

# PLAN OF SUBDIVISION

LV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS 800992T**

## LOCATION OF LAND

**PARISH:** SHERWOOD  
**TOWNSHIP:** -  
**SECTION:** -  
**CROWN ALLOTMENT:** 27 & 28 (PARTS)  
**CROWN PORTION:** -  
**TITLE REFERENCES:** Vol. Fol.  
**LAST PLAN REFERENCE/S:** PS 804568L (LOT AB)  
**POSTAL ADDRESS:** CRAIG ROAD  
**(At time of subdivision)** BOTANIC RIDGE, 3977  
**MGA94 Co-ordinates** E 349 800  
(of approx centre of N 5776 800  
land in plan) **ZONE** 55

Council Name: Casey City Council  
SPEAR Reference Number: S093890H

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1	CASEY CITY COUNCIL CASEY CITY COUNCIL

LOTS 1 TO 600 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  
FOR RESTRICTION A AFFECTING LOTS 601 TO 640 (B.I.) SEE SHEETS 10 TO 13.  
FOR RESTRICTION B AFFECTING LOTS 631 TO 640 (B.I.) SEE SHEET 14.

**OTHER PURPOSE OF THE PLAN:**  
1. REMOVAL OF THAT PART OF DRAINAGE EASEMENT E-5 ON PS804568L AS AFFECTS TEAK STREET ON THIS PLAN.  
2. REMOVAL OF THAT PART OF SEWERAGE EASEMENT E-6 ON PS804568L AS AFFECTS TEAK STREET ON THIS PLAN.  
3. REMOVAL OF WAY, DRAINAGE AND POWERLINE EASEMENT E-14 ON PS804568L AS AFFECTS FREYCINET DRIVE AND BELLTHORPE ROAD ON THIS PLAN.

**GROUNDS FOR REMOVAL:**  
BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN.

## NOTATIONS

DEPTH LIMITATION DOES NOT APPLY  
STAGING This ~~is~~ is not a staged subdivision.  
Planning permit No.  
SURVEY. THIS PLAN IS ~~IS~~ NOT BASED ON SURVEY.  
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s):  
PM 46, PM 64 & PM 74 (SHERWOOD)  
PROCLAIMED SURVEY AREA NO.  
THIS IS A SPEAR PLAN.  
**ACACIA - 06**  
**3.151ha** **40 Lots**

## 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	CARRIAGEWAY	SEE PLAN	PS 735175P	LOT B ON PS 735175P
E-2	CARRIAGEWAY SEWERAGE	SEE PLAN SEE PLAN	PS 735175P PS 727709X	LOT B ON PS 735175P SOUTH EAST WATER CORPORATION
E-3	SEWERAGE	SEE PLAN	PS 727709X	SOUTH EAST WATER CORPORATION
E-4	POWERLINE	SEE PLAN	PS 727709X - SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
E-5	DRAINAGE	SEE PLAN	PS 746204X	CASEY CITY COUNCIL
E-6	SEWERAGE	SEE PLAN	PS 746204X	SOUTH EAST WATER CORPORATION
E-7	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS 746204X PS 746204X	CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION

SEE SHEET 2 FOR CONTINUATION



SURVEYOR REF: 0359s-06

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 17

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Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-8	DRAINAGE	SEE PLAN	PS 746207R	CASEY CITY COUNCIL
E-9	DRAINAGE	SEE PLAN	PS 804568L	CASEY CITY COUNCIL
E-10	SEWERAGE	SEE PLAN	PS 804568L	SOUTH EAST WATER CORPORATION
E-11	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS 804568L PS 804568L	CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION
E-12	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
E-13	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
E-14	WATER SUPPLY (THROUGH UNDERGROUND PIPES)	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
	DISTRIBUTION AND/OR TRANSMISSION OF GAS	SEE PLAN	THIS PLAN (SECTION 146 GAS INDUSTRY ACT 2001)	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
	TELECOMMUNICATION TRANSMISSION BY UNDERGROUND CABLE	SEE PLAN	THIS PLAN	LOTS ON THIS PLAN

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SIZE: A3

SHEET 2

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 800992T**

M.G.A. 94  
ZONE 55

0 2 4 6 8  
ENLARGEMENT SCALE 1:200

P

P  
27.73ha

SEE ENLARGEMENT

SEE SHEET 5

SEE SHEETS  
6 TO 9  
FOR DETAILS

SEE  
SHEET 4

SEE  
SHEET 5

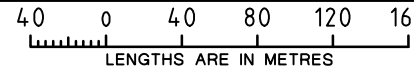
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**SMEC**

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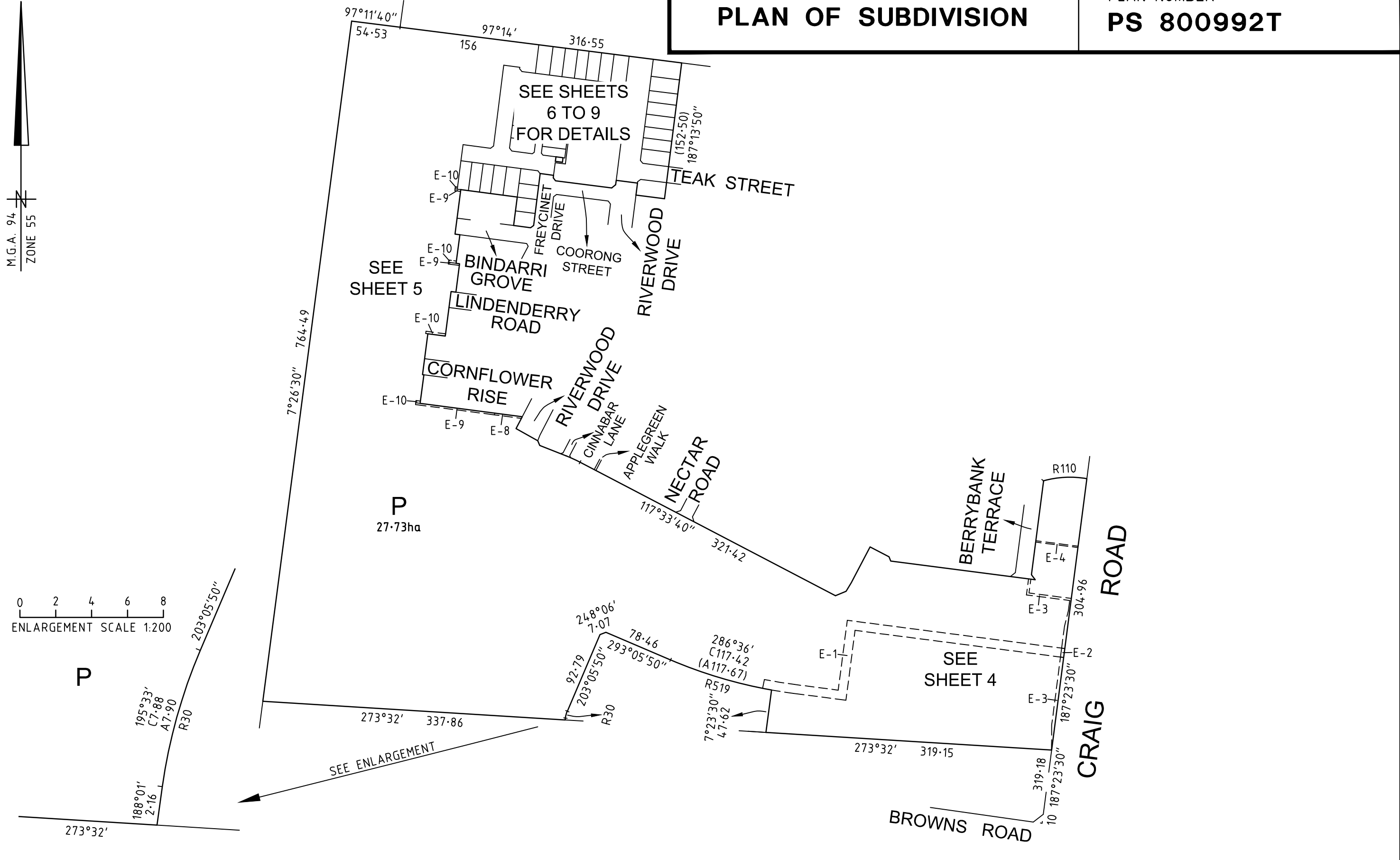


40 0 40 80 120 160  
LENGTHS ARE IN METRES

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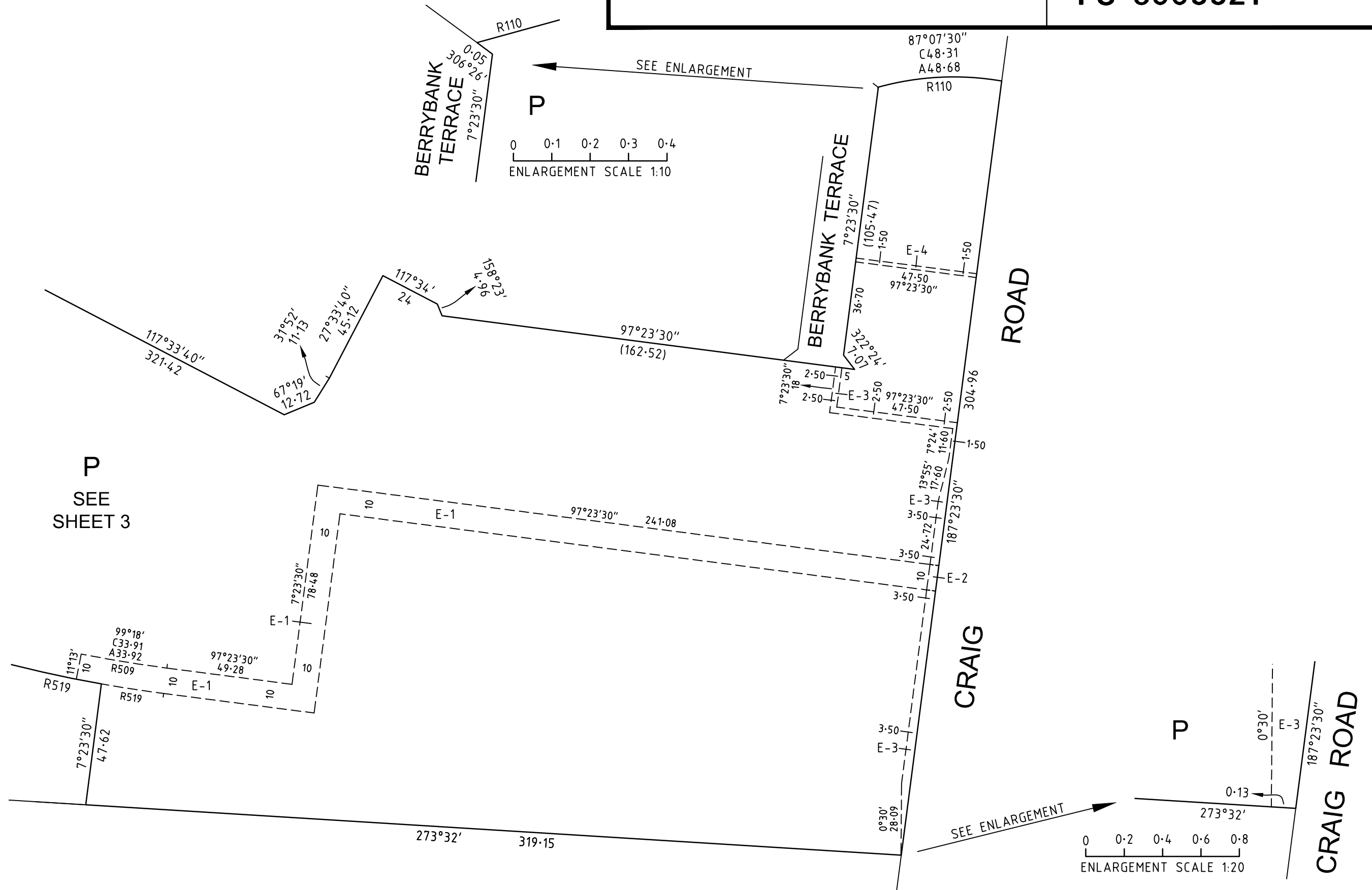
SHEET 3



# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 800992T**

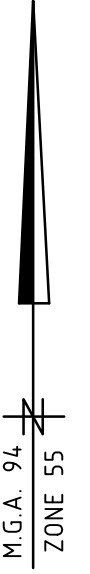
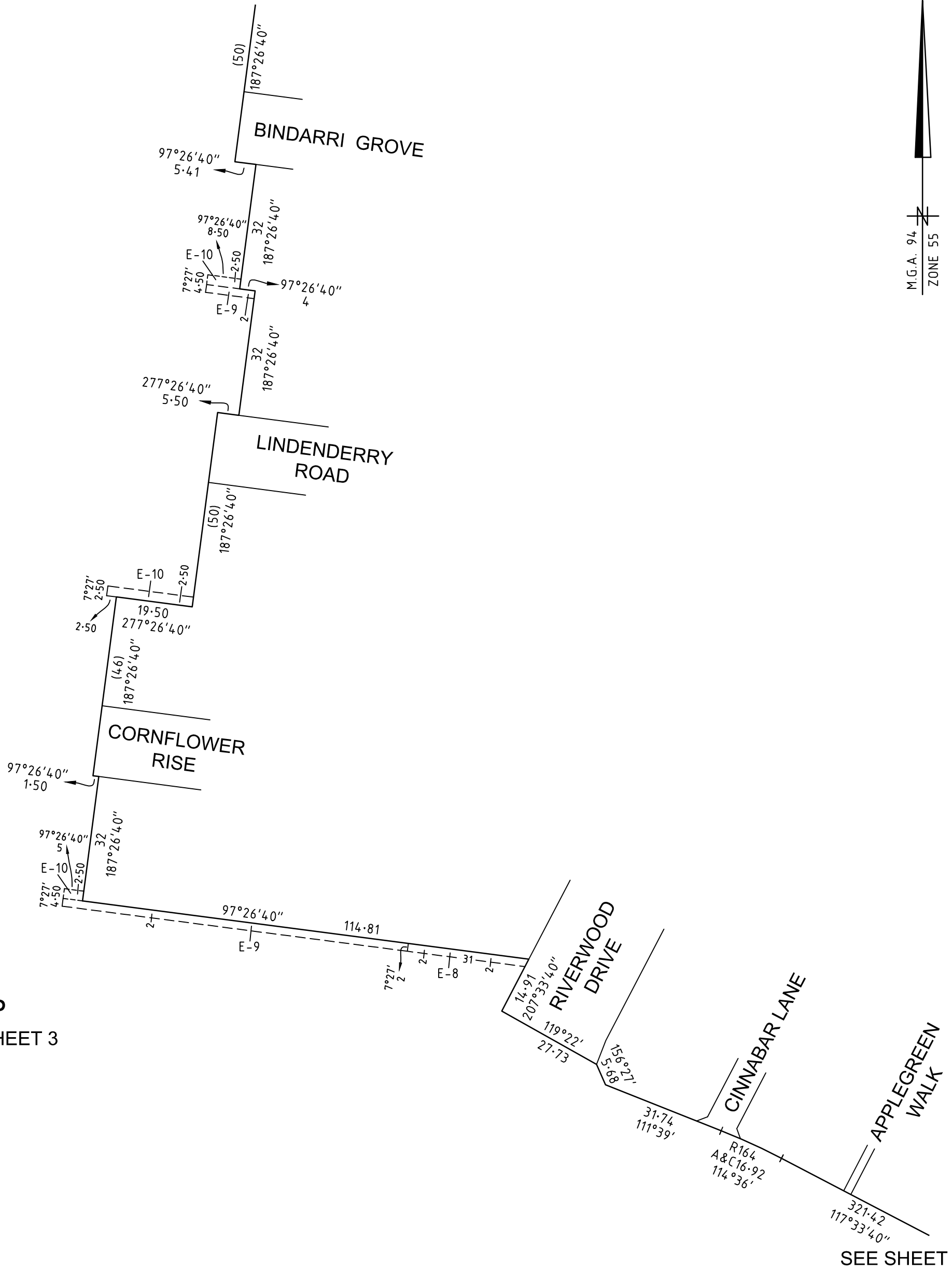
M.G.A. 94  
ZONE 55



# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 800992T**

SEE SHEET 7



**P**  
SEE SHEET 3

SEE SHEET 4

**SMEC**  
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SCALE 1:1000

LENGTHS ARE IN METRES

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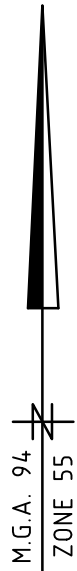
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SHEET 5

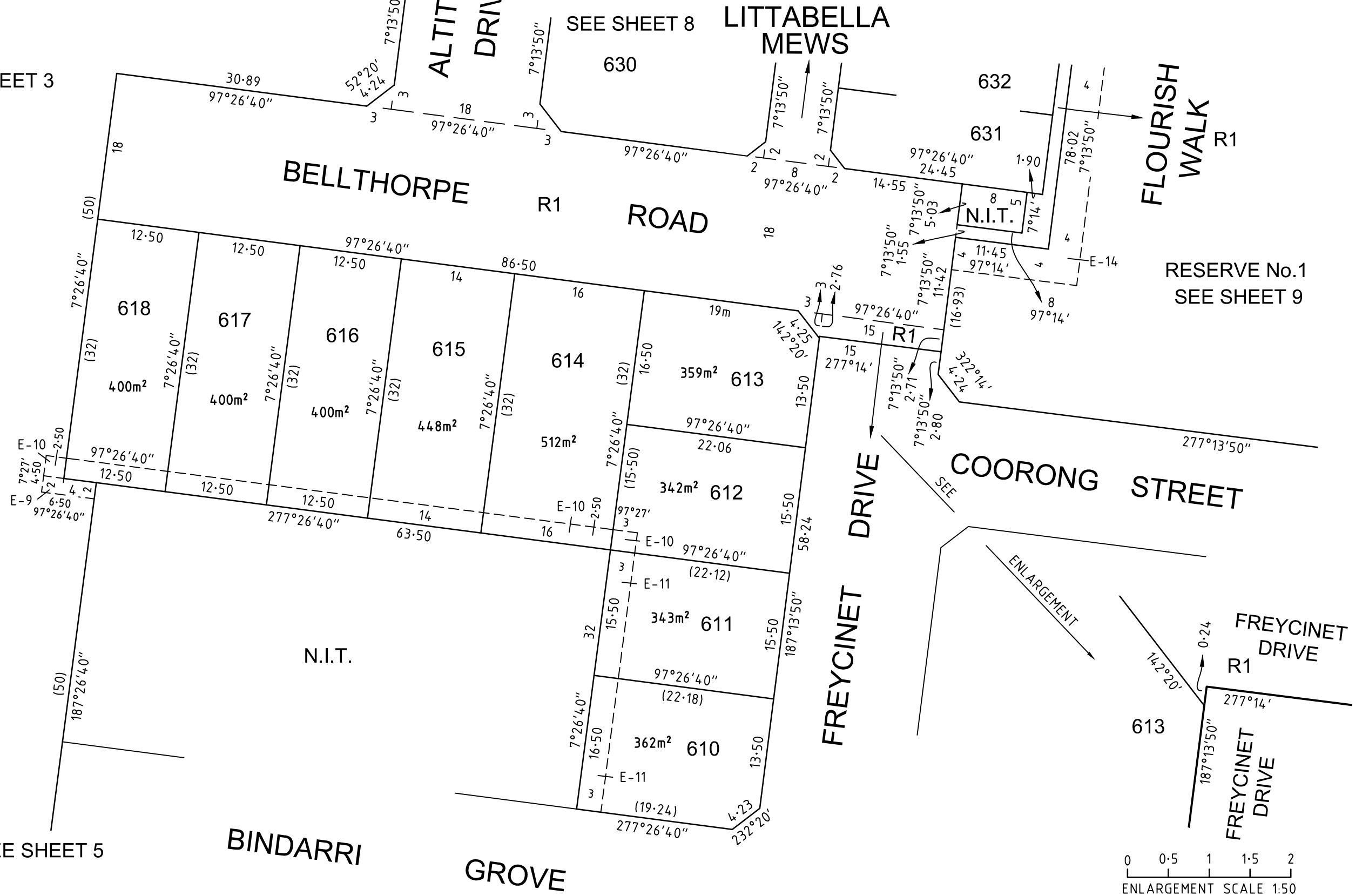


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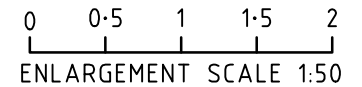
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SEE SHEET 3



SEE SHEET 5

BINDARRI

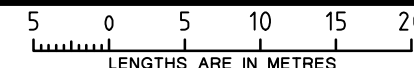
GROVE



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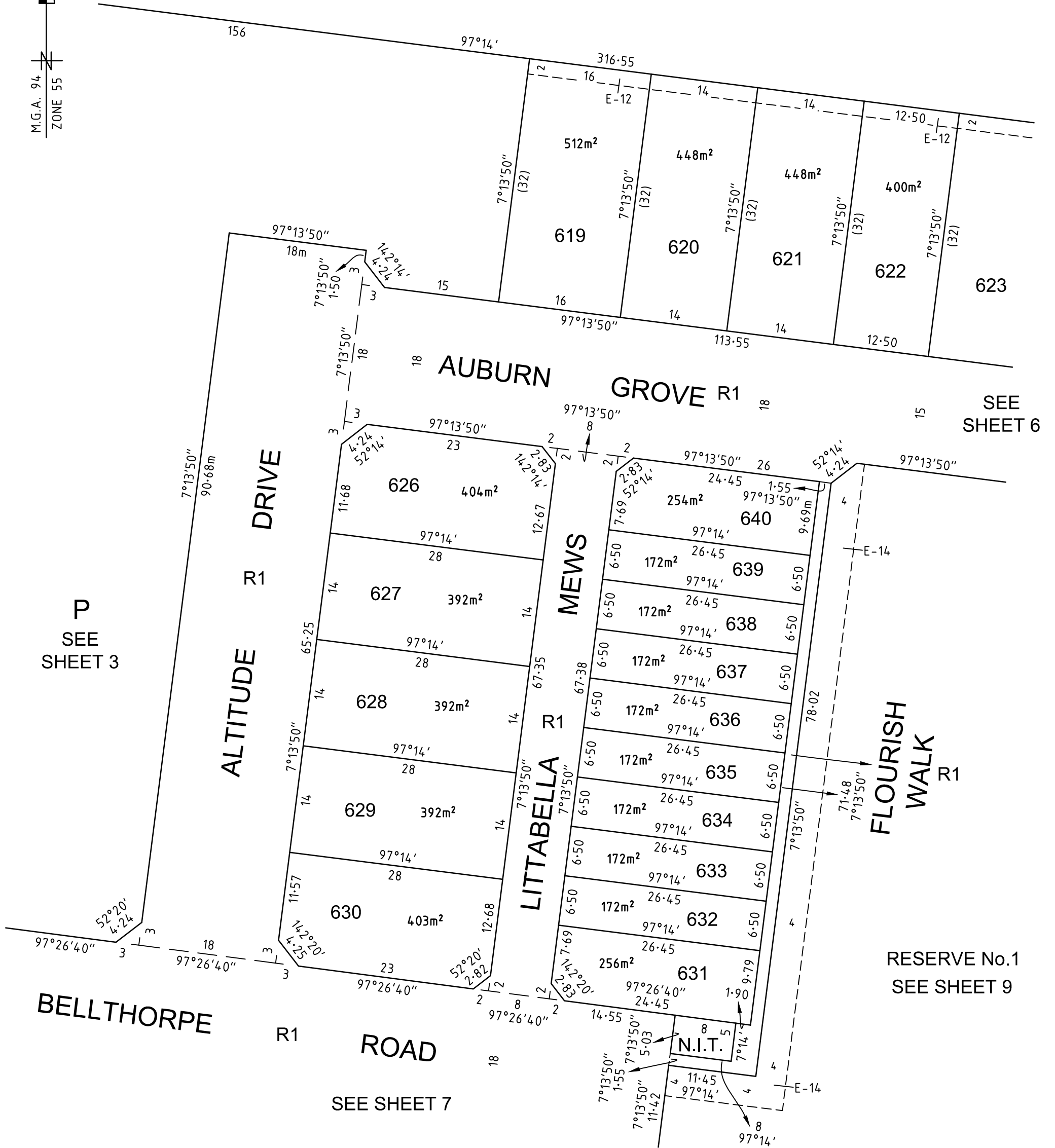
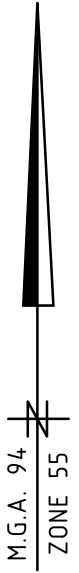
SHEET 7

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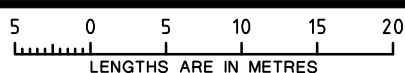
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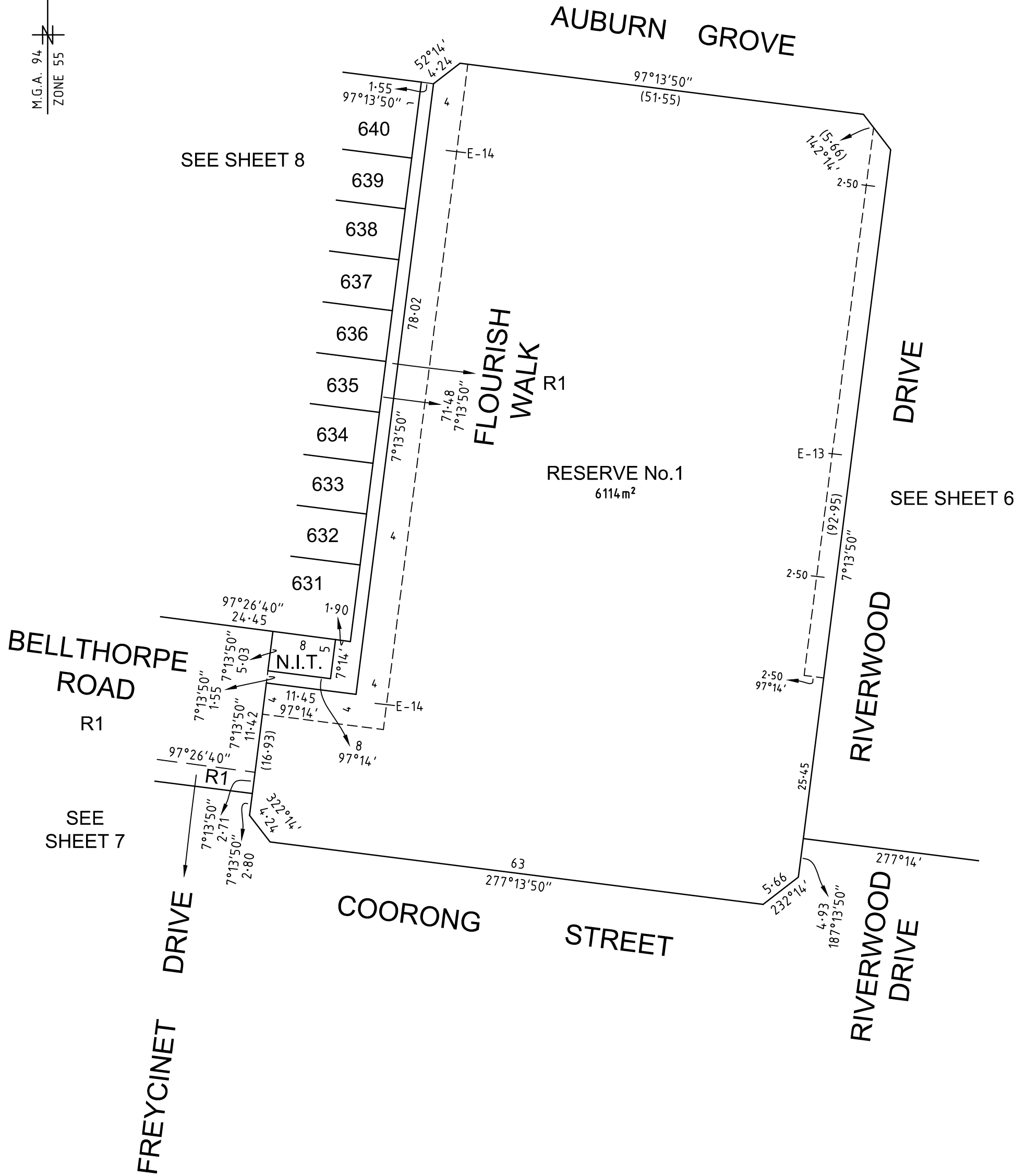
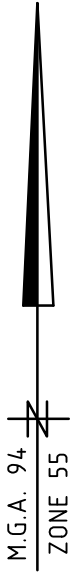
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SHEET 8



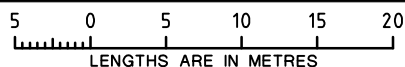
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 800992T



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SHEET 9

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**CREATION OF RESTRICTION A**

The following restriction is to be created upon registration of Plan of Subdivision No. PS 800992T by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

**Land to be benefited:** Lots 601-640 (both inclusive) on the Plan of Subdivision

**Land to be burdened:** Lots 601-640 (both inclusive) on the Plan of Subdivision

**DESCRIPTION OF RESTRICTION**

Except with the written consent of the City of Casey the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not construct any structure that does not comply with the residential design controls in the Botanic Ridge Precinct Structure Plan.

Except in respect of burdened lots 631 to 640 (both inclusive) on the Plan of Subdivision where a restriction contradicts the 'Small Lot Housing Code (Type B)' and construction on such burdened lots complies with the 'Small Lot Housing Code (Type B)', then except with the written consent of the City of Casey in the instance a restriction is enforced by the Botanic Ridge Precinct Structure Plan and in all other instances with the written consent of Peet Botanic Village Syndicate Ltd the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

- (a) subdivide or allow a lot to be subdivided except corner lots;\*
- (b) consolidate or allow a lot to be consolidated;\*
- (c) build or allow to be built more than one dwelling on a lot except corner lots.\*

**Building Setbacks**

- (d) construct, erect or allow construction or erection of any dwelling or garage or any part of any dwelling or garage encroaching in whole or in part into the area indicated by the Building Exclusion Zones a shown on the Building Envelope Plan on this Plan of Subdivision unless it is:
  - i. An encroachment by eaves, balconies, bay windows, open verandas, porticos or pergolas by no more than 2.5 metres into the front setback where that setback is 4 metres or greater;
  - ii. An encroachment by eaves, balconies, bay windows, open verandas, porticos or pergolas by no more than 0.6 metres into the side setback;
- (e) build or allow to be built on the Lot any dwelling:
  - i. where one side of the dwelling is not setback a minimum of 1 metre from the side boundary;
  - ii. The other side wall of the dwelling must be setback either 0-200mm or at least 1 metre from a side lot boundary;
  - iii. whose height is greater than 8.5 metres from the natural surface level;

**Building Materials**

- (f) build or allow to be built on the Lot any dwelling:
  - i. using contrasting but complementary base, accent, face brick and roof tile colours;\*
  - ii. whose primary frontage does not face and address the road or a laneway or open space;\*
  - iii. without a front veranda, portico, porch or other integral entrance feature which is clearly visible from the street and consistent with the design of the dwelling;\*
  - iv. where the facade is fully constructed in brick;\*
  - v. with less than 2 material finishes on the front facade, each of which must cover a minimum of 30% of the facade;\*
  - vi. where materials incorporated into the front facade do not return a minimum of 1 metre to the sides of the dwelling on non-corner allotments (excluding parapet construction);\*
  - vii. with window frames and glazing that contrast and do not complement the facade colour and the overall colour palette of the dwelling;\*

**CREATION OF RESTRICTION A (CONTINUED)**

- viii. containing any leadlight or stained glass features;\*
  - ix. without fittings and connections which allow toilets and gardens to be flushed and/or serviced by recycled water;\*
  - x. without being cabled and equipped with fibre cabling in accordance with the specifications nominated by NBN Co from time to time;\*
  - xi. with an identical facade to another dwelling house, unless such dwelling house is separated by a minimum of three dwelling houses in each direction including the opposite side of the street;\*
- (g) on a corner lot, build or allow to be built any dwelling where the home design does not address both the primary and secondary street frontages and be of a consistent architectural design. Design elements (such as verandas, detailing, feature windows & materials) used on the primary frontage must continue on that part of the secondary frontage visible from the public realm.
- (h) build or allow to be built a dwelling house which does not, prior to occupation, have constructed a roofed and fully enclosed garage:\*
- i. setback a minimum of 1 metre from the main building line of the dwelling;
  - ii. setback a minimum of 5.5 metres from the front boundary;
  - iii. where the opening of the garage occupies 40% or less of the width of the lot frontage;
  - iv. with a door that is sectional overhead or tilt panel type;
  - v. in the same colour scheme as that of the dwelling, or finished with a wood grain or timber panel;\*
- (i) build or allow to be built on the Land any outbuildings (including any garage, workshop, garden shed, storage shed, heating and cooling systems, antennae and satellite dishes, washing lines, solar units and hot water services or other outbuilding) which:
- i. exceed 50 square metres in area;
  - ii. exceed 3.6 metres in height;
  - iii. are constructed from any materials or finishes or in any style or colours which are inconsistent with the main dwelling\*
- (j) build or allow to be built any dwelling with a roof:
- i. of any material other than non-reflective corrugated metal sheeting (Colorbond) or roof tiles (terracotta, concrete, clay or slate);
  - ii. of any colour other than muted tones of grey, blue-grey, charcoal or green;
  - iii. if pitched, at a pitch of less than 22 degrees;\*
- (k) build or allow to be built a dwelling house without an eave overhang of at least 450 millimetres from the wall to the outer edge of the eave where the frontage and secondary street frontage is visible to the public realm;
- (l) build or allow to be built any front fence:
- i. more than 1.2 metres in height;
  - ii. with less than 50 percent transparency unless the front fence is less than 0.7 metres in height; then it may be solid;
  - iii. that is constructed from wooden palings;
  - iv. which is inconsistent with the dwelling on the Lot in relation to style, materials and colours;\*
  - v. of materials other than timber slats or masonry pillars with metal infill panels;\*
  - vi. with mock Victorian, Edwardian or other heritage detailing;\*

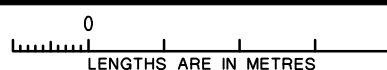


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SHEET 11

**CREATION OF RESTRICTION A (CONTINUED)**

**Fencing**

- (m) build or allow to be built any side or rear fencing:
  - i. other than 1.89 metres in height (except where there is a front fence);
  - ii. that is not capped with any material other than exposed timber;
  - iii. with posts and rails of any material other than exposed timber;\*
  - iv. with infill panels of any material other than Colorbond Neetascreen standard sheeting infill panels;\*
  - v. with infill panels of any colour other than Grey Ridge;\*
  - vi. that does not return a minimum of 1 metre behind the main building line;\*
- (n) build or allow to be built any side fencing which extends in front of the return fencing unless a front fence has been installed, which additional side fencing must be 1.2 metres in height;\*
- (o) on a corner lot, build or allow to be built any fence to a secondary boundary which is a street or public space:
  - i. which does not return a minimum of 2 metres behind the front building line;\*
  - ii. that is not capped with any material other than exposed timber;
  - iii. with posts and rails of any material other than exposed timber;\*
  - iv. with infill panels of any material other than Colorbond Lysaght MINISCREEN infill panels;\*
  - v. with infill panels of any colour other than Grey Ridge;\*
  - vi. other than 1.89 metres in height (except where there is a front fence).

**Crossovers**

- (p) build or allow to be built:
  - i. more than one vehicle crossover to the Lot, unless it is a corner lot in which case a second cross-over is allowable on the secondary street frontage subject to Council approval;
  - ii. driveway exceeding 4 metres in width except where they form part of a turning or reserving area required for access / egress from a garage;
  - iii. a driveway set less than 300mm off any side boundary;\*
  - iv. a driveway that is constructed of stampcrete or plain concrete. Coloured concrete, pavers and exposed aggregate are permitted driveway materials;\*
  - v. a driveway in a colour that does not compliment the overall colour palette of the dwelling.\*

**Earthworks and retaining**

- (q) build or allow to be built:
  - i. any retaining structures greater than 1 metre in height between a dwelling and a street or public space;
  - ii. any cut and fill deeper than 1 metre without utilization of planted and landscaped embankments with a maximum 1:3 gradient or a combination of a series of retaining structures with a maximum of 1 metre high steps and planted embankments or terracing;
- (r) modify:
  - i. the existing slope of a lot in a way which affects the structural integrity of an adjoining lot(s);\*
  - ii. the existing batters and retaining walls or install additional retaining walls that will structurally affect the existing walls, building platforms and associated batters without first obtaining professional advice and seeking the required approvals;\*

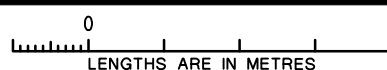


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SHEET 12

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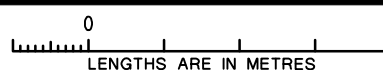
**CREATION OF RESTRICTION A (CONTINUED)**

**Lot Maintenance**

- (s) build or allow to be built a letterbox which is not:
  - i. located and constructed to Australia Post standards in a purpose built low structure;\*
  - ii. complementary to the design of the dwelling house in respect of its materials, colour and style;\*
- (t) allow the front yard of a Lot not to be landscaped within 3 months of the date of issue of the occupancy permit for a dwelling house;\*
- (u) allow any rubbish to accumulate or remain unsecured on the Lot unless stored in an appropriately sized skip or bin;\*
- (v) allow any grass or weeds on the Lot to grow excessively;\*
- (w) during construction:
  - i. allow construction rubbish or other rubbish to move from the Lot to other lots;\*
  - ii. allow any trade or delivery vehicles to be parked on footpaths, verges, nature strips or park reserves or in any location which hinders overall development construction;\*
  - iii. allow any building materials to be delivered or stored on the nature strip or anywhere else outside the title boundary of the Lot upon which the dwelling house is being constructed;\*
- (x) allow any plant or machinery or any recreation vehicle or commercial vehicle, (including without limitation a caravan, boat, box trailer, boat trailer, and car trailer but excluding any motor cycle, motor car, motor station wagon or utility or four wheel drive car registered for use on a highway) to be left or parked on the street or on the Lot between the building line and the front boundary (unless either of those occurs during the normal course of business by a visiting trades person) or on the nature strip or footpath;\*
- (y) Erect, permit or allow to be erected or to remain erected on the Lot any advertisement, hoarding, sign or similar structure and will not permit the Lot or any building or buildings constructed thereon to be used for the display of any advertisement, sign or notice provided that this restriction shall not prevent the erection of a signboard that the Lot is for sale and shall not prevent the display of the nameplate or light of any medical practitioner, dentist, legal practitioner or other such professional trade or business nameplate.\*
- (z) do anything in respect of the Lot in contravention of the planning requirements set out in the Botanic Ridge Precinct Structure Plan forming part of the Casey Planning Scheme.

\* denotes a restriction that is enforced by Peet Botanic Village Syndicate Ltd. These restrictions shall cease and be of no effect from 31 December 2021.

**All other restrictions are included within the Botanic Ridge Precinct Structure Plan, forming part of the Casey Planning Scheme.**





**CREATION OF RESTRICTION B**

Upon registration of this plan the following restriction is created.

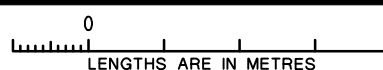
**DESCRIPTION OF RESTRICTION**

Table of burdened and land benefited

BURDENED LOTS SUBJECT TO THE SMALL LOT HOUSING CODE	BENEFITING LOTS ON THIS PLAN
631	632
632	631, 633
633	632, 634
634	633, 635
635	634, 636
636	635, 637
637	636, 638
638	637, 639
639	638, 640
640	639

The registered proprietor or proprietors for the time being for any burdened lot on this plan in the table as a lot subject to the 'Small Lot Housing Code (Type B)' must not build or permit to be built or remain on the lot any building or structure that has not been constructed in accordance with the 'Small Lot Housing Code (Type B)' unless in accordance with a planning permit granted to construct a dwelling on the lot.

This restriction shall cease to have effect after the issue of certificate of occupancy for the whole of the dwelling on the lot.





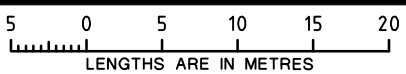
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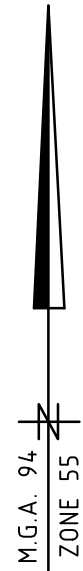
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SHEET 15

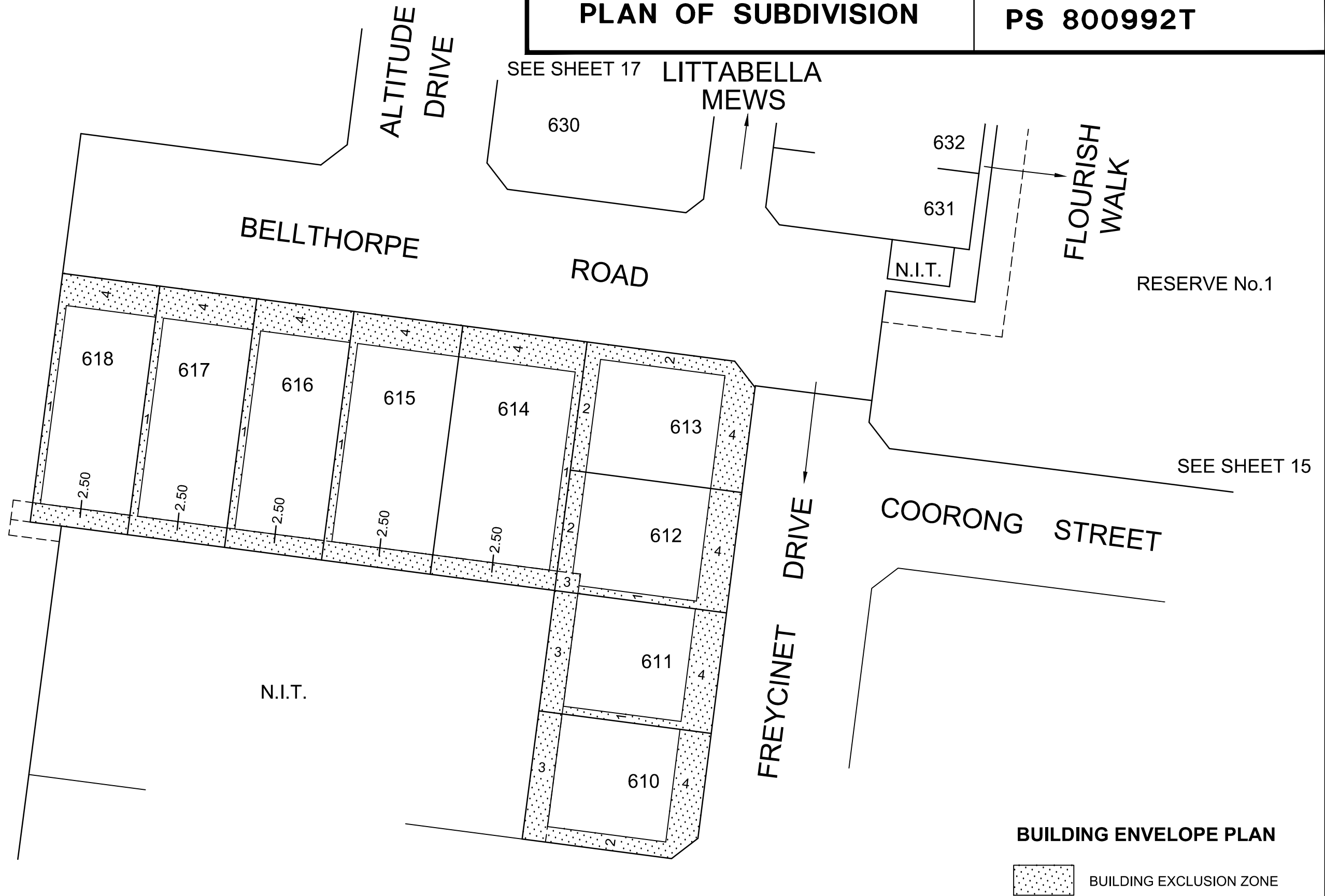
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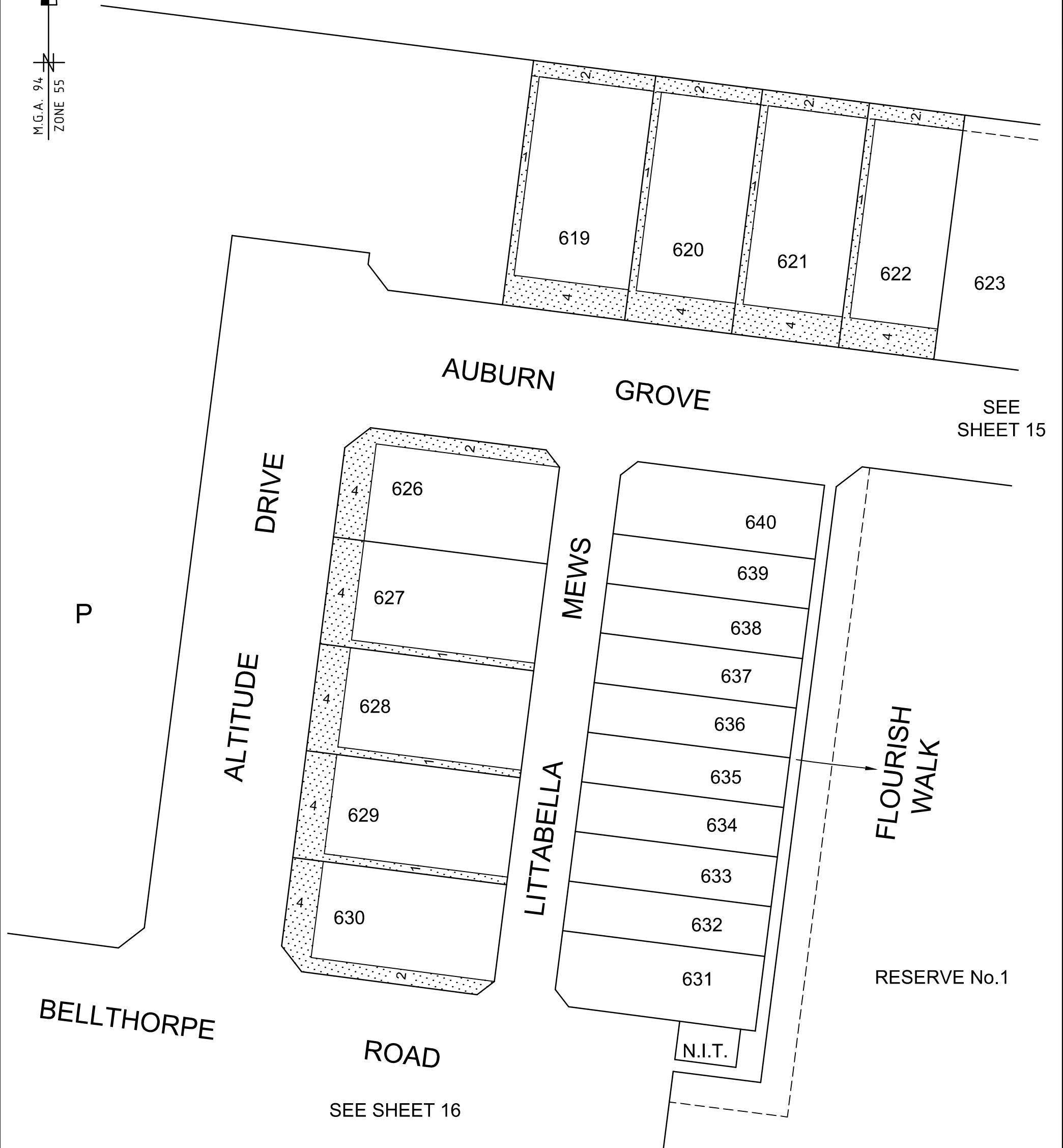
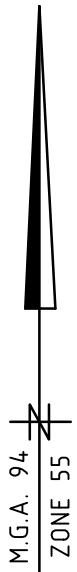


## BUILDING ENVELOPE PLAN

 BUILDING EXCLUSION ZONE

PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 800992T**



**BUILDING ENVELOPE PLAN**

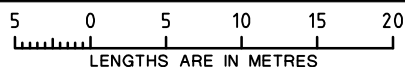
 BUILDING EXCLUSION ZONE



**SMEC**

0359S-06 VER M.DWG BC/MV

SCALE  
1:500



ORIGINAL SHEET  
SIZE: A3

SHEET 17

Digitally signed by: Rohan Michael Bakker (SMEC),  
Surveyor's Plan Version (M),  
11/12/2017, SPEAR Ref: S093890H

Melbourne Survey T 9869 0813 REF 0359s-06