

<b>PLAN OF SUBDIVISION</b>	STAGE No. /	LRS use only <b>EDITION</b>	Plan Number <b>PS726053F</b>
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**LOCATION OF LAND**

Parish: CRANBOURNE  
Township: -  
Section: -  
Crown Allotment: 36A (PART)

Title Reference: VOL. FOL.  
Last Plan Reference: PS708779H (LOT G)

Postal Address: 415S CLYDE-FIVE WAYS ROAD  
(at time of subdivision) CLYDE 3978

MGA Co-ordinates E 353 170 ZONE: 55  
(of approx. centre of land in plan) N 5 779 200

**Council Certification and Endorsement**

Council Name: CITY OF CASEY REF:

- This plan is certified under section 6 of the Subdivision Act 1988.
- This plan is certified under section 11(7) of the Subdivision Act 1988.  
Date of original certification under section 6 / /
- This is a statement of compliance issued under section 21 of the Subdivision Act 1988.

**OPEN SPACE**

- A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made.
- The requirement has been satisfied.
- The requirement is to be satisfied in Stage.....

Council Delegate  
Council Seal

Date / /

Re-certified under section 11(7) of the Subdivision Act 1988.

Council Delegate  
Council Seal

Date / /

**Vesting of Roads and / or Reserves**

Identifier	Council/Body/Person
ROAD R1 RESERVE No.1	CITY OF CASEY CITY OF CASEY

**Notations**

**Staging** This is/is not a staged subdivision  
Planning Permit No.P920/08

**Depth Limitation** 15.24 METRES BELOW THE SURFACE  
LOT NUMBERS 1 TO 900 (BOTH INCLUSIVE) AND LOT 906 HAVE BEEN OMITTED FROM THIS PLAN.

FOR RESTRICTIONS AFFECTING LOTS 901 TO 905 (BOTH INCLUSIVE) AND LOTS 912 TO 915 (BOTH INCLUSIVE), SEE CREATION OF RESTRICTION ON SHEET 4. FOR RESTRICTIONS AFFECTING LOTS 907 TO 911 (BOTH INCLUSIVE) AND LOTS 916A AND 916B SEE CREATION OF RESTRICTION ON SHEET 5.

**SURVEY** THIS PLAN IS/~~IS NOT~~ BASED ON SURVEY.  
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) 103 & 160  
IN PROCLAIMED SURVEY AREA No. 52

THIS IS A SPEAR PLAN.

Estate: PASADENA  
Phase No.: 9  
No of lots: 16 + Lot H  
Phase Area: 1.127ha

**Easement Information**

**Legend:** E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement  
A - Appurtenant Easement R - Encumbering Easement (Road)

Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1 E-2	SEWERAGE	SEE DIAG.	PS644560S	SOUTH EAST WATER CORPORATION
E-1 E-4	DRAINAGE	SEE DIAG.	PS644560S	CITY OF CASEY
E-5	SEWERAGE	2	PS637234W	SOUTH EAST WATER CORPORATION
E-6 E-8	SEWERAGE	SEE DIAG.	PS708779H	SOUTH EAST WATER CORPORATION
E-8	DRAINAGE	SEE DIAG.	PS708779H	CITY OF CASEY
E-9	SEWERAGE DRAINAGE	SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN	SOUTH EAST WATER CORPORATION CITY OF CASEY
E-10	SEWERAGE	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION
E-11	POWERLINE	1.50	PS708779H	SPI ELECTRICITY PTY. LTD.

LRS use only

**Statement of Compliance/Exemption Statement**

Received

Date / /

LRS use only

**Plan Registered**

Time

Date / /

.....  
Assistant Registrar of Titles

Sheet 1 of 5 Sheets



**Beveridge Williams**  
development & environment consultants

Melbourne ph : 03 9524 8888

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LICENSED SURVEYOR (PRINT) ..... GRANT THOMAS NAPPER .....

SIGNATURE ..... DIGITALLY SIGNED ..... DATE .....

REF. **M3830/9** ..... VERSION 7

M3830-9-PS-V7.DWG

DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

# PLAN OF SUBDIVISION

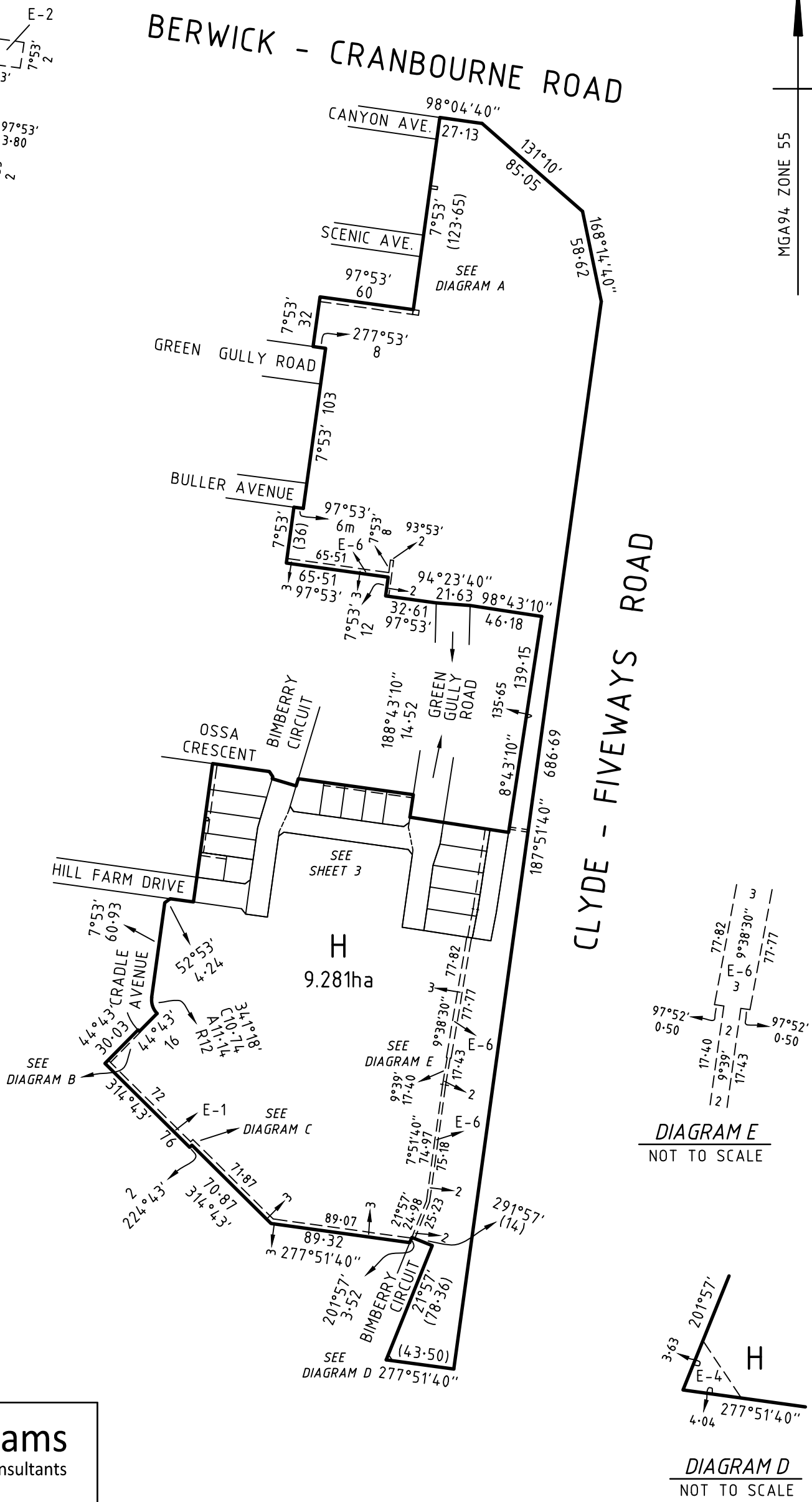
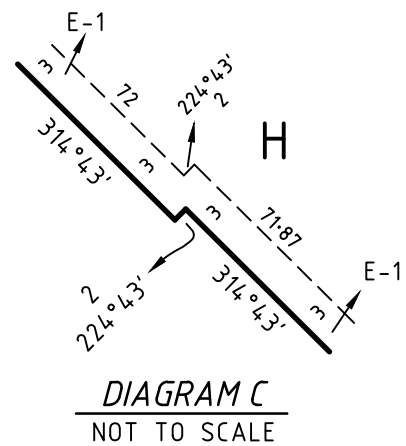
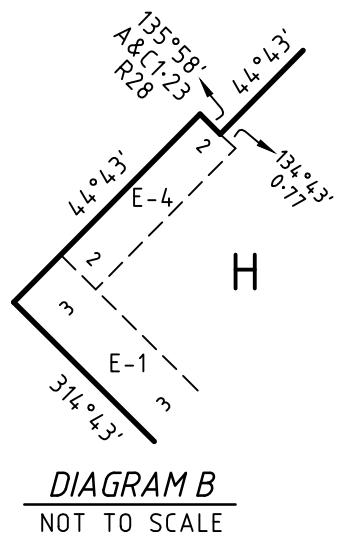
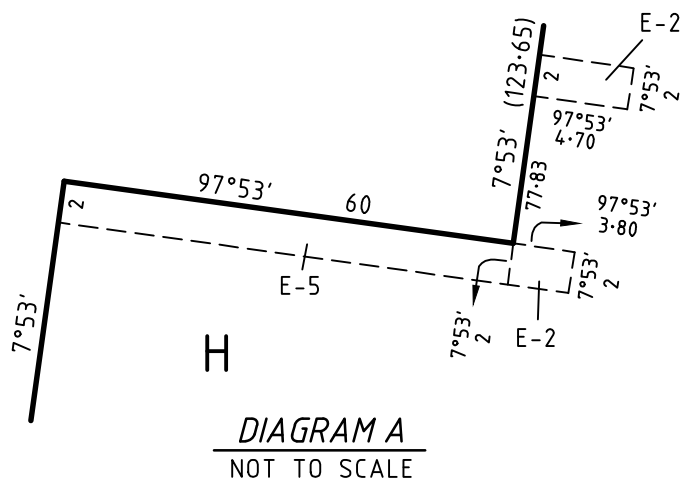
STAGE No.

Plan Number

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**BERWICK - CRANBOURNE ROAD**

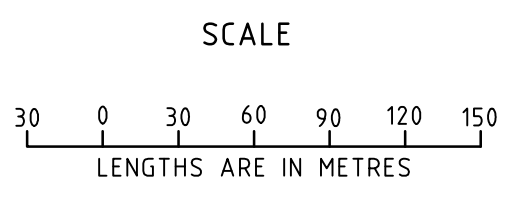
MGA94 ZONE 55



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ORIGINAL  
SCALE 1:3000  
SHEET SIZE A3

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Sheet 2  
DATE / /  
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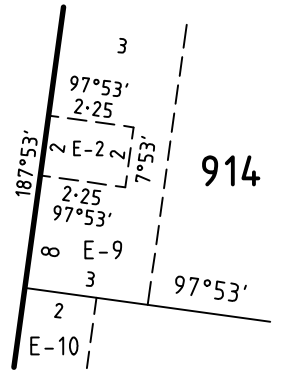
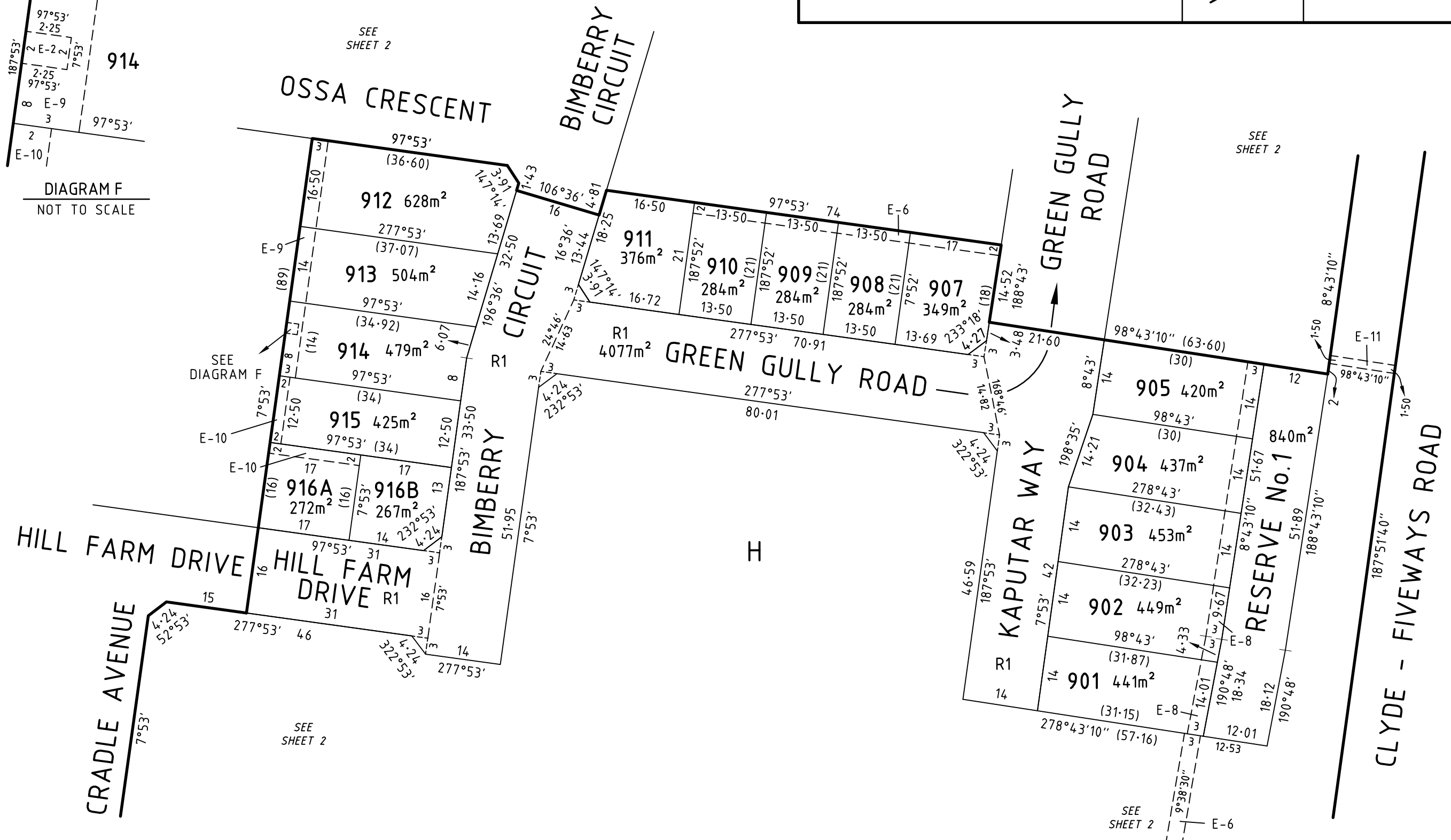


DIAGRAM F  
NOT TO SCALE



MG94 ZONE 55

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SCALE  
7.5 0 7.5 15 22.5 30 37.5  
LENGTHS ARE IN METRES

ORIGINAL  
SCALE SHEET  
1:750 A3

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Sheet 3  
DATE /  
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**SUBDIVISION ACT 1988 CREATION OF RESTRICTION 'A'**

Upon registration of this plan the following restriction is created

**LAND TO BENEFIT:** Lots 901 to 905 (Both Inclusive) and Lots 912 to 915 (Both Inclusive)

**LAND TO BE BURDENED:** Lots 901 to 905 (Both Inclusive) and Lots 912 to 915 (Both Inclusive)

**DESCRIPTION OF RESTRICTION:**

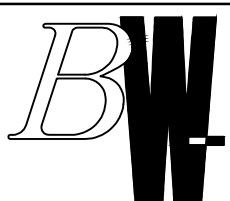
The registered proprietor or proprietors for the time being of a lot on this plan of subdivision his heirs, executors, administrators and transferees shall not at any time on the said lot or any part or parts thereof;

- (i) Build or cause to be built or allow to be built or allow to remain more than one private dwelling-house (which expression shall include a house, apartment, unit or flat);
- (ii) Build or cause to be built or allow to be built or allow to remain a dwelling-house or any other improvements, or carry out cause to be carried out or allow to be carried out any building or construction works on the lot prior to 1 January 2020 unless:
  - (A) copies of building plans, elevations, roof plan, site plan (incorporating setback from all boundaries, building envelope, existing contour, proposed finished floor levels and site levels, all proposed driveways and paths, details of fences and outbuildings and landscaping) and schedule of external colours and materials ("plans") have been submitted to the Design Assessment Panel care of Pasadena DAP, PO Box 356, Mont Albert VIC 3127 or such other entity as may be nominated by the Design Assessment Panel from time to time;
  - (B) the plans comply with the Design Guidelines, a copy of which can be obtained from the website at [www.pasadenaclyde.com.au/guidelines.htm](http://www.pasadenaclyde.com.au/guidelines.htm)
  - (C) the Design Assessment Panel or such other entity as may be nominated by the Design Assessment Panel from time to time has given its written approval to the plans prior to the commencement of works;
- (iii) Build or cause to be built or allow to be built or allow to remain a dwelling house with a floor area of less than:
  - (A) 150 square metres in the case of a lot having an area of 500 square metres or greater; or
  - (B) 110 square metres in the case of a lot having an area of less than 500 square metres, excluding terrace allotments.
  - (C) 85 square metres in the case of terrace allotments as defined in the Design Guidelines.

For the purposes of calculating the floor area of a dwelling-house the area of the garages, terraces, pergolas or verandahs shall be excluded.
- (iv) Build or cause to be built or allow to be built or allow to remain a garage on lots between 250 square metres and 500 square metres;
  - (A) Which contains a garage door or doors of which the garage opening/s occupy more than 40% of the width of the lot frontage unless in the case of dwellings of two or more storeys on lots with a frontage width of less than 12 metres whereby the garage opening must not exceed 25% of the area of the front facade of the dwelling, with the area of the front facade measured from a two dimensional elevation plan excluding any roof area of the dwelling.
  - (B) Which is sited closer to the street frontage than the dwelling-house or 5.5 metres which ever is the greater.
- (v) Build or cause to be built or allow to be built or allow to remain any fencing:
  - (A) Along a front street boundary; or
  - (B) Between the front street boundary and the building line; or
  - (C) Upon a side or rear boundary of a lot except a fence:
    - (a) Which is constructed of timber palings with exposed posts capped across the top of the palings; and
    - (b) Which does not exceed 1.8 metres in height excluding a screen erected to meet the requirements of Part 4 of the Building Regulations 2006 in relation to overlooking.
- (vi) Subdivide or cause to subdivide or allow to be subdivided the burdened land.
- (vii) Allow any of the above restrictions to be changed or amended unless otherwise approved in writing by the responsible authority and the Design Assessment Panel.

Sheet 4

ORIGINAL SHEET SIZE A3



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**SUBDIVISION ACT 1988 CREATION OF RESTRICTION 'B'**

Upon registration of this plan the following restriction is created

**LAND TO BENEFIT:** Lots 907 to 911 (Both Inclusive) and Lots 916A and 916B

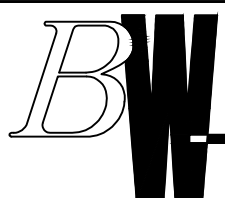
**LAND TO BE BURDENED:** Lots 907 to 911 (Both Inclusive) and Lots 916A and 916B

**DESCRIPTION OF RESTRICTION:**

The registered proprietor or proprietors for the time being of a lot on this plan of subdivision his heirs, executors, administrators and transferees shall not at any time on the said lot or any part or parts thereof;

- (i) Build or cause to be built or allow to be built or allow to remain more than one private dwelling-house (which expression shall include a house, apartment, unit or flat);
- (ii) Build or cause to be built or allow to be built or allow to remain a dwelling-house or any other improvements, or carry out cause to be carried out or allow to be carried out any building or construction works on the lot prior to 1 January 2020 unless:
  - (A) copies of building plans, elevations, roof plan, site plan (incorporating setback from all boundaries, building envelope, existing contour, proposed finished floor levels and site levels, all proposed driveways and paths, details of fences and outbuildings and landscaping) and schedule of external colours and materials ("plans") have been submitted to the Design Assessment Panel care of Pasadena DAP, PO Box 356, Mont Albert VIC 3127 or such other entity as may be nominated by the Design Assessment Panel from time to time;
  - (B) the plans comply with the Design Guidelines, a copy of which can be obtained from the website at [www.pasadenaclyde.com.au/guidelines.htm](http://www.pasadenaclyde.com.au/guidelines.htm)
  - (C) the Design Assessment Panel or such other entity as may be nominated by the Design Assessment Panel from time to time has given its written approval to the plans prior to the commencement of works;
- (iii) Build or cause to be built or allow to be built or allow to remain a dwelling house with a floor area of less than 110 square metres.  
  
For the purposes of calculating the floor area of a dwelling-house the area of the garages, terraces, pergolas or verandahs shall be excluded.
- (iv) Build or cause to be built or allow to be built or allow to remain a dwelling house:
  - (A) With site coverage exceeding 70% of the overall site area.
  - (B) With a private open space area of less than 25 square metres and with a dimension of less than 3.0 metres.
  - (C) With front setback encroachments greater than 900mm.
- (v) Build or cause to be built or allow to be built or allow to remain a garage:
  - (A) Which contains a garage door or doors of which the garage opening/s occupy more than 40% of the width of the lot frontage unless in the case of dwellings of two or more storeys on lots with a frontage width of less than 12 metres whereby the garage opening must not exceed 25% of the area of the front facade of the dwelling, with the area of the front facade measured from a two dimensional elevation plan excluding any roof area of the dwelling.
  - (B) Which is sited between 3.0 metres and 5.0 metres from the street frontage on Lots 907 to 911 (Both Inclusive) and Lot 916A.
- (vi) Build or cause to be built or allow to be built or allow to remain any fencing:
  - (A) Along a front street boundary; or
  - (B) Between the front street boundary and the building line; or
  - (C) Upon a side (excluding side boundaries adjacent to a road) or rear boundary of a lot except a fence:
    - (a) Which is constructed of timber palings with exposed posts capped across the top of the palings; and
    - (b) Which does not exceed 1.8 metres in height excluding a screen erected to meet the requirements of Part 4 of the Building Regulations 2006 in relation to overlooking.
  - (D) Along the side street boundary of Lot 916B except an alternative style of fencing approved by the Design Assessment Panel.
- (vii) Subdivide or cause to subdivide or allow to be subdivided the burdened land.
- (viii) Allow any of the above restrictions to be changed or amended unless otherwise approved in writing by the responsible authority and the Design Assessment Panel.

Sheet 5  
ORIGINAL SHEET SIZE



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