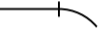


	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 746841Q/S12
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LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: ----- SECTION: ----- CROWN ALLOTMENT: ----- CROWN PORTION: 50 (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT S12 PS746841Q/S2 LOT S13 PS746841Q/S2 POSTAL ADDRESS: SALAMANCA DRIVE (at time of subdivision) CLYDE NORTH 3978 MGA 94 CO-ORDINATES: E: 354540 ZONE: 55 (of approx. centre of plan) N: 5780710 DATUM: GDA94		COUNCIL NAME: CASEY CITY COUNCIL
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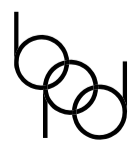
VESTING OF ROADS OR RESERVES		NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON	THIS IS A SPEAR PLAN TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 1200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. TOTAL ROAD AREA IS 1.155 ha NONE OF THE EASEMENTS AND RIGHTS MENTIONED IN SUB-SECTION (2) OF SECTION 12 OF THE SUBDIVISION ACT 1988 ARE IMPLIED OVER ANY OF THE LAND IN THIS PLAN. FURTHER PURPOSE OF PLAN: TO REMOVE THAT PART OF EASEMENT (E-2) SHOWN ON PS746841Q WHICH LIES WITHIN THE ROAD R12 ON THIS PLAN GROUNDS FOR REMOVAL: BY AGREEMENT SEC 6 (1) (K) (iii) SUBDIVISION ACT 1998
ROAD R12 RESERVE No. 121	CASEY CITY COUNCIL CASEY CITY COUNCIL	
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 69/78 & 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 12	AREA: 4.703 ha	No. OF LOTS: 52	MELWAY: 135:C:5
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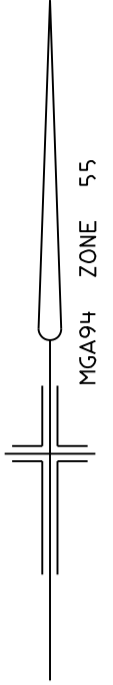
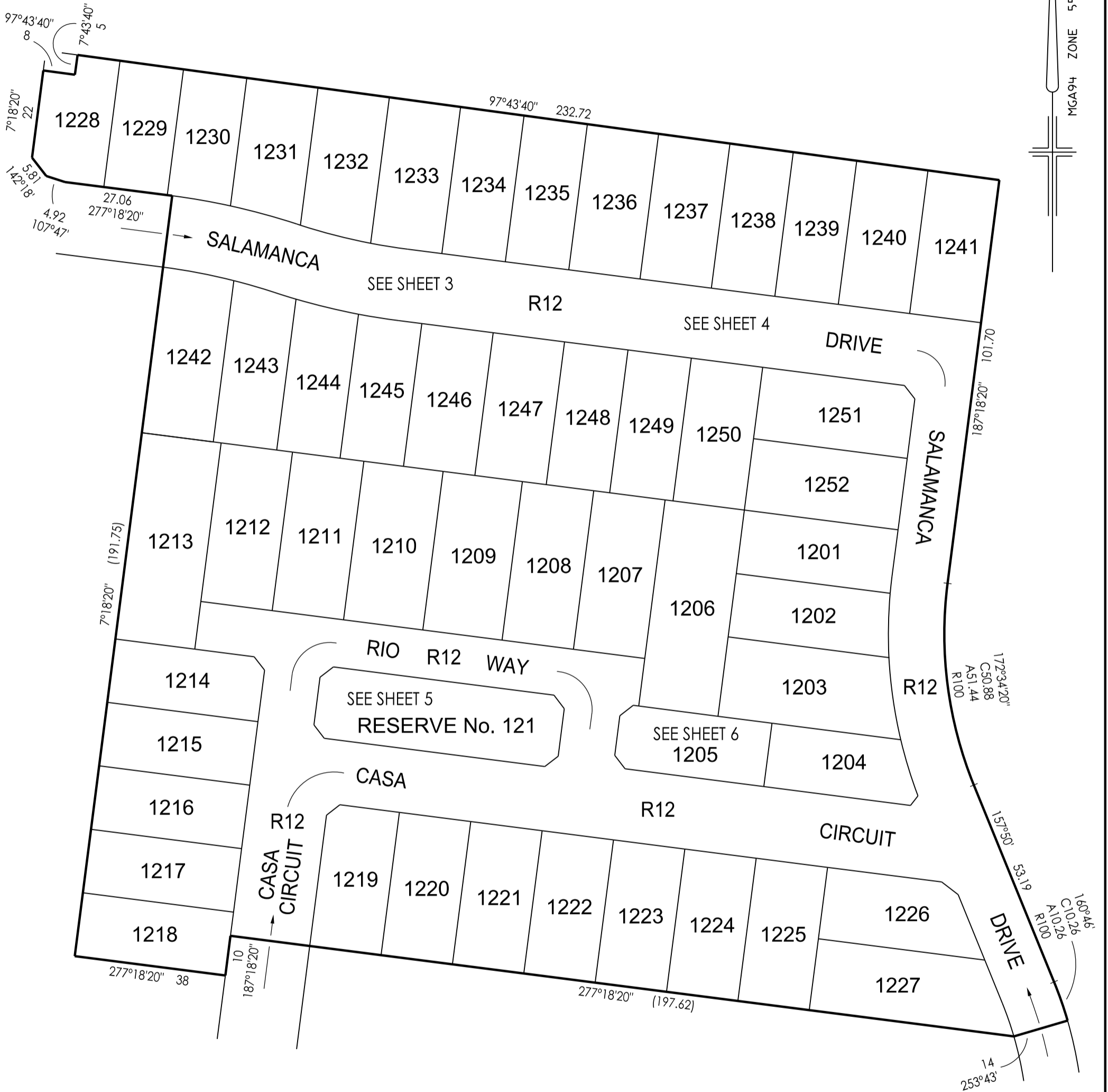
EASEMENT INFORMATION

LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)				
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1)	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	PS746841Q	CASEY CITY COUNCIL

 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: 8974/12	VERSION: 4	ORIGINAL SHEET SIZE A3	SHEET 1 OF 9 SHEETS
	LICENSED SURVEYOR: SIMON P COX			
CHECKED AT	DATE: 05/07/17			

PLAN OF SUBDIVISION

PLAN NUMBER
PS 746841Q/S12



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SCALE
1:1000

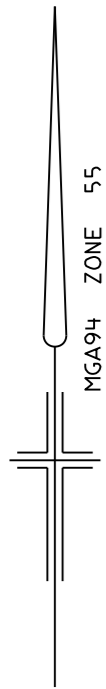
LENGTHS ARE IN METRES

LICENSED SURVEYOR: SIMON P COX

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 REF: 8974/12 VERSION: 4

PLAN OF SUBDIVISION

PLAN NUMBER
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SEE SHEET 4

SEE SHEET 4

SEE SHEET 5

SEE SHEET 5



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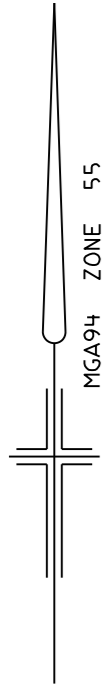
LICENSED SURVEYOR: SIMON P COX

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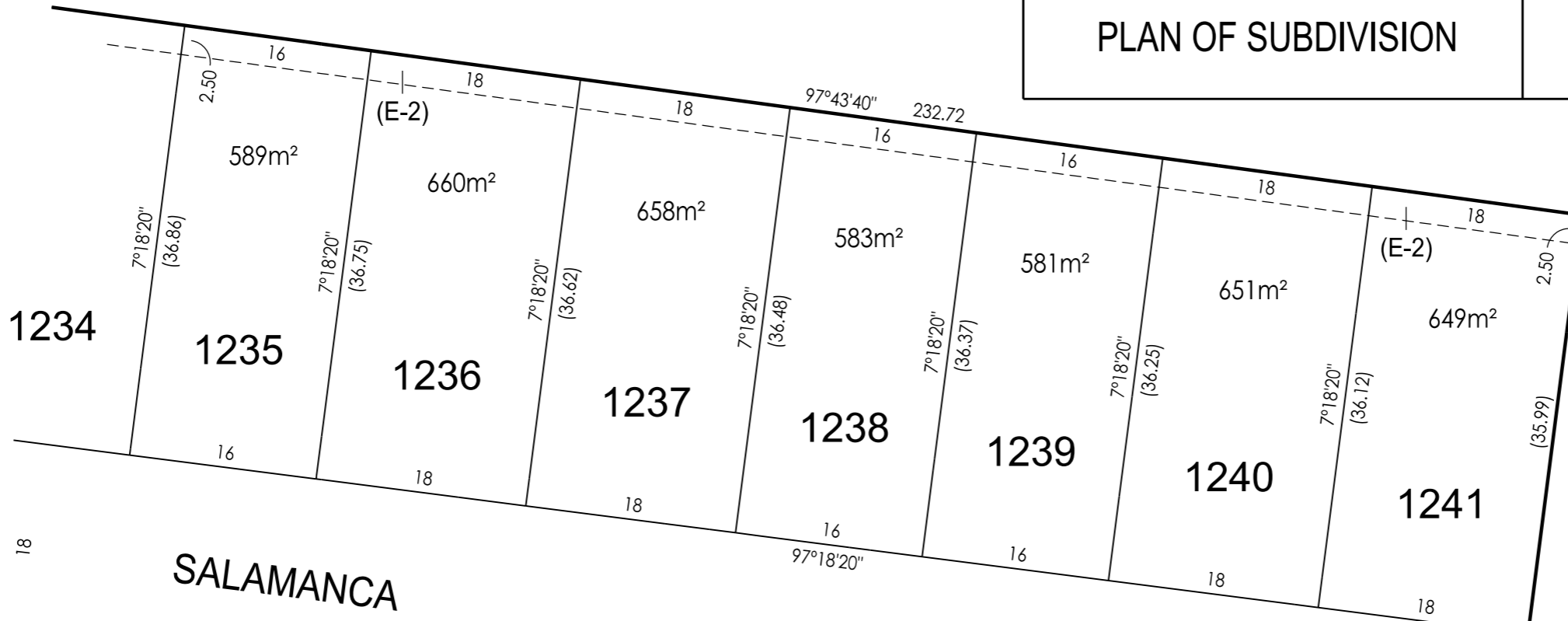
SHEET 3

PLAN OF SUBDIVISION

PLAN NUMBER
PS 746841Q/S12



SEE SHEET 3

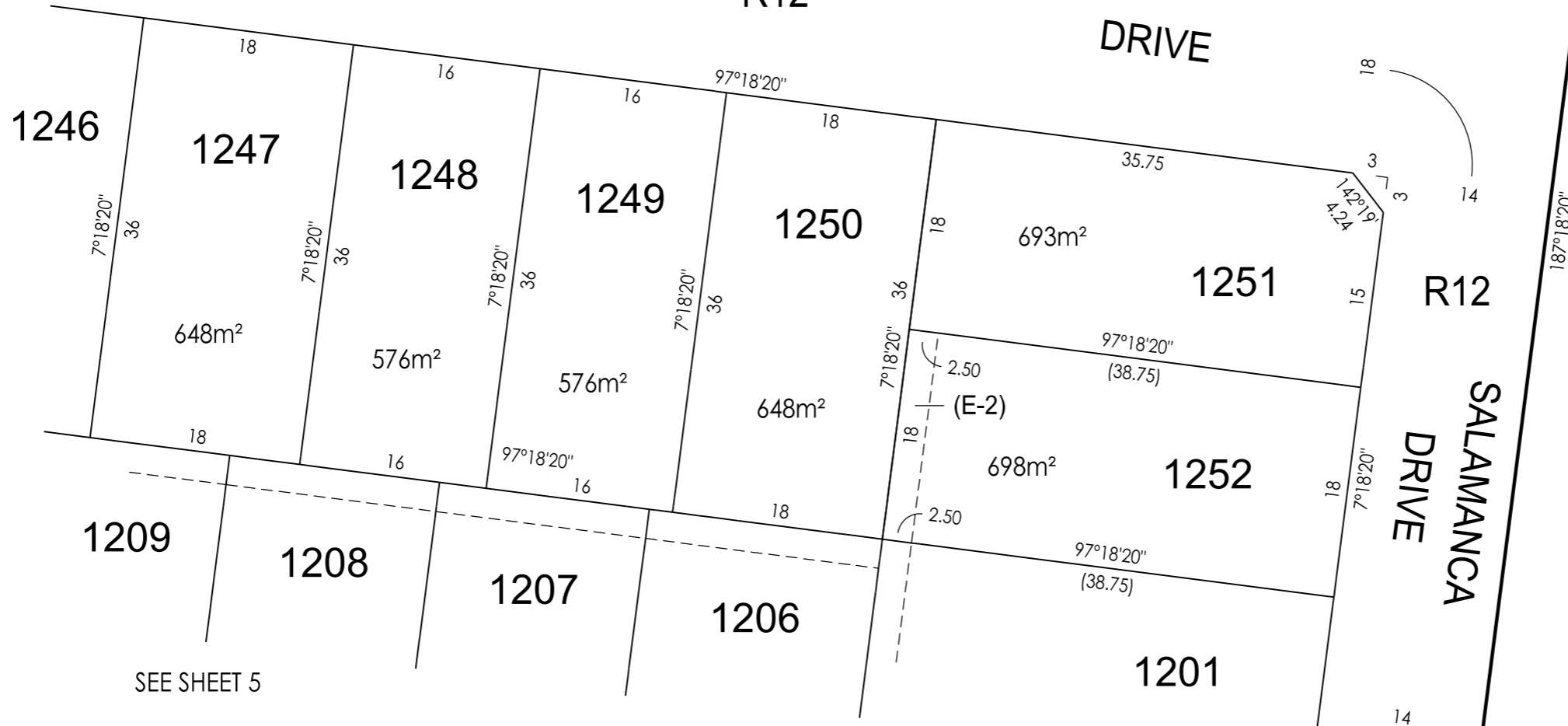


SALAMANCA

R12

DRIVE

SEE SHEET 3



R12
SALAMANCA
DRIVE

SEE SHEET 5

SEE SHEET 6

SEE SHEET 6



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SHEET 4

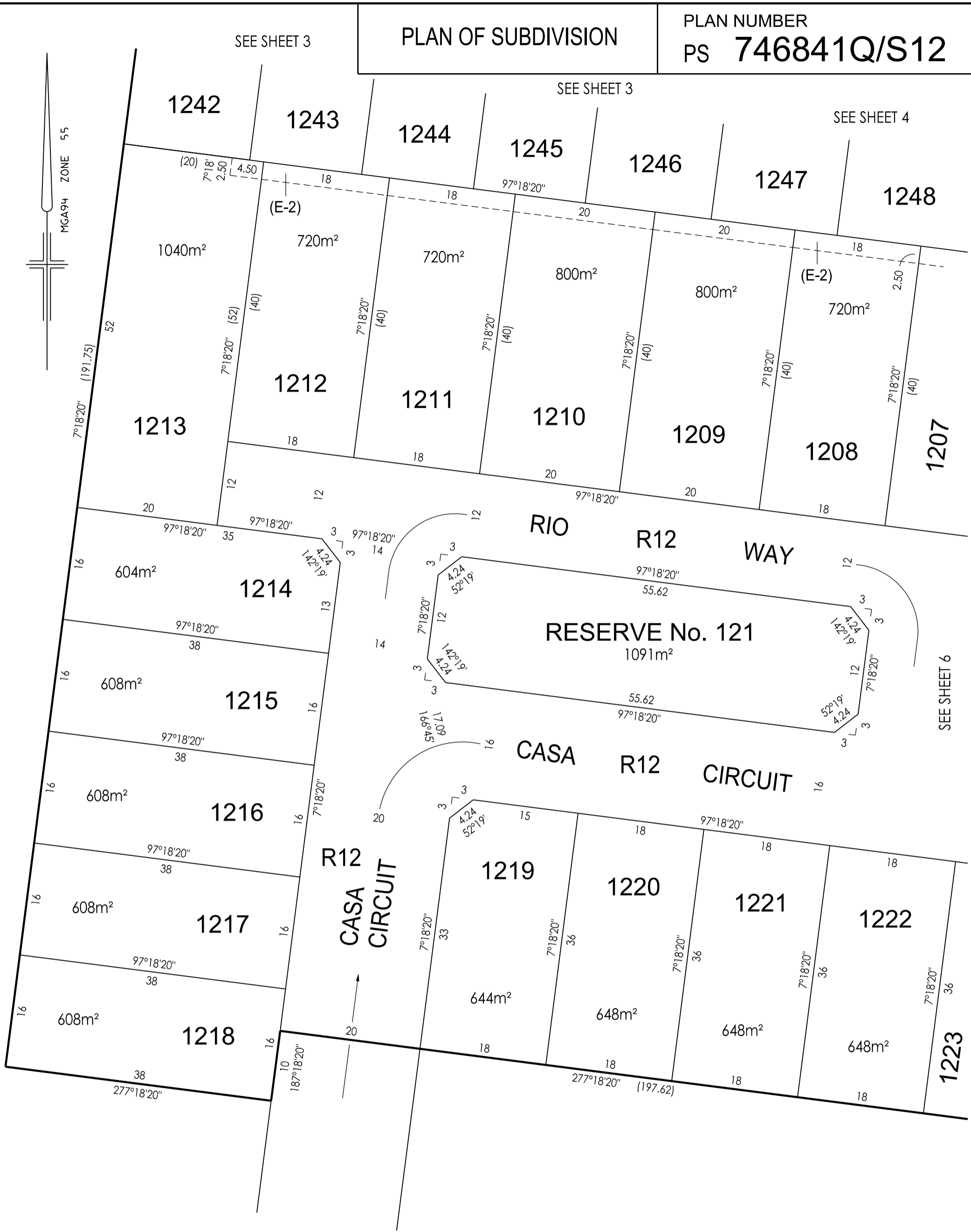
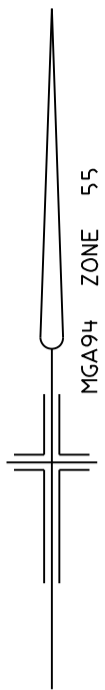
PLAN OF SUBDIVISION

PLAN NUMBER
PS 746841Q/S12

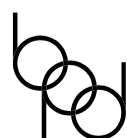
SEE SHEET 3

SEE SHEET 3

SEE SHEET 4



SEE SHEET 6



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SHEET 5
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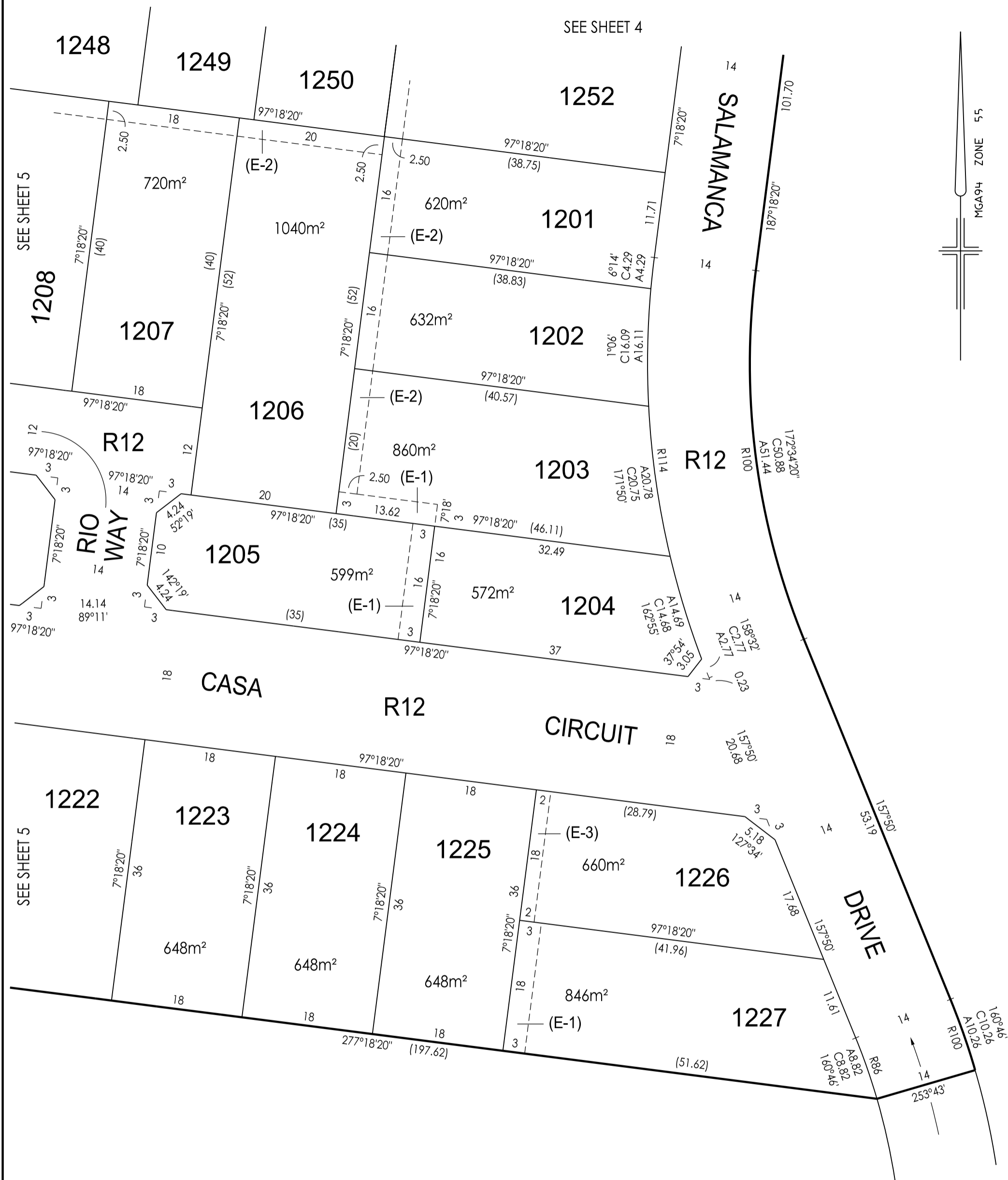
PLAN OF SUBDIVISION

PLAN NUMBER

PS 746841Q/S12

SEE SHEET 4

SEE SHEET 4

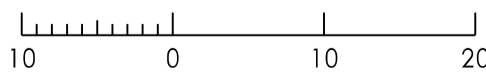


SEE SHEET 5

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SCALE

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LENGTHS ARE IN METRES

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SHEET 6

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LICENSED SURVEYOR: SIMON P COX

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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

Land to benefit: Lots 1201 to 1252 (both inclusive).

Land to be burdened: Lots 1201 to 1252 (both inclusive).

For the purpose of description:

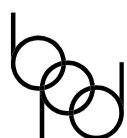
- (i) Primary frontage means
 - (A) In the case of a lot where only one boundary of that lot abuts a road, the boundary that abuts the road.
 - (B) In the case of a corner lot where two boundaries of a lot abut a road, the boundary with the greater offset on the building envelopes within the Delaray 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
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SHEET 7

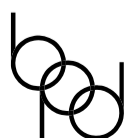
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VERSION: 4

LICENSED SURVEYOR: SIMON P COX

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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VERSION: 4

LICENSED SURVEYOR: SIMON P COX

OWNERS CORPORATION SCHEDULE

PS746841Q/S12

Owners Corporation No. 1 Plan No. PS746841Q/S12

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 PLANS ARE NOT INCLUDED IN TABLE RIGHT.

Totals		
	Entitlement	Liability
This schedule	520	520
Previous stages	2220	2220
Overall Total	2740	2740

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1201	10	10	1251	10	10						
1202	10	10	1252	10	10						
1203	10	10									
1204	10	10									
1205	10	10									
1206	10	10									
1207	10	10									
1208	10	10									
1209	10	10									
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1248	10	10									
1249	10	10									
1250	10	10									

REF: 8974/12

SHEET 9

ORIGINAL SHEET
SIZE: A3



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