
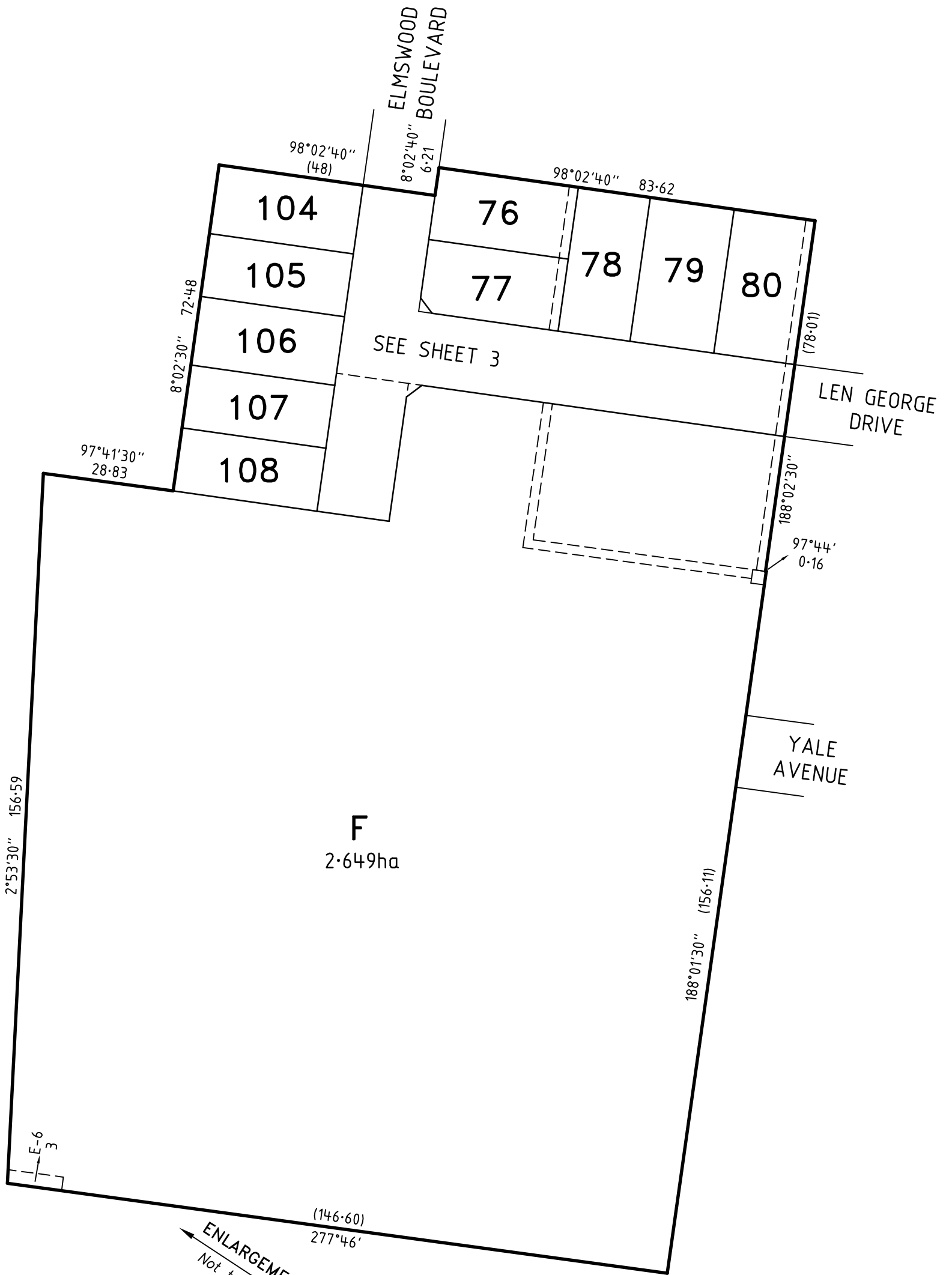
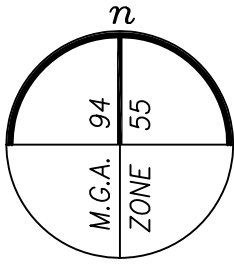
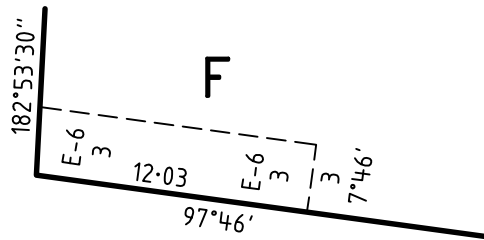


<b>PLAN OF SUBDIVISION</b>		Stage No. <hr/>	LRS use only <b>EDITION</b>	Plan Number <b>PS 646730H</b>
Location of Land Parish: DANDENONG Township: - Section: 54 Crown Allotment: A (PART), C (PART). Crown Portion: - Title Reference: VOL FOL Last Plan Reference: LOT E ON PS646679E Postal Address: ELMSWOOD BOULEVARD (at time of subdivision) KEYSBOROUGH, 3173 MGA Co-ordinates E 337400 Zone: 55 (of approx. centre N 5792700 of land in plan)		<b>Council Certification and Endorsement</b> 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. <b>OPEN SPACE</b> (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 / /		
<b>Vesting of Roads and/or Reserves</b>				
Identifier	Council/Body/Person	<b>Notations</b>		
ROAD R1 RESERVE No.1	CITY OF GREATER DANDENONG -	<b>Staging</b> This is/is not a staged subdivision Planning Permit No.		
		<b>Depth Limitation DOES NOT APPLY</b> LOTS A, B, C, D, E AND 1 TO 76 (BOTH INCLUSIVE) AND 81 TO 103 (BOTH INCLUSIVE) AND HAVE BEEN OMITTED FROM THIS PLAN. LAND SUBDIVIDED (EXCLUDING LOT F) - 7498m <sup>2</sup>		
		<b>Survey</b> This plan is/ <del>is not</del> based on survey This survey has been connected to permanent marks no(s) 841, 1620 & 1628 In Proclaimed Survey Area No. -		
<b>THIS IS A SPEAR PLAN</b>				
<b>Easement Information</b>				
<b>Legend:</b>		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 V.8390 F.998 & V.8390 F.999
E-2 E-2 E-2	DRAINAGE & SEWERAGE SEWERAGE DRAINAGE	SEE DIAG. SEE DIAG. SEE DIAG.	LP140895 PS524033N PS524033N	LAND IN LP140895 SOUTH EAST WATER LIMITED CITY OF GREATER DANDENONG
E-3	DRAINAGE	SEE DIAG.	PS646679E	CITY OF GREATER DANDENONG
E-4 E-4	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	PS646679E PS646679E	CITY OF GREATER DANDENONG SOUTH EAST WATER LIMITED
E-5 E-5	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN	CITY OF GREATER DANDENONG SOUTH EAST WATER LIMITED
E-6 E-6	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	PS 621172G PS 621172G	CITY OF GREATER DANDENONG SOUTH EAST WATER LIMITED
E-7 E-7 E-7	DRAINAGE DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG. SEE DIAG.	Tr.K7255 PS646679E PS646679E	C/T V.8390 F.998 V.8390 F.999 CITY OF GREATER DANDENONG SOUTH EAST WATER LIMITED
<b>LRS use only</b>				
Statement of Compliance/Exemption Statement				
Received <input type="checkbox"/>				
Date / /				
<b>LRS use only</b>				
PLAN REGISTERED				
TIME				
DATE / /				
Assistant Registrar of Titles				
Sheet 1 of 5 sheets				
<b>ELMSWOOD - 4A</b>		LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS		
<b>10 LOTS AND BALANCE LOT F</b>		SIGNATURE DIGITALLY SIGNED DATE / /		
<b>Bosco Jonson Pty Ltd</b> 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		REF 7624043 DWG 762404AE 15/05/13 VERSION E		
		DATE / /		
		COUNCIL DELEGATE SIGNATURE		
Original sheet size A3				

<b>PLAN OF SUBDIVISION</b>	Stage No. <hr style="width: 50px; margin: 0 auto;"/>	Plan Number <b>PS 646730H</b>
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**ENLARGEMENT**  
Not to Scale



**ENLARGEMENT**  
NOT TO SCALE

**ELMSWOOD - 4A**  
**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



ORIGINAL		SCALE	
SCALE 1:1000	SHEET SIZE A3		LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS  
SIGNATURE . . . . . DIGITALLY SIGNED . . . . . DATE / /  
REF 7624043 15/05/13 VERSION E  
DWG 762404AE

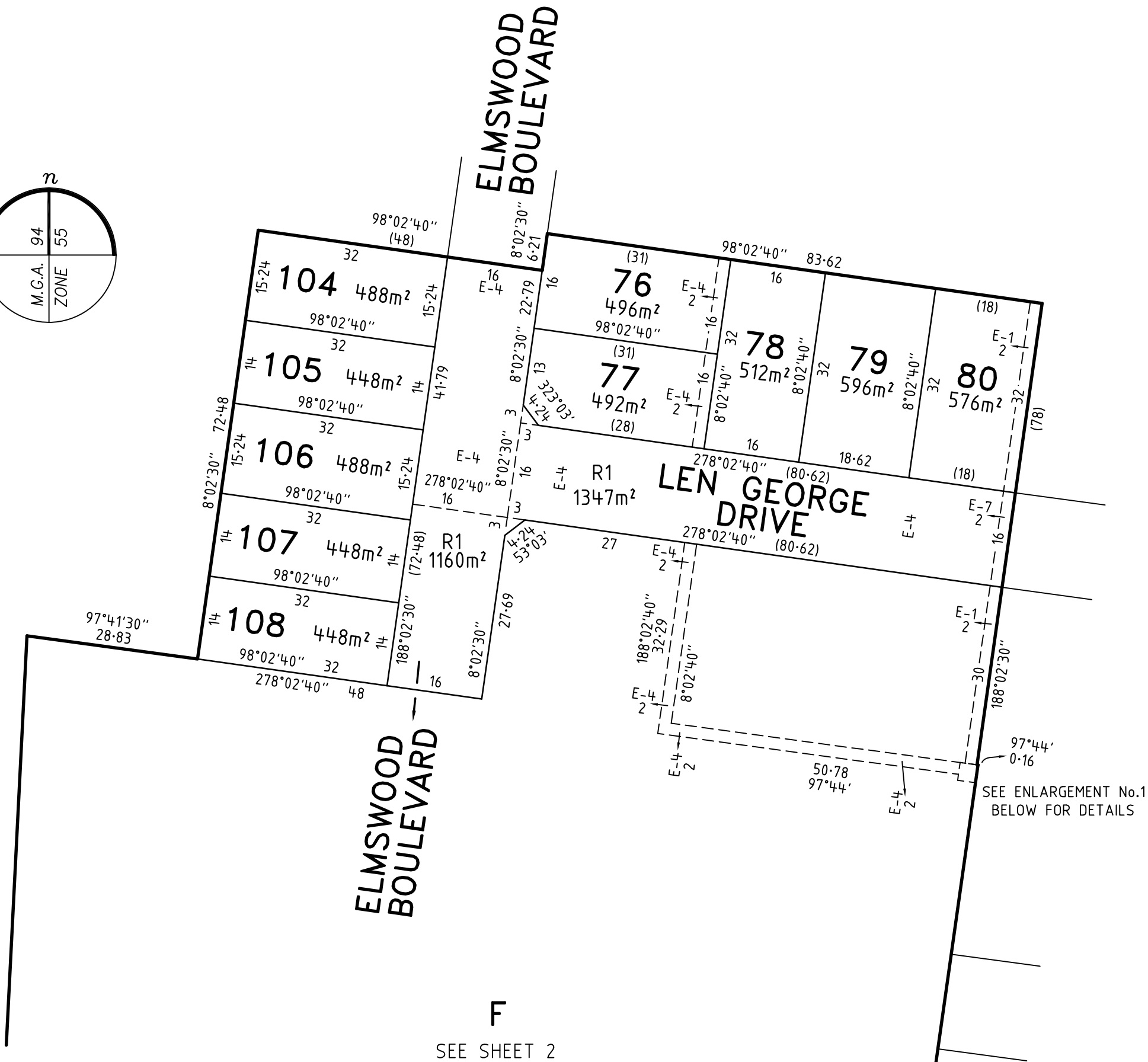
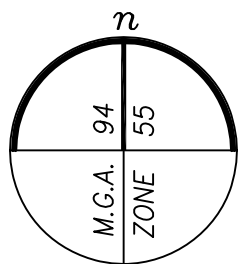
Sheet 2
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

**PLAN OF SUBDIVISION**

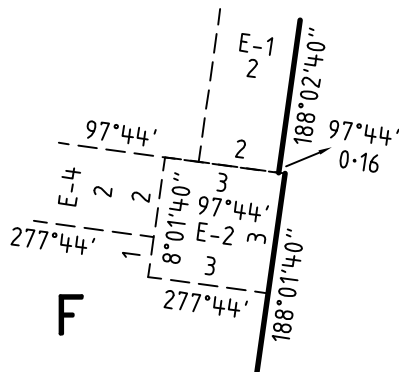
Stage No.

Plan Number

**PS 646730H**



**F**  
SEE SHEET 2



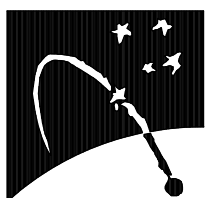
**F**  
ENLARGEMENT No.1  
NOT TO SCALE

SEE ENLARGEMENT No.1  
BELOW FOR DETAILS

**ELMSWOOD - 4A**

**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



ORIGINAL

SCALE

SCALE  
1:750  
SHEET SIZE  
A3



LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS

SIGNATURE DIGITALLY SIGNED DATE / /

REF 7624043 15/05/13 VERSION E  
DWG 762404AE

Sheet 3

DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

<b>PLAN OF SUBDIVISION</b>	Stage No. <hr style="width: 50%; margin: 0 auto;"/>	Plan Number <b>PS 646730H</b>
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CREATION OF RESTRICTION

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

Land to Benefit:

Lots 76 to 80 (all inclusive), 104 to 108 (all inclusive)

Land to be Burdened:

Lots 76 to 80 (all inclusive), 104 to 108 (all inclusive)

Description of Restriction:

The registered proprietors of lots 76 to 80, 104 to 108 (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.

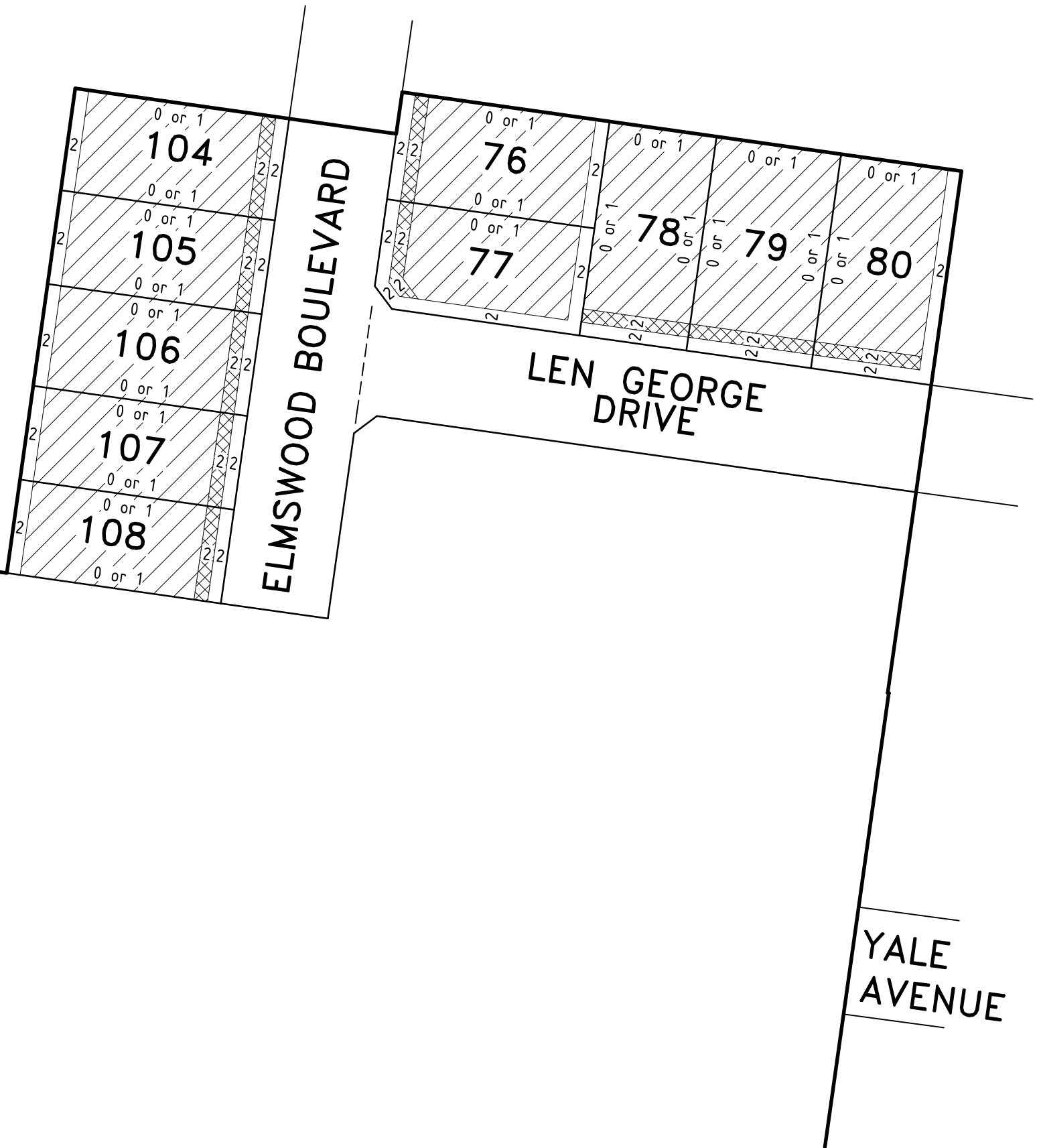
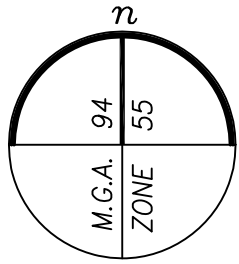
This Restriction shall cease to have effect after 31st December 2025.

SEE SHEET 5

<b>ELMSWOOD – 4A</b>				Sheet 4
<b>Bosco Jonson Pty Ltd</b> 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 Original sheet size A3
ORIGINAL	SCALE	LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS SIGNATURE . . . . . DIGITALLY SIGNED . . . . . DATE / / REF 7624043 15/05/13 VERSION E DWG 762404AE		
SCALE	SHEET SIZE A3	 LENGTHS ARE IN METRES		

<b>PLAN OF SUBDIVISION</b>	Stage No. /	Plan Number <b>PS 646730H</b>
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CREATION OF RESTRICTION (Continued)



**ELMSWOOD - 4A**  
**Bosco Jonson Pty Ltd**  
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ORIGINAL	SCALE
SCALE 1:750	<p>LENGTHS ARE IN METRES</p>
SHEET SIZE A3	

LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS  
 SIGNATURE . . . . . DIGITALLY SIGNED . . . . . DATE / /  
 REF 7624043 15/05/13 VERSION E  
 DWG 762404AE

Sheet 5
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3