


	<b>PLAN OF SUBDIVISION</b>	<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 730320K/S6</b>
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<b>LOCATION OF LAND</b> <b>PARISH:</b> CRANBOURNE  <b>TOWNSHIP:</b> ----- <b>SECTION:</b> ----- <b>CROWN ALLOTMENT:</b> ----- <b>CROWN PORTION:</b> 41 (PART)  <b>TITLE REFERENCES:</b> VOL FOL  <b>LAST PLAN REFERENCE:</b> LOT S6 ON PS730320K/S5  <b>POSTAL ADDRESS: (at time of subdivision)</b> HEATHER GROVE CLYDE NORTH 3978  <b>MGA 94 CO-ORDINATES: (of approx. centre of plan)</b> E: 354260 ZONE: 55 N: 5780550 DATUM: GDA94	<b>COUNCIL NAME:</b> CASEY CITY COUNCIL
---	---

<b>VESTING OF ROADS OR RESERVES</b>	<b>NOTATIONS</b>
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IDENTIFIER	COUNCIL/BODY/PERSON	<b>THIS IS A SPEAR PLAN</b>  TANGENT POINTS ARE SHOWN THUS:   <b>TOTAL ROAD AREA IS 7546m²</b>  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 1 TO 600 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.  <b>FURTHER PURPOSE OF PLAN</b>  TO REMOVE EASEMENT (E-2) SHOWN ON PS730320K/S5  <b>AUTHORITY TO REMOVE EASEMENT:</b>  BY AGREEMENT SEC 6 (1) (K) (iii) SUBDIVISION ACT 1988.
ROAD R6	CASEY CITY COUNCIL	

<b>NOTATIONS</b>
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DEPTH LIMITATION DOES NOT APPLY
<b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY VIDE AP131468N  THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). 12, 96 & 103  IN PROCLAIMED SURVEY AREA No. 71  <b>STAGING</b> THIS IS A STAGED SUBDIVISION PLANNING PERMIT No. PLNA00753/14.

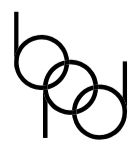
**LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS.**  
FOR DETAILS OF OWNERS CORPORATION(S) INCLUDING; PURPOSE, RESPONSIBILITY AND ENTITLEMENT AND LIABILITY  
SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION RULES AND OWNERS CORPORATION ADDITIONAL INFORMATION

<b>ESTATE:</b> DELARAY	<b>STAGE:</b> 6	<b>AREA:</b> 3.065 ha	<b>No. OF LOTS:</b> 54	<b>MELWAY:</b> 135:B:5
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<b>EASEMENT INFORMATION</b>
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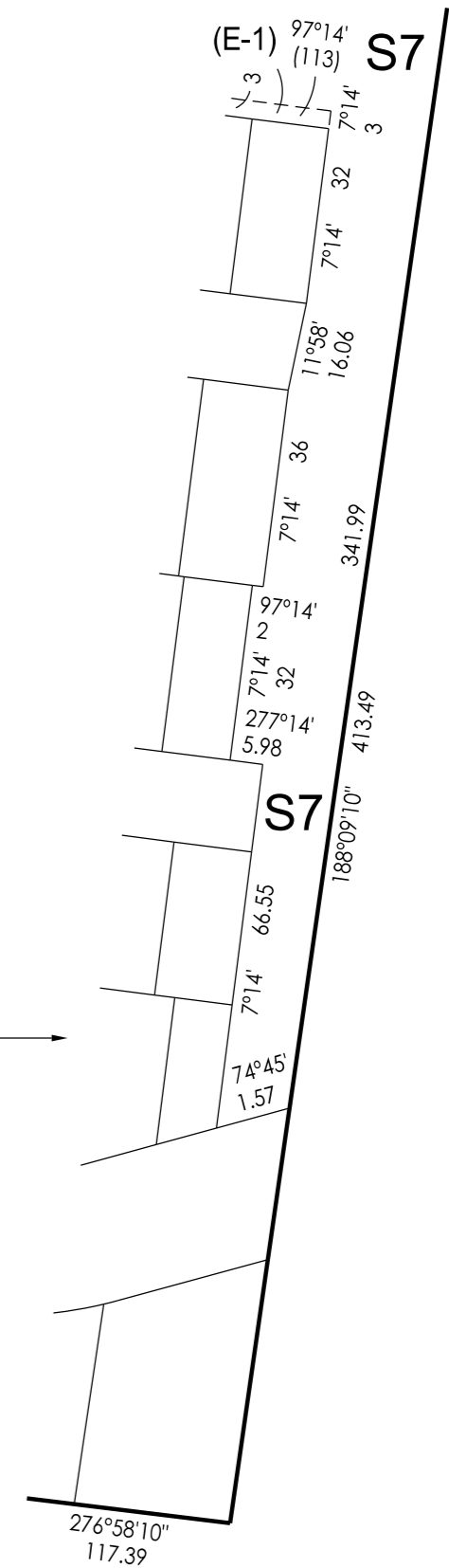
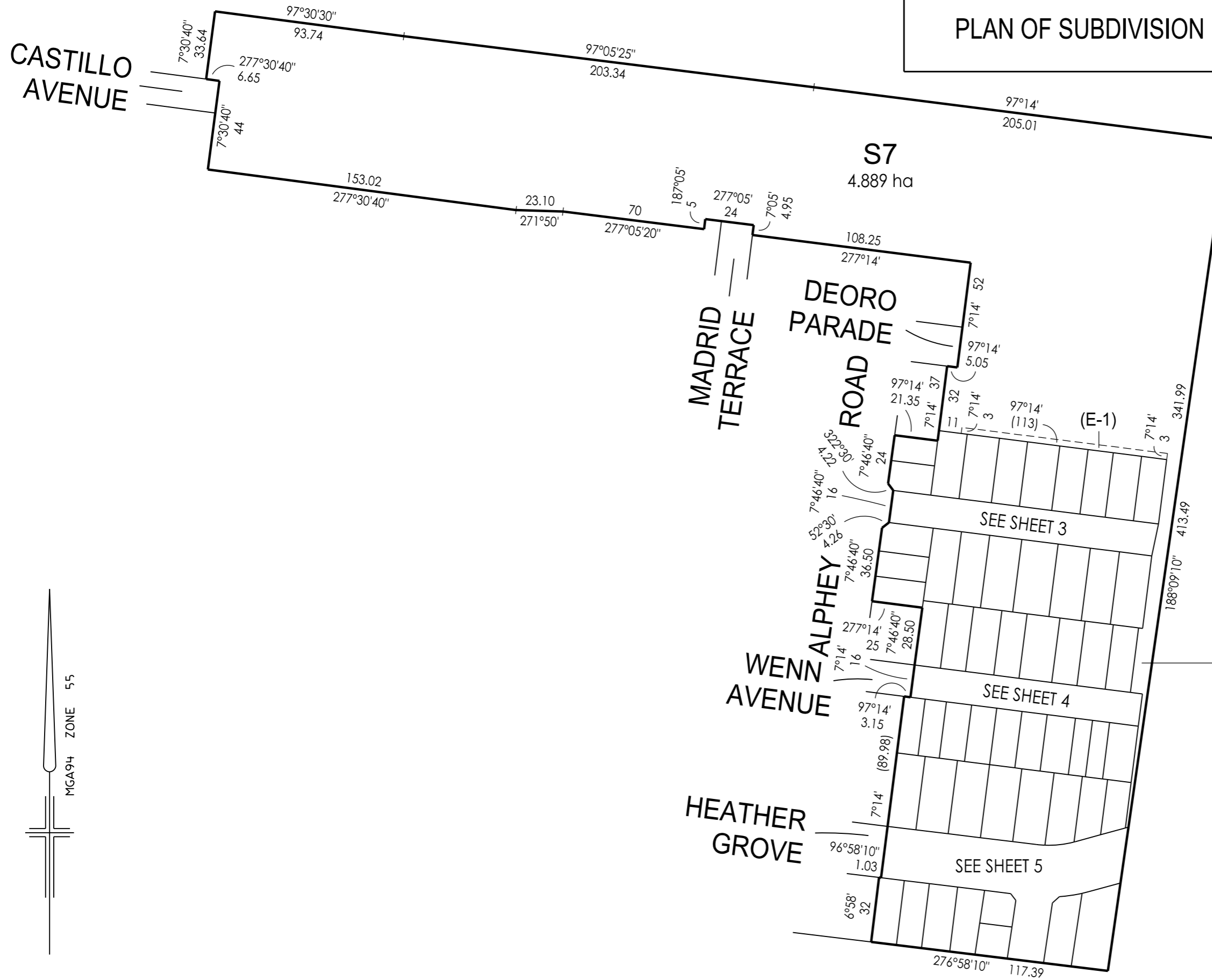
**LEGEND:** A - APPURTENANT      E - ENCUMBERING EASEMENT      R - ENCUMBERING EASEMENT (ROAD)

EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1)	DRAINAGE	SEE PLAN	PS730320K	CASEY CITY COUNCIL
(E-1)	SEWERAGE	SEE PLAN	PS730320K	SOUTH EAST WATER CORPORATION
(E-5)	DRAINAGE	SEE PLAN	PS730320K	CASEY CITY COUNCIL

 <b>Breese Pitt Dixon Pty Ltd</b> 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au	REF: 8974/6	VERSION: 7	ORIGINAL SHEET SIZE A3	SHEET 1 OF 8 SHEETS
	LICENSED SURVEYOR: SIMON P COX			
CHECKED AT	DATE: 29/11/16			

PLAN OF SUBDIVISION

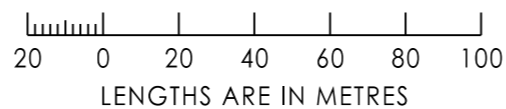
PLAN NUMBER  
PS 730320K/S6



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SCALE

1:2000



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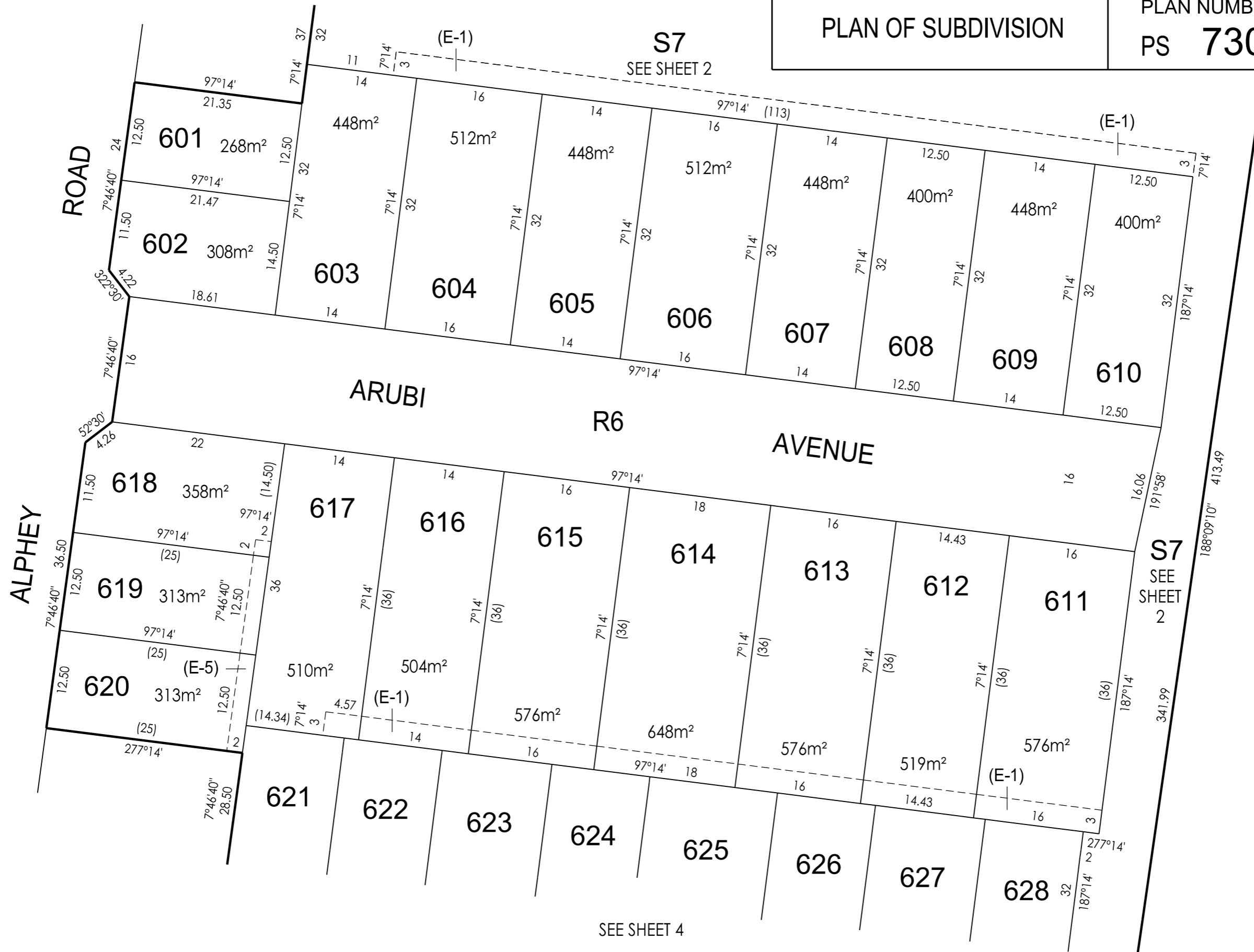
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SHEET 2

ENLARGEMENT NOT TO SCALE

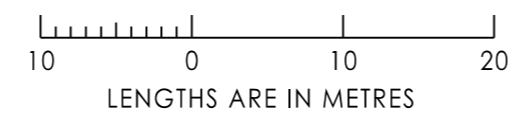
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 730320K/S6



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SCALE  
1:500



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LICENSED SURVEYOR: SIMON P COX

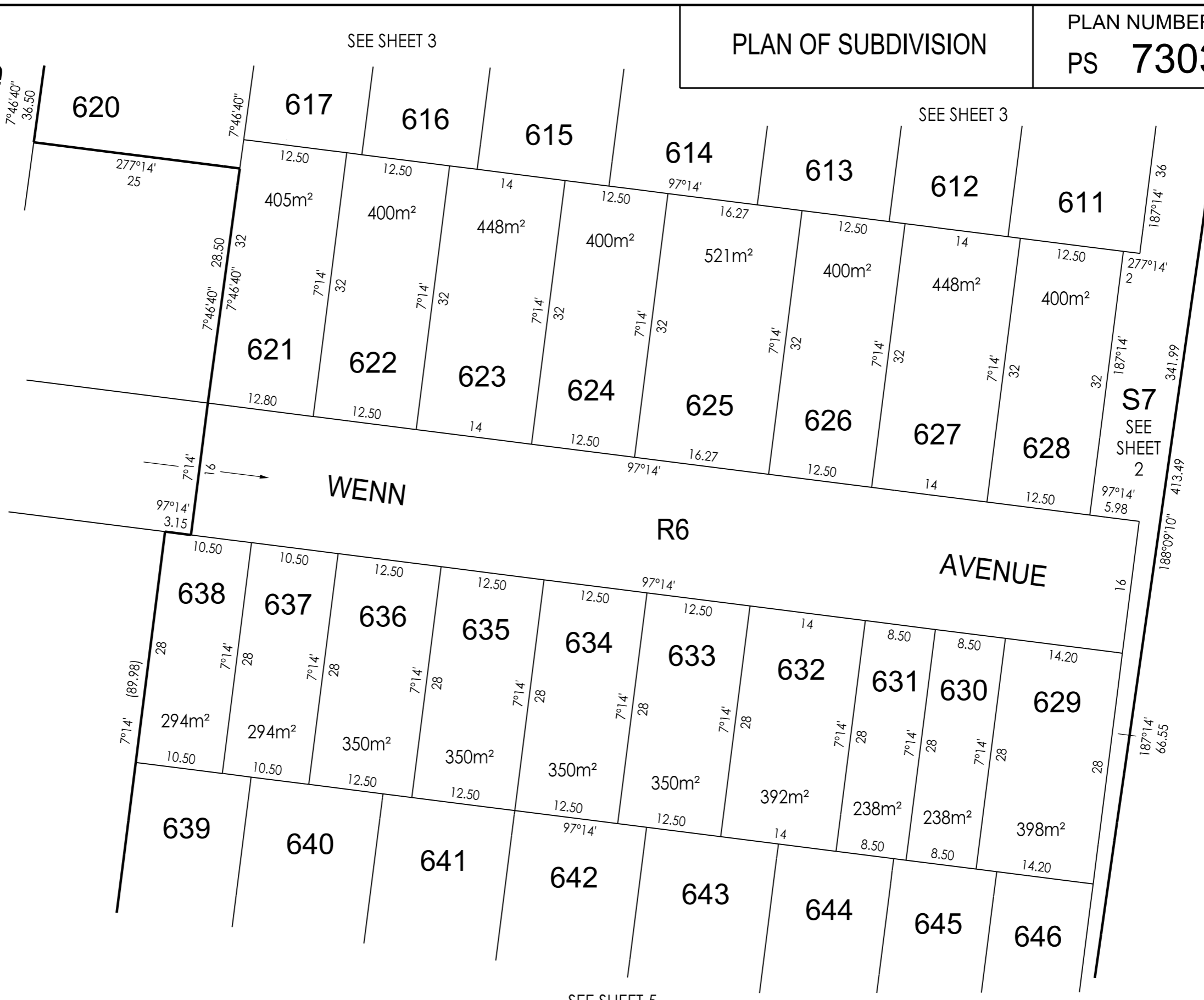
ORIGINAL SHEET SIZE A3  
SHEET 3

PLAN OF SUBDIVISION

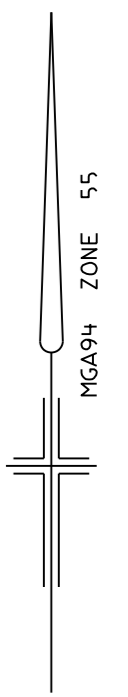
PLAN NUMBER

PS 730320K/S6

ALPHEY ROAD  
7°46'40" 36.50



S7  
SEE SHEET 2



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1:500



REF: 8974/6

VERSION: 7

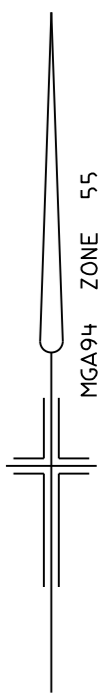
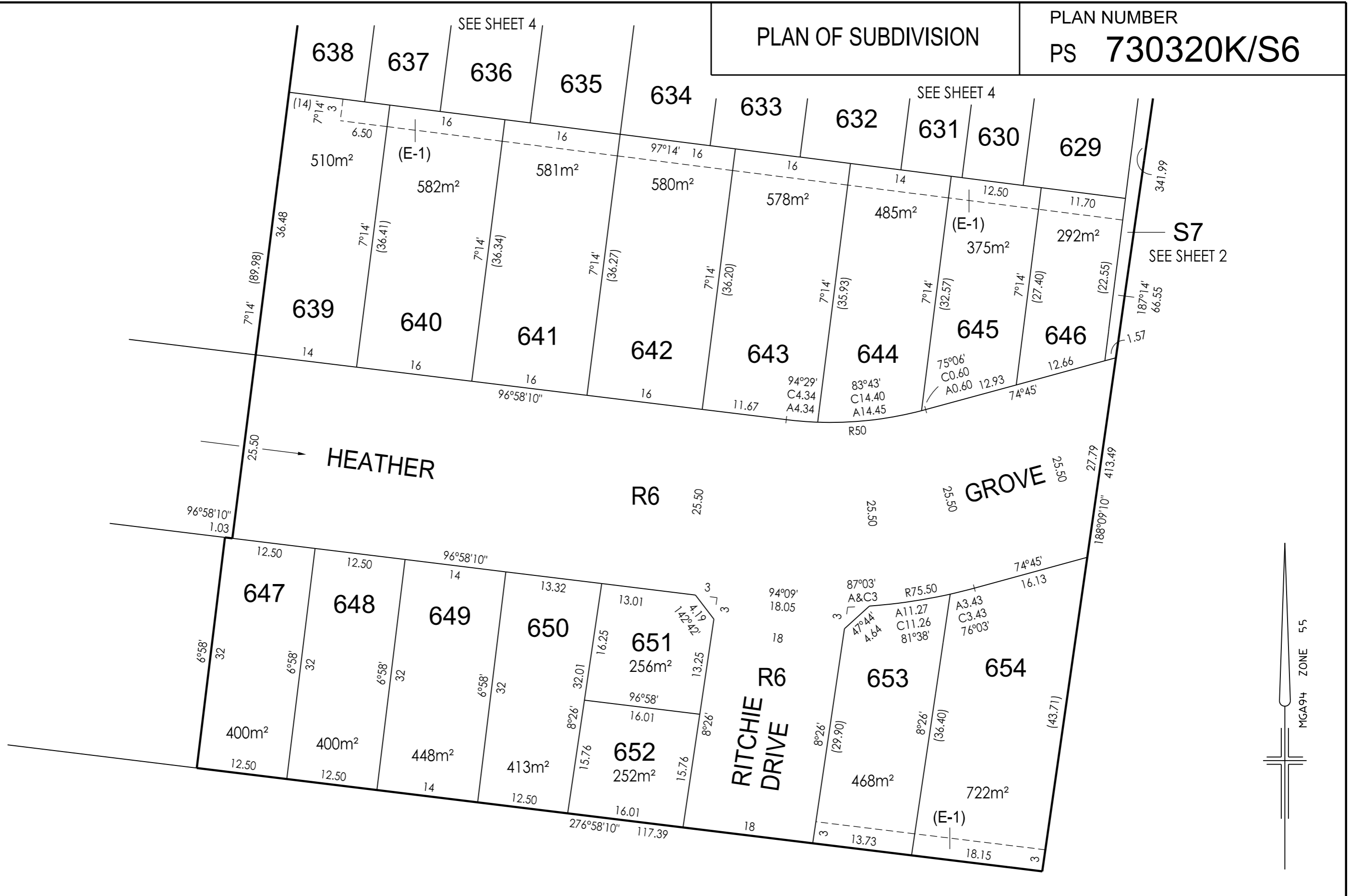
LICENSED SURVEYOR: SIMON P COX

ORIGINAL SHEET SIZE A3

SHEET 4

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 730320K/S6



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SHEET 5

**SUBDIVISION ACT 1988**  
**CREATION OF RESTRICTION**

Upon registration of this plan, the following restriction is to be created.

Land to benefit: Lots 601 to 654 (both inclusive).

Land to be burdened: Lots 601 to 654 (both inclusive).

For the purpose of description:

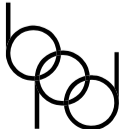
- (i) Primary frontage means
  - (A) In the case of a lot where only one boundary of that lot abuts a road, the boundary that abuts the road.
  - (B) In the case of a corner lot where two boundaries of a lot abut a road, the boundary with the greater offset on the building envelopes within the Delaray Building Design Guidelines.

Description of Restriction:

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;

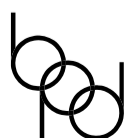
- (i) Build or cause to be built or allow to be built or allow to remain more than one private dwelling (which expression shall include a house, apartment, unit or flat);
- (ii) Build or cause to be built or allow to be built or allow to remain a dwelling or any other improvements, or carry out cause to be carried out or allow to be carried out any building or construction works on the lot prior to 1 January 2025 unless:
  - (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 & Associates Pty Ltd PO Box 356 Mont Albert Vic 3127 (email [dap@kosaarchitects.com.au](mailto:dap@kosaarchitects.com.au)) or such other entity as may be nominated by the Design Assessment Panel from time to time;
  - (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](http://www.delaray.com.au/guidelines.htm)
  - (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;

CONTINUED  
SEE SHEET 7

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	LICENSED SURVEYOR: SIMON P COX		REF: 8974/6	VERSION: 7

CREATION OF RESTRICTION (CONTINUED)

- (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:
  - (A) 150 square metres in the case of a lot having an area of 500 square metres or greater; or
  - (B) 110 square metres in the case of a lot having an area of less than 500 square metres, excluding terrace allotments.
  - (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.
- (iv) Build or cause to be built or allow to be built or allow to remain a garage;
  - (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.
  - (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 601, 602, 618, 619, 620, 651 and 652 where the garage must not be setback between 3.0 metres and 5.0 metres from the primary frontage.
- (v) Build or cause to be built or allow to be built or allow to remain any fencing:
  - (A) Along a front street boundary; and
  - (B) Between the front street boundary and the building line; and
  - (C) Upon a side or rear boundary of a lot except a fence:
    - (a) Which is constructed of timber palings with exposed posts capped across the top of the palings; and
    - (b) Which does not exceed 1.8 metres in height excluding a screen erected to meet the requirements of Part 4 of the Building Regulations 2006 in relation to overlooking.
- (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.
- (vii) Use the said lot in any way that is not in accordance with the "Delaray Building Design Guidelines."



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SHEET 7

REF: 8974/6

VERSION: 7

LICENSED SURVEYOR: SIMON P COX

# OWNERS CORPORATION SCHEDULE

# PS730320K/S6

Owners Corporation No. 1 Plan No. PS730320K/S6

Land affected by Owners Corporation: Lots: All of the lots in the table below  
Common Property No.: No. 1

Limitations of Owners Corporation: Unlimited

**Notations**

(BI) DENOTES - (BOTH INCLUSIVE)

**Lot Entitlement and Lot Liability**

**Total 11080 2771**

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
101 TO 129 (B1) (STAGE 1)	290	290	631	10	10						
			632	10	10						
			633	10	10						
			634	10	10						
201 TO 237 (B1) (STAGE 2)	370	370	635	10	10						
			636	10	10						
			637	10	10						
			638	10	10						
301 TO 359 (BI) (STAGE 3)	590	590	639	10	10						
			640	10	10						
			641	10	10						
			642	10	10						
401 TO 445 (B1) (STAGE 4)	450	450	643	10	10						
			644	10	10						
			645	10	10						
			646	10	10						
501 TO 553 (BI) (STAGE 5)	530	530	647	10	10						
			648	10	10						
			649	10	10						
			650	10	10						
601	10	10	651	10	10						
602	10	10	652	10	10						
603	10	10	653	10	10						
604	10	10	654	10	10						
605	10	10									
606	10	10	S7	8310	1						
607	10	10									
608	10	10									
609	10	10									
610	10	10									
611	10	10									
612	10	10									
613	10	10									
614	10	10									
615	10	10									
616	10	10									
617	10	10									
618	10	10									
619	10	10									
620	10	10									
621	10	10									
622	10	10									
623	10	10									
624	10	10									
625	10	10									
626	10	10									
627	10	10									
628	10	10									
629	10	10									
630	10	10									



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SHEET 8

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