

<b>PLAN OF SUBDIVISION</b>	LRS use only <b>EDITION</b>	<b>PS728012K</b>
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LOCATION OF LAND

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

Title Reference: VOL. FOL.

Last Plan Reference: PS726085R (LOT K)

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

MGA Co-ordinates E 353 160 ZONE: 55  
 (of approx. centre of land in plan) N 5 779 070

Council Name: CITY OF CASEY Ref:

Vesting of Roads and / or Reserves

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

Notations

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

Notations

OTHER PURPOSE OF PLAN:  
 TO REMOVE THAT PART OF THE DRAINAGE EASEMENT CREATED AS E-6 ON PS708779H CONTAINED WITHIN BIMBERRY CIRCUIT ON THIS PLAN.

GROUNDS FOR VARIATION OF EASEMENT:  
 AGREEMENT FROM ALL INTERESTED PARTIES  
 (SECTION 6(1)K SUBDIVISION ACT 1988)

Estate: Pasadena  
 Phase No.: 8  
 No. of Lots: 46 + Lot L  
 PHASE AREA: 4.205ha

Depth Limitation 15.24m BELOW THE SURFACE

THIS IS A SPEAR PLAN.  
 LOT NUMBERS 1 TO 800 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  
 FOR RESTRICTIONS AFFECTING LOTS 801 TO 804 (BOTH INCLUSIVE) 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

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	SEWERAGE	SEE DIAG.	PS644560S	SOUTH EAST WATER CORPORATION
E-1, E-4	DRAINAGE	SEE DIAG.	PS644560S	CITY OF CASEY
E-2, E-5	SEWERAGE	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION
E-3, E-5	DRAINAGE	SEE DIAG.	THIS PLAN	CITY OF CASEY
E-6	SEWERAGE	3	PS708779H	SOUTH EAST WATER CORPORATION
E-9	POWERLINE	1.50	PS708779H	AUSNET ELECTRICITY SERVICES 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

ORIGINAL SHEET SIZE A3

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LICENSED SURVEYOR (PRINT) ADRIAN FREEMAN

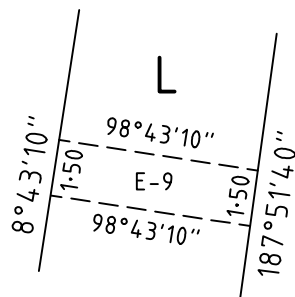
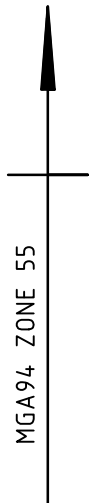
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REF. **M3830/8** VERSION 6

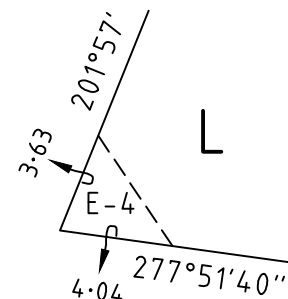
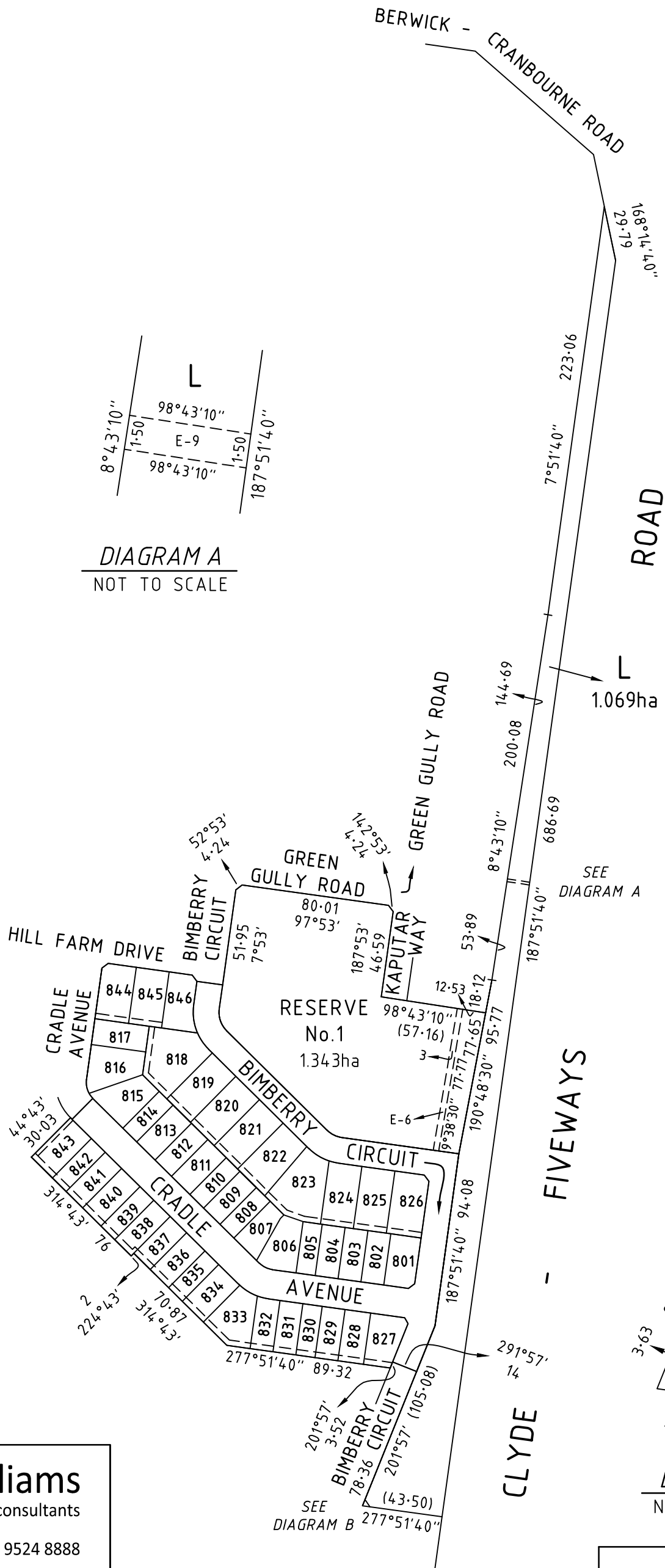
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# PLAN OF SUBDIVISION

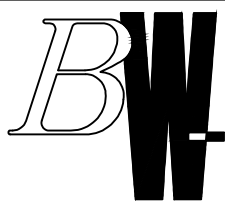
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**DIAGRAM A**  
NOT TO SCALE



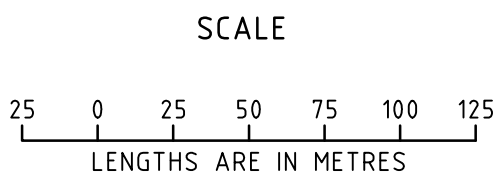
**DIAGRAM B**  
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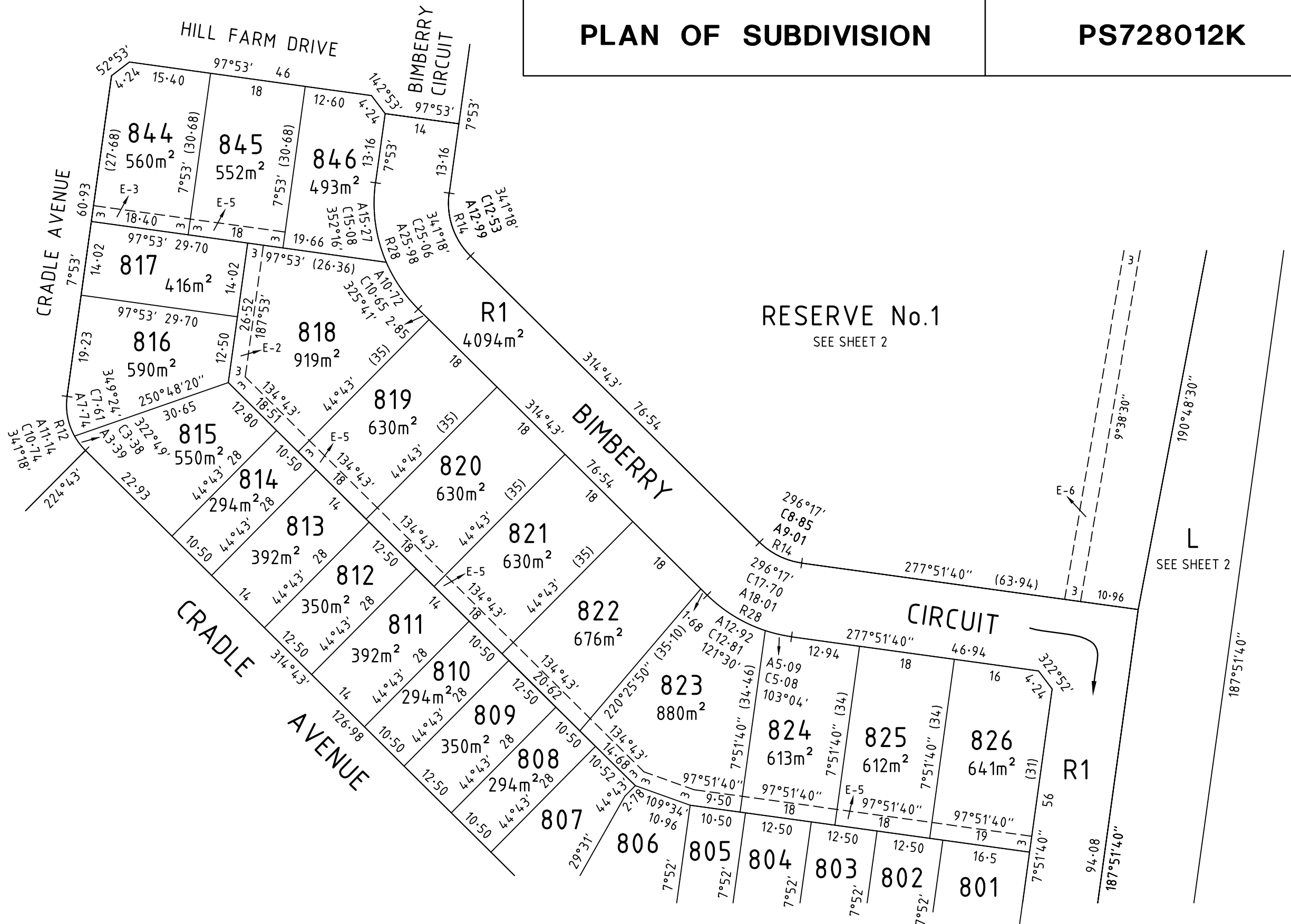
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Sheet 2  
ORIGINAL SHEET SIZE A3

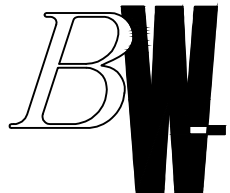
PLAN OF SUBDIVISION

PS728012K



Signed by Council: Casey City Council, PP Ref: PInA01256/08.B, Cert Ref: SubA00287/14, Original Certification: 10/12/2014, Recertification: 07/05/2015

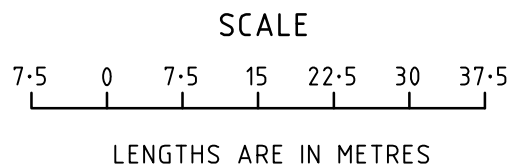
Signed by: ADRIAN JAMES FREEMAN (Beveridge Williams & Co Pty Ltd - Malvern) Surveyor's Plan Version (6) SPEAR Ref: S057311M 14/04/2015



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ORIGINAL  
SCALE SHEET  
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A3

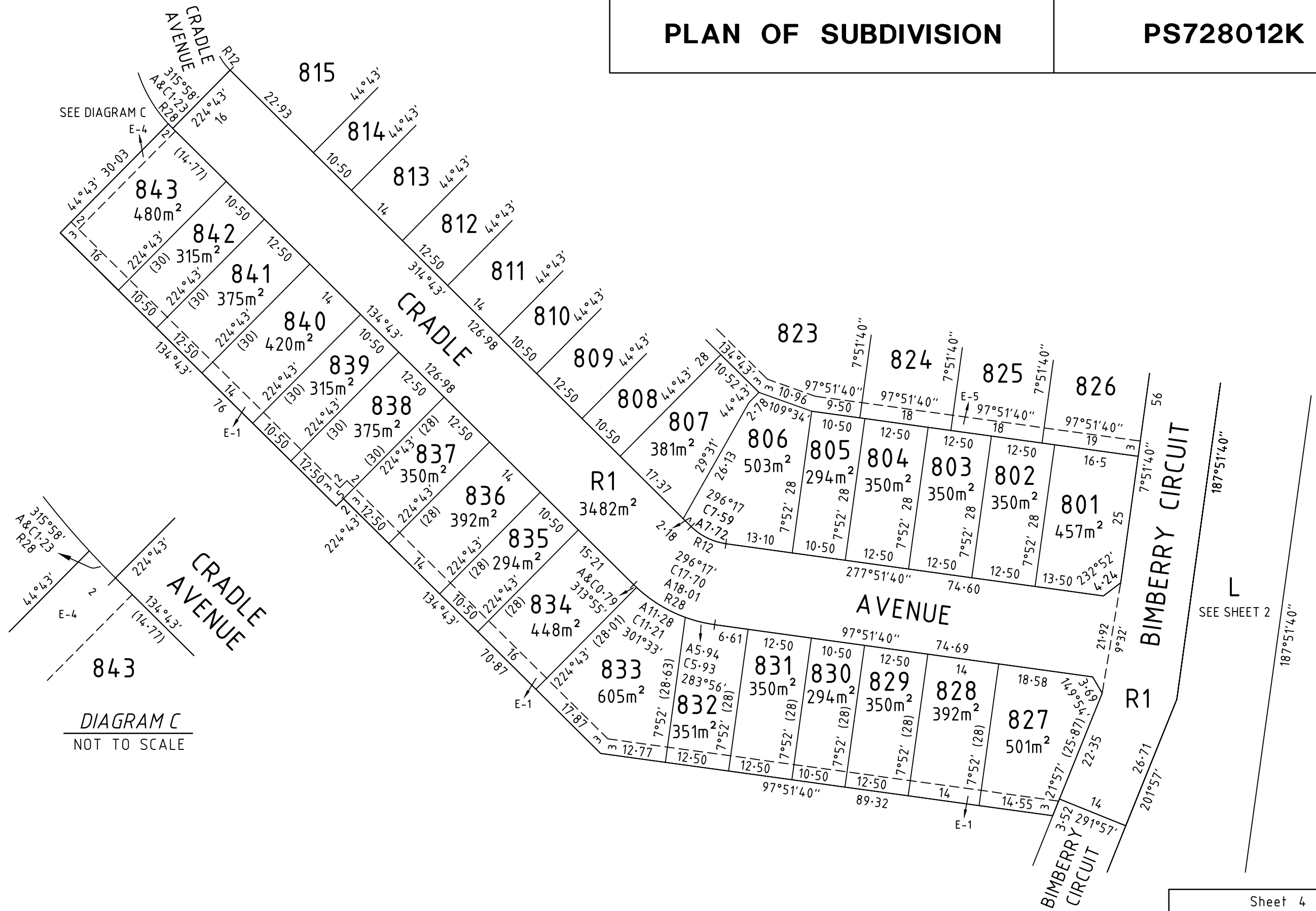
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Sheet 3  
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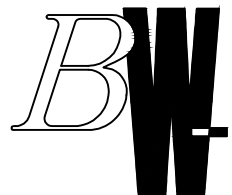
PS728012K

MGA94 ZONE 55



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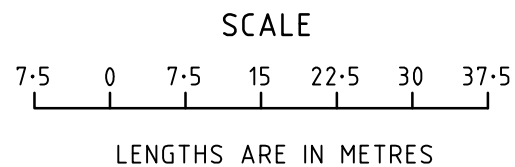
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# PLAN OF SUBDIVISION

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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 801 to 846 (Both Inclusive)

**LAND TO BE BURDENED:** Lots 801 to 846 (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 5

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