

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PS 719008B

LOCATION OF LAND

PARISH : Berwick
 TOWNSHIP : _____
 SECTION : _____
 CROWN ALLOTMENT : _____
 CROWN PORTION : 35 (Part)
 TITLE REFERENCE : Vol. Fol.
 LAST PLAN REFERENCE : Lot C PS 719007D
 POSTAL ADDRESS : 1085 Glasscocks Road
 (At time of subdivision) Narre Warren South 3805

MGA94 Co-ordinates
 (of approx centre of land in plan) E 353 400 ZONE: 55
 N 5 784 950

NOTATIONS

Lots 1 to 300 (both inclusive) has been omitted from this plan
 Lots 301 to 327 (both inclusive) are affected by Restrictive Covenant on Sheet 5.

Other Purpose of the Plan:
 Part of the easement for 'Sewerage' purposes over Beauford Avenue and Leyland Drive created in PS 719005H in favour of South East Water Corporation is removed by all interested parties upon registration of this plan.

Other Purpose of the Plan:
 Part of the easement for 'Sewerage' purposes over Comet Close created in PS 719007D in favour of South East Water Corporation is removed by all interested parties upon registration of this plan.

Other Purpose of the Plan:
 Part of the easement for 'Drainage' purposes over Leyland Drive and Comet Close created in PS 719007D in favour of the City of Casey is removed by all interested parties upon registration of this plan.

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
Roads R-1 Reserve No. 1	City of Casey Melbourne Water Corporation

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.: 3
No. of Lots: 27
Area: 1.775 ha
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 & E-6	Sewerage	See Diag.	PS 719005H	South East Water Corporation
E-2, E-4 & E-6	Drainage	See Diag.	PS 719007D	City of Casey
E-4	Sewerage	See Diag.	PS 719007D	South East Water Corporation
E-5 & E-7	Sewerage	See Diag.	This Plan	South East Water Corporation
E-7	Drainage	See Diag.	This Plan	City of Casey



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

DIGITALLY SIGNED BY LICENSED SURVEYOR:

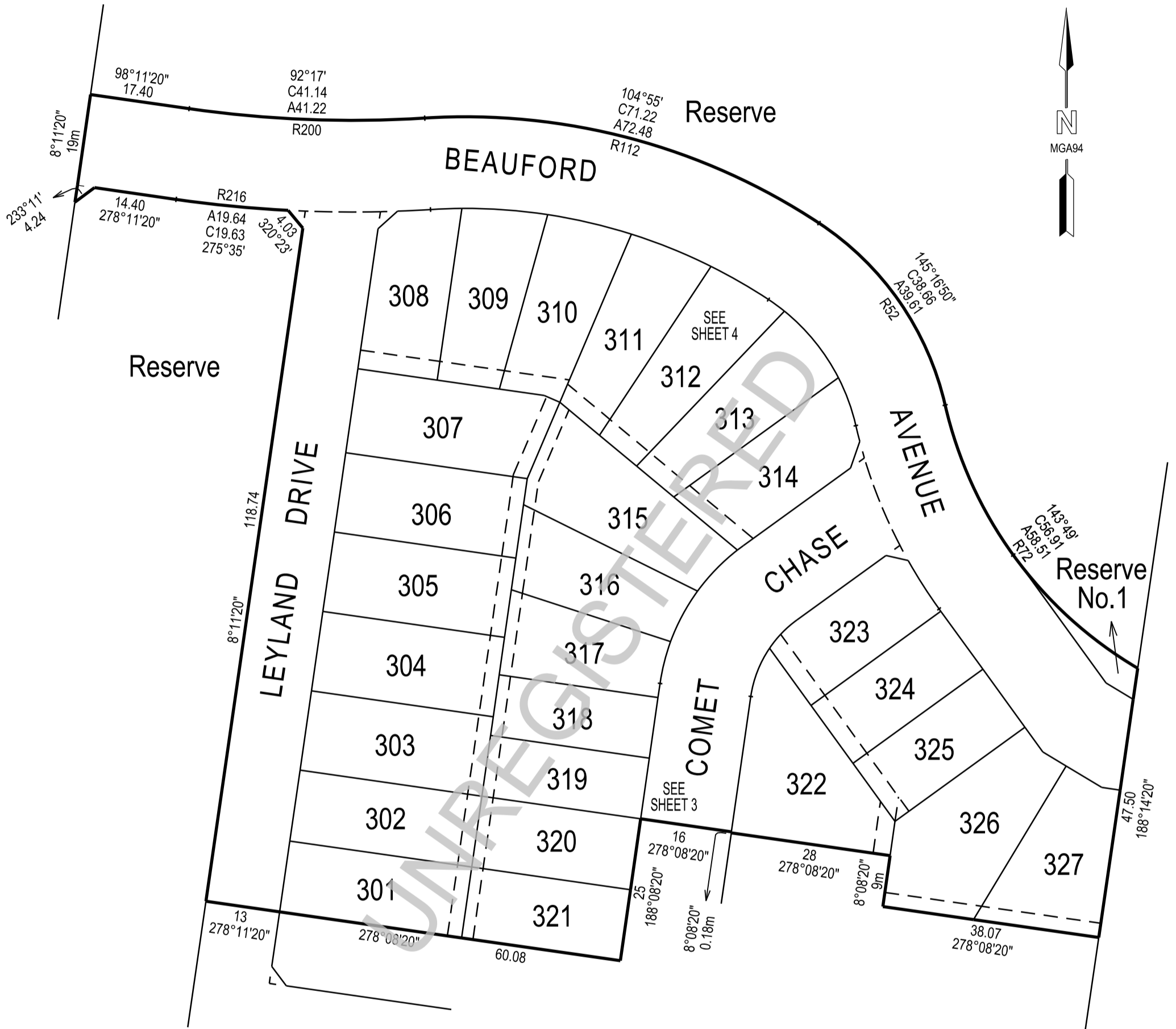
MICHAEL NEYLAN DEGG

REF 1000/Stg 3

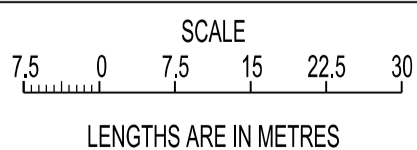
VERSION 5

SHEETS 1 of 5 SHEETS

ORIGINAL SHEET SIZE A3



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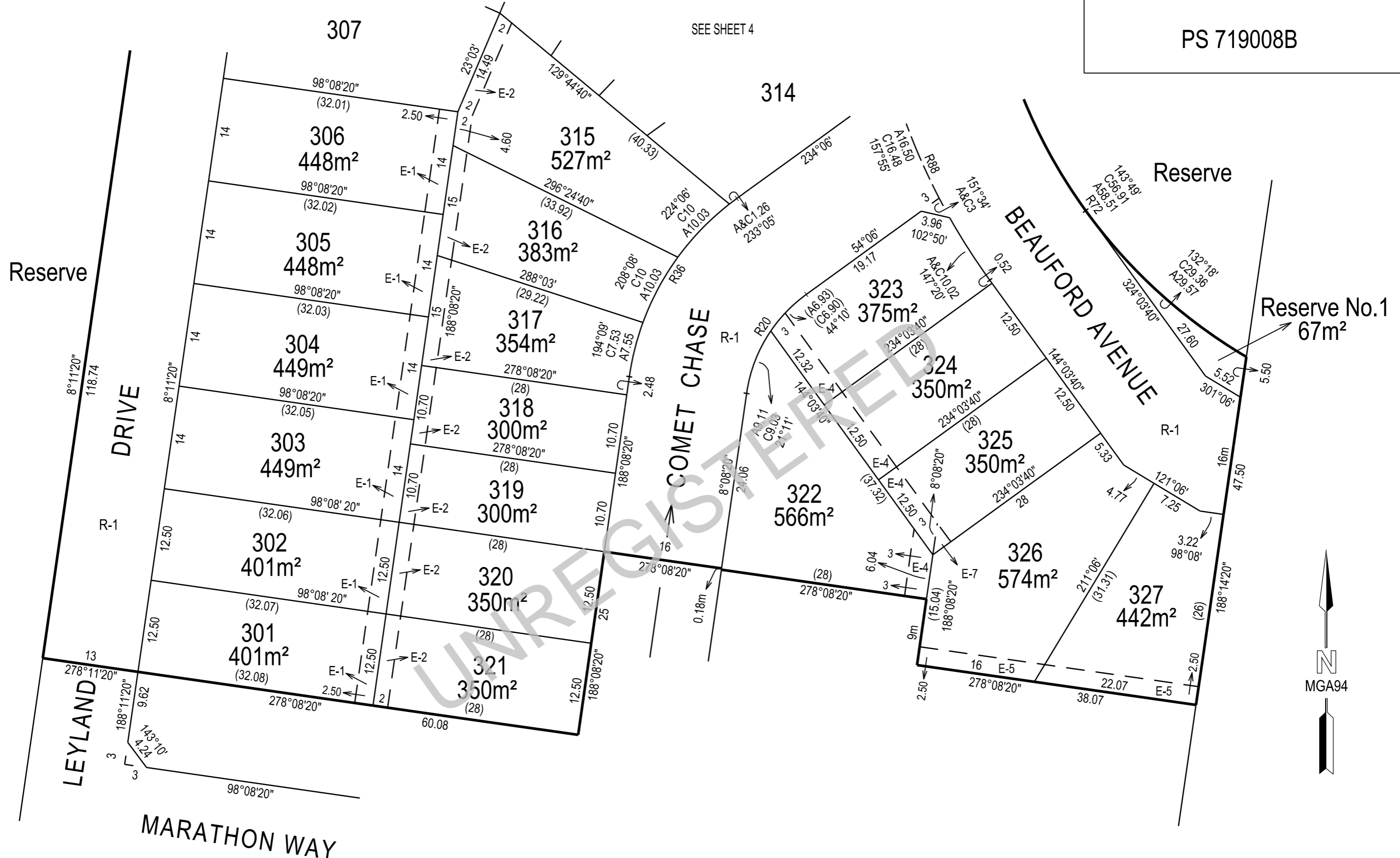


ORIGINAL SCALE
1:750

SHEET 2
ORIGINAL SHEET SIZE A3

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SEE SHEET 4



CHARLTONDEGG
LAND DEVELOPMENT CONSULTANTS

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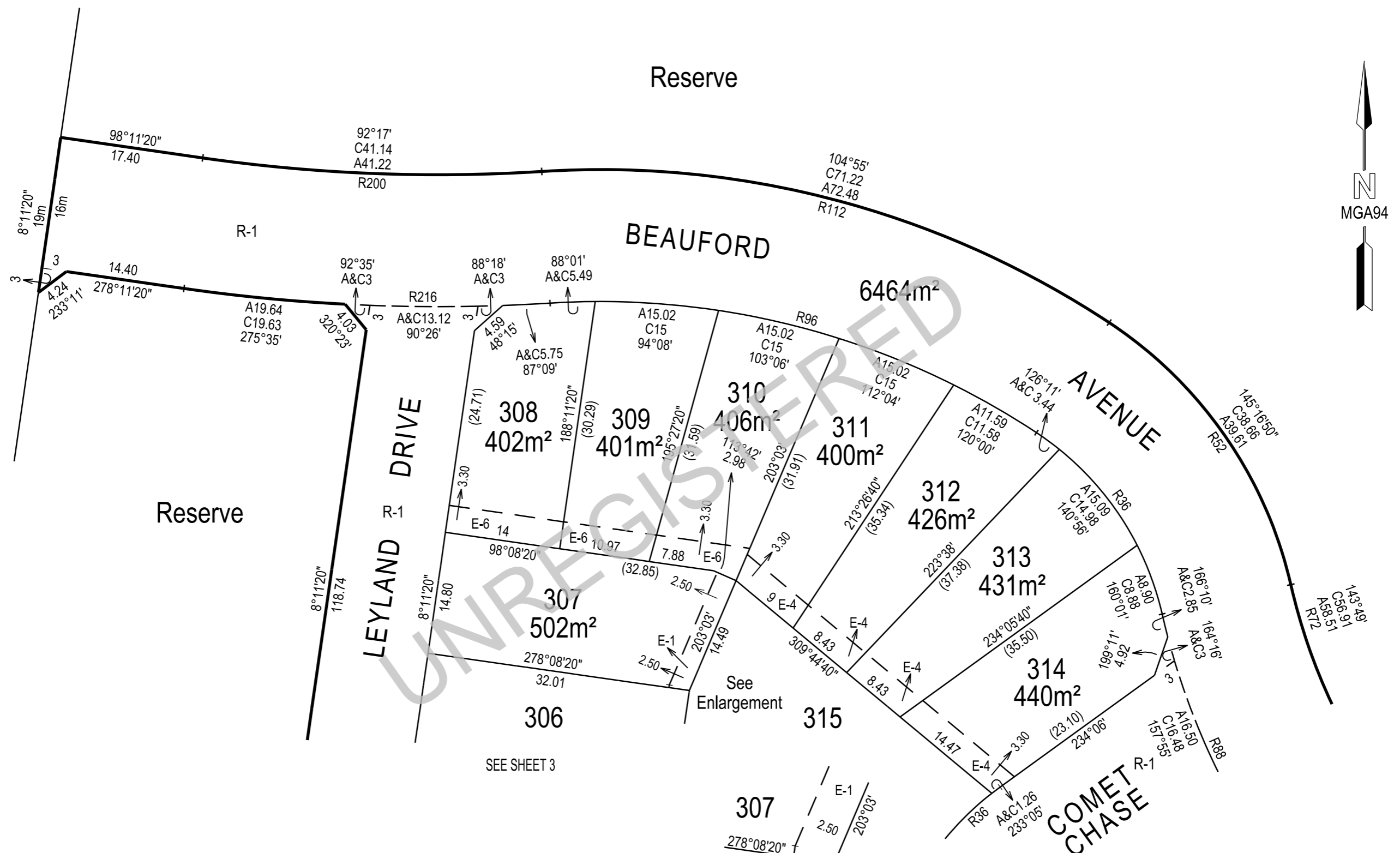
SCALE

LENGTHS ARE IN METRES

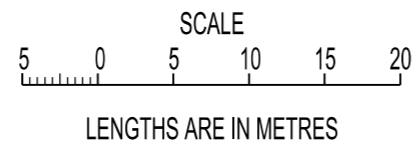
ORIGINAL SCALE
1:500

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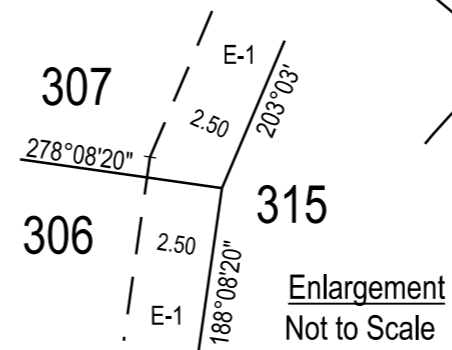
Sheet 3	
ORIGINAL SHEET SIZE	A3



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ORIGINAL SCALE
 1:500



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Sheet 4
 ORIGINAL SHEET SIZE A3

CREATION OF RESTRICTION

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

LAND TO BENEFIT: Lots 301 to 327 (both inclusive).

LAND TO BURDEN: Lots 301 to 327 (both inclusive).

THE REGISTERED PROPRIETOR OR PROPRIETORS OF THE BURDENED LOTS NOTED ON THIS PLAN 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 0.84metres behind the front wall of the dwelling on the lot or setback 5.5metres from the front street boundary, whichever is the greater.

UNREGISTERED



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SHEET 5

ORIGINAL SHEET SIZE A3