

PLAN OF SUBDIVISION

LV use only
EDITION

Plan Number
PS 719007D

Location of Land
 Parish: Berwick
 Township: —
 Section: —
 Crown Allotment: —
 Crown Portion: 35 (Part)
 Title Reference: Vol. Fol.
 Last Plan Reference: Lot B PS 719005H
 Postal Address: 1085 Glasscocks Road
 (at time of subdivision) Narre Warren South 3805
 MGA94 Co-ordinates: E 353 400 Zone: 55
 (of approx. centre of land N 5 784 850 in plan)

Council Certificate and Endorsement
 Council Name: City of Casey Ref:

NOTATIONS

Lots 1 to 200 (Both Inclusive) and A and B have been omitted from this plan.
 Lots 201 to 216 (Both Inclusive) are affected by Restrictive Covenant on Sheet 4.

Vesting of Roads and/or Reserves

Identifier	Council/Body/Person
Roads R-1	City of Casey

NOTATIONS

Depth Limitation : Does not apply.

Survey This plan is ~~is not~~ based on survey
 This survey has been connected to permanent marks no(s) 1132, 1133 & 1320 in Proclaimed Survey Area No. 45

Staging This ~~is~~ is not a staged subdivision
 Planning Permit No. Pln A01040/12

Estate: WATER EDGE
 Development No.: 2
 No. of Lots: 16
 Area: 8542 m²
 Melways: 130 K7

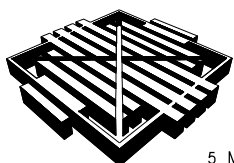
EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Sewerage	See Diag.	PS 719005H	South East Water Corporation
E-2 & E-4	Drainage	See Diag.	This Plan	City of Casey
E-3 & E-4	Sewerage	See Diag.	This Plan	South East Water Corporation
E-5	Drainage	See Diag.	PS 719005H	City of Casey

SHEET 1 OF 4 SHEETS

ORIGINAL SHEET SIZE A3



WATSONS

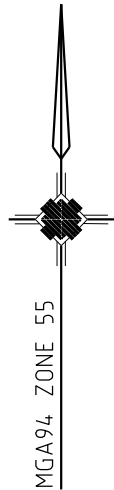
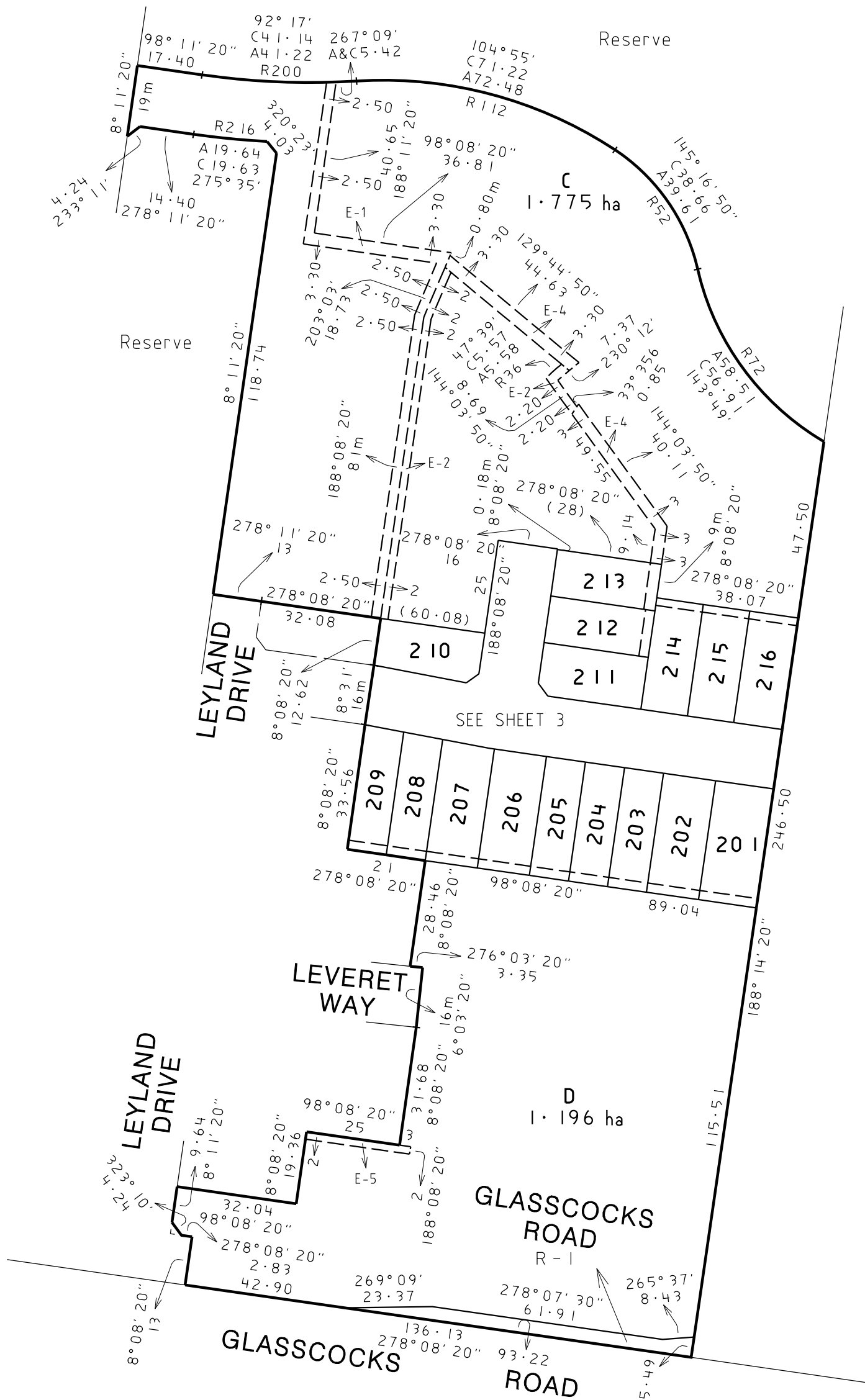
URBAN DEVELOPMENT
CONSULTANTS & MANAGERS

5 MAIN ST, MORNINGTON PH. (03) 5975 4644, FAX (03) 5975 3916
 THE MELBURNIAN, SUITE 2, 250 ST. KILDA RD, SOUTHBANK
 PH. (03) 9697 8000, FAX (03) 9697 8099

DIGITALLY SIGNED BY LICENSED SURVEYOR

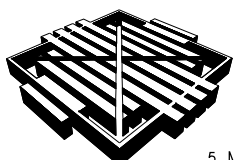
MICHAEL NEYLAN DEGG

REF 36350/Stg.2 VERSION 4



SHEET 2

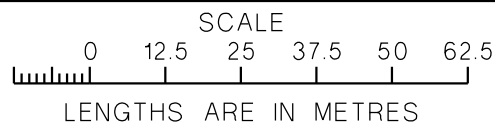
ORIGINAL SHEET SIZE A3



WATSONS

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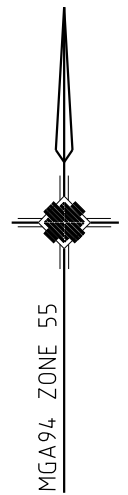
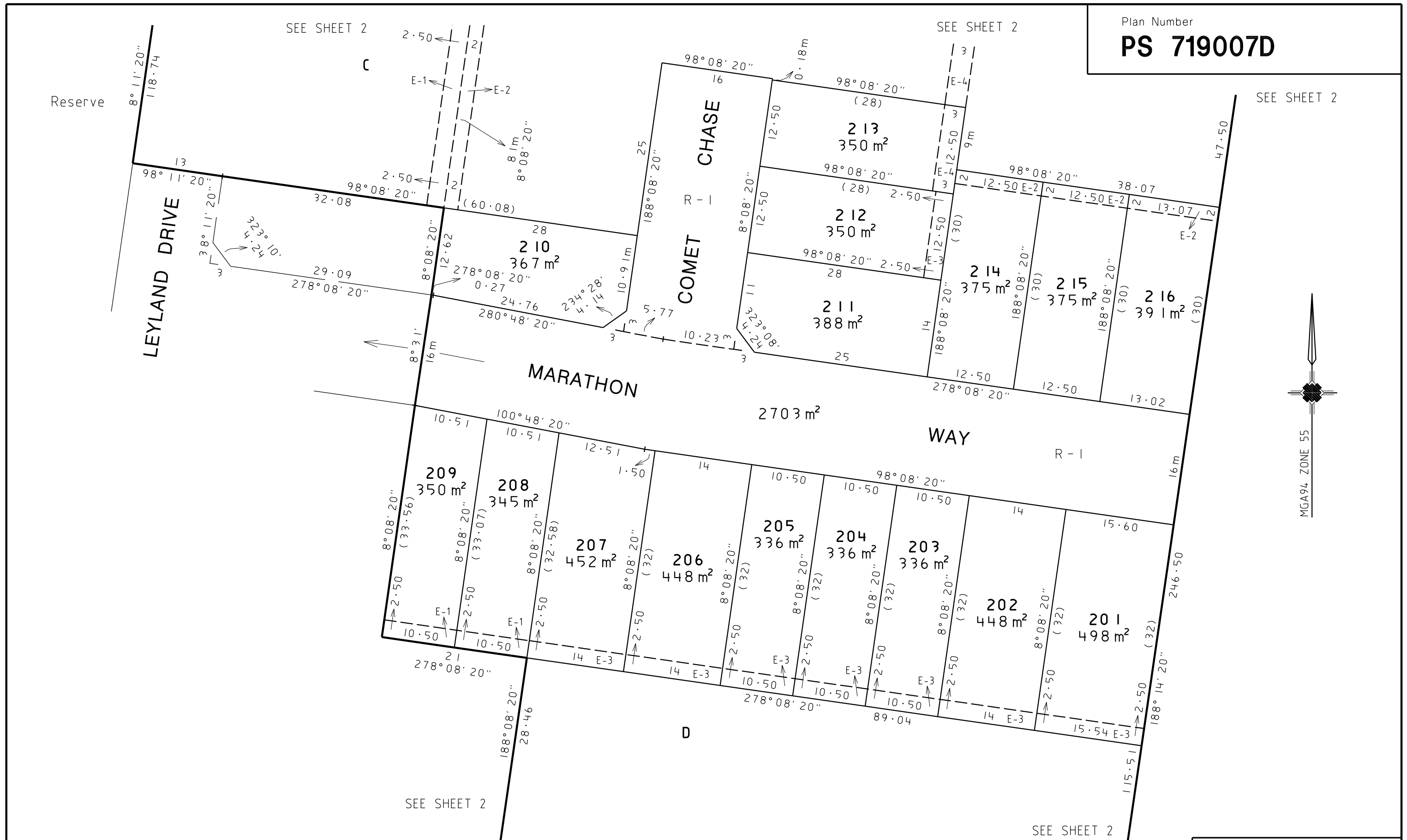
ORIGINAL
SCALE
1 : 1250

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VERSION 4



SEE SHEET 2

SEE SHEET 2

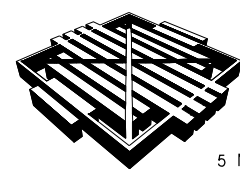
SEE SHEET 2

SEE SHEET 2

SEE SHEET 2

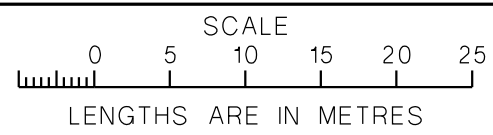
SHEET 3

ORIGINAL SHEET SIZE A3



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ORIGINAL
SCALE
1:500

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REF 36350/Stg.2 VERSION 4

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

Upon registration of this plan the following restriction is to be created.

Land to benefit: Lots 201 to 216 (Both Inclusive)

Land to be burdened: Lots 201 to 216 (Both Inclusive)

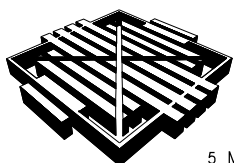
Description of Restriction:

The registered proprietor or proprietors of the burdened lots on this plan of subdivision shall not:

1. Have garage openings to occupy more than 40% of the width of the lot frontage, unless on lots with a frontage width of less than 12 metres, whereby the garage openings must not exceed 25% of the area of the front facade of the dwelling if the dwelling is two (2) or more storeys.
2. Have the front wall of a garage less than 0.84 metres behind the front wall of the dwelling on the lot or setback 5.5 metres from the front street boundary, whichever is the greater.

SHEET 4

ORIGINAL SHEET SIZE A3



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VERSION 4