

**LOCATION OF LAND**

Parish: CRANBOURNE  
Township: \_\_\_\_\_  
Section: \_\_\_\_\_  
Crown Allotment: 36A (PART)  
Crown Portion: 36  
Title Reference: VOL. \_\_\_\_\_ FOL. \_\_\_\_\_

Last Plan Reference: PS700450Q (LOT E)

Postal Address: 25S MORISON ROAD  
(at time of subdivision) CLYDE 3978

MGA Co-ordinates E 352 700 ZONE: 55  
(of approx. centre of land in plan) N 5779 500

**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                      |
|--------------------|--|
| R1<br>RESERVE No.1 | CITY OF CASEY<br>SPI ELECTRICITY PTY LTD |

**Notations**

**Staging** This is/is not a staged subdivision  
Planning Permit No. P918/08 - A

**OTHER PURPOSE OF PLAN:**  
i) TO REMOVE THAT PART OF SEWERAGE EASEMENT CREATED AS E-4 ON PS700450Q WHICH IS CONTAINED WITHIN TEVIOT STREET ON THIS PLAN.

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

Estate: MY PLACE AT PASADENA  
Phase No.: 13  
No of lots: 38 + LOT F  
Phase Area: 2.083ha

**Depth Limitation** Does Not Apply

LOTS 1 TO 1300 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

FOR RESTRICTIONS AFFECTING LOTS 1301 TO 1334B (BOTH INCLUSIVE) SEE CREATION OF RESTRICTION ON SHEET 5.

THIS IS A SPEAR PLAN.

**SURVEY** THIS PLAN IS/~~IS NOT~~ BASED ON SURVEY.

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s)  
IN PROCLAIMED SURVEY AREA No. 103 & 160  
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    | 3              | THIS PLAN | SOUTH EAST WATER CORPORATION |
|              | DRAINAGE    | 3              | THIS PLAN | CITY OF CASEY                |
| E-2          | SEWERAGE    | 2              | THIS PLAN | SOUTH EAST WATER CORPORATION |
| E-3          | CARRIAGEWAY | SEE DIAG.      | PS641275H | LOT B ON PS641275H           |
|              | CARRIAGEWAY | SEE DIAG.      | PS641275H | CITY OF CASEY                |
| E-4          | SEWERAGE    | 3              | PS700450Q | SOUTH EAST WATER CORPORATION |
|              | DRAINAGE    | 3              | PS700450Q | CITY OF CASEY                |
| E-5          | SEWERAGE    | 2              | PS700450Q | SOUTH EAST WATER CORPORATION |
| E-6          | DRAINAGE    | 3              | THIS PLAN | CITY OF CASEY                |
| E-7          | PARTY WALL  | 0.15           | THIS PLAN | LOT 1322                     |
| E-8          | PARTY WALL  | 0.15           | THIS PLAN | LOT 1323                     |
| E-9          | PARTY WALL  | 0.15           | THIS PLAN | LOT 1306                     |
| E-10         | PARTY WALL  | 0.15           | THIS PLAN | LOT 1305                     |
| E-11         | CARRIAGEWAY | SEE DIAG.      | PS641275H | LOT B ON PS641275H           |
|              | CARRIAGEWAY | SEE DIAG.      | PS641275H | CITY OF CASEY                |
|              | DRAINAGE    | SEE DIAG.      | THIS PLAN | CITY OF CASEY                |
| E-12         | PARTY WALL  | 0.15           | THIS PLAN | LOT 1318                     |
| E-13         | PARTY WALL  | 0.15           | THIS PLAN | LOT 1319                     |
| E-14         | PARTY WALL  | 0.15           | THIS PLAN | LOT 1313B                    |
| E-15         | PARTY WALL  | 0.15           | THIS PLAN | LOT 1313A                    |

**LRS use only**

**Statement of Compliance/  
Exemption Statement**

Received

Date / /

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**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

www.beveridgewilliams.com.au

LICENSED SURVEYOR (PRINT) GRANT THOMAS NAPPER

SIGNATURE \_\_\_\_\_ DIGITALLY SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

REF. **1001136/13** VERSION 11

1001136-STAGE 13-PS-V11-DWG

DATE / /

COUNCIL DELEGATE SIGNATURE \_\_\_\_\_

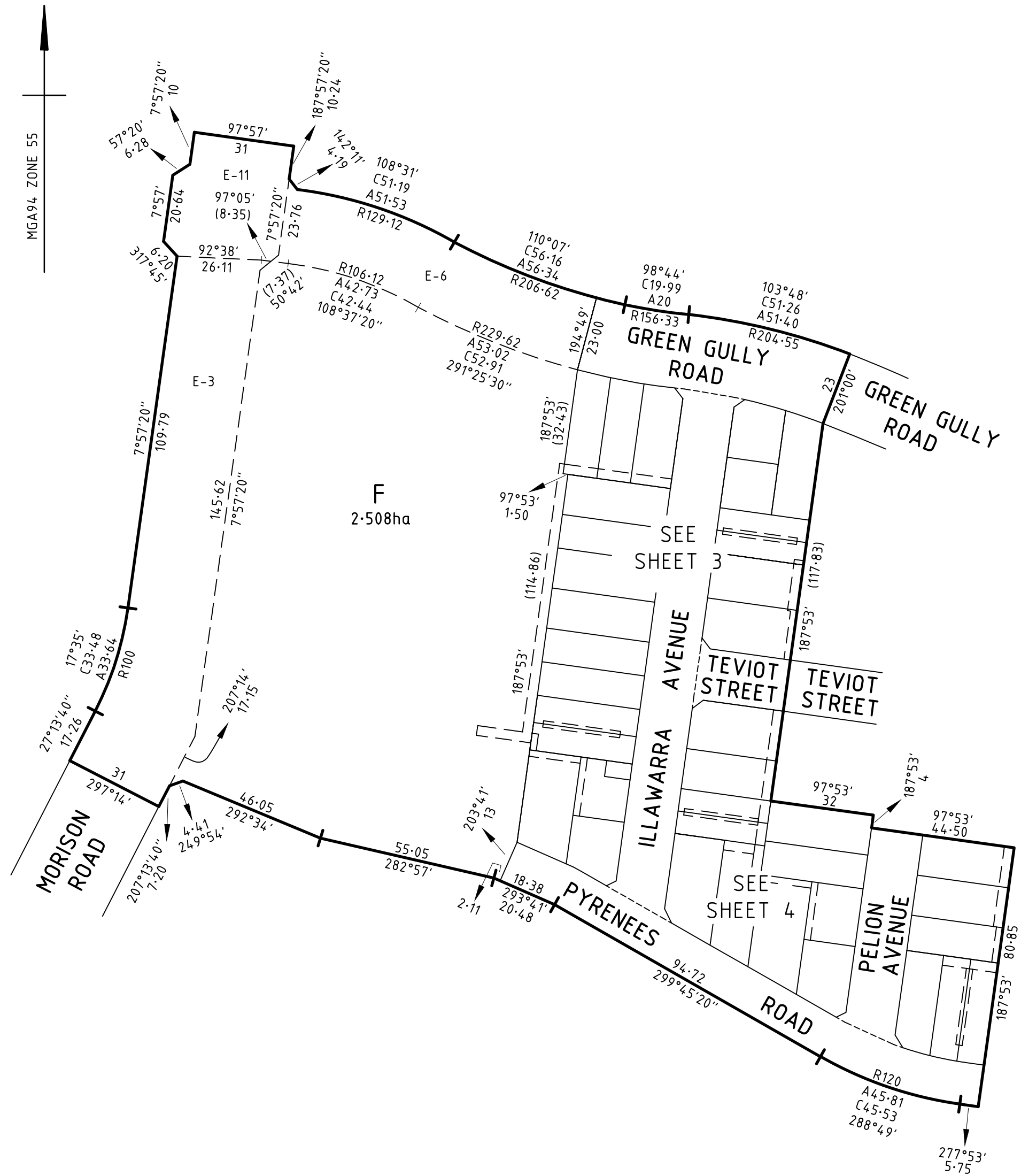
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# PLAN OF SUBDIVISION

STAGE No.

Plan Number

**PS 70116X**

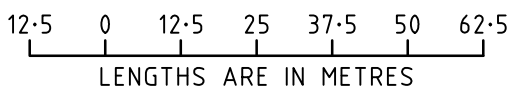


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SCALE



ORIGINAL

SCALE

1:1250

SHEET SIZE

A3

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REF. **1001136/13**

1001136-STAGE 13-PS-V11-DWG

VERSION 11

Sheet 2

DATE / /

COUNCIL DELEGATE SIGNATURE

FOR CONTINUATION  
SEE SHEET 2

# PLAN OF SUBDIVISION

STAGE No. /

Plan Number

**PS 70116X**

MGA94 ZONE 55

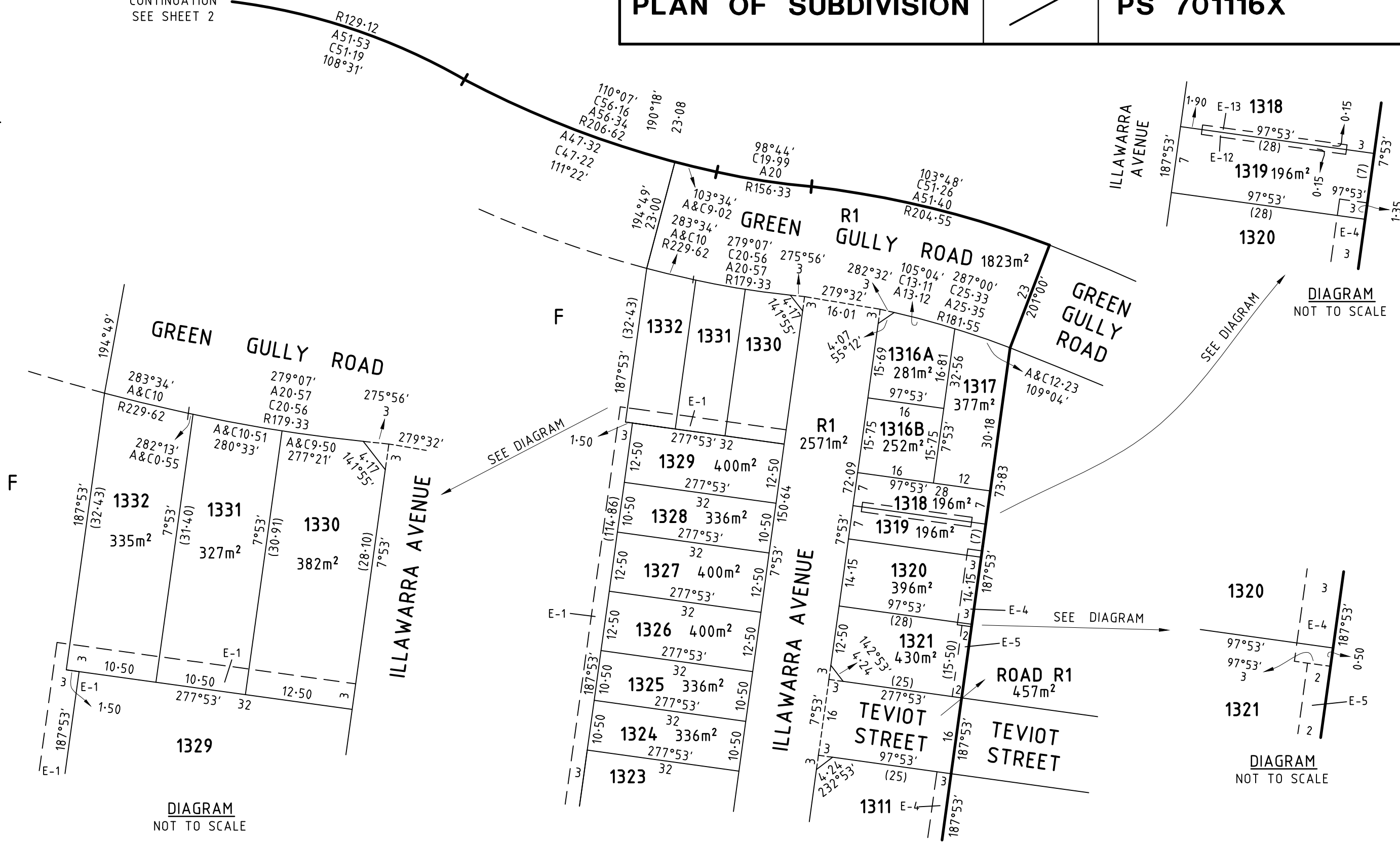


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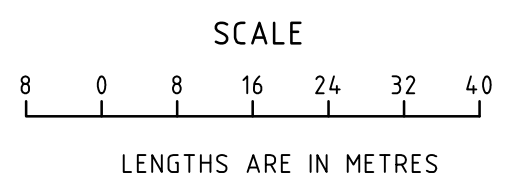
FOR CONTINUATION SEE SHEET 3



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REF. 1001136/13 VERSION 11  
1001136-STAGE 13-PS-V11-DWG

Sheet 3  
DATE / /  
COUNCIL DELEGATE SIGNATURE

# PLAN OF SUBDIVISION

STAGE No.

Plan Number

**PS 70116X**

FOR CONTINUATION SEE SHEET 3

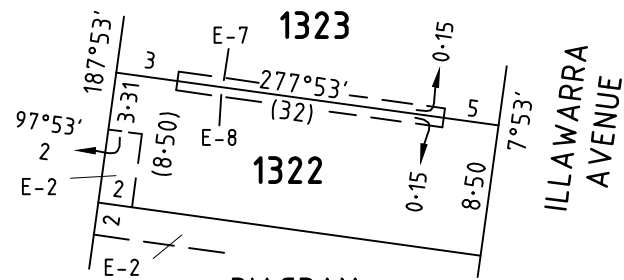


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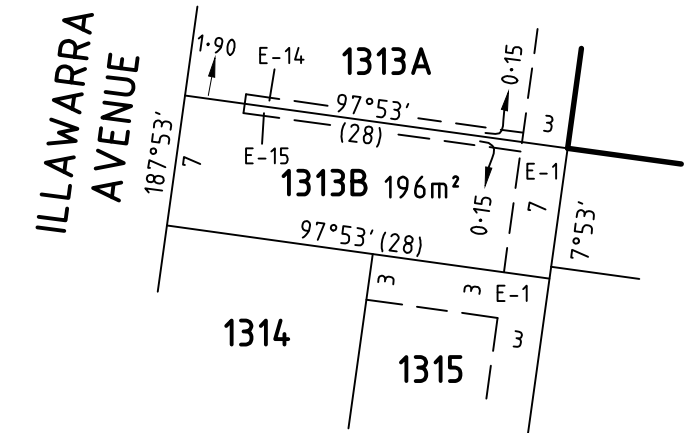
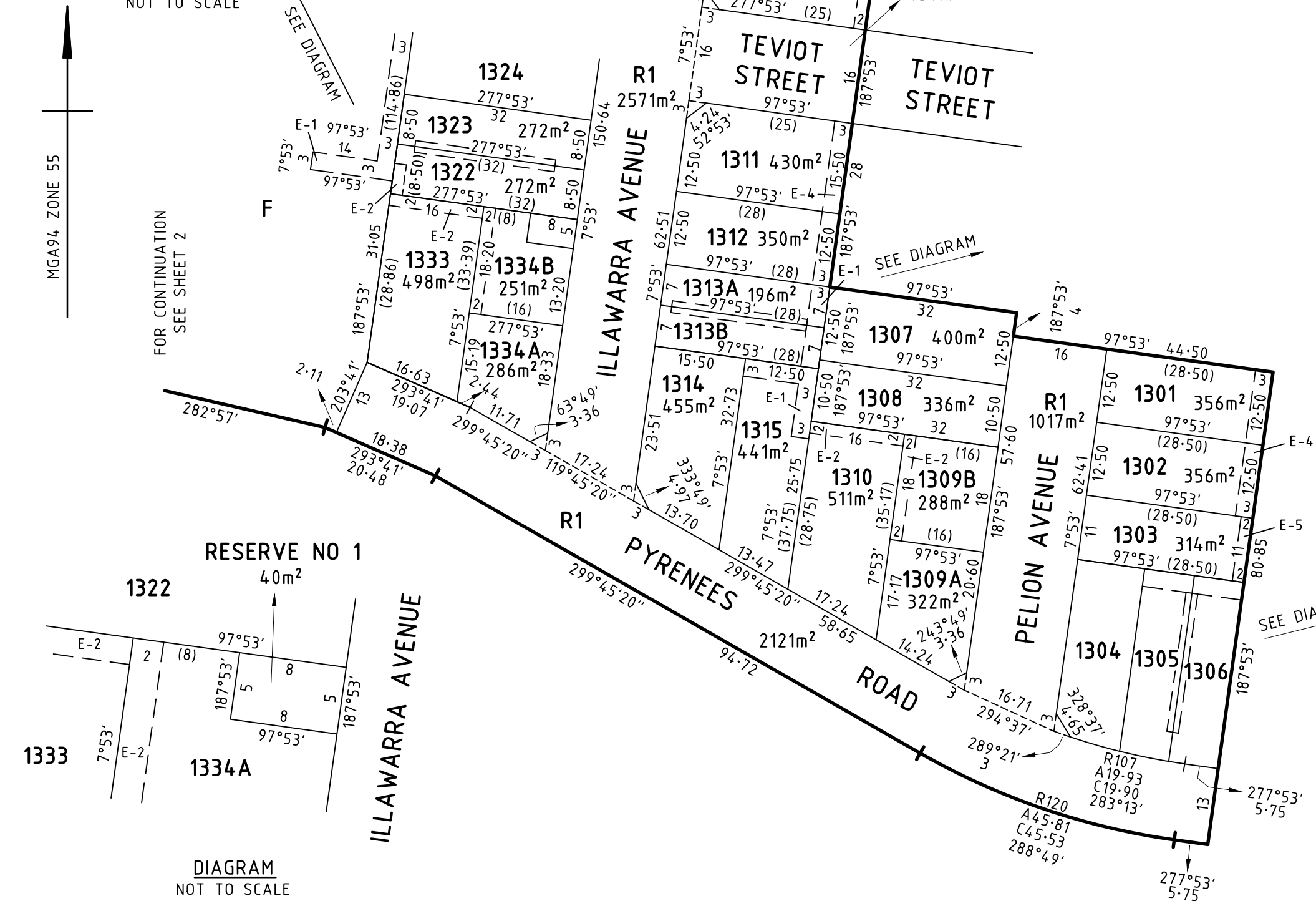


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FOR CONTINUATION  
SEE SHEET 2

RESERVE NO 1

40m<sup>2</sup>

DIAGRAM  
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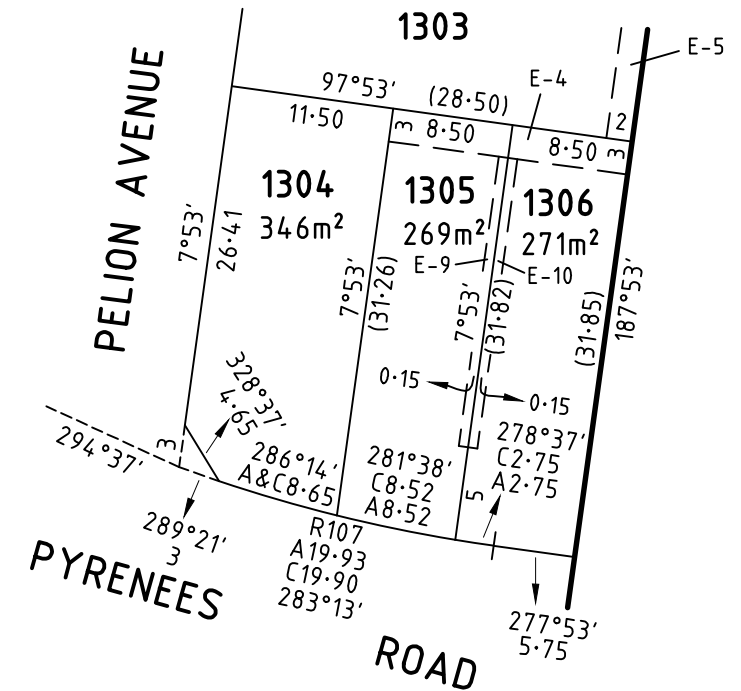


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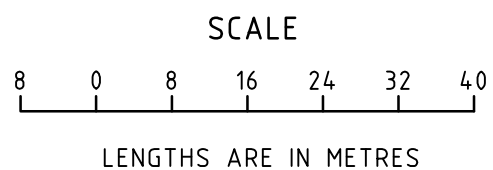


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VERSION 11

1001136-STAGE 13-PS-V11-DWG

Sheet 4

DATE / /  
COUNCIL DELEGATE SIGNATURE

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

Upon registration of this plan the following restriction is created

**LAND TO BENEFIT:** LOTS 1301 TO 1334B

**LAND TO BE BURDENED:** LOTS 1301 TO 1334B

**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;
  - (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;
  - (C) On lots 1309A, 1309B, 1313A, 1313B, 1316A, 1316B, 1318, 1319, 1334A and 1334B; which is located less than 5 metres from the street frontage unless the garage is sited exactly 3 metres from the street frontage.
- (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.
  - (D) Along the side boundary of lots 1316A, 1309A and 1334A except an alternative style of fencing approved by the Design Assessment Panel.
- (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.

