

PLAN OF SUBDIVISION

Stage No.
—

LRS use only

EDITION

Plan Number

PS 547630P

Location of Land

Parish: Eumemmerring
 Township: —
 Section: —
 Crown Allotment: —
 Crown Portion: 43 (Part)
 Title Reference: Lot L, PS 604025S

Last Plan Reference: Vol. Fol.

Postal Address: Western Port Highway
 (at time of subdivision) Lyndhurst 3975

MGA94 Co-ordinates: E 346 000 Zone: 55
 (of approx. centre of land in plan) N 5 785 850

Council Certificate and Endorsement

Council Name: City of Casey Ref:

- This plan is certified under section 6 of the Subdivision Act 1988.
- This plan is certified under section 11(7) of the Subdivision Act 1988.
Date of original certification under section 6 / /20
- This is a statement of compliance issued under section 21 of the Subdivision Act 1988.

OPEN SPACE

- A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made.
- The requirement has been satisfied.
- The requirement is to be satisfied in Stage.....

Council Delegate
Council Seal

Date / /20

Re-certified under section 11(7) of the Subdivision Act 1988

Council Delegate
Council Seal

Date / /20

Vesting of Roads and/or Reserves

| Identifier | Council/Body/Person |
|--------------|---------------------|
| Road R-1 | City of Casey |
| Reserve No.1 | City of Casey |
| Reserve No.2 | City of Casey |

Notations

Staging This ~~is~~/is not a staged subdivision
 Planning Permit No. P477/06 & P921/05.

Depth Limitation : Does not apply.

Lots 1 to 158 (Both Inclusive) & lots 'A' to 'W' (Both Inclusive) have been omitted from this plan.

Estate: THE RISE
 Development No: Stage 1B
 No. of Lots: 25
 Area: 2.907ha
 Melways: 129 A4

Survey This plan is/~~is not~~ based on survey. Refer BP 2231
 This survey has been connected to permanent marks no(s) Eumemmerring PM235, PM840 & Lyndhurst PM295 in Proclaimed Survey Area No.45.

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-3 & E-5 | Drainage | See Diag. | This Plan | City of Casey |
| E-4 & E-5 | Sewerage | See Diag. | This Plan | South East Water Ltd |

LRS use only

Statement of Compliance/
Exemption Statement

Received

Date / /20

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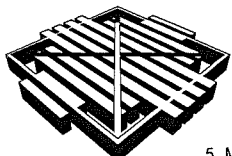
PLAN REGISTERED

TIME

DATE / /20

Assistant Registrar of Titles

SHEET 1 OF 8 SHEETS



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

LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG

SIGNATURE *[Signature]* DATE 29/06/2006

REF 35469/1B

VERSION 9

DATE / /20

COUNCIL DELEGATE SIGNATURE

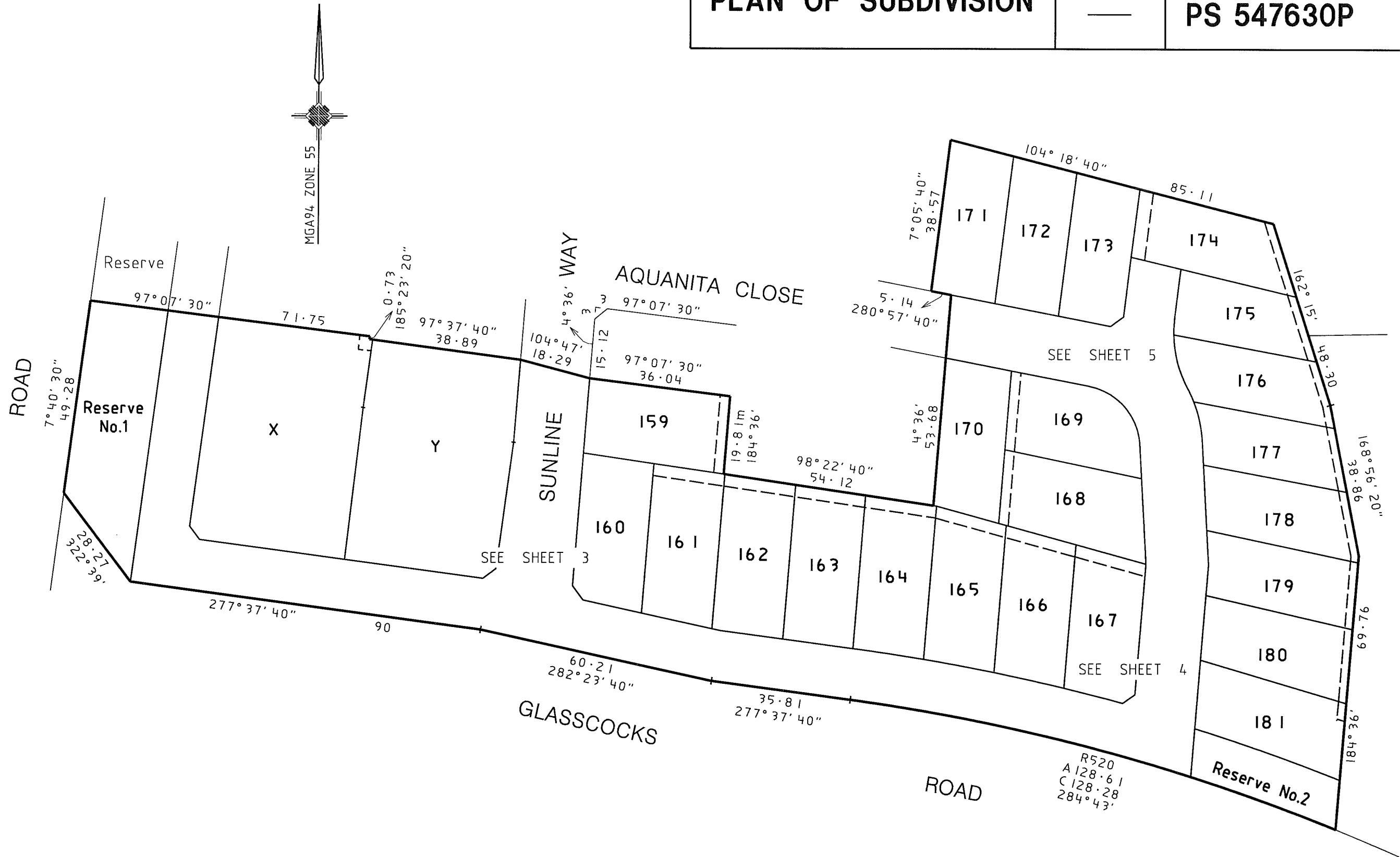
ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

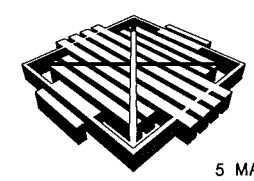
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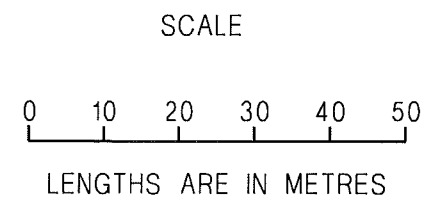
SHEET 2



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ORIGINAL
SCALE SHEET
1:1000 SIZE
A3



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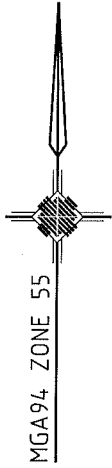
DATE / /20
COUNCIL DELEGATE SIGNATURE
ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

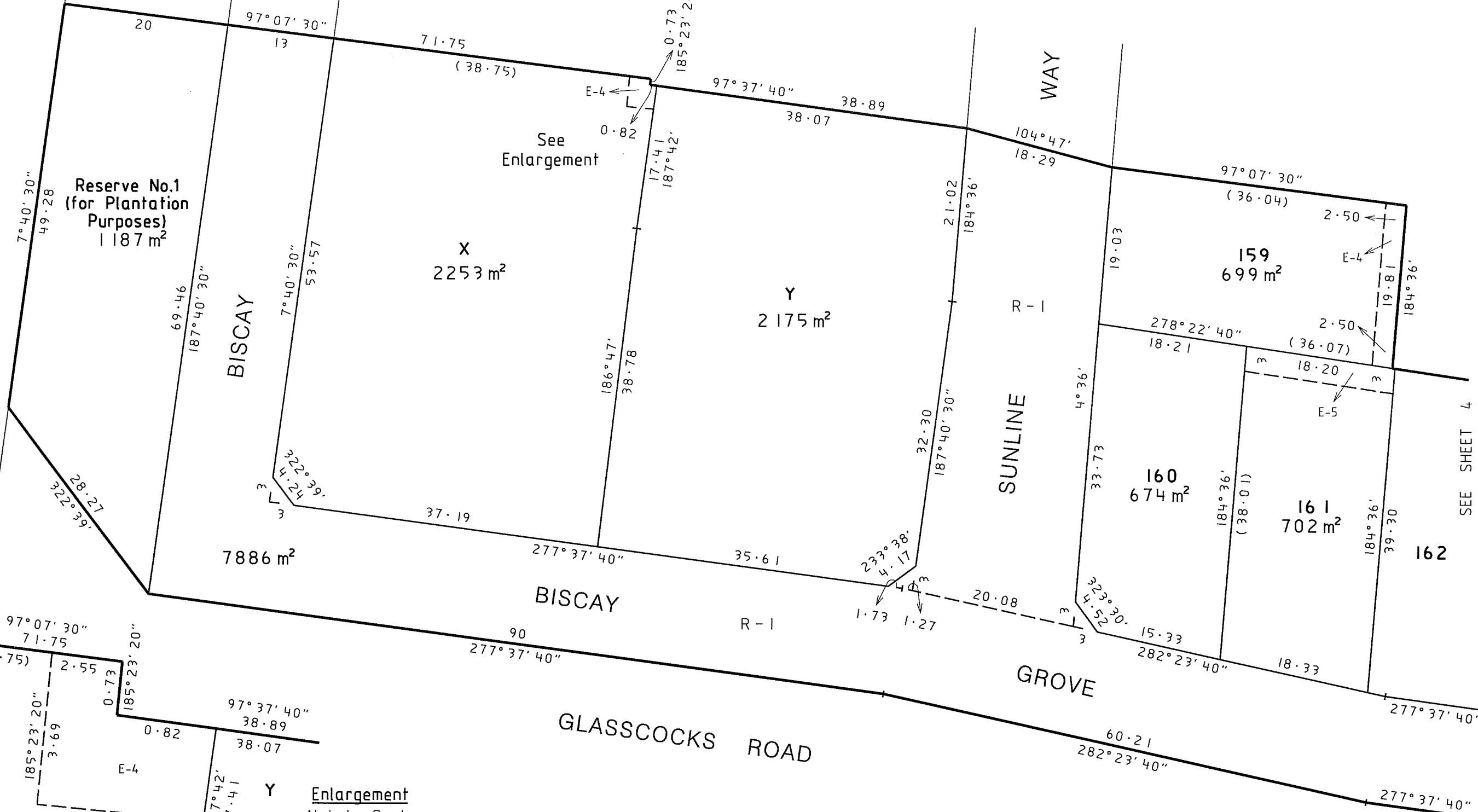
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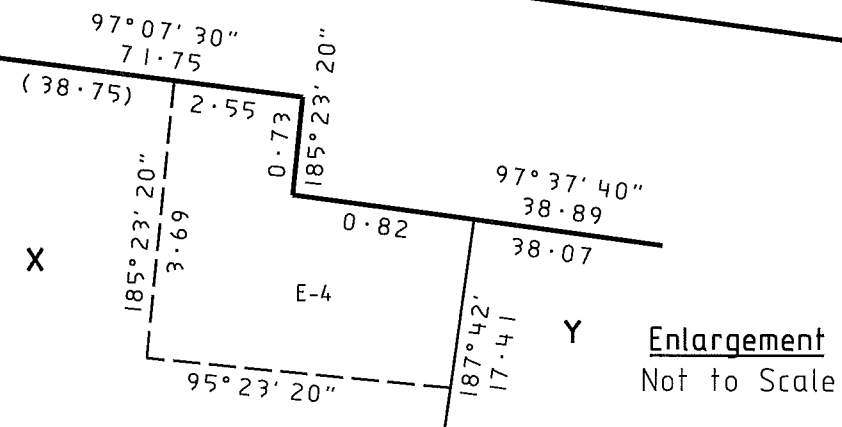
PS 547630P



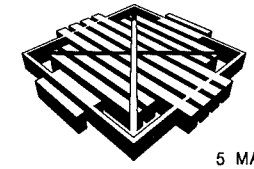
ROAD



SEE SHEET 4



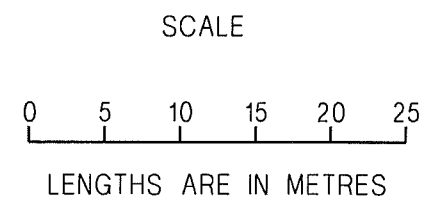
SHEET 3



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1:500 A3



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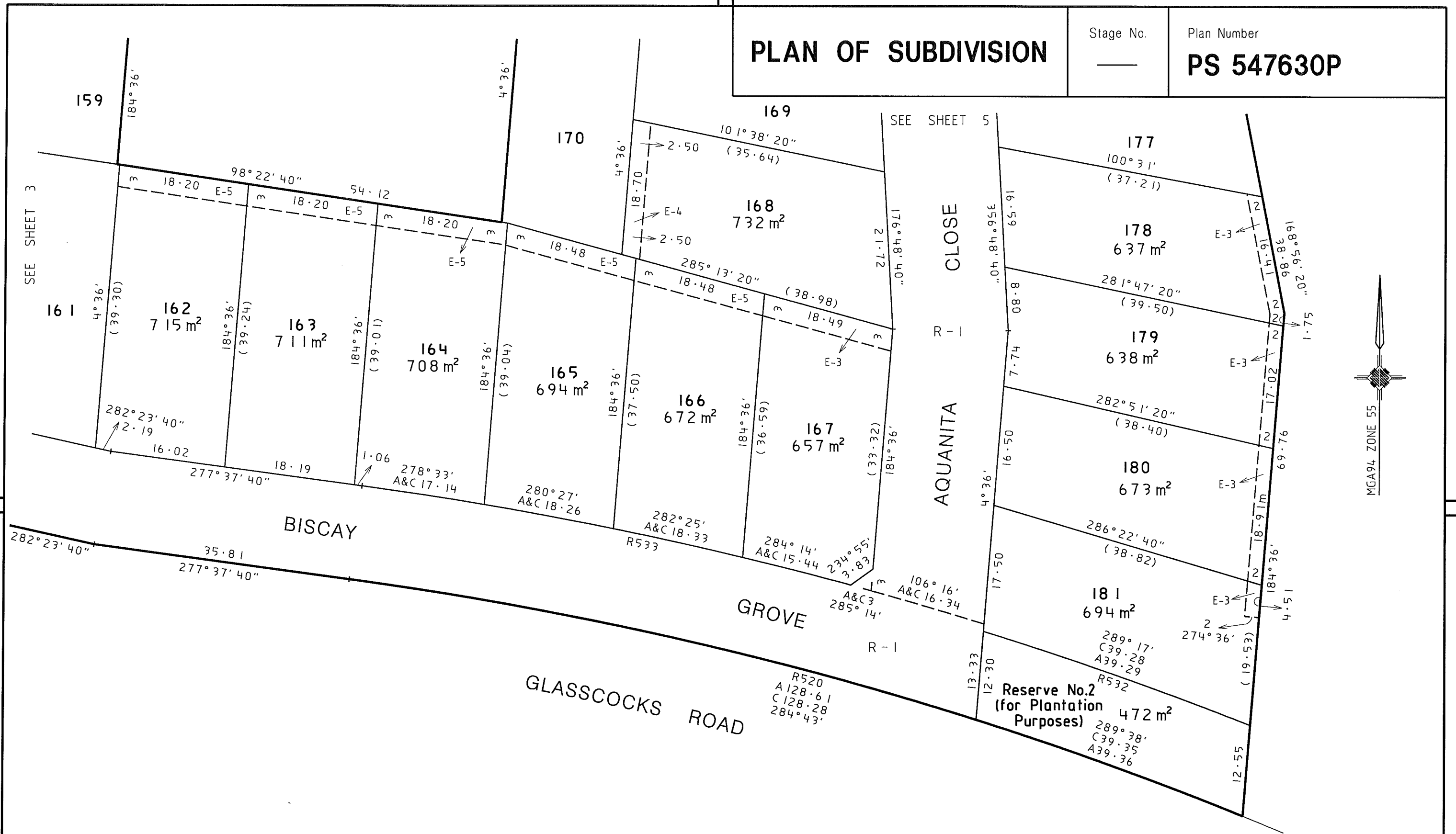
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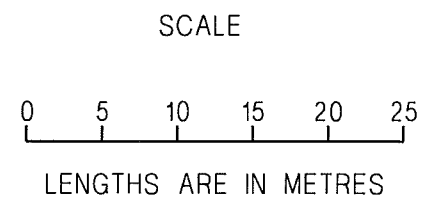
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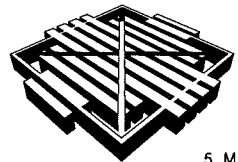
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SEE SHEET 4

SHEET 5



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1:500 SIZE
A3

SCALE



LENGTHS ARE IN METRES

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COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

SUBDIVISION ACT 1988

CREATION OF RESTRICTION

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

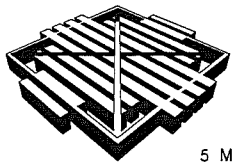
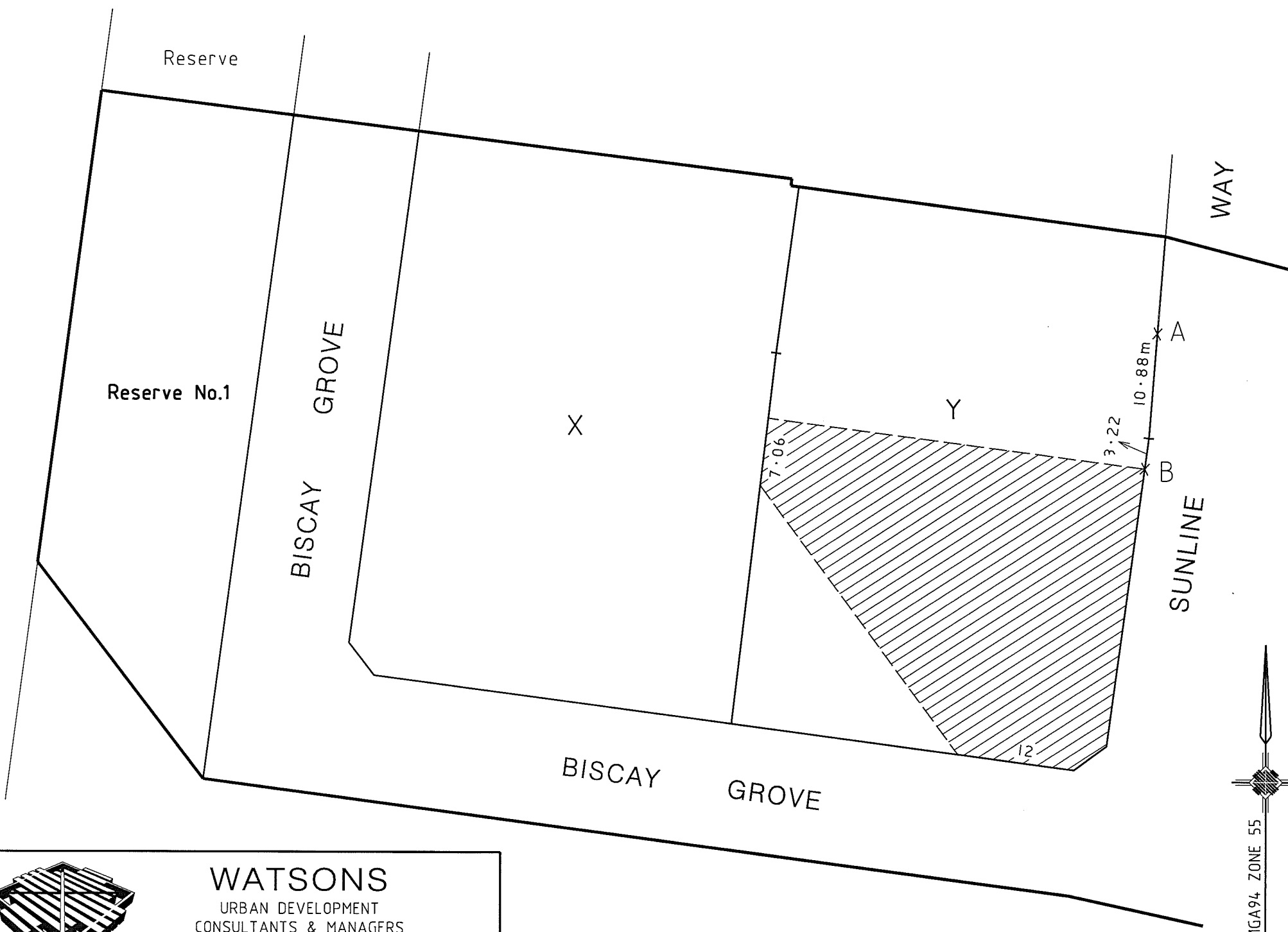
Land to benefit: Land in this plan

Land to be burdened: Lot Y

Description of Restriction:

The registered proprietor or proprietors of Lot Y on this plan of subdivision shall not:

1. construct a fence higher than 1.2 metres above natural surface along the common boundary with Biscay Grove or Sunline Way excluding the boundary between points A & B.
2. have built a structure on the hatched area that is greater than 1.2 metres in height above the natural surface.
3. vary the above restrictions without the written consent of the City of Casey.

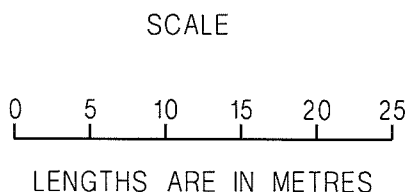


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ORIGINAL SCALE SHEET SIZE 1:500 A3



LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG
 SIGNATURE *[Signature]* DATE 29/06/2006
 REF 35469/1B VERSION 9

SHEET 6

DATE / /20
 COUNCIL DELEGATE SIGNATURE
 ORIGINAL SHEET SIZE A3

SUBDIVISION ACT 1988

CREATION OF RESTRICTION

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

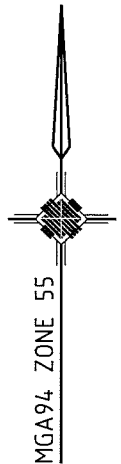
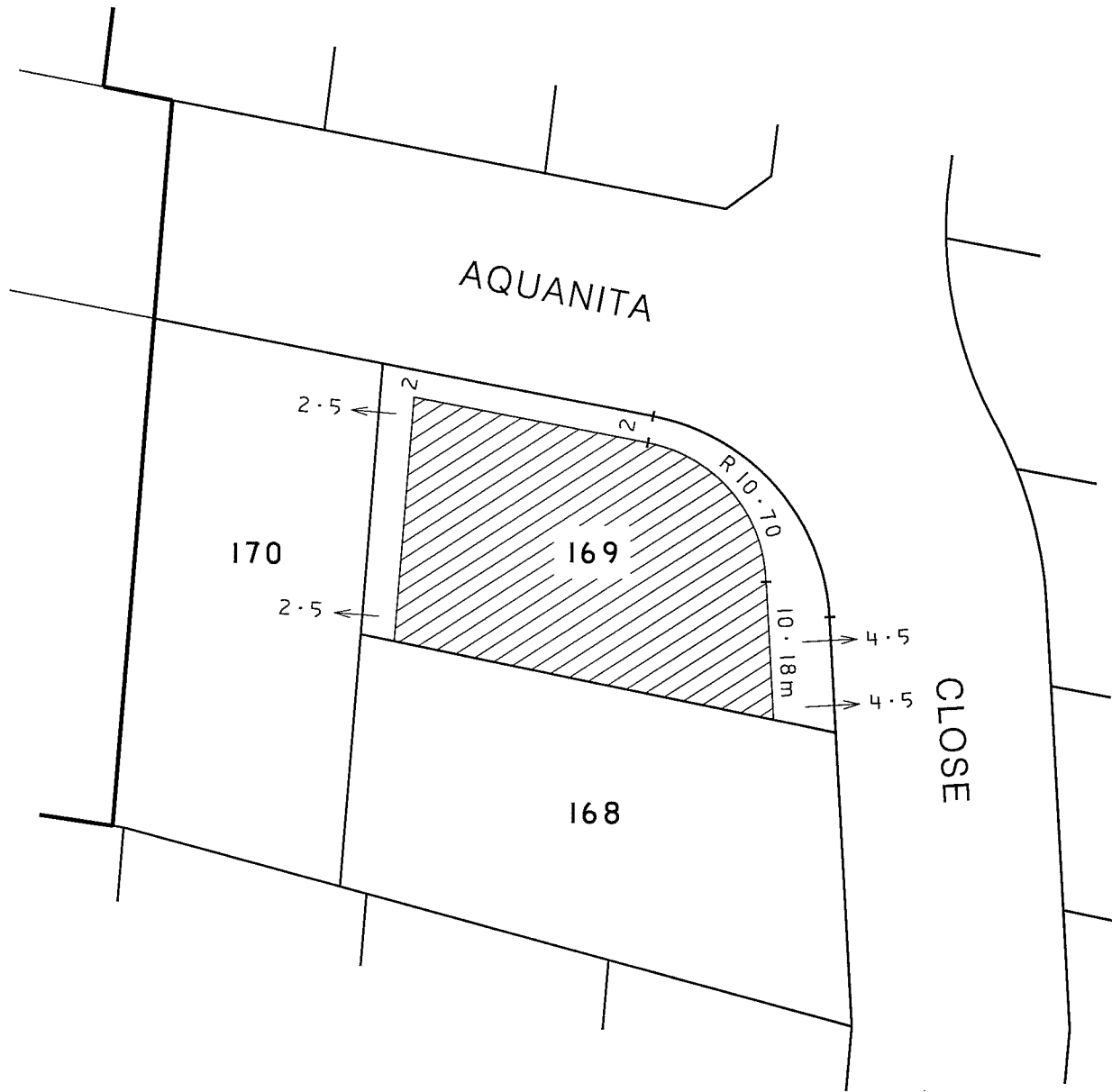
Land to benefit: Land in this plan

Land to be burdened: Lot 169

Description of Restriction:

The registered proprietor or proprietors of Lot 169 on this plan of subdivision shall not:

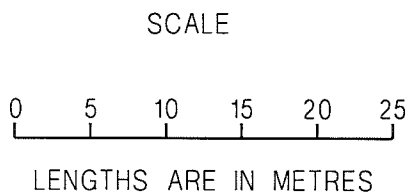
1. have built, constructed, or erected any building outside the area shown hatched hereon except for eaves or chimneys not exceeding 450 mm in width.
2. construct a building on the lot shown hereon unless the setbacks from the boundaries are in accordance with Regulations 4.9, 4.14 and 4.15 in Part 4 of the Building Regulations 1994.
3. vary the above restrictions without the written consent of the Responsible Authority.



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 A3



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SHEET 7

DATE / /20
 COUNCIL DELEGATE SIGNATURE
 ORIGINAL SHEET SIZE A3

SUBDIVISION ACT 1988

CREATION OF RESTRICTION

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

Land to benefit: Land in this plan

Land to be burdened: Lots 159 to 181 (Both Inclusive)

Description of Restriction:

The registered proprietor or proprietors of the burdened lots on this plan of subdivision agree, covenant and shall ensure that not more than one dwelling is erected on a lot (together with the usual outbuildings) unless in accordance with a plan endorsed under Condition 1 of Planning Permit P477/06.

SHEET 8



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