

PLAN OF SUBDIVISION

EDITION

PS 814725Q

<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 FOL</p> <p>LAST PLAN REFERENCE: PS810951C (LOT C)</p> <p>POSTAL ADDRESS: BALLARTO ROAD, (at time of subdivision) CRANBOURNE EAST VIC 3977</p> <p>MGA 94 CO-ORDINATES: E 351 600 ZONE: 55 (approx. centre of land in plan) N 5 778 390</p>	<p>Council Name: Casey City Council</p> <p>SPEAR Reference Number: S117947A</p>
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VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

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.

GROUND FOR REMOVAL OF EASEMENT

AGREEMENT BY ALL INTERESTED PARTIES.


LOTS 1 TO 200, A TO C (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
AREA OF LAND SUBDIVIDED (EXCLUDING BALANCE LOT D) IS 3.387ha.

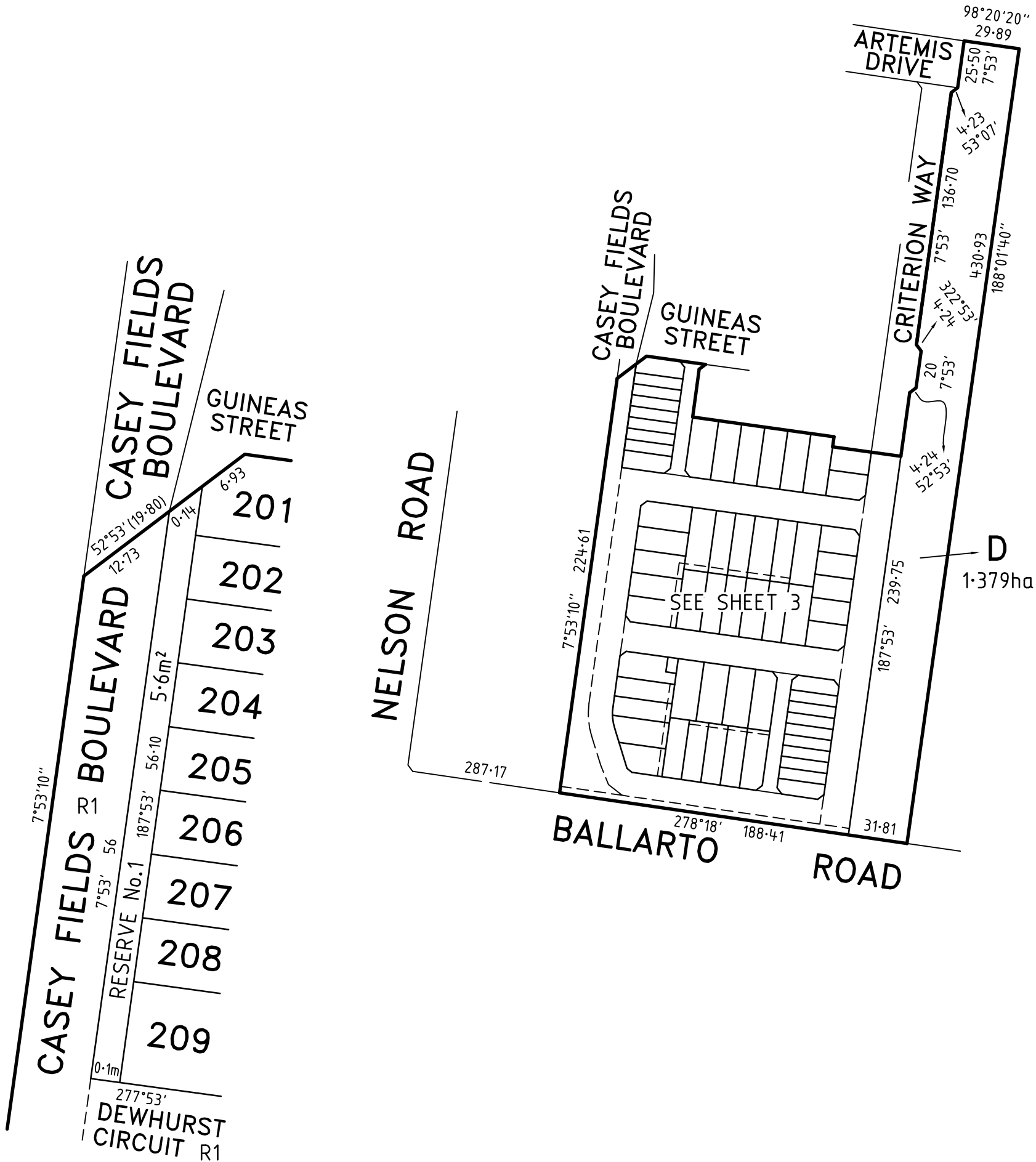
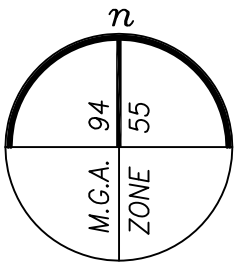
TANGENT POINTS ARE SHOWN THUS: 

CARRIAGEWAY EASEMENT E-3 ON PS810951C NO LONGER AFFECTS VIDE
SCHEDULE 5 CLAUSE 14 ROAD MANAGEMENT ACT 2004

EASEMENT INFORMATION

LEGEND: E – Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A – Appurtenant Easement				
SUBJECT LAND	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	DRAINAGE	SEE DIAG	THIS PLAN	CASEY CITY COUNCIL
E-2	SEWERAGE	SEE DIAG	THIS PLAN	SOUTH EAST WATER CORPORATION
E-3 E-3	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION

<p>ALLANVALE 2 63 LOTS AND BALANCE LOT D</p> <p>Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 PO Box 5075 03) 9699 1400 www.veris.com.au</p> <p>DEVELOP WITH CONFIDENCE™  Formerly Bosco Jonson</p>	<p>LICENSED SURVEYOR SCOTT WYLLIE</p> <p>DATE 15/02/19 REFERENCE 30744023 VERSION H DRAWING 3074402AH</p> <p>Digitally signed by: Scott Wyllie, Licensed Surveyor, Surveyor's Plan Version (H), 28/02/2019, SPEAR Ref: S117947A</p>	<p>ORIGINAL SHEET SIZE A3 SHEET 1 OF 6 SHEETS</p>
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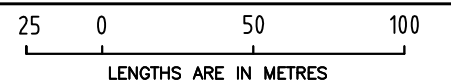


ENLARGEMENT No.1
NOT TO SCALE

ALLANVALE 2

LICENSED SURVEYOR SCOTT WYLLIE

SCALE
1:2500



ORIGINAL SHEET SIZE A3

SHEET 2

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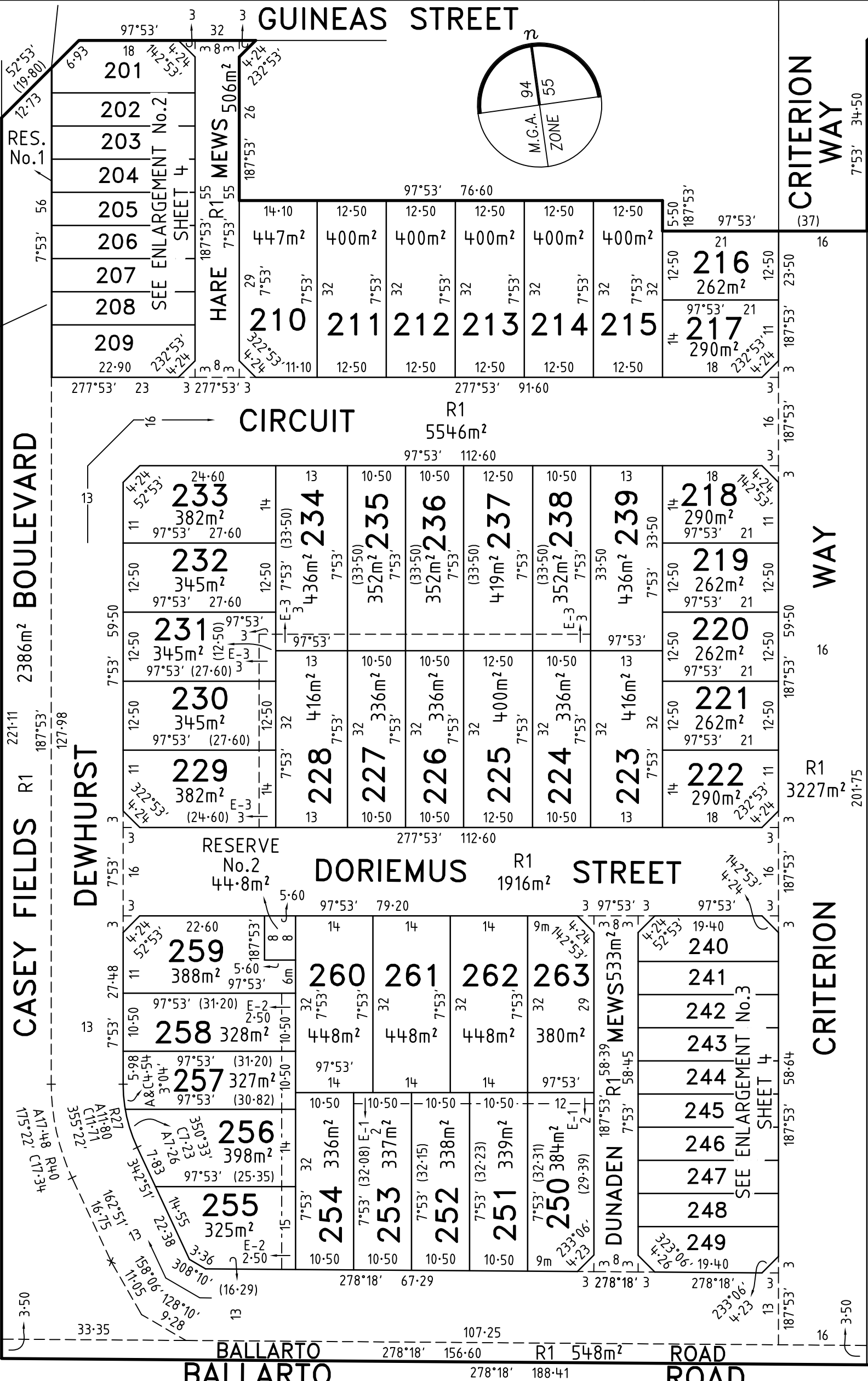
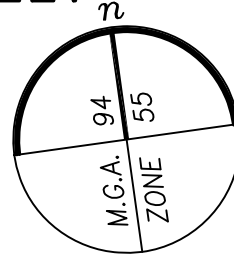
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GUINEAS STREET



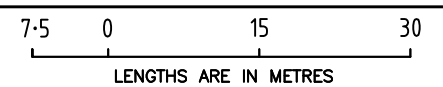
SEE ENLARGEMENT No.1 SHEET 2

D (SEE SHEET 2)

ALLANVALE 2

LICENSED SURVEYOR SCOTT WYLLIE

SCALE 1:750



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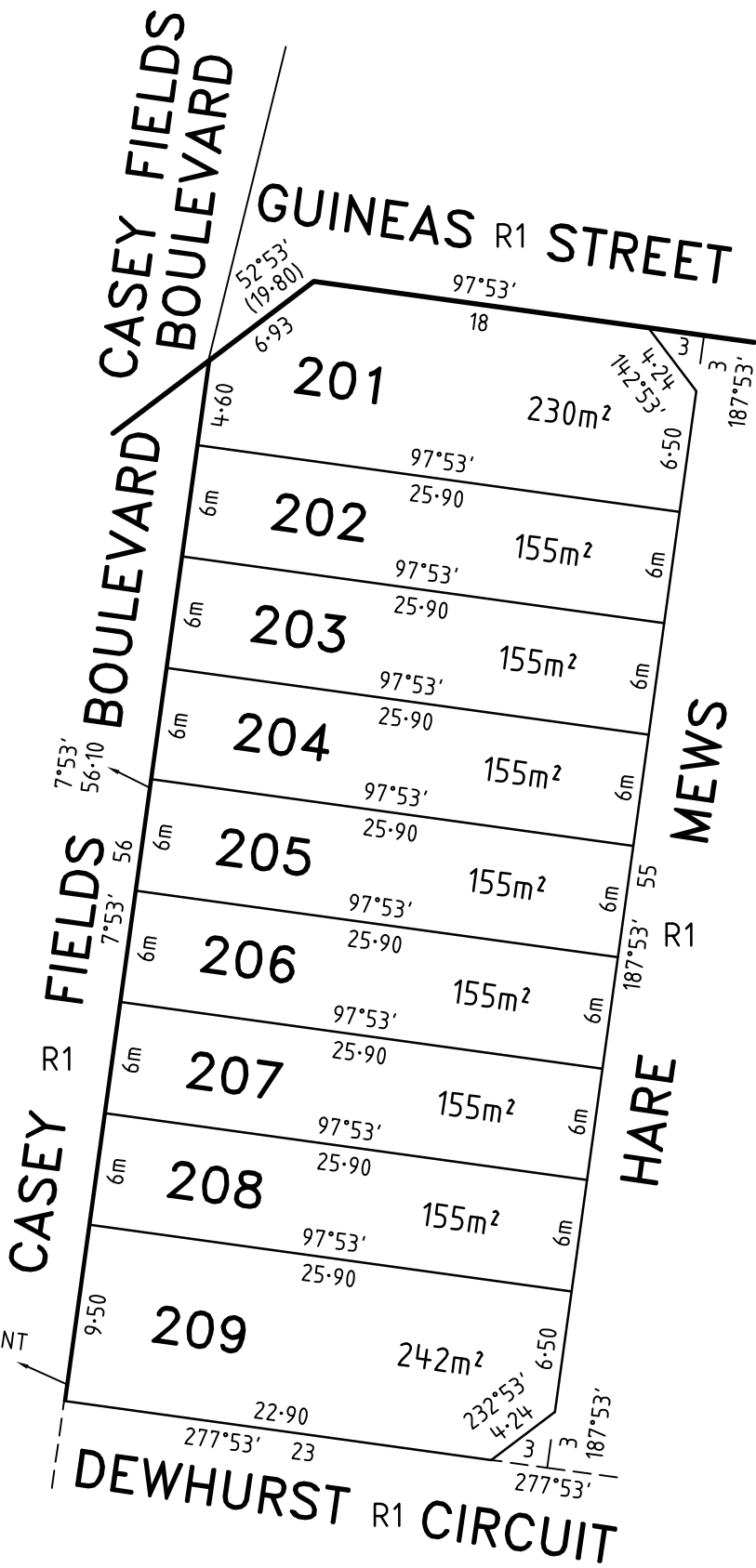
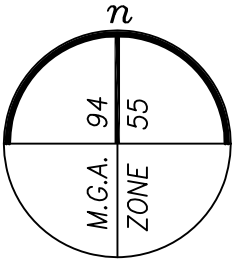
ORIGINAL SHEET SIZE A3

SHEET 3

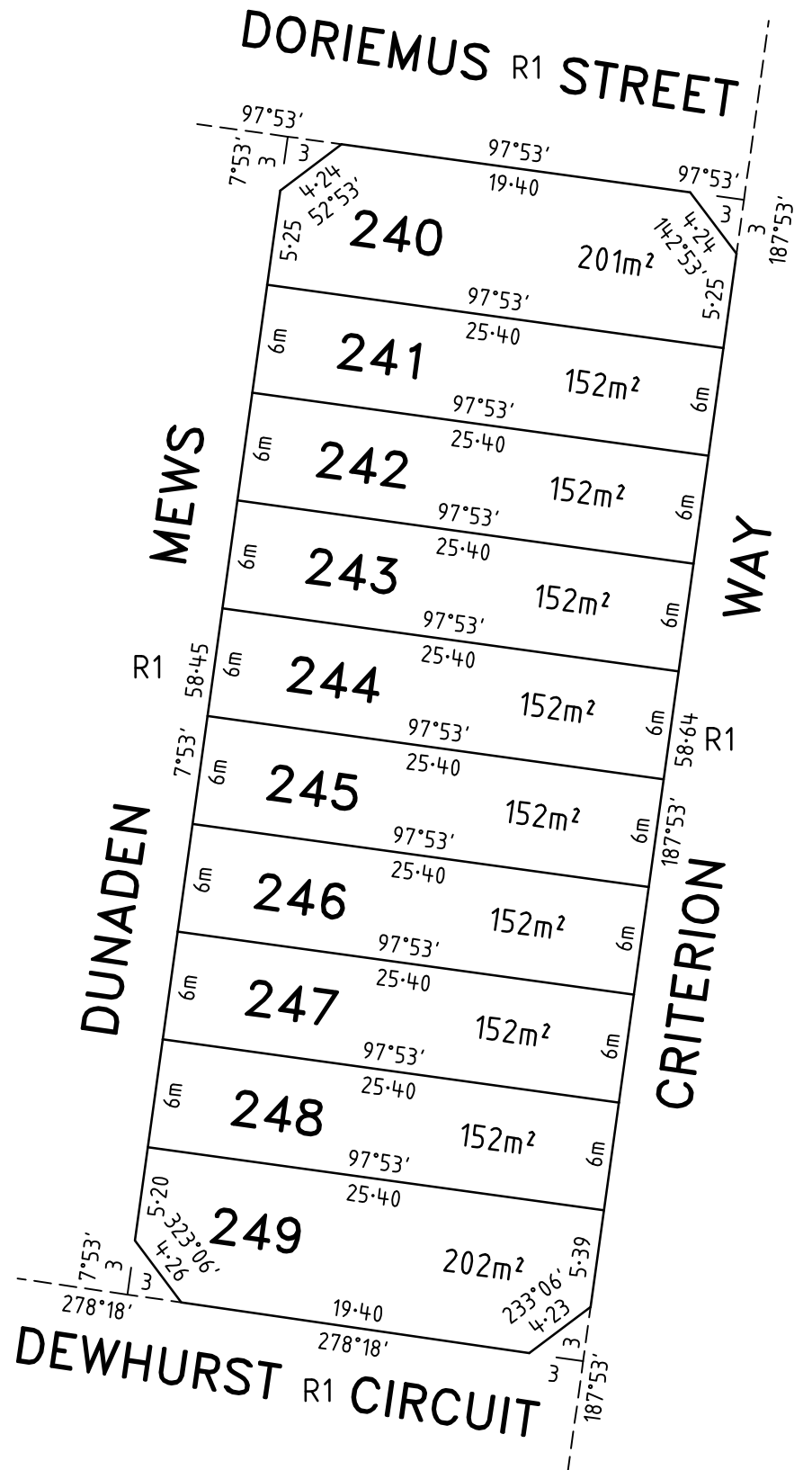
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ENLARGEMENT No.2

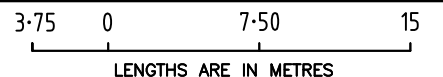


ENLARGEMENT No.3

ALLANVALE 2

LICENSED SURVEYOR SCOTT WYLLIE

SCALE 1:375



ORIGINAL SHEET SIZE A3

SHEET 4

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PLAN OF SUBDIVISION

PS 814725Q

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	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
210	211	228	227, 229, 230, 231, 234	239	218, 219, 220, 223, 238	260	253, 254, 257, 258, 259, 261
211	210, 212	229	228, 230	250	251, 263	261	252, 253, 260, 262
212	211, 213	230	228, 229, 231	251	250, 252, 262	262	251, 252, 261, 263
213	212, 214	231	228, 230, 232, 234	252	251, 253, 261, 262	263	250, 262
214	213, 215	232	231, 233, 234	253	252, 254, 260, 261		
215	214, 216, 217	233	232, 234	254	253, 255, 256, 257, 260		
223	220, 221, 222, 224, 239	234	228, 231, 232, 233, 235	255	254, 256		
224	223, 225, 238	235	227, 234, 236	256	254, 255, 257		
225	224, 226, 237	236	226, 235, 237	257	254, 256, 258, 260		
226	225, 227, 236	237	225, 236, 238	258	257, 259, 260		
227	226, 228, 235	238	224, 237, 239	259	258, 260		

The Registered Proprietor or Proprietors for the time being of any Burdened Lot must not:

- 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 unless they have written consent from the Responsible Authority.
- allow a garage opening to the street frontage to occupy more than 40% of the width of the primary frontage.
- allow a garage to be located forward of the dwelling or set back less than 5.50 metres from the primary frontage.
- on a corner Lot, build or allow to be built any fence to a secondary boundary which is a street that is greater than 1m in height within 9m from the front boundary line projection or within 6m from the corner splay, whichever is greater.

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	BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN	BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
201	202	216	215, 217	242	241, 243
202	201, 203	217	215, 216	243	242, 244
203	202, 204	218	219, 239	244	243, 245
204	203, 205	219	218, 220, 239	245	244, 246
205	204, 206	220	219, 221, 223, 239	246	245, 247
206	205, 207	221	220, 222, 223	247	246, 248
207	206, 208	222	221, 223	248	247, 249
208	207, 209	240	241	249	248
209	208	241	240, 242		

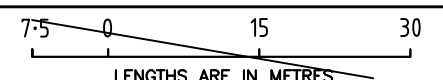
The Registered Proprietor or Proprietors for the time being for any Burdened Lot on this plan in the table as a Lot subject to the 'Small Lot Housing Code (Type A)' must not build or permit to be built or remain on the Lot any building or structure that has not been constructed in accordance with the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

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

ALLANVALE 2

LICENSED SURVEYOR SCOTT WYLLIE

SCALE
1:750



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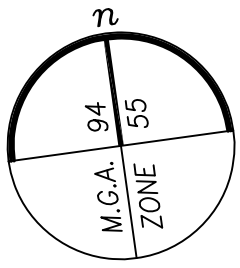
ORIGINAL SHEET SIZE A3

SHEET 5

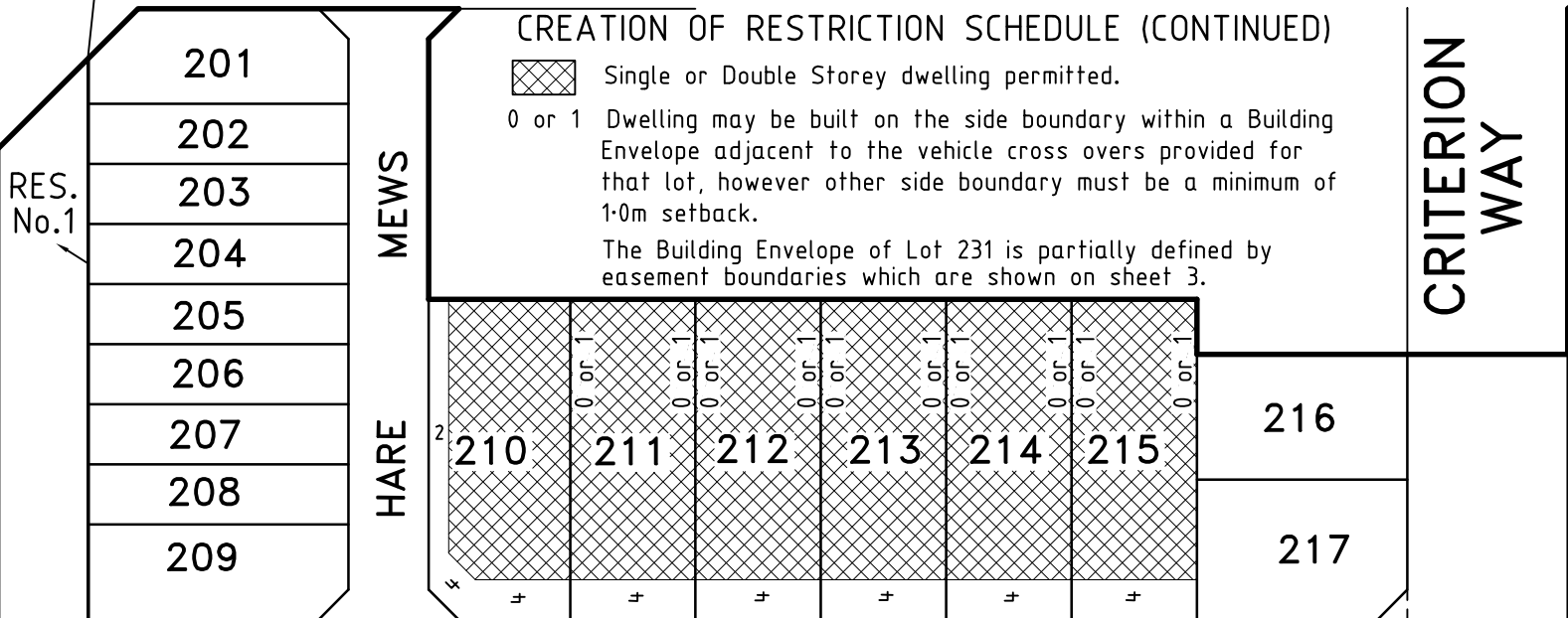
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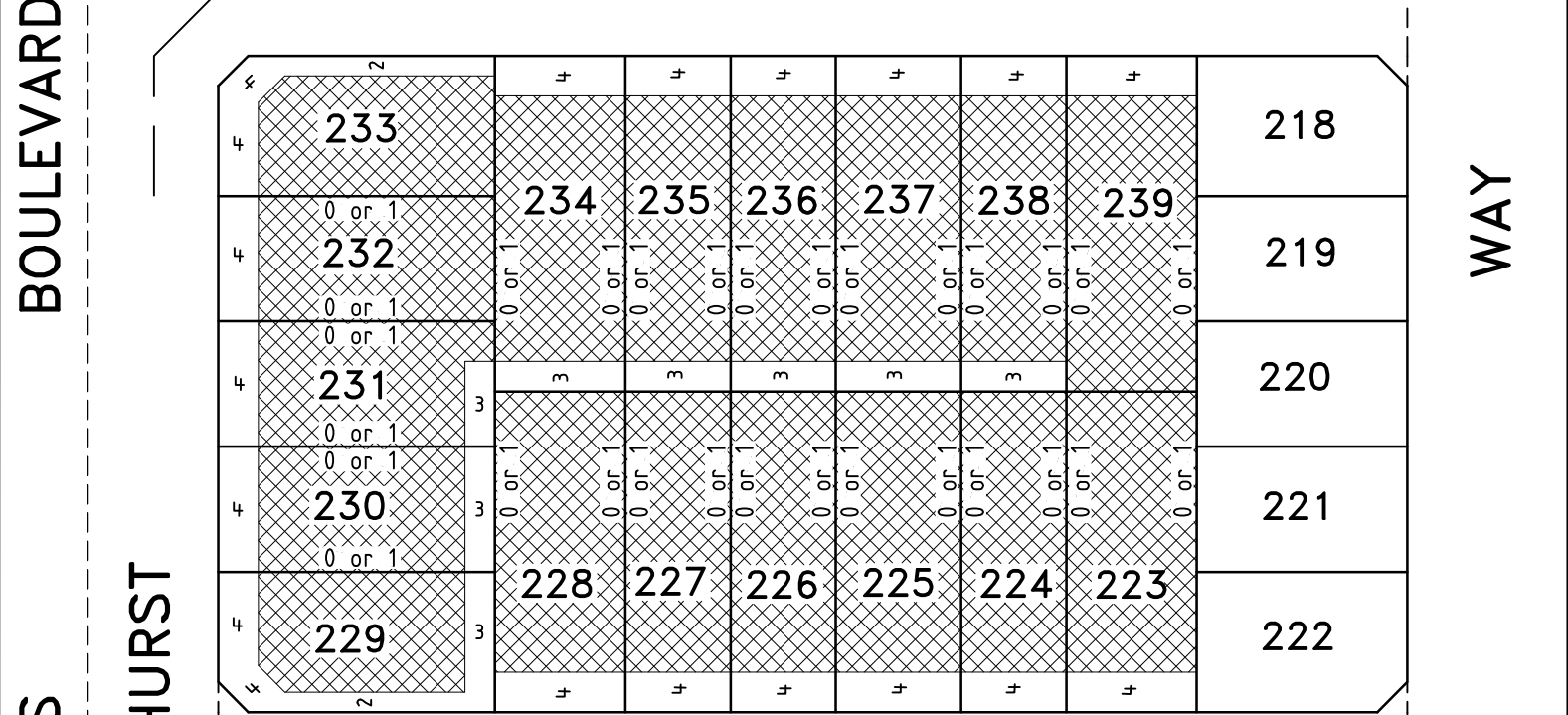


GUINEAS STREET



BOULEVARD

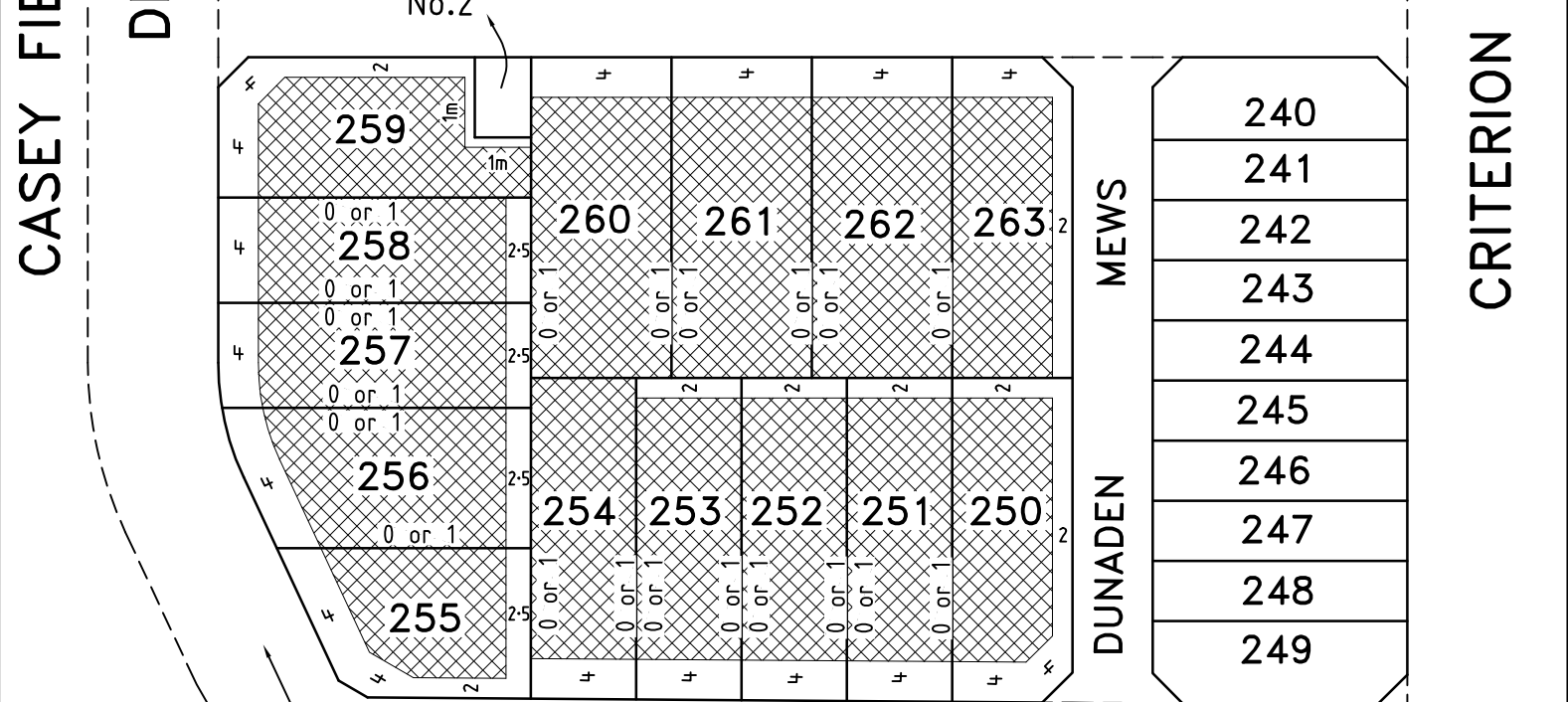
CIRCUIT



DEWHURST

RESERVE No.2

DORIEMUS STREET



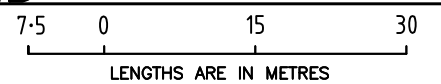
BALLARTO ROAD

ROAD

ALLANVALE 2

LICENSED SURVEYOR SCOTT WYLLIE

SCALE 1:750



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SHEET 6

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