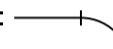


	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 730320K/S8
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LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: ----- SECTION: ----- CROWN ALLOTMENT: ----- CROWN PORTION: 41 (PART) TITLE REFERENCES: VOL FOL LAST PLAN REFERENCE: LOT S8 ON PS730320K/S7 POSTAL ADDRESS: (at time of subdivision) CASTILLO AVENUE CLYDE NORTH 3978 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 354250 ZONE: 55 N: 5780760 DATUM: GDA94	Council Name: Casey City Council Council Reference Number: SubA00023/16 Planning Permit Reference: PlnA00753/14 SPEAR Reference Number: S080408S Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 24/11/2016 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 at Certification Digitally signed by: Michele Annette Scarlett for Casey City Council on 20/04/2017
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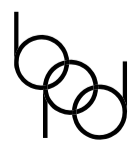
VESTING OF ROADS OR RESERVES	NOTATIONS				
<table border="1"> <tr> <th style="width: 50%;">IDENTIFIER</th> <th style="width: 50%;">COUNCIL/BODY/PERSON</th> </tr> <tr> <td>ROAD R8</td> <td>CASEY CITY COUNCIL</td> </tr> </table>	IDENTIFIER	COUNCIL/BODY/PERSON	ROAD R8	CASEY CITY COUNCIL	THIS IS A SPEAR PLAN TANGENT POINTS ARE SHOWN THUS:  TOTAL ROAD AREA IS 5457m² 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 800 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.
IDENTIFIER	COUNCIL/BODY/PERSON				
ROAD R8	CASEY CITY COUNCIL				
NOTATIONS					
DEPTH LIMITATION DOES NOT APPLY					
SURVEY: 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 STAGING THIS IS A STAGED SUBDIVISION PLANNING PERMIT No. PLNA00753/14.					

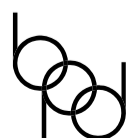
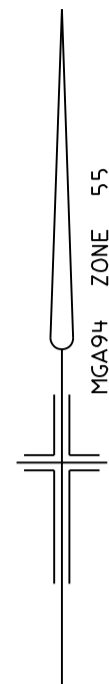
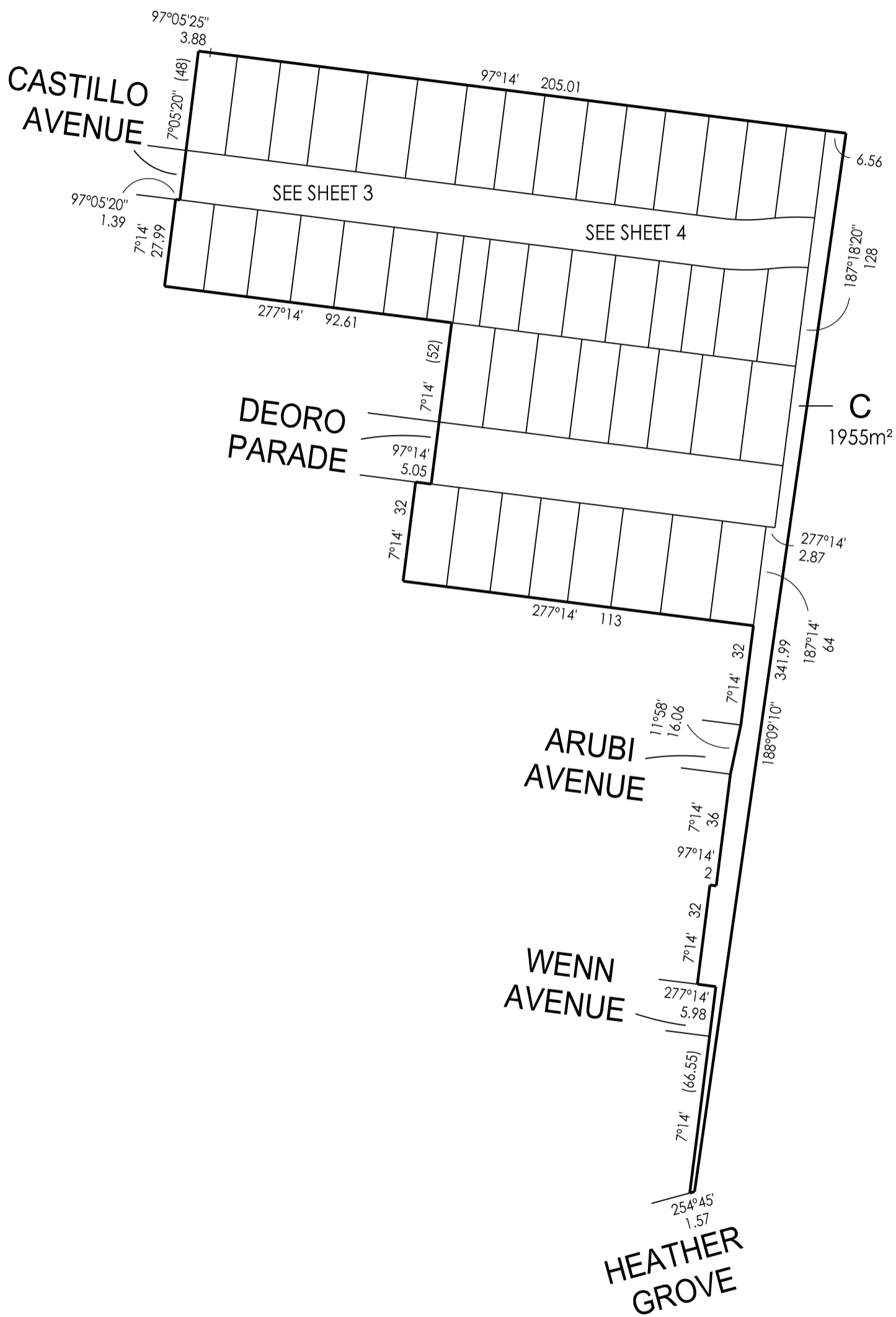
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS.
FOR DETAILS OF OWNERS CORPORATION(S) INCLUDING; PURPOSE, RESPONSIBILITY AND ENTITLEMENT AND LIABILITY
SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION RULES AND OWNERS CORPORATION ADDITIONAL INFORMATION

ESTATE: DELARAY 8	AREA: 2.479 ha	No. OF LOTS: 47	MELWAY: 135:B:5
--------------------------	-----------------------	------------------------	------------------------

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-2)	SEWERAGE	SEE PLAN	PS730320K	SOUTH EAST WATER CORPORATION

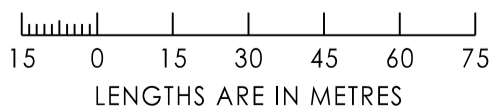
 <p style="text-align: center;">Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au</p>	REF: 8974/8	VERSION: 6	ORIGINAL SHEET SIZE A3	SHEET 1 OF 7 SHEETS
	Digitally signed by: Simon Patrick Cox (Breese Pitt Dixon Pty Ltd), Surveyor's Plan Version (6), 20/04/2017			
CHECKED AT	DATE: 19/04/17			



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SHEET 2

REF: 8974/8

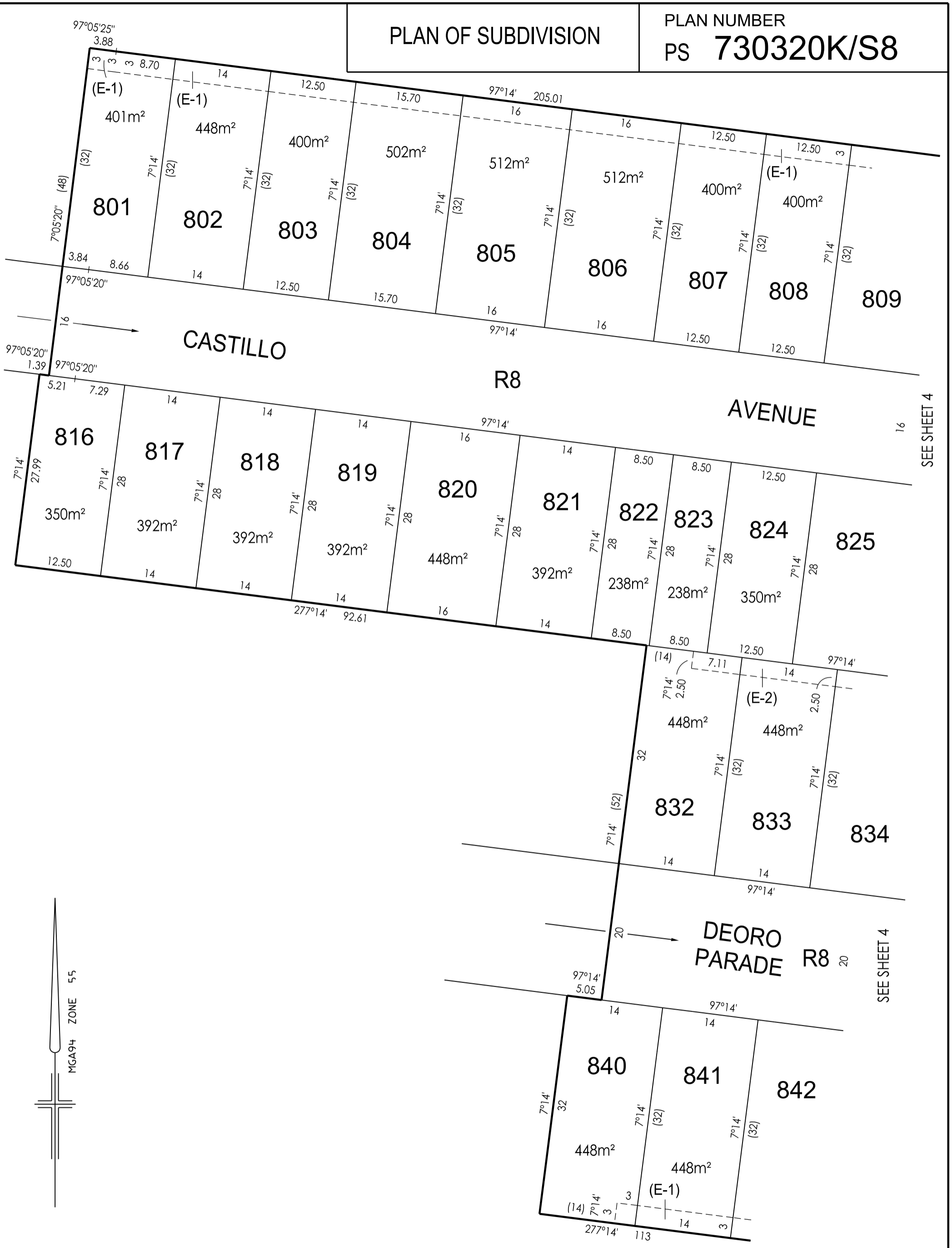
VERSION: 6

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20/04/2017

Digitally signed by:
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20/04/2017,
SPEAR Ref: S080408S

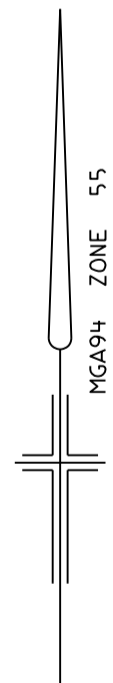
PLAN OF SUBDIVISION

PLAN NUMBER
PS 730320K/S8

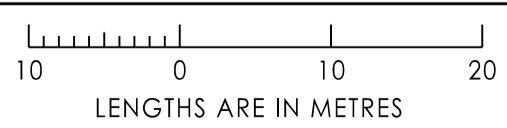


SEE SHEET 4

SEE SHEET 4



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REF: 8974/8
SHEET 3
VERSION: 6



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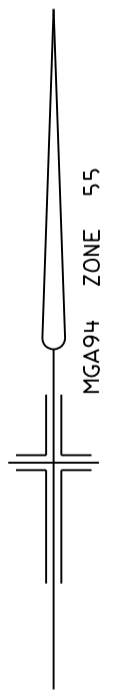
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PLAN OF SUBDIVISION

PLAN NUMBER
PS 730320K/S8



C
SEE SHEET 2



SEE SHEET 3

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DEORO

R8

PARADE

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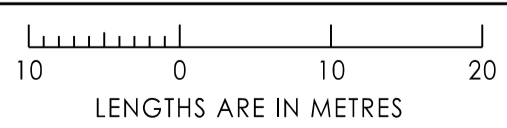
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847

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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 801 to 847 (both inclusive).

Land to be burdened: Lots 801 to 847 (both inclusive).

For the purpose of description:

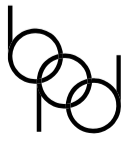
- (i) Primary frontage means
 - (A) In the case of a lot where only one boundary of that lot abuts a road, the boundary that abuts the road.
 - (B) In the case of a corner lot where two boundaries of a lot abut a road, the boundary with the greater offset on the building envelopes within the Delaray 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 6

 <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 5	
				REF: 8974/8	VERSION: 6
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CREATION OF RESTRICTION (CONTINUED)

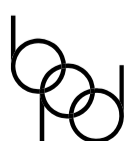
- (iii) Build or cause to be built or allow to be built or allow to remain a dwelling with a floor area of less than:
 - (A) 150 square metres in the case of a lot having an area of 500 square metres or greater; or
 - (B) 110 square metres in the case of a lot having an area of less than 500 square metres, 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,

- (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

PS730320K/S8

Owners Corporation No. 1 Plan No. PS730320K/S8

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

Lot Entitlement and Lot Liability									Total	3660	3660
Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
101 TO 129 (BI) (STAGE 1)	290	290	823	10	10						
			824	10	10						
			825	10	10						
			826	10	10						
201 TO 237 (BI) (STAGE 2)	370	370	827	10	10						
			828	10	10						
			829	10	10						
			830	10	10						
301 TO 359 (BI) (STAGE 3)	590	590	831	10	10						
			832	10	10						
			833	10	10						
			834	10	10						
401 TO 445 (BI) (STAGE 4)	450	450	835	10	10						
			836	10	10						
			837	10	10						
			838	10	10						
501 TO 553 (BI) (STAGE 5)	530	530	839	10	10						
			840	10	10						
			841	10	10						
			842	10	10						
601 TO 654 (BI) (STAGE 6)	540	540	843	10	10						
			844	10	10						
			845	10	10						
			846	10	10						
701 TO 742 (BI) (STAGE 7)	420	420	847	10	10						
801	10	10									
802	10	10									
803	10	10									
804	10	10									
805	10	10									
806	10	10									
807	10	10									
808	10	10									
809	10	10									
810	10	10									
811	10	10									
812	10	10									
813	10	10									
814	10	10									
815	10	10									
816	10	10									
817	10	10									
818	10	10									
819	10	10									
820	10	10									
821	10	10									
822	10	10									



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