SUBDIVISION ACT 1988

PLAN OF SUBDIVISION

EDITION 1

PLAN NUMBER
PS930403Q

LOCATION OF LAND

PARISH: CRANBOURNE

TOWNSHIP: ----

SECTION: ----

CROWN ALLOTMENT: 65 (PART) & 65A (PART)

CROWN PORTION: ----

TITLE REFERENCES: VOL. FOL.

LAST PLAN REFERENCE: LOT H ON PS930402S

POSTAL ADDRESS: 275-285 PATTERSONS ROAD
(at time of subdivision) CLYDE NORTH, VIC 3798

MGA CO-ORDINATES: E 356 460 ZONE: 55
(of approximate centre of land in plan) N 5 779 580 GDA 2020

COUNCIL NAME : CITY OF CASEY

VESTING OF ROADS OR RESERVES

IDENTIFIER	COUNCIL / BODY / PERSON
ROADS, R-1	CITY OF CASEY
RESERVE No. 1	AUSNET ELECTRICITY SERVICES PTY. LTD.

VERVE ESTATE - RELEASE 8

NUMBER OF LOTS IN THIS PLAN: 49 + 1 BALANCE LOT

TOTAL AREA OF LAND IN THIS PLAN: 43.92ha (INCL. 41.78ha BALANCE LOT)

DEPTH LIMITATION: SEE NOTATION BELOW

NOTATIONS

LOTS 1-800 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

DEPTH LIMITATION DOES NOT APPLY TO LAND CONTAINED IN CROWN ALLOTMENT 65. LAND CONTAINED WITHIN CROWN ALLOTMENT 65^{A} HAS A DEPTH LIMITATION OF 15.24m BELOW THE SURFACE.

OTHER PURPOSE OF THIS PLAN :
CREATION OF RESTRICTION No.1

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THIS RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

BURDENED LAND: LOTS 801 - 849 (BOTH INCLUSIVE) (BURDENED LOTS) ON THIS PLAN

BENEFITED LAND: LOTS 801 - 849 (BOTH INCLUSIVE) (BENEFITED LOTS) ON THIS PLAN

RESTRICTION: UNLESS WITH THE PRIOR APPROVAL OF THE RESPONSIBLE AUTHORITY, THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH THE PROVISIONS RECORDED IN THE **MCP _ _ _ _ _ _**

EXPIRY DATE: 31st DECEMBER 2035.

EASEMENT INFORMATION

LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)

EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF

SEE SHEET 2 FOR EASEMENT DETAILS

STAGING:
THIS IS NOT A STAGED SUBDIVISION

PLANNING PERMIT
No. PLNA00093/15

SURVEY:
THIS PLAN IS BASED ON SURVEY

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). ------

IN PROCLAIMED
SURVEY AREA No. 71

REF: **23555/8** VERSION: **F** DATE: 27/10/26 23555-8-PS-F.dwg

ORIGINAL SHEET SIZE A3

SHEET 1 OF 9 SHEETS

REEDS CONSULTING
Reeds Consulting Pty Ltd
Lvl 16, 501 Swanston Street
Melbourne Victoria 3000
p (03) 8660 3000
www.reedsconsulting.com.au
survey@reedsconsulting.com.au

LICENSED SURVEYOR
SEBASTIAN KAPUSTA

CAR PARK AND STORAGE LOTS MAY BE JOINED WITH PRINCIPAL LOTS TO FORM SINGLE LOTS PRIOR TO THE FINAL APPROVAL OF THIS PLAN

PLAN NUMBER

PS930403Q

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	SEWERAGE	SEE DIAG.	PS846746B	SOUTH EAST WATER CORPORATION
E-3, E-8	DRAINAGE	SEE DIAG.	PS846746B	CITY OF CASEY
E-5, E-8, E-10, E-11	SEWERAGE	SEE DIAG.	PS846747Y	SOUTH EAST WATER CORPORATION
E-5	DRAINAGE	SEE DIAG.	PS846747Y	CITY OF CASEY
E-7, E-10	DRAINAGE	SEE DIAG.	PS900610E	CITY OF CASEY
E-12, E-13	DRAINAGE	SEE DIAG.	PS930402S	CITY OF CASEY
E-13, E-14	SEWERAGE	SEE DIAG.	PS930402S	SOUTH EAST WATER CORPORATION
E-17	SUPPLY OF WATER (UNDERGROUND PIPES)	SEE DIAG.	PS846747Y	SOUTH EAST WATER CORPORATION
E-17	SUPPLY OF GAS (UNDERGROUND PIPES)	SEE DIAG.	PS846747Y	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD
E-18	SUPPLY OF WATER (UNDERGROUND PIPES)	SEE DIAG.	PS919029C	SOUTH EAST WATER CORPORATION
E-13	SUPPLY OF WATER (UNDERGROUND PIPES)	SEE DIAG.	PS930402S	SOUTH EAST WATER CORPORATION
E-19	DRAINAGE	SEE DIAG.	THIS PLAN	CITY OF CASEY
E-20	SEWERAGE	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION

REF: **23555/8** VERSION: **F** DATE: 27/10/26 23555-8-PS-F.dwg

ORIGINAL SHEET SIZE A3

REEDS CONSULTING

Reeds Consulting Pty Ltd
Lvl 16, 501 Swanston Street
Melbourne Victoria 3000
p (03) 8660 3000
www.reedsconsulting.com.au
survey@reedsconsulting.com.au

LICENSED SURVEYOR

SEBASTIAN KAPUSTA

WARNING
THIS PLAN IS AN UNREGISTERED PLAN OF SUBDIVISION. DIMENSIONS AND LAYOUT MAY VARY PRIOR TO FINAL APPROVAL OF PLAN

PLAN NUMBER
PS930403Q

TUITION DRIVE
HOMELAND PARADE
97°40'20" 439.47
97°52'20" 398.25
7°40'10" 283.47
277°51'40" 206.50
SEE SHEET 9
203.46
7°45'20" 137.39
187°51'40"
23.76 277°52'
GOLDFIELDS BOULEVARD
7°51'40" 60.50
RISE FRONTIER
7°51'40" 139.50
SEE ENLARGEMENT 2 RIGHT
J
41.78ha
54.62 188°27'
25.30 180°30'
54.30 188°27'
14.17 97°35'
302.19 187°51'20"
BELLS ROAD
GOLDFIELDS BOULEVARD
EMBLEM AVENUE
SEE SHEETS 4, 5 & 6
SPEARMINT AVENUE
83 7°51'40"
406.18 187°38'40"
SEE ENLARGEMENT 1 RIGHT
97°51'40" 56.08
98°35'50" 114.94
117.11 278°35'
86.15 187°51'40"
7°51'40" 84.68
SEE SHEET 8
SEE SHEET 7
121.38 277°51'40"
(451.53) 277°51'40"
MGA2020 ZONE 55
PATTERSONS ROAD

ENLARGEMENT 1
NOT TO SCALE
832
831
829
FEVERFEW ROAD
E-19
E-20
2
2.50
25
7°51'40"
26.50
8°27'
97°52' 1.63
97°52'
2.50
97°51'40" 69.57
7°52' 2.50
13.73
7°54'
107°52' 18.72
116.91
3
7°51'40"
87°52' 18.79
12.53 7°52'
277°51'40" 160.45
PATTERSONS ROAD

ENLARGEMENT 2
SCALE 1:500
7°51'40" 60.50
RISE
RADISH WALK
FRONTIER
32°52' 4.24
277°52' 2.50
4 7°52'
4.24 52°52'
4 97°52'
7°51'40" 139.50

REF: **23555/8**	VERSION: **F**	DATE: 27/10/26 23555-8-PS-F.dwg
SCALE 1:4000	50 0 50 100 150 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3
SHEET 3		

REEDS CONSULTING
Reeds Consulting Pty Ltd
Lvl 16, 501 Swanston Street
Melbourne Victoria 3000
p (03) 8660 3000
www.reedsconsulting.com.au
survey@reedsconsulting.com.au

LICENSED SURVEYOR
SEBASTIAN KAPUSTA

PLAN NUMBER
PS930403Q

SEE SHEET 3

GOLDFIELDS BOULEVARD

GOLDFIELDS BOULEVARD
R-1
907m²

FEVERFEW ROAD

SEE SHEET 6

EMBLEM AVENUE

EMBLEM AVENUE
R-1
2377m²

SEE SHEET 3

J

SEE SHEET 5

SEE SHEET 5

MGA2020 ZONE 55

WARNING
THIS PLAN IS AN UNREGISTERED PLAN OF SUBDIVISION. DIMENSIONS AND LAYOUT MAY VARY PRIOR TO FINAL APPROVAL OF PLAN

REF:	VERSION:	DATE: 27/10/26
23555/8	**F**	23555-8-PS-F.dwg

REEDS CONSULTING
Reeds Consulting Pty Ltd
Lvl 16, 501 Swanston Street
Melbourne Victoria 3000
p (03) 8660 3000
www.reedsconsulting.com.au
survey@reedsconsulting.com.au

SCALE 1:500
10 0 10 20
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 4

LICENSED SURVEYOR
SEBASTIAN KAPUSTA

PLAN NUMBER
PS930403Q

SEE SHEET 4

EMBLEM AVENUE

EMBLEM AVENUE

RESERVE
No. 1
42m²

97°51'40" 144.90

12.50 | 12.50 | 12.50 | 12.50 | 12.50 | 12.50 | 10.50 | 10.50 | 12.50 | 13.82 | 5.20 | 17.38

849 350m² | **848** 350m² | **847** 350m² | **846** 350m² | **845** 350m² | **844** 350m² | **843** 294m² | **842** 294m² | **841** 350m² | **840** 387m² | **839** 222m²

216m² 838 | **215m² 837** | **215m² 836** | **214m² 835** | **834** 284m²

833 387m²

E-19 | E-20 | R-1 629m²

97°51'40" 108.50 | 97°51'40" 35.82 | 97°51'40" 35.66

830 353m² | **832** 351m² | **831** 317m²

12.55 | 22.61 | 25.47 | 25.38 | (25.30) | (25.21) | (25.12) | (22) | 25.46 | (25.33)

MGA2020 ZONE 55

(127)

7°51'40" (44)

7°51'40"

83

SPEARMINT AVENUE

SPEARMINT AVENUE

FEVERFEW ROAD

J

SEE SHEET 3

SEE SHEET 6

SEE SHEET 3

WARNING
THIS PLAN IS AN UNREGISTERED PLAN OF SUBDIVISION. DIMENSIONS AND LAYOUT MAY VARY PRIOR TO FINAL APPROVAL OF PLAN

REF:	VERSION:	DATE: 27/10/26
23555/8	**F**	23555-8-PS-F.dwg

REEDS CONSULTING

Reeds Consulting Pty Ltd
Lvl 16, 501 Swanston Street
Melbourne Victoria 3000
p (03) 8660 3000
www.reedsconsulting.com.au
survey@reedsconsulting.com.au

SCALE 1:500 — 10 0 10 20 LENGTHS ARE IN METRES

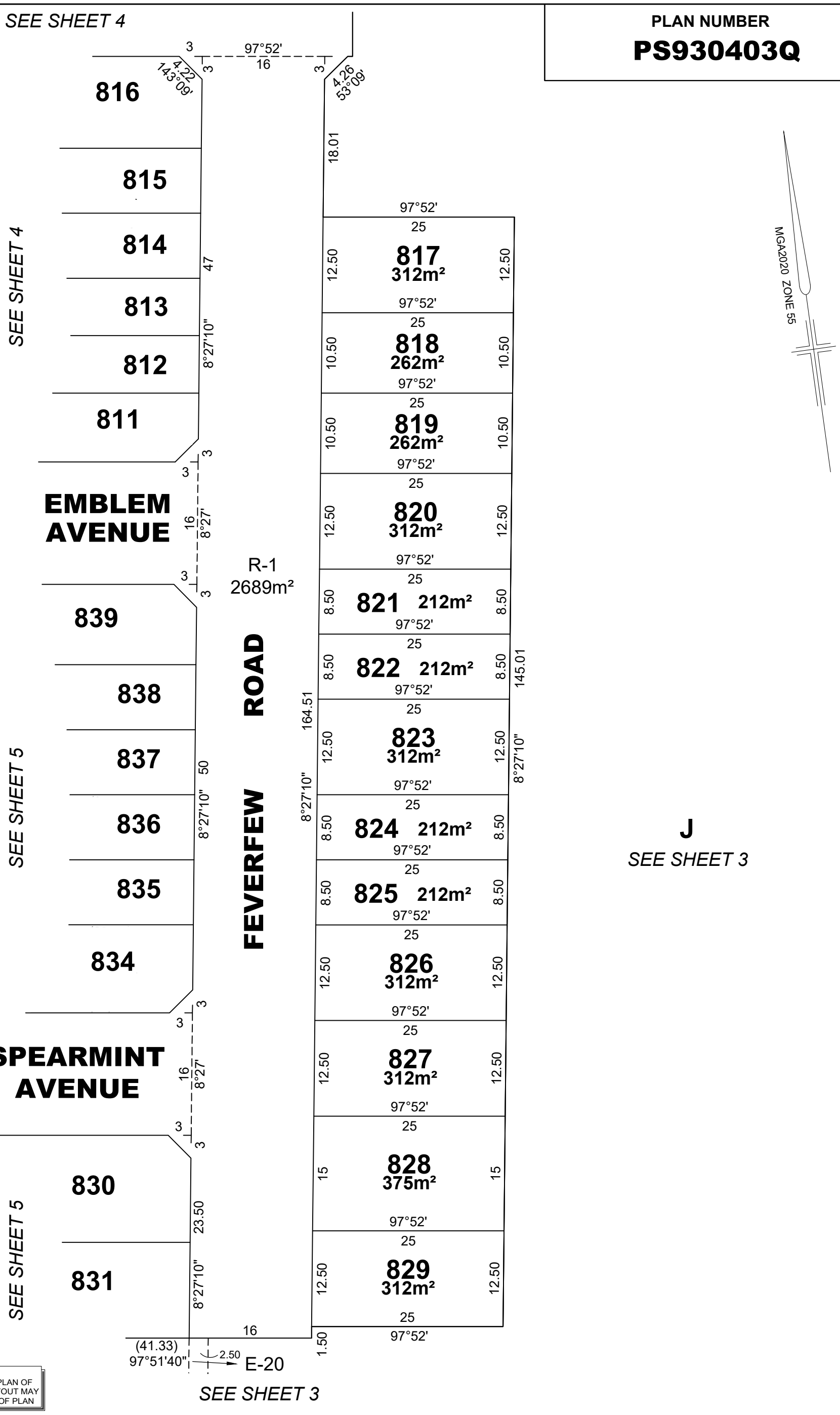
ORIGINAL SHEET SIZE A3

SHEET 5

LICENSED SURVEYOR
SEBASTIAN KAPUSTA

PLAN NUMBER

PS930403Q



WARNING
THIS PLAN IS AN UNREGISTERED PLAN OF SUBDIVISION. DIMENSIONS AND LAYOUT MAY VARY PRIOR TO FINAL APPROVAL OF PLAN

REF:	VERSION:	DATE: 27/10/26	SCALE	ORIGINAL SHEET SIZE	SHEET
23555/8	**F**	23555-8-PS-F.dwg	1:500 (10 0 10 20) LENGTHS ARE IN METRES	A3	6

REEDS CONSULTING

Reeds Consulting Pty Ltd
Lvl 16, 501 Swanston Street
Melbourne Victoria 3000
p (03) 8660 3000
www.reedsconsulting.com.au
survey@reedsconsulting.com.au

LICENSED SURVEYOR

SEBASTIAN KAPUSTA

PLAN NUMBER
PS930403Q

SEE SHEET 3

MGA2020 ZONE 55

BASK STREET

NEWBOLT PARADE

PATTERSONS ROAD

J
SEE SHEET 3

SEE SHEET 3

97°51'40"
39.57
98°35'50"
80°00'
28.88
357°12'
9.35
317°32'
4.62
277°52'
2.56
4
5
4
7°52'
E-17
7°52'
(16)
278°35'
R30
A7.88
C7.85
90°20'
97°52'
7.68
9.77
82°49'
29.59
54.55
177°12'
9.76
5.08
E-17
5.08
87°31'
7.60
2.50
177°49'10"
8.61
2.50
R66
A17.33
C17.28
0°20'30"
43°12'
4.70
6°28'
A&C9.36
R128
8°34'
22.79
356°26'
14.28
317°51'
7.15
2.50
E-1
25.15
7°51'40"
2.50
142°52'
4.24
E-1
97°51'40"
67.62
2.50
7°52'
2.50
2.50
2.50
2.50
9.50
97°51'40"
10.50
7°51'40"
2.50
18.50
86.15
187°51'40"
100.38
(121.38)
277°51'40"

WARNING
THIS PLAN IS AN UNREGISTERED PLAN OF SUBDIVISION. DIMENSIONS AND LAYOUT MAY VARY PRIOR TO FINAL APPROVAL OF PLAN

REF:	VERSION:	DATE: 27/10/26
23555/8	**F**	23555-8-PS-F.dwg

SCALE 1:500 — 10 0 10 20 — LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 7

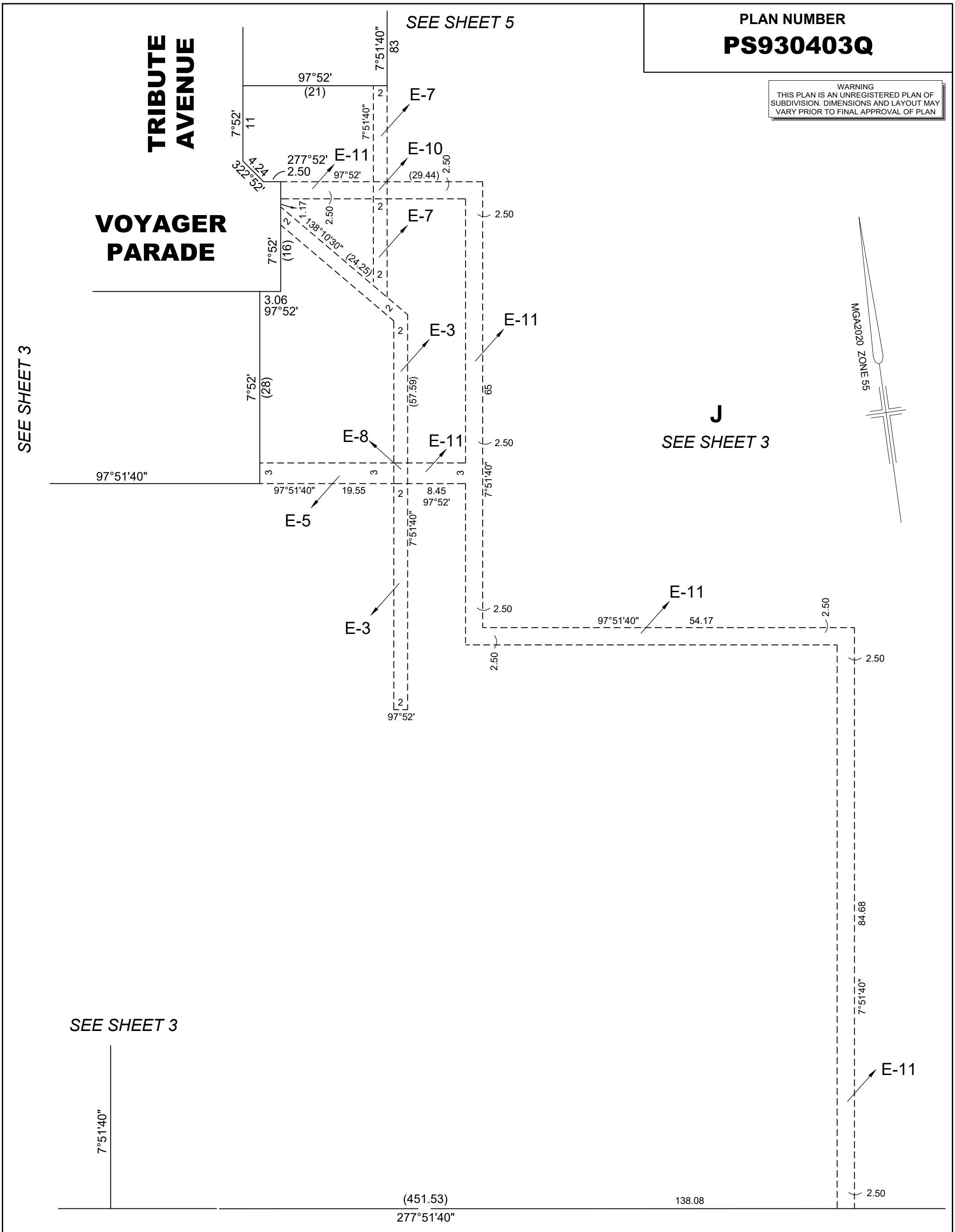
REEDS CONSULTING
Reeds Consulting Pty Ltd
Lvl 16, 501 Swanston Street
Melbourne Victoria 3000
p (03) 8660 3000
www.reedsconsulting.com.au
survey@reedsconsulting.com.au

LICENSED SURVEYOR
SEBASTIAN KAPUSTA

PLAN NUMBER

PS930403Q

WARNING
THIS PLAN IS AN UNREGISTERED PLAN OF SUBDIVISION. DIMENSIONS AND LAYOUT MAY VARY PRIOR TO FINAL APPROVAL OF PLAN



REF:	VERSION:	DATE: 27/10/26	SCALE	ORIGINAL SHEET SIZE	SHEET
23555/8	**F**	23555-8-PS-F.dwg	1:500 (10 0 10 20) LENGTHS ARE IN METRES	A3	8

REEDS CONSULTING

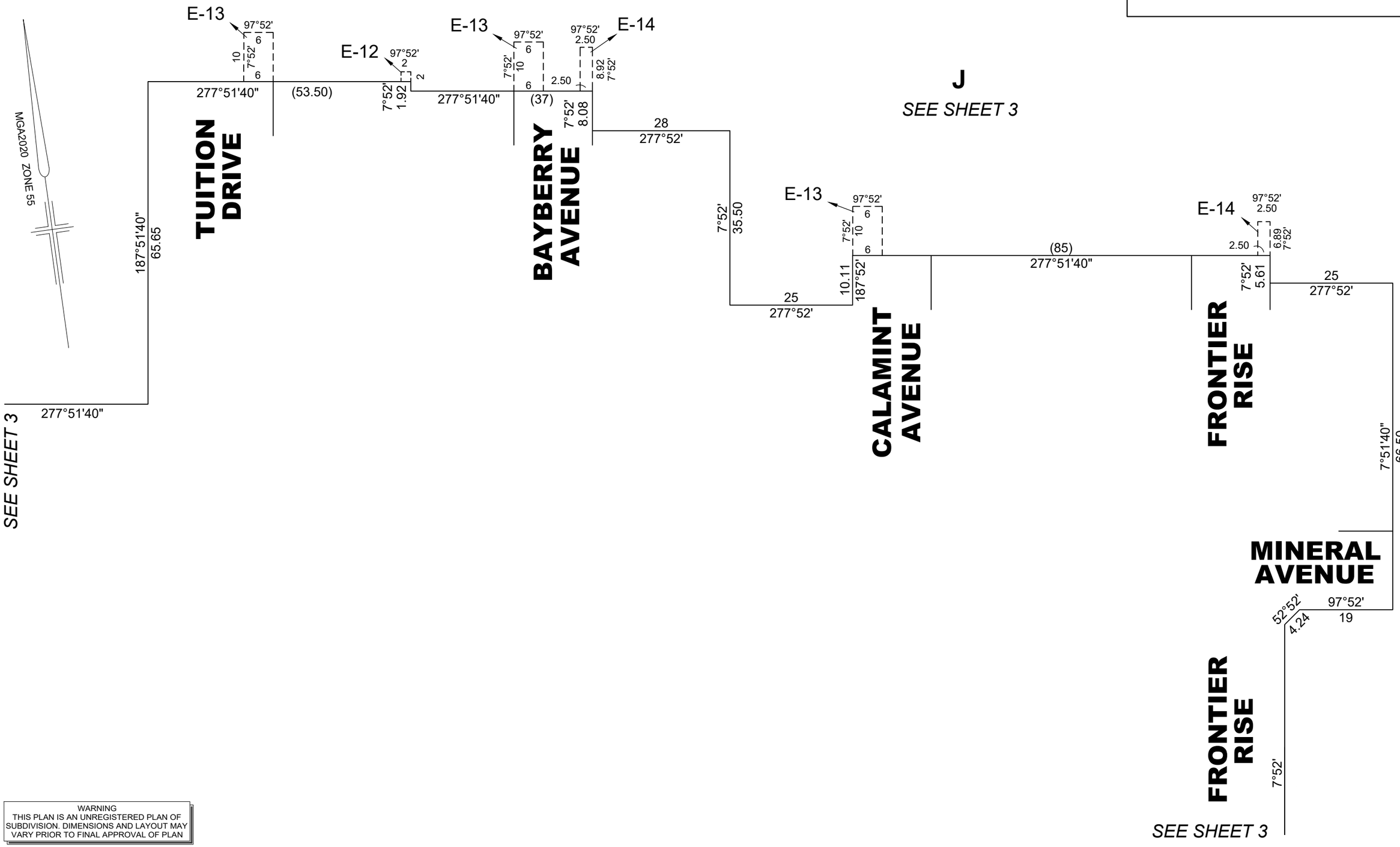
Reeds Consulting Pty Ltd
Lvl 16, 501 Swanston Street
Melbourne Victoria 3000
p (03) 8660 3000
www.reedsconsulting.com.au
survey@reedsconsulting.com.au

LICENSED SURVEYOR

SEBASTIAN KAPUSTA

PLAN NUMBER

PS930403Q



WARNING
THIS PLAN IS AN UNREGISTERED PLAN OF SUBDIVISION. DIMENSIONS AND LAYOUT MAY VARY PRIOR TO FINAL APPROVAL OF PLAN

REF:	VERSION:	DATE: 27/10/26
23555/8	**F**	23555-8-PS-F.dwg

REEDS CONSULTING

Reeds Consulting Pty Ltd
Lvl 16, 501 Swanston Street
Melbourne Victoria 3000
p (03) 8660 3000
www.reedsconsulting.com.au
survey@reedsconsulting.com.au

SCALE 1:750

10 0 10 20 30
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 9

LICENSED SURVEYOR
SEBASTIAN KAPUSTA