

# PLAN OF SUBDIVISION

LRS use only

**EDITION**

**PS718834V**

## LOCATION OF LAND

Parish: CRANBOURNE  
 Township: —  
 Section: —  
 Crown Allotment: 36A (PART)  
 Crown Portion: 36  
 Title Reference: VOL.11404 FOL.943  
 Last Plan Reference: PS701116X (LOT F)  
 Postal Address: 87S GREEN GULLY ROAD,  
 (at time of subdivision) CLYDE 3978  
 MGA Co-ordinates E 352 680 ZONE: 55  
 (of approx. centre of land in plan) N 5 779 540

Council Name: CITY OF CASEY Ref:

## Vesting of Roads and / or Reserves

Identifier	Council/Body/Person
ROAD R1	CITY OF CASEY

## Notations

Staging This ~~is~~ is not a staged subdivision  
 Planning Permit No. 918-08

## OTHER PURPOSES OF PLAN:

1) TO REMOVE THAT PART OF CARRIAGEWAY EASEMENT CREATED AS E-2 ON PS641275H AND SHOWN AS E-3 & E-11 ON PS701116X WHICH IS CONTAINED WITHIN THE ROADS CREATED ON THIS PLAN AND LOT 1401A ON THIS PLAN.

2) TO REMOVE THAT PART OF DRAINAGE EASEMENT CREATED AND SHOWN AS E-6 & E-11 ON PS701116X WHICH IS CONTAINED WITHIN THE ROADS CREATED ON THIS PLAN AND LOT 1401A ON THIS PLAN.

3) TO VARY THE LOCATION OF SEWERAGE AND DRAINAGE EASEMENT CREATED AND SHOWN AS E-1 ON PS701116X CONTAINED WITHIN LOT 1440 ON THIS PLAN TO THE LOCATION SHOWN ON THIS PLAN.

## GROUND FOR REMOVALS AND VARIATION OF EASEMENTS:

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

## Depth Limitation DOES NOT APPLY

LOTS 1 TO 1400 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

FOR RESTRICTIONS AFFECTING LOTS 1402 TO 1415 (BOTH INCLUSIVE), LOTS 1418 TO 1428 (BOTH INCLUSIVE) AND LOTS 1431 TO 1443 (BOTH INCLUSIVE) SEE CREATION OF RESTRICTION ON SHEET 5.

FOR RESTRICTIONS AFFECTING LOTS 1401A, 1401B, 1416, 1417, 1429 AND 1430 SEE CREATION OF RESTRICTION ON SHEET 6.

THIS IS A SPEAR PLAN.

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

Estate: PASADENA  
 Phase No.: 14  
 No. of Lots: 44  
 PHASE AREA: 2.508ha

## 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	LRS use only
E-1	SEWERAGE DRAINAGE	SEE DIAG. SEE DIAG.	PS701116X PS701116X	SOUTH EAST WATER CORPORATION CITY OF CASEY	Statement of Compliance/ Exemption Statement  Received <input type="checkbox"/>  Date / /  LRS use only Plan Registered Time Date / /  ..... Assistant Registrar of Titles
E-2	SEWERAGE	2	THIS PLAN	SOUTH EAST WATER CORPORATION	
E-3	SEWERAGE DRAINAGE	3 3	THIS PLAN THIS PLAN	SOUTH EAST WATER CORPORATION CITY OF CASEY	

Sheet 1 of 6 Sheets

ORIGINAL SHEET SIZE A3



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 development & environment consultants

Melbourne ph : 03 9524 8888

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LICENSED SURVEYOR (PRINT) GRANT THOMAS NAPPER

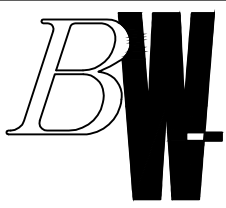
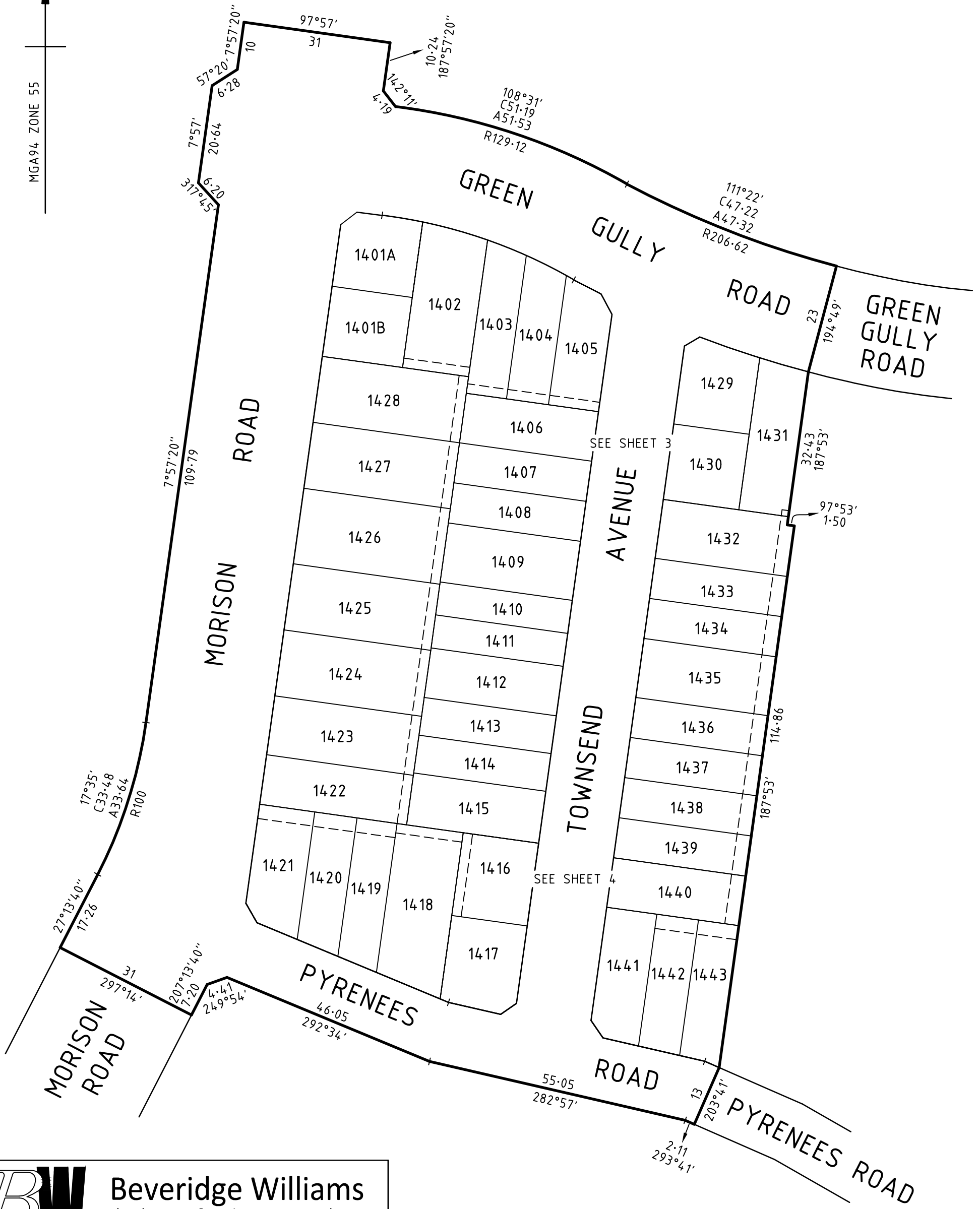
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PLAN OF SUBDIVISION

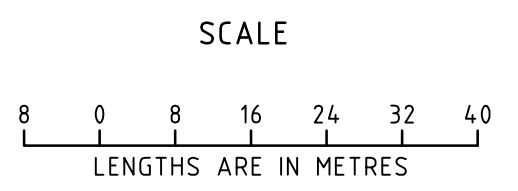
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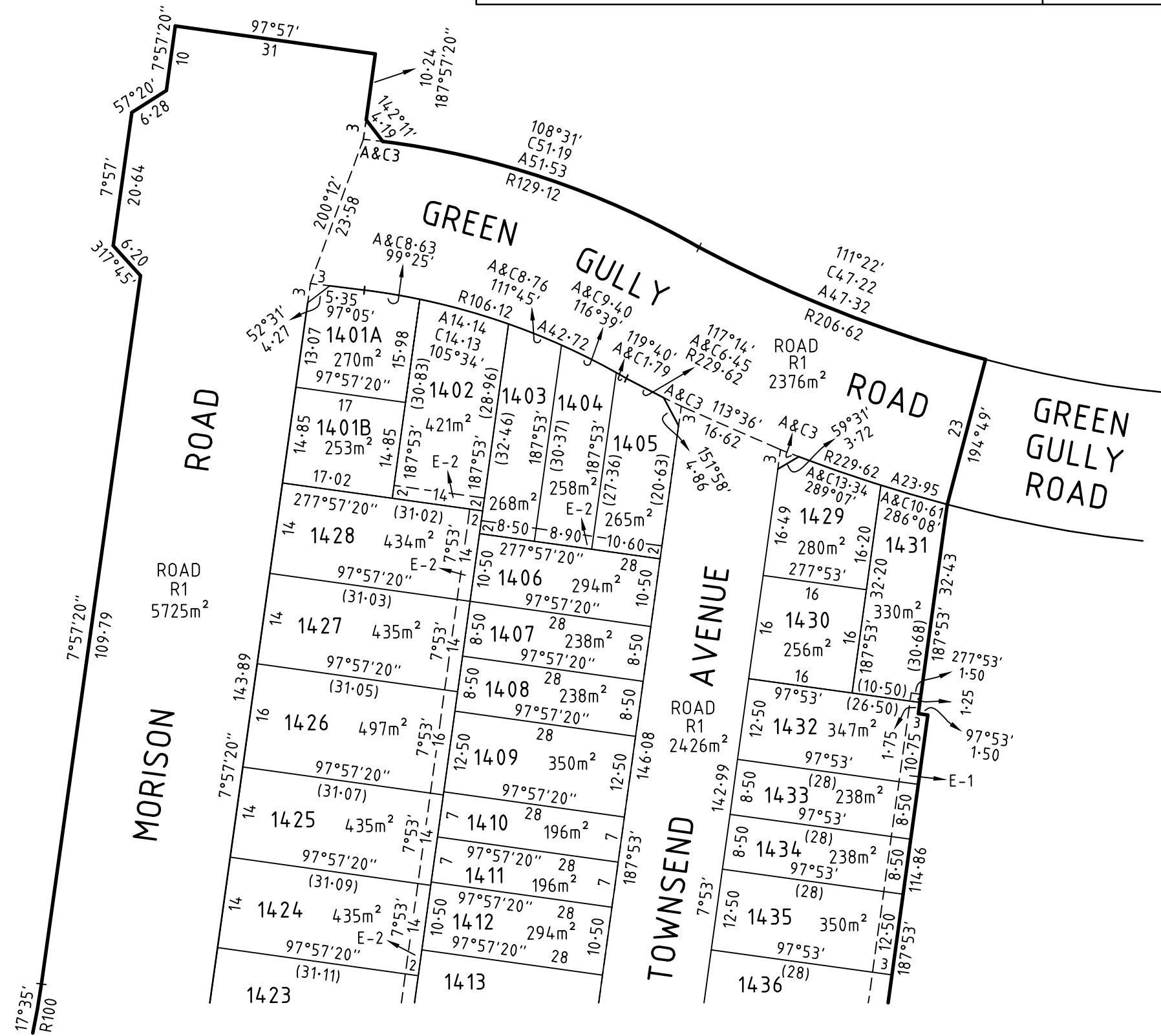
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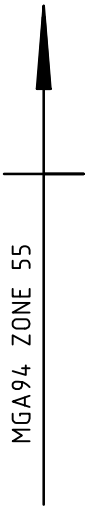
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# PLAN OF SUBDIVISION

PS718834V



MGA94 ZONE 55



SEE SHEET 4

SEE SHEET 4

Sheet 3

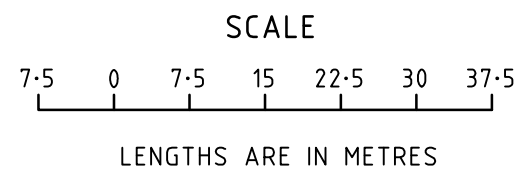
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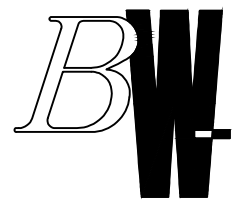
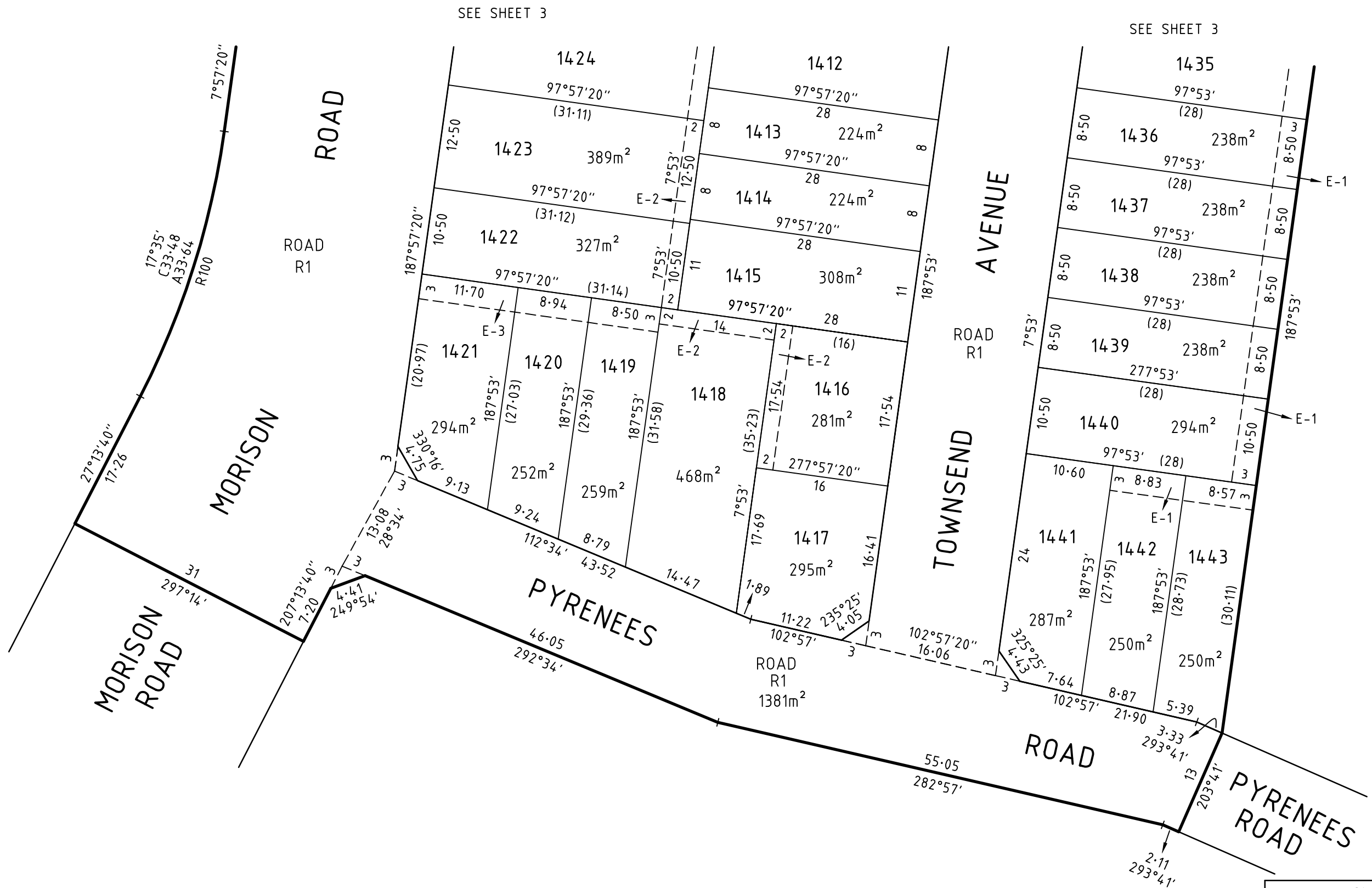
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VERSION 3

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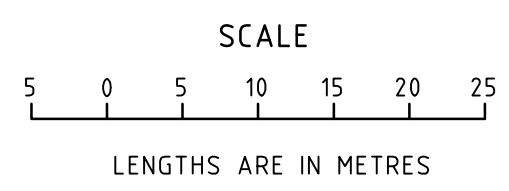
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SIGNATURE DIGITALLY SIGNED DATE

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VERSION 3

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Sheet 4  
ORIGINAL SHEET SIZE A3

Signed by: Grant Thomas Napper (Beveridge Williams & Co Pty Ltd - Malvern) Surveyor's Plan Version (Version 3) SPEAR Ref: S042431J 09/12/2013

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

Upon registration of this plan the following restriction is created

**LAND TO BENEFIT:** Lots 1401A to 1443 (Both Inclusive)

**LAND TO BE BURDENED:** Lots 1402 to 1415 (Both Inclusive), Lots 1418 to 1428 (Both Inclusive) and Lots 1431 to 1443 (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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**SUBDIVISION ACT 1988 CREATION OF RESTRICTION 'B'**

Upon registration of this plan the following restriction is created

**LAND TO BENEFIT:** Lots 1401A to 1443 (Both Inclusive)

**LAND TO BE BURDENED:** Lots 1401A, 1401B, 1416, 1417, 1429 and 1430.

**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 façade 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 1401B, 1416 and 1430.
- (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 lots 1401A, 1417 and 1429 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 6  
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