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Document Type	Plan
Document Identification	PS900052N
Number of Pages (excluding this cover sheet)	7
Document Assembled	21/05/2025 09:45

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**ADVERTISED
PLAN**

PLAN OF SUBDIVISION			EDITION	PS 900052N /S 1		
LOCATION OF LAND PARISH: CUT PAW PAW TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 18 TITLE REFERENCE: VOL .9969 FOL.938 & VOL.10302 FOL.290 LAST PLAN REFERENCE: TP144401P & PC354530H POSTAL ADDRESS: 99 DERBY ROAD, SUNSHINE 3020 (at time of subdivision) MGA 94 CO-ORDINATES: E 309 200 ZONE: 55 (approx. centre of land in plan) N 5815 100			Council Name: Brimbank City Council Council Reference Number: S143/2021 Planning Permit Reference: P559/2021 SPEAR Reference Number: S181896B Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied Digitally signed by: Robert Shatford for Brimbank City Council on 15/07/2024 Statement of Compliance issued: 15/07/2024			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL/BODY/PERSON		STAGING	THIS IS / IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO.		
NIL	NIL		SURVEY	THIS PLAN IS / IS NOT BASED ON SURVEY		
			THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO(S) CUT PAW PAW PM 497 IN PROCLAIMED SURVEY AREA NO. - DEPTH LIMITATION DOES NOT APPLY			
<div style="border: 2px solid red; padding: 10px; margin: 10px auto; width: 80%;"> <p style="color: red; font-weight: bold; text-align: center;">This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.</p> <p style="color: red; font-weight: bold; text-align: center; font-size: 2em;">ADVERTISED PLAN</p> </div>						
LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. FOR DETAILS OF ANY OWNERS CORPORATIONS INCLUDING PURPOSE, RESPONSIBILITY, ENTITLEMENT & LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND IF APPLICABLE, OWNERS CORPORATION RULES						
EASEMENT INFORMATION						
EASEMENTS & RIGHTS IMPLIED BY SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO THE WHOLE OF THE LAND IN THIS PLAN.						
LEGEND: E - ENCUMBERING EASEMENT, CONDITION IN CROWN GRANT IN THE NATURE OF AN EASEMENT OR OTHER ENCUMBRANCE A - APPURTENANT EASEMENT						
SUBJECT LAND	PURPOSE	WIDTH (metres)	ORIGIN	LAND BENEFITED/IN FAVOUR OF		
	SEE SHEET 2 FOR EASEMENTS					
<p style="font-size: 0.8em; margin-top: 10px;"> VERIS AUSTRALIA PTY LTD A Level 3, 1 Southbank Blvd Southbank VIC 3006 T +61 3 7019 8400 E melbourne@veris.com.au W www.veris.com.au </p>			LICENSED SURVEYOR BENJAMIN SANSOM			
			DATE 11/09/24	REFERENCE 302780	ORIGINAL SHEET SIZE A3	
			VERSION H	DRAWING 302780-AH	SHEET 1 OF 6 SHEETS	
			Digitally signed by: Benjamin Sansom, Licensed Surveyor, Surveyor's Plan Version (H), 23/05/2024, SPEAR Ref: S181896B		Land Use Victoria Plan Registered 05:43 AM 12/09/2024 Assistant Registrar of Titles	

PLAN OF SUBDIVISION	PS 900052N /S 1
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EASEMENT INFORMATION

LEGEND: E - ENCUMBERING EASEMENT, CONDITION IN CROWN GRANT IN THE NATURE OF AN EASEMENT OR OTHER ENCUMBRANCE A - APPURTENANT EASEMENT

SUBJECT LAND	PURPOSE	WIDTH (metres)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	WAY SEWERAGE	3.05m	INST. D672471 INST. D672472 INST. D672473 INST. D672474 INST. D672475 INST. D672476 INST. D672477 INST. D672478 INST. D672479 INST. D672480 INST. D672481 THIS PLAN	VOL 7871 FOL 066 VOL 4437 FOL 382 VOL 4721 FOL 039 & VOL 8856 FOL 546 VOL 4874 FOL 626 VOL 4402 FOL 383 VOL 4212 FOL 293 VOL 2436 FOL 022 VOL 5003 FOL 413 VOL 5128 FOL 501 VOL 4322 FOL 275 VOL 4315 FOL 862 GREATER WESTERN WATER
E-2	WAY CARRIAGEWAY	3.05m	INST. D672471 INST. D672472 INST. D672473 INST. D672474 INST. D672475 INST. D672476 INST. D672477 INST. D672478 INST. D672479 INST. D672480 INST. D672481 TR. 275042	VOL 7871 FOL 066 VOL 4437 FOL 382 VOL 4721 FOL 039 & VOL 8856 FOL 546 VOL 4874 FOL 626 VOL 4402 FOL 383 VOL 4212 FOL 293 VOL 2436 FOL 022 VOL 5003 FOL 413 VOL 5128 FOL 501 VOL 4322 FOL 275 VOL 4315 FOL 862 LAND REMAINING IN VOL 2105 FOL 898 AFTER TR.274502
E-3	AS PROVIDED FOR IN SEC 528(2)(e) LGA	SEE DIAG.	SEC 528(2)(e) LGA	M.M.B.W., S.E.C., TELECOM AUSTRALIA, GAS & FUEL CORP. & CITY OF SUNSHINE S.E.C. & GAS & FUEL CORP.
E-4	AS PROVIDED FOR IN SEC 528(2)(e) LGA	SEE DIAG.	SEC 528(2)(e) LGA	S.E.C.
E-5	AS PROVIDED FOR IN SEC 528(2)(e) LGA	SEE DIAG.	SEC 528(2)(e) LGA	GAS & FUEL CORP.
E-6	AS PROVIDED FOR IN SEC 528(2)(e) LGA	SEE DIAG.	SEC 528(2)(e) LGA	LOT S300 ON THIS PLAN
E-7	CARRIAGEWAY - LIMITED IN DEPTH & HEIGHT TO SITE LEVEL & 2.1m ABOVE SITE LEVEL LIGHT & AIR - LIMITED IN DEPTH & HEIGHT TO SITE LEVEL & 2.1m ABOVE SITE LEVEL	SEE DIAG.	THIS PLAN	LOT S300 ON THIS PLAN
E-8	LIGHT & AIR - LIMITED IN DEPTH TO 2.1m ABOVE SITE LEVEL SEE SECTION A-A'	SEE DIAG.	THIS PLAN	LOT S300 ON THIS PLAN
E-9	LIGHT & AIR - LIMITED IN DEPTH TO A PROJECTION OF THE TOP OF LEVEL 4 SLAB SEE SECTION B-B'	SEE DIAG.	THIS PLAN	LOT S300 ON THIS PLAN
E-10	DRAINAGE	SEE DIAG.	THIS PLAN	BRIMBANK CITY COUNCIL
E-11	WAY CARRIAGEWAY DRAINAGE	SEE DIAG.	INST. D672471 INST. D672472 INST. D672473 INST. D672474 INST. D672475 INST. D672476 INST. D672477 INST. D672478 INST. D672479 INST. D672480 INST. D672481 TR. 275042 THIS PLAN	VOL 7871 FOL 066 VOL 4437 FOL 382 VOL 4721 FOL 039 & VOL 8856 FOL 546 VOL 4874 FOL 626 VOL 4402 FOL 383 VOL 4212 FOL 293 VOL 2436 FOL 022 VOL 5003 FOL 413 VOL 5128 FOL 501 VOL 4322 FOL 275 VOL 4315 FOL 862 LAND REMAINING IN VOL 2105 FOL 898 AFTER TR.274502 BRIMBANK CITY COUNCIL

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	DATE 11/09/24 REFERENCE 302780 VERSION H DRAWING 302780-AH	ORIGINAL SHEET SIZE A3
	Digitally signed by: Benjamin Sansom, Licensed Surveyor, Surveyor's Plan Version (H), 23/05/2024, SPEAR Ref: S181896B	SHEET 2

PLAN OF SUBDIVISION

PS 900052N /S 1

**ADVERTISED
PLAN**

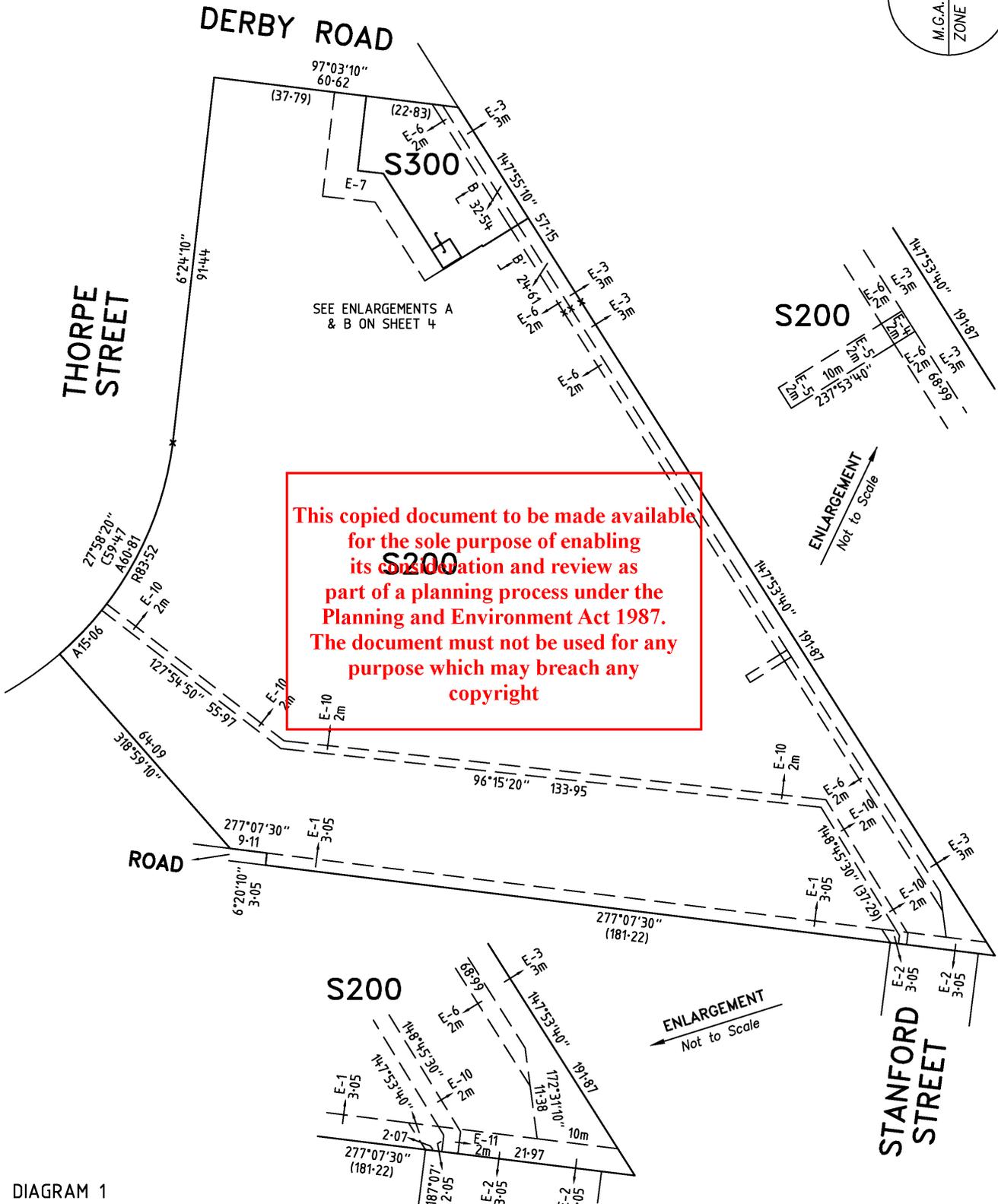
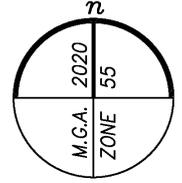


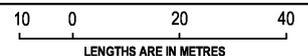
DIAGRAM 1
GROUND LEVEL AND BELOW



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LICENSED SURVEYOR **BENJAMIN SANSON**

SCALE
1:1000



DATE 11/09/24

REFERENCE 302780

VERSION H

DRAWING 302780-AH

ORIGINAL SHEET SIZE A3

SHEET 3

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Surveyor's Plan Version (H),
23/05/2024, SPEAR Ref: S181896B

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15/07/2024,
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PLAN OF SUBDIVISION

PS 900052N /S 1

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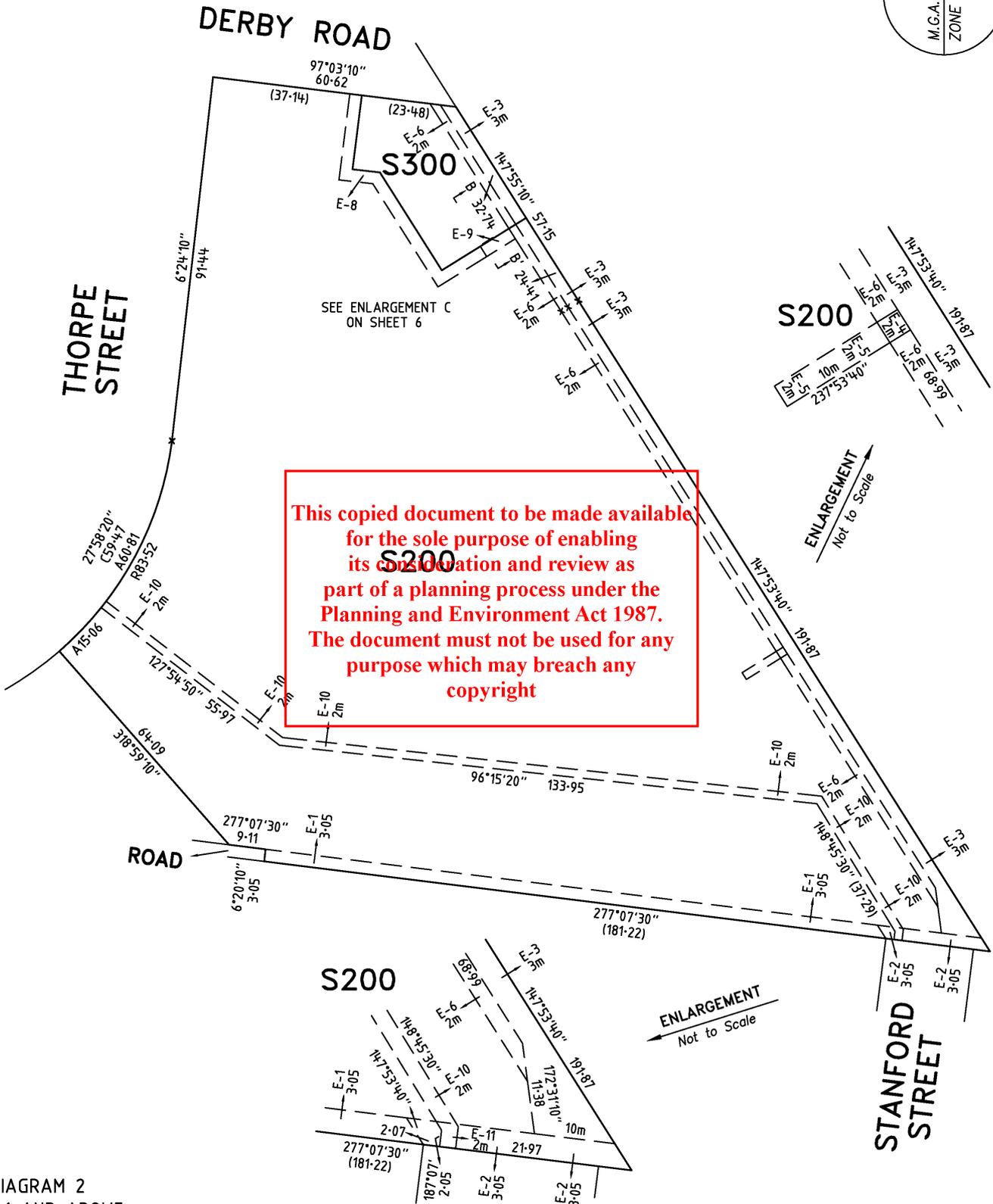
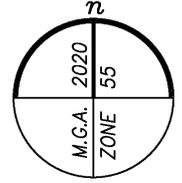


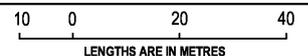
DIAGRAM 2
LEVEL 1 AND ABOVE



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LICENSED SURVEYOR **BENJAMIN SANSON**

SCALE
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VERSION H

DRAWING 302780-AH

ORIGINAL SHEET SIZE A3

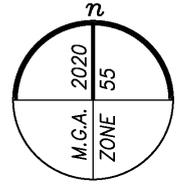
SHEET 5

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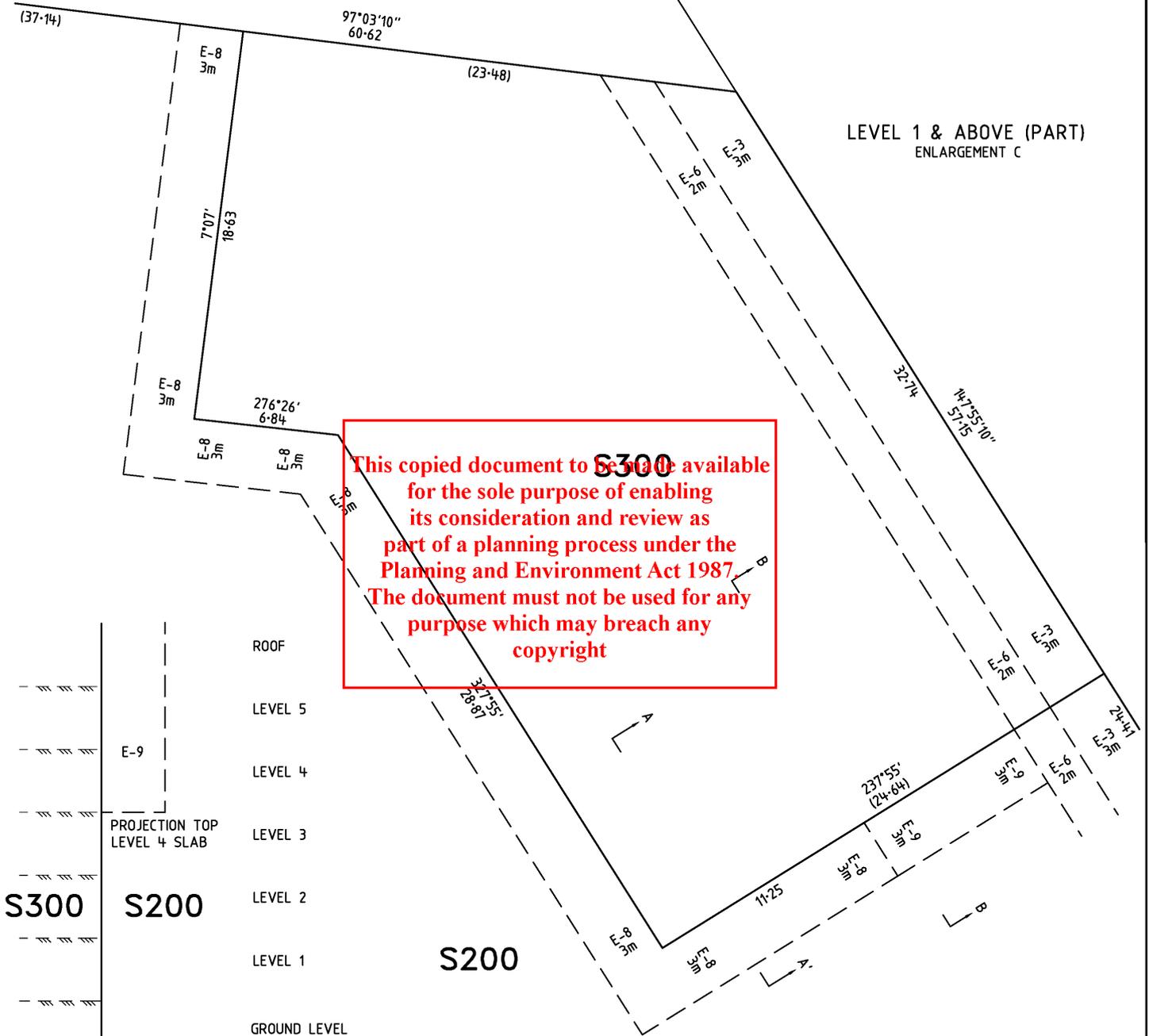
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PLAN OF SUBDIVISION

PS 900052N /S 1

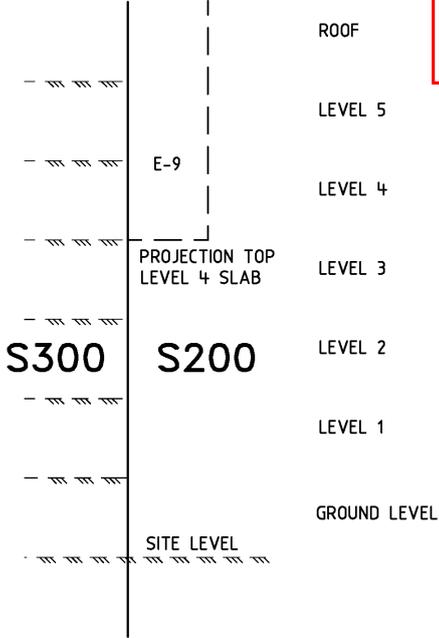


DERBY ROAD



LEVEL 1 & ABOVE (PART)
ENLARGEMENT C

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	DATE 11/09/24 REFERENCE 302780 VERSION H DRAWING 302780-AH	ORIGINAL SHEET SIZE A3		
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OWNERS CORPORATION SCHEDULE	PS900052N/S1
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Owners Corporation No. 1	Plan No. PS900052N
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Land affected by Owners Corporation:	All of the lots in the table below
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Limitations of Owners Corporation:	Common Property No.: Unlimited
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Notations

ADVERTISED PLAN

Totals		
	Entitlement	Liability
This schedule	4651	4651
Balance of existing OC	0	0
Overall Total	4651	4651

Lot Entitlement and Lot Liability											
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Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
S200	1	1									
S300	4650	4650									
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