

	PLAN OF SUBDIVISION	STAGE No. 2	LRS USE ONLY EDITION	PLAN NUMBER PS 730320K
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LOCATION OF LAND	
PARISH:	CRANBOURNE
TOWNSHIP:	-----
SECTION:	-----
CROWN ALLOTMENT:	-----
CROWN PORTION:	41 (PART)
TITLE REFERENCES:	VOL FOL
LAST PLAN REFERENCE:	LOT S2 PS730320K (STAGE 1)
POSTAL ADDRESS: (at time of subdivision)	DEORO PARADE CLYDE NORTH, 3978
MGA CO-ORDINATES: (of approx. centre of plan)	E: 353790 ZONE: 55 N: 5780780 DATUM: GDA94

COUNCIL CERTIFICATION AND ENDORSEMENT	
COUNCIL NAME: CASEY CITY COUNCIL	REF:
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.	
PUBLIC OPEN SPACE	
(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 / / .	

VESTING OF ROADS OR RESERVES	
IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R2 RESERVE No. 5	CASEY CITY COUNCIL CASEY CITY COUNCIL

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:

TOTAL ROAD R2 AREA IS 7964m²

SURVEY: THIS PLAN IS BASED ON SURVEY VIDE AP131468N
LOTS 1 TO 200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN

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

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). PM 12, 96 & 103 IN PROCLAIMED SURVEY AREA No. 71

THIS IS A SPEAR PLAN

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	PS730320K	CASEY CITY COUNCIL
(E-1)	SEWERAGE	SEE PLAN	PS730320K	SOUTH EAST WATER CORPORATION
(E-5)	DRAINAGE	SEE PLAN	PS730320K	CASEY CITY COUNCIL
(E-6)	PARTY WALL	0.12	PS730320K	RELEVANT ABUTTING LOT ON THIS PLAN

NOTATIONS

ESTATE: DELARAY
STAGE: 2 **No. OF LOTS:** 37
AREA: 2.252 ha **MEL:** 135:A:5

LRS USE ONLY

STATEMENT OF COMPLIANCE/
EXEMPTION STATEMENT

RECEIVED

DATE / /

LRS USE ONLY

PLAN REGISTERED

TIME

DATE / /

ASSISTANT REGISTRAR OF TITLES

SHEET 1 OF 7 SHEETS
ORIGINAL SHEET SIZE A3

 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	LICENSED SURVEYOR: SIMON P COX
	SIGNATURE: DIGITALLY SIGNED
CHECKED DS	DATE: 25/05/16

REF: 8974/2	VERSION: 13
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DATE / /

COUNCIL DELEGATE SIGNATURE

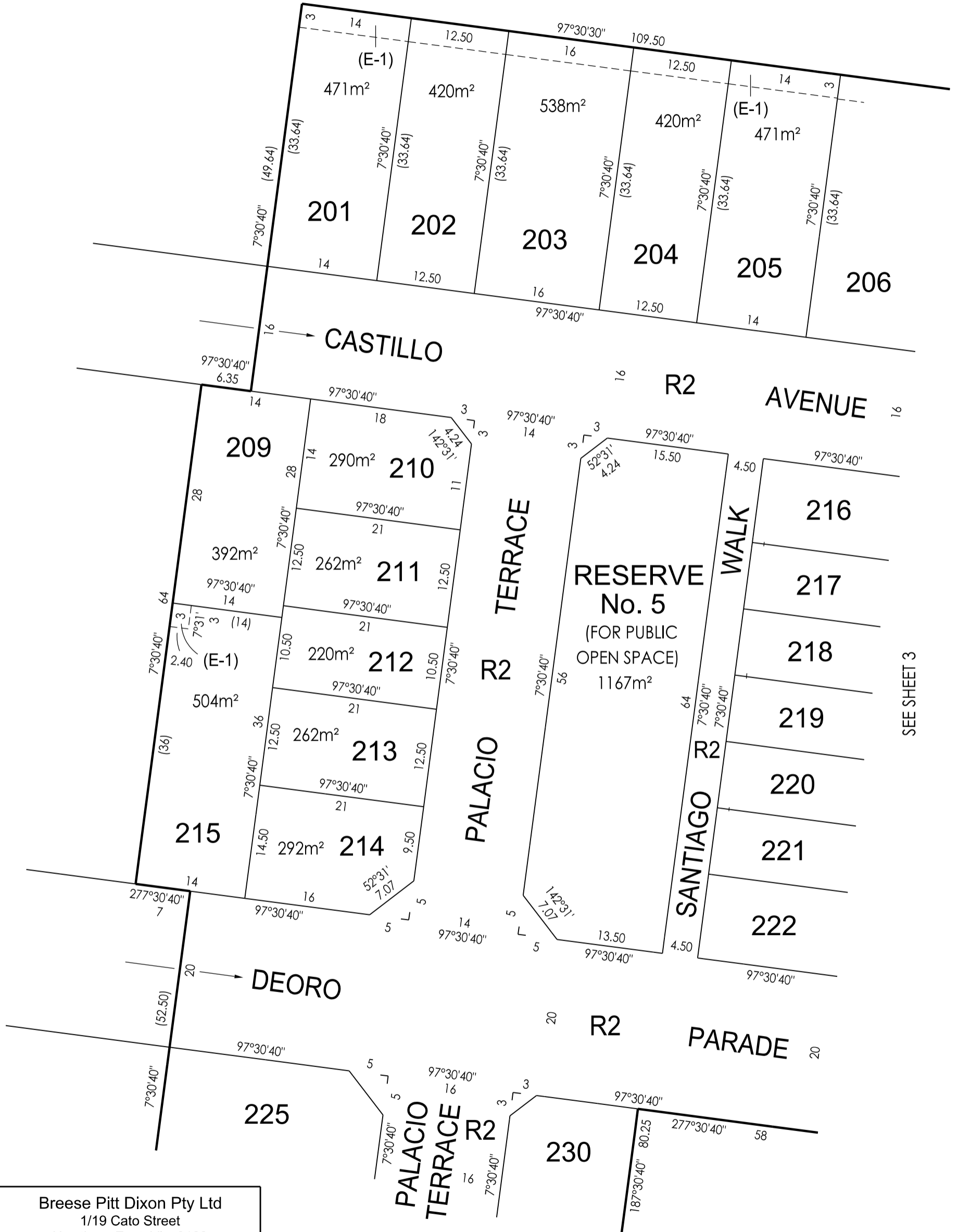
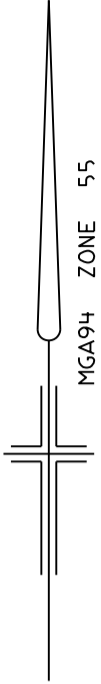
PLAN OF SUBDIVISION

STAGE No.

2

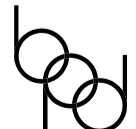
PLAN NUMBER

PS 730320K



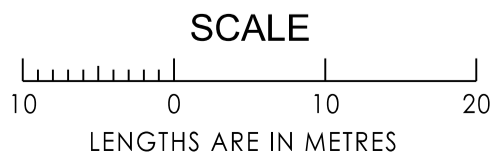
SEE SHEET 3

SEE SHEET 4



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SHEET 2

DATE / /

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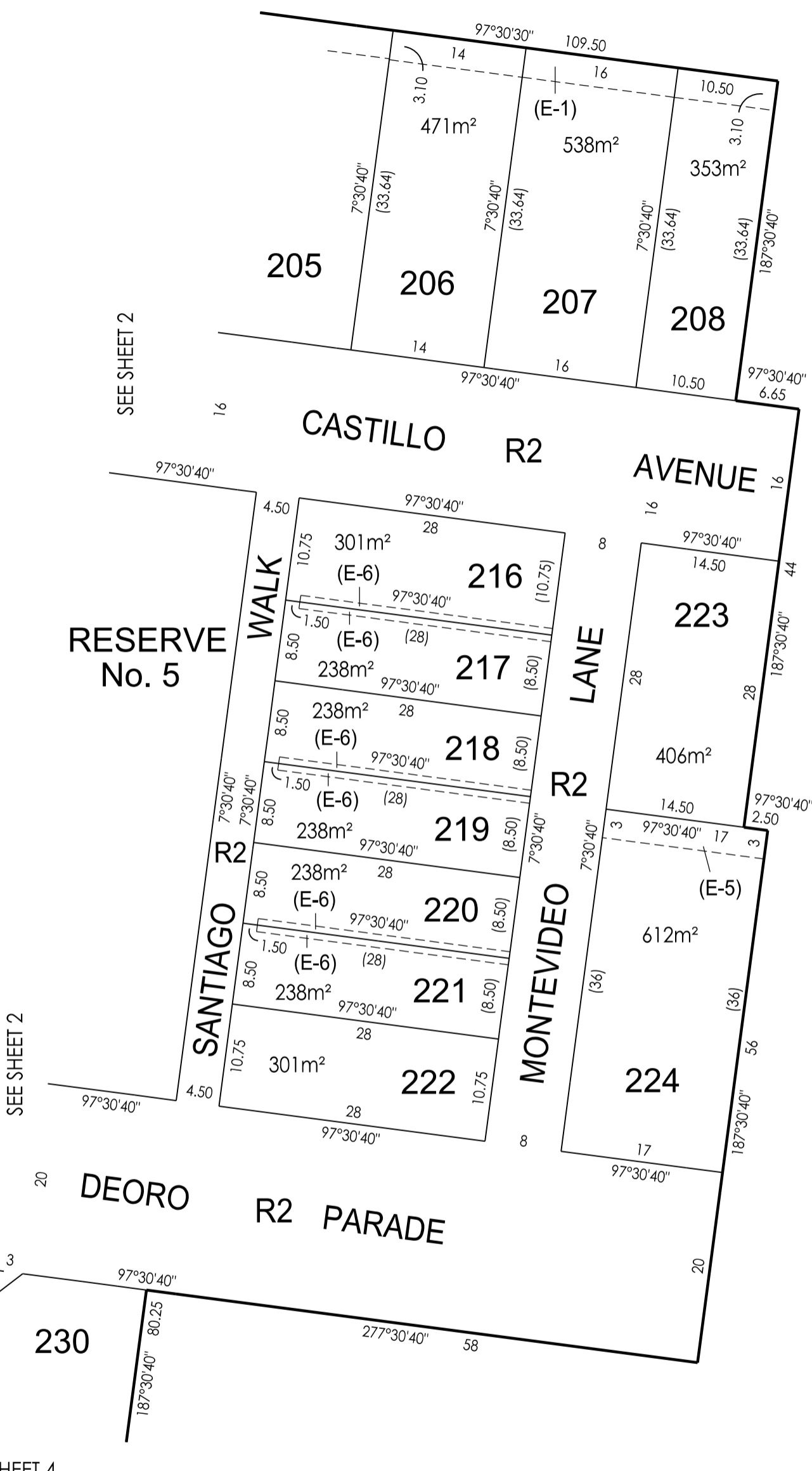
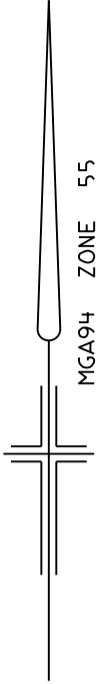
PLAN OF SUBDIVISION

STAGE No.

2

PLAN NUMBER

PS 730320K



RESERVE No. 5

NOTE: EASEMENT (E-6) ON THIS PLAN IS PARALLEL AND PERPENDICULAR TO RELEVANT TITLE BOUNDARIES AND HAS BEEN EXAGGERATED FOR CLARITY PURPOSES



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SHEET 3

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VERSION: 13

SHEET SIZE
A3

SCALE
1:500



DATE / /
 COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION

STAGE No.

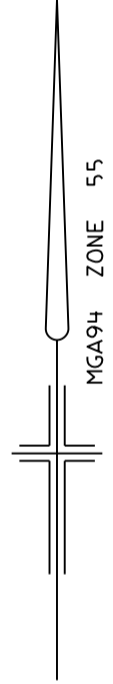
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PLAN NUMBER

PS 730320K

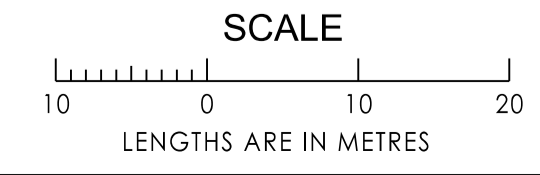


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SHEET 4

DATE / /

COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION

STAGE No.

2

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 201 to 237 (both inclusive).

Land to be burdened: Lots 201 to 237 (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;

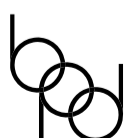
(i) Build or cause to be built or allow to be built or allow to remain more than one private dwelling (which expression shall include a house, apartment, unit or flat);

(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) 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;



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CONTINUED
SEE SHEET 6

SHEET 5

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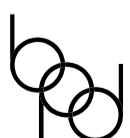
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CREATION OF RESTRICTION (CONTINUED)

- (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 216 to 222 (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 210 to 214 (both inclusive) & lots 230 to 233 (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 6

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OWNERS CORPORATION SCHEDULE

STAGE No.

2

PLAN NUMBER

PS **730320K**

OWNERS CORPORATION No:1

PLAN No: PS 730320K

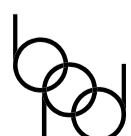
LAND AFFECTED BY OWNERS CORPORATION No:1 LOTS 101 TO 129 (BOTH INCLUSIVE) (STAGE 1), LOTS 201 TO 237 (BI), S3, S201 AND COMMON PROPERTY No.1.

LIMITATIONS OF OWNERS CORPORATION No:1 UNLIMITED

NOTATIONS
NIL

LOT ENTITLEMENT AND LIABILITY

LOT	ENTITLEMENT	LIABILITY	LOT	ENTITLEMENT	LIABILITY	LOT	ENTITLEMENT	LIABILITY
101 TO 129 (BI) (STAGE 1)	290	290						
S3 (STAGE 1)	1980	1						
201	10	10						
202	10	10						
203	10	10						
204	10	10						
205	10	10						
206	10	10						
207	10	10						
208	10	10						
209	10	10						
210	10	10						
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223	10	10						
224	10	10						
225	10	10						
226	10	10						
227	10	10						
228	10	10						
229	10	10						
230	10	10						
231	10	10						
232	10	10						
233	10	10						
234	10	10						
235	10	10						
236	10	10						
237	10	10						
TOTAL	2640	661						



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SHEET 7

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