

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PS 918570P

LOCATION OF LAND

PARISH: NARREE WORRAN
TOWNSHIP: -
SECTION: 22
CROWN ALLOTMENT: 5A, 6A, 7, 8 & 9 (Parts)
CROWN PORTION: -
TITLE REFERENCE: Vol. 10239 Fol. 847
LAST PLAN REFERENCE: Lot 1 PS 337560F

Council Name: Casey City Council
 SPEAR Reference Number: S212102M

POSTAL ADDRESS: 2-32 A'Beckett Road
 Narre Warren North 3804

MGA2020 Co-ordinates
 (of approx centre of land in plan) E 352 180 ZONE: 55
 N 5 795 450

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
Road R-1	City of Casey
Reserve No. 1	City of Casey
Reserve No. 2	City of Casey

See Sheets 6 for Creation of Restrictions.

NOTATIONS

Depth Limitation: Does not apply.

Survey: This plan is ~~is not~~ based on survey.
 This survey has been connected to Narre Worrان PM 131.

Staging: This ~~is~~ is not a staged subdivision.
 Planning Permit No. PA21-0909

No. of Lots: 19
Area: 8.047 ha
Melways: 108 G5

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	Drainage	See Diag.	This Plan	City of Casey
E-1 & E-3	Sewerage	See Diag.	This Plan	South East Water Corporation



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

SURVEYORS FILE REF: 1453 VERSION: 3

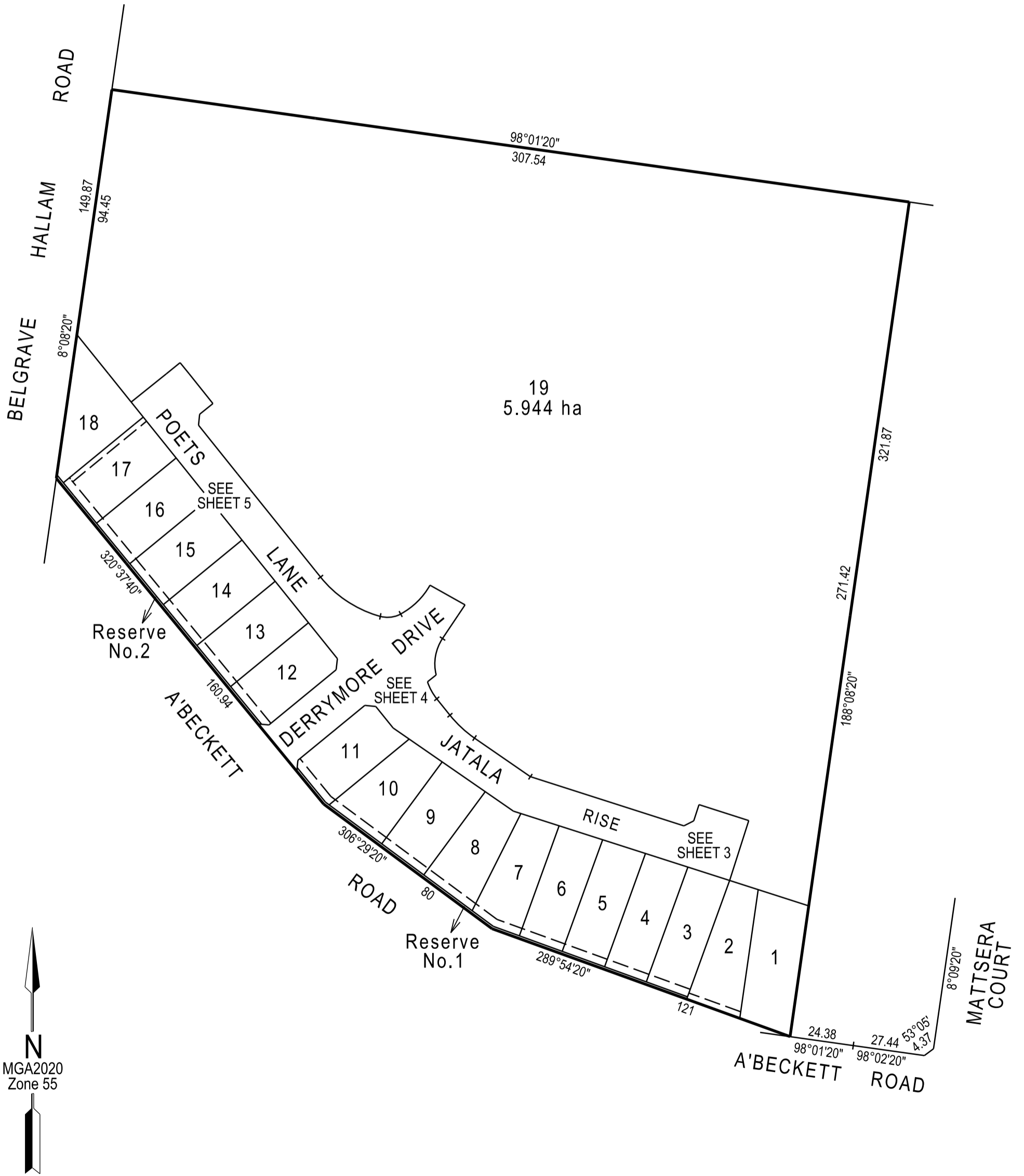
ORIGINAL SHEET
 SIZE: A3

SHEET 1 of 6

Digitally signed by: Michael Neylan Degg, Licensed Surveyor,
 Surveyor's Plan Version (3),
 13/09/2023, SPEAR Ref: S212102M

NOTE: RESERVES NO.1 & NO.2 HAS BEEN EXAGGERATED FOR CLARITY.

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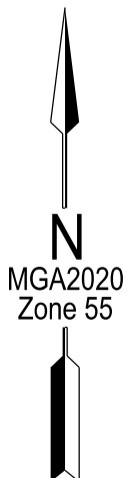
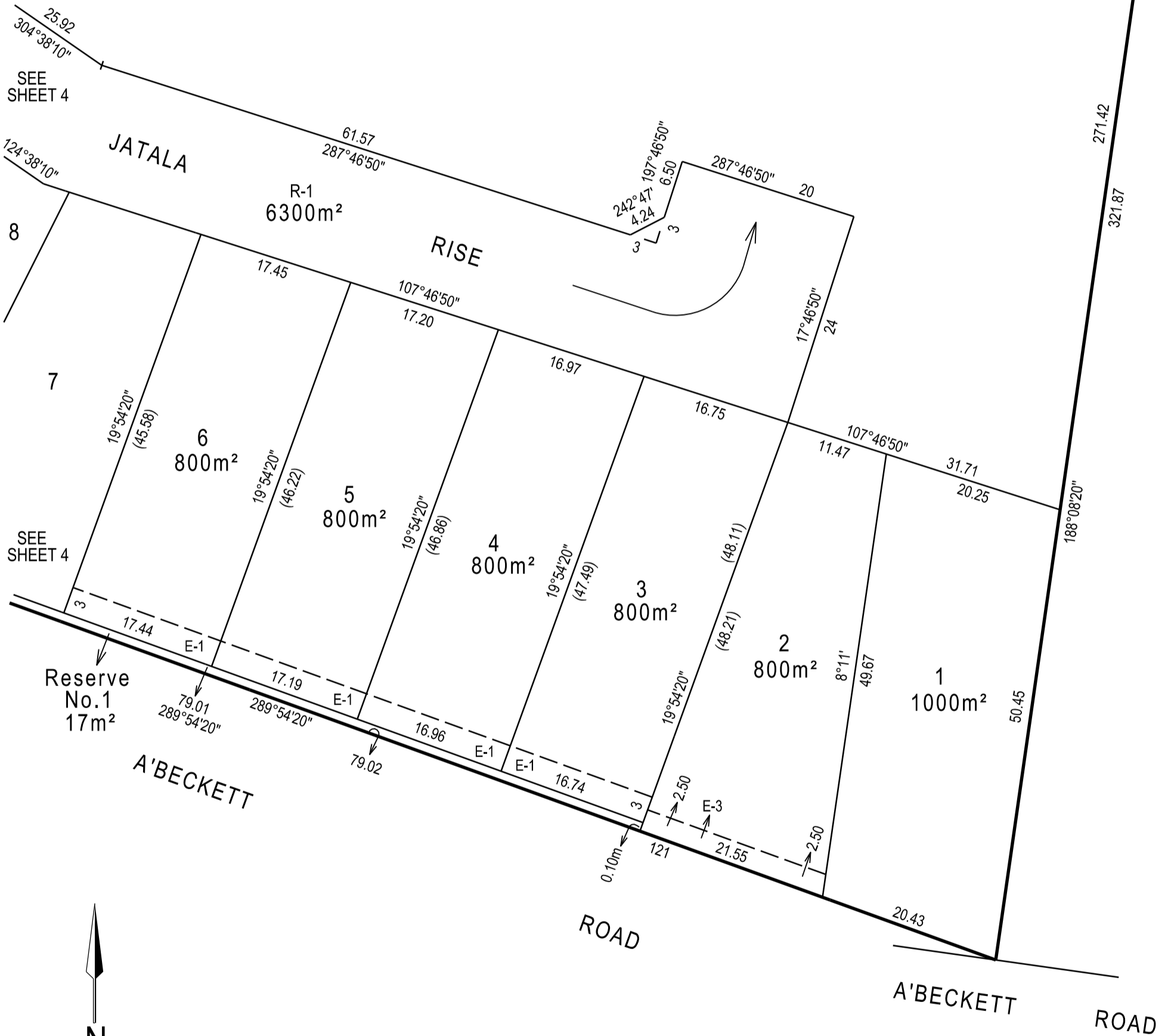


NOTE: RESERVE NO.1 HAS BEEN EXAGGERATED FOR CLARITY.

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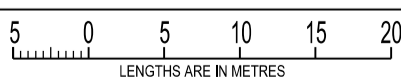
SEE SHEET 2

19



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SCALE
1:500



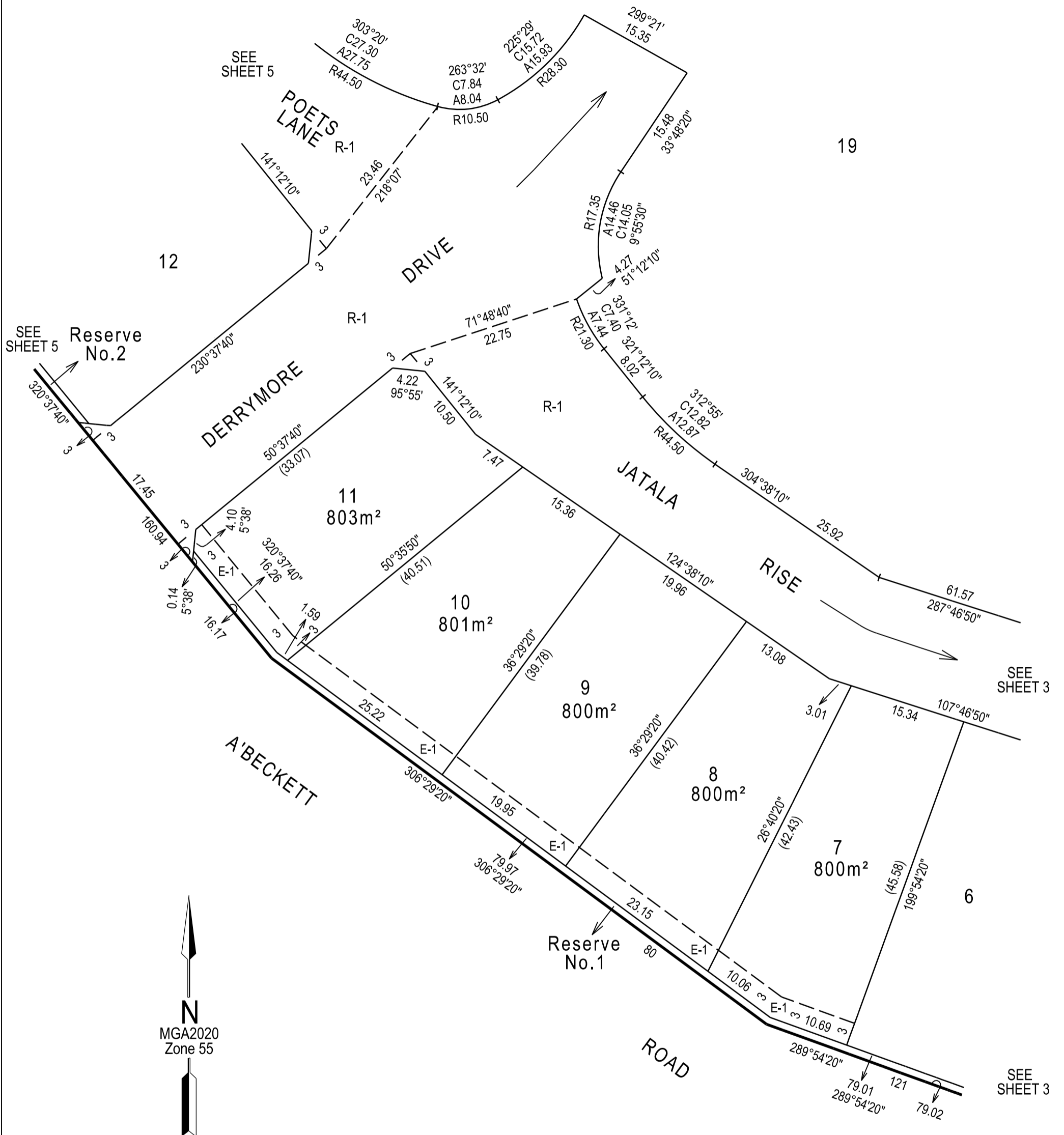
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SIZE: A3

SHEET 3

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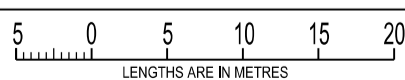
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SCALE
1:500



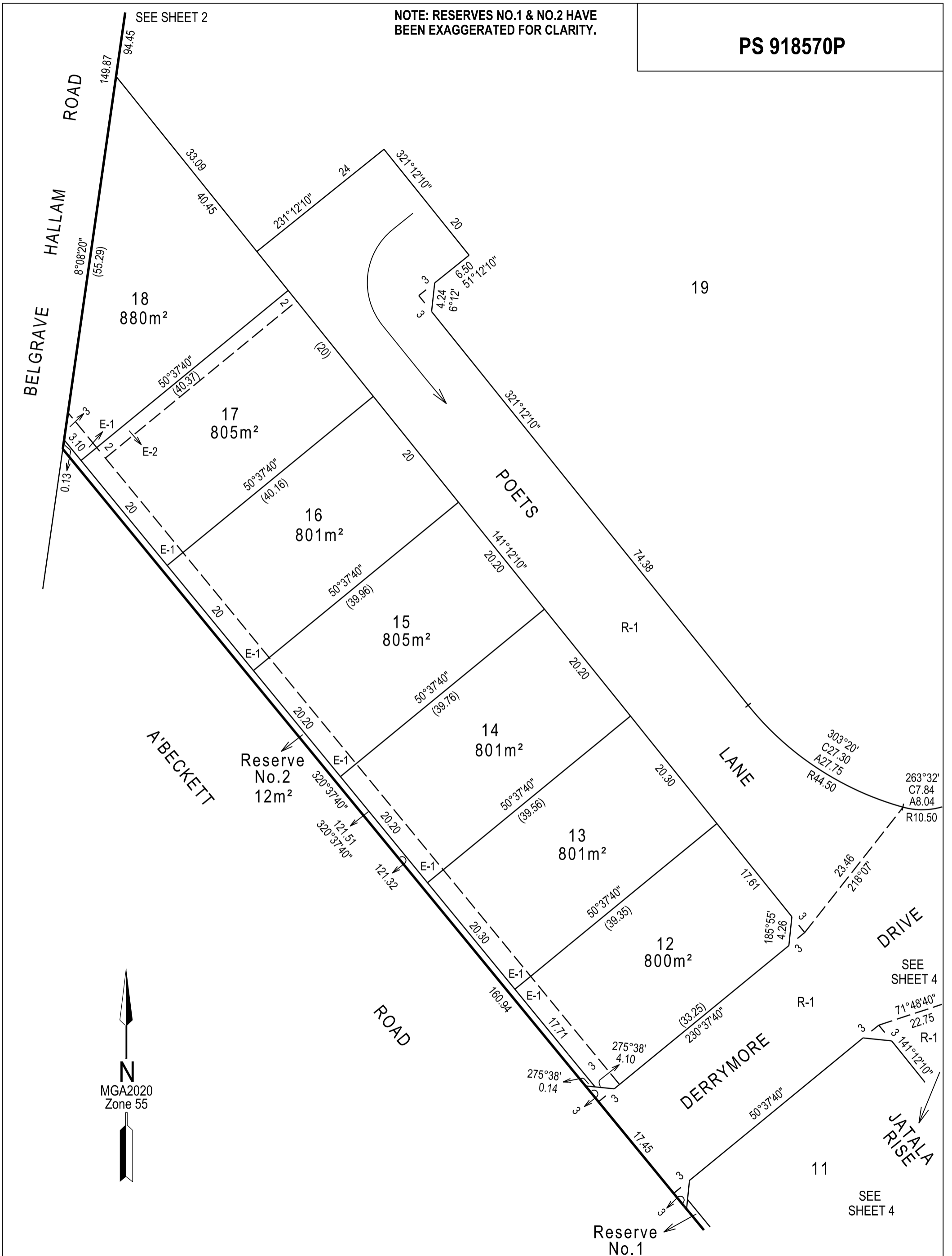
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SHEET 4

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SCALE 1:500
5 0 5 10 15 20
LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE: A3

SHEET 5

CREATION OF RESTRICTION A

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

LAND TO BENEFIT: Lots 1 to 18 (both inclusive).

LAND TO BURDEN: Lots 1 to 18 (both inclusive).

The registered proprietor or proprietors for the time being of a burdened lot to which this restriction applies shall not build or permit to be built or remain on the lot any;

- (1) Building, structure or fence other than a building, structure or fence in accordance with the design guidelines endorsed by the City of Casey under Planning Permit No. PA21-0909.
A copy of the design guidelines is available upon request at website <https://oakridgeland.com.au/design-guidelines>
- (2) Building or structure outside the building envelope applied to the lot on the building envelope plan endorsed under Planning Permit No. PA21-0909 unless with the written consent of the Responsible Authority.
A copy of the building envelope plan is available on request at website <https://oakridgeland.com.au/design-guidelines>
- (3) Dwelling other than a single dwelling.
- (4) Building that does not have a front facade and entrance facing A'Beckett Road.
- (5) Garage opening that occupies more than 40% of the width of the lot.
- (6) Fence along A'Beckett Road that exceeds 1.2m in height above natural ground level.
- (7) Dwelling that does not include rainwater tank with a minimum capacity of 3000 litres to collect stormwater from 100% of the roof area of each dwelling. The tank must be connected to supply water to all toilets and laundries within the dwellings to the satisfaction of the Responsible Authority.

This restriction shall expire five years after the date of registration of this plan.