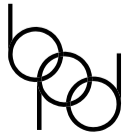


PLAN OF SUBDIVISION			LRS USE ONLY EDITION		PLAN NUMBER PS 817648Q	
LOCATION OF LAND  PARISH: CRANBOURNE  TOWNSHIP: -----  SECTION: -----  CROWN ALLOTMENT: -----  CROWN PORTION: 50 (PART)  TITLE REFERENCES: VOL 8680 FOL 804 VOL FOL  LAST PLAN REFERENCE: LOT 1 ON LP77593 LOT E ON PS746841Q  POSTAL ADDRESS: 325 TUCKERS ROAD (at time of subdivision) CLYDE NORTH 3978  MGA 94 CO-ORDINATES: E: 354910 ZONE: 55 (of approx. centre of plan) N: 5780840 DATUM: GDA94			COUNCIL NAME: CASEY CITY COUNCIL			
VESTING OF ROADS OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<b>THIS IS A SPEAR PLAN</b>  EXCEPT FOR THOSE LISTED IN THE EASEMENT TABLE NONE OF THE EASEMENTS AND RIGHTS MENTIONED IN SUB-SECTION (2) OF SECTION 12 OF THE SUBDIVISION ACT 1988 ARE IMPLIED OVER ANY OF THE LAND IN THIS PLAN  LOTS S1 TO S17 (BOTH INCLUSIVE) AND LOTS 1 TO 1700 (BOTH INCLUSIVE) HAVE BEEN OMMITTED FROM THIS PLAN  <b>TOTAL ROAD AREA IS 1.460 ha</b>		
ROAD R17 RESERVE No. 171 RESERVE No. 172 RESERVE No. 173		CASEY CITY COUNCIL CASEY CITY COUNCIL CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD				
NOTATIONS						
DEPTH LIMITATION 15.24m BELOW THE SURFACE APPLIES TO LAND IN THIS PLAN						
<b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY VIDE AP131468N THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS Nos. CRANBOURNE PM 12, CRANBOURNE PM 96, CRANBOURNE PM 103, DVA 69/78 & DVA 69/91 LAND IN PROCLAIMED SURVEY AREA No. 71  <b>STAGING</b> THIS IS A STAGED SUBDIVISION PLANNING PERMIT No.						
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. FOR DETAILS OF OWNERS CORPORATION(S) INCLUDING; PURPOSE, RESPONSIBILITY AND ENTITLEMENT AND LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION RULES AND OWNERS CORPORATION ADDITIONAL INFORMATION						
ESTATE: DELARAY 17		AREA: 4.677 ha		No. OF LOTS: 83		MELWAY: 135:D:5
EASEMENT INFORMATION						
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LOTS 1737 TO 1745 (BOTH INCLUSIVE) AND 1751 TO 1761 (BOTH INCLUSIVE) FOR THE PURPOSE OF SUPPORT ONLY						
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)						
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF		
(E-1)	DRAINAGE	SEE PLAN	PS746841Q	CASEY CITY COUNCIL		
(E-1)	SEWERAGE	SEE PLAN	PS746841Q	SOUTH EAST WATER CORPORATION		
(E-2)	SEWERAGE	SEE PLAN	PS746841Q	SOUTH EAST WATER CORPORATION		
(E-3)	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL		
(E-3)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION		
(E-4)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION		
 Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		REF: 8974/17		VERSION: 5	ORIGINAL SHEET SIZE A3	SHEET 1 OF 8 SHEETS
		LICENSED SURVEYOR: SIMION COX				
CHECKED LW		DATE: 11/10/18				

## PS 817648Q



## PS 817648Q

BOULEVARD

R17

KHAN

# DRIVE

SEE SHEET 4

R17

SUTIL

16 R17 DRIVE 16

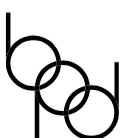
RESERVE  
No. 171  
SEE SHEET 6

10      0      10      20

LENGTHS ARE IN METRES

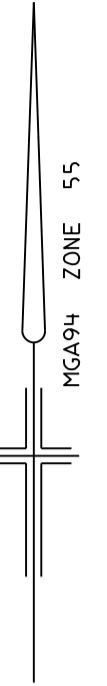
VERSION: 5

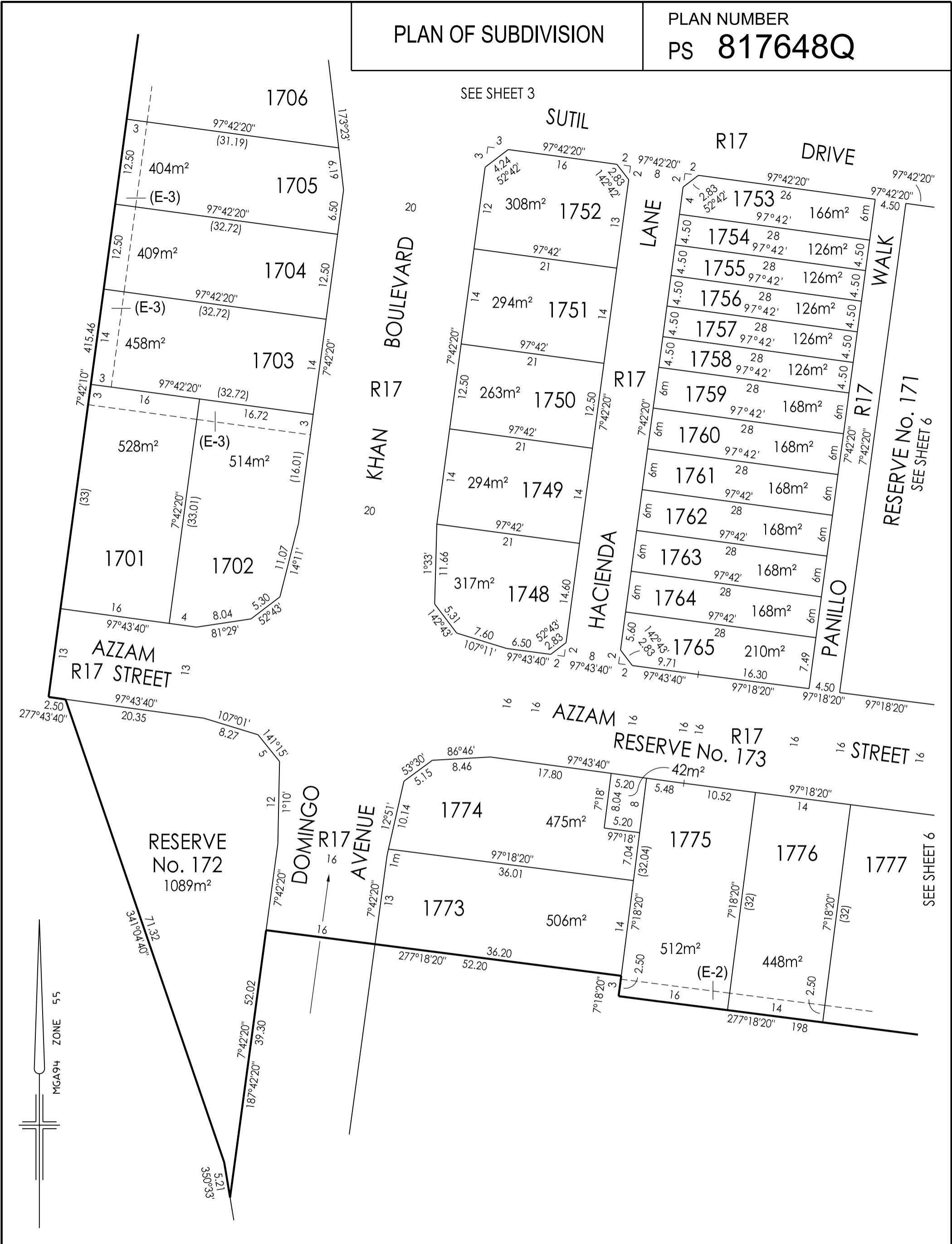
LICENSED SURVEYOR: SIMION COX



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## PS 817648Q

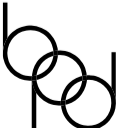





## PS 817648Q

(E-2)

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PLAN OF SUBDIVISION		PLAN NUMBER PS 817648Q		
<div>SUBDIVISION ACT 1988 CREATION OF RESTRICTION</div> <p>Upon registration of this plan, the following restriction is to be created.</p> <p>Land to benefit: Lots 1701 to 1783 (both inclusive).</p> <p>Land to be burdened: Lots 1701 to 1783 (both inclusive).</p> <p>For the purpose of description:</p> <p>(i) Primary frontage means</p> <p>(A) In the case of a lot where only one boundary of that lot abuts a road, the boundary that abuts the road.</p> <p>(B) In the case of a corner lot where two boundaries of a lot abut a road, the boundary with the greater offset on the building envelopes within the Delaray Building Design Guidelines.</p> <p>Description of Restriction:</p> <p>The registered proprietor or proprietors for the time being of a lot on this plan of subdivision his/her heirs, executors, administrators and transferees shall not at any time on the said lot or any part or parts thereof;</p> <p>(i) Build or cause to be built or allow to be built or allow to remain more than one private dwelling (which expression shall include a house, apartment, unit or flat);</p> <p>(ii) Build or cause to be built or allow to be built or allow to remain a dwelling or any other improvements, or carry out cause to be carried out or allow to be carried out any building or construction works on the lot prior to 1 January 2025 unless:</p> <p>(A) copies of building plans, elevations, roof plan, site plan (incorporating setback from all boundaries, building envelope, existing contour, proposed finished floor levels and site levels, all proposed driveways and paths, details of fences and outbuildings and landscaping) and schedule of external colours and materials ("plans") have been submitted to the Design Assessment Panel care of Stephan P Kosa &amp; Associates Pty Ltd 27 Church Street, Hawthorn. Vic 3122 (email dap@kosaarchitects.com.au) or such other entity as may be nominated by the Design Assessment Panel from time to time;</p> <p>(B) the plans comply with the Delaray Building Design Guidelines, a copy of which can be obtained from website at www.delaray.com.au/guidelines.htm</p> <p>(C) the Design Assessment Panel or such other entity as may be nominated by the Design Assessment Panel from time to time has given its written approval to the plans as being in accordance with the "Delaray Building Design Guidelines" prior to the commencement of works;</p> <p>(iii) Build or cause to be built or allow to be built or allow to remain a dwelling with a floor area of less than:</p> <p>(A) 150 square metres in the case of a lot having an area of 500 square metres or greater; or</p> <p>(B) 110 square metres in the case of a lot having an area of less than 500 square metres, excluding terrace allotments.</p> <p>(C) 85 square metres in the case of terrace allotments as defined in the Design Guidelines. For the purpose of calculating the floor area of a dwelling-house the area of the garages, terraces, pergolas or verandahs shall be excluded.</p> <p>(iv) Except in the case of lots 1737 to 1747 (both inclusive) and 1753 to 1765 (both inclusive), build or cause to be built or allow to be built or allow to remain a garage;</p> <p>(A) Which contains a garage door or doors of which the garage opening/s occupy more than 40% of the width of the primary frontage unless in the case of dwellings of two or more storeys on lots between 250 square metres and 300 square metres whereby the garage opening must not exceed 30% of the area of the front facade of the dwelling, with the area of the front facade measured from a two dimensional elevation plan excluding any roof area of the dwelling.</p> <p>(B) Which is sited closer to the primary frontage than the dwelling-house or 5.5 metres which ever is the greater, except in the case of lots 1721 to 1724 (both inclusive), 1748 to 1752 (both inclusive) and 1766 to 1772 (both inclusive) where the garage must not be setback between 3.0 metres and 5.0 metres from primary frontage.</p> <p>(v) Build or cause to be built or allow to be built or allow to remain any fencing:</p> <p>(A) Along a front street boundary; and</p> <p>(B) Between the front street boundary and the building line; and</p> <p>(C) Upon a side or rear boundary of a lot except a fence:</p> <p>(a) Which is constructed of timber palings with exposed posts capped across the top of the palings; and</p> <p>(b) Which does not exceed 1.8 metres in height excluding a screen erected to meet the requirements of Part 5 of the Building Regulations 2018 in relation to overlooking.</p> <p>(vi) In the case of lots less than 250 square metres any dwelling unless in accordance with the Small Lot Housing Code or unless a specific planning permit for the said dwelling has been obtained from Casey City Council.</p> <p>(vii) Use the said lot in any way that is not in accordance with the "Delaray Building Design Guidelines."</p>				
<div><div>Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au</div></div>	SCALE		ORIGINAL SHEET SIZE A3	SHEET 7
	LICENSED SURVEYOR: SIMION COX		REF: 8974/17 VERSION: 5	

OWNERS CORPORATION SCHEDULE							PS817648Q																			
Owners Corporation No.			1			Plan No.			PS817648Q																	
Land affected by Owners Corporation			Lots: ALL OF THE LOTS IN THE TABLE BELOW																							
			Common Property No.: - -																							
Limitations of Owners Corporation:			UNLIMITED																							
Notations																										
NIL																										
<table><tr><td colspan="3">Totals</td></tr><tr><td></td><td>Entitlement</td><td>Liability</td></tr><tr><td>This schedule</td><td>3321</td><td>832</td></tr><tr><td>Previous stages</td><td></td><td></td></tr><tr><td>Overall Total</td><td>3321</td><td>832</td></tr></table>												Totals				Entitlement	Liability	This schedule	3321	832	Previous stages			Overall Total	3321	832
Totals																										
	Entitlement	Liability																								
This schedule	3321	832																								
Previous stages																										
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Lot Entitlement and Lot Liability																										
Lot	Entitlement	Liability		Lot	Entitlement	Liability		Lot	Entitlement	Liability		Lot	Entitlement	Liability												
1701	10	10		1751	10	10																				
1702	10	10		1752	10	10																				
1703	10	10		1753	10	10																				
1704	10	10		1754	10	10																				
1705	10	10		1755	10	10																				
1706	10	10		1756	10	10																				
1707	10	10		1757	10	10																				
1708	10	10		1758	10	10																				
1709	10	10		1759	10	10																				
1710	10	10		1760	10	10																				
1711	10	10		1761	10	10																				
1712	10	10		1762	10	10																				
1713	10	10		1763	10	10																				
1714	10	10		1764	10	10																				
1715	10	10		1765	10	10																				
1716	10	10		1766	10	10																				
1717	10	10		1767	10	10																				
1718	10	10		1768	10	10																				
1719	10	10		1769	10	10																				
1720	10	10		1770	10	10																				
1721	10	10		1771	10	10																				
1722	10	10		1772	10	10																				
1723	10	10		1773	10	10																				
1724	10	10		1774	10	10																				
1725	10	10		1775	10	10																				
1726	10	10		1776	10	10																				
1727	10	10		1777	10	10																				
1728	10	10		1778	10	10																				
1729	10	10		1779	10	10																				
1730	10	10		1780	10	10																				
1731	10	10		1781	10	10																				
1732	10	10		1782	10	10																				
1733	10	10		1783	10	10																				
1734	10	10																								
1735	10	10		S18	2490	1																				
1736	10	10		S19	1	1																				
1737	10	10																								
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1750	10	10																								
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												ORIGINAL SHEET SIZE: A3														
				SURVEYOR: SIMON COX VERSION: 5																						