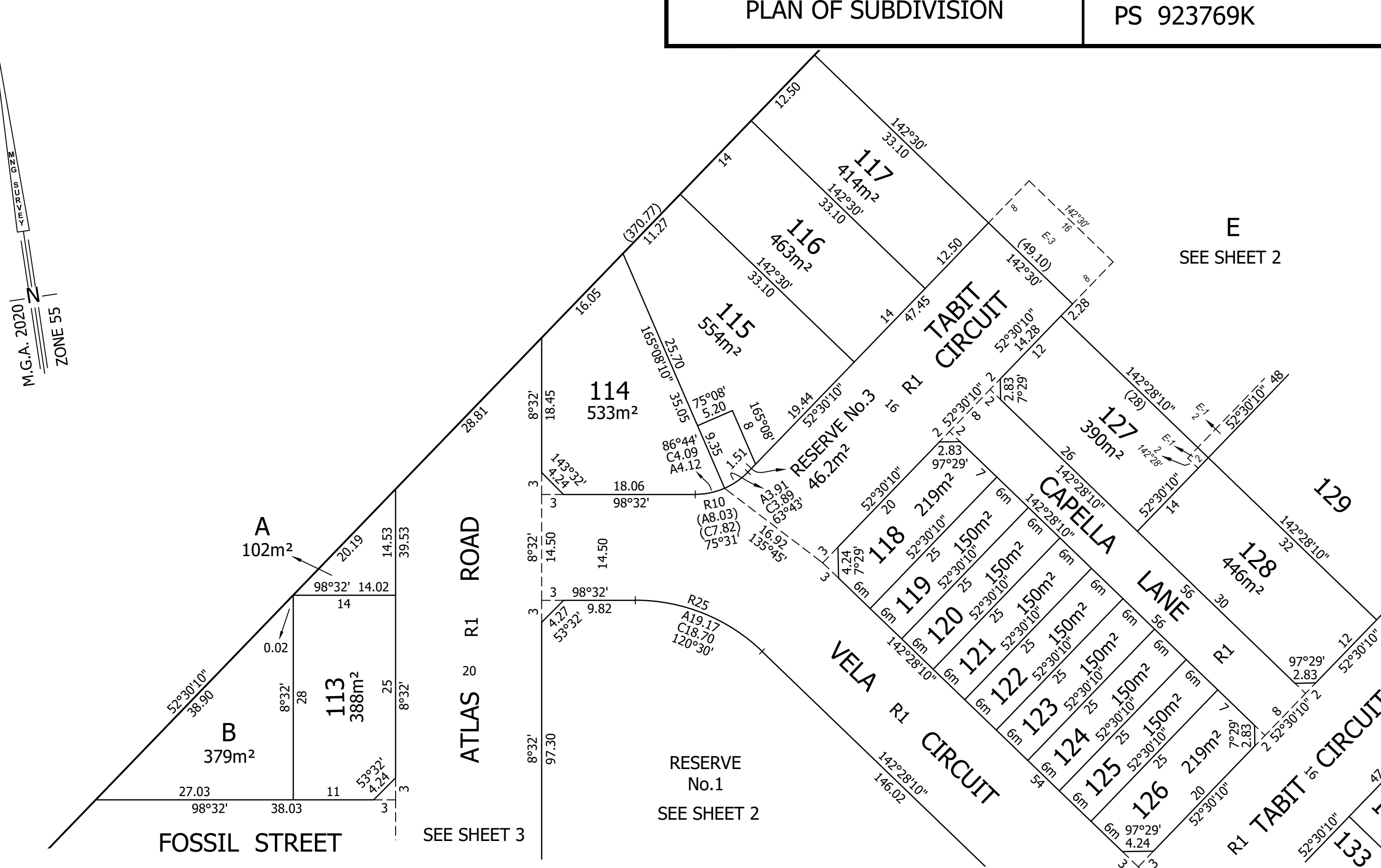
PLAN OF SUBDIVISION

PLAN NUMBER
PS 923769K



PLAN OF SUBDIVISION

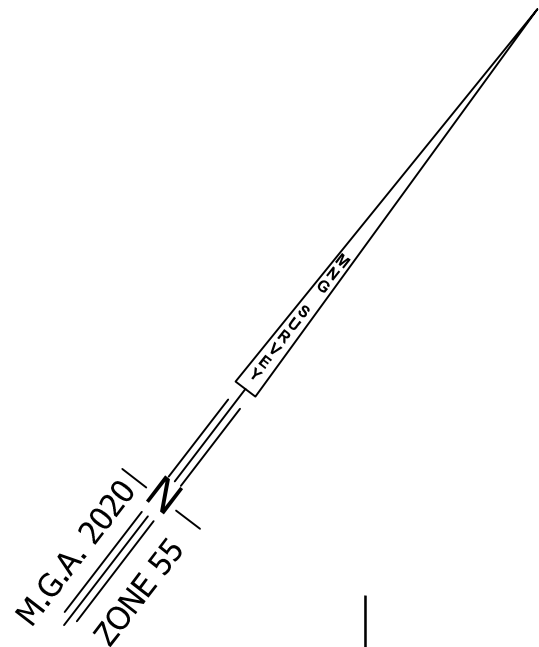
PLAN NUMBER
PS 923769K



M.G.A. 2020
ZONE 55

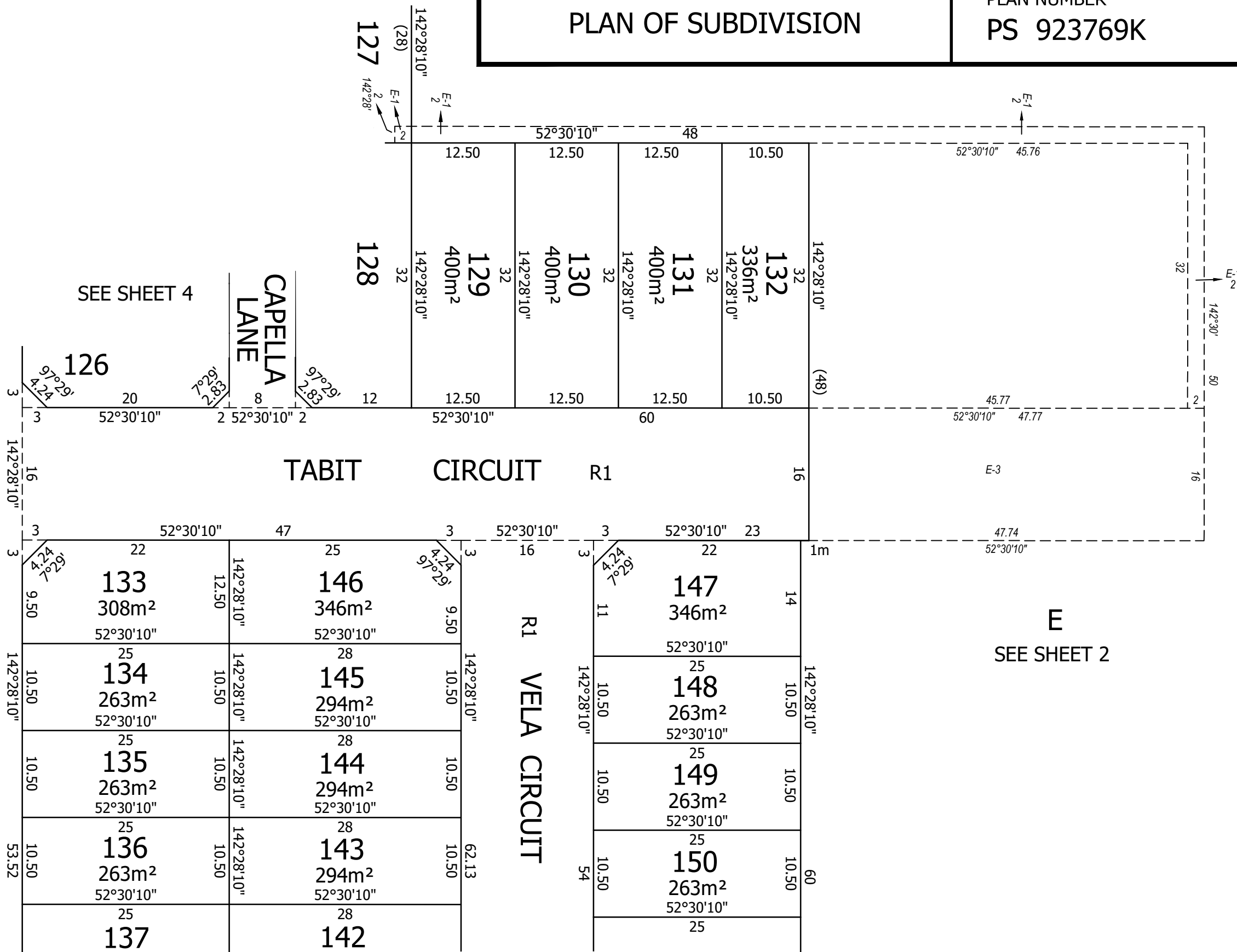
PLAN OF SUBDIVISION

PLAN NUMBER
PS 923769K



RESERVE No.1

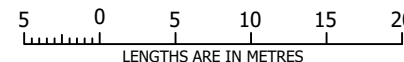
VELA
CIRCUIT R1



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SCALE
1:500



ORIGINAL SHEET
SIZE A3

SHEET 5

MATTHEW DUNN

VERSION 12

PLAN OF SUBDIVISION

PLAN NUMBER
PS 923769K

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 102-105 & 113-160 (all inclusive) on this plan.

Benefited land: Lots 101-105 & 113-160 (all inclusive) on this plan.

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: 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 Responsible Authority, the burdened lot shall not:

- (1) Build or erect or permit to be built or erected or remain on the burdened lot or on any part of it, any building or structure other than in accordance with the provisions of Memorandum of Common Provisions registered in dealing number AA011014.

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
102	103
103	102, 104
104	103, 105
105	104
139	138, 140, 141
140	139, 141
142	137, 141, 143
143	136, 142, 144
144	135, 143, 145

Burdened lots on this plan	Benefited lots on this plan
145	134, 144, 146
148	147, 149
149	148, 150
150	149, 151
152	153, 158, 159
157	153, 154, 156, 158
158	152, 153, 157, 159
159	152, 158, 160
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: Not applicable

RESTRICTION D:

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
118	119
119	118, 120
120	119, 121
121	120, 122
122	121, 123
123	122, 124
124	123, 125

Burdened lots on this plan	Benefited lots on this plan
125	124, 126
126	125
134	133, 135, 145
135	134, 136, 144
136	135, 137, 143
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.

Expiry date: Not applicable

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VERSION 12

ORIGINAL SHEET
SIZE: A3

SHEET 7