

PLAN OF SUBDIVISION

EDITION

PS 810951C

<p>LOCATION OF LAND</p> <p>PARISH: CRANBOURNE</p> <p>TOWNSHIP: —</p> <p>SECTION: —</p> <p>CROWN ALLOTMENT: —</p> <p>CROWN PORTION: 35 (PART)</p> <p>TITLE REFERENCE: VOL 8492 FOL 903</p> <p>LAST PLAN REFERENCE: PS618610C (LOT 1)</p> <p>POSTAL ADDRESS: 1345 BALLARTO ROAD, (at time of subdivision) CRANBOURNE EAST VIC 3977</p> <p>MGA 94 CO-ORDINATES: E 351 630 ZONE: 55 (approx. centre of land in plan) N 5 778 590</p>	<p>Council Name: Casey City Council</p> <p>SPEAR Reference Number: S104613M</p>
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VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	STAGING
ROAD R1	CASEY CITY COUNCIL	This is /is not a staged subdivision Planning Permit No.
RESERVE No.1	AUSNET ELECTRICITY SERVICES PTY LTD (ABN 91 064 651 118)	
RESERVE No.2	CASEY CITY COUNCIL	DEPTH LIMITATION DOES NOT APPLY
RESERVE No.3	CASEY CITY COUNCIL	

OTHER PURPOSE OF PLAN

TO REMOVE THAT PART OF PIPELINE EASEMENT E-1
CREATED IN AE082657A NOW CONTAINED IN CASEY FIELDS
BOULEVARD ON THIS PLAN.

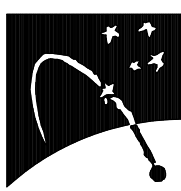
LOTS 1 TO 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
AREA OF LAND SUBDIVIDED (EXCLUDING BALANCE LOT A) IS 3.578ha.

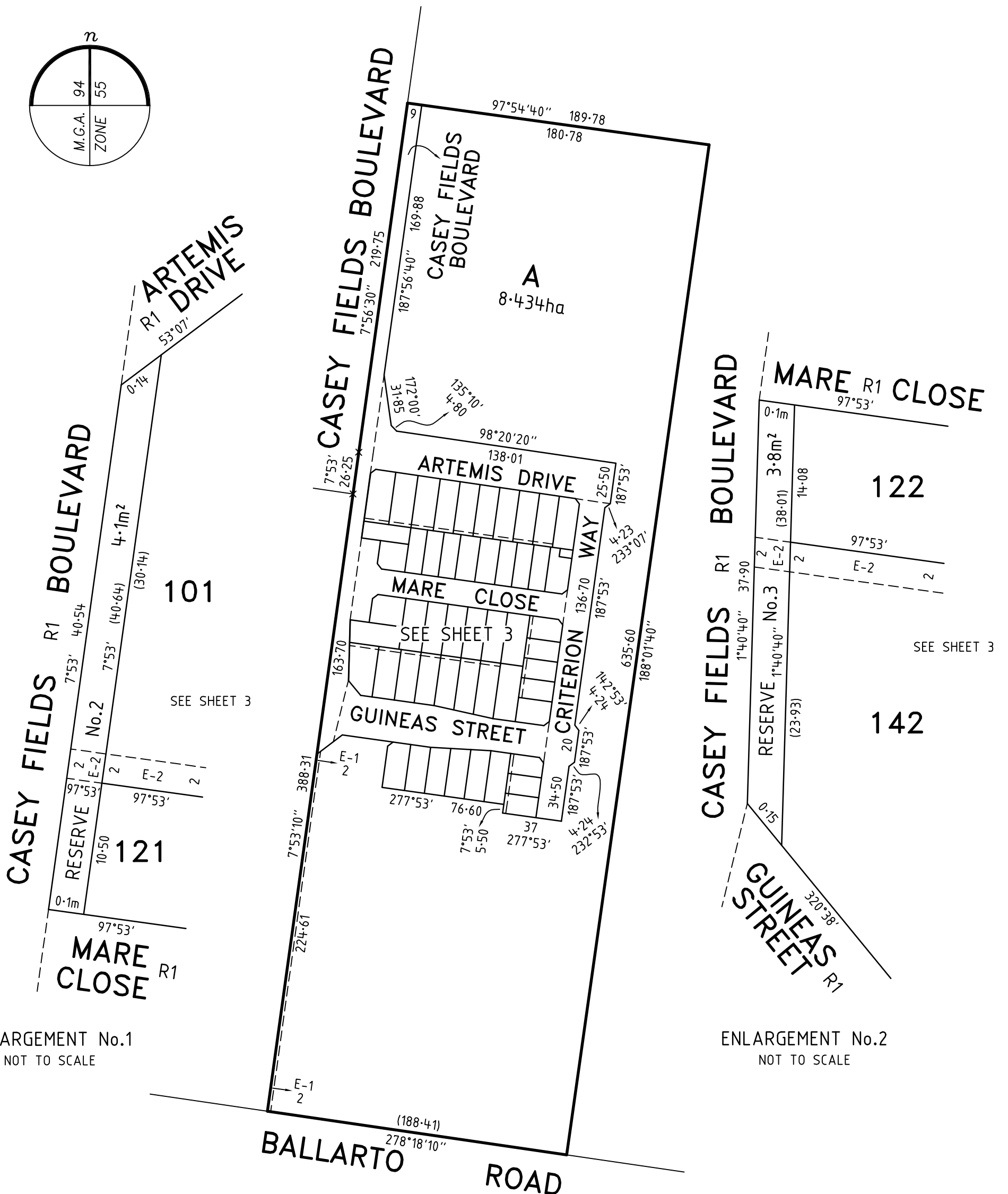
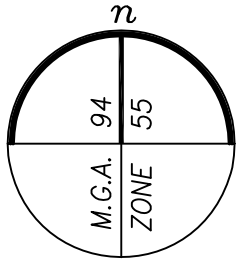
GROUNDS FOR REMOVAL OF EASEMENT

AGREEMENT BY ALL INTERESTED PARTIES.

EASEMENT INFORMATION

<p>LEGEND: E – Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A – Appurtenant Easement</p>				
SUBJECT LAND	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	PIPELINE	2m	AE082657A	MELBOURNE WATER CORPORATION
E-2	DRAINAGE	SEE DIAG	THIS PLAN	CASEY CITY COUNCIL

<p>ALLANVALE 1 51 LOTS AND BALANCE LOT A</p> <p>Bosco Jonson Pty Ltd A.B.N 15 169 138 827 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia Tel 03) 9699 1400 Fax 03) 9699 5992</p> 	<p>LICENSED SURVEYOR SCOTT WYLLIE</p> <p>DATE 05/07/17 REFERENCE 30744013</p> <p>VERSION B DRAWING 3074401AB</p> <p>ORIGINAL SHEET SIZE A3 SHEET 1 OF 5 SHEETS</p>
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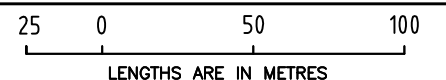
ENLARGEMENT No.1
NOT TO SCALE

ENLARGEMENT No.2
NOT TO SCALE

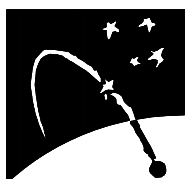
ALLANVALE 1

LICENSED SURVEYOR SCOTT WYLLIE

SCALE
1:2500



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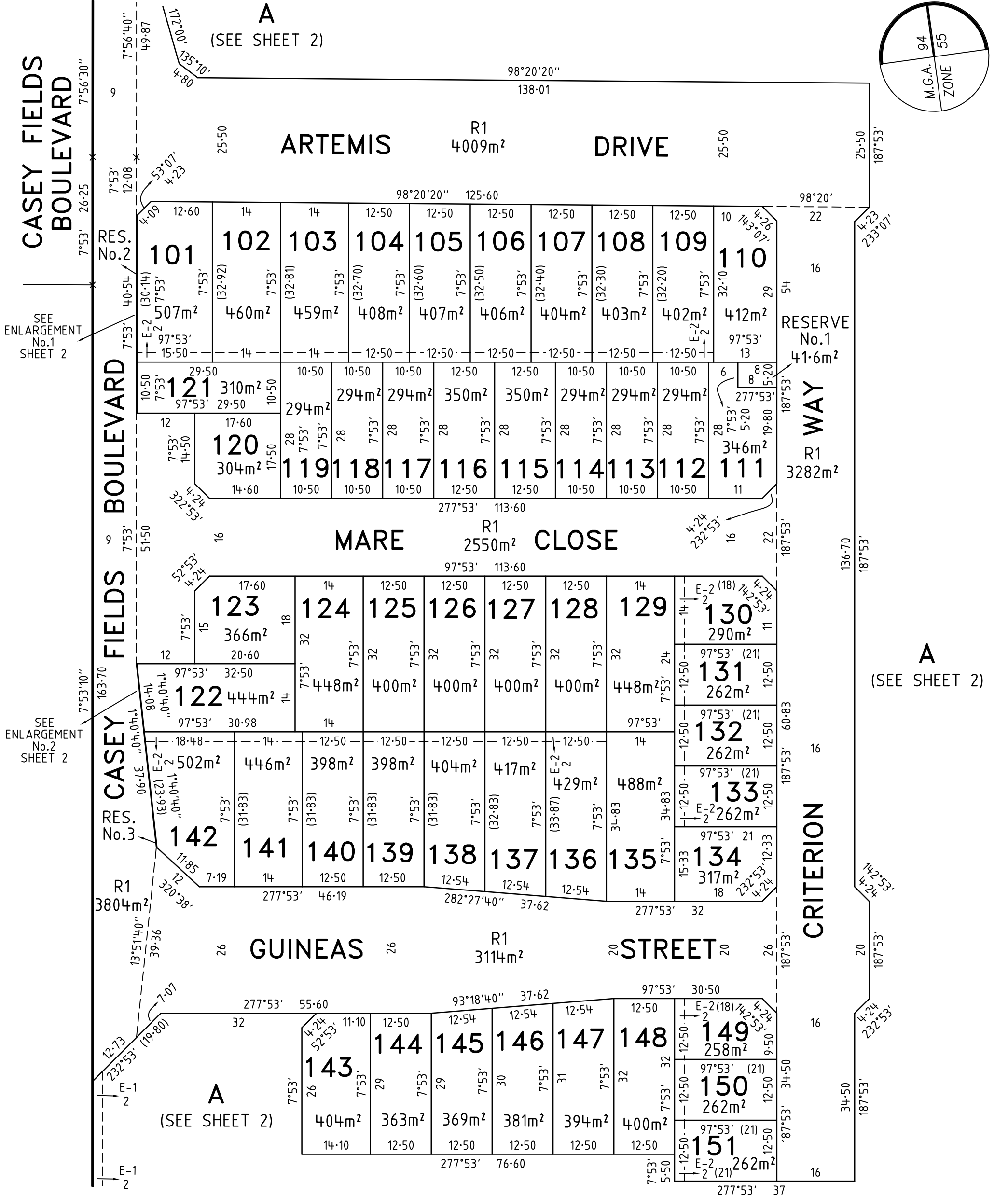
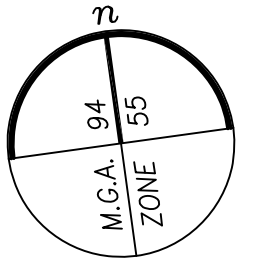
DATE 05/07/17
VERSION B

REFERENCE 30744013
DRAWING 3074401AB

ORIGINAL SHEET SIZE A3
SHEET 2

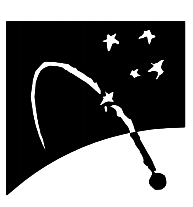
PLAN OF SUBDIVISION

PS 810951C



ALLANVALE 1

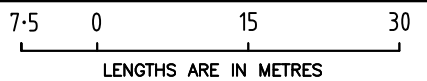
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LICENSED SURVEYOR SCOTT WYLLIE

DATE 05/07/17 REFERENCE 30744013
 VERSION B DRAWING 3074401AB

SCALE 1:750



ORIGINAL SHEET SIZE A3

SHEET 3

PLAN OF SUBDIVISION

PS 810951C

CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created

DESCRIPTION OF RESTRICTION

Table of land burdened and land benefited

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
101	102, 121
102	101, 103, 121
103	102, 104, 118, 119
104	103, 105, 117, 118
105	104, 106, 116, 117
106	105, 107, 115, 116
107	106, 108, 114, 115
108	107, 109, 113, 114
109	108, 110, 111, 112, 113
110	109, 111
111	109, 110, 112

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
115	106, 107, 114, 116
116	105, 106, 115, 117
120	119, 121
121	101, 102, 119, 120
122	123, 124, 141, 142
123	122, 124
124	122, 123, 125, 140, 141
125	124, 126, 139
126	125, 127, 138
127	126, 128, 137
128	127, 129, 136

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
129	128, 130, 131, 132, 135
134	133, 135
135	129, 132, 133, 134, 136
136	128, 135, 137
137	127, 136, 138
138	126, 137, 139
139	125, 138, 140
140	124, 139, 141
141	122, 124, 140, 142
142	122, 141
143	144

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
144	143, 145
145	144, 146
146	145, 147
147	146, 148
148	147, 149, 150, 151

Except with the written consent of the Transferor and in all other instances with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

- (a) build or allow to be built on the Lot any building other than in accordance with the building envelope plan shown in the Schedule on sheet 5.
- (b) build or allow to be built a dwelling house which does not, prior to occupation, have constructed a roofed and fully enclosed garage:
 - i. setback 5.50 metres or less from the primary frontage;
 - ii. where the opening occupies 40% or less of the width of the lot;
- (c) build or allow to be built any front fence:
 - i. more than 1.2 metres in height;
 - ii. with less than 50 percent transparency unless the front fence is less than 0.7 metres in height then it may be solid;
 - iii. which is inconsistent with the dwelling on the Lot in relation to style, materials and colours;
- (d) build or allow to be built any side or rear fencing other than 1.8 metres in height (except where there is a front fence).
- (e) build or allow to be built any side fencing which extends in front of the building line unless a front fence has been installed, which additional side fencing must be 1.2 metres in height;
- (f) on a corner Lot, build or allow to be built any fence to a secondary boundary which is a street:
 - i. which does not return a minimum of 2 metres behind the front building line;
 - ii. other than 1.8 metres in height;

This restriction shall cease to have effect after the issue of certificate of occupancy for the whole of the dwelling on the Lot.

CREATION OF RESTRICTION B

Upon registration of this plan the following restriction is created

DESCRIPTION OF RESTRICTION

Table of land burdened and land benefited

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
112	109, 111, 113
113	108, 109, 112, 114
114	107, 108, 113, 115
117	104, 105, 116, 118
118	103, 104, 117, 119
119	103, 118, 120, 121

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
130	129, 131
131	129, 130, 132
132	129, 131, 133, 135
133	132, 134, 135
149	148, 150
150	148, 149, 151
151	148, 150

The registered proprietor or proprietors for the time being for any Burdened Lot on this plan in the table as a Lot subject to the 'Small Lot Housing Code (Type A)' must not build or permit to be built or remain on the Lot any building or structure that has not been constructed in accordance with the 'Small Lot Housing Code (Type A)' unless in accordance with a planning permit granted to construct a dwelling on the Lot.

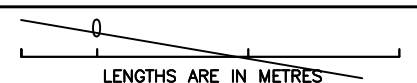
Except with the written consent of the Transferor and in all other instances with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not build or allow to be built a dwelling house two or more storeys which does not, prior to occupation, have constructed a roofed and fully enclosed garage where the opening occupies 30% or less of the width of the Lot.

This restriction shall cease to have effect after the issue of certificate of occupancy for the whole of the dwelling on the Lot.

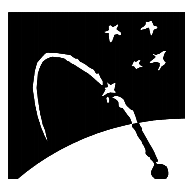
ALLANVALE 1

LICENSED SURVEYOR SCOTT WYLLIE

SCALE



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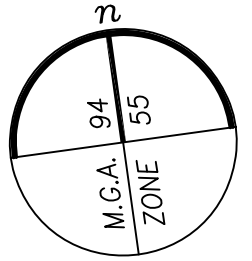
ORIGINAL SHEET SIZE A3

SHEET 4

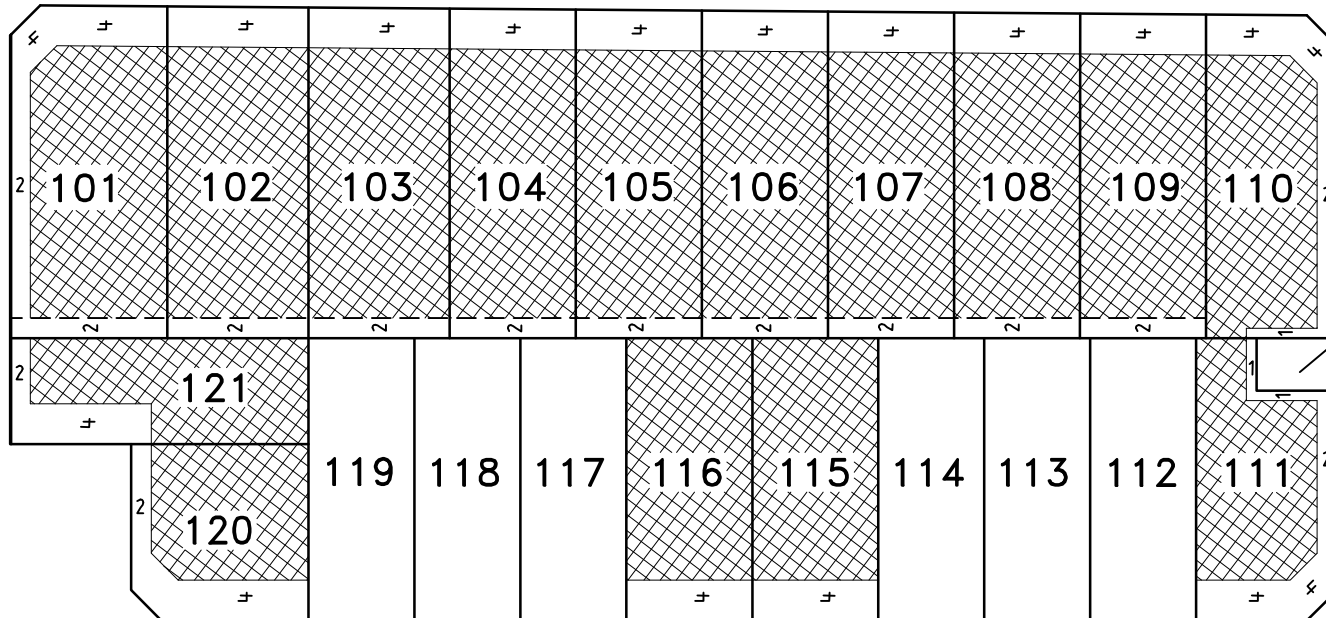
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CREATION OF RESTRICTION SCHEDULE (CONTINUED)



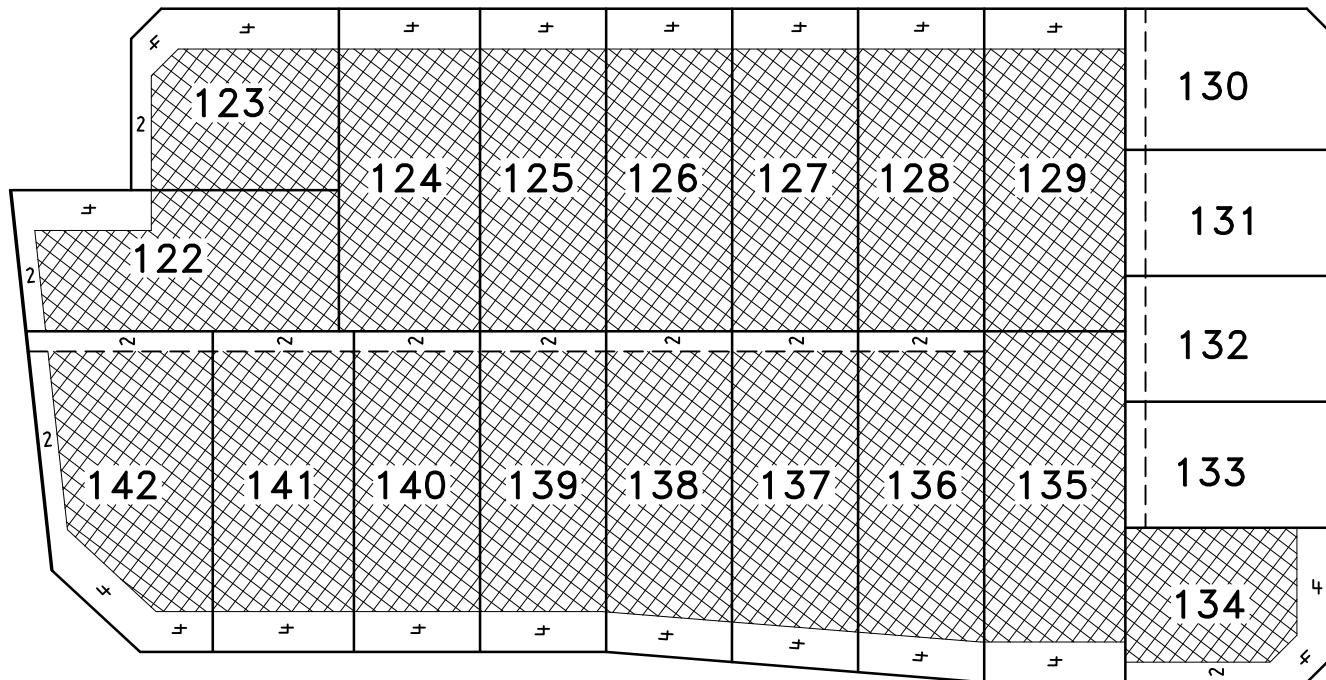
ARTEMIS DRIVE



RESERVE No.1

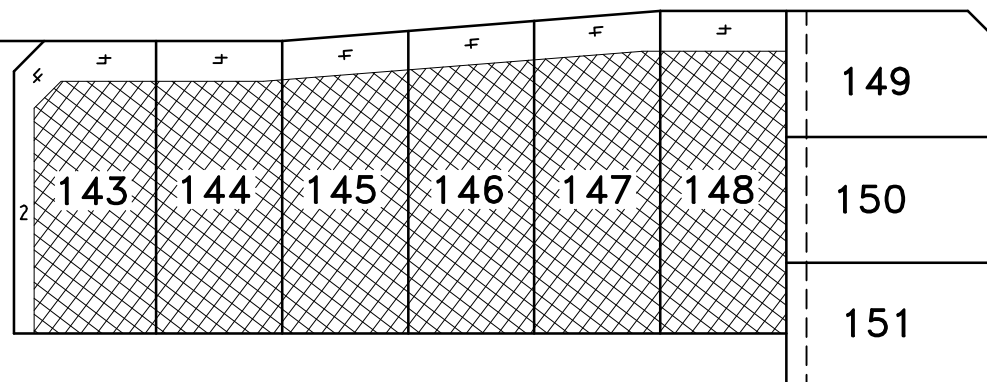
WAY

MARE CLOSE



CRITERION

GUINEAS STREET

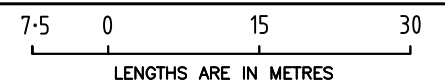


Single or Double Storey dwelling permitted.
Dwellings may be built on the side boundary within a building envelope adjacent the vehicle crossover provided for that Lot.

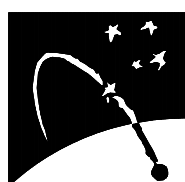
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SCALE
1:750



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ORIGINAL SHEET SIZE A3

SHEET 5