


	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 746841Q/S11
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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 S11 ON PS746841Q/S2 POSTAL ADDRESS: (at time of subdivision) SALAMANCA DRIVE CLYDE NORTH 3978 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 354560 ZONE: 55 N: 5780550 DATUM: GDA94	Council Name: Casey City Council Council Reference Number: SubA00074.17 Planning Permit Reference: PlnA00753/14.B SPEAR Reference Number: S099851M Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 27/06/2017 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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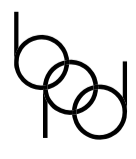
VESTING OF ROADS OR RESERVES		NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON	THIS IS A SPEAR PLAN TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 1100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 6136m² NONE OF THE EASEMENTS AND RIGHTS MENTIONED IN SUB-SECTION (2) OF SECTION 12 OF THE SUBDIVISION ACT 1988 ARE IMPLIED OVER ANY OF THE LAND IN THIS PLAN
ROAD R11 RESERVE No. 111	CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD	
NOTATIONS		
DEPTH LIMITATION 15.24m BELOW THE SURFACE APPLIES TO LAND IN 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 11 **AREA:** 2.337 ha **No. OF LOTS:** 27 **MELWAY:** 135:C:5

EASEMENT INFORMATION

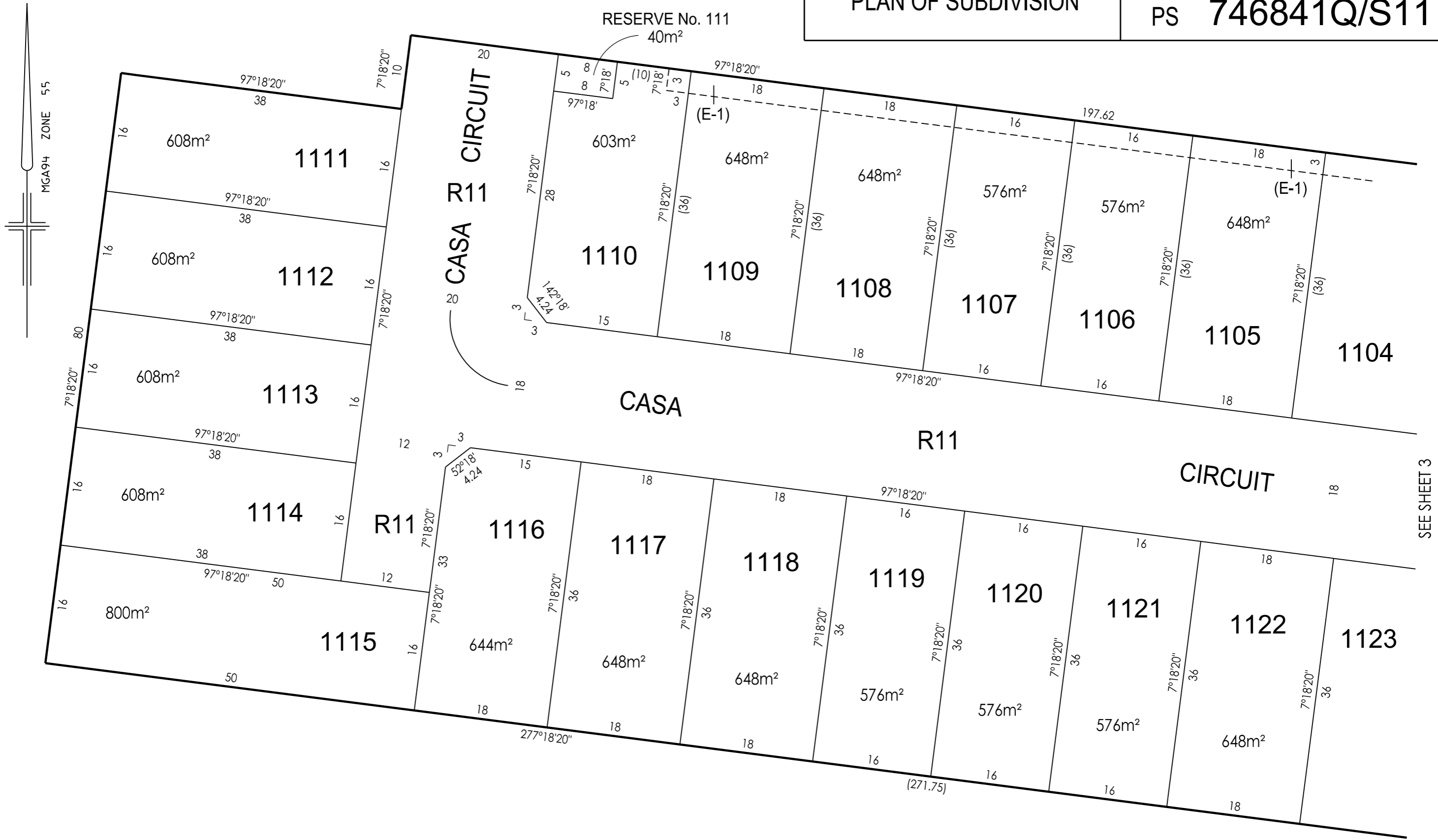
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)				
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(E-1)	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
(E-2)	SEWERAGE	SEE PLAN	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: 8974/11	VERSION: 4	ORIGINAL SHEET SIZE A3	SHEET 1 OF 6 SHEETS
	Digitally signed by: Simon Patrick Cox (Breese Pitt Dixon Pty Ltd), Surveyor's Plan Version (4), 11/10/2017, SPEAR Ref: S099851M			
CHECKED JC	DATE: 05/10/17			

PLAN OF SUBDIVISION

PLAN NUMBER
PS 746841Q/S11

RESERVE No. 111
40m²



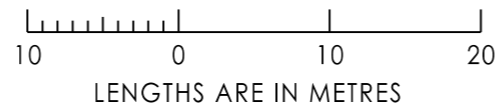
SEE SHEET 3



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REF: 8974/11

VERSION: 4

ORIGINAL SHEET SIZE A3

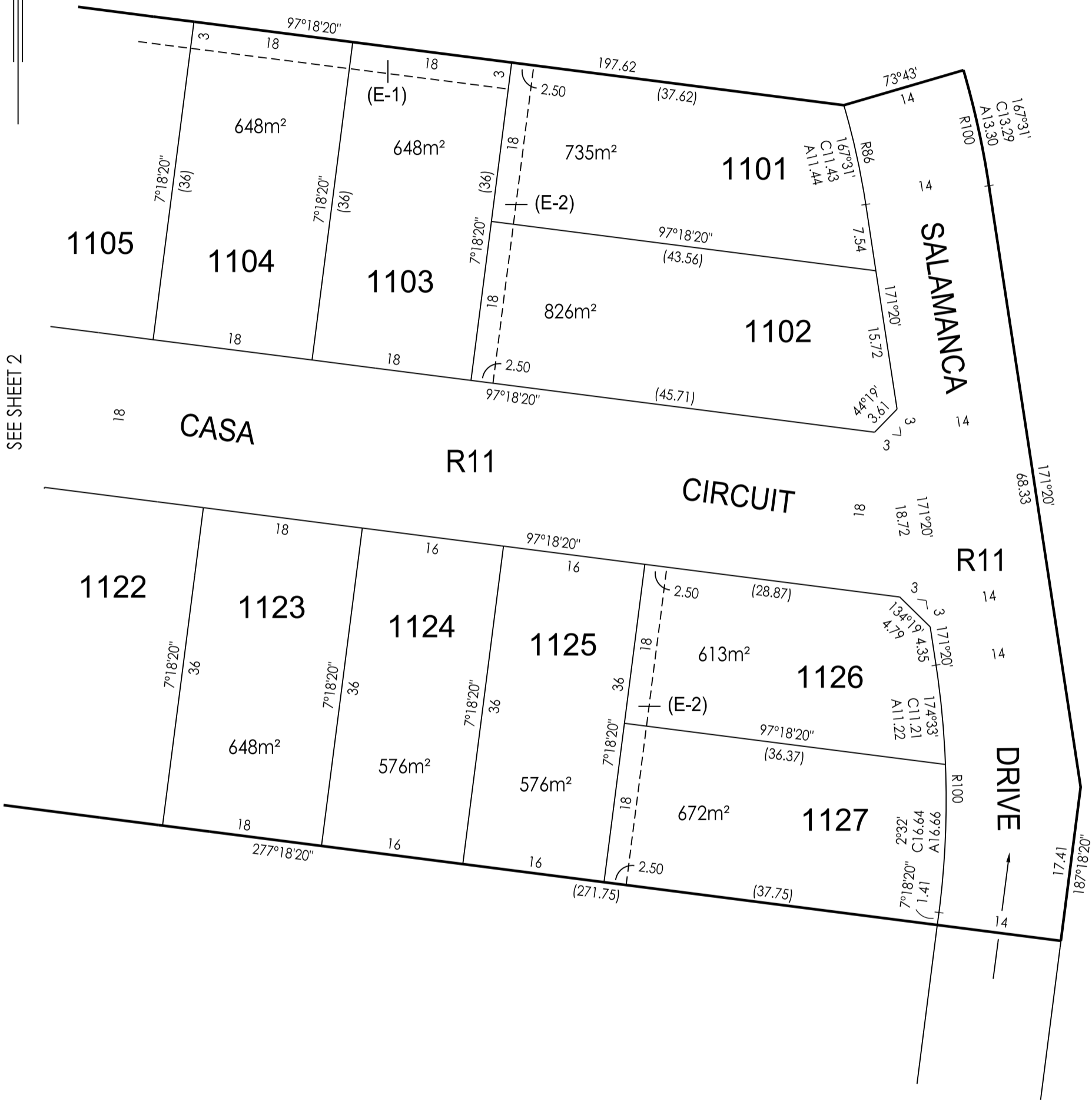
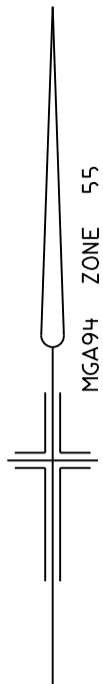
SHEET 2

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PLAN OF SUBDIVISION

PLAN NUMBER
PS 746841Q/S11



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ORIGINAL SHEET SIZE A3 SHEET 3
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25/10/2017,
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SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

Land to benefit: Lots 1101 to 1127 (both inclusive).

Land to be burdened: Lots 1101 to 1127 (both inclusive).

For the purpose of description:

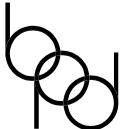
- (i) Primary frontage means
 - (A) In the case of a lot where only one boundary of that lot abuts a road, the boundary that abuts the road.
 - (B) In the case of a corner lot where two boundaries of a lot abut a road, the boundary with the greater offset on the building envelopes within the Delaray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

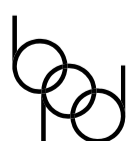
- (i) Build or cause to be built or allow to be built or allow to remain more than one private dwelling (which expression shall include a house, apartment, unit or flat);
- (ii) Build or cause to be built or allow to be built or allow to remain a dwelling or any other improvements, or carry out cause 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 5

 <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 4
			REF: 8974/11	VERSION: 4
	Digitally signed by: Simon Patrick Cox (Breese Pitt Dixon Pty Ltd), Surveyor's Plan Version (4), 11/10/2017, SPEAR Ref: S099851M		Digitally signed by: Casey City Council, 25/10/2017, SPEAR Ref: S099851M	

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 5

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OWNERS CORPORATION SCHEDULE

PS746841Q/S11

Owners Corporation No. 1 Plan No. PS746841Q/S11

Land affected by Owners Corporation Lots: ALL OF THE LOT IN THE TABLE BELOW
Common Property No.: --

Limitations of Owners Corporation: UNLIMITED

Notations

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

Totals		
	Entitlement	Liability
This schedule	270	270
Previous stages	1060	1060
Overall Total	1330	1330

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1101	10	10									
1102	10	10									
1103	10	10									
1104	10	10									
1105	10	10									
1106	10	10									
1107	10	10									
1108	10	10									
1109	10	10									
1110	10	10									
1111	10	10									
1112	10	10									
1113	10	10									
1114	10	10									
1115	10	10									
1116	10	10									
1117	10	10									
1118	10	10									
1119	10	10									
1120	10	10									
1121	10	10									
1122	10	10									
1123	10	10									
1124	10	10									
1125	10	10									
1126	10	10									
1127	10	10									



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SURVEYORS FILE REFERENCE: 8974/11

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SHEET 6
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