

# PLAN OF SUBDIVISION

LV USE ONLY  
**EDITION**

PLAN NUMBER  
**PS 811335V**

## LOCATION OF LAND

**PARISH:** SHERWOOD

**TOWNSHIP:**

**SECTION:**

**CROWN ALLOTMENT:** 21B (PART)

**CROWN PORTION:**

**TITLE REFERENCES:** Vol. Fol.

**LAST PLAN REFERENCE/S:** PS 808037X LOT N

**POSTAL ADDRESS:** 51A CRAIG ROAD  
(At time of subdivision) BOTANIC RIDGE, 3977

**MGA94 Co-ordinates** (of approx centre of land in plan) **E** 349 760  
**N** 5777 010  
**ZONE** 55

Council Name: Casey City Council  
SPEAR Reference Number: S104620T

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

| IDENTIFIER | COUNCIL/BODY/PERSON |
|------------|---------------------|
| ROAD R1    | CASEY CITY COUNCIL  |

EASEMENTS E-1 AND E-2 ARE NOT SHOWN TO SCALE ON THIS PLAN.

LOTS 1 TO 400 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

FOR RESTRICTION A AFFECTING LOTS 401 TO 425 (BOTH INCLUSIVE) SEE SHEETS 5 TO 9.

FOR RESTRICTION B AFFECTING LOTS 403 TO 411 (BOTH INCLUSIVE) SEE SHEET 9.

FOR BUILDING ENVELOPE PLANS SEE SHEETS 10 AND 11.

## NOTATIONS

DEPTH LIMITATION NIL

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):  
Nos.46, 64 AND 74 (SHERWOOD)

PROCLAIMED SURVEY AREA NO.  
THIS IS A SPEAR PLAN.

**SUMMERHILL - 4**  
**2.138ha**

**25 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                | WATER SUPPLY | SEE PLAN       | INST. E537541 | S. R. & W. S. C.             |
|                    | WATER SUPPLY | SEE PLAN       | PS 504652V    | SOUTH EAST WATER LIMITED     |
| E-2                | WATER SUPPLY | 1m             | PS 504652V    | SOUTH EAST WATER LIMITED     |
| E-3                | SEWERAGE     | SEE PLAN       | PS808037X     | SOUTH EAST WATER CORPORATION |
| E-4                | DRAINAGE     | SEE PLAN       | PS808037X     | CASEY CITY COUNCIL           |
|                    | SEWERAGE     | SEE PLAN       | PS808037X     | SOUTH EAST WATER CORPORATION |
| E-5                | DRAINAGE     | SEE PLAN       | THIS PLAN     | CASEY CITY COUNCIL           |
| E-6                | SEWERAGE     | SEE PLAN       | THIS PLAN     | SOUTH EAST WATER CORPORATION |
| E-7                | DRAINAGE     | SEE PLAN       | THIS PLAN     | CASEY CITY COUNCIL           |
|                    | SEWERAGE     | SEE PLAN       | THIS PLAN     | SOUTH EAST WATER CORPORATION |

0360S-04 VER C.DWG MV/MV



SURVEYOR REF: 0360s-04

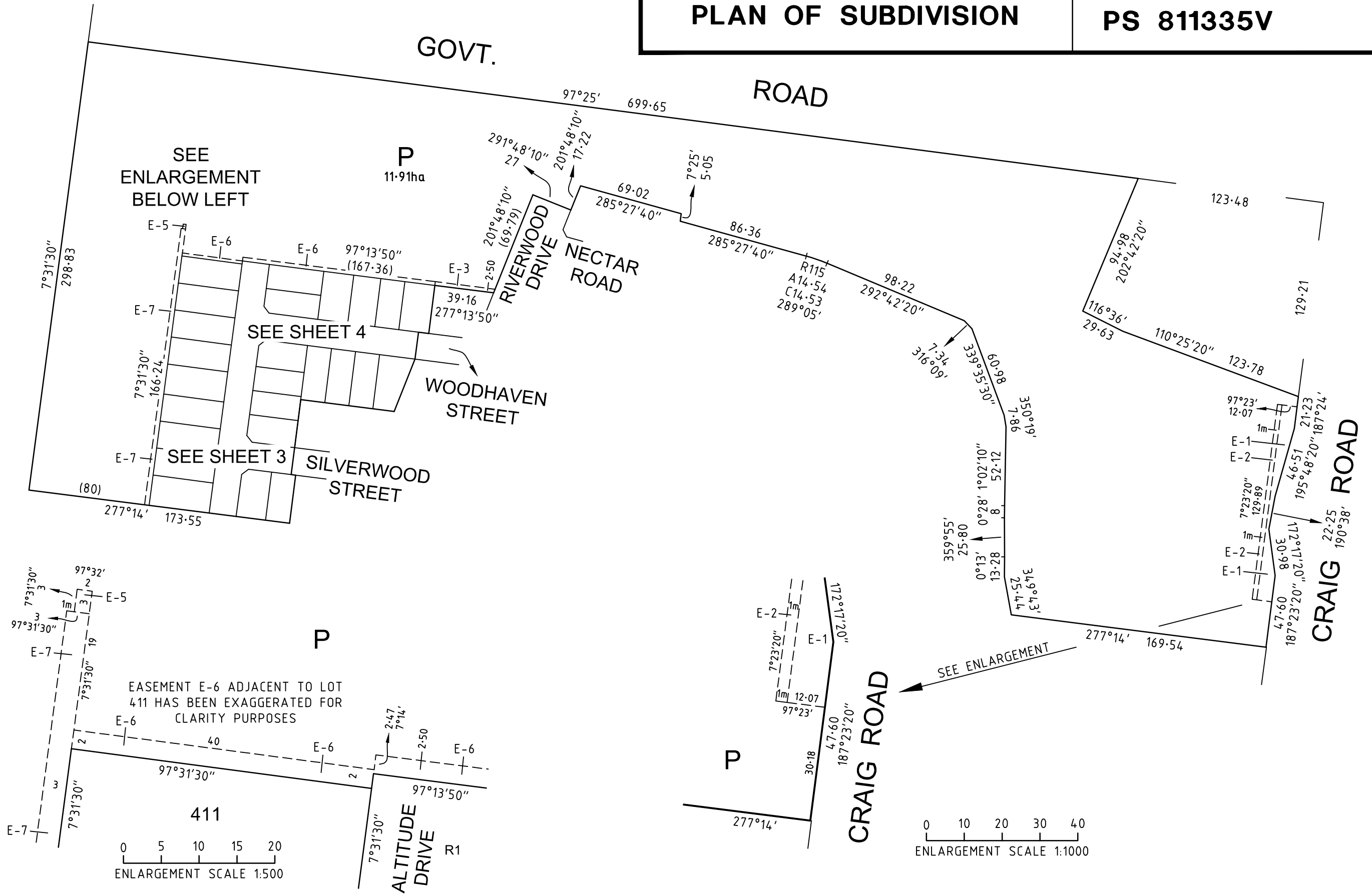
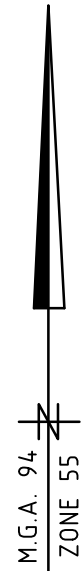
ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 11

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07/12/2017, SPEAR Ref: S104620T

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**PS 811335V**



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**SMEC**

Melbourne Survey T 9869 0813 REF 0360s-04

SCALE 1:2500

LENGTHS ARE IN METRES

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ORIGINAL SHEET SIZE A3

SHEET 2

# PLAN OF SUBDIVISION

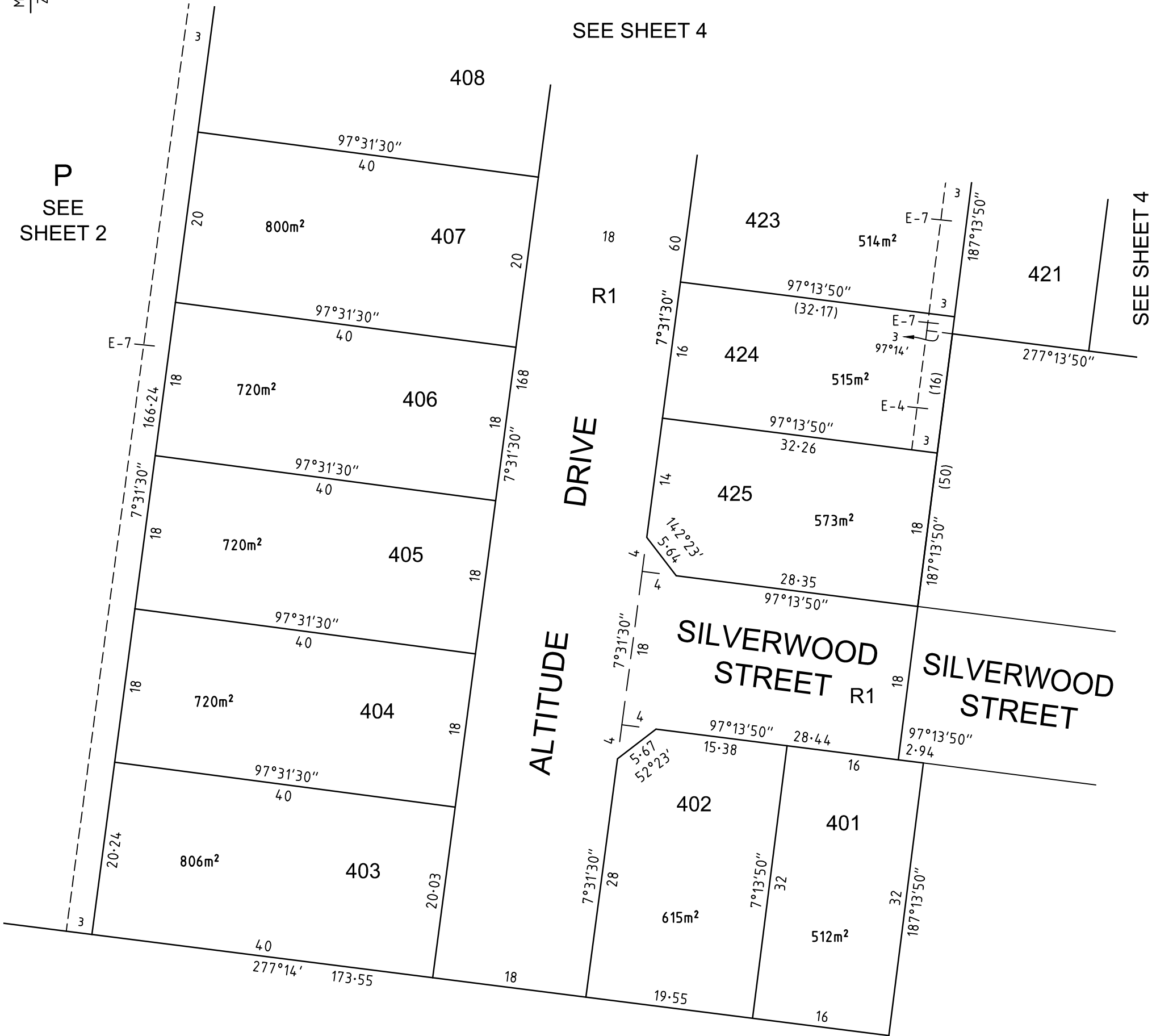
PLAN NUMBER  
**PS 811335V**

M.G.A. 94  
ZONE 55

**P**  
SEE SHEET 2

SEE SHEET 4

SEE SHEET 4



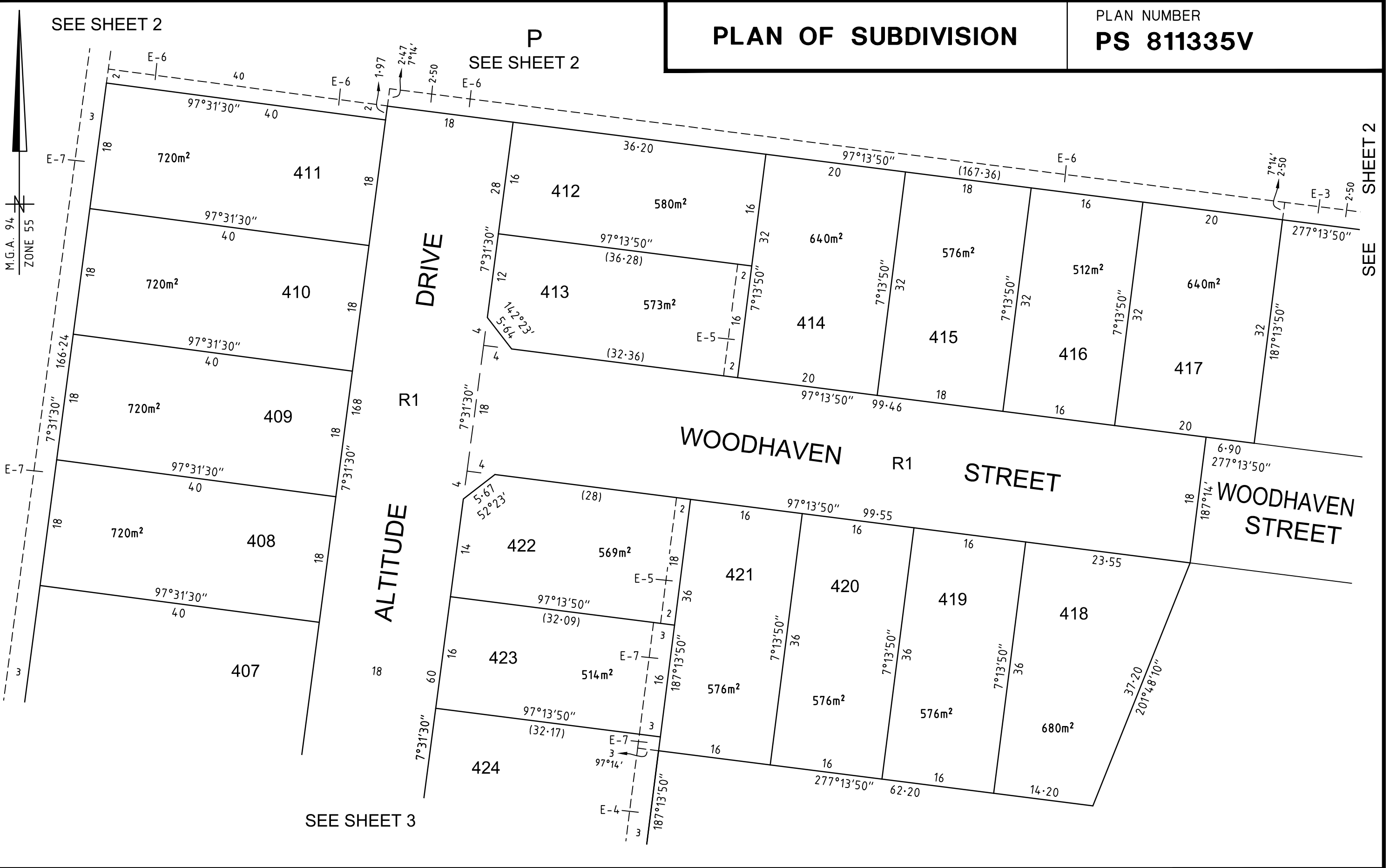
SEE SHEET 2

# PLAN OF SUBDIVISION

PLAN NUMBER

## PS 811335V

P  
SEE SHEET 2



M.G.A. 94  
ZONE 55

SEE SHEET 2

SEE SHEET 3

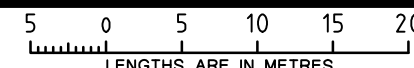
0360S-04 VER C.DWG MV/MV



**SMEC**

Melbourne Survey T 9869 0813 REF 0360s-04

SCALE 1:500



LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 4

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**CREATION OF RESTRICTION A**

The following restriction is to be created upon registration of Plan of Subdivision No. PS 811335V by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

**Land to be benefited:** Lots 401 to 425 (both inclusive) on the Plan of Subdivision

**Land to be burdened:** Lots 401 to 425 (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 with the written consent of the City of Casey in the instance a restriction enforces the residential design controls in the Botanic Ridge Precinct Structure Plan and in all other instances with the written consent of Peet Cranbourne (51A Craig Road) Pty 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;\*
- b) build or allow to be built more than one dwelling on a lot;\*
- c) 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 Building Exclusion Zones as 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;
  - i. an encroachment by eaves, balconies, bay windows or porticos by no more than 0.6 metres into the side setback; or\*
  - ii. an open veranda or a pergola affixed to the side or rear of the dwelling;\*
- d) build or allow to be built on the Lot any dwelling:
  - i. where the lot frontage is less than 18 metres wide and the Building Envelope Plan does not permit building to a side boundary, where one side of the dwelling is not setback a minimum of 1 metre from the side boundary;\*
  - ii. where the lot frontage is less than 20 metres wide and a minimum of 18 metres wide and the Building Envelope Plan does not permit building to a side boundary, where one side of the dwelling is not setback a minimum of 2 metres from the side boundary;\*
  - iii. where the lot frontage is a minimum of 20 metres wide and the Building Envelope Plan does not permit building to a side boundary, where one side of the dwelling is not setback a minimum of 3 metres from the side boundary;\*
  - iv. in the instance that the Building Envelope Plan permits building to a side boundary, where the side wall of the dwelling is not setback either 0-200 millimetres or at least 1 metre from a side lot boundary;
  - v. whose height is greater than 8.5 metres from the natural surface level;
  - vi. with a dwelling size of less than 232.2576 square metres (25 squares) including external walls but excluding verandahs and other partly enclosed areas;\*



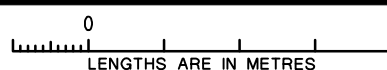
**SMEC**

Melbourne Survey T 9869 0813

REF 0360s-04

0360S-04 VER C.DWG MV/MV

SCALE



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SIZE: A3

SHEET 5

**CREATION OF RESTRICTION A (CONTINUED)**

e) build or allow to be built on the Lot any dwelling:

- i. except a dwelling using 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 at least 4 square metres in area and has a minimum dimension of 1.5 metres and 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, unless the dwelling is solely constructed with a natural weatherboard or rendered facade, in which case a single material finish is permitted;\*
- vi. where materials incorporated into the front facade do not return a minimum of 1 metre to the sides of the dwelling (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;\*
- viii. without fittings and connections which allow toilets and gardens to be flushed and/or serviced by recycled water;\*
- ix. without being cabled and equipped with fibre cabling in accordance with the specifications nominated by NBN Co;
- x. with an identical facade to another dwelling house, unless such dwelling house is separated by a minimum of three dwelling houses in each direction on the same and opposite sides of the street;\*

f) on a corner lot, build or allow to be built any dwelling where:\*

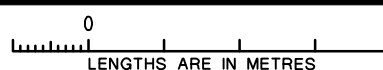
- i. the home design does not address both the primary and secondary street frontages and be of a consistent architectural design; and
- ii. design elements (such as verandas, detailing, feature windows & materials) used on the primary frontage do not continue on that part of the secondary frontage visible from any public space;

g) 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 width of the garage opening occupies 40% or less of the width of the lot frontage;
- iv. where a triple garage is constructed, where the front wall of the third car space is setback a further minimum of 1 metre behind the front wall of the primary garage;\*
- v. capable of accommodating a maximum of 3 cars;\*
- vi. with a roofline which is architecturally tied to the main dwelling;\*
- vii. with a door that is either a sectional overhead or tilt panel type;
- viii. in the same colour scheme as that of the dwelling, or finished with a wood grain or timber panel;\*

h) 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 dwelling;\*
- iv. are visible from any public open space;\*



**CREATION OF RESTRICTION A (CONTINUED)**

i) 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 20 degrees;\*

j) 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 for the entire perimeter of the dwelling;

k) 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;
- 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, masonry pillars with metal or timber infill panels, or timber posts with metal infill panels;\*
- vi. with mock Victorian, Edwardian or other heritage detailing;\*
- vii. on the secondary boundary of a corner lot which does not match the fence on the primary boundary;\*

l) build or allow to be built any side or rear fencing:

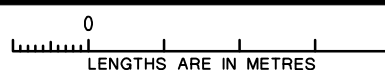
- i. other than 1.89 metres in height;\*
- ii. that is not capped with any material other than exposed timber;
- iii. with posts and rails of any material other than exposed timber;\*
- iv. with infill panels of any material other than Colorbond standard sheeting infill panels;\*
- v. with infill panels of any colour other than Grey Ridge;\*
- vi. that does not return a minimum of 1 metre behind the main building line;\*

m) 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 and must match either the front or side fence materials;\*

n) 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 4 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 (or the closest available product if Colorbond Lysaght MINISCREEN is no longer manufactured);\*
- v. with infill panels of any colour other than Grey Ridge or the closest available product if panels of Grey Ridge colour are no longer manufactured;\*
- vi. other than 1.89 metres in height (other than a front fence).\*

o) build or allow to be built any gate in a fence that does not match or complement the fence in terms of materials and finishes;\*



**CREATION OF RESTRICTION A (CONTINUED)**

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 vehicle crossover on the secondary frontage is permitted subject to council approval;
- ii. a driveway exceeding 4 metres in width except where they form part of a turning or reserving area required for accessor egress from a garage;
- iii. a driveway that is offset less than 500 millimetres from the side boundary to allow for a landscape strip along the side of the lot.\*
- iv. a driveway built from any material other than pavers, exposed aggregate or coloured concrete;\*
- v. a driveway of a colour that does not complement the building;\*

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) or any structure erected on 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 advice from a structural engineer and seeking the required approvals and providing a copy of such advice and approvals to Peet Botanic Village Syndicate Ltd;\*

s) allow the front yard of a Lot to remain without landscaping for more than 3 months after the date of issue of the occupancy permit for the dwelling house;\*

t) landscape the front yard of a Lot other than with a majority in excess of 50 percent of native plant species;\*

u) landscape the front yard of a Lot without including installation of at least one tree of a species with a minimum installation height of 1 metre and a canopy diameter at maturity of at least 5 metres;\*

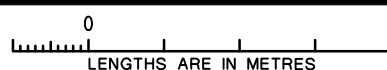
v) build or allow to be built any swimming pool or spa in the front yard or visible from any public space;\*

w) 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;\*

x) allow any rubbish to accumulate or remain unsecured on the Lot unless stored in an appropriately sized skip or bin;\*

y) allow any grass or weeds on the Lot to grow excessively;\*





**CREATION OF RESTRICTION A (CONTINUED)**

- z) 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;\*
- aa) 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;\*
- bb) 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 professional trade or business nameplate.\*
- cc) 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 Cranbourne (51A Craig Road) Pty Ltd. These restrictions shall cease and be of no effect from 31 December 2026.  
All other restrictions are included within the Botanic Ridge Precinct Structure Plan, forming part of the Casey Planning Scheme.

**CREATION OF RESTRICTION B**

The following restriction is to be created upon registration of Plan of Subdivision No. PS 811335V by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

**Land to be benefited:** Lots 401 to 425 (both inclusive) on the Plan of Subdivision

**Land to be burdened:** Lots 403 to 411 (both inclusive) on the Plan of Subdivision

**DESCRIPTION OF RESTRICTION**

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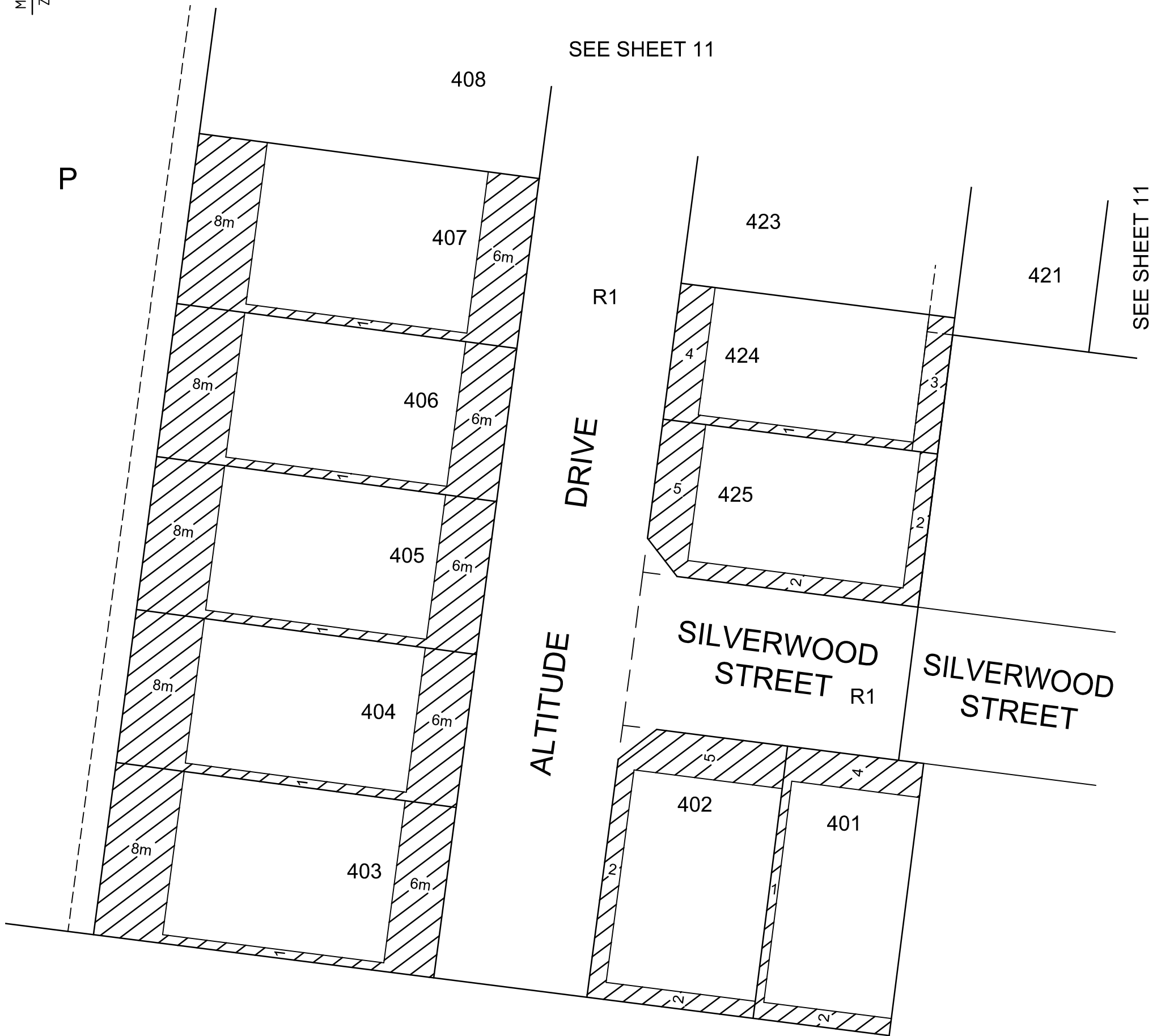
- a) construct any structure that does not comply with the BAL 12.5 Construction Standards as identified in the Botanic Ridge Precinct Structure Plan, as amended from time to time.
- b) construct any dwelling which does not simultaneously have a non-combustible static water supply for fire fighting purposes installed and operational containing a minimum of:
  - i. 2,000 litres where the area of the Lot is less than 500 square metres; or
  - ii. 5,000 litres where the area of the Lot is 500 square metres or greater.

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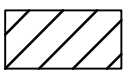
PLAN NUMBER  
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M.G.A. 94  
ZONE 55

P



## BUILDING ENVELOPE PLAN



BUILDING EXCLUSION ZONE



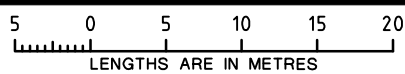
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SCALE  
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ORIGINAL SHEET  
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SHEET 10

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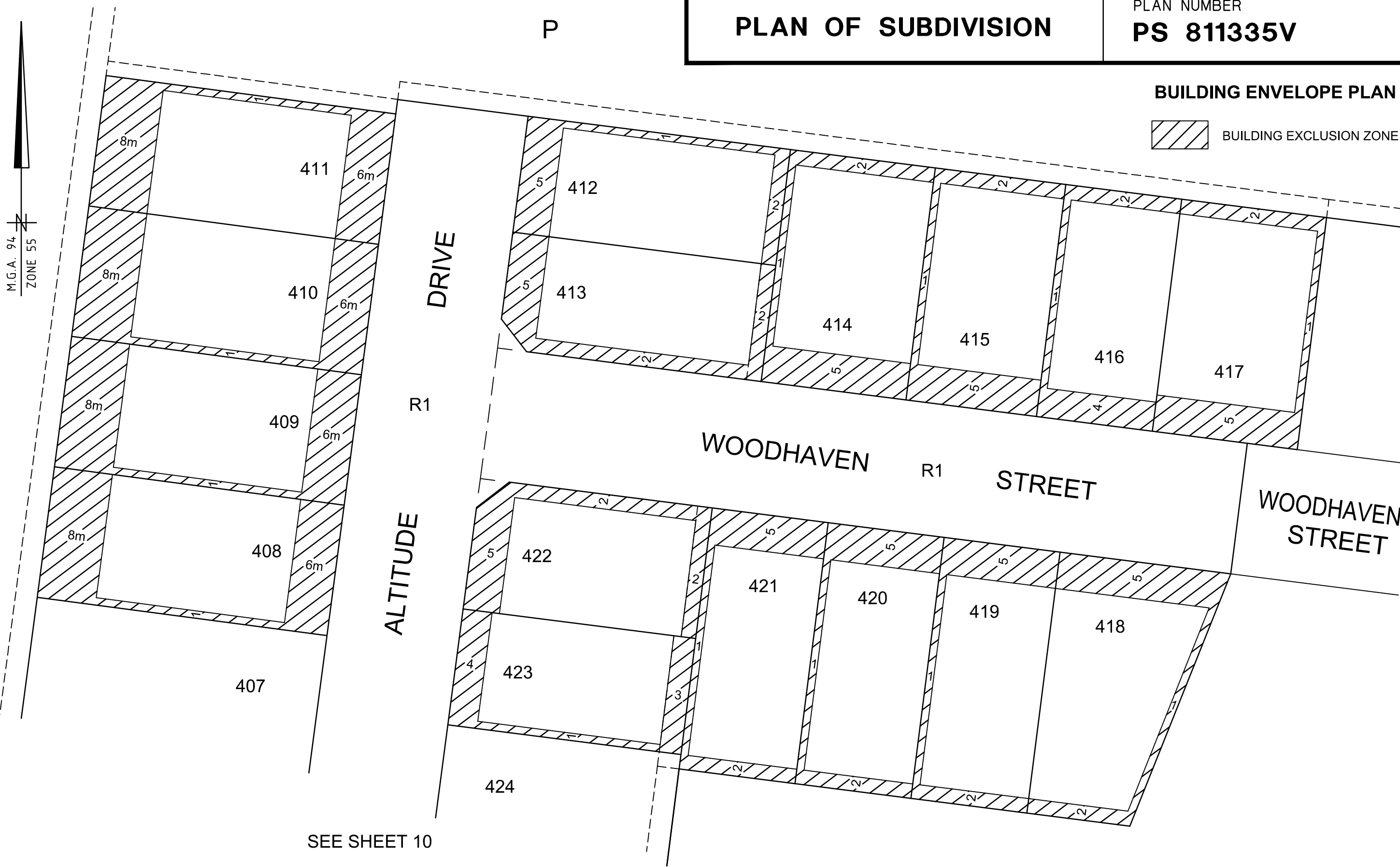
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## BUILDING ENVELOPE PLAN

 BUILDING EXCLUSION ZONE

M.G.A. 94  
ZONE 55



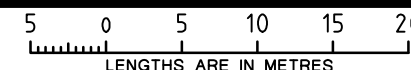
SEE SHEET 10



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SCALE  
1:500



ORIGINAL SHEET  
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SHEET 11

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