


<b>PLAN OF SUBDIVISION</b>		<b>EDITION 1</b>	<b>PS842537H/S26</b>	
<b>LOCATION OF LAND</b>		Council Name: Casey City Council SPEAR Reference Number: S218298V		
<b>PARISH:</b>	<b>CRANBOURNE</b>			
<b>TOWNSHIP:</b>	—			
<b>SECTION:</b>	—			
<b>CROWN ALLOTMENT:</b>	<b>64<sup>A</sup> (PART)</b>			
<b>TITLE REFERENCE:</b>	<b>VOL. FOL.</b>			
<b>LAST PLAN REFERENCE: PS842537H/S53 (LOT S56)</b>				
<b>POSTAL ADDRESS:</b> (at time of subdivision)	<b>280S HARDYS ROAD CLYDE NORTH 3978</b>			
<b>MGA CO-ORDINATES:</b> (of approx centre of land in plan)	E: 356 500 N: 5 780 300	ZONE: 55 GDA 94		
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
<b>IDENTIFIER</b>	<b>COUNCIL/BODY/PERSON</b>		LOTS 1 TO 2600 (BOTH INCLUSIVE) AND LOTS S1 TO S26 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  FOR RESTRICTIONS AFFECTING LOTS 2601 TO 2643 (BOTH INCLUSIVE) SEE CREATION OF RESTRICTION '26A' ON SHEET 5.  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 R26 RESERVE No.23	CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD			
<b>NOTATIONS</b>		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		
<b>DEPTH LIMITATION: 15.24m</b>				
This is a SPEAR plan. <b>STAGING:</b> This is a staged subdivision. Planning Permit No. PA22-0447 <b>SURVEY:</b> 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.: 26 No. of Lots: 43 + Lot S27 STAGE AREA: 2.124ha				
<b>EASEMENT INFORMATION</b>				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
<b>Easement Reference</b>	<b>Purpose</b>	<b>Width (Metres)</b>	<b>Origin</b>	<b>Land Benefited/In Favour Of</b>
E-2	CARRIAGEWAY	6	PS826176F	LOT A ON PS826176F
E-3	SEWERAGE	2.50	PS842537H/S21	SOUTH EAST WATER CORPORATION
E-6, E-8	DRAINAGE	2	THIS PLAN - STAGE 26	CASEY CITY COUNCIL
E-7, E-8	SEWERAGE	2.50	THIS PLAN - STAGE 26	SOUTH EAST WATER CORPORATION
 <b>Beveridge Williams</b> Development and Infrastructure Consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 1702037/26 1702037-26-PS-V3.DWG  Digitally signed by: James Arthur Wiggins, Licensed Surveyor, Surveyor's Plan Version (3), 20/05/2024, SPEAR Ref: S218298V		ORIGINAL SHEET SIZE: A3  SHEET 1 OF 5

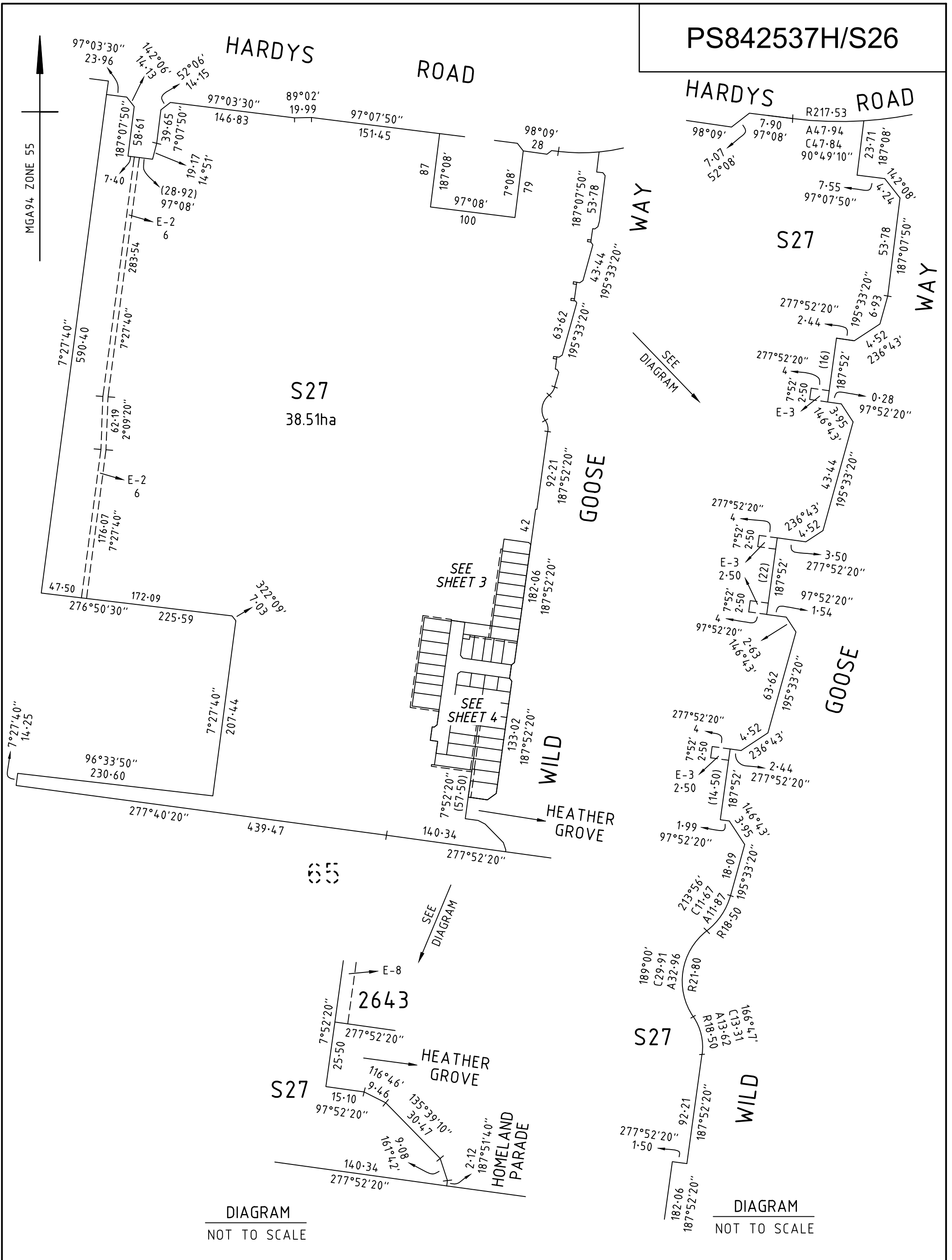


DIAGRAM  
NOT TO SCALE

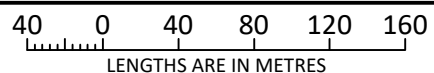
DIAGRAM  
NOT TO SCALE



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SCALE  
1 : 4000



ORIGINAL SHEET  
SIZE: A3

SHEET 2

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SEE SHEET 2

S27

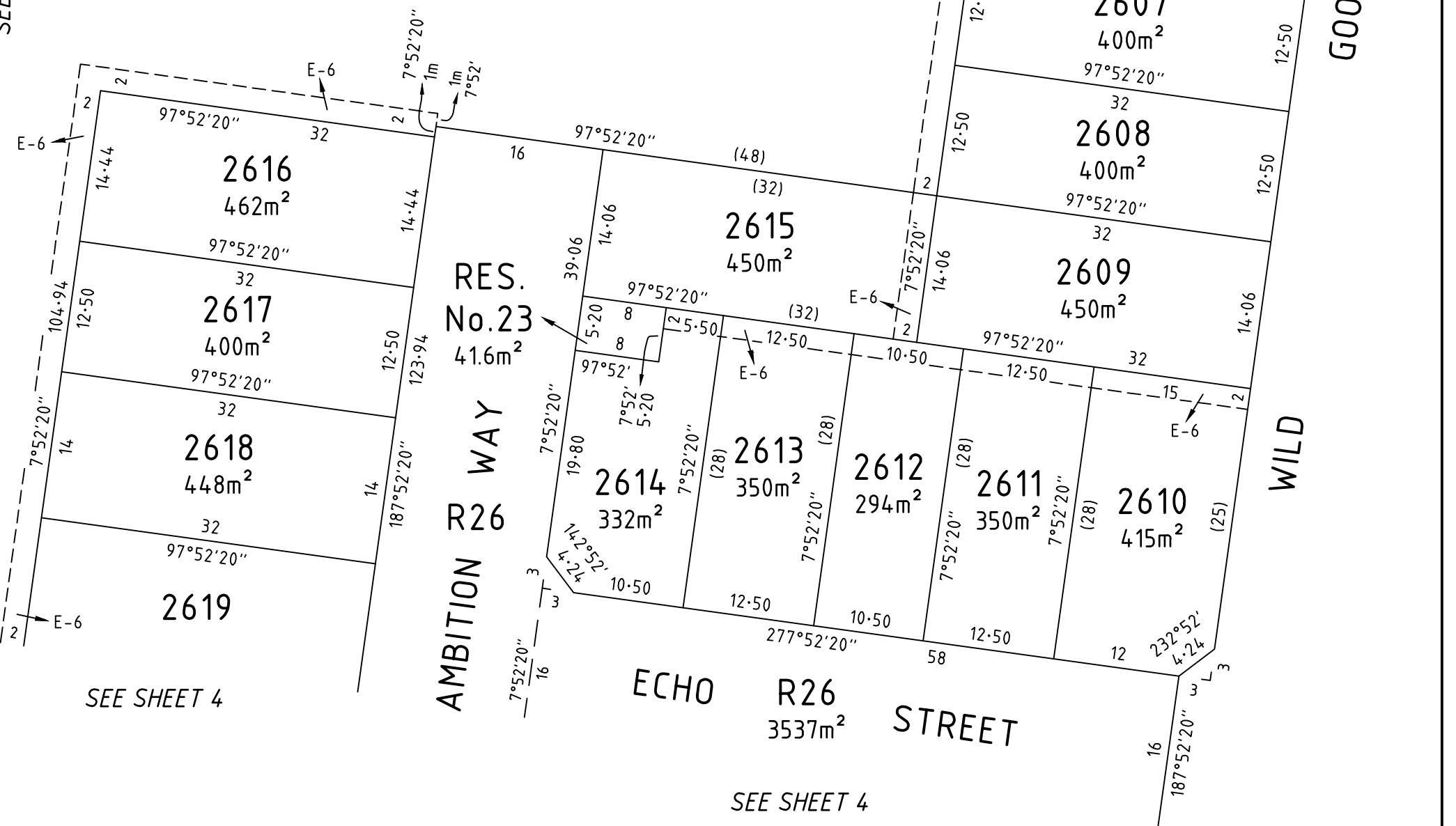
WAY

GOOSE

WILD

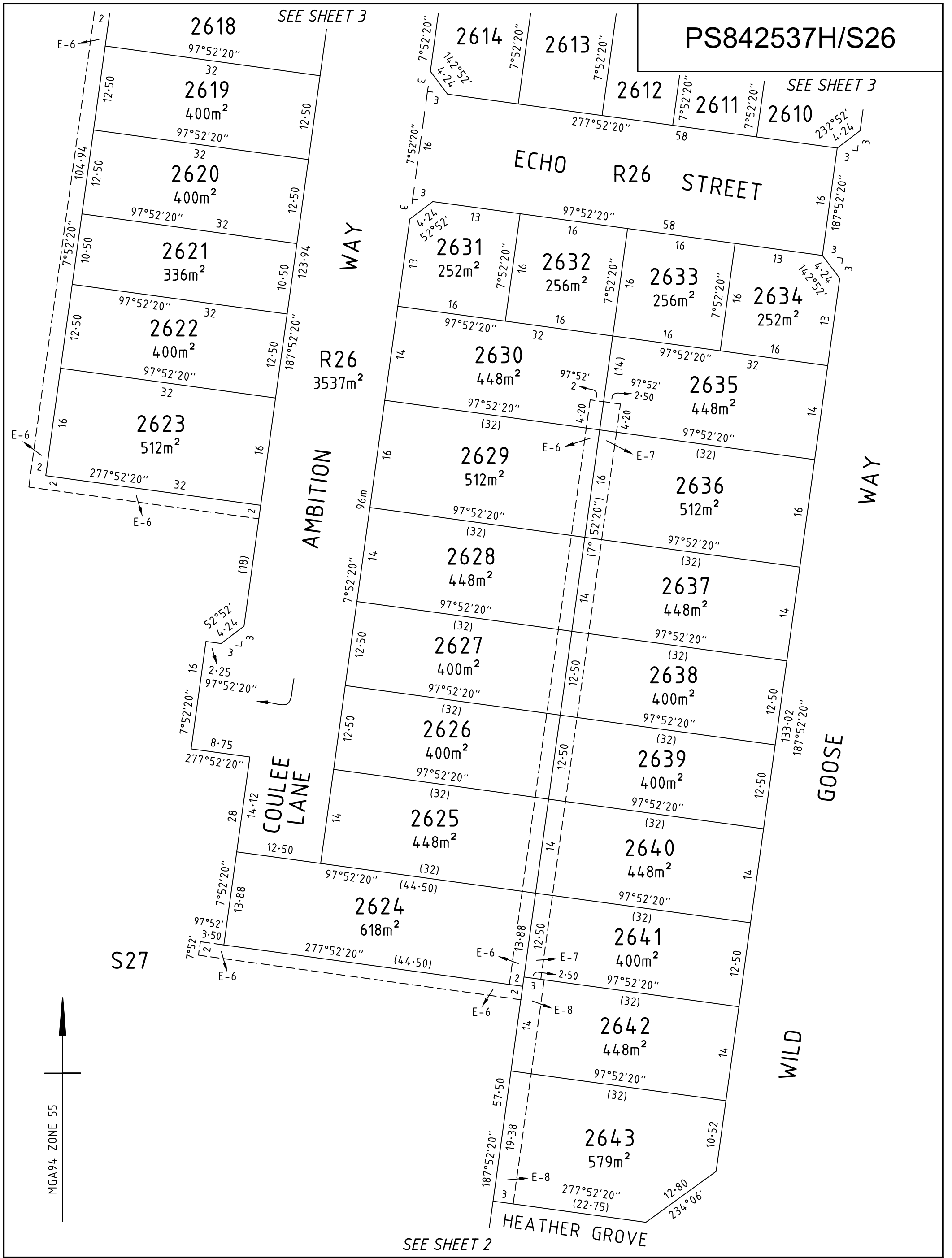
RES. No.23  
41.6m<sup>2</sup>  
AMBITION WAY R26

ECHO R26 STREET  
3537m<sup>2</sup>



SEE SHEET 4

SEE SHEET 4



MGA94 ZONE 55

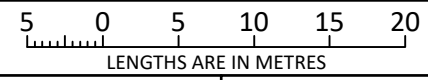
S27

SEE SHEET 2

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SURVEYORS REF  
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SCALE  
1 : 500



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SHEET 4

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**CREATION OF RESTRICTION '26A'**

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 2601 TO 2643 (BOTH INCLUSIVE)

LAND TO BE BENEFITED: LOTS 2601 TO 2643 (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. PA22-0447.
- 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. PA22-0447, 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.

# OWNERS CORPORATION SCHEDULE

PS842537H/S26

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	5921	431
Balance of existing OC	9459	4883
Overall Total	15380	5314

### Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
2601	12	10									
2602	12	10									
2603	12	10									
2604	12	10									
2605	12	10									
2606	12	10									
2607	12	10									
2608	12	10									
2609	12	10									
2610	12	10									
2611	12	10									
2612	8	10									
2613	12	10									
2614	8	10									
2615	12	10									
2616	12	10									
2617	12	10									
2618	12	10									
2619	12	10									
2620	12	10									
2621	8	10									
2622	12	10									
2623	15	10									
2624	15	10									
2625	12	10									
2626	12	10									
2627	12	10									
2628	12	10									
2629	15	10									
2630	12	10									
2631	8	10									
2632	8	10									
2633	8	10									
2634	8	10									
2635	12	10									
2636	15	10									
2637	12	10									
2638	12	10									
2639	12	10									
2640	12	10									
2641	12	10									
2642	12	10									
2643	15	10									
S27	5418	1									



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SHEET 1

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