

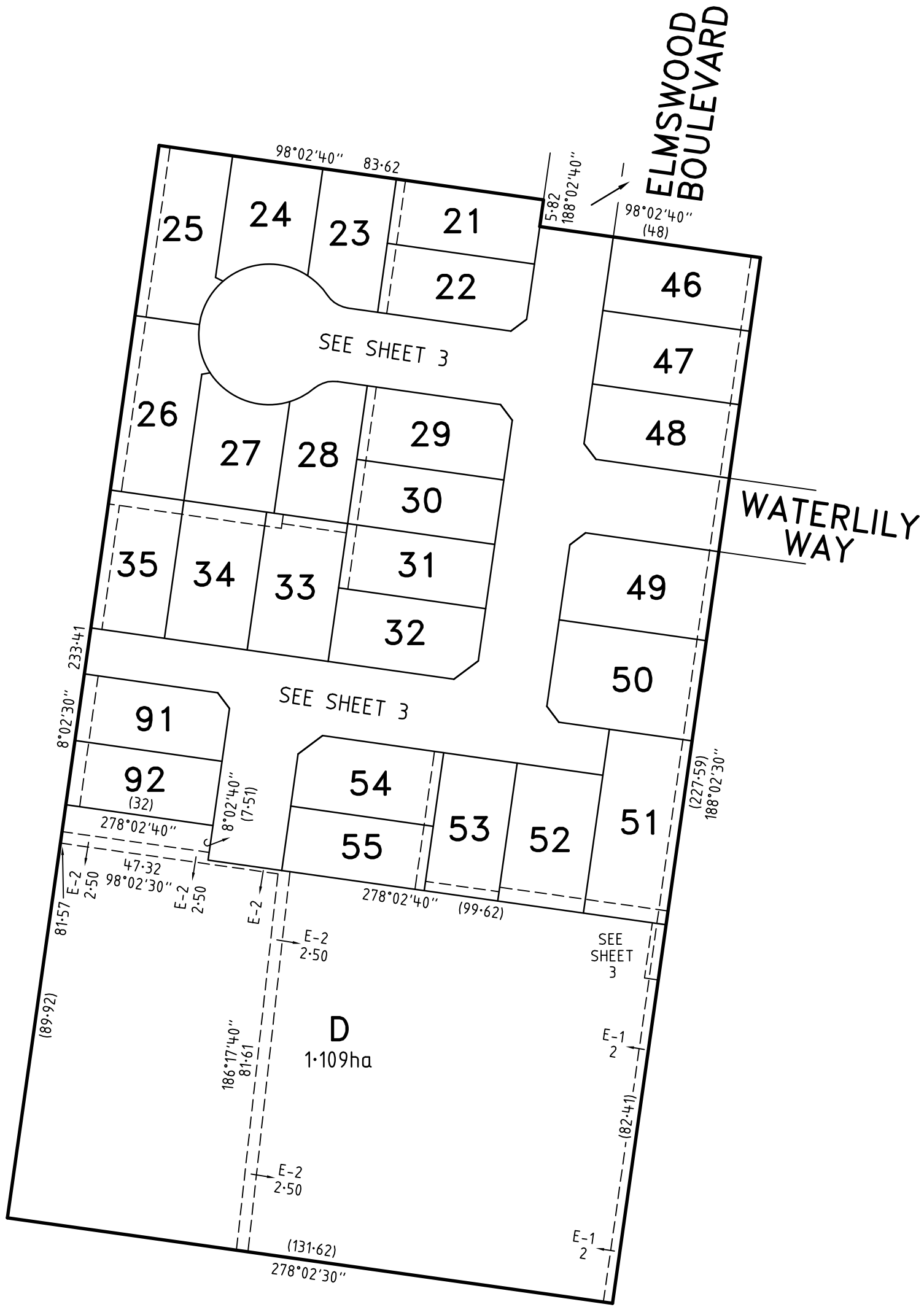
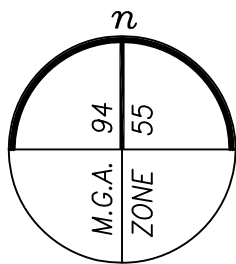
PLAN OF SUBDIVISION		Stage No. <hr/>	LRS use only EDITION	Plan Number PS 646626C	
Location of Land Parish: DANDENONG Township: - Section: 54 Crown Allotment: A (PART) Crown Portion: - Title Reference: VOL. FOL. Last Plan Reference: LOT C ON PS641041K Postal Address: 24 WATERLILY WAY (at time of subdivision) KEYSBOROUGH 3173 MGA Co-ordinates E 337475 Zone: 55 (of approx. centre N 5793000 of land in plan)		Council Certification and Endorsement Council Name: CITY OF GREATER DANDENONG Ref: 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage..... Council Delegate Council Seal Date / / Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /			
Vesting of Roads and/or Reserves		Notations			
Identifier	Council/Body/Person	Staging This is/is not a staged subdivision Planning Permit No. PLN10/0385			
ROAD R1	CITY OF GREATER DANDENONG	Depth Limitation DOES NOT APPLY LOTS A, B, C, 1 TO 20 (BOTH INCLUSIVE), 36 TO 45 (BOTH INCLUSIVE) AND 56 TO 90 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LAND SUBDIVIDED (EXCLUDING LOT D) - 1.935ha TANGENT POINTS ARE SHOWN THUS:			
OTHER PURPOSE OF PLAN TO REMOVE THAT PART OF DRAINAGE EASEMENT E-4 IN LOT B ON PS624504R AS IS NOT SHOWN HEREON. GROUNDS FOR REMOVAL CITY OF GREATER DANDENONG PERMIT No-PLN10/0385 THIS IS A SPEAR PLAN		Survey This plan is/ is not based on survey This survey has been connected to permanent marks no(s) 841, 1620 & 1628 In Proclaimed Survey Area No. -			
Easement Information					
Legend: E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance		A - Appurtenant Easement R - Encumbering Easement (Road)			
Subject Land	Purpose	Width (metres)	Origin	Land Benefited/In Favour Of	
E-1	DRAINAGE	SEE DIAG	Tr. K7255	C/T's Vol. 8390 Fol. 998 & Vol. 8390 Fol. 999	
E-2	DRAINAGE	SEE DIAG	PS624504R	CITY OF GREATER DANDENONG	
E-3	DRAINAGE	SEE DIAG	THIS PLAN	CITY OF GREATER DANDENONG	
E-4	SEWERAGE	SEE DIAG	THIS PLAN	SOUTH EAST WATER LIMITED	
E-5	SEWERAGE	SEE DIAG	THIS PLAN	SOUTH EAST WATER LIMITED	
E-5	DRAINAGE	SEE DIAG	THIS PLAN	CITY OF GREATER DANDENONG	
E-6	SEWERAGE	SEE DIAG	THIS PLAN	SOUTH EAST WATER LIMITED	
E-6	DRAINAGE	SEE DIAG	THIS PLAN	CITY OF GREATER DANDENONG	
E-6	DRAINAGE	SEE DIAG	Tr. K7255	C/T's Vol. 8390 Fol. 998 & Vol. 8390 Fol. 999	
Received <input type="checkbox"/> Date / / Assistant Registrar of Titles Sheet 1 of 5 sheets					
ELMSWOOD - 2 27 LOTS AND BALANCE LOT D Bosco Jonson Pty Ltd A.B.N 95 282 532 642 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia DX 20524 Emerald Hill Tel 03) 9699 1400 Fax 03) 9699 5992		LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS SIGNATURE DIGITALLY SIGNED DATE / / REF 7624023 29/08/11 VERSION F DWG 762402AF			DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 646626C



ELMSWOOD - 2

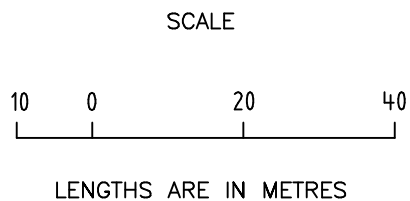
Bosco Jonson Pty Ltd

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Sheet 2

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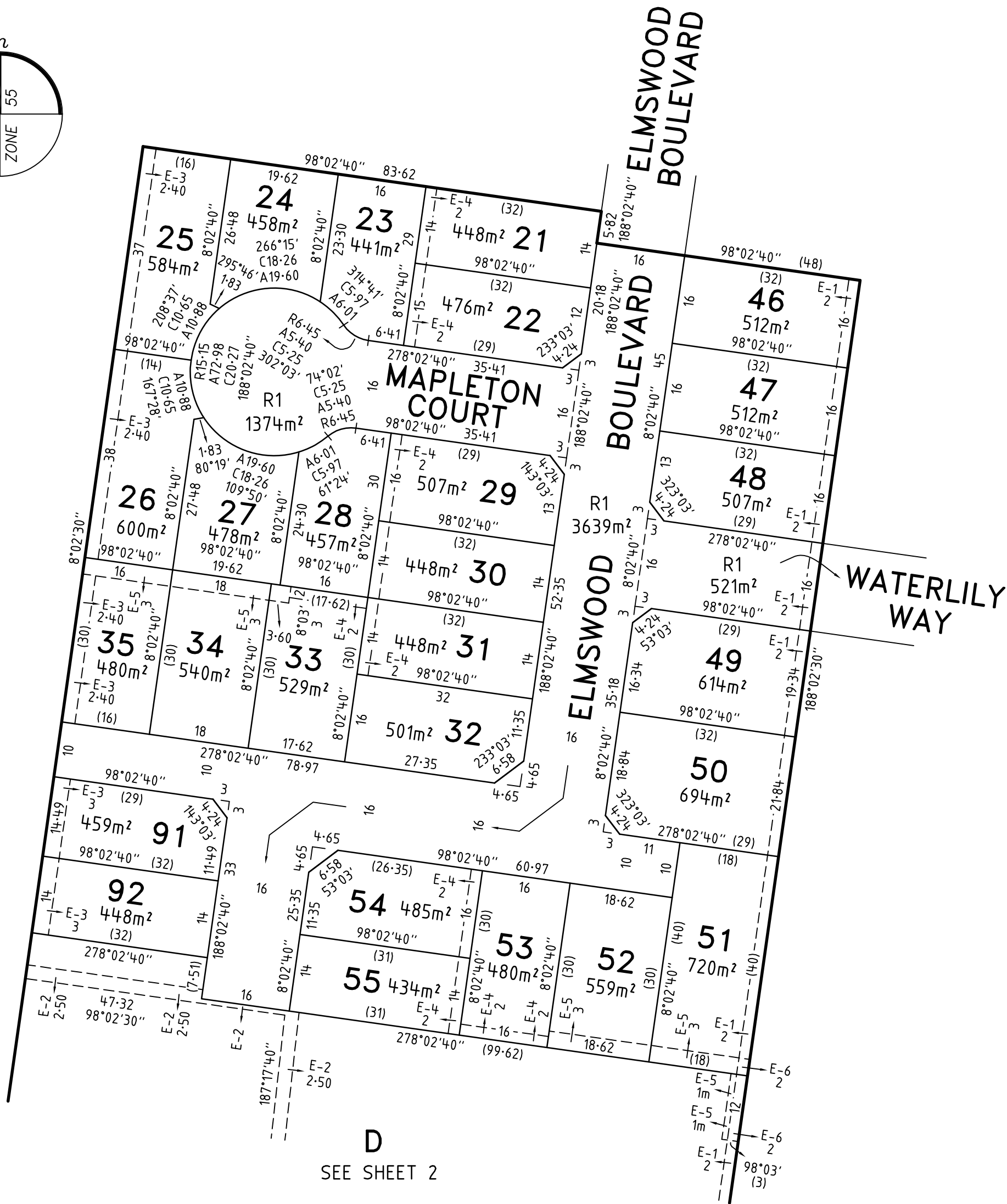
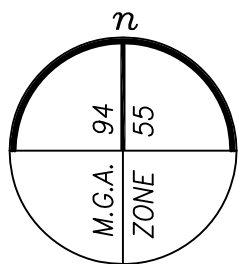
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ORIGINAL

SCALE

SCALE SHEET SIZE
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Sheet 3

DATE / /

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PLAN OF SUBDIVISION	Stage No. /	Plan Number PS 646626C
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

CREATION OF RESTRICTION



The following restriction is to be created upon registration of this plan:

Land to Benefit: Lots 21 to 35 (all inclusive), 46 to 55 (all inclusive) and 91 to 92 (all inclusive)

Land to be Burdened: Lots 21 to 35 (all inclusive), 46 to 55 (all inclusive) and 91 to 92 (all inclusive)

Description of Restriction: The registered proprietors of lots 21 to 35, 46 to 55 and 91 to 92 (all inclusive) on this plan of subdivision shall not :



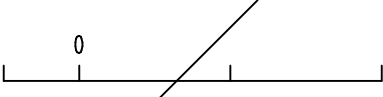
1. Construct more than one dwelling on any lot
2. Construct any dwelling or garage (excluding eaves, gutters and fascia) which is not within the designated building envelope shown hatched thus  except for a portico, porch, balcony, pergola, deck or verandah which may also be constructed within the area shown hatched thus  in the schedule on sheet 5 on this plan.

Construction of the portico, porch, balcony, pergola, deck or verandah within the area shown hatched thus  must not exceed 60% of the frontage of the building envelope. Where the portico, porch, balcony, pergola, deck or verandah exceeds a height of 3.6 metres above the finished surface level, the maximum permitted encroachment into the area shown hatched thus  shall not exceed 0.5m.

3. Construct any dwelling or garage which does not comply with the height restrictions specified in regulations 410, 414 and 417 of the Building Regulations 2006
4. Construct any wall or associated part of a building within 1 metre of a boundary, except for a wall or associated part of a building with an average height of 3.4m or less above the finished surface level and a maximum height of 3.6m or less above the finished surface level.
5. Construct or allow to be constructed any improvement on any lot:
 - (i) that is not in accordance with the Elmswood Design and Siting Guidelines and Restrictions unless otherwise approved by the Elmswood Design Reviewer, 72 Bridport Street, Albert Park, 3206 ("Elmswood Design Reviewer"), a copy of which guidelines and restrictions can be obtained from the Elmswood Design Reviewer; and
 - (ii) without obtaining written approval of the design for that improvement from the Elmswood Design Reviewer, which approval must be obtained even if the design for that lot improvement complies with the Elmswood Design and Siting Guidelines and Restrictions.
6. Subdivide or allow the lot to be subdivided.
7. Construct any dwelling or garage which is not entirely contained within the allotment boundaries.

This Restriction shall cease to have effect after 31st December 2025.

SEE SHEET 5

ELMSWOOD – 2				Sheet 4	
Bosco Jonson Pty Ltd A.B.N 95 282 532 642 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia DX 20524 Emerald Hill Tel 03) 9699 1400 Fax 03) 9699 5992			 DATE / / COUNCIL DELEGATE SIGNATURE	
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PLAN OF SUBDIVISION

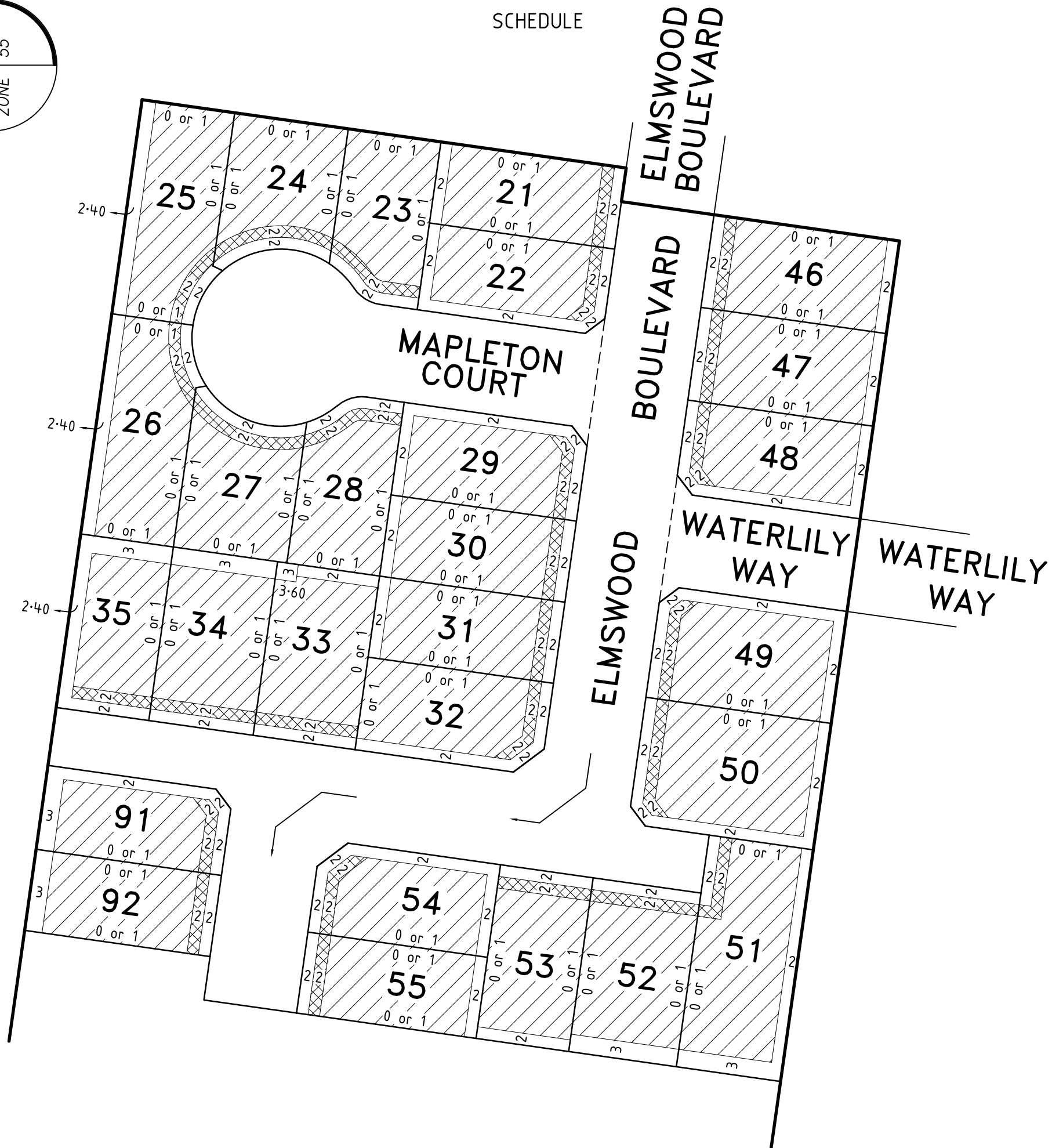
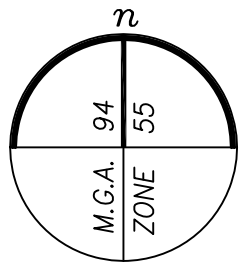
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CREATION OF RESTRICTION (Continued)

SCHEDULE



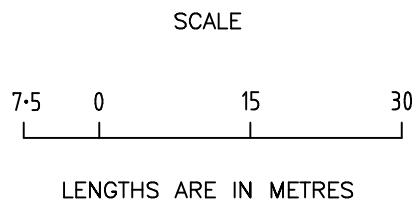
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Sheet 5

DATE / /

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