

	<b>PLAN OF SUBDIVISION</b>	<b>STAGE No.</b> <b>1</b>	<b>LRS USE ONLY</b> <b>EDITION</b>	<b>PLAN NUMBER</b> <b>PS 730320K</b>
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<b>LOCATION OF LAND</b>	
<b>PARISH:</b>	CRANBOURNE
<b>TOWNSHIP:</b>	-----
<b>SECTION:</b>	-----
<b>CROWN ALLOTMENT:</b>	-----
<b>CROWN PORTION:</b>	41 (PART)
<b>TITLE REFERENCES:</b>	VOL 9694 FOL 005 VOL 11545 FOL 961 VOL 9746 FOL 039
<b>LAST PLAN REFERENCE:</b>	LAND IN CP162395U LOT 1 TP956553L LOT 1 TP116036U
<b>POSTAL ADDRESS: (at time of subdivision)</b>	BERWICK - CRANBOURNE ROAD CLYDE NORTH, 3978
<b>MGA CO-ORDINATES: (of approx. centre of plan)</b>	E: 353640      ZONE: 55 N: 5780820    DATUM: GDA94

<b>COUNCIL CERTIFICATION AND ENDORSEMENT</b>	
<b>COUNCIL NAME:</b> CASEY CITY COUNCIL	<b>REF:</b>
1. THIS PLAN IS CERTIFIED UNDER SECTION 6 OF THE SUBDIVISION ACT 1988.	
2. THIS PLAN IS CERTIFIED UNDER SECTION 11(7) OF THE SUBDIVISION ACT 1988. DATE OF ORIGINAL CERTIFICATION UNDER SECTION 6    /    /    .	
3. THIS IS A STATEMENT OF COMPLIANCE ISSUED UNDER SECTION 21 OF THE SUBDIVISION ACT 1988.	
<b>PUBLIC OPEN SPACE</b>	
(i) A REQUIREMENT FOR PUBLIC OPEN SPACE UNDER SECTION 18 OF THE SUBDIVISION ACT 1988 HAS / HAS NOT BEEN MADE.	
(ii) THE REQUIREMENT HAS / HAS NOT BEEN SATISFIED.	
(iii) THE REQUIREMENT IS TO BE SATISFIED IN STAGE	
(iv) THE REQUIREMENT HAS BEEN SATISFIED FOR	
COUNCIL DELEGATE	
COUNCIL SEAL	
DATE    /    /    .	
THIS PLAN IS RE-CERTIFIED UNDER SECTION 11(7) OF THE SUBDIVISION ACT 1988	
COUNCIL DELEGATE	
COUNCIL SEAL	
DATE    /    /    .	

<b>VESTING OF ROADS OR RESERVES</b>	
IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 ROAD R50 RESERVE No. 1 RESERVE No. 2	CASEY CITY COUNCIL ROADS CORPORATION CASEY CITY COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD

**NOTATIONS**

**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

DEPTH LIMITATION DOES NOT APPLY

**STAGING**      THIS IS A STAGED SUBDIVISION  
PLANNING PERMIT No. PLNA00753/14

**NOTES:** TANGENT POINTS ARE SHOWN THUS:

**THIS IS A SPEAR PLAN**

**SURVEY:** THIS PLAN IS BASED ON SURVEY VIDE AP131468N  
COMMON PROPERTY No.1 IS ALL THE LAND IN THE PLAN  
EXCEPT THE LAND CONTAINED WITHIN THE LOTS, ROADS  
AND RESERVES

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 1 TO 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN  
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). PM 12, 96 & 103  
IN PROCLAIMED SURVEY AREA No. 71

**TOTAL ROAD R1 AREA IS 6872m<sup>2</sup>**  
**TOTAL ROAD R50 AREA IS 1281m<sup>2</sup>**

<b>NOTATIONS</b>	
<b>ESTATE:</b> DELARAY	
<b>STAGE:</b> 1	<b>No. OF LOTS:</b> 29
<b>AREA:</b> 2.291 ha	<b>MEL:</b> 134:K:5

**EASEMENT INFORMATION**

<b>LEGEND:</b> 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	PS730320K	CASEY CITY COUNCIL
(E-1)	SEWERAGE	SEE PLAN	PS730320K	SOUTH EAST WATER CORPORATION
(E-2)	SEWERAGE	SEE PLAN	PS730320K	SOUTH EAST WATER CORPORATION
(E-3)	CARRIAGEWAY	SEE PLAN	M485962M	VOL 9705 FOL 352
(E-3)	CARRIAGEWAY	SEE PLAN	ANY EASEMENT	SEE VOL 6257 FOL 314
(E-4)	CARRIAGEWAY	SEE PLAN	M485962M	VOL 9705 FOL 352

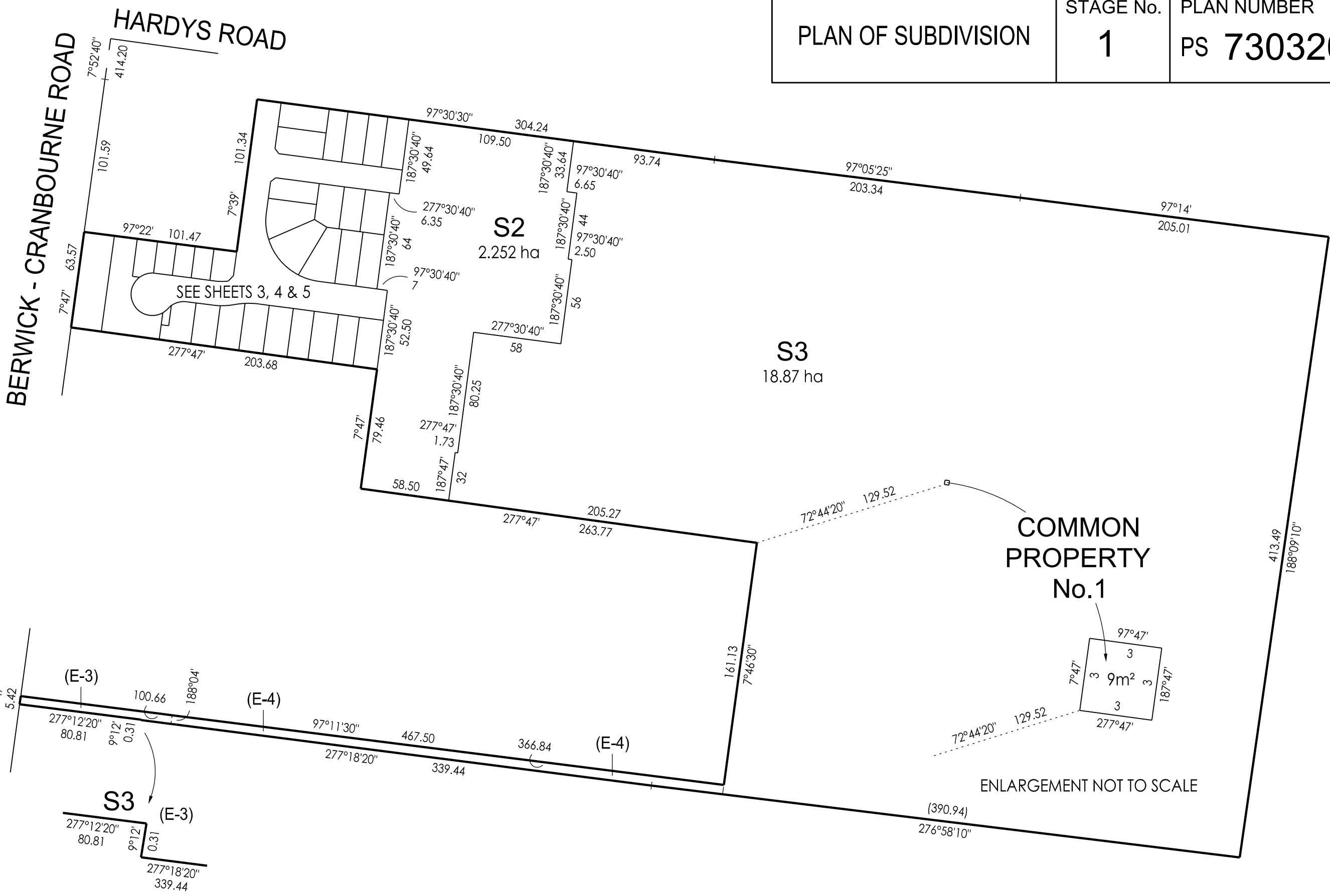
<b>LRS USE ONLY</b>	
STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT	
RECEIVED <input type="checkbox"/>	
DATE    /    /    .	

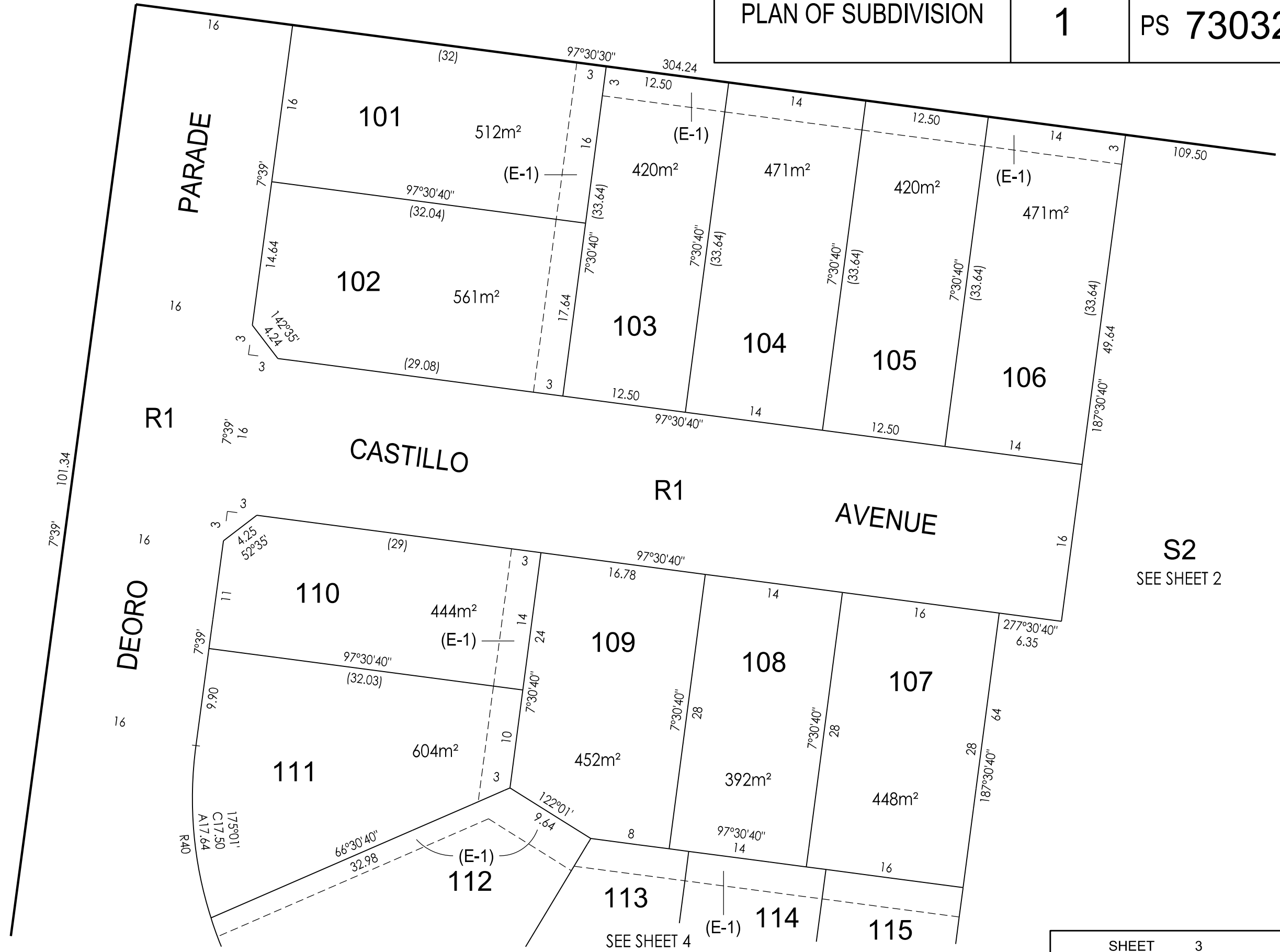
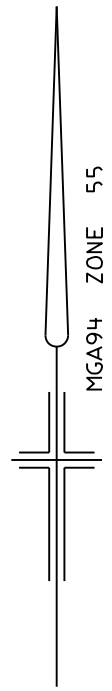
<b>LRS USE ONLY</b>	
<b>PLAN REGISTERED</b>	
<b>TIME</b>	
DATE    /    /    .	
ASSISTANT REGISTRAR OF TITLES	
SHEET 1 OF 8 SHEETS	
ORIGINAL SHEET SIZE A3	

	<b>Breese Pitt Dixon Pty Ltd</b> 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au
	CHECKED DS      DATE: 31/08/15

LICENSED SURVEYOR: SIMON P COX  SIGNATURE: . . . . . DIGITALLY SIGNED . . . . .  REF: 8974/1	VERSION: 14
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DATE    /    /    .  COUNCIL DELEGATE SIGNATURE
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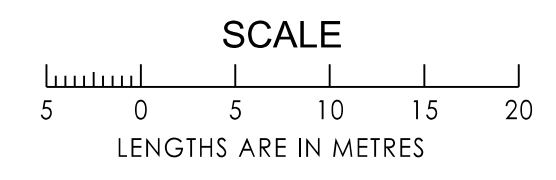




**S2**  
SEE SHEET 2

**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

**ORIGINAL**  
SHEET SCALE  
SIZE A3 1:400



LICENSED SURVEYOR: SIMON P COX  
SIGNATURE: .....DIGITALLY SIGNED.....  
REF: 8974/1  
VERSION: 14

.....  
DATE / /  
COUNCIL DELEGATE SIGNATURE

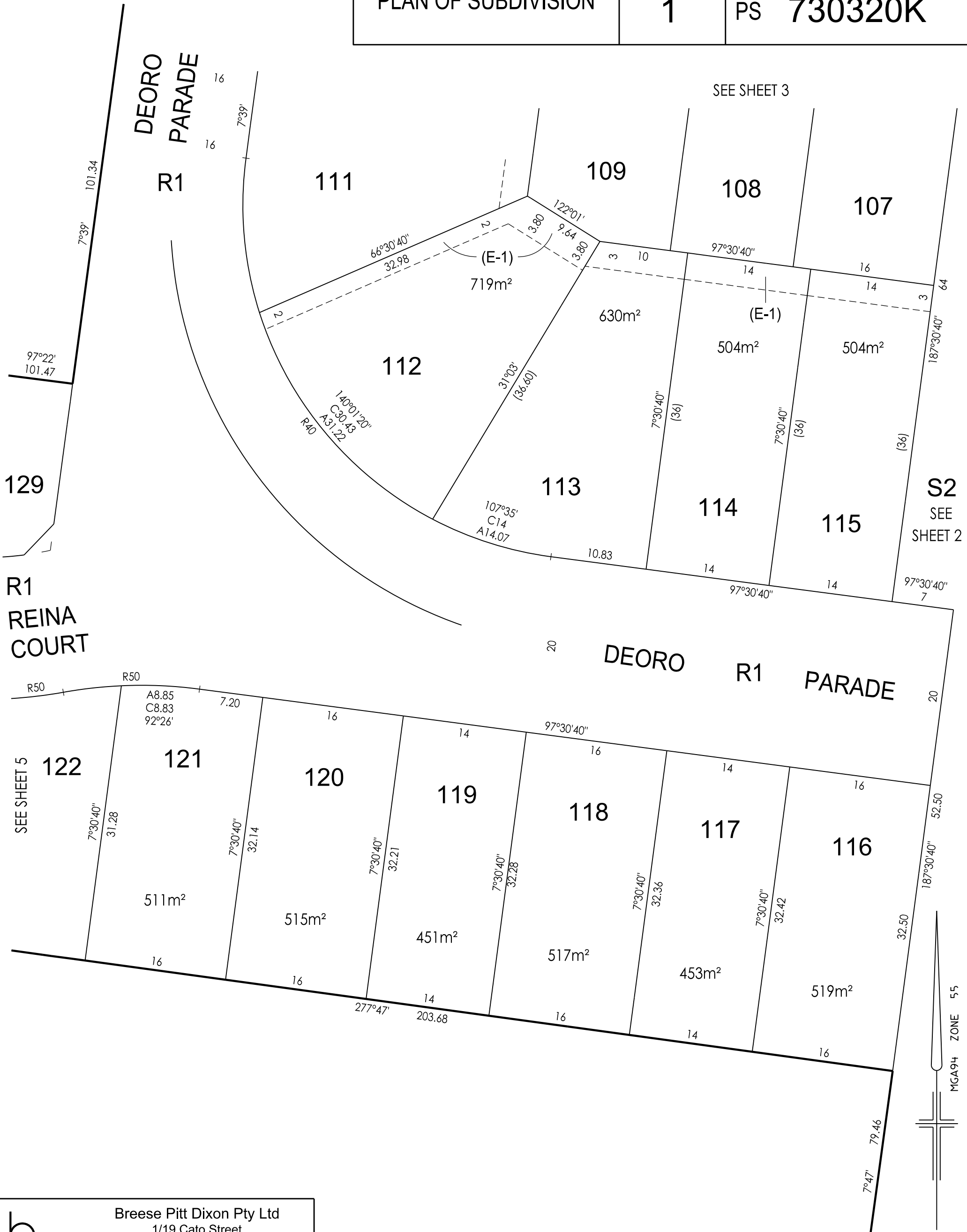
PLAN OF SUBDIVISION

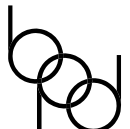
STAGE No.

1

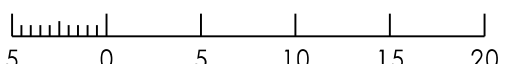
PLAN NUMBER

PS 730320K



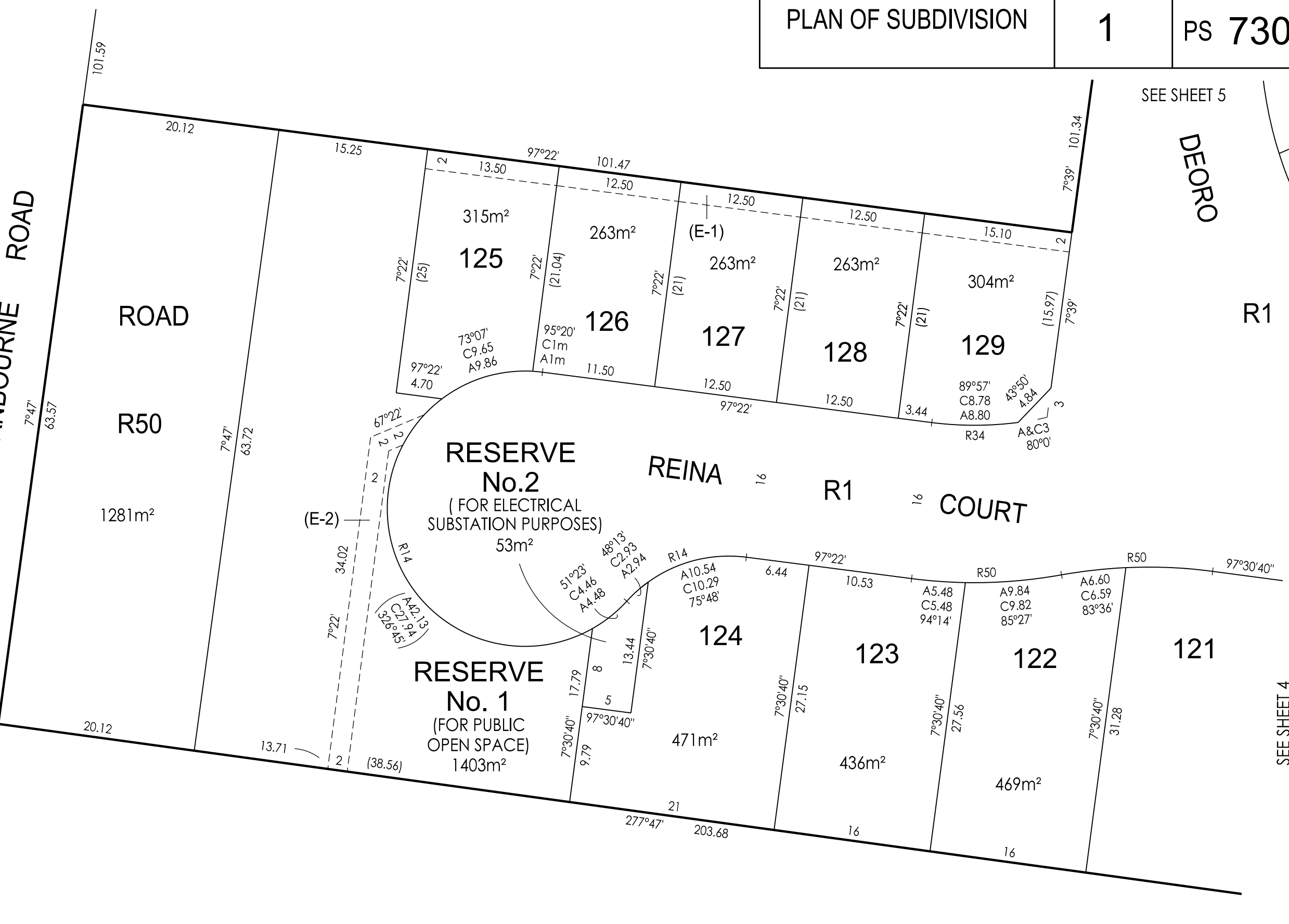
 Breese Pitt Dixon Pty Ltd  
 1/19 Cato Street  
 Hawthorn East Vic 3123  
 Ph: 8823 2300 Fax: 8823 2310  
 www.bpd.com.au info@bpd.com.au

SHEET 4  
 DATE / /  
 COUNCIL DELEGATE SIGNATURE

ORIGINAL SCALE  
 SHEET SIZE A3 SCALE 1:400  
  
 LENGTHS ARE IN METRES

LICENSED SURVEYOR: SIMON P COX  
 SIGNATURE: ..... DIGITALLY SIGNED .....  
 REF: 8974/1 VERSION: 14

BERWICK - CRANBOURNE ROAD



SEE SHEET 5

111

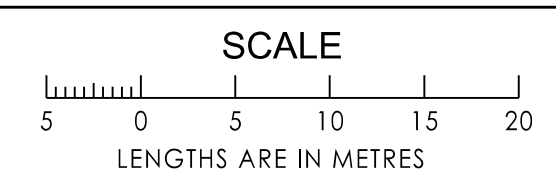
112

R1

SEE SHEET 4

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 Hawthorn East Vic 3123  
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 www.bpd.com.au info@bpd.com.au

**ORIGINAL**  
 SHEET SIZE **A3**  
 SCALE **1:400**



LICENSED SURVEYOR: SIMON P COX  
 SIGNATURE: .....DIGITALLY SIGNED.....  
 REF: 8974/1  
 VERSION: 14

SHEET 5

DATE / /

COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION

STAGE No.

1

PLAN NUMBER

PS 730320K

**SUBDIVISION ACT 1988**  
**CREATION OF RESTRICTION**

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

Land to benefit: Lots 101 to 129 (both inclusive).

Land to be burdened: Lots 101 to 129 (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;

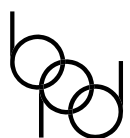
(i) Build or cause to be built or allow to be built or allow to remain more than one private dwelling (which expression shall include a house, apartment, unit or flat);

(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 PO Box 356 Mont Albert Vic 3127 (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;



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[www.bpd.com.au](http://www.bpd.com.au) [info@bpd.com.au](mailto:info@bpd.com.au)

CONTINUED  
SEE SHEET 7

SHEET 6

ORIGINAL

SCALE

LICENSED SURVEYOR: SIMON P COX

SIGNATURE: . . . . . DIGITALLY SIGNED . . .

REF: 8974/1

VERSION: 14

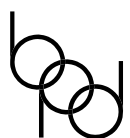
DATE / / .

COUNCIL DELEGATE SIGNATURE

SHEET SIZE  
A3

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 125 to 129 (both inclusive) where the garage must not be setback between 3.0 metres and 5.0 metres from the 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

ORIGINAL  
 SHEET SIZE  
 A3

SCALE

LICENSED SURVEYOR: SIMON P COX

SIGNATURE: . . . . . DIGITALLY SIGNED . . .

REF: 8974/1

VERSION: 14

DATE / / .  
 COUNCIL DELEGATE SIGNATURE

**OWNERS CORPORATION SCHEDULE**

STAGE No.

**1**

PLAN NUMBER

PS **730320K**

**OWNERS CORPORATION No:1**

**PLAN No: PS 730320K**

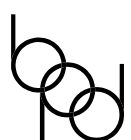
**LAND AFFECTED BY OWNERS CORPORATION No:1** LOTS 101 TO 129 (BOTH INCLUSIVE), S2, S3 AND COMMON PROPERTY No.1

**LIMITATIONS OF OWNERS CORPORATION No:1** UNLIMITED

**NOTATIONS**  
NIL

**LOT ENTITLEMENT AND LIABILITY**

LOT	ENTITLEMENT	LIABILITY	LOT	ENTITLEMENT	LIABILITY	LOT	ENTITLEMENT	LIABILITY
101	10	10						
102	10	10						
103	10	10						
104	10	10						
105	10	10						
106	10	10						
107	10	10						
108	10	10						
109	10	10						
110	10	10						
111	10	10						
112	10	10						
113	10	10						
114	10	10						
115	10	10						
116	10	10						
117	10	10						
118	10	10						
119	10	10						
120	10	10						
121	10	10						
122	10	10						
123	10	10						
124	10	10						
125	10	10						
126	10	10						
127	10	10						
128	10	10						
129	10	10						
S2	370	1						
S3	1980	1						
<b>TOTAL</b>	2640	292						



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VERSION: 14

SHEET 8

DATE / /

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3