
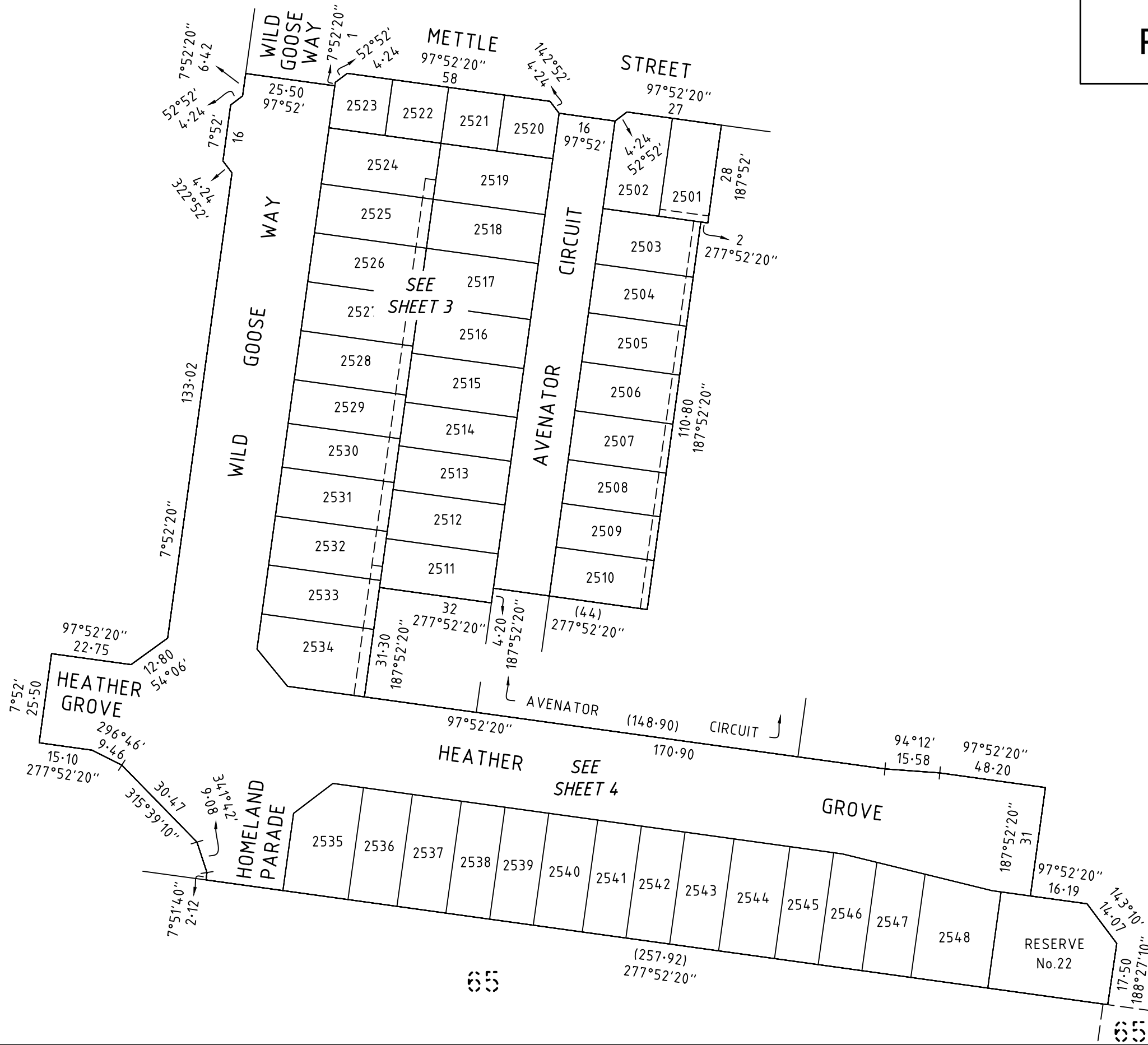


PLAN OF SUBDIVISION		EDITION 1	PS842537H/S25	
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: — SECTION: — CROWN ALLOTMENT: 64 ^A (PART) TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: PS842537H/S24 (LOT S25) POSTAL ADDRESS: WILD GOOSE WAY (at time of subdivision) CLYDE NORTH 3978 MGA CO-ORDINATES: E: 356 580 ZONE: 55 (of approx centre of land in plan) N: 5 780 270 GDA 94		Council Name: Casey City Council SPEAR Reference Number: S199824C		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS 1 TO 2500 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. FOR RESTRICTIONS AFFECTING LOTS 2501 TO 2548 (BOTH INCLUSIVE) SEE CREATION OF RESTRICTION '25A' ON SHEET 5. OTHER PURPOSES OF PLAN: 1) TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED AS E-6 & E-11 ON PS842537H/S1 CONTAINED WITHIN HEATHER GROVE AND WILD GOOSE WAY ON THIS PLAN. 2) TO REMOVE THAT PART OF THE DRAINAGE EASEMENT CREATED AS E-8 ON PS842537H/S1 CONTAINED WITHIN WILD GOOSE WAY ON THIS PLAN. 3) TO REMOVE THAT PART OF THE DRAINAGE EASEMENT CREATED AS E-10 & E-11 ON PS842537H/S1 CONTAINED WITHIN HEATHER GROVE AND WILD GOOSE WAY ON THIS PLAN. 4) TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED AS E-3 ON PS842537H/S24 CONTAINED WITHIN HEATHER GROVE AND AVENATOR CIRCUIT ON THIS PLAN. GROUND'S 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.	
ROAD R25 RESERVE No.22	CASEY CITY COUNCIL CASEY CITY COUNCIL			
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 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 Estate: Five Farms Stage No.: 25 No. of Lots: 48 STAGE AREA: 3.649ha		
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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-1, E-2 E-3 E-3	SEWERAGE DRAINAGE DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG. 3 3	PS842537H/S24 PS842537H/S24 THIS PLAN - STAGE 25 THIS PLAN - STAGE 25	SOUTH EAST WATER CORPORATION CASEY CITY COUNCIL CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION
 Beveridge Williams Development and Infrastructure Consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 1702037/25 1702037-25-PS-V3.DWG Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (3), 16/06/2023, SPEAR Ref: S199824C		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 5

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SURVEYORS REFERENCE	1702037/25
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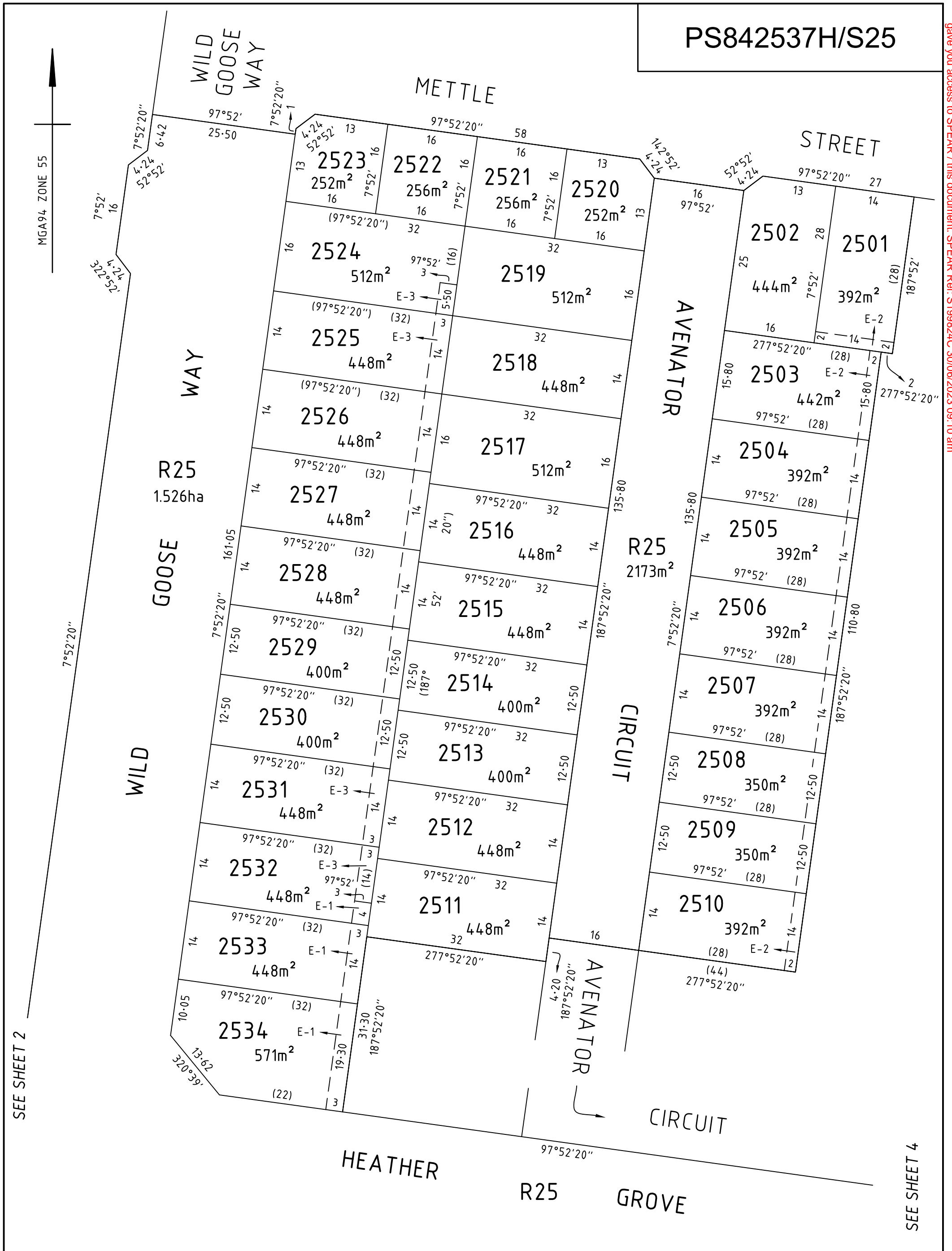
SCALE 1 : 1200

12 0 12 24 36 48
 LENGTHS ARE IN METRES

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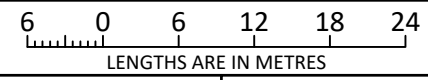
SEE SHEET 2

SEE SHEET 4

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SURVEYORS REF
1702037/25

SCALE
1 : 600



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SIZE: A3

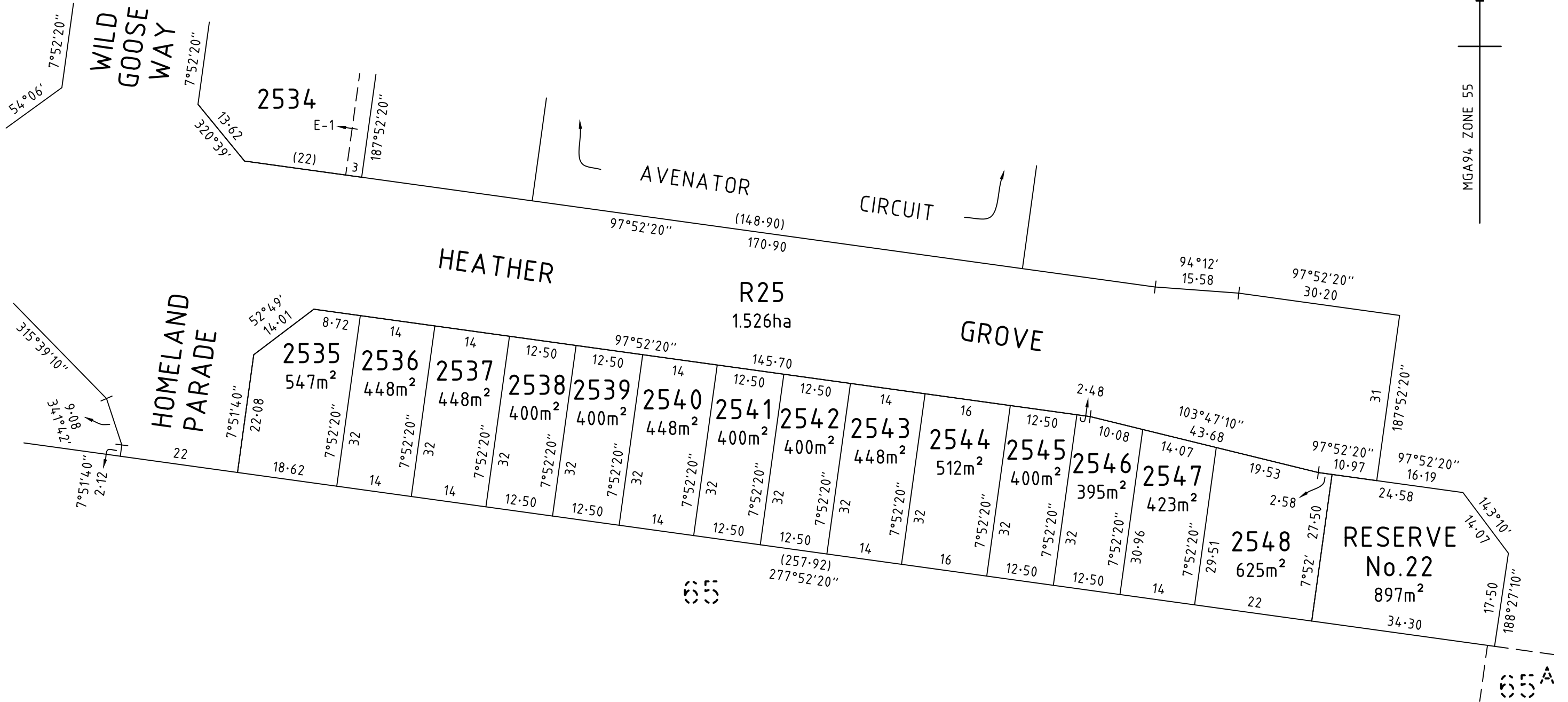
SHEET 3

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SEE SHEET 2

SEE SHEET 3

MGA94 ZONE 55



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SURVEYORS REFERENCE	1702037/25
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SCALE 1 : 750

LENGTHS ARE IN METRES

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CREATION OF RESTRICTION '25A'

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 2501 TO 2548 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 2501 TO 2548 (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 THE CASEY CITY COUNCIL.

EXPIRY DATE

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



Beveridge Williams

Development and Infrastructure Consultants

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1702037/25

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SIZE: A3

SHEET 5

OWNERS CORPORATION SCHEDULE

PS842537H/S25

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	581	480
Balance of existing OC	14799	4404
Overall Total	15380	4884

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
2501	12	10									
2502	12	10									
2503	12	10									
2504	12	10									
2505	12	10									
2506	12	10									
2507	12	10									
2508	12	10									
2509	12	10									
2510	12	10									
2511	12	10									
2512	12	10									
2513	12	10									
2514	12	10									
2515	12	10									
2516	12	10									
2517	15	10									
2518	12	10									
2519	15	10									
2520	8	10									
2521	8	10									
2522	8	10									
2523	8	10									
2524	15	10									
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2527	12	10									
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2530	12	10									
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2532	12	10									
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2539	12	10									
2540	12	10									
2541	12	10									
2542	12	10									
2543	12	10									
2544	15	10									
2545	12	10									
2546	12	10									
2547	12	10									
2548	15	10									



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SHEET 1

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