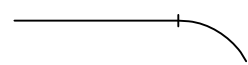
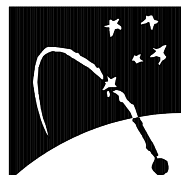
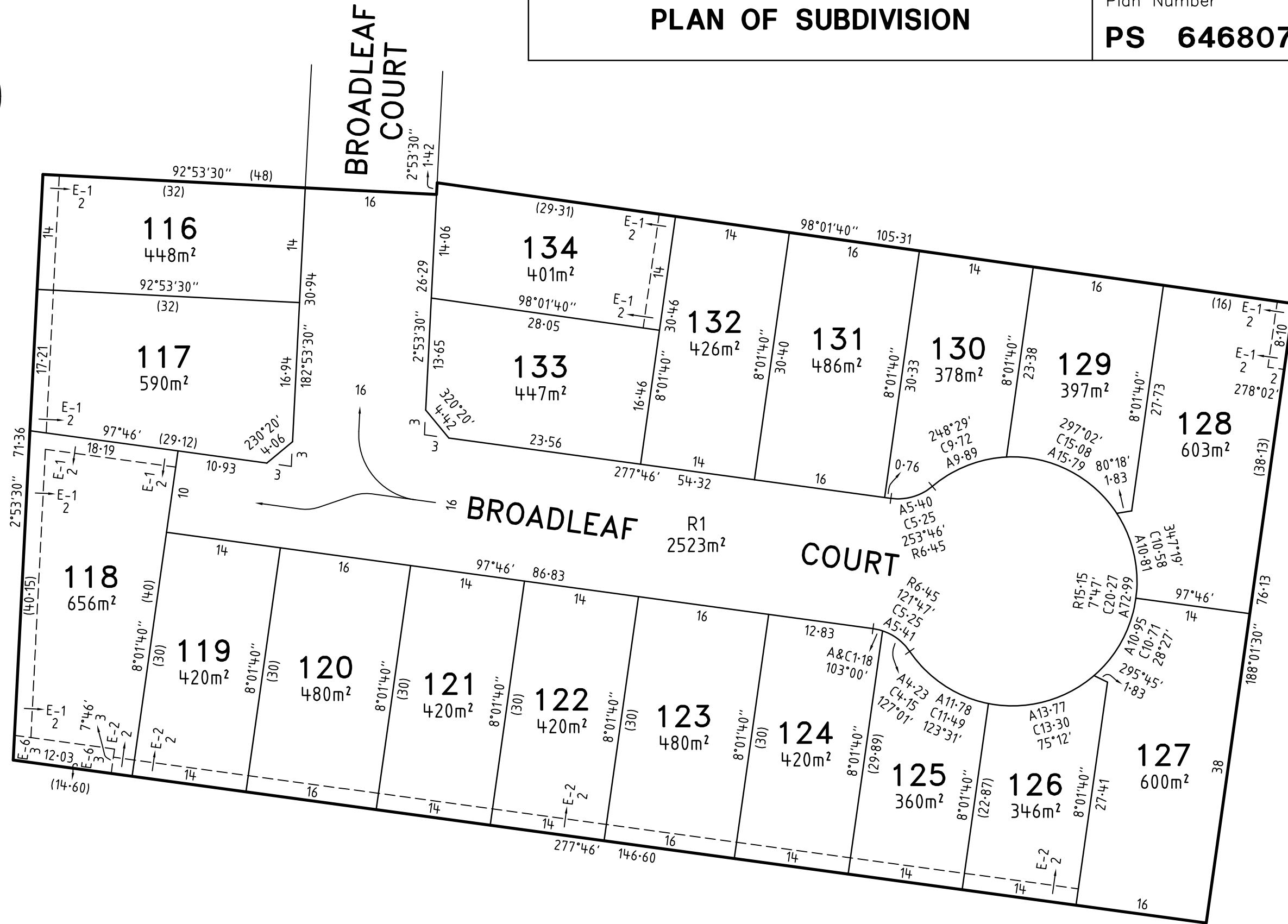
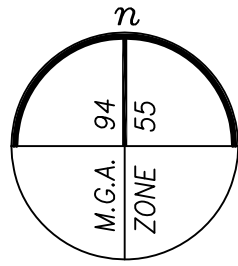


<b>PLAN OF SUBDIVISION</b>		LV use only <b>EDITION</b>	Plan Number <b>PS 646807X</b>	
<b>Location of Land</b> Parish: DANDENONG  Township: - Section: 54 Crown Allotment: A (PART) Crown Portion: - Title Reference: VOL FOL  Last Plan Reference: LOT J ON PS721416W  Postal Address: ELMSWOOD BOULEVARD (at time of subdivision) KEYSBOROUGH 3173  MGA 94 Co-ordinates E 337410 Zone: 55 (of approx. centre of land in plan) N 5792590		Council Name: CITY OF GREATER DANDENONG Council Ref:		
<b>Vesting of Roads and/or Reserves</b>		<b>Notations</b>		
Identifier	Council/Body/Person	<b>Staging</b> This is/is not a staged subdivision Planning Permit No. <b>PLN10/0385</b>		
ROAD R1	CITY OF GREATER DANDENONG	<b>Depth Limitation DOES NOT APPLY</b>  LOTS 1 TO 115 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. EASEMENTS E-3, E-4 AND E-5 HAVE BEEN OMITTED FROM THIS PLAN. LAND SUBDIVIDED - 1.130ha  TANGENT POINTS ARE SHOWN THUS: 		
<u>OTHER PURPOSE OF PLAN</u> TO REMOVE THAT PART OF EASEMENT SHOWN AS E-1 ON PS721416W AFFECTING BROADLEAF COURT ON THIS PLAN.  <u>GROUNDS FOR REMOVAL</u> AGREEMENT BY ALL INTERESTED PARTIES.  <b>Survey</b> This plan is/ <del>is not</del> based on survey This survey has been connected to permanent marks no(s) <b>841, 1620 &amp; 1628</b> In Proclaimed Survey Area No. -				
<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 E-1	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	PS721416W PS721416W	CITY OF GREATER DANDENONG SOUTH EAST WATER CORPORATION
E-2 E-2	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN	CITY OF GREATER DANDENONG SOUTH EAST WATER CORPORATION
E-6 E-6	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	PS621172G PS621172G	CITY OF GREATER DANDENONG SOUTH EAST WATER LIMITED
<b>ELMSWOOD - 5</b>		LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS		Sheet 1 of 4 sheets
<b>19 LOTS</b>		SIGNATURE ..... DIGITALLY SIGNED ..... DATE / /		Original sheet size A3
<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 7624053      15/07/13      VERSION C DWG 762405AC		

# PLAN OF SUBDIVISION

Plan Number  
**PS 646807X**



ELMSWOOD - 5

**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  
Tel 03) 9699 1400 Fax 03) 9699 5992



ORIGINAL

SCALE SHEET SIZE  
1:500 A3

SCALE



LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS  
SIGNATURE DIGITALLY SIGNED DATE / /  
REF 7624053 15/07/13 VERSION C  
DWG 762405AC

Sheet 2

# PLAN OF SUBDIVISION

Plan Number

**PS 646807X**



## CREATION OF RESTRICTION



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

Land to Benefit: Lots 116 to 134 (both inclusive),

Land to be Burdened: Lots 116 to 134 (both inclusive),

Description of Restriction: The registered proprietors of lots 116 to 134 (both 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 4 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 3.6m 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.

CONTINUED ON SHEET 4

### ELMSWOOD – 5

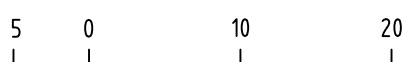
**Bosco Jonson Pty Ltd**  
 A.B.N 95 282 532 642  
 P.O. Box 5075, South Melbourne, Vic 3205  
 16 Eastern Road South Melbourne  
 Vic 3205 Australia  
 Tel 03) 9699 1400 Fax 03) 9699 5992



ORIGINAL

SCALE

SCALE SHEET SIZE  
 1:500 A3



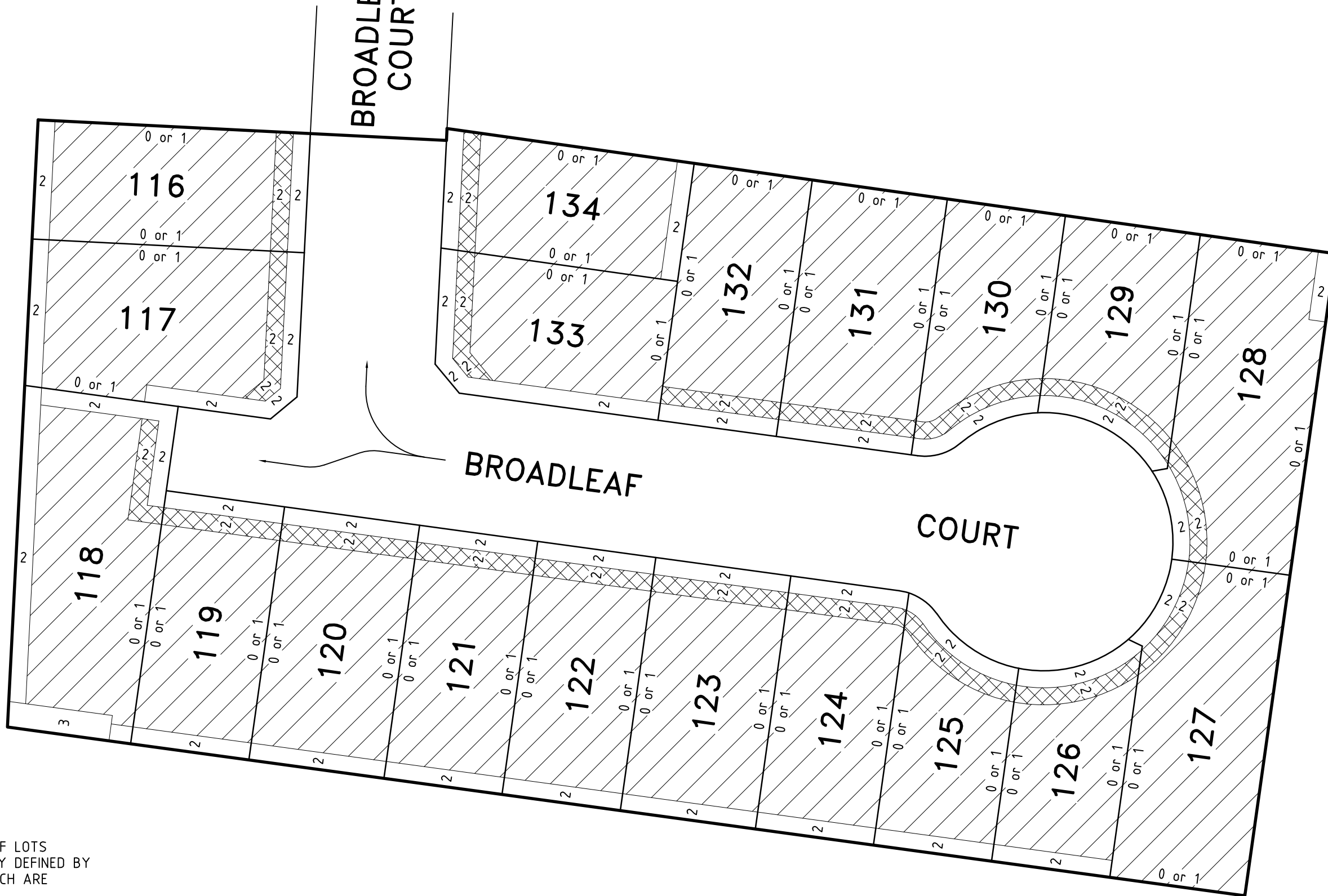
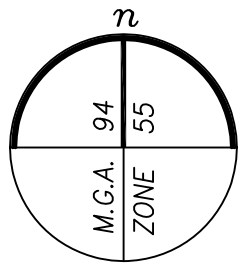
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS

SIGNATURE . . . . . DIGITALLY SIGNED . . . . . DATE / /

REF 7624053 15/07/13 VERSION C  
 DWG 762405AC

Sheet 3



NOTE

THE BUILDING ENVELOPES OF LOTS 118 AND 129 ARE PARTIALLY DEFINED BY EASEMENT BOUNDARIES WHICH ARE SHOWN ON SHEET 2

ELMSWOOD - 5

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 16 Eastern Road South Melbourne  
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ORIGINAL

SCALE	SHEET SIZE
1:500	A3

SCALE



LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS  
 SIGNATURE DIGITALLY SIGNED DATE / /  
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Sheet 4