


	<b>PLAN OF SUBDIVISION</b>	<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 730320K/S7</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 FOL  <b>LAST PLAN REFERENCE:</b> LOT S7 ON PS730320K/S6  <b>POSTAL ADDRESS: (at time of subdivision)</b> CASTILLO AVENUE CLYDE NORTH 3978  <b>MGA 94 CO-ORDINATES: (of approx. centre of plan)</b> E: 354000 ZONE: 55 N: 5780830 DATUM: GDA94	<b>COUNCIL NAME:</b> CASEY CITY COUNCIL
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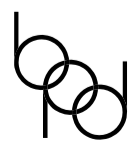
<b>VESTING OF ROADS OR RESERVES</b>		<b>NOTATIONS</b>
<b>IDENTIFIER</b>	<b>COUNCIL/BODY/PERSON</b>	<b>THIS IS A SPEAR PLAN</b>  TANGENT POINTS ARE SHOWN THUS:   <b>TOTAL ROAD AREA IS 5514m²</b>  NONE OF THE EASEMENTS AND RIGHTS MENTIONED IN SUB-SECTION (2) OF SECTION 12 OF THE SUBDIVISION ACT 1988 ARE IMPLIED OVER ANY OF THE LAND IN THIS PLAN.  LOTS 1 TO 700 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
ROAD R7	CASEY CITY COUNCIL	
<b>NOTATIONS</b>		
DEPTH LIMITATION DOES NOT APPLY		
<b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY VIDE AP131468N  THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). 12, 96 & 103  IN PROCLAIMED SURVEY AREA No. 71  <b>STAGING</b> 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      **STAGE:** 7      **AREA:** 2.215 ha      **No. OF LOTS:** 42      **MELWAY:** 135:A:5

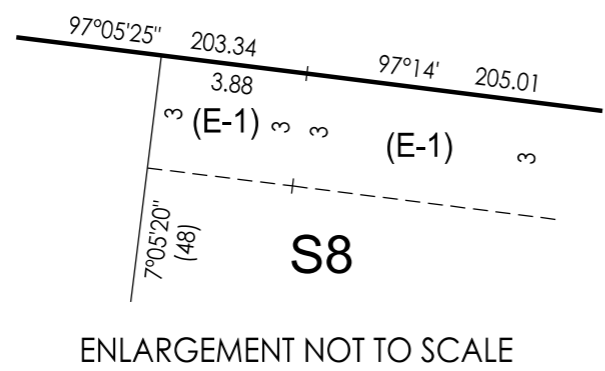
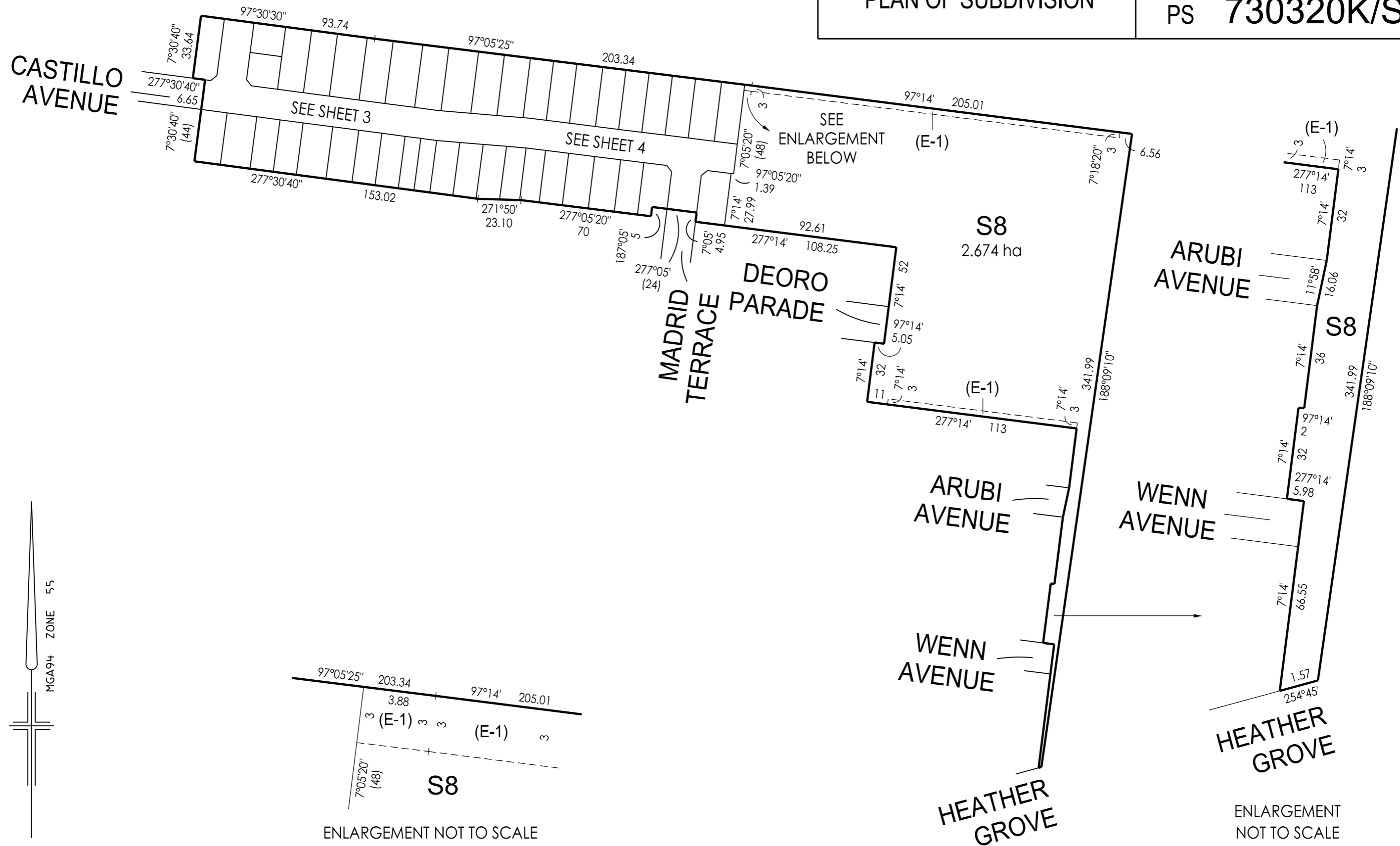
**EASEMENT INFORMATION**

<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-5)	DRAINAGE	SEE PLAN	PS730320K	CASEY CITY COUNCIL

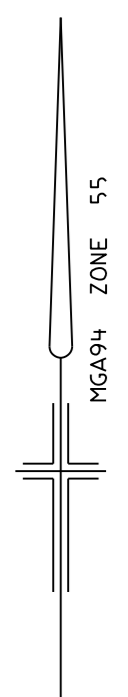
 <b>Breese Pitt Dixon Pty Ltd</b> 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au	REF: 8974/7	VERSION: 3	ORIGINAL SHEET SIZE A3	SHEET 1 OF 7 SHEETS
	LICENSED SURVEYOR: SIMON P COX			
CHECKED AT	DATE: 10/11/16			

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 730320K/S7

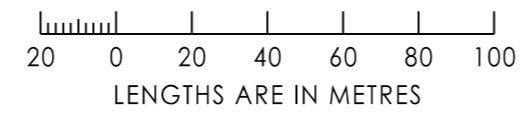


ENLARGEMENT NOT TO SCALE



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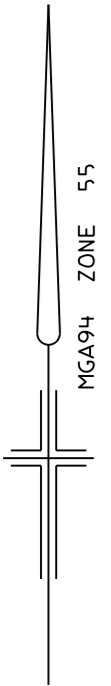
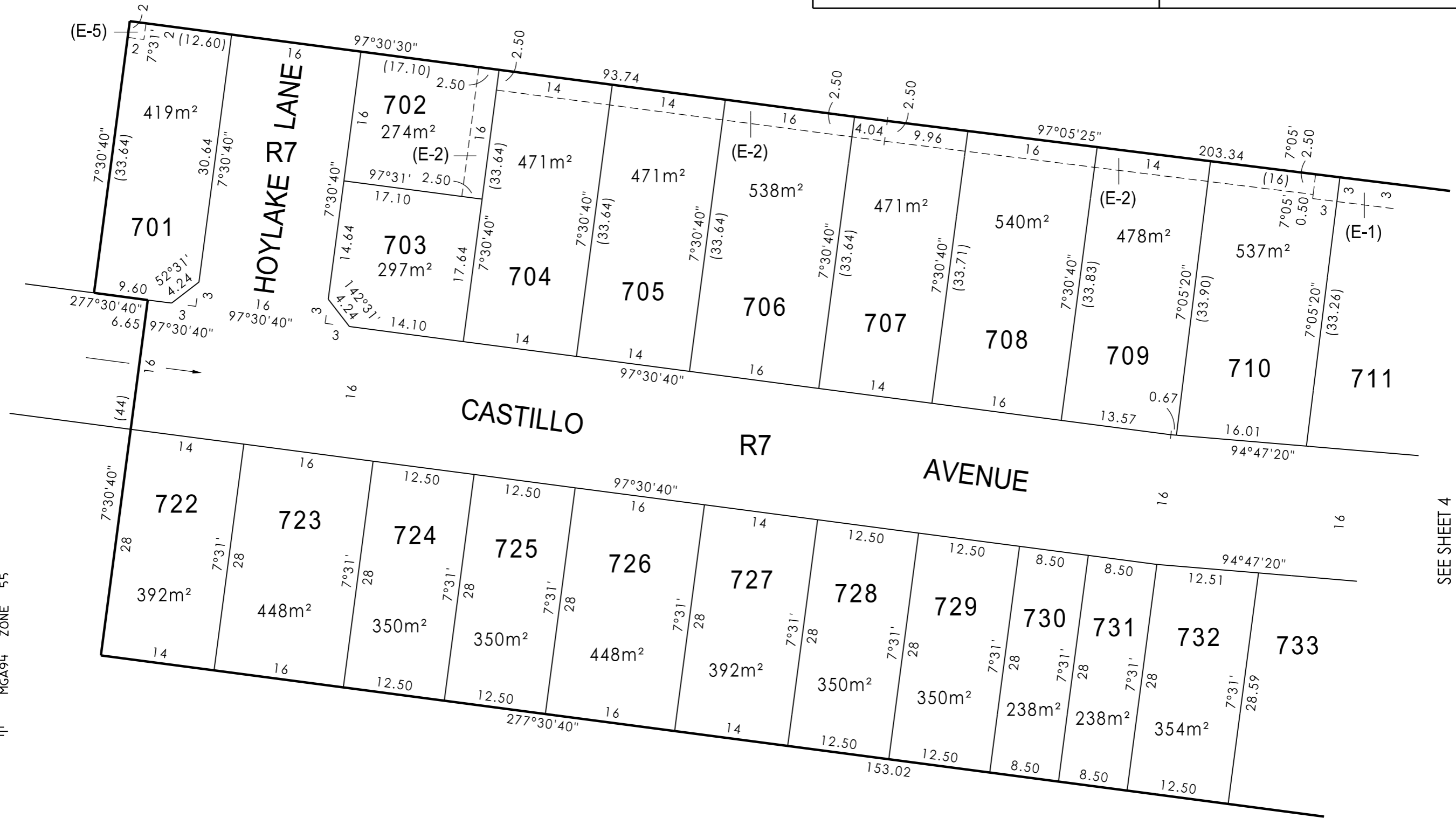


REF: 8974/7 VERSION: 3  
LICENSED SURVEYOR: SIMON P COX

ORIGINAL SHEET SIZE A3 SHEET 2

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 730320K/S7

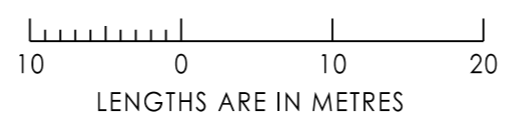


SEE SHEET 4



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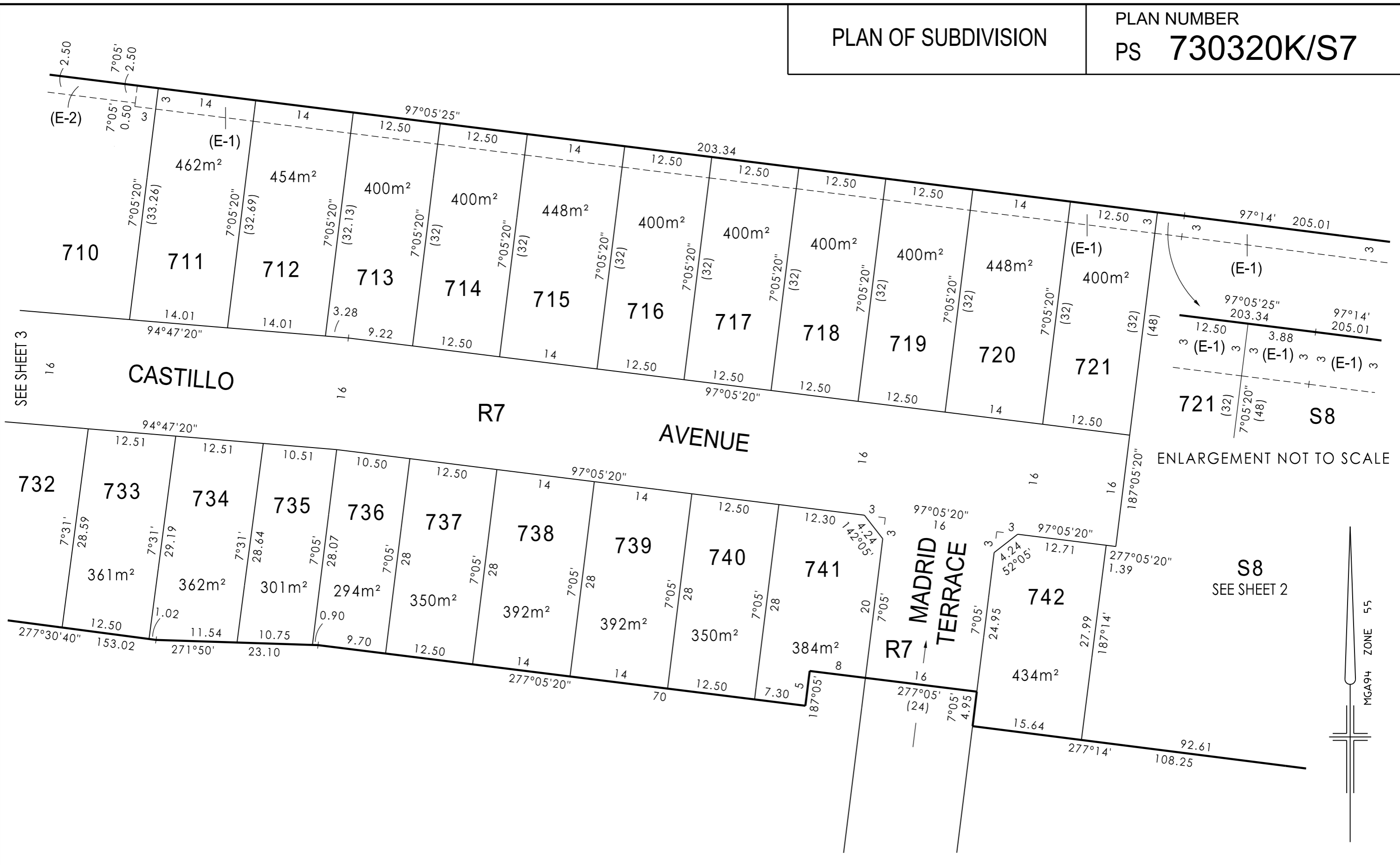
REF: 8974/7 VERSION: 3  
LICENSED SURVEYOR: SIMON P COX

ORIGINAL SHEET SIZE A3

SHEET 3

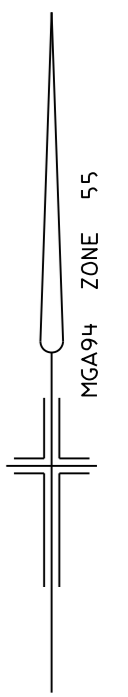
PLAN OF SUBDIVISION

PLAN NUMBER  
PS 730320K/S7



ENLARGEMENT NOT TO SCALE

S8  
SEE SHEET 2



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1:500



REF: 8974/7      VERSION: 3  
LICENSED SURVEYOR: SIMON P COX

ORIGINAL SHEET SIZE A3      SHEET 4

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

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

Land to benefit: Lots 701 to 742 (both inclusive).

Land to be burdened: Lots 701 to 742 (both inclusive).

For the purpose of description:

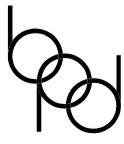
- (i) Primary frontage means
  - (A) In the case of a lot where only one boundary of that lot abuts a road, the boundary that abuts the road.
  - (B) In the case of a corner lot where two boundaries of a lot abut a road, the boundary with the greater offset on the building envelopes within the Delaray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

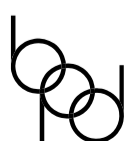
- (i) Build or cause to be built or allow to be built or allow to remain more than one private dwelling (which expression shall include a house, apartment, unit or flat);
- (ii) Build or cause to be built or allow to be built or allow to remain a dwelling or any other improvements, or carry out cause 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;

CONTINUED  
SEE SHEET 6

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		LICENSED SURVEYOR: SIMON P COX		REF: 8974/7

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 702 and 703 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

REF: 8974/7

VERSION: 3

LICENSED SURVEYOR: SIMON P COX

# OWNERS CORPORATION SCHEDULE

# PS730320K/S7

Owners Corporation No. 1 Plan No. PS730320K/S7

Land affected by Owners Corporation: Lots: All of the lots in the table below  
Common Property No.: No. 1

Limitations of Owners Corporation: Unlimited

**Notations**

(BI) DENOTES - (BOTH INCLUSIVE)

**Lot Entitlement and Lot Liability**

**Total 12760 3191**

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
101 TO 129 (B1) (STAGE 1)	290	290	727	10	10						
			728	10	10						
			729	10	10						
			730	10	10						
201 TO 237 (B1) (STAGE 2)	370	370	731	10	10						
			732	10	10						
			733	10	10						
			734	10	10						
301 TO 359 (BI) (STAGE 3)	590	590	735	10	10						
			736	10	10						
			737	10	10						
			738	10	10						
401 TO 445 (B1) (STAGE 4)	450	450	739	10	10						
			740	10	10						
			741	10	10						
			742	10	10						
501 TO 553 (BI) (STAGE 5)	530	530	S8	9570	1						
601 TO 654 (BI) (STAGE 6)	540	540									
701	10	10									
702	10	10									
703	10	10									
704	10	10									
705	10	10									
706	10	10									
707	10	10									
708	10	10									
709	10	10									
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720	10	10									
721	10	10									
722	10	10									
723	10	10									
724	10	10									
725	10	10									
726	10	10									



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