


	PLAN OF SUBDIVISION	LRS USE ONLY EDITION	PLAN NUMBER PS 746841Q/S121
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LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: ----- SECTION: ----- CROWN ALLOTMENT: ----- CROWN PORTION: 50 (PART) TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT S130 ON PS746841Q/S15 POSTAL ADDRESS: (at time of subdivision) SALAMANCA DRIVE CLYDE NORTH 3978 MGA 94 CO-ORDINATES: (of approx. centre of plan) E: 354 540 ZONE: 55 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 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 09/04/2020 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied Digitally signed by: Michele Scarlett for Casey City Council on 08/09/2021
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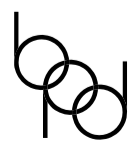
VESTING OF ROADS OR RESERVES	NOTATIONS				
<table border="1"> <tr> <th style="width: 50%;">IDENTIFIER</th> <th style="width: 50%;">COUNCIL/BODY/PERSON</th> </tr> <tr> <td>ROAD R121</td> <td>CASEY CITY COUNCIL</td> </tr> </table>	IDENTIFIER	COUNCIL/BODY/PERSON	ROAD R121	CASEY CITY COUNCIL	TANGENT POINTS 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
IDENTIFIER	COUNCIL/BODY/PERSON				
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.					

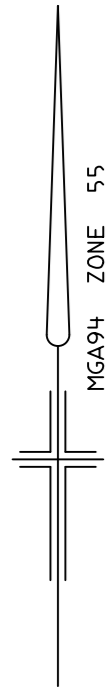
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS.
FOR DETAILS OF OWNERS CORPORATION(S) INCLUDING; PURPOSE, RESPONSIBILITY AND ENTITLEMENT AND LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION RULES AND OWNERS CORPORATION ADDITIONAL INFORMATION

ESTATE: DELARAY WATERS 12B	AREA: 1.967 ha	No. OF LOTS: 25	MELWAY: 135:C:5
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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

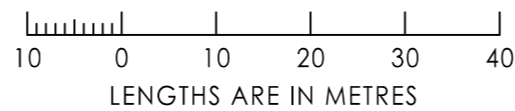
 Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au	REF: 8974/12B	VERSION: 2	ORIGINAL SHEET SIZE A3	SHEET 1 OF 5 SHEETS
	Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (2), 07/09/2021, SPEAR Ref: S134111B			
CHECKED AT	DATE: 10/08/21			



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SCALE

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REF: 8974/12B

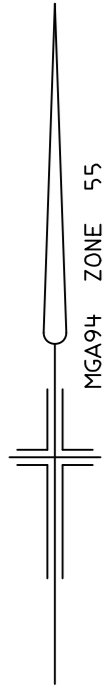
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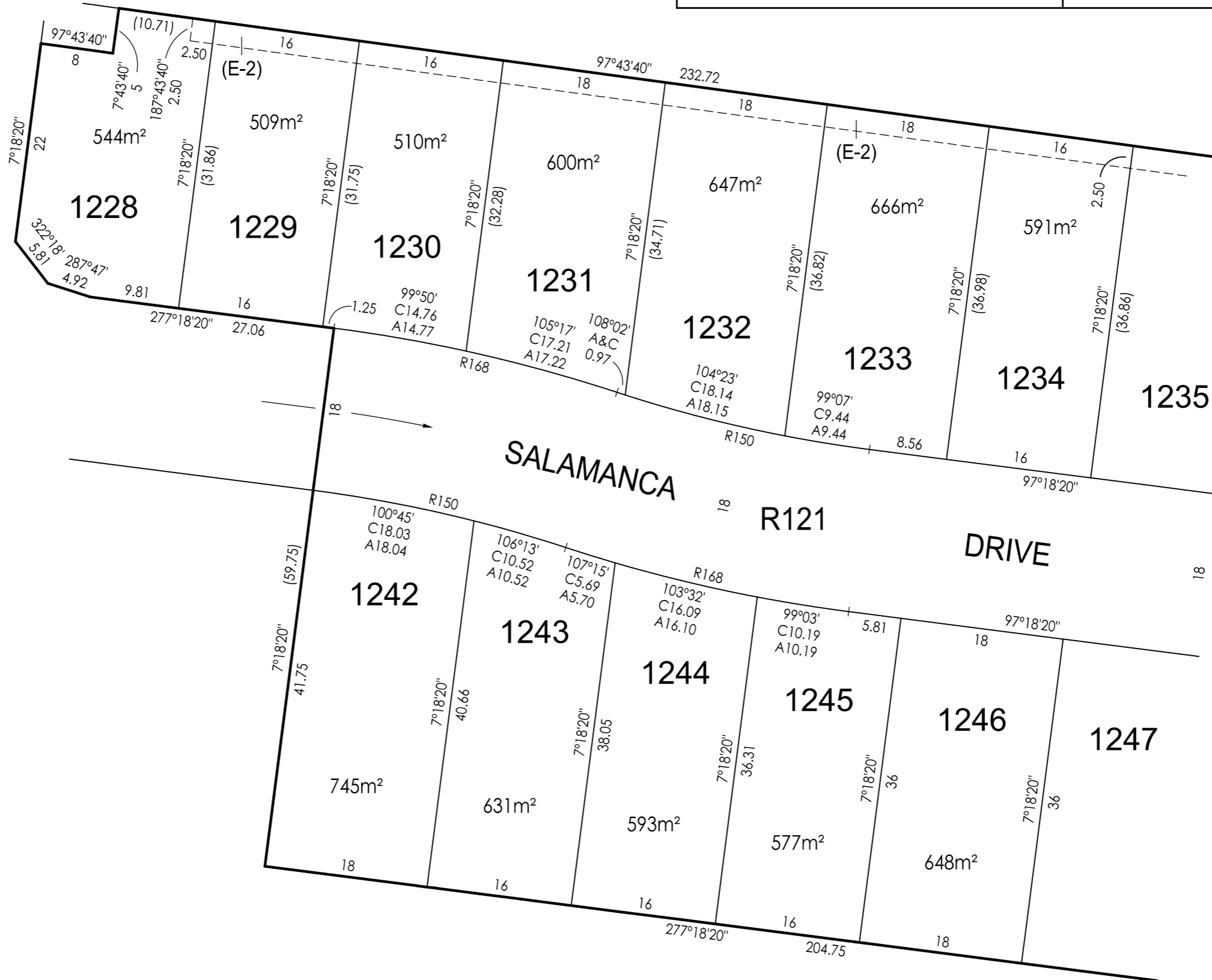
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SHEET 2

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THOROUGHbred
DRIVE



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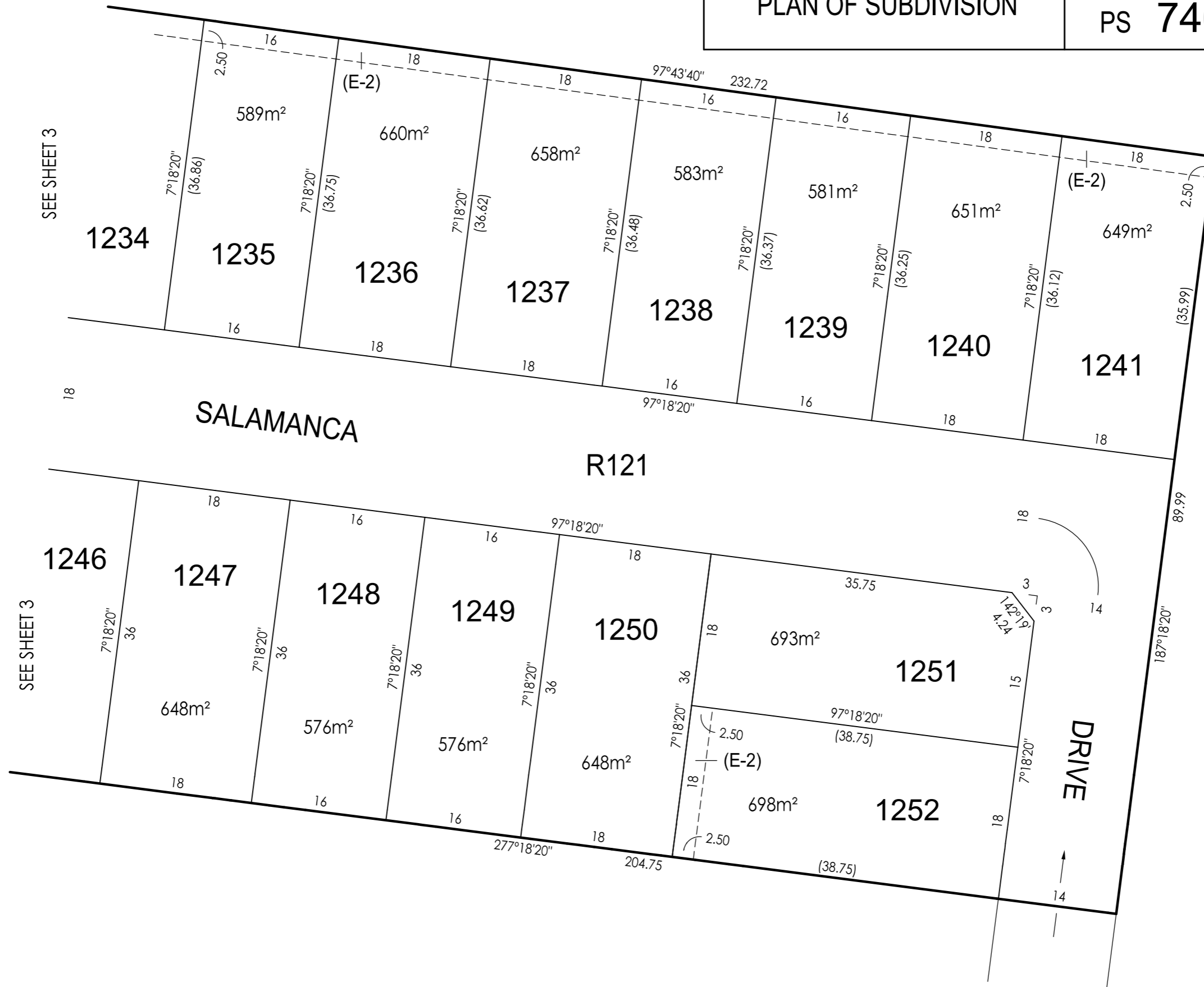
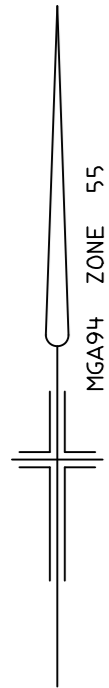
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SHEET SIZE A3

SHEET 3

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SPEAR Ref: S134111B

PLAN OF SUBDIVISION

PLAN NUMBER
PS 746841Q/S121



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SHEET 4

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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 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."

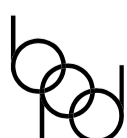
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SHEET 5

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OWNERS CORPORATION SCHEDULE

PS746841Q/S121

Owners Corporation No. 1

Plan No. PS746841Q

Land affected by Owners Corporation: All existing lots in Owners Corporation 1 not affected by this plan and all of the lots in the table below

Common Property No.:

Limitations of Owners Corporation: Unlimited

Notations

Totals		
	Entitlement	Liability
This schedule	250	250
Balance of existing OC	3090	3090
Overall Total	3340	3340

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1228	10	10									
1229	10	10									
1230	10	10									
1231	10	10									
1232	10	10									
1233	10	10									
1234	10	10									
1235	10	10									
1236	10	10									
1237	10	10									
1238	10	10									
1239	10	10									
1240	10	10									
1241	10	10									
1242	10	10									
1243	10	10									
1244	10	10									
1245	10	10									
1246	10	10									
1247	10	10									
1248	10	10									
1249	10	10									
1250	10	10									
1251	10	10									
1252	10	10									



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Surveyors file reference: 8974/12B

SHEET 1 OF 1

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