

PLAN OF SUBDIVISION	EDITION 1	PS842537H/S23
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<p>LOCATION OF LAND</p> <p>PARISH: CRANBOURNE</p> <p>TOWNSHIP: —</p> <p>SECTION: —</p> <p>CROWN ALLOTMENT: 64^A (PART)</p> <p>TITLE REFERENCE: VOL. FOL.</p> <p>LAST PLAN REFERENCE: PS842537H/S21 (LOT S23)</p> <p>POSTAL ADDRESS: WILD GOOSE WAY (at time of subdivision) CLYDE NORTH 3978</p> <p>MGA CO-ORDINATES: E: 356 380 ZONE: 55 (of approx centre of land in plan) N: 5 780 550 GDA 94</p>	<p>Council Name: Casey City Council</p> <p>SPEAR Reference Number: S199818S</p>
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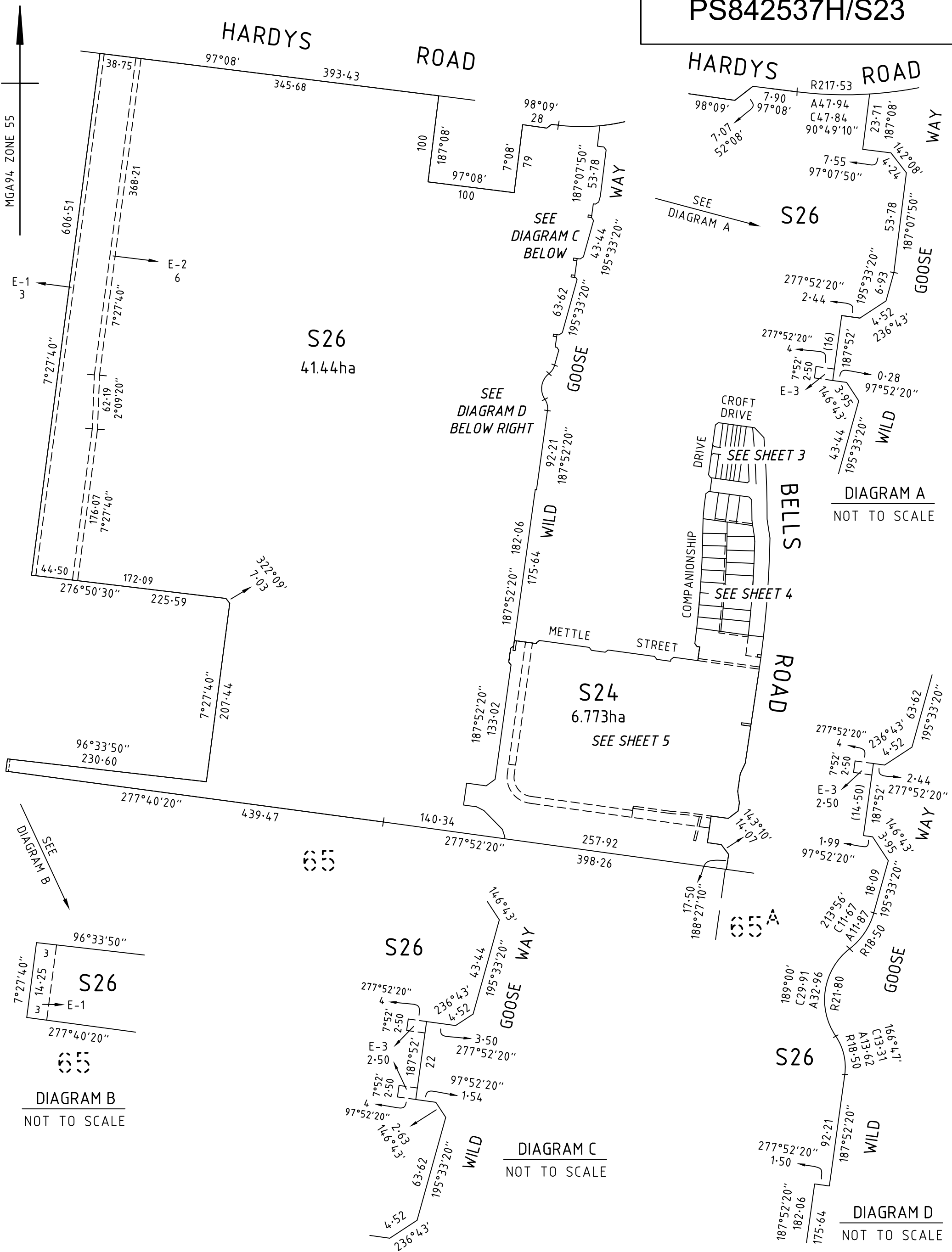
VESTING OF ROADS AND/OR RESERVES		NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON	<p>LOTS 1 TO 2300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>FOR RESTRICTIONS AFFECTING LOTS 2301 TO 2336 (BOTH INCLUSIVE) SEE CREATION OF RESTRICTION 'A' ON SHEET 6.</p> <p>FOR RESTRICTIONS AFFECTING LOTS 2307, 2314 AND 2327 TO 2336 (BOTH INCLUSIVE) SEE CREATION OF RESTRICTION 'B' ON SHEET 6.</p> <p>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.</p> <p>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</p>
ROAD R23 RESERVE No.18	CASEY CITY COUNCIL CASEY CITY COUNCIL	
NOTATIONS		
<p>DEPTH LIMITATION: 15.24m</p> <p>This is a SPEAR plan.</p> <p>STAGING: This is a staged subdivision. Planning Permit No. PA21-0705</p> <p>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</p>		
<p>Estate: Five Farms Stage No.: 23 No. of Lots: 36 + Lot S24 & S26 STAGE AREA: 1.705ha</p>		

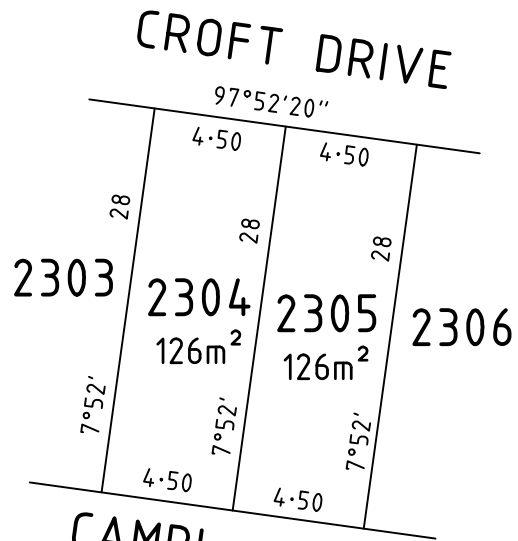
EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SUPPLY OF WATER	3	AG883951R	VOL. 10153 FOL. 602
E-2	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	PS842537H/S21	SOUTH EAST WATER CORPORATION
E-4	DRAINAGE	2	THIS PLAN - STAGE 23	CASEY CITY COUNCIL
E-5	SEWERAGE	SEE DIAG.	THIS PLAN - STAGE 23	SOUTH EAST WATER CORPORATION

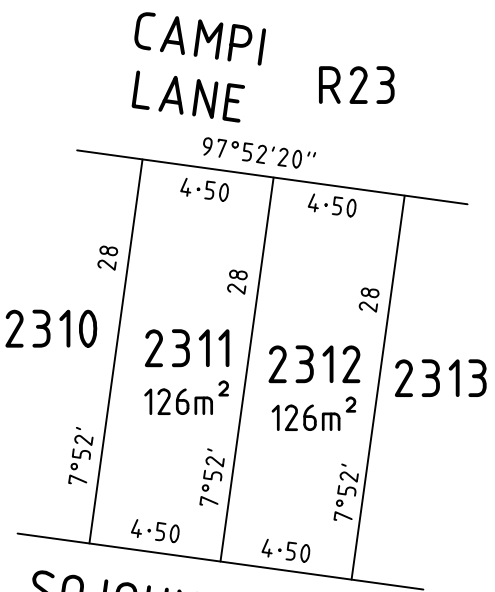
 <p>Beveridge Williams Development and Infrastructure Consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au</p>	<p>SURVEYORS FILE REF: 1702037/23 1702037-23-PS-V2.DWG</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 1 OF 6</p>
	<p>Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (2), 05/01/2023, SPEAR Ref: S199818S</p>		





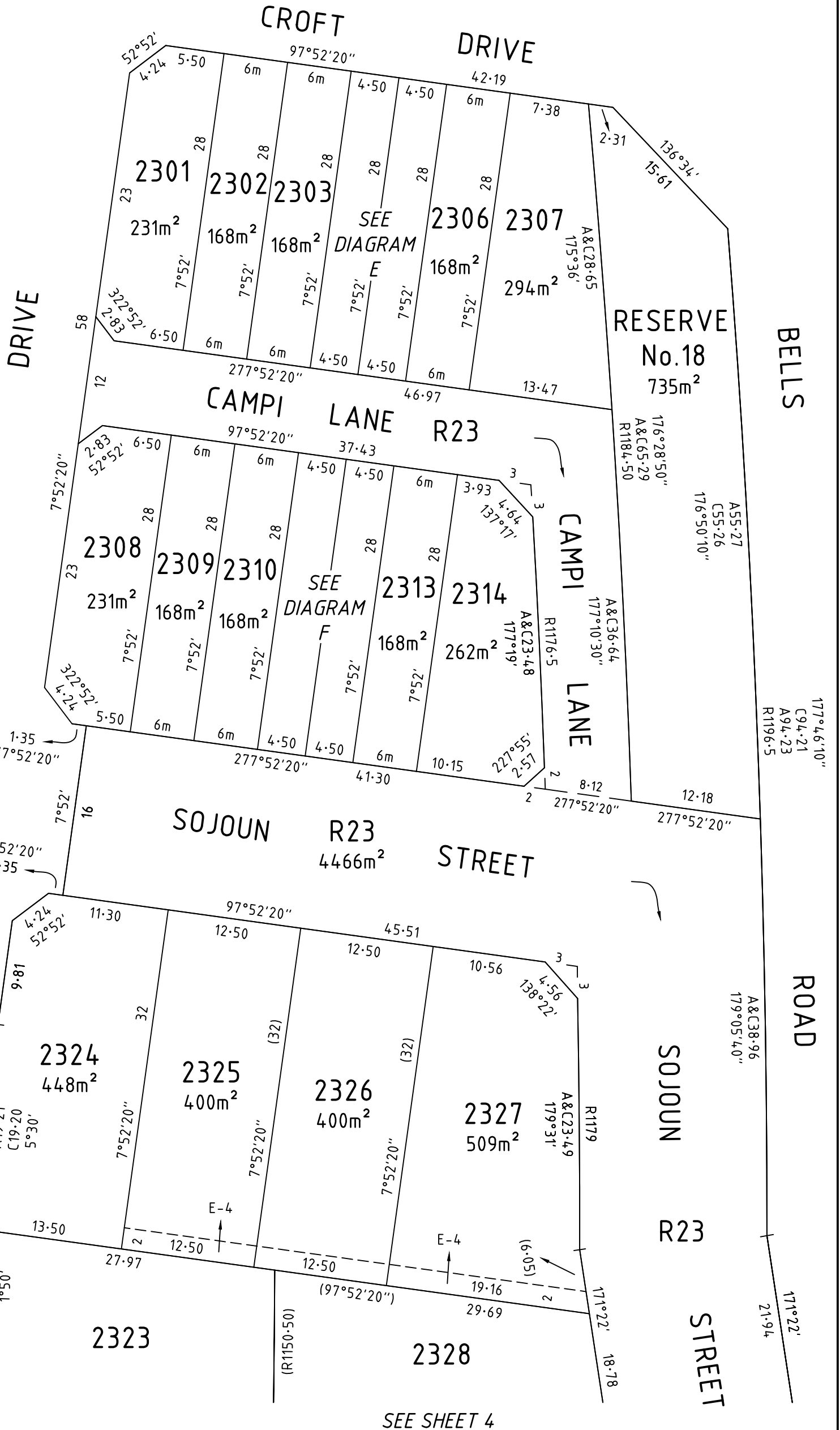
CROFT DRIVE
CAMP I LANE R23

DIAGRAM E
NOT TO SCALE



CAMP I LANE R23
SOJOUN STREET R23

DIAGRAM F
NOT TO SCALE



MGA94 ZONE 55

3°57'
C133-77
A133-85
R1122-50

4°12'
C29-70
A29-72
R232

SEE SHEET 4



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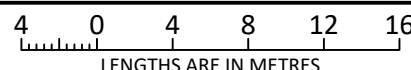
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Melbourne ph : 03 9524 8888

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SURVEYORS REF
1702037/23

SCALE
1 : 400



ORIGINAL SHEET
SIZE: A3

SHEET 3

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SEE SHEET 3

BELLS

SOJOURN

R23
4466m²

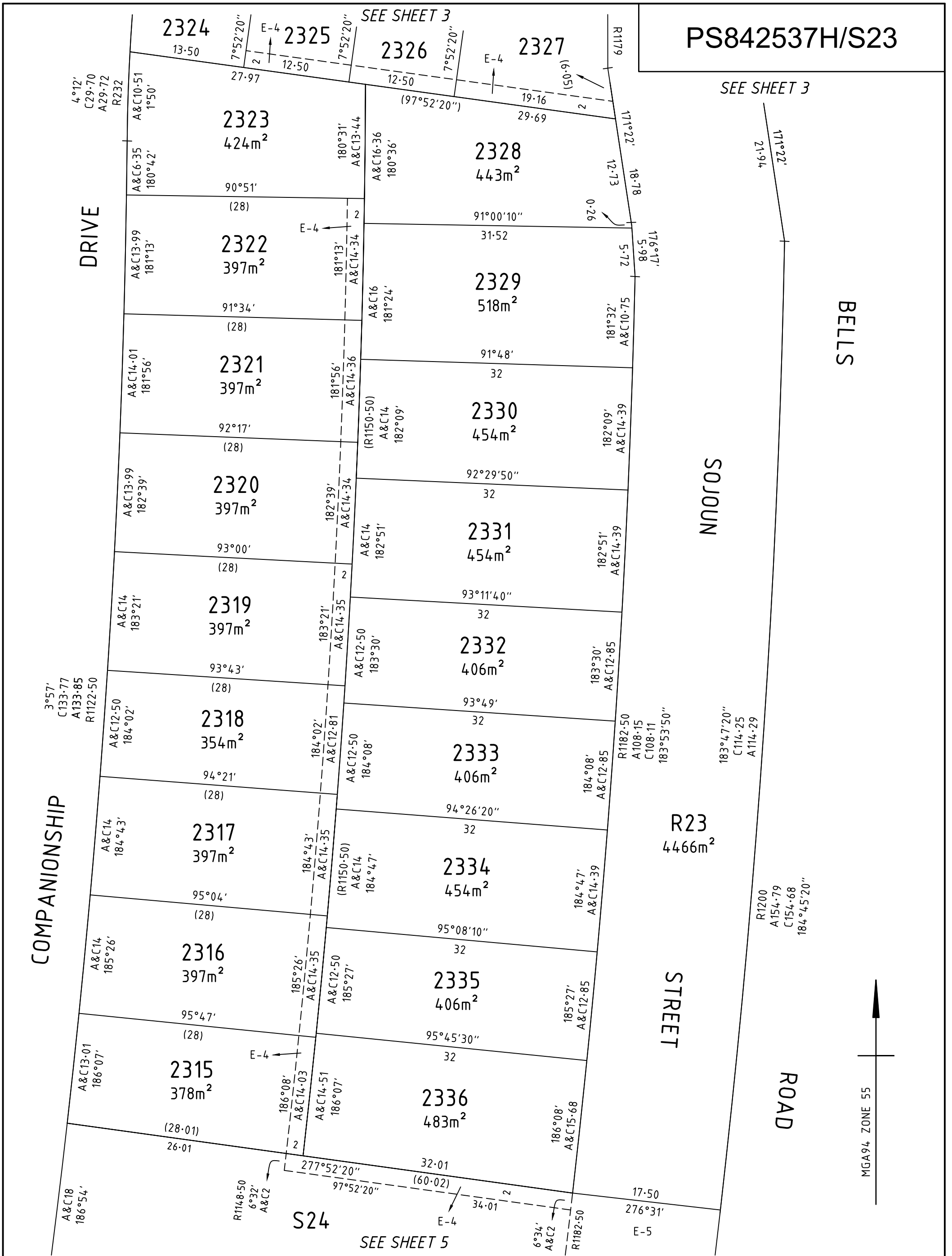
STREET

ROAD



SEE SHEET 3

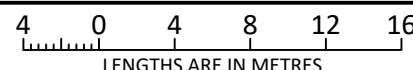
SEE SHEET 5



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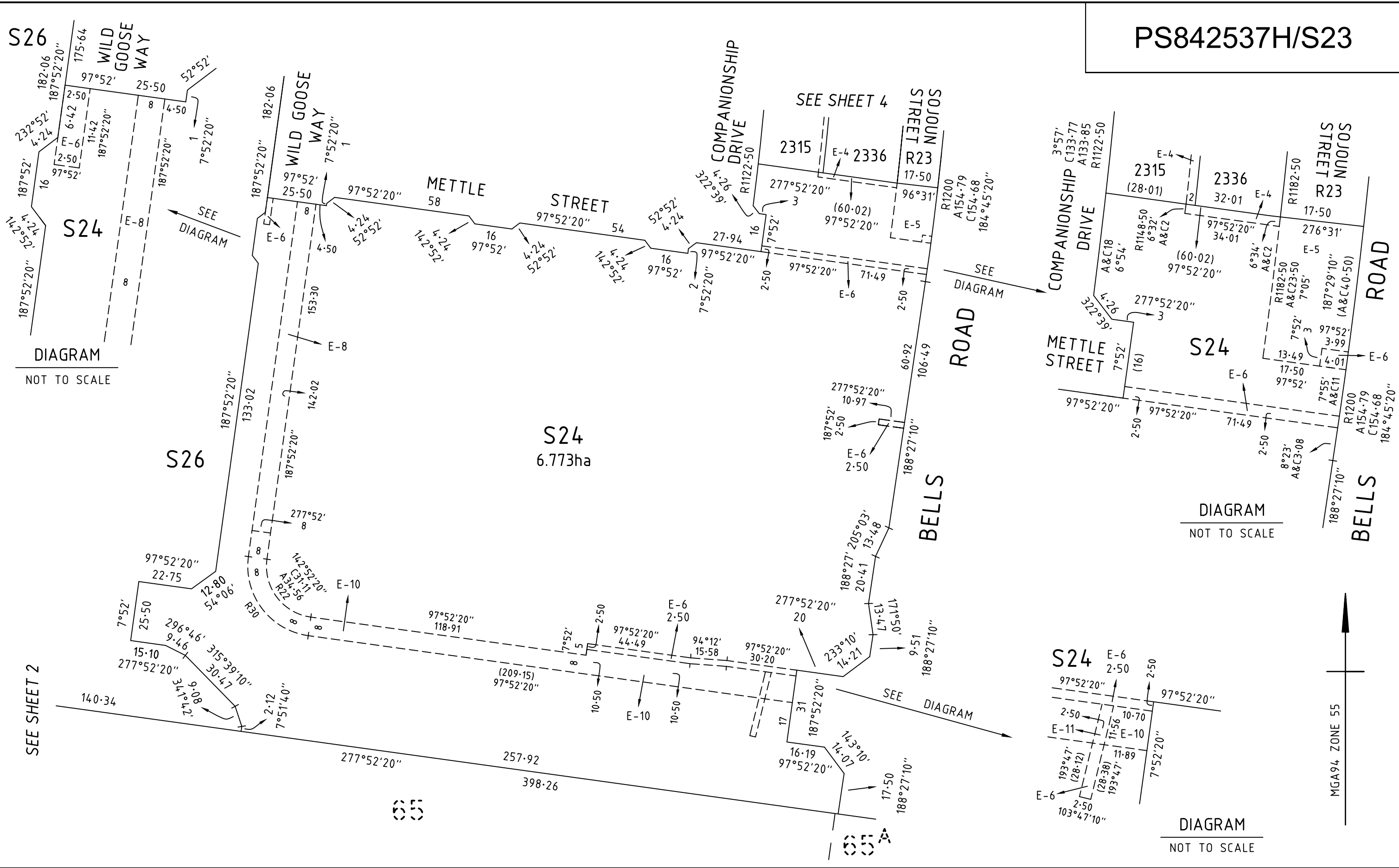
SCALE
1 : 400



ORIGINAL SHEET
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SHEET 4

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SURVEYORS REFERENCE	1702037/23
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SCALE 1 : 1500

15 0 15 30 45 60
 LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3	SHEET 5
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CREATION OF RESTRICTION 'A'

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 2301 TO 2336 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 2301 TO 2336 (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 'B'

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 2307, 2314 AND 2327 TO 2336 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 2301 TO 2336 (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.

OWNERS CORPORATION SCHEDULE

PS842537H/S23

Owners Corporation No. 1

Plan No. PS842537H

Land affected by Owners Corporation: 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	7850	362
Balance of existing OC	8190	3632
Overall Total	16040	3994

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
2301	10	10									
2302	10	10									
2303	10	10									
2304	10	10									
2305	10	10									
2306	10	10									
2307	10	10									
2308	10	10									
2309	10	10									
2310	10	10									
2311	10	10									
2312	10	10									
2313	10	10									
2314	10	10									
2315	10	10									
2316	10	10									
2317	10	10									
2318	10	10									
2319	10	10									
2320	10	10									
2321	10	10									
2322	10	10									
2323	10	10									
2324	10	10									
2325	10	10									
2326	10	10									
2327	10	10									
2328	10	10									
2329	10	10									
2330	10	10									
2331	10	10									
2332	10	10									
2333	10	10									
2334	10	10									
2335	10	10									
2336	10	10									
S24	1220	1									
S26	6270	1									



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SHEET 1

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