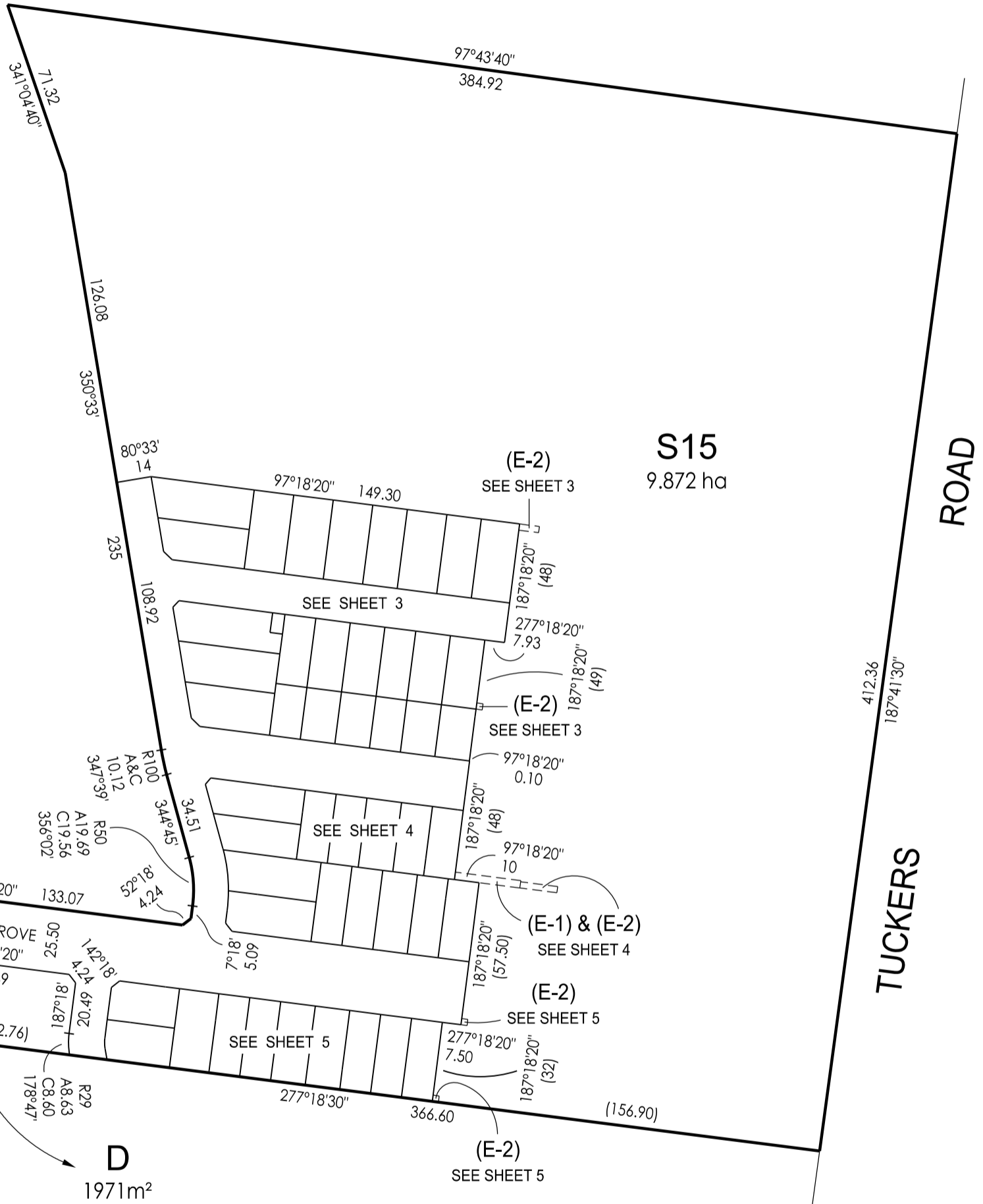
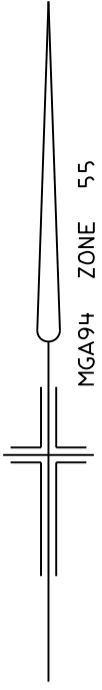


	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 746841Q/S14
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: SECTION: CROWN ALLOTMENT: CROWN PORTION: 50 (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT S14 ON PS746841Q/S2 POSTAL ADDRESS: (at time of subdivision) 275 TUCKERS ROAD CLYDE NORTH 3978 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 354910 ZONE: 55 N: 5780449 DATUM: GDA94		Council Name: Casey City Council Council Reference Number: SubA00044/17 Planning Permit Reference: PlnA00753/14 SPEAR Reference Number: S099101J Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 28/06/2017 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: Michele Annette Scarlett for Casey City Council on 12/12/2017	
VESTING OF ROADS OR RESERVES		NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON	THIS IS A SPEAR PLAN 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 S14 AND LOTS 1 TO 1400 (BOTH INCLUSIVE) HAVE BEEN OMMITTED FROM THIS PLAN TOTAL ROAD AREA IS 1.552 ha FURTHER PURPOSE OF PLAN: TO REMOVE THAT PART OF EASEMENT (E-2) SHOWN ON PS746841Q/S2 WHICH LIES WITHIN THE ROAD R14 ON THIS PLAN GROUNDS FOR REMOVAL: BY AGREEMENT SEC 6 (1) (K) (iii) SUBDIVISION ACT 1998	
ROAD R14 RESERVE No. 141	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 69/78 & DVA 69/91 LAND IN PROCLAIMED SURVEY AREA No. 71 STAGING THIS IS A STAGED SUBDIVISION PLANNING PERMIT No. PLNA00753/14	
LOT 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 14	AREA: 3.624 ha		
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
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: 8974/14	VERSION: 9
CHECKED JE		DATE: 24/10/17	
		Digitally signed by: Simon Patrick Cox (Breese Pitt Dixon Pty Ltd), Surveyor's Plan Version (9), 05/12/2017, SPEAR Ref: S099101J	
		ORIGINAL SHEET SIZE A3	SHEET 1 OF 8 SHEETS

PLAN OF SUBDIVISION

PLAN NUMBER
PS 746841Q/S14

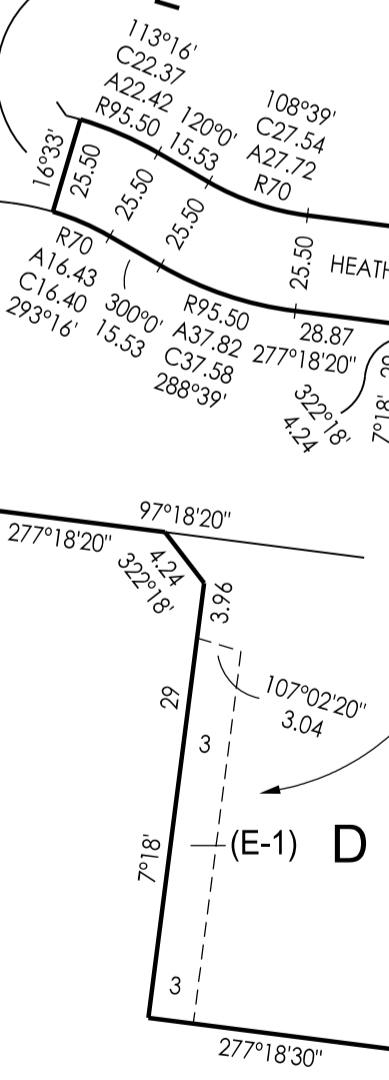


HEATHER GROVE

ROAD

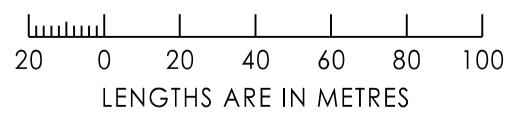
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S15
9.872 ha



ENLARGEMENT NOT TO SCALE

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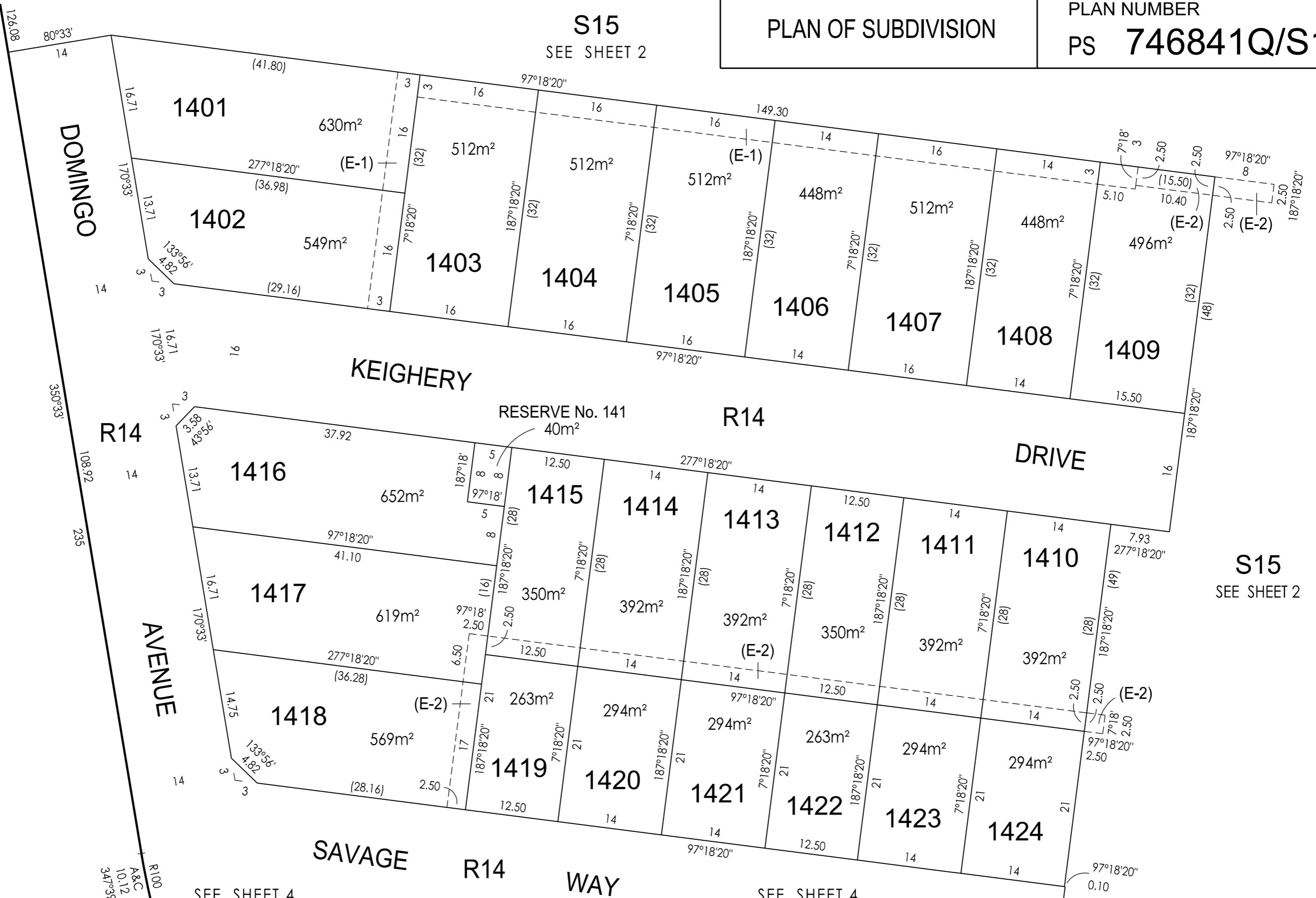
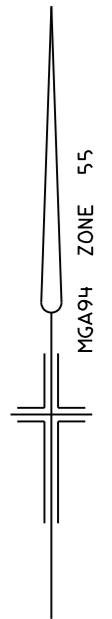
S15

SEE SHEET 2

PLAN OF SUBDIVISION

PLAN NUMBER

PS 746841Q/S14



S15
SEE SHEET 2

SEE SHEET 4

SEE SHEET 4



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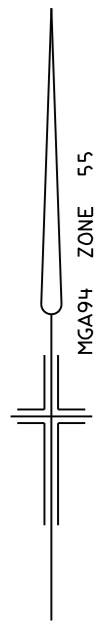
REF: 8974/14 VERSION: 9
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Digitally signed by:
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12/12/2017,
SPEAR Ref: S099101J

SHEET 3

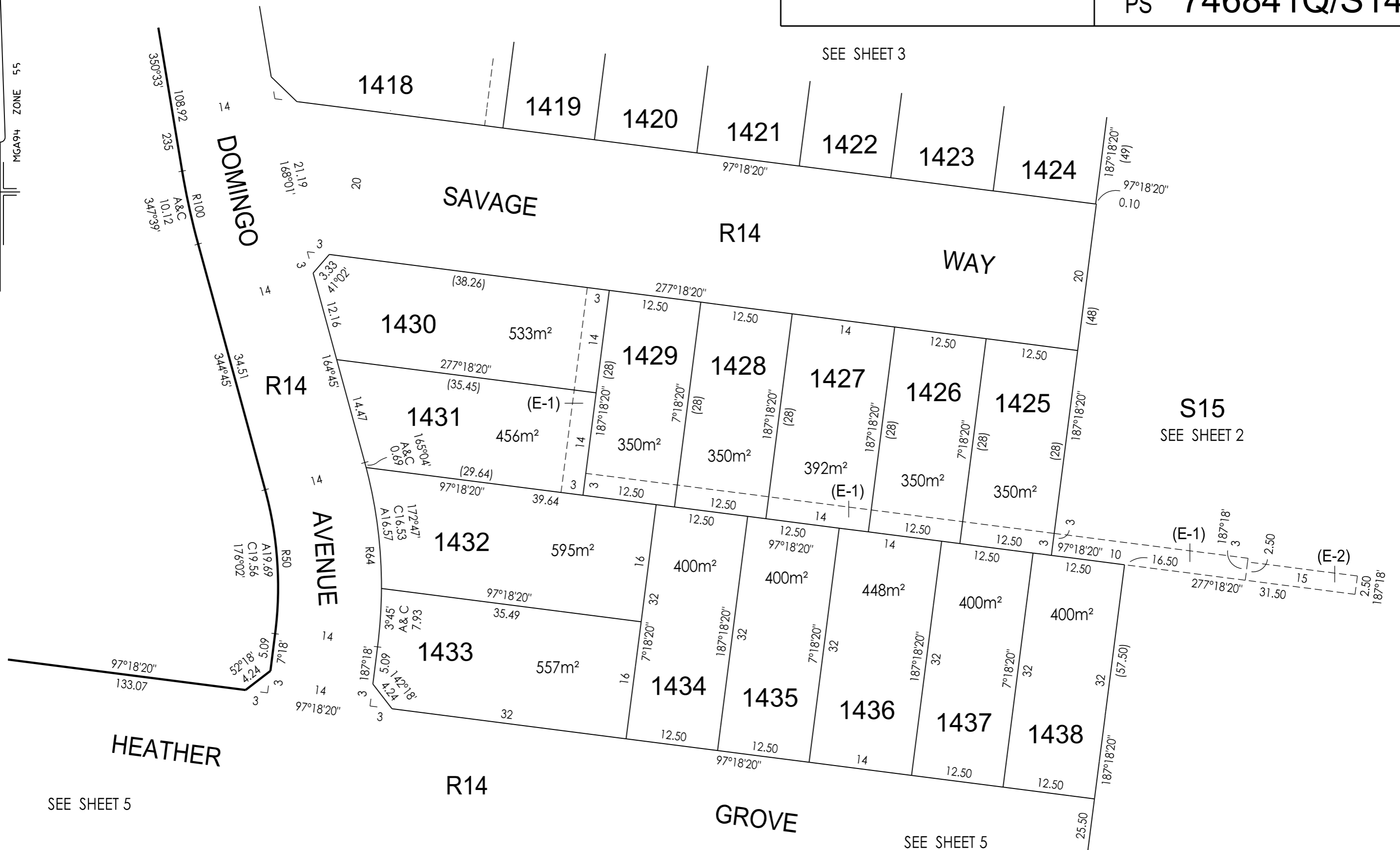
PLAN OF SUBDIVISION

PLAN NUMBER
PS 746841Q/S14



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SHEET 4

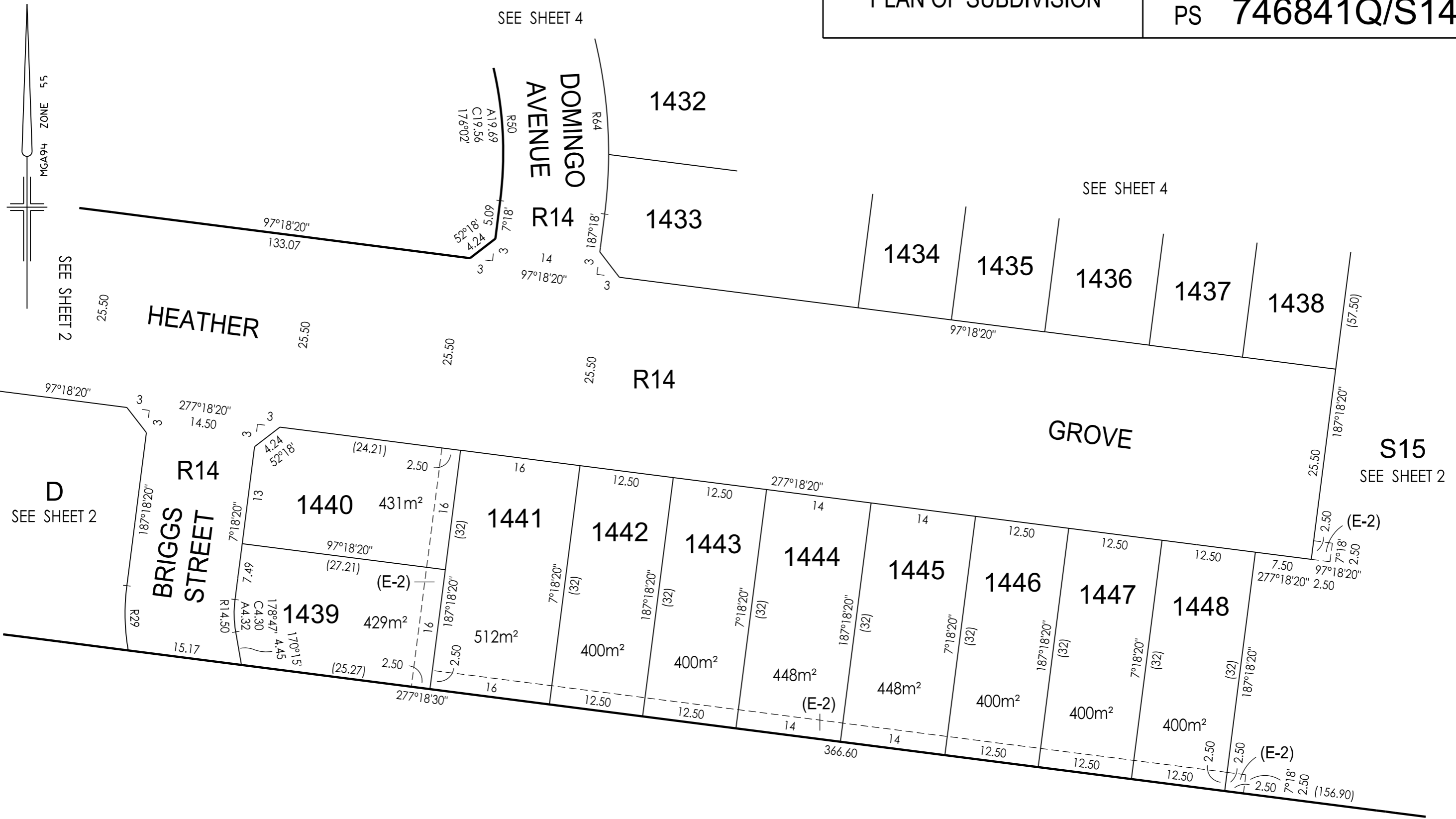
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PLAN NUMBER

PS 746841Q/S14

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SHEET 5

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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 1401 to 1448 (both inclusive).

Land to be burdened: Lots 1401 to 1448 (both inclusive).

For the purpose of description:

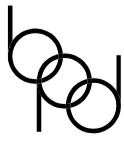
- (i) Primary frontage means
 - (A) In the case of a lot where only one boundary of that lot abuts a road, the boundary that abuts the road.
 - (B) In the case of a corner lot where two boundaries of a lot abut a road, the boundary with the greater offset on the building envelopes within the Delaray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

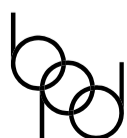
- (i) Build or cause to be built or allow to be built or allow to remain more than one private dwelling (which expression shall include a house, apartment, unit or flat);
- (ii) Build or cause to be built or allow to be built or allow to remain a dwelling or any other improvements, or carry out cause 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 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 Building Design Guidelines, a copy of which can be obtained from website at 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

 <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 6	
				REF: 8974/14	VERSION: 9
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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
 - (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 1419 to 1424 (both inclusive) where the garage must not be setback between 3.0 metres and 5.0 metres from 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

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OWNERS CORPORATION SCHEDULE

PS746841Q/S14

Owners Corporation No. 1 Plan No. PS746841Q/S14

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	4110	481
Previous stages	580	580
Overall Total	4690	1061

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1401	10	10									
1402	10	10									
1403	10	10									
1404	10	10									
1405	10	10									
1406	10	10									
1407	10	10									
1408	10	10									
1409	10	10									
1410	10	10									
1411	10	10									
1412	10	10									
1413	10	10									
1414	10	10									
1415	10	10									
1416	10	10									
1417	10	10									
1418	10	10									
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1438	10	10									
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1442	10	10									
1443	10	10									
1444	10	10									
1445	10	10									
1446	10	10									
1447	10	10									
1448	10	10									
S15	3630	1									

SURVEYORS FILE REFERENCE: 8974/14

SHEET 8

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