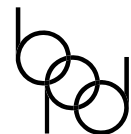
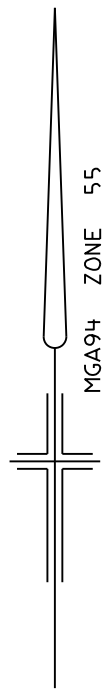


	PLAN OF SUBDIVISION		LRS USE ONLY EDITION		PLAN NUMBER PS 746841Q/S121			
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: ----- SECTION: ----- CROWN ALLOTMENT: ----- CROWN PORTION: 50 (PART) TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT S13 PS746841Q/S2 POSTAL ADDRESS: (at time of subdivision) SALAMANCA DRIVE CLYDE NORTH 3978 MGA 94 CO-ORDINATES: E: 354 540 ZONE: 55 (of approx. centre of plan) N: 5 780 760 DATUM: GDA94			Council Name: Casey City Council Council Reference Number: SubA00496/18 Planning Permit Reference: PLNA00753/14 SPEAR Reference Number: S134111B Certification This plan is certified under section 6 of the Subdivision Act 1988 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 Scarlett for Casey City Council on 09/04/2020					
			VESTING OF ROADS OR RESERVES			NOTATIONS		
			IDENTIFIER		COUNCIL/BODY/PERSON		THIS IS A SPEAR PLAN TANGENT POINTS ARE SHOWN THUS: ———— LOTS 1 TO 1227 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. TOTAL ROAD AREA IS 4200m² 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. FURTHER PURPOSE OF PLAN: TO REMOVE THAT PART OF EASEMENT (E-2) SHOWN ON PS746841Q WHICH LIES WITHIN THE ROAD R121 ON THIS PLAN GROUNDS FOR REMOVAL: BY AGREEMENT SEC 6 (1) (K) (iii) SUBDIVISION ACT 1998	
			ROAD R121		CASEY CITY COUNCIL			
			NOTATIONS					
			DEPTH LIMITATION 15.24m BELOW THE SURFACE APPLIES TO LAND IN THIS PLAN					
			SURVEY: 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 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 WATERS 12B		AREA: 1.967 ha		No. OF LOTS: 25		MELWAY: 135:C: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-2)	SEWERAGE	SEE PLAN	THIS PLAN	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: 8974/12B		VERSION: 1		ORIGINAL SHEET SIZE A3		
CHECKED AT		DATE: 26/11/18		Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (1), 14/12/2018, SPEAR Ref: S134111B		SHEET 1 OF 6 SHEETS		

PLAN OF SUBDIVISION

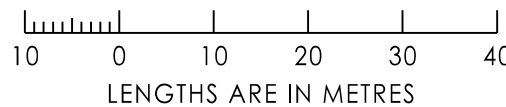
PLAN NUMBER
PS 746841Q/S121



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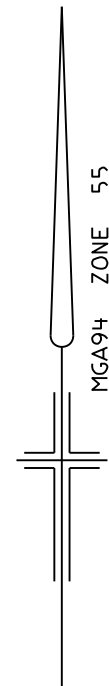
SHEET 2

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SPEAR Ref: S134111B

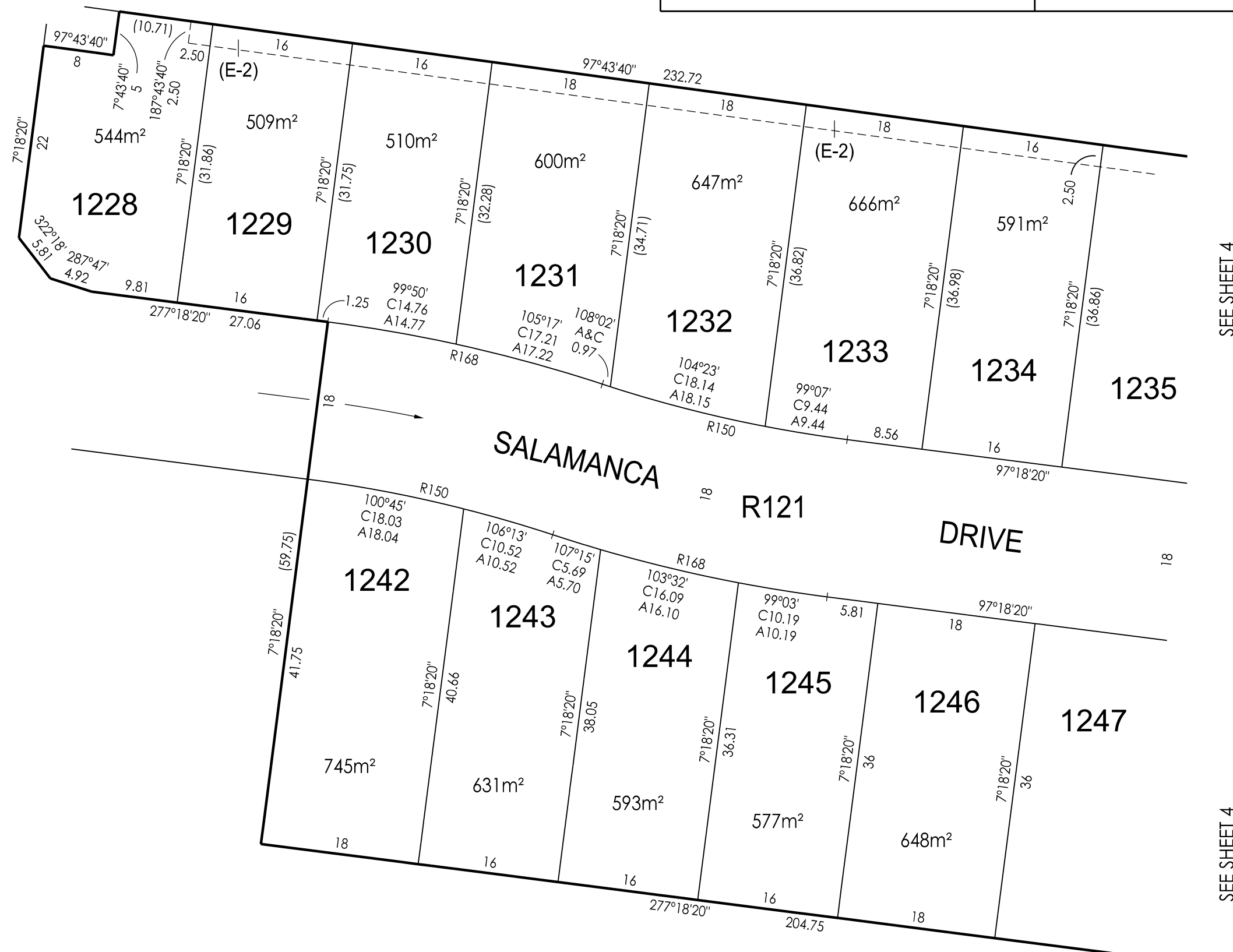
PLAN OF SUBDIVISION

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PS 746841Q/S121

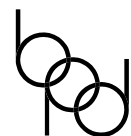


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SEE SHEET 4

SEE SHEET 4



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SCALE

1:500



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VERSION: 1

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SHEET 3

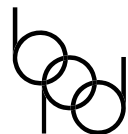
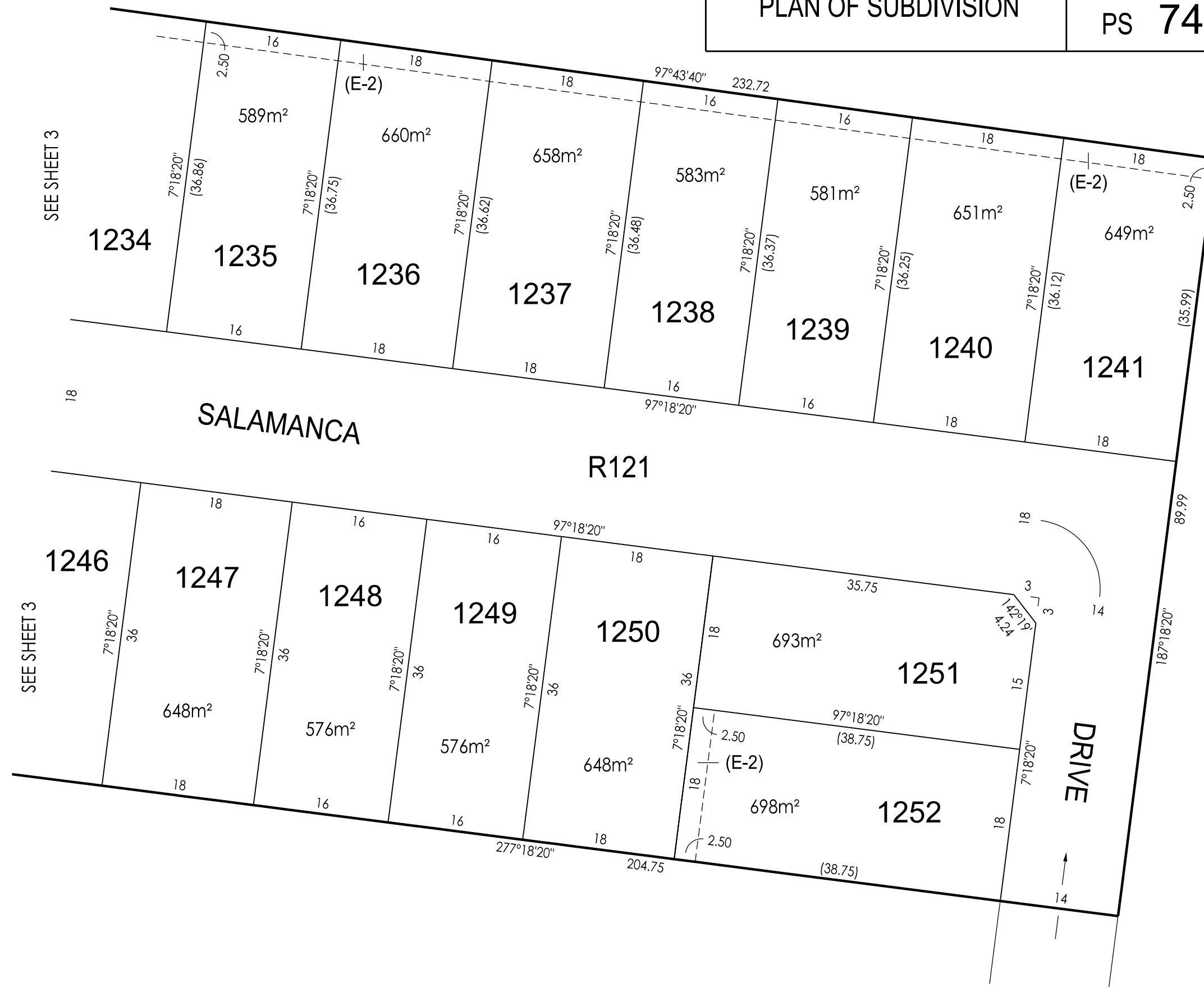
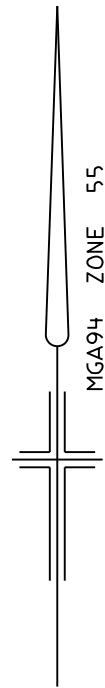
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PLAN NUMBER

PS 746841Q/S121



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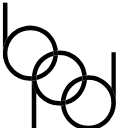
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SHEET 4

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	PLAN OF SUBDIVISION	PLAN NUMBER PS 746841Q/S121		
<div>SUBDIVISION ACT 1988</div> <div>CREATION OF RESTRICTION</div>				
Upon registration of this plan, the following restriction is to be created.				
Land to benefit: Lots 1228 to 1252 (both inclusive).				
Land to be burdened: Lots 1228 to 1252 (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 Waters 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 Waters Building Design Guidelines, a copy of which can be obtained from website at www.delaray.com.au/guidelinesdelaraywaters.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 Waters Building Design Guidelines" prior to the commencement of works;				
(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				
(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				
(B) Which is sited closer to the primary frontage than the dwelling-house or 6.5 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 5 of the Building Regulations 2018 in relation to overlooking.				
(vi) Use the said lot in any way that is not in accordance with the "Delaray Waters Building Design Guidelines."				
<div><div>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</div></div>	SCALE		ORIGINAL SHEET SIZE A3	
			REF: 8974/12B	SHEET 5
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OWNERS CORPORATION SCHEDULE							PS746841Q/S121																			
Owners Corporation No.			1				Plan No.			PS746841Q/S121																
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.																										
<table><tr><td colspan="3">Totals</td></tr><tr><td></td><td>Entitlement</td><td>Liability</td></tr><tr><td>This schedule</td><td>250</td><td>250</td></tr><tr><td>Previous stages</td><td>3090</td><td>3090</td></tr><tr><td>Overall Total</td><td>3340</td><td>3340</td></tr></table>												Totals				Entitlement	Liability	This schedule	250	250	Previous stages	3090	3090	Overall Total	3340	3340
Totals																										
	Entitlement	Liability																								
This schedule	250	250																								
Previous stages	3090	3090																								
Overall Total	3340	3340																								
Lot Entitlement and Lot Liability																										
Lot	Entitlement	Liability		Lot	Entitlement	Liability		Lot	Entitlement	Liability		Lot	Entitlement	Liability												
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1229	10	10																								
1230	10	10																								
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