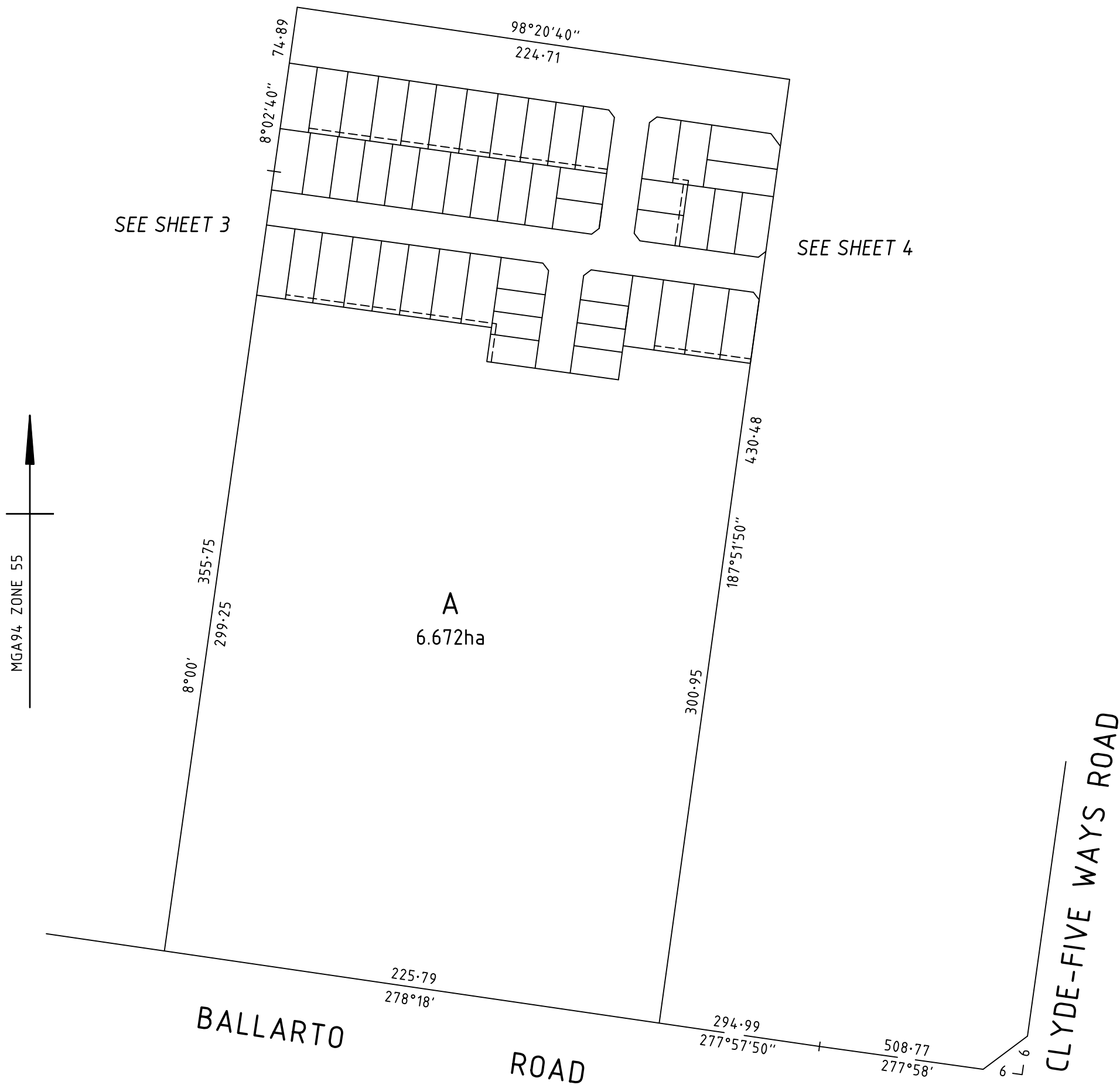
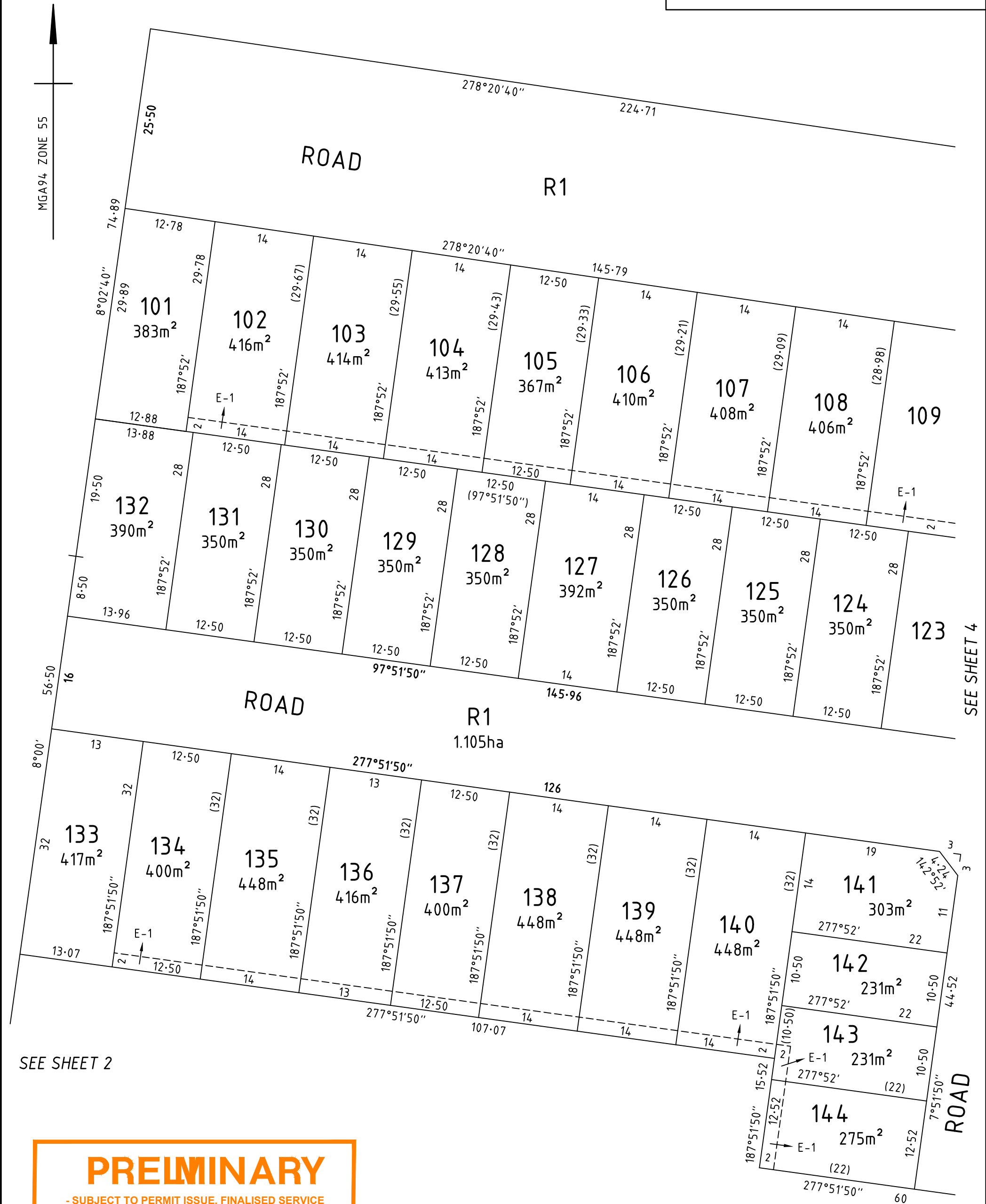


PLAN OF SUBDIVISION			EDITION 1	PS830147P	
<div>LOCATION OF LAND</div> <div>PARISH:CRANBOURNE</div> <div>TOWNSHIP:—</div> <div>SECTION:—</div> <div>CROWN PORTION:35 (PART)</div> <div>TITLE REFERENCE:VOL. 8492 FOL. 906</div> <div>LAST PLAN REFERENCE:LP63967 (LOT 4)</div> <div>POSTAL ADDRESS:1405 BALLARTO ROAD (at time of subdivision)CRANBOURNE EAST VIC 3977</div> <div>MGA CO-ORDINATES: E: 352 260 ZONE: 55 (of approx centre of land in plan) N: 5 778 560 GDA 94</div>			<div>COUNCIL NAME: CASEY CITY COUNCIL</div> <div>PRELIMINARY</div> <div>- SUBJECT TO PERMIT ISSUE, FINALISED SERVICE EASEMENTS, FINALISED RESTRICTIONS AND ROAD NAMES</div>		
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS 1 TO 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTIONS AFFECTING LOTS 101 TO 152 (BOTH INCLUSIVE) SEE CREATION OF RESTRICTIONS ON SHEET 5.		
ROAD R1	CASEY CITY COUNCIL				
NOTATIONS					
DEPTH LIMITATION: DOES NOT APPLY					
<div>This is a SPEAR plan.</div> <div>STAGING: This is not a staged subdivision. Planning Permit No. PlnA00435/18</div> <div>SURVEY: This plan is based on survey. This survey has been connected to permanent marks No(s). In Proclaimed Survey Area No. 52</div> <div>Estate: AURUM Phase No.: 1 No. of Lots: 52 + Lot A PHASE AREA: 3.027ha</div>					
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	2	THIS PLAN	CITY OF CASEY	
<div><div>BW</div><div>Beveridge Williams</div><div>development & environment consultants</div><div>Melbourne ph : 03 9524 8888</div><div>www.beveridgewilliams.com.au</div></div>		SURVEYORS FILE REF: 1001422/01 1001422-01-PS-V1.DWG		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5
		LICENSED SURVEYOR: ADRIAN FREEMAN VERSION 1, DATE: 15/02/2019			

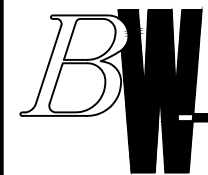


PRELIMINARY
- SUBJECT TO PERMIT ISSUE, FINALISED SERVICE
EASEMENTS, FINALISED RESTRICTIONS AND ROAD NAMES



PRELIMINARY

- SUBJECT TO PERMIT ISSUE, FINALISED SERVICE EASEMENTS, FINALISED RESTRICTIONS AND ROAD NAMES



Beveridge Williams
development & environment consultants
Melbourne ph : 03 9524 8888
www.beveridgewilliams.com.au

SURVEYORS REF
1001422/1

SCALE
1 : 500

5 0 5 10 15 20
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 3

LICENSED SURVEYOR: ADRIAN FREEMAN
VERSION 1, DATE: 15/02/2019



PRELIMINARY

- SUBJECT TO PERMIT ISSUE, FINALISED SERVICE EASEMENTS, FINALISED RESTRICTIONS AND ROAD NAMES

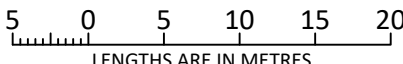
SEE SHEET 2



Beveridge Williams
development & environment consultants
Melbourne ph : 03 9524 8888
www.beveridgewilliams.com.au

SURVEYORS REF
1001422/1

SCALE
1 : 500



ORIGINAL SHEET
SIZE: A3

SHEET 4

LICENSED SURVEYOR: ADRIAN FREEMAN
VERSION 1, DATE: 15/02/2019

CREATION OF RESTRICTION 'A'

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED.

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.

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 101 TO 118 (BOTH INCLUSIVE), LOTS 123 TO 141 (BOTH INCLUSIVE) AND LOTS 148 TO 152 (BOTH INCLUSIVE)
BENEFITING LAND: LOTS 101 TO 118 (BOTH INCLUSIVE), LOTS 123 TO 141 (BOTH INCLUSIVE) AND LOTS 148 TO 152 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN MUST NOT BUILD OR PERMIT ANY OTHER PERSON UNDER ITS CONTROL OR DIRECTION TO:

- (1) CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING, STRUCTURE OR FENCE OTHER THAN A BUILDING, STRUCTURE OR FENCE IN ACCORDANCE WITH THE AURUM ESTATE DESIGN GUIDELINES ENDORSED BY THE CITY OF CASEY UNDER PLANNING PERMIT No: PlnA00435/18.
- (2) CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING OR STRUCTURE OUTSIDE THE BUILDING ENVELOPE APPLIED TO THE LOT ON THE BUILDING ENVELOPE PLAN ENDORSED UNDER PLANNING PERMIT No. PlnA00435/18.

A COPY OF THE ENDORSED AURUM DESIGN GUIDELINES AND BUILDING ENVELOPES ARE AVAILABLE at: <http://www.beveridgewilliams.com.au/design-application/>

VARIATION:

ANY VARIATION TO THE ENDORSED BUILDING ENVELOPE PLAN OR CONSENT TO BUILD OUTSIDE THE ENDORSED BUILDING ENVELOPE PLAN WILL REQUIRE APPROVAL FROM THE CITY OF CASEY.

EXPIRY DATE:

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT TEN (10) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

CREATION OF RESTRICTION 'B'

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED.

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.

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 119 TO 122 (BOTH INCLUSIVE) AND LOTS 142-147 (BOTH INCLUSIVE)
BENEFITING LAND: LOTS 119 TO 122 (BOTH INCLUSIVE) AND LOTS 142-147 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN MUST NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT ANY BUILDING OR STRUCTURE THAT HAS NOT BEEN CONSTRUCTED IN COMPLIANCE WITH THE SMALL LOT HOUSING CODE TYPE 'B'.

EXPIRY DATE:

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT TEN (10) YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.

PRELIMINARY
- SUBJECT TO PERMIT ISSUE, FINALISED SERVICE EASEMENTS, FINALISED RESTRICTIONS AND ROAD NAMES