


	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 746841Q/S2
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LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: ----- SECTION: ----- CROWN ALLOTMENT: ----- CROWN PORTION: 50 (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT S2 ON PS746841Q/S1 POSTAL ADDRESS: (at time of subdivision) 275 TUCKERS ROAD CLYDE NORTH 3978 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 354589 ZONE: 55 N: 5780465 DATUM: GDA94	Council Name: Casey City Council Council Reference Number: SubA00468/16 Planning Permit Reference: Pln00753/14 SPEAR Reference Number: S096867M Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 20/04/2017 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied Digitally signed by: Vanessa Tarr for Casey City Council on 25/10/2017
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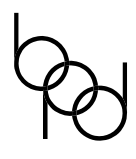
VESTING OF ROADS OR RESERVES	NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON	TANGENT POINTS ARE SHOWN THUS:  NONE OF THE EASEMENTS AND RIGHTS MENTIONED IN SUB-SECTION (2) OF SECTION 12 OF THE SUBDIVISION ACT 1988 ARE IMPLIED OVER ANY OF THE LAND IN THIS PLAN LOTS S1 TO S10 AND LOTS 1 TO 1000 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN THIS IS A SPEAR PLAN TOTAL ROAD AREA: 7594m² FURTHER PURPOSE OF PLAN: TO REMOVE THAT PART OF EASEMENT (E-1) SHOWN ON PS746841Q/S1 WHICH LIES WITHIN THE ROAD R10 ON THIS PLAN GROUNDS FOR REMOVAL: BY AGREEMENT SEC 6 (1) (K) (iii) SUBDIVISION ACT 1998
ROAD R10 RESERVE No. 101	CASEY CITY COUNCIL CASEY CITY COUNCIL	
NOTATIONS		
DEPTH LIMITATION 15.24m BELOW THE SURFACE APPLIES TO THE LAND ON THIS PLAN		
SURVEY: 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 69/70 & DVA 69/91. LAND IN PROCLAIMED SURVEY AREA No. 71 STAGING 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

ESTATE: DELARAY WATERS 10	AREA: 1.785 ha	No. OF LOTS: 15	MELWAY: 135:C:5
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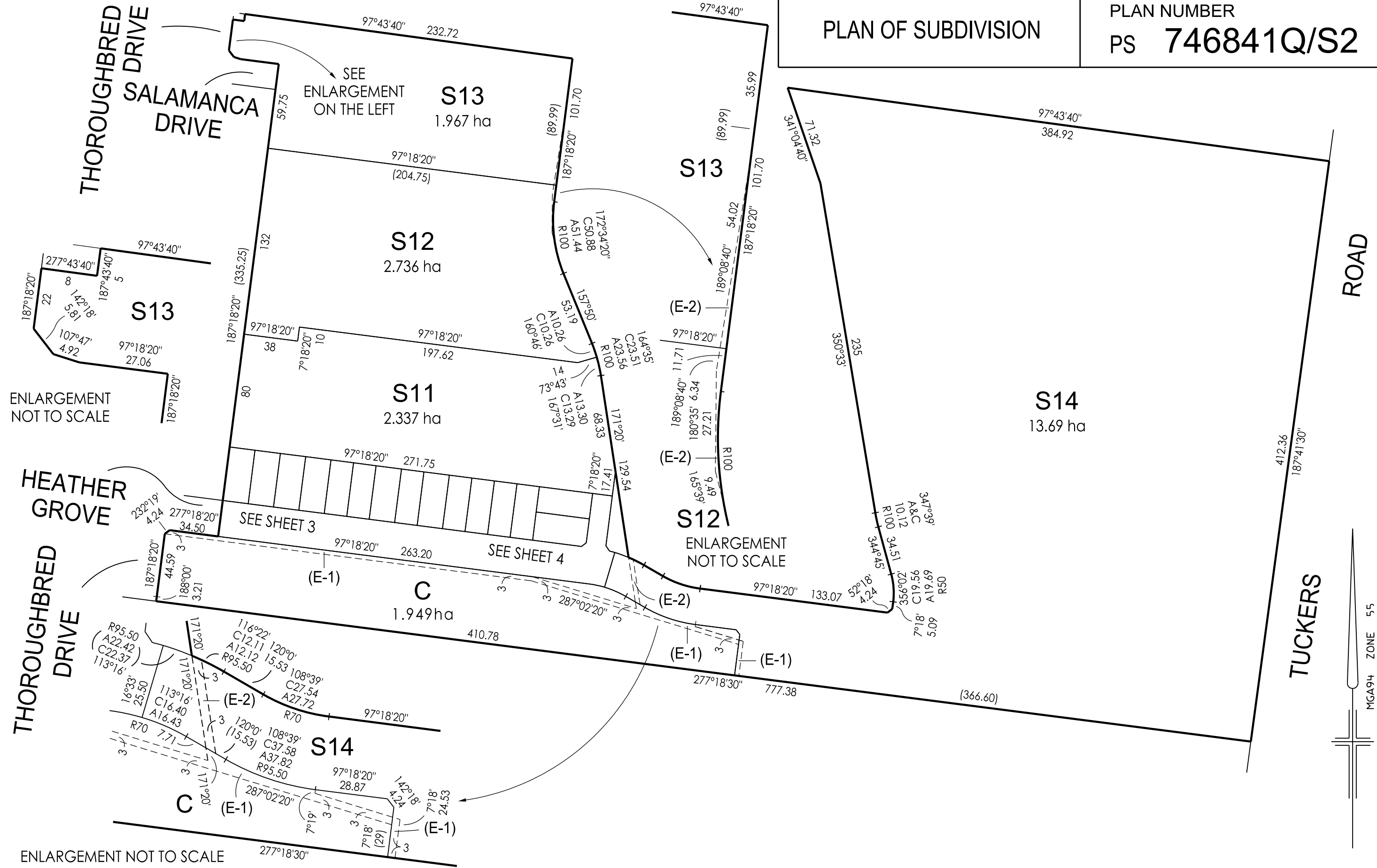
EASEMENT INFORMATION

LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)				
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1)	SEWERAGE	SEE PLAN	PS746841Q	SOUTH EAST WATER CORPORATION
(E-1)	DRAINAGE	SEE PLAN	PS746841Q	CASEY CITY COUNCIL
(E-2)	SEWERAGE	SEE PLAN	PS746841Q	SOUTH EAST WATER CORPORATION

 <p style="text-align: center;">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</p>	REF: 8974/10	VERSION: 6	ORIGINAL SHEET SIZE A3	SHEET 1 OF 7 SHEETS
	Digitally signed by: Simon Patrick Cox (Breese Pitt Dixon Pty Ltd), Surveyor's Plan Version (6), 19/10/2017, SPEAR Ref: S096867M			
CHECKED JC	DATE: 05/07/17			

PLAN OF SUBDIVISION

PLAN NUMBER
PS 746841Q/S2



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SCALE
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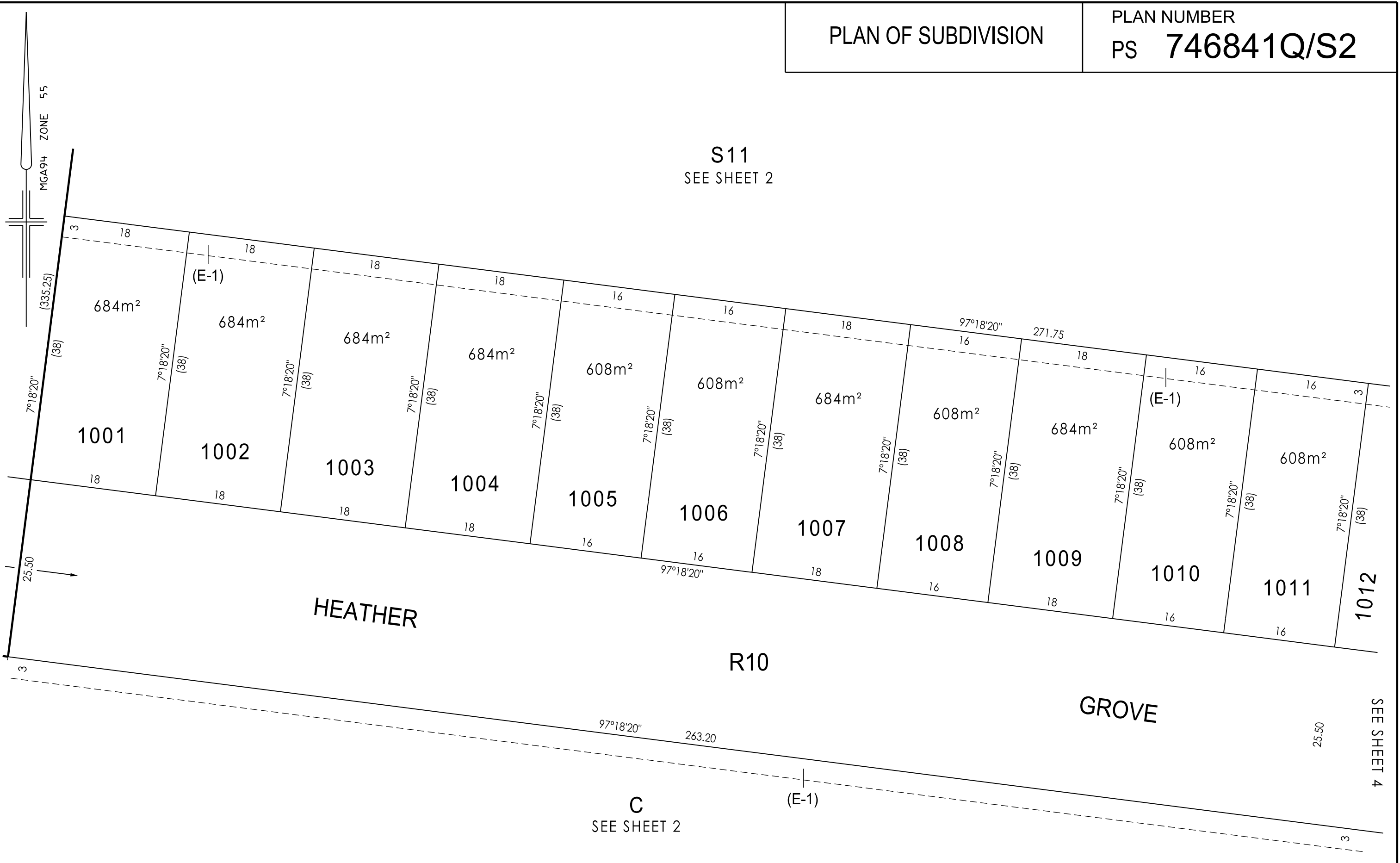
SHEET 2

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PLAN NUMBER
PS 746841Q/S2



S11
SEE SHEET 2

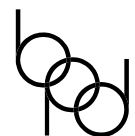
HEATHER

R10

GROVE

C
SEE SHEET 2

SEE SHEET 4



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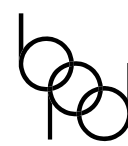
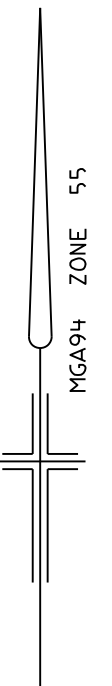
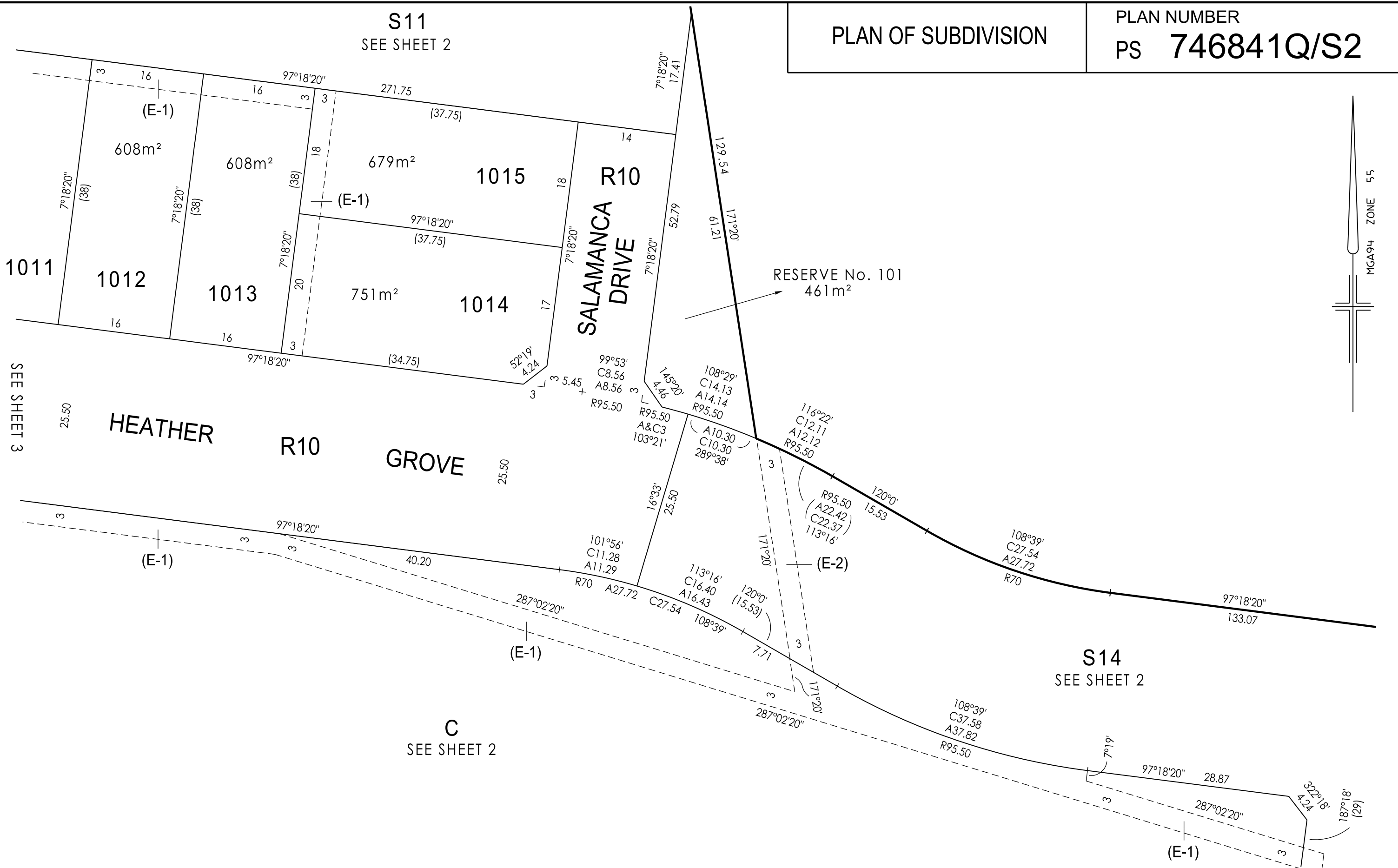
SHEET 3

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PLAN OF SUBDIVISION

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SHEET 4

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

Land to benefit: Lots 1001 to 1015 (both inclusive).

Land to be burdened: Lots 1001 to 1015 (both inclusive).

For the purpose of description:

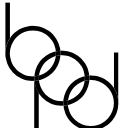
- (i) Primary frontage means
 - (A) In the case of a lot where only one boundary of that lot abuts a road, the boundary that abuts the road.
 - (B) In the case of a corner lot where two boundaries of a lot abut a road, the boundary with the greater offset on the building envelopes within the Delaray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

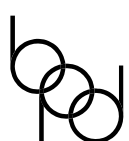
- (i) Build or cause to be built or allow to be built or allow to remain more than one private dwelling (which expression shall include a house, apartment, unit or flat);
- (ii) Build or cause to be built or allow to be built or allow to remain a dwelling or any other improvements, or carry out cause 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 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;
 - (B) the plans comply with the Delaray Waters Building Design Guidelines, a copy of which can be obtained from website at www.delaray.com.au/guidelinesdelaraywaters.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 Waters Building Design Guidelines" prior to the commencement of works;

CONTINUED - SEE SHEET 6

 <p>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</p>	SCALE	ORIGINAL SHEET SIZE A3	SHEET 5
		REF: 8974/10	VERSION: 6
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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
- (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
 - (B) Which is sited closer to the primary frontage than the dwelling-house or 6.5 metres which ever is the greater,
- (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) Use the said lot in any way that is not in accordance with the "Delaray Waters Building Design Guidelines."



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SHEET 6

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OWNERS CORPORATION SCHEDULE

PS746841Q/S2

Owners Corporation No.	1	Plan No.	PS746841Q/S2
Land affected by Owners Corporation	Lots: ALL OF THE LOTS IN THE TABLE BELOW		
	Common Property No.: --		
Limitations of Owners Corporation:	UNLIMITED		

Notations

S - LOT ENTITLEMENT AND LIABILITIES SHOWN ON PREVIOUS STAGE PLAN ARE NOT INCLUDED IN TABLE RIGHT.

Totals		
	Entitlement	Liability
This schedule	5050	941
Previous stages	430	430
Overall Total	5480	1371

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1001	10	10									
1002	10	10									
1003	10	10									
1004	10	10									
1005	10	10									
1006	10	10									
1007	10	10									
1008	10	10									
1009	10	10									
1010	10	10									
1011	10	10									
1012	10	10									
1013	10	10									
1014	10	10									
1015	10	10									
S11	270	270									
S12	270	270									
S13	250	250									
S14	4110	1									

SURVEYORS FILE REFERENCE: 8974/10

SHEET 7

ORIGINAL SHEET
SIZE: A3



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