
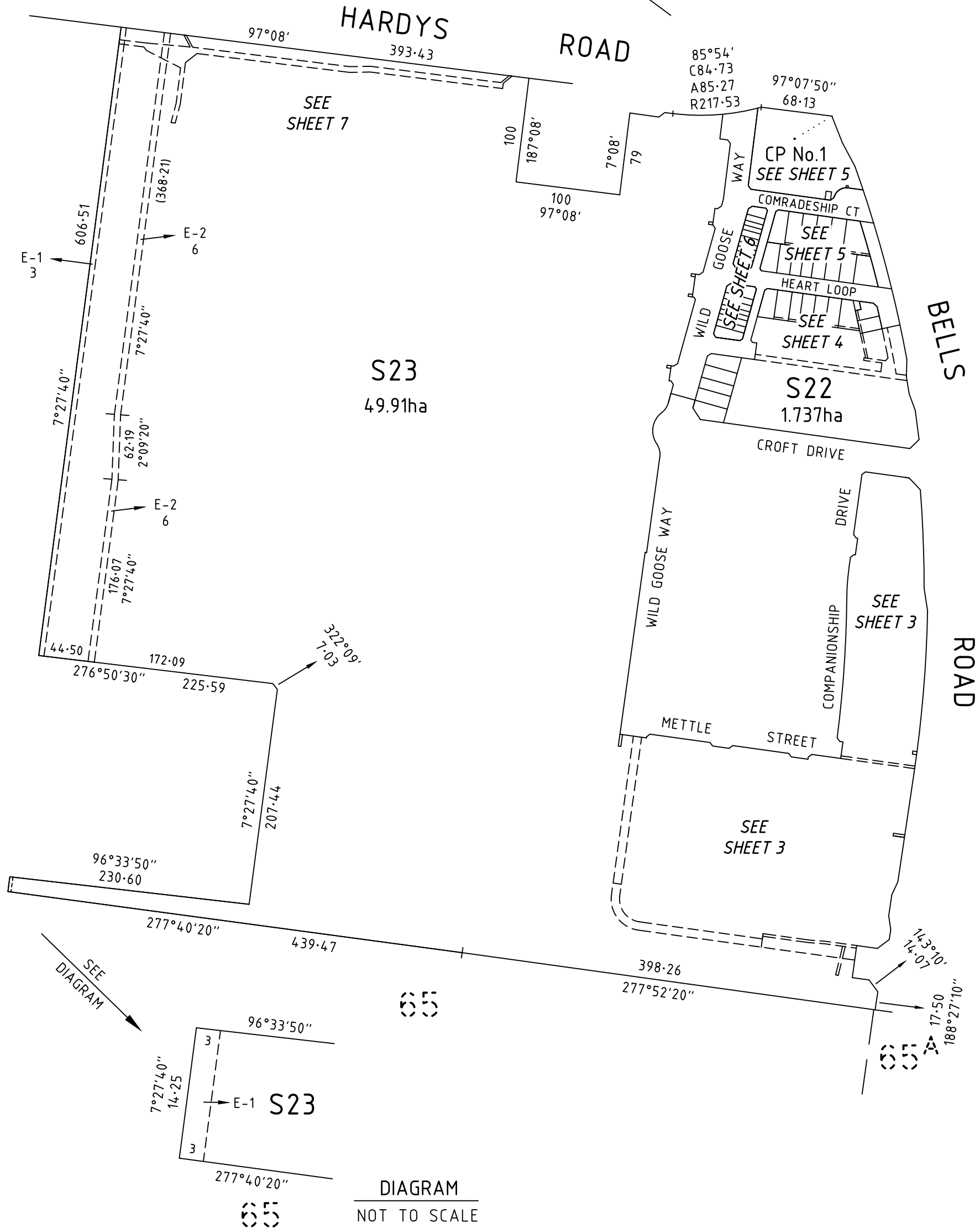
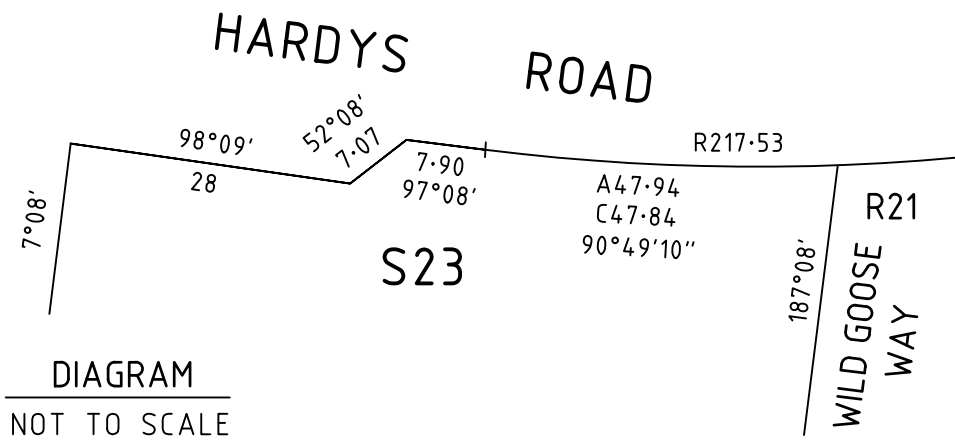


PLAN OF SUBDIVISION		EDITION 1	PS842537H/S21
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: — SECTION: — CROWN ALLOTMENT: 64 ^A (PART) TITLE REFERENCE: VOL.12468 FOL.318 LAST PLAN REFERENCE: PS842537H/S1 (LOT S21) POSTAL ADDRESS: 350S HARDYS ROAD (at time of subdivision) CLYDE NORTH 3978 MGA CO-ORDINATES: E: 356 650 ZONE: 55 (of approx centre of land N: 5 780 800 GDA 94 in plan)		COUNCIL NAME: CASEY CITY COUNCIL	
VESTING OF ROADS AND/OR RESERVES		NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 2100 (BOTH INCLUSIVE) AND LOTS S1 TO S21 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTIONS AFFECTING LOTS 2101 TO 2146 (BOTH INCLUSIVE) SEE CREATION OF RESTRICTION '21A' ON SHEET 8. FOR RESTRICTIONS AFFECTING LOTS 2120, 2121, 2122 AND 2145 SEE CREATION OF RESTRICTION '21B' ON SHEET 8. N.I.S DENOTES NOT IN SURVEY OTHER PURPOSES OF PLAN: 1) TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED AS E-6 AND E-7 ON PS842537H/S1 CONTAINED WITHIN WILD GOOSE WAY ON THIS PLAN. 2) TO REMOVE THAT PART OF THE DRAINAGE EASEMENT CREATED AS E-7 AND E-8 ON PS842537H/S1 CONTAINED WITHIN WILD GOOSE WAY ON THIS PLAN. GROUND FOR REMOVAL OF EASEMENT: AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988) LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. For details of Owners Corporation(s) including: purpose, responsibility and entitlement and liability, see Owners Corporation search report, Owners Corporation rules and Owners Corporation additional information. None of the easements and rights set out in section (2) of Section 12 of the Subdivision Act 1988 are implied over any of the land in this plan	
ROAD R21 RESERVE No.15 RESERVE No.16	CASEY CITY COUNCIL CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD		
NOTATIONS			
DEPTH LIMITATION: 15.24m			
This is a SPEAR plan. STAGING: This is a staged subdivision. Planning Permit No. PA21-0705 SURVEY: This plan is based on survey. This survey has been connected to permanent marks No(s). PM13, PM97, PM100 & DVA69/86 in Proclaimed Survey Area No. 71			
Estate: Five Farms Stage No.: 21 No. of Lots: 46 + Lot S22 & S23 STAGE AREA: 3.580ha			

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, E-14	SUPPLY OF WATER	3	AG883951R	VOL. 10153 FOL. 602
E-2, E-15	CARRIAGEWAY	6	PS826176F	LOT A ON PS826176F
E-8	DRAINAGE	SEE DIAG.	PS842537H/S1	CASEY CITY COUNCIL
E-6, E-11	SEWERAGE	SEE DIAG.	PS842537H/S1	SOUTH EAST WATER CORPORATION
E-10, E-11	DRAINAGE	SEE DIAG.	PS842537H/S1	MELBOURNE WATER CORPORATION
E-3	SEWERAGE	2.50	THIS PLAN - STAGE 21	SOUTH EAST WATER CORPORATION
E-4	DRAINAGE	2	THIS PLAN - STAGE 21	CASEY CITY COUNCIL
E-13, E-14, E-15	DISTRIBUTION OF ELECTRICITY (THROUGH UNDERGROUND POWERLINES)	SEE DIAG.	INSTRUMENT AW877620M	AUSNET ELECTRICITY SERVICES PTY LTD

 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au	SURVEYORS FILE REF: 1702037/21 1702037-21-PS-V4.DWG	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 8
	LICENSED SURVEYOR: JAMES ARTHUR WIGGINS VERSION 4, DATE: 07/06/2023		



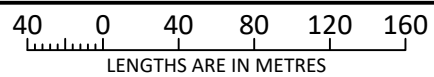
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SURVEYORS REF
1702037/21

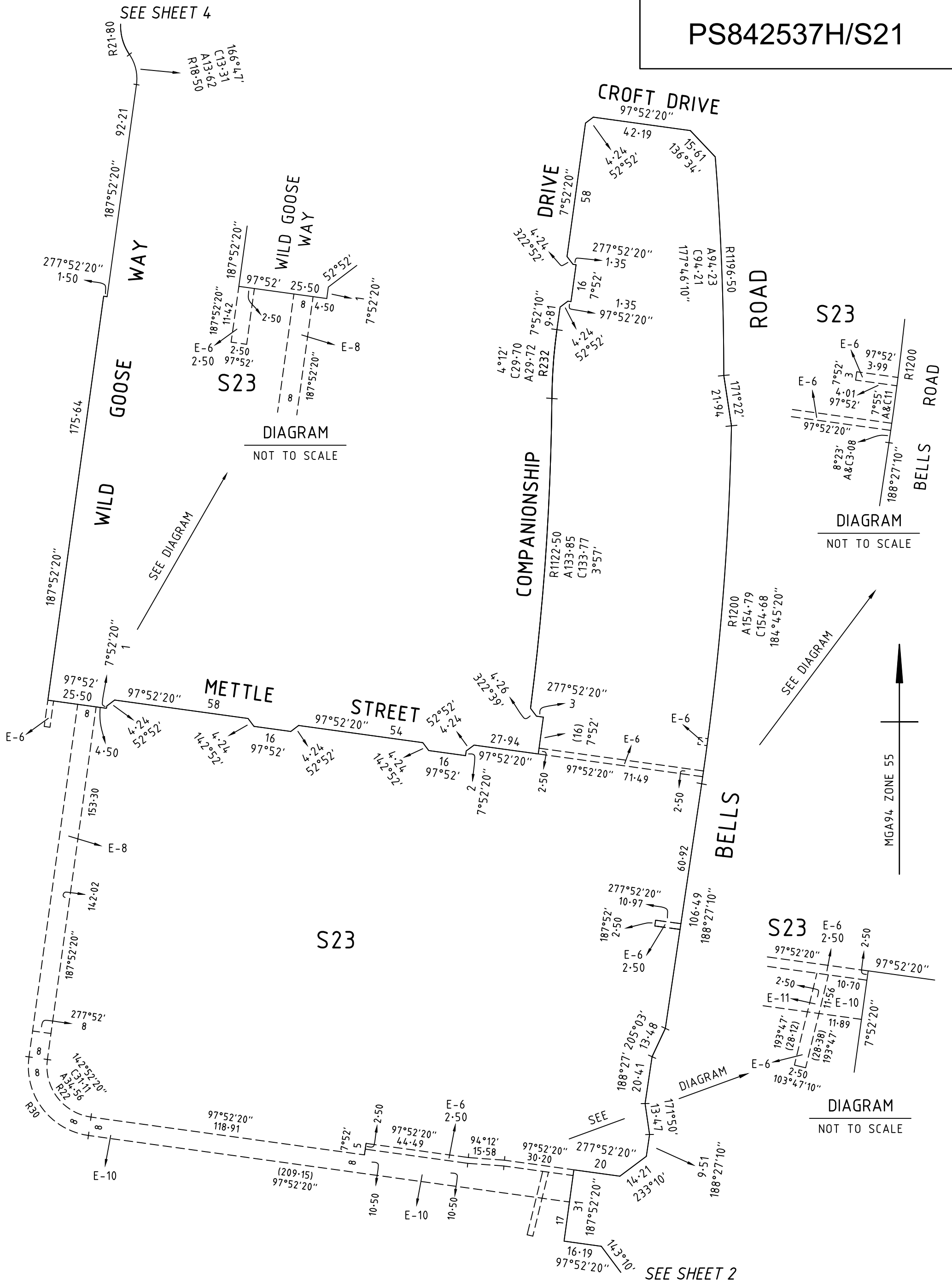
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ORIGINAL SHEET
SIZE: A3

SHEET 2

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS
VERSION 4, DATE: 07/06/2023



SEE SHEET 4

166°47'
A13.31
A13.62
R18.50

WILD GOOSE WAY

CROFT DRIVE

DRIVE

ROAD

S23

BELLS ROAD

DIAGRAM NOT TO SCALE

DIAGRAM NOT TO SCALE

COMPANIONSHIP

DIAGRAM NOT TO SCALE

METTLE STREET

STREET

BELLS ROAD

S23

S23

DIAGRAM NOT TO SCALE

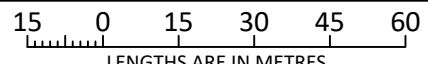
SEE SHEET 2

MGA94 ZONE 55

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SURVEYORS REF 1702037/21

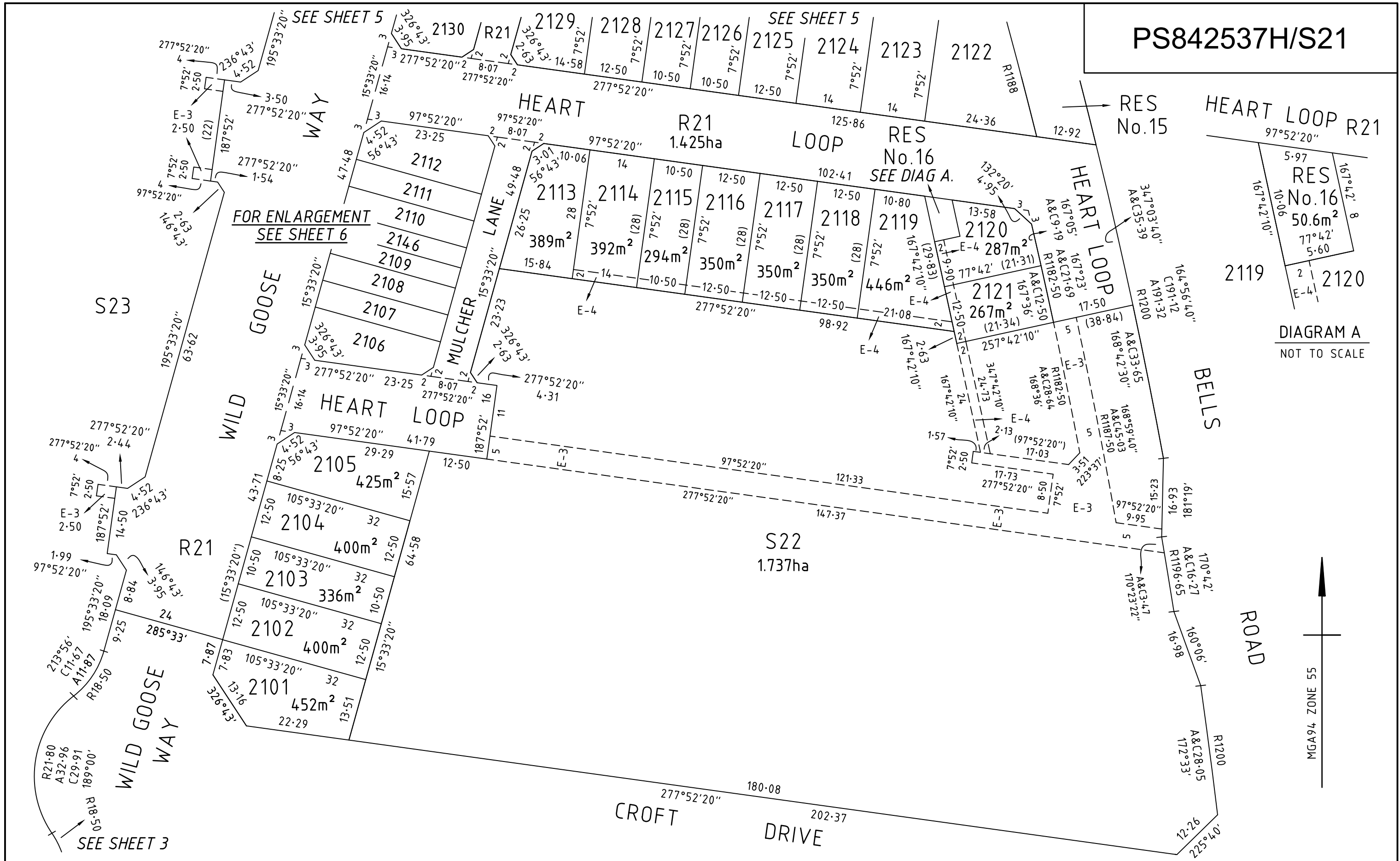
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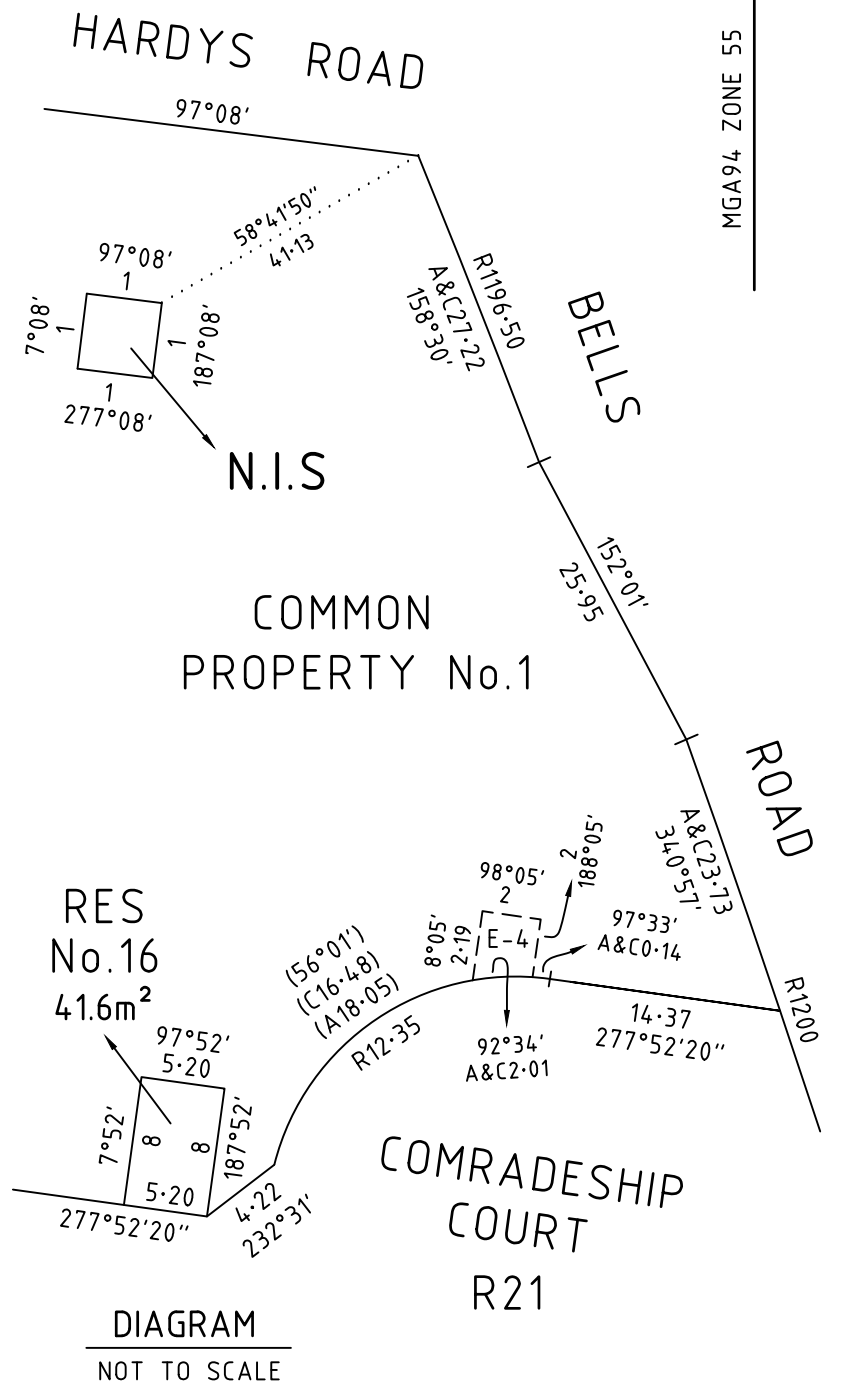
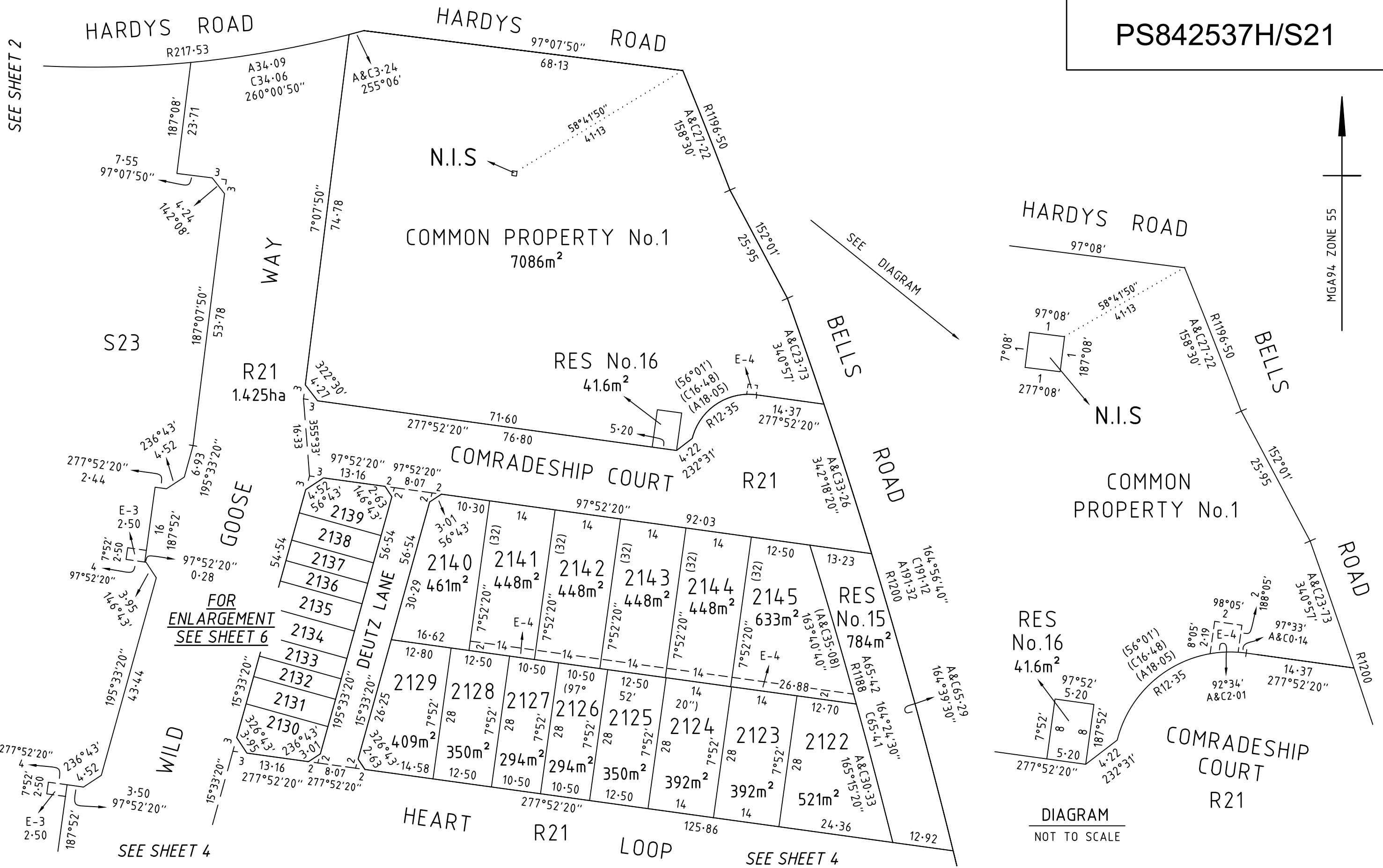


ORIGINAL SHEET SIZE: A3

SHEET 3

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS
VERSION 4, DATE: 07/06/2023





SEE SHEET 2

S23

R21
1.425ha

FOR ENLARGEMENT
SEE SHEET 6

SEE SHEET 4

SEE SHEET 4

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SURVEYORS REFERENCE	1702037/21
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SCALE 1 : 750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES
LICENSED SURVEYOR: JAMES ARTHUR WIGGINS VERSION 4, DATE: 07/06/2023	

ORIGINAL SHEET SIZE: A3	SHEET 5
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PS842537H/S21

SEE SHEET 4

R21 COMRADESHIP COURT



R21
1.425ha

S23

WAY

2140

SEE SHEET 5

DEUTZ LANE

2129

R21

HEART R21 LOOP

WILD

R21

2113

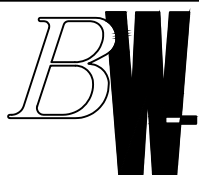
SEE SHEET 4

MULCHER LANE

S22

HEART LOOP
R21

SEE SHEET 4



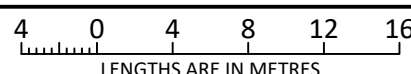
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1702037/21

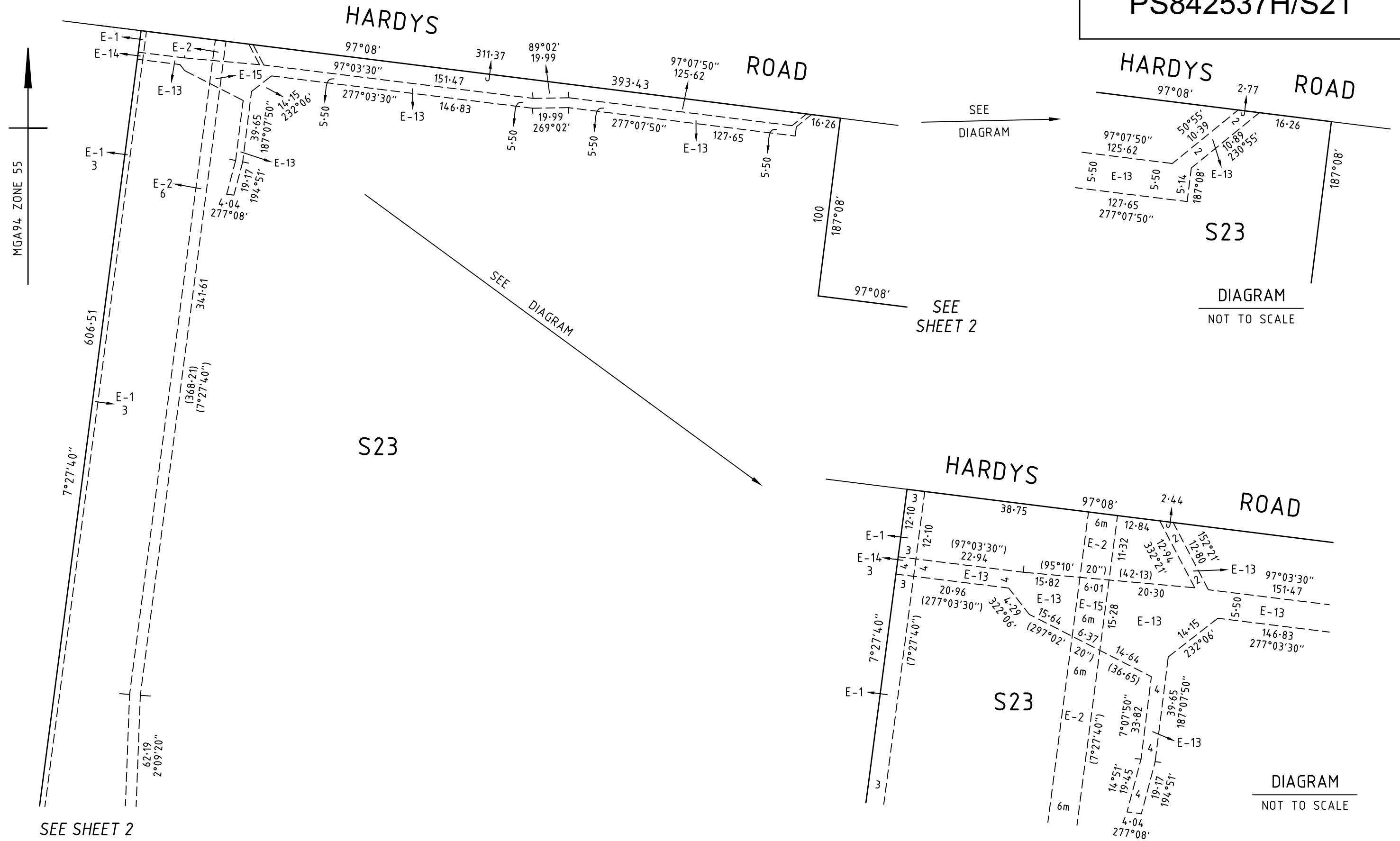
SCALE
1 : 400



ORIGINAL SHEET
SIZE: A3

SHEET 6

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS
VERSION 4, DATE: 07/06/2023



SEE SHEET 2

CREATION OF RESTRICTION '21A'

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 BE BURDENED: LOTS 2101 TO 2146 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 2101 TO 2146 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION

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

- 1) ANY BUILDING, STRUCTURE OR FENCE OTHER THAN A BUILDING, STRUCTURE OR FENCE IN ACCORDANCE WITH THE DESIGN GUIDELINES ENDORSED BY CASEY CITY COUNCIL UNDER PLANNING PERMIT No. PA21-0705.
- 2) ANY BUILDING OR STRUCTURE OUTSIDE THE BUILDING ENVELOPE APPLIED TO THE LOT BY THE BUILDING ENVELOPE DIAGRAM ENDORSED BY CASEY CITY COUNCIL UNDER PLANNING PERMIT No. PA21-0705, EXCEPTING ANY ENCROACHMENT ALLOWED BY THE ENDORSED DESIGN GUIDELINES UNDER RESTRICTION 1.
- 3) ANY BUILDING, STRUCTURE OR FENCE ON A LOT UNLESS THE PLANS FOR SUCH A BUILDING, STRUCTURE OR FENCE HAVE BEEN APPROVED AS BEING IN ACCORDANCE WITH THE ENDORSED DESIGN GUIDELINES BY THE FIVE FARMS - DESIGN ASSESSMENT PANEL (DAP) PRIOR TO THE ISSUE OF A BUILDING PERMIT.
- 4) ANY DWELLING OR COMMERCIAL BUILDING UNLESS THE BUILDING OR DWELLING INCORPORATES DUAL PLUMBING FOR THE USE OF RECYCLED WATER IN TOILET FLUSHING AND GARDEN WATERING SHOULD THE SAID SERVICE BECOME AVAILABLE.
- 5) CONSOLIDATE OR SEEK TO CONSOLIDATE ANY BURDENED LOT WITH ANOTHER LOT OR PART OF A LOT.
- 6) SUBDIVIDE OR SEEK TO SUBDIVIDE ANY BURDENED LOT.

A COPY OF THE ENDORSED DESIGN GUIDELINES REFERRED TO IN RESTRICTION 1 AND THE ENDORSED BUILDING ENVELOPE DIAGRAM REFERRED TO IN RESTRICTION 2 ARE AVAILABLE ON REQUEST AT WEBSITE:

<https://www.frasersproperty.com.au/VIC/Five-Farms/Design-Portal>

VARIATION

EXCEPTING ANY ENCROACHMENT ALLOWED BY THE ENDORSED DESIGN GUIDELINES UNDER RESTRICTION 1, ANY BUILDING OUTSIDE OF A BUILDING ENVELOPE SHOWN ON AN ENDORSED BUILDING ENVELOPE DIAGRAM REQUIRES THE PRIOR WRITTEN CONSENT OF CASEY CITY COUNCIL.

EXPIRY DATE

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

CREATION OF RESTRICTION '21B'

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 BE BURDENED: LOTS 2120, 2121, 2122 AND 2145

LAND TO BE BENEFITED: LOTS 2101 TO 2146 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION

EXCEPT WITH THE WRITTEN CONSENT OF FRASERS PROPERTY GROUP AND IN ALL OTHER INSTANCES THE WRITTEN CONSENT OF EACH AND EVERY REGISTERED PROPRIETOR OF A BENEFITED 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:

DOUBLE STOREY CONSTRUCTION

- 1) BUILD OR ALLOW TO BE BUILT ON THE LOT A DWELLING HOUSE UNLESS IT IS TWO (2) STOREYS.

EXPIRY DATE

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



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SURVEYORS REF
1702037/21

ORIGINAL SHEET
SIZE: A3

SHEET 8

LICENSED SURVEYOR: JAMES ARTHUR WIGGINS
VERSION 4, DATE: 07/06/2023

OWNERS CORPORATION SCHEDULE

PS842537H/S21

Owners Corporation No. 1 Plan No. PS842537H/S21

Land affected by Owners Corporation Lots: ALL LAND AFFECTED BY OWNERS CORPORATION 1 ON PREVIOUS STAGES OF THIS PLAN AND ALL OF THE LOTS IN THE TABLE BELOW

Common Property No.: 1

Limitations of Owners Corporation: UNLIMITED

Notations

Totals		
	Entitlement	Liability
This schedule	8300	462
Previous stages	7080	2852
Overall Total	15380	3314

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
2101	12	10									
2102	12	10									
2103	8	10									
2104	12	10									
2105	12	10									
2106	8	10									
2107	5	10									
2108	5	10									
2109	5	10									
2110	5	10									
2111	5	10									
2112	8	10									
2113	12	10									
2114	12	10									
2115	8	10									
2116	12	10									
2117	12	10									
2118	12	10									
2119	12	10									
2120	8	10									
2121	8	10									
2122	15	10									
2123	12	10									
2124	12	10									
2125	12	10									
2126	8	10									
2127	8	10									
2128	12	10									
2129	12	10									
2130	5	10									
2131	5	10									
2132	5	10									
2133	5	10									
2134	5	10									
2135	5	10									
2136	5	10									
2137	5	10									
2138	5	10									
2139	5	10									
2140	12	10									
2141	12	10									
2142	12	10									
2143	12	10									
2144	12	10									
2145	15	10									
2146	5	10									
S22	373	1									
S23	7513	1									

SURVEYORS FILE REFERENCE: 1702037/21

SHEET 1

ORIGINAL SHEET
SIZE: A3



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LICENSED SURVEYOR: JAMES ARTHUR WIGGINS
VERSION 4, DATE: 07/06/2023