

PLAN OF SUBDIVISION

LRS use only

EDITION

PS715041A

LOCATION OF LAND

Parish: CRANBOURNE

Crown Allotment: 36A (PART)

Crown Portion: 36 (PART)

Title Reference: VOL. FOL.

Last Plan Reference: PS708772X (LOT H)

Postal Address: 2S KOSCIUSZKO CIRCUIT
(at time of subdivision) CLYDE 3978

MGA Co-ordinates E 352 950 ZONE: 55
(of approx. centre of land in plan) N 5 779 640

Council Name: CITY OF CASEY

Ref:

Vesting of Roads and / or Reserves

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

Notations

Staging This ~~is~~ is not a staged subdivision
Planning Permit No. P555/11, PlnA00403/13 and P918-08

Notations

THE EASEMENT FOR DRAINAGE PURPOSES CREATED BY AJ480180P CONTAINED WITHIN RESERVE No.1 ON THIS PLAN MERGES UPON REGISTRATION OF THIS PLAN.

OTHER PURPOSE OF PLAN:

(i) TO REMOVE THAT PART OF SEWERAGE EASEMENT CREATED AS E-4 ON AJ480180 AND SHOWN AS E-2 & E-19 ON PS708772X WHICH IS CONTAINED WITHIN THE ROAD CREATED ON THIS PLAN.

(ii) TO REMOVE THAT PART OF DRAINAGE EASEMENT CREATED AS E-6 ON AJ480180 AND SHOWN AS E-1 ON PS708772X WHICH IS CONTAINED WITHIN THE ROAD CREATED ON THIS PLAN.

(iii) TO REMOVE THAT PART OF DRAINAGE EASEMENT CREATED AS E-14 ON PS700450Q AND SHOWN AS E-14 & E-18 ON PS708772X WHICH IS CONTAINED WITHIN THE ROAD CREATED ON THIS PLAN.

(iv) TO REMOVE THAT PART OF WATER SUPPLY EASEMENT CREATED AS E-17, E-18 & E-19 ON PS708772X WHICH IS CONTAINED WITHIN THE ROAD CREATED ON THIS PLAN.

(v) TO REMOVE THAT PART OF DRAINAGE EASEMENT CREATED AS E-4 ON PS708772X WHICH IS CONTAINED WITHIN THE ROAD ON THIS PLAN.

GROUNDS FOR REMOVAL OF EASEMENTS:

AGREEMENT OF ALL INTERESTED PARTIES
(SECTION 6(1)K SUBDIVISION ACT 1988)

CP.1: DENOTES COMMON PROPERTY No.1
CP.2: DENOTES COMMON PROPERTY No.2

Depth Limitation DOES NOT APPLY

THIS IS A SPEAR PLAN.

LOTS 16 TO 29 (BOTH INCLUSIVE) & 40 TO 50 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

FOR RESTRICTIONS AFFECTING LOTS 1, 2, 4 TO 15 (BOTH INCLUSIVE) SEE CREATION OF RESTRICTION ON SHEET 3

FOR RESTRICTIONS AFFECTING LOTS 30 TO 39 (BOTH INCLUSIVE) & 51 TO 60 (BOTH INCLUSIVE) SEE CREATION OF RESTRICTION ON SHEET 4.

FOR RESTRICTIONS AFFECTING LOT 3 SEE CREATION OF RESTRICTION ON SHEET 5.

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. SEE OWNERS CORPORATION SEARCH REPORT(S) FOR DETAILS.

SURVEY THIS PLAN IS ~~AS NOT~~ BASED ON SURVEY.

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) 103 & 160
IN PROCLAIMED SURVEY AREA No. 52

Estate: MY PLACE AT PASADENA
Phase No.: 12C
No. of Lots: 35
PHASE AREA: 1.008ha

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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-2, E-9	SEWERAGE	SEE DIAG.	AJ480180P	SOUTH EAST WATER LIMITED
E-9,E-10,E-13	DRAINAGE	SEE DIAG.	THIS PLAN	CITY OF CASEY
E-10,E-14,E-16	SEWERAGE	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION
E-11,E-12	SEWERAGE	SEE DIAG.	PS708772X	SOUTH EAST WATER CORPORATION
E-11,E-15,E-16	DRAINAGE	SEE DIAG.	PS708772X	CITY OF CASEY

Statement of Compliance/
Exemption Statement

Received

Date / /

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Plan Registered

Time

Date / /

Assistant Registrar of Titles

Sheet 1 of 7 Sheets

ORIGINAL SHEET SIZE A3



Beveridge Williams
development & environment consultants

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LICENSED SURVEYOR (PRINT) GRANT THOMAS NAPPER

SIGNATURE DIGITALLY SIGNED DATE

REF. 1001136/12C

VERSION 8

1001136-12C-PS-V8.DWG

PLAN OF SUBDIVISION

PS715041A

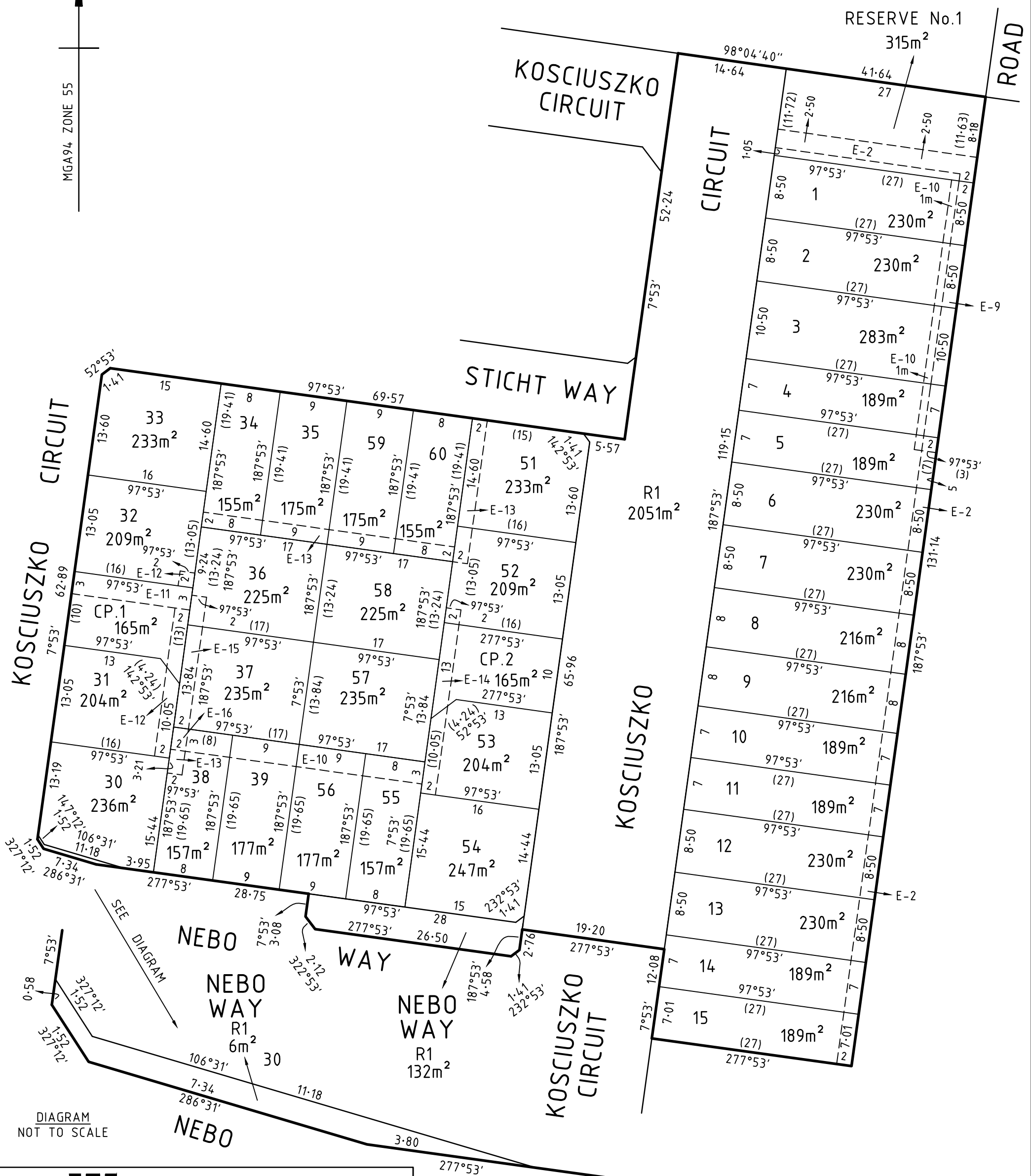
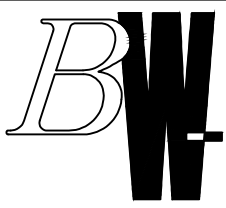


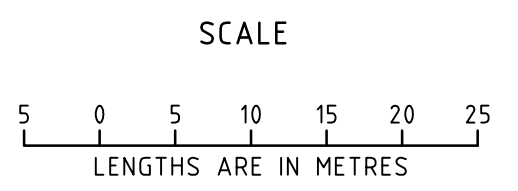
DIAGRAM NOT TO SCALE



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ORIGINAL SCALE
1:500
SHEET SIZE
A3

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Sheet 2
ORIGINAL SHEET SIZE A3

SUBDIVISION ACT 1988 CREATION OF RESTRICTION

Upon registration of this plan the following restriction is created

LAND TO BENEFIT: LOTS 1, 2, 4 TO 15 (BOTH INCLUSIVE)

LAND TO BE BURDENED: LOTS 1, 2, 4 TO 15 (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 build or cause to be built or allow to be built any building or structure or undertake works other than in accordance with the endorsed plans attached to Planning Permit No. PlnA00403/13 issued by the City of Casey unless with written consent of the City of Casey.

EXPIRY:

This restriction will terminate and cease to have effect on each individual lot after an occupancy permit under the Building Act 1993 is issued for the whole of the dwelling on that individual lot.

Sheet 3

ORIGINAL SHEET SIZE A3



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SUBDIVISION ACT 1988 CREATION OF RESTRICTION

Upon registration of this plan the following restriction is created

LAND TO BENEFIT: LOTS 30 TO 39 (BOTH INCLUSIVE) AND LOTS 51 TO 60 (BOTH INCLUSIVE)

LAND TO BE BURDENED: LOTS 30 TO 39 (BOTH INCLUSIVE) AND LOTS 51 TO 60 (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 build or cause to be built or allow to be built any building or structure or undertake works other than in accordance with the endorsed plans attached to Planning Permit P555/11 issued by the City of Casey unless with written consent of the City of Casey.

EXPIRY:

This restriction will terminate and cease to have effect on each individual lot after an occupancy permit under the Building Act 1993 is issued for the whole of the dwelling on that individual lot.

Sheet 4

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SUBDIVISION ACT 1988 CREATION OF RESTRICTION

Upon registration of this plan the following restriction is created

LAND TO BENEFIT: Lots 2 and 4 on this plan.

LAND TO BE BURDENED: Lot 3 on this plan.

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 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
 - (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;
- (ii) 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 which occupy more than 40% of the width of the lot frontage for lots with an area of less than 500 square metres; or
 - (B) Which is sited closer to the street frontage than the dwelling-house or 5.5 metres which ever is the greater.
- (iii) 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.
- (iv) Subdivide or cause to subdivide or allow to be subdivided the burdened land.
- (v) 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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OWNERS CORPORATION SCHEDULE

PS715041A

OWNERS CORPORATION: No.1

Plan No. PS715041A

Land affected by Owners Corporation 1: LOTS 36, 37 & COMMON PROPERTY No.1

Limitations of Owners Corporation 1: LIMITED TO COMMON PROPERTY

Notations

PURPOSE OF OWNERS CORPORATION:

THE PURPOSE OF OWNERS CORPORATION 1 PLAN No. PS715041A IS TO MANAGE THE COMMON SERVICES AND ANY COMMON PROPERTY WITHIN THE LAND AFFECTED BY THE OWNERS CORPORATION

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
36	10	10						
37	10	10						
Total	20	20						



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Sheet 6

OWNERS CORPORATION SCHEDULE

PS715041A

OWNERS CORPORATION: No.2

Plan No. PS715041A

Land affected by Owners Corporation 2: LOTS 57, 58 & COMMON PROPERTY No.2

Limitations of Owners Corporation 2: LIMITED TO COMMON PROPERTY

Notations

PURPOSE OF OWNERS CORPORATION:

THE PURPOSE OF OWNERS CORPORATION 2 PLAN No. PS715041A IS TO MANAGE THE COMMON SERVICES AND ANY COMMON PROPERTY WITHIN THE LAND AFFECTED BY THE OWNERS CORPORATION

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
57	10	10						
58	10	10						
Total	20	20						



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