


	<b>PLAN OF SUBDIVISION</b>	<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 746841Q/S15</b>
--	----------------------------	---------------------------------	---------------------------------------

<b>LOCATION OF LAND</b> <b>PARISH:</b> CRANBOURNE <b>TOWNSHIP:</b> ----- <b>SECTION:</b> ----- <b>CROWN ALLOTMENT:</b> ----- <b>CROWN PORTION:</b> 50 (PART) <b>TITLE REFERENCES:</b> VOL FOL VOL FOL VOL FOL <b>LAST PLAN REFERENCE:</b> LOT S12 ON PS746841Q/S2 LOT S13 ON PS746841Q/S2 LOT S15 ON PS746841Q/S14 <b>POSTAL ADDRESS: (at time of subdivision)</b> 275 TUCKERS ROAD CLYDE NORTH 3978 <b>MGA 94 CO-ORDINATES: (of approx. centre of plan)</b> E: 354 970 ZONE: 55 N: 5 780 600 DATUM: GDA94	Council Name: Casey City Council Council Reference Number: SubA00188/17 Planning Permit Reference: PlnA00753/14.C SPEAR Reference Number: S104136E  Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 19/10/2017  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 has been made and the requirement has been satisfied for: Stage 15 - lots 1501 - 1589 and Reserve No. 151 at Statement of Compliance (Document updated 05/06/2018)  Digitally signed by: Scott Hamilton for Casey City Council on 05/06/2018  Statement Of Compliance issued: 05/06/2018
---	---

<b>VESTING OF ROADS OR RESERVES</b>		<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL/BODY/PERSON	TANGENT POINTS ARE SHOWN THUS:  <b>THIS IS A SPEAR PLAN</b> EXCEPT FOR THOSE LISTED IN THE EASEMENT TABLE 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 S15 AND LOTS 1 TO 1500 (BOTH INCLUSIVE) HAVE BEEN OMMITTED FROM THIS PLAN  <b>TOTAL ROAD AREA IS 1.452 ha</b>  <b>FURTHER PURPOSE OF PLAN:</b> TO REMOVE THAT PART OF EASEMENT (E-2) SHOWN ON PS746841Q/S14 WHICH LIES WITHIN THE ROAD R15 ON THIS PLAN  <b>GROUNDS FOR REMOVAL:</b> CASEY CITY COUNCIL PERMIT No. PLNA00753/14.	
ROAD R15 RESERVE No. 151	CASEY CITY COUNCIL CASEY CITY COUNCIL		
<b>NOTATIONS</b>		<b>DEPTH LIMITATION</b> 15.24m BELOW THE SURFACE APPLIES TO LAND IN THIS PLAN  <b>SURVEY:</b> 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 <b>STAGING</b> THIS IS A STAGED SUBDIVISION PLANNING PERMIT No. PLNA00753/14	
<b>NOTATIONS</b>			
<b>DEPTH LIMITATION</b> 15.24m BELOW THE SURFACE APPLIES TO LAND IN THIS PLAN			

**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

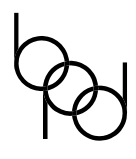
**ESTATE:** DELARAY 15      **AREA:** 4.933 ha      **No. OF LOTS:** 89      **MELWAY:** 135:D:5

**EASEMENT INFORMATION**

SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LOTS 1564 TO 1557 (BOTH INCLUSIVE) FOR THE PURPOSE OF SUPPORT ONLY

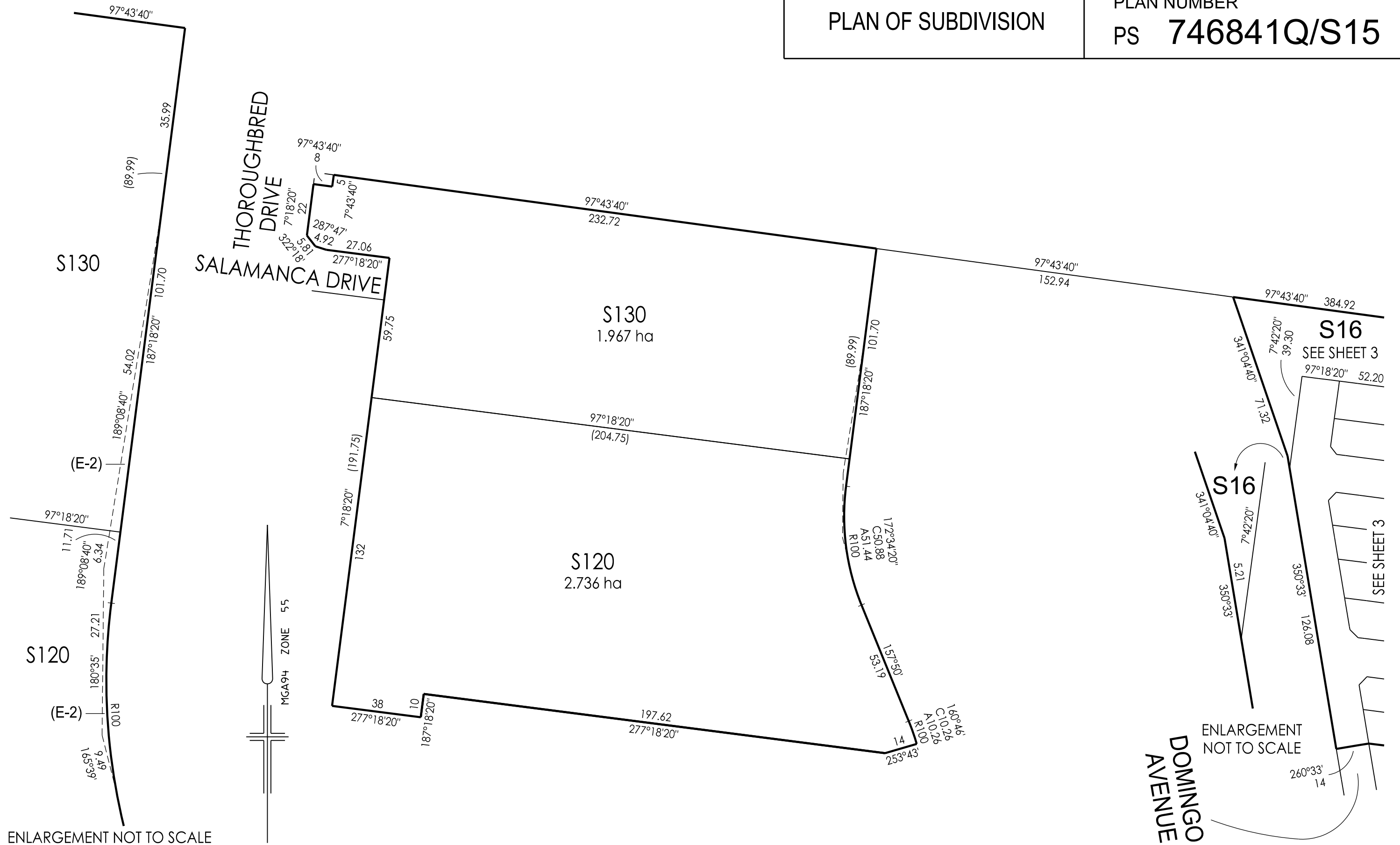
**LEGEND:**    A - APPURTENANT    E - ENCUMBERING EASEMENT    R - ENCUMBERING EASEMENT (ROAD)

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: 8974/15      VERSION: 6	ORIGINAL SHEET SIZE A3	SHEET 1 OF 10 SHEETS
	CHECKED JC      DATE: 01/06/18	Digitally signed by: Simon Patrick Cox (Breese Pitt Dixon Pty Ltd), Surveyor's Plan Version (6), 04/06/2018, SPEAR Ref: S104136E		

PLAN OF SUBDIVISION

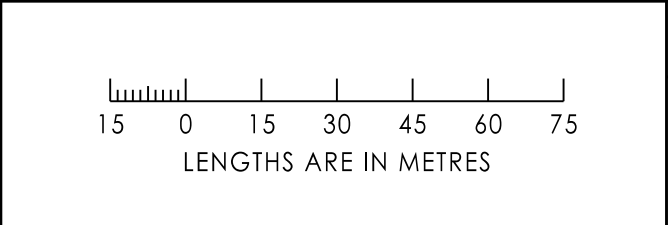
PLAN NUMBER  
PS 746841Q/S15



ENLARGEMENT NOT TO SCALE

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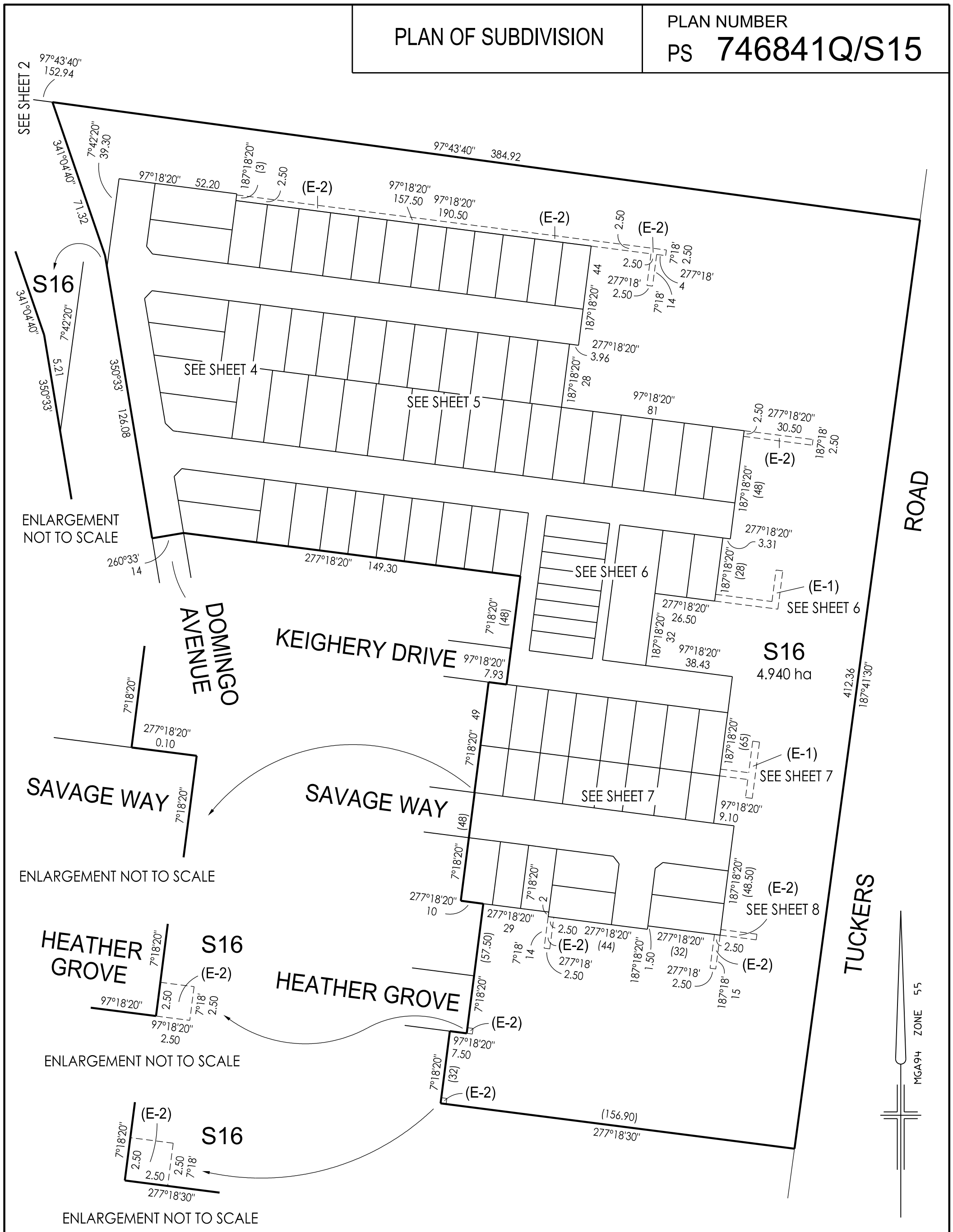
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SHEET 2

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 746841Q/S15



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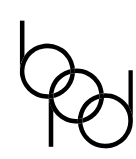
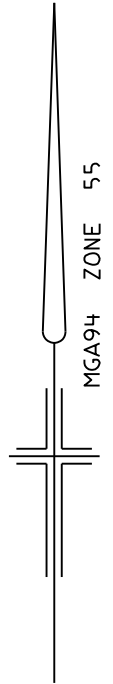
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ROAD

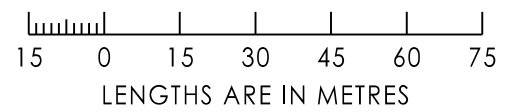
TUCKERS

MGA94 ZONE 55



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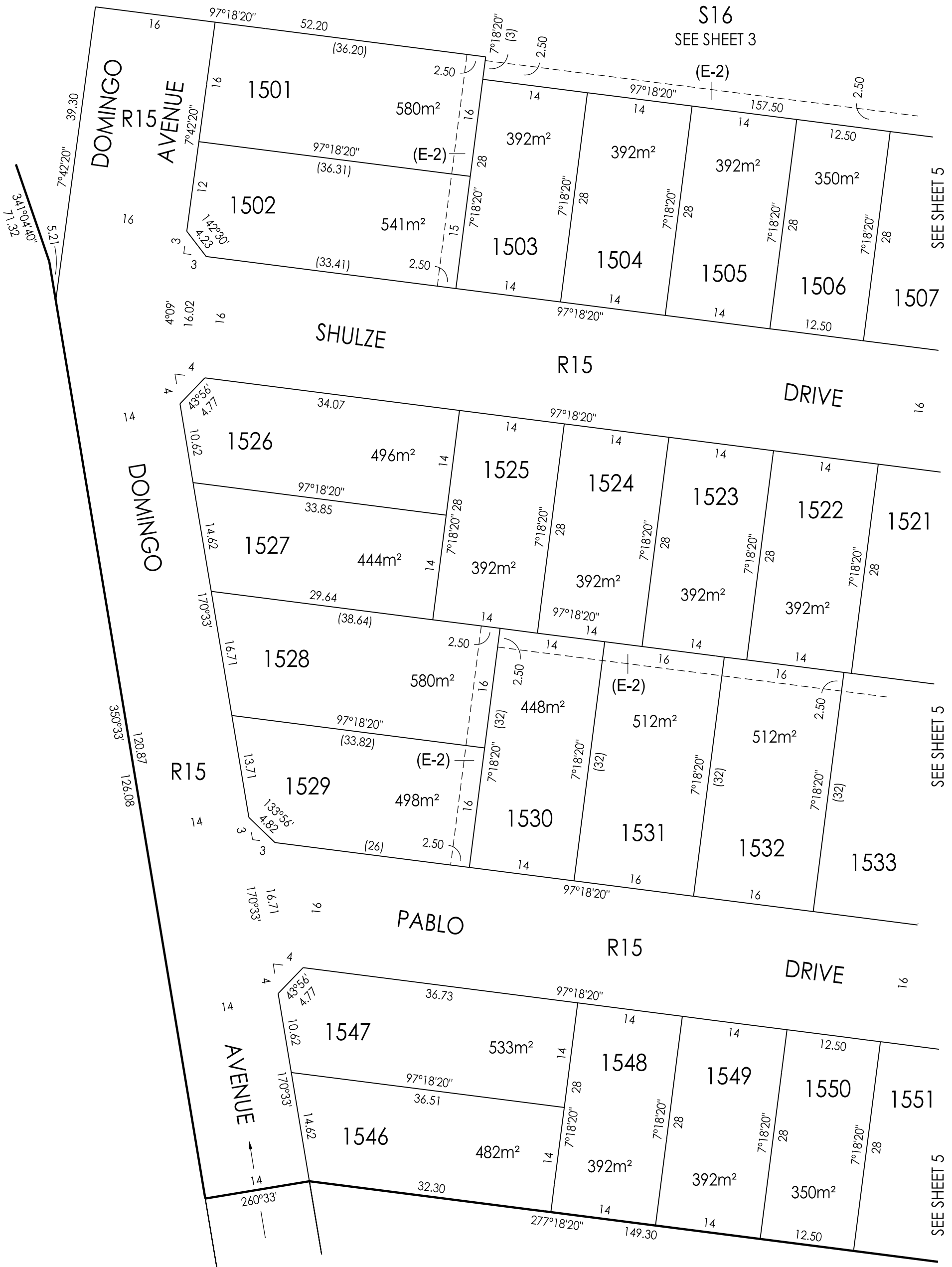
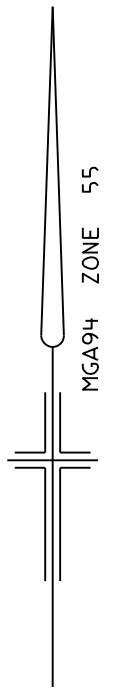
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S16  
SEE SHEET 3

PLAN OF SUBDIVISION

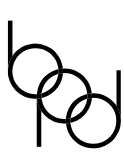
PLAN NUMBER  
PS 746841Q/S15



SEE SHEET 5

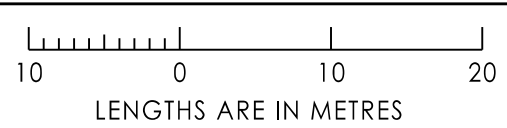
SEE SHEET 5

SEE SHEET 5



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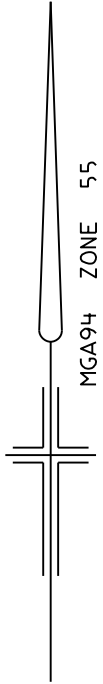
S16

SEE SHEET 3

# PLAN OF SUBDIVISION

PLAN NUMBER

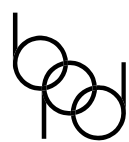
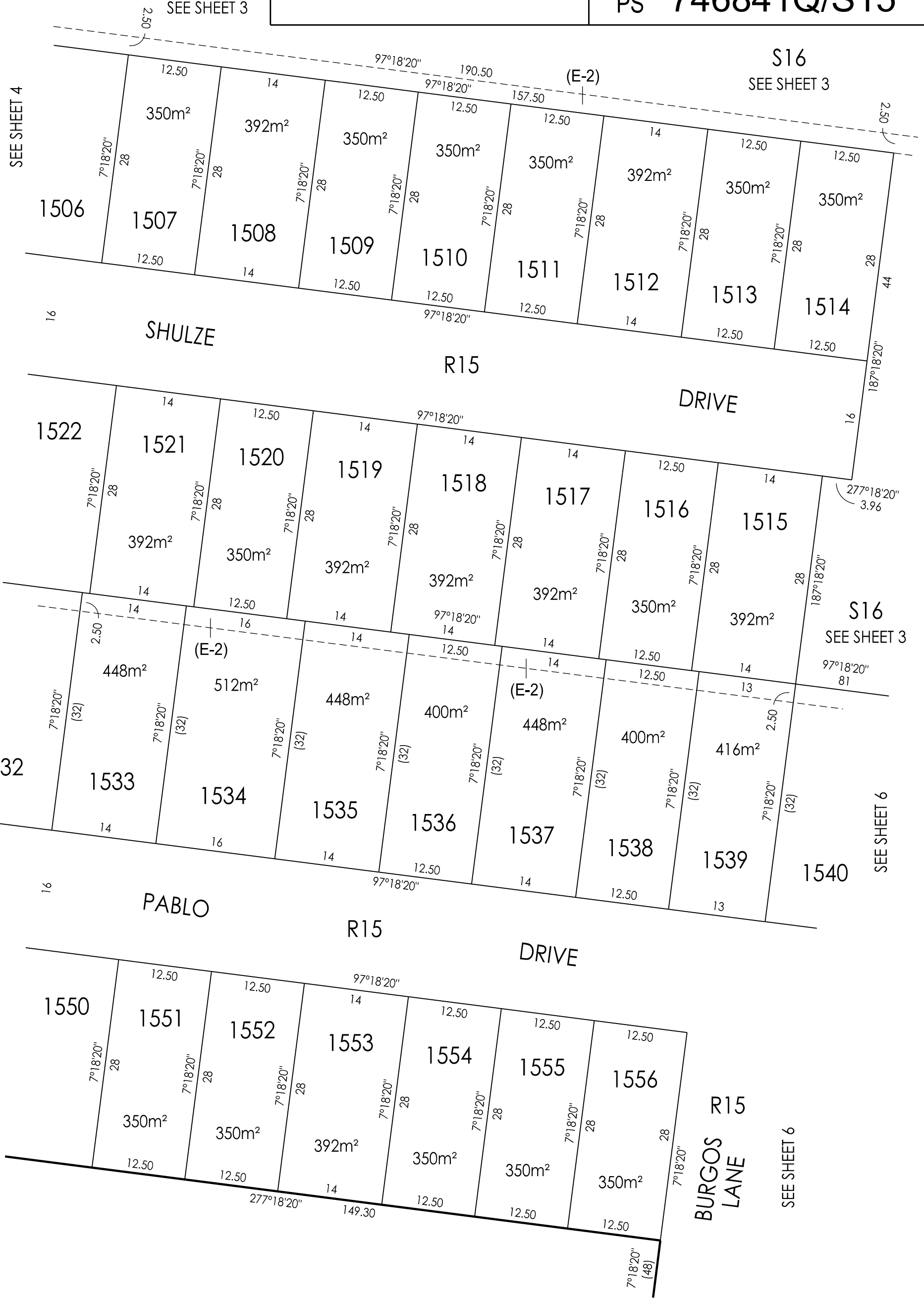
## PS 746841Q/S15



SEE SHEET 4

SEE SHEET 4

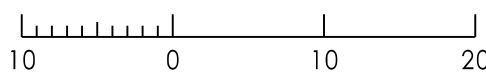
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LENGTHS ARE IN METRES

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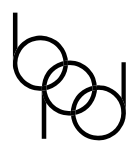
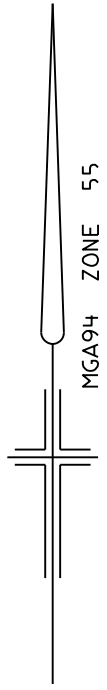
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PLAN OF SUBDIVISION

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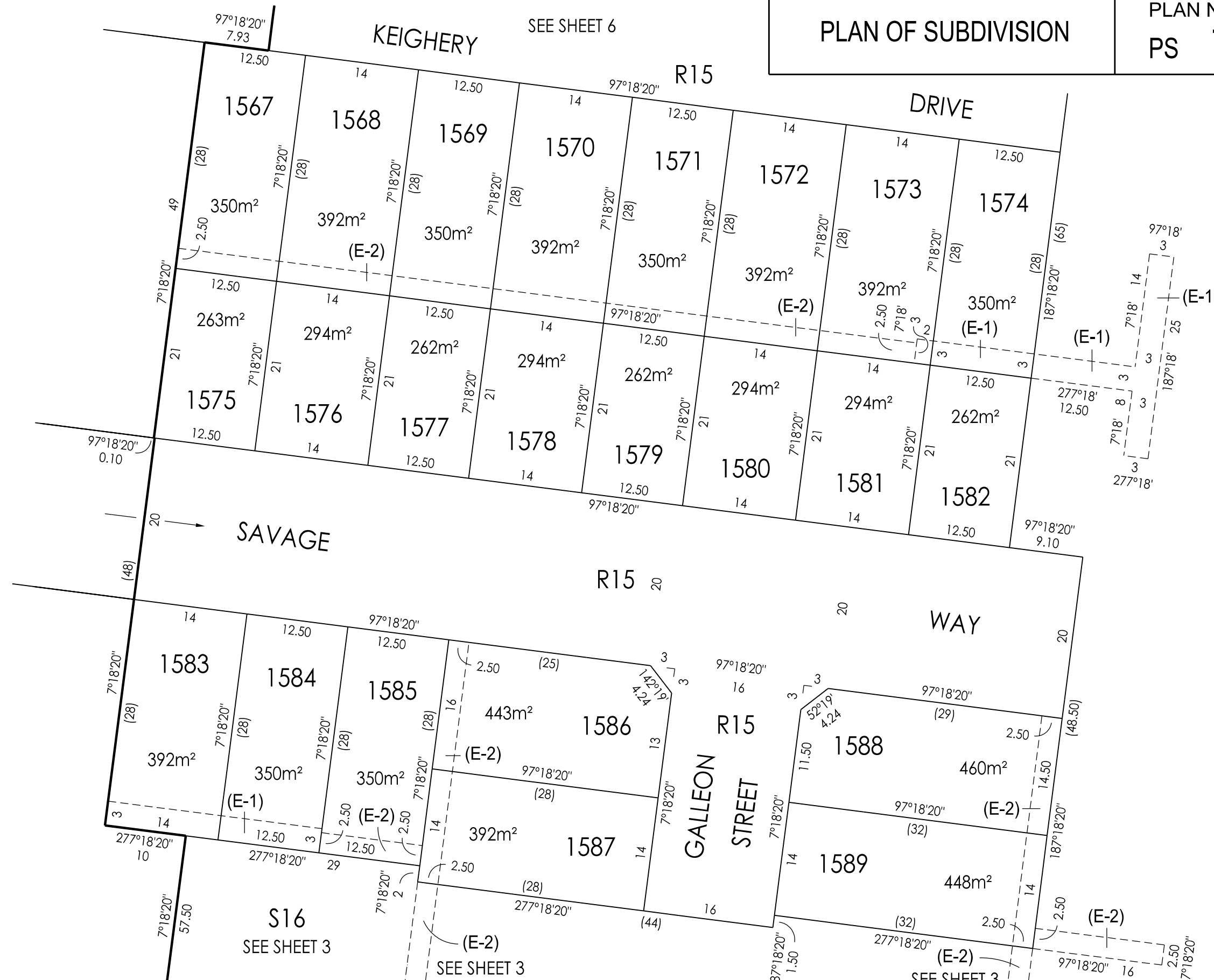
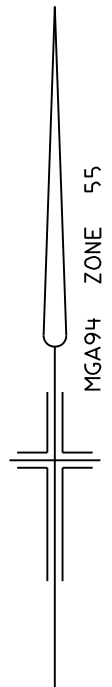
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PS 746841Q/S15

SEE SHEET 6

KEIGHERY

R15

DRIVE



S16  
SEE SHEET 3

S16  
SEE SHEET 3

(E-2)  
SEE SHEET 3

(E-2)  
SEE SHEET 3



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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 1501 to 1589 (both inclusive).

Land to be burdened: Lots 1501 to 1589 (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](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 9

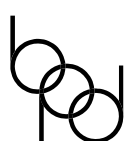
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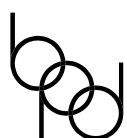
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CREATION OF RESTRICTION (CONTINUED)

- (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) Except in the case of lots 1557 to 1564 (both inclusive), 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 1575 to 1582 (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 9

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# OWNERS CORPORATION SCHEDULE

# PS746841Q/S15

Owners Corporation No. 1 Plan No. PS746841Q/S15

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	4150	893
Previous stages	1330	1330
Overall Total	5480	2223

### Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1501	10	10	1551	10	10						
1502	10	10	1552	10	10						
1503	10	10	1553	10	10						
1504	10	10	1554	10	10						
1505	10	10	1555	10	10						
1506	10	10	1556	10	10						
1507	10	10	1557	10	10						
1508	10	10	1558	10	10						
1509	10	10	1559	10	10						
1510	10	10	1560	10	10						
1511	10	10	1561	10	10						
1512	10	10	1562	10	10						
1513	10	10	1563	10	10						
1514	10	10	1564	10	10						
1515	10	10	1565	10	10						
1516	10	10	1566	10	10						
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1518	10	10	1568	10	10						
1519	10	10	1569	10	10						
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1539	10	10	1589	10	10						
1540	10	10									
1541	10	10	S16	2740	1						
1542	10	10									
1543	10	10	S120	270	1						
1544	10	10									
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SURVEYORS FILE REFERENCE: 8974/15

SHEET 9

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