

PLAN OF SUBDIVISION

EDITION

PS 818608X

LOCATION OF LAND

PARISH: CRANBOURNE
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: -
CROWN PORTION: 35 (PART)
TITLE REFERENCE: VOL 11995 FOL 193
 VOL 12250 FOL 922
LAST PLAN REFERENCE: PS814740U (LOT B)
 PS814725Q (LOT D)
POSTAL ADDRESS: 52S CRITERION WAY
 (at time of subdivision) CRANBOURNE EAST VIC 3977
MGA 94 CO-ORDINATES: E 351 810 ZONE: 55
 (approx. centre of land in plan) N 5 778 570

Council Name: Casey City Council

Council Reference Number: SubA00470/18
 Planning Permit Reference: PlnA00439/16
 SPEAR Reference Number: S133077C

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
 Date of original certification under section 6: 12/01/2022

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification

Digitally signed by: Michele Scarlett for Casey City Council on 18/05/2022

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	STAGING	THIS IS / IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO. PLNA00439/16
ROAD R1 RESERVE No.1 RESERVE No.2 RESERVE No.3 RESERVE No.4	CASEY CITY COUNCIL CASEY CITY COUNCIL CASEY CITY COUNCIL CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD (ABN 91 064 651 118)	DEPTH LIMITATION	DOES NOT APPLY

OTHER PURPOSE OF PLAN

TO REMOVE THOSE PARTS OF EASEMENT E-1 AND E-2 ON PS814725Q NOW CONTAINED IN LOTS 392 TO 397 (BOTH INCLUSIVE) AND RESERVE No.3 ON THIS PLAN.

GROUNDS FOR REMOVAL OF EASEMENT
 AGREEMENT BY ALL INTERESTED PARTIES.

LOTS 1 TO 300, 400 TO 2999 & A TO E (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
 AREA OF LAND SUBDIVIDED (EXCLUDING BALANCE LOT F) IS 5.773ha

EASEMENTS ON PS814740U AND PS814725Q NO LONGER AFFECT 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 E-1	DRAINAGE SEWERAGE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN	CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION
E-2	SEWERAGE	SEE DIAG	THIS PLAN	SOUTH EAST WATER CORPORATION
E-3	DRAINAGE	SEE DIAG	THIS PLAN	CASEY CITY COUNCIL
E-4	POWERLINE	SEE DIAG	THIS PLAN - SEC.88 ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD (ABN 91 064 651 118)
E-5 E-5	SEWERAGE POWERLINE	SEE DIAG SEE DIAG	THIS PLAN THIS PLAN - SEC.88 ELECTRICITY INDUSTRY ACT 2000	SOUTH EAST WATER CORPORATION AUSNET ELECTRICITY SERVICES PTY LTD (ABN 91 064 651 118)

ALLANVALE 3

111 LOTS AND BALANCE LOT F

LICENSED SURVEYOR **BRENDAN MUNARI**

Level 3, 1 Southbank Boulevard
 Southbank, Victoria 3006
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DATE 21/03/22

REFERENCE 30744033

VERSION L

DRAWING 3074403AL

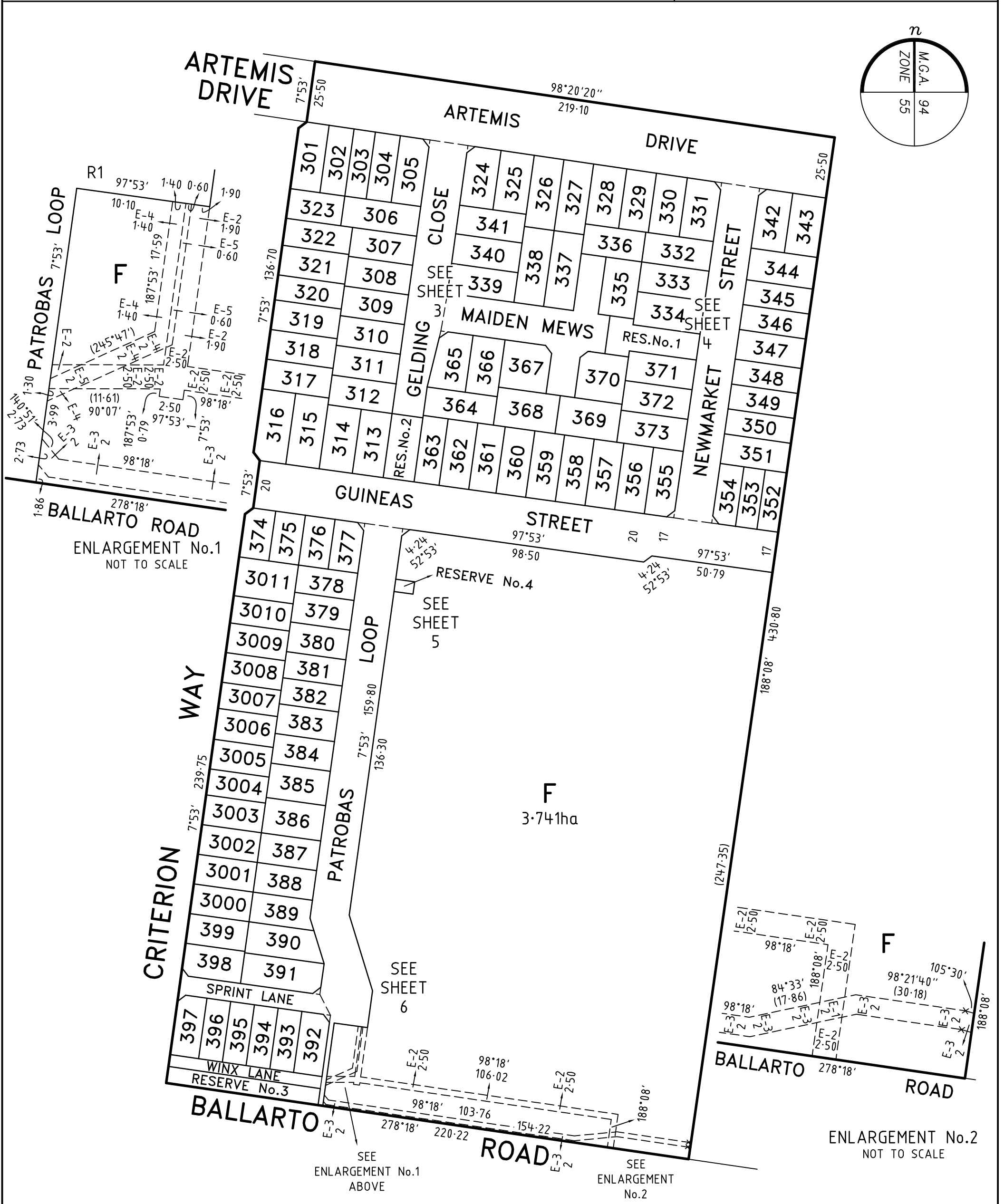
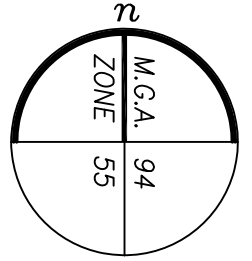
ORIGINAL SHEET SIZE A3

SHEET 1 OF 7 SHEETS

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BALLARTO ROAD
ENLARGEMENT No.1
NOT TO SCALE

ENLARGEMENT No.2
NOT TO SCALE

ALLANVALE 3 Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 (03) 7019 8400 www.veris.com.au DEVELOP WITH CONFIDENCE™	LICENSED SURVEYOR BRENDAN MUNARI	SCALE 1:1500	
	DATE 21/03/22 VERSION L	REFERENCE 30744033 DRAWING 3074403AL	ORIGINAL SHEET SIZE A3 SHEET 2
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PLAN OF SUBDIVISION

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SEE SHEET 2

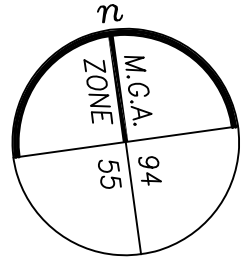
ARTEMIS DRIVE

ARTEMIS

R1
5586m²

DRIVE

25.50



WAY

CRITERION

CLOSE

R1
1765m²

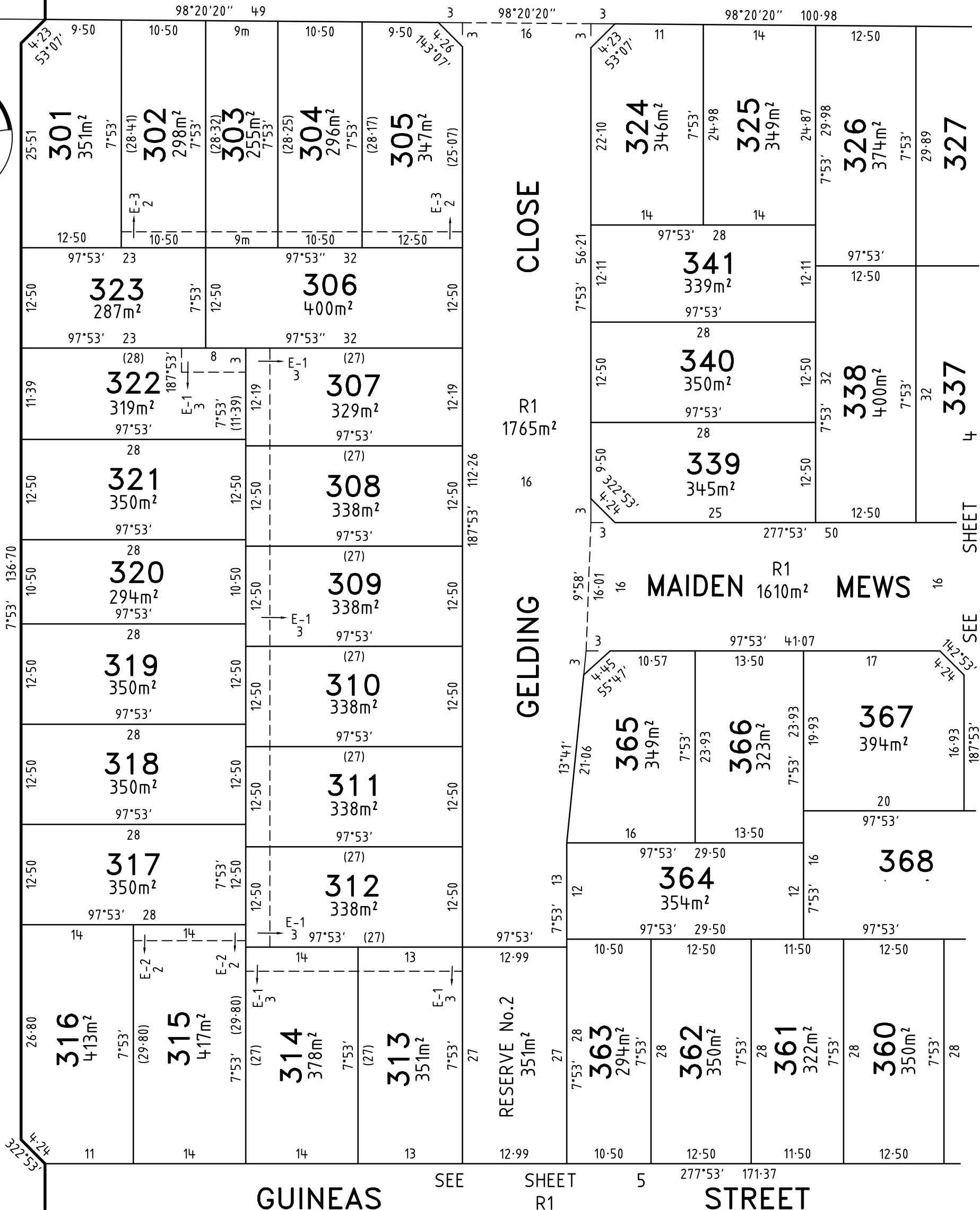
GELDING

R1
1610m²

MEWS

SHEET

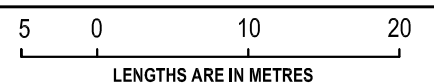
SEE



ALLANVALE 3

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SCALE
1:500



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ORIGINAL SHEET SIZE A3
SHEET 3

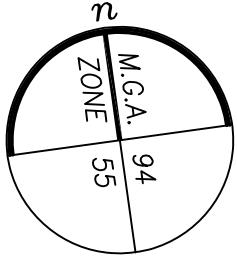
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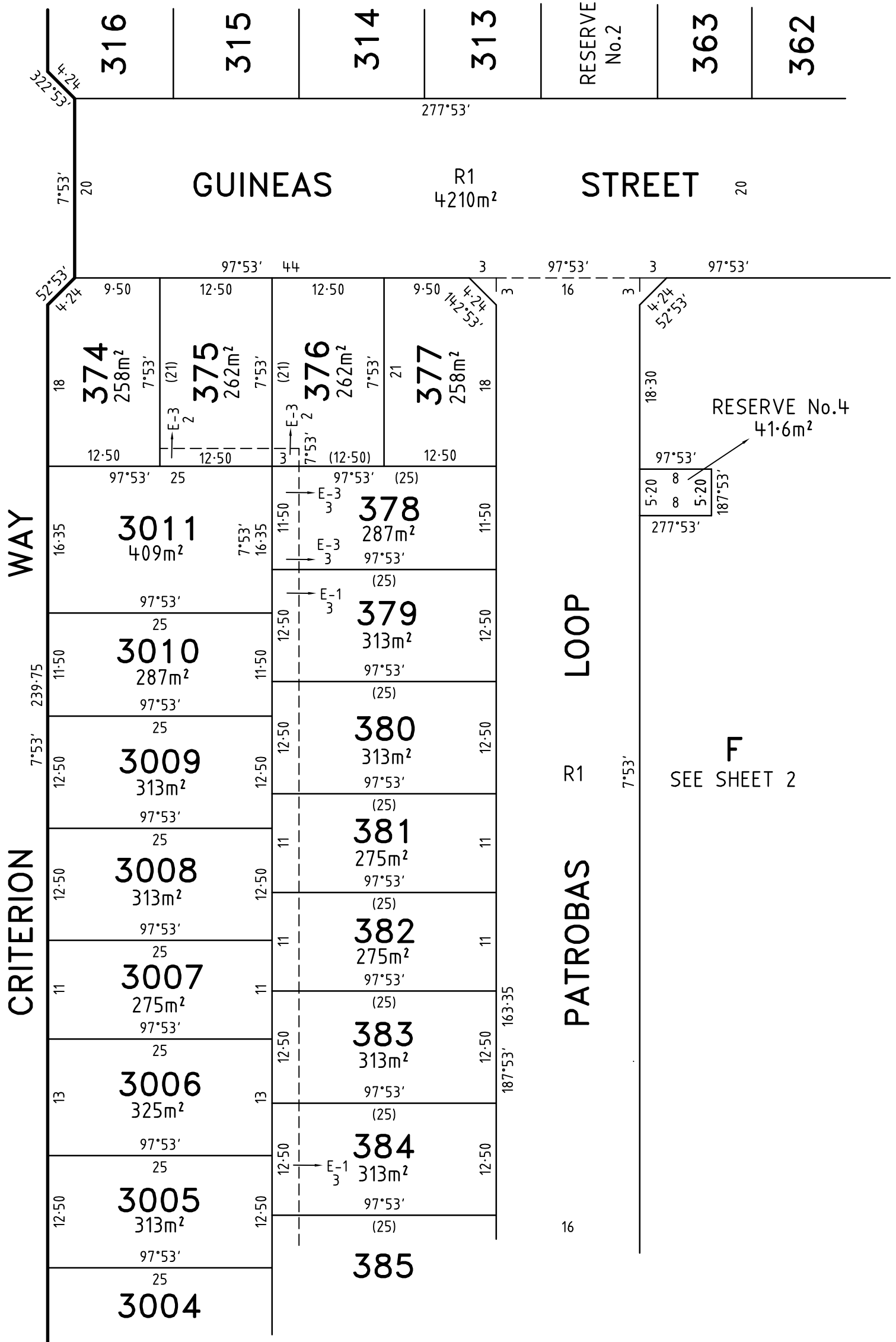
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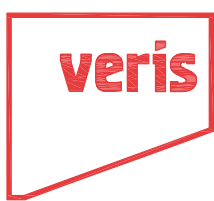


SEE SHEET 6

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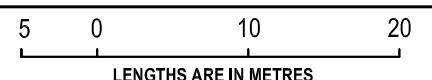


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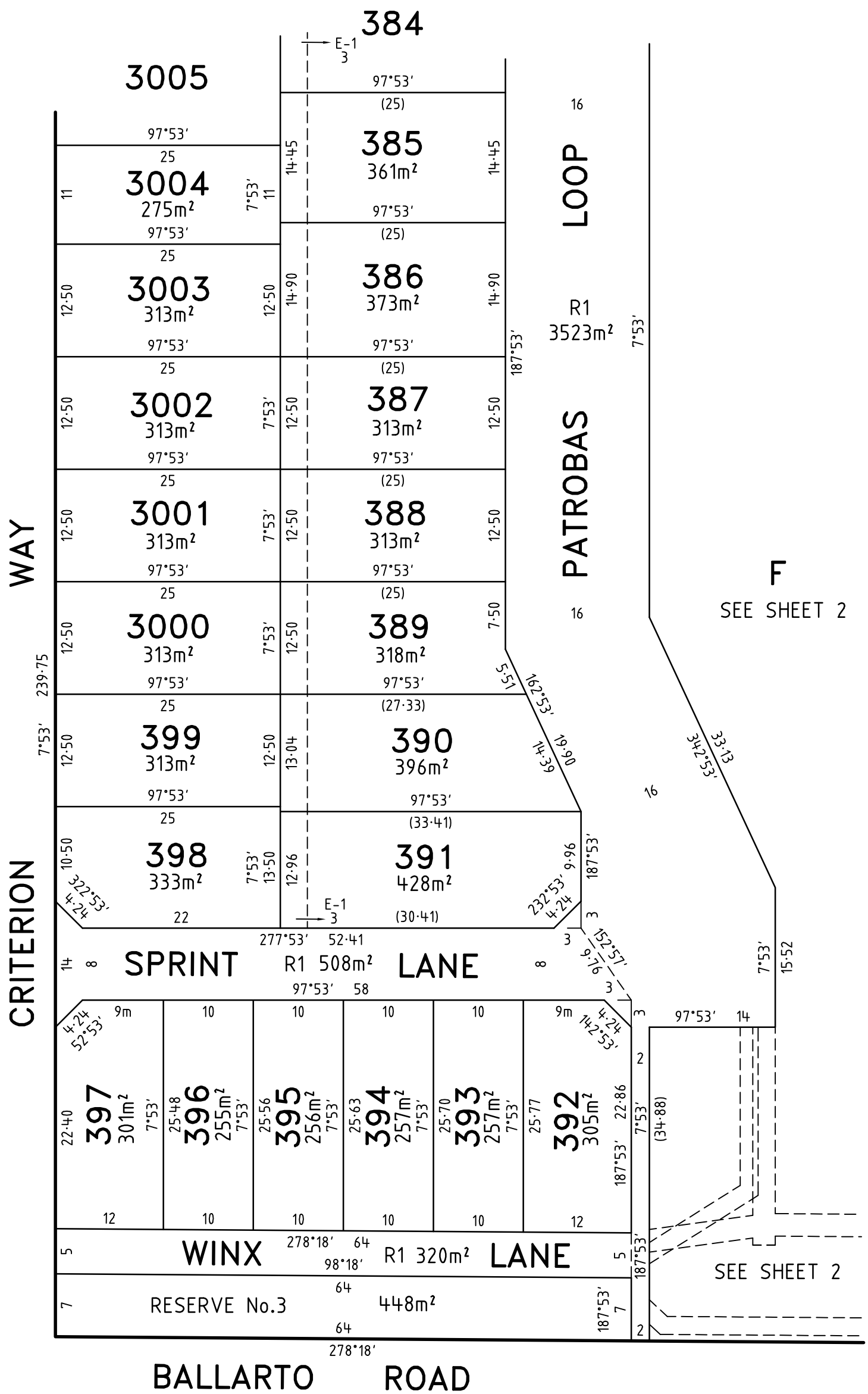
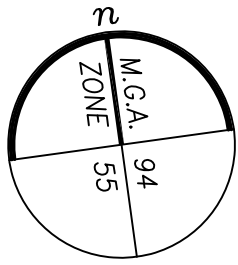
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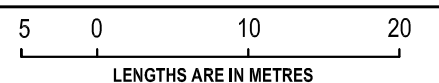
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ALLANVALE 3

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SCALE
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CREATION OF RESTRICTION A

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

BURDENED LAND: LOTS 301 TO 399 AND LOTS 3000 TO 3011 (ALL INCLUSIVE).
BENEFITTED LAND: LOTS 301 TO 399 AND LOTS 3000 TO 3011 (ALL INCLUSIVE).

RESTRICTION:
THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH THE PROVISIONS RECORDED IN MCP AA8150.
EXPIRY DATE: 31 DECEMBER 2026.

CREATION OF RESTRICTION B

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

TABLE OF LAND BURDENED AND LAND BENEFITED

BURDENED LOT SUBJECT TO TYPE 'A' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN	BURDENED LOT SUBJECT TO TYPE 'A' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN	BURDENED LOT SUBJECT TO TYPE 'A' OF THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
302	301, 303, 323	350	349, 351	378	376, 377, 379, 3011
303	302, 304, 306	352	351, 353	381	380, 382, 3008, 3009
304	303, 305, 306	353	351, 352, 354	382	381, 383, 3007, 3008
320	308, 309, 319, 321	354	351, 353	393	392, 394
323	301, 302, 306, 322	363	362, 364	394	393, 395
345	344, 346	374	375, 3011	395	394, 396
346	345, 347	375	374, 376, 3011	396	395, 397
348	347, 349	376	375, 377, 378	3004	385, 386, 3003, 3005
349	348, 350	377	376, 378	3007	382, 383, 3006, 3008
				3010	379, 380, 3009, 3011

RESTRICTION:
THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT MUST NOT CONSTRUCT OR PERMIT TO BE CONSTRUCTED ON ANY LOT ON THIS PLAN ANY BUILDING OR STRUCTURE THAT HAS NOT BEEN CONSTRUCTED IN ACCORDANCE WITH LOT TYPE 'A' OF THE SMALL LOT HOUSING CODE UNLESS A SPECIFIC PLANNING PERMIT FOR THE SAID DWELLING HAS BEEN OBTAINED FROM THE RESPONSIBLE AUTHORITY.
EXPIRY DATE: 31 DECEMBER 2026.

ALLANVALE 3

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SCALE



LENGTHS ARE IN METRES

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SHEET 7

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