

# PLAN OF SUBDIVISION

LV USE ONLY  
EDITION

PS 901984E

## LOCATION OF LAND

**PARISH:** SHERWOOD  
**TOWNSHIP:** -  
**SECTION:** -  
**CROWN ALLOTMENT:** 21B (Part)  
**CROWN PORTION:** -  
**TITLE REFERENCE:** Vol. Fol.  
**LAST PLAN REFERENCE:** Lot A PS 847340B

**POSTAL ADDRESS:** 49 Craig Road  
Botanic Ridge 3977

**MGA2020 Co-ordinates**  
 (of approx centre of land in plan) E 350 370 ZONE: 55  
 N 5 777 070

Council Name: Casey City Council

Council Reference Number: SubA00555/21  
 Planning Permit Reference: PA21-0800  
 SPEAR Reference Number: S186370E

### Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

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

Digitally signed by: Rosie Sullivan for Casey City Council on 04/08/2022

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
Road R-1	City of Casey
Reserve No.1	Melbourne Water Corporation
Reserve No.2	City of Casey
Reserve No.3	City of Casey
Reserve No.4	City of Casey

See Sheet 5 for Creation of Restrictions.

Lots 1 to 22 (both inclusive) are affected by MCP AAAAA.

### Other Purpose of the Plan:

The Easement over Reserve No.1 created in instrument AU3655881 in favour of Melbourne Water Corporation is removed by all interested parties upon registration of this plan pursuant to Section 6(1)(k) of the Subdivision Act 1988.

## NOTATIONS

**Depth Limitation:** Does not apply.

**Survey:** This plan is ~~is not~~ based on survey. Refer to PS847340B.  
 This survey has been connected to Sherwood permanent mark 102.  
 In Proclaimed Survey Area No. 52.

**Staging:** This ~~is~~ is not a staged subdivision.  
 Planning Permit No. PA21-0800

**Estate:** The Junction  
**Development No.:** 6  
**No. of Lots:** 22  
**Area:** 1.401 ha  
**Melways:** 138 B1

## EASEMENT INFORMATION

**Legend:** A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-2 & E-4	Drainage	See Diag.	This Plan	City of Casey
E-1 & E-4	Sewerage	See Diag.	This Plan	South East Water Corporation
E-3 & E-4	Powerline	See Diag.	This Plan Section 88 of the Electricity Industry Act 2000	Ausnet Electricity Services Pty Ltd ABN 91 064 651 118



SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930  
 PH (03) 9775 4555 www.charltondegg.com.au

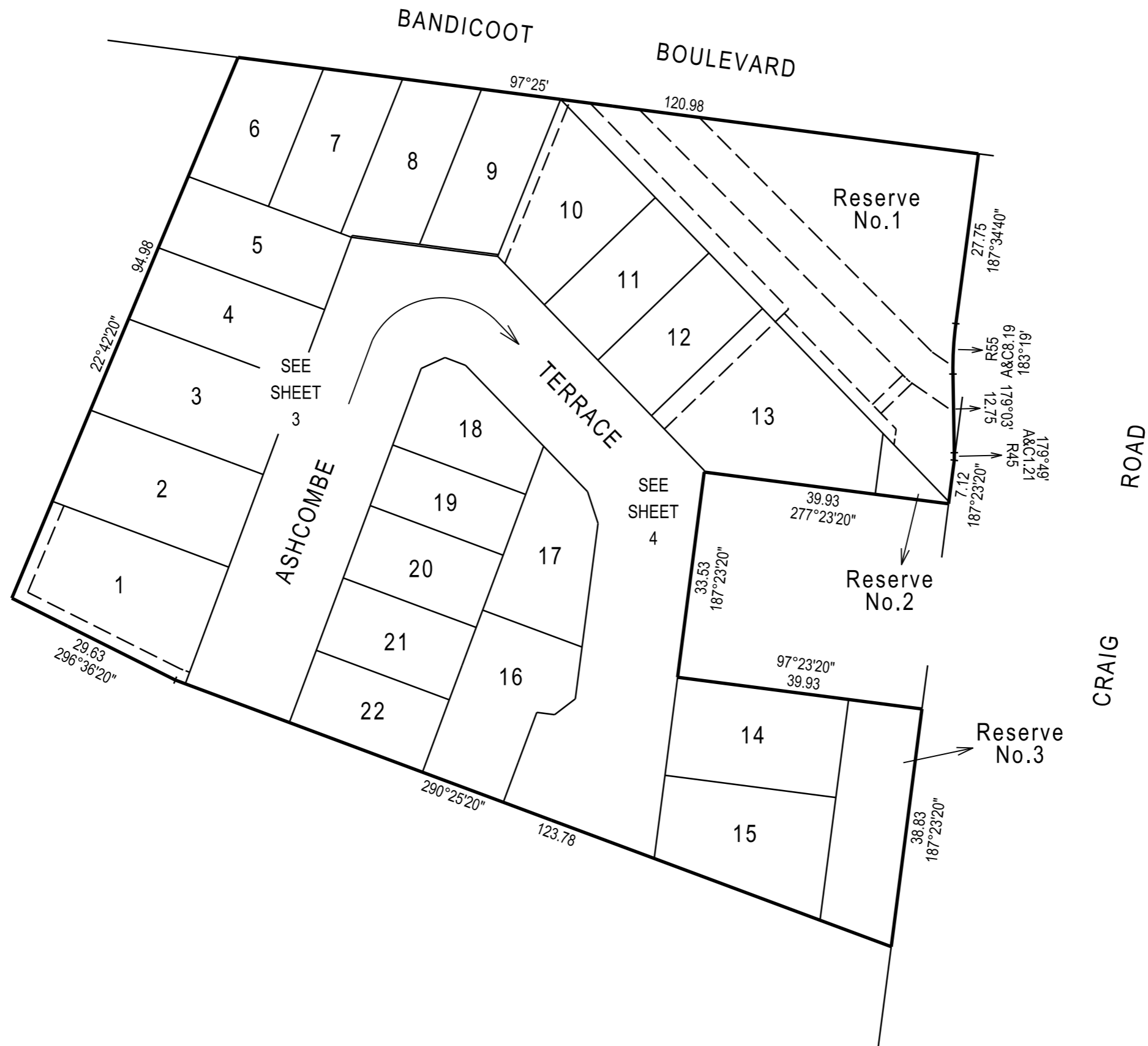
SURVEYORS FILE REF: 1432/Stg 6 VERSION: 6

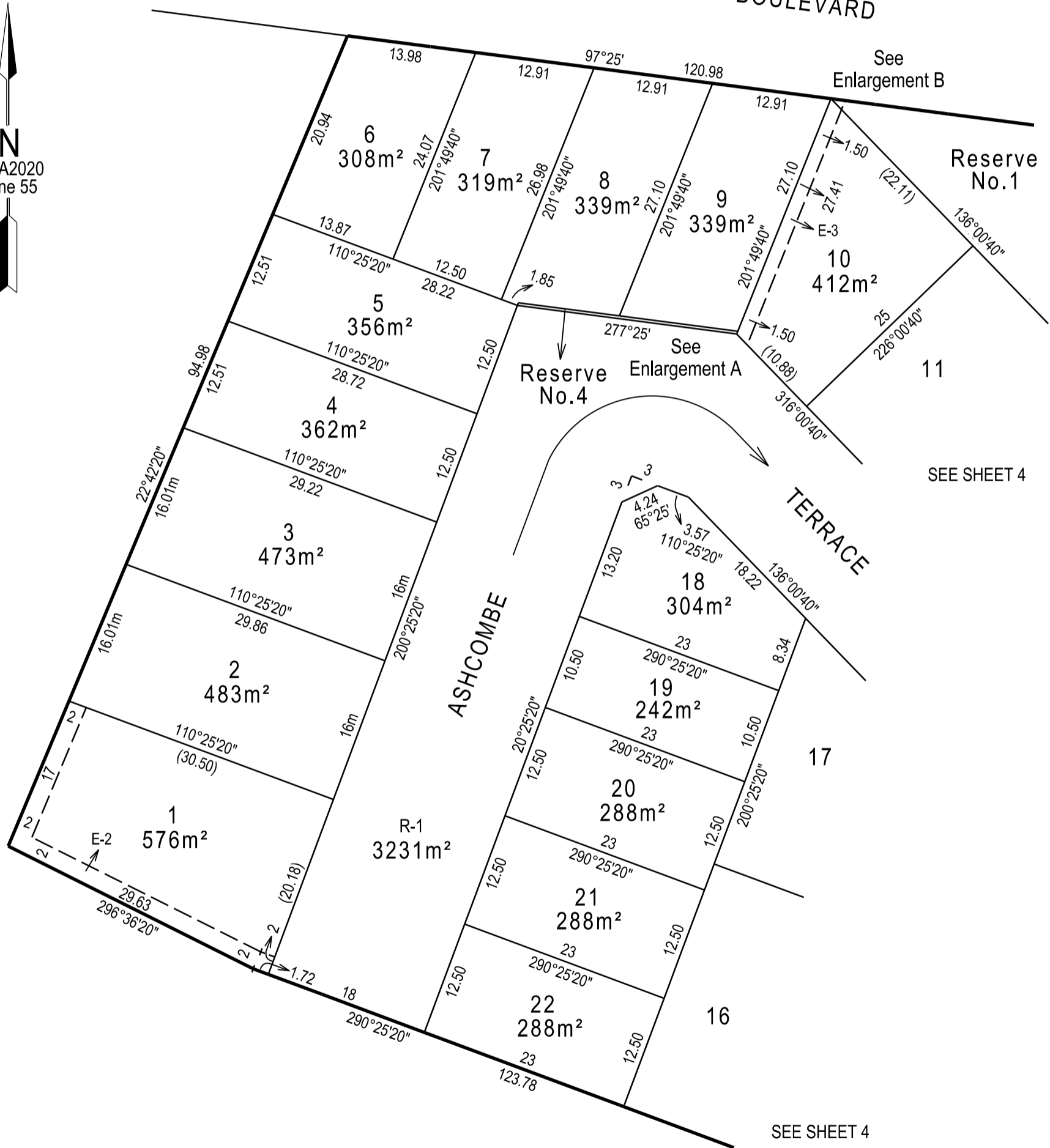
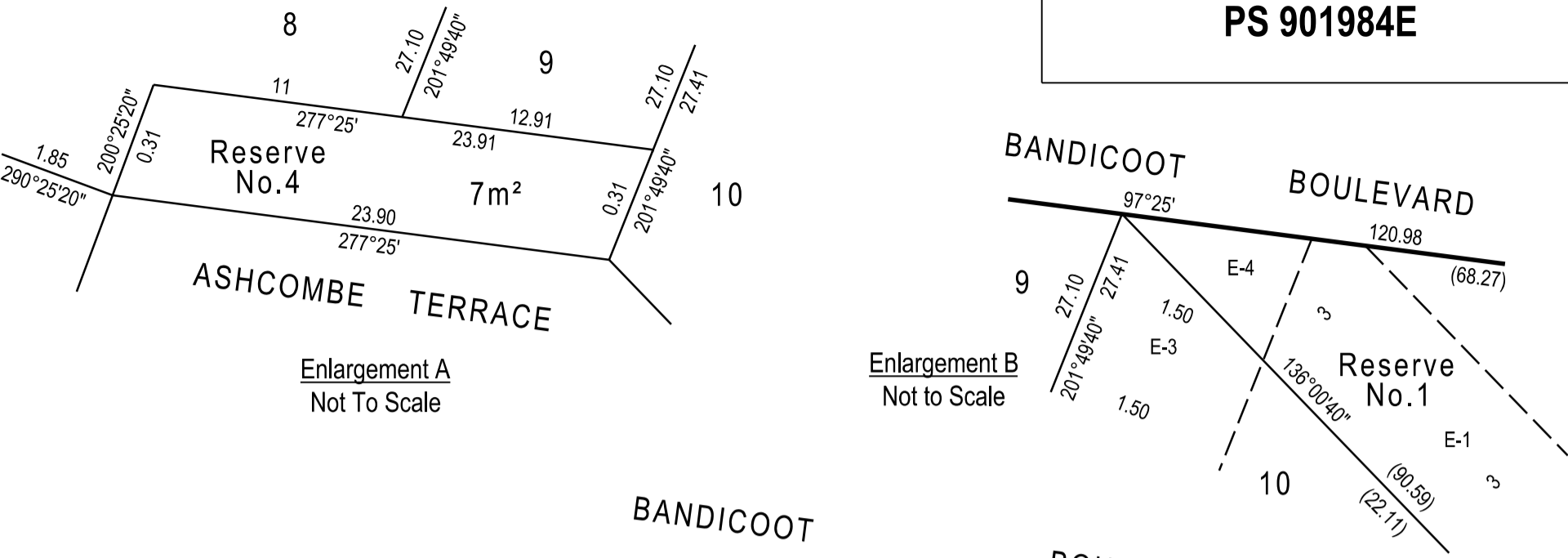
ORIGINAL SHEET  
SIZE: A3

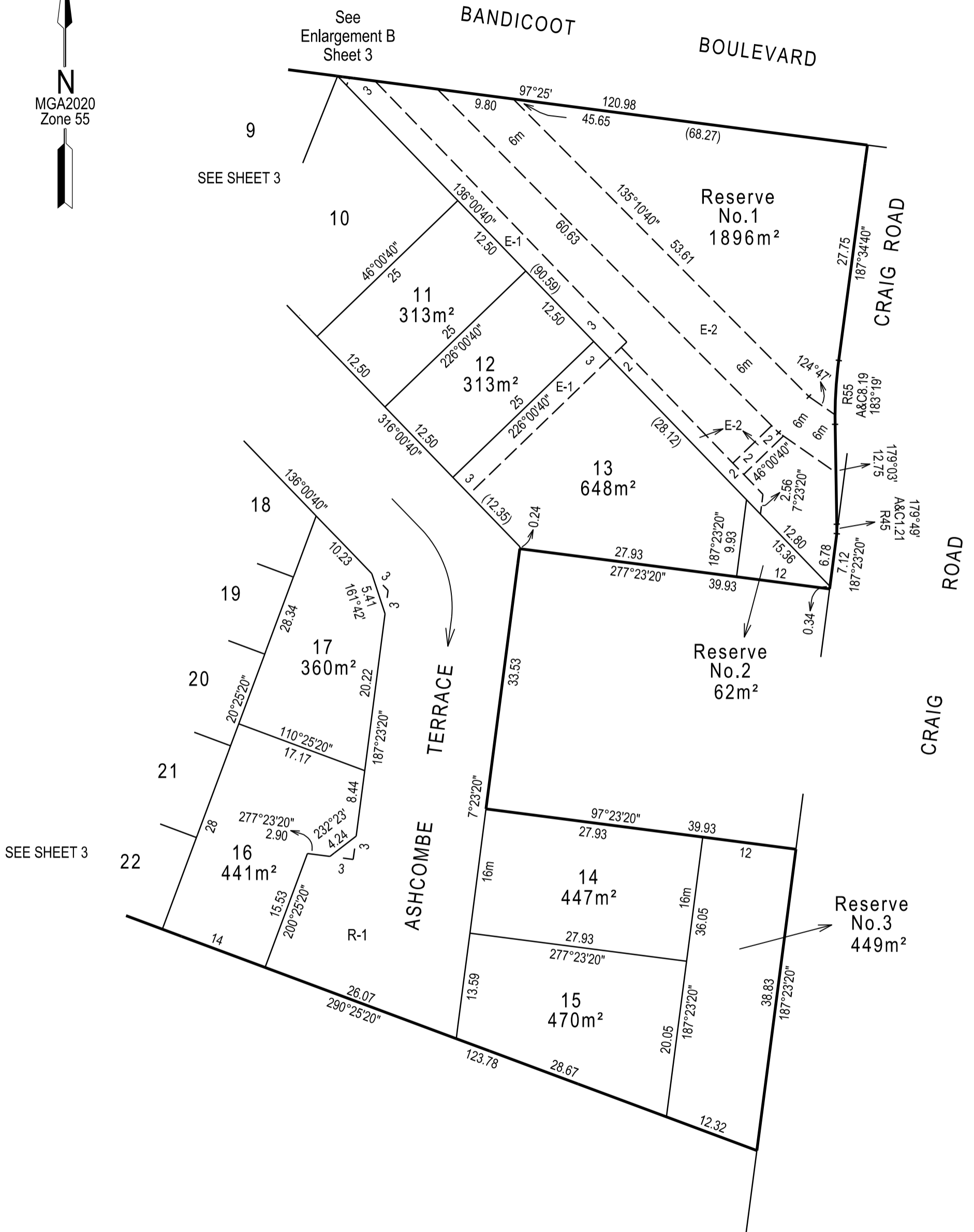
SHEET 1 of 5

Digitally signed by: Thomas Robert Marks, Licensed Surveyor,  
 Surveyor's Plan Version (6),  
 04/08/2022, SPEAR Ref: S186370E

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Charlton Degg who gave you access to SPEAR / this document. SPEAR Ref: S186370E 04/08/2022 04:03 pm







WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Charlton Degg who gave you access to SPEAR / this document. SPEAR Ref: S186370E 04/08/2022 04:03 pm

**CREATION OF RESTRICTION A**

**UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.**

**LAND TO BENEFIT:** Lots 1 to 22 (both inclusive).

**LAND TO BURDEN:** Lots 1 to 22 (both inclusive).

The registered proprietor or proprietors for the time being of a burdened lot to which this restriction applies shall not construct, extend or develop any lot or allow the construction, extension or development of any lot other than in accordance with MCP No. AAAAA.

**CREATION OF RESTRICTION B**

**UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.**

**LAND TO BENEFIT:** Lots 1 to 22 (both inclusive).

**LAND TO BURDEN:** Lots 8 & 9

The registered proprietor or proprietors for the time being of a burdened lot to which this restriction applies shall not:

1. Construct or allow to construct any fence along the southern boundary of the burdened lot unless it complies with the relevant Residential Design Controls in the Botanic Ridge PSP to the satisfaction of the Responsible Authority.
2. Construct or allow to construct any dwelling unless it fronts Bandicoot Boulevard.

**CREATION OF RESTRICTION C**

**UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.**

**LAND TO BENEFIT:** Lots 1 to 22 (both inclusive).

**LAND TO BURDEN:** Lots 10 to 13 (both inclusive).

The registered proprietor or proprietors for the time being of a burdened lot to which this restriction applies shall not:

1. Construct or allow to construct any dwelling unless it is designed to present to both the Melbourne Water Corporation Drainage Reserve and the local access road.
2. Construct or allow to construct any fence along the local access road that is greater than 1.2 metres in height.
3. Construct or allow to construct any fence abutting the Melbourne Water Corporation Drainage Reserve;
  - a) unless it complies with the relevant Residential Design Controls in the Botanic Ridge PSP.
  - b) unless it includes elements of semi-transparent fencing and is not a plain timber paling design.
  - c) unless the lot owner accepts sole liability for the construction and maintenance of said fence.
  - d) that contains a gate or gates, or any openings for pedestrian access.



SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930  
PH (03) 9775 4555 www.charltondegg.com.au

Digitally signed by: Thomas Robert Marks, Licensed Surveyor,  
Surveyor's Plan Version (6),  
04/08/2022, SPEAR Ref: S186370E

ORIGINAL SHEET  
SIZE: A3

SHEET 5

Digitally signed by:  
Casey City Council,  
04/08/2022,  
SPEAR Ref: S186370E