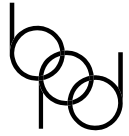
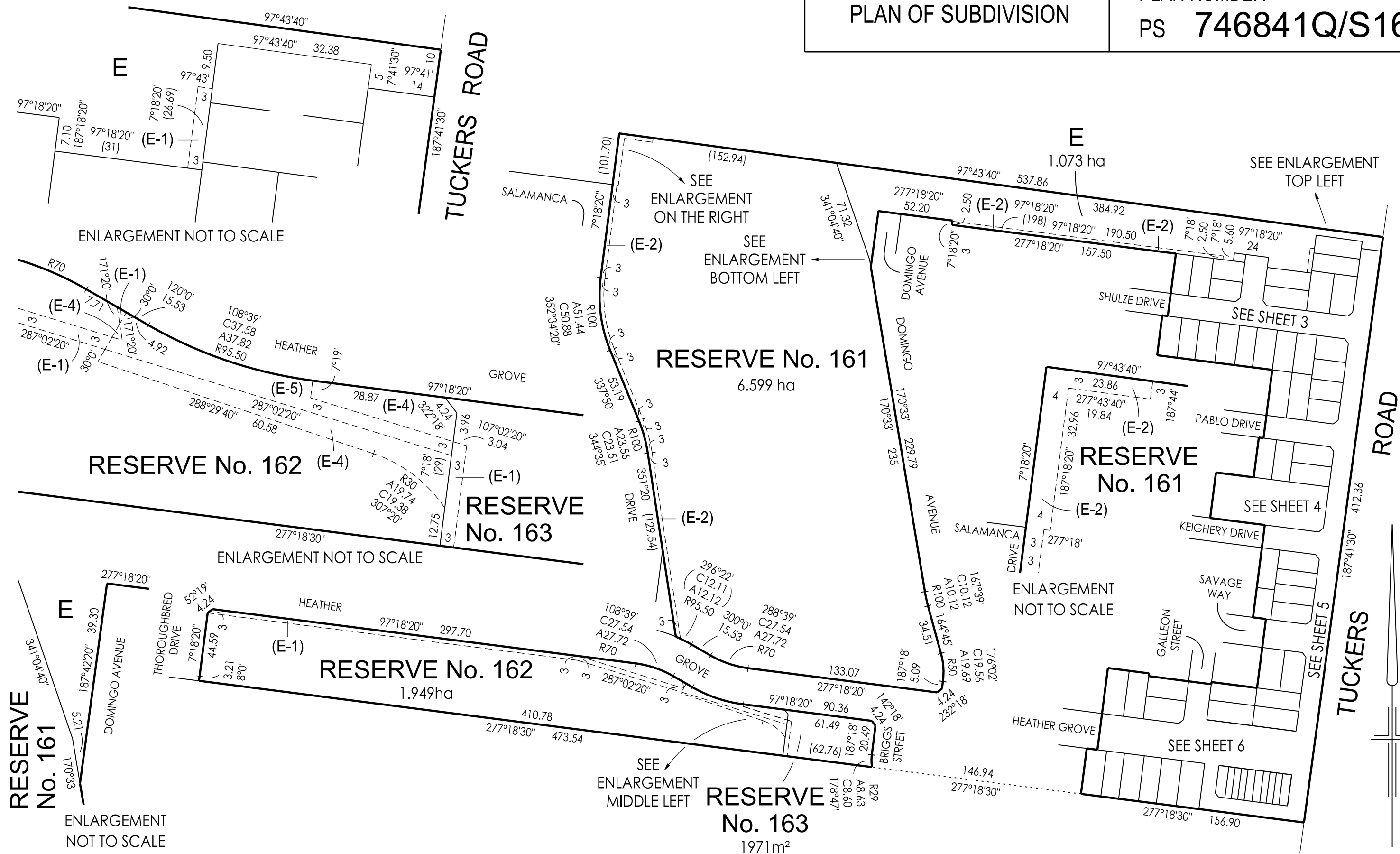


	PLAN OF SUBDIVISION		LRS USE ONLY EDITION		PLAN NUMBER PS 746841Q/S16		
<div>LOCATION OF LAND</div> <div>PARISH: CRANBOURNE</div> <div>TOWNSHIP: -----</div> <div>SECTION: -----</div> <div>CROWN ALLOTMENT: -----</div> <div>CROWN PORTION: 50 (PART)</div> <div>TITLE REFERENCES: VOL FOL VOL FOL VOL FOL VOL FOL</div> <div>LAST PLAN REFERENCE: LOT B ON PS746841Q/S1 LOT C ON PS746841Q/S2 LOT D ON PS746841Q/S14 LOT S16 ON PS746841Q/S15</div> <div>POSTAL ADDRESS: 275 TUCKERS ROAD (at time of subdivision) CLYDE NORTH 3978</div> <div>MGA 94 CO-ORDINATES: E: 355120 ZONE: 55 (of approx. centre of plan) N: 5780510 DATUM: GDA94</div>				<div>Council Name: Casey City Council</div> <div>Council Reference Number: SubA00344/17 Planning Permit Reference: PlnA00753/14 SPEAR Reference Number: S110874E</div> <div>Certification</div> <div>This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 28/08/2018</div> <div>Public Open Space</div> <div>A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied</div> <div>Digitally signed by: Michele Scarlett for Casey City Council on 18/04/2019</div> <div>Statement of Compliance issued: 18/04/2019</div>			
VESTING OF ROADS OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<div>THIS IS A SPEAR PLAN</div> <div>EXCEPT FOR THOSE LISTED IN THE EASEMENT TABLE 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</div> <div>LOTS S1 TO S16 (BOTH INCLUSIVE) AND LOTS 1 TO 1600 (BOTH INCLUSIVE) HAVE BEEN OMMITTED FROM THIS PLAN</div> <div>TOTAL ROAD AREA IS 1.538 ha</div> <div>FURTHER PURPOSE OF PLAN:</div> <div>TO REMOVE EASEMENTS (E-1) AND (E-2) SHOWN ON PS746841Q THAT LIES WITHIN THE LAND ON THIS PLAN.</div> <div>GROUND'S FOR REMOVAL:</div> <div>BY AGREEMENT SEC 6 (1) (K) (iii) SUBDIVISION ACT 1988.</div>			
ROAD R16 RESERVE No. 161 RESERVE No. 162 RESERVE No. 163 RESERVE No. 164 RESERVE No. 165 RESERVE No. 166		CASEY CITY COUNCIL MELBOURNE WATER CORPORATION CASEY CITY COUNCIL MELBOURNE WATER CORPORATION AUSNET ELECTRICITY SERVICES PTY LTD CASEY CITY COUNCIL CASEY CITY COUNCIL					
NOTATIONS							
DEPTH LIMITATION 15.24m BELOW THE SURFACE APPLIES TO LAND IN THIS PLAN							
<div>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</div> <div>STAGING</div> <div>THIS IS A STAGED SUBDIVISION PLANNING PERMIT No. PLNA00753/14</div>							
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 16		AREA: 12.36 ha		No. OF LOTS: 60		MELWAY: 135:D:5	
EASEMENT INFORMATION							
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LOTS 1651 TO 1660 (BOTH INCLUSIVE) FOR THE PURPOSE OF SUPPORT ONLY							
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	THIS PLAN	CASEY CITY COUNCIL			
(E-1)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION			
(E-2)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION			
(E-3)	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL			
(E-4)	DRAINAGE	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION			
(E-5)	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL			
(E-5)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION			
(E-5)	DRAINAGE	SEE PLAN	THIS PLAN	MELBOURNE WATER CORPORATION			
<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>		REF: 8974/16		VERSION: 10		ORIGINAL SHEET SIZE A3	SHEET 1 OF 10 SHEETS
CHECKED LW		DATE: 08/04/19		Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (10), 16/04/2019, SPEAR Ref: S110874E			

PLAN OF SUBDIVISION

PLAN NUMBER
PS 746841Q/S16



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1/19 Cato Street
Hawthorn East Vic 3123
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www.bpd.com.au info@bpd.com.au

SCALE
1:2500



REF: 8974/16

VERSION: 10

ORIGINAL
SHEET SIZE A3

SHEET 2

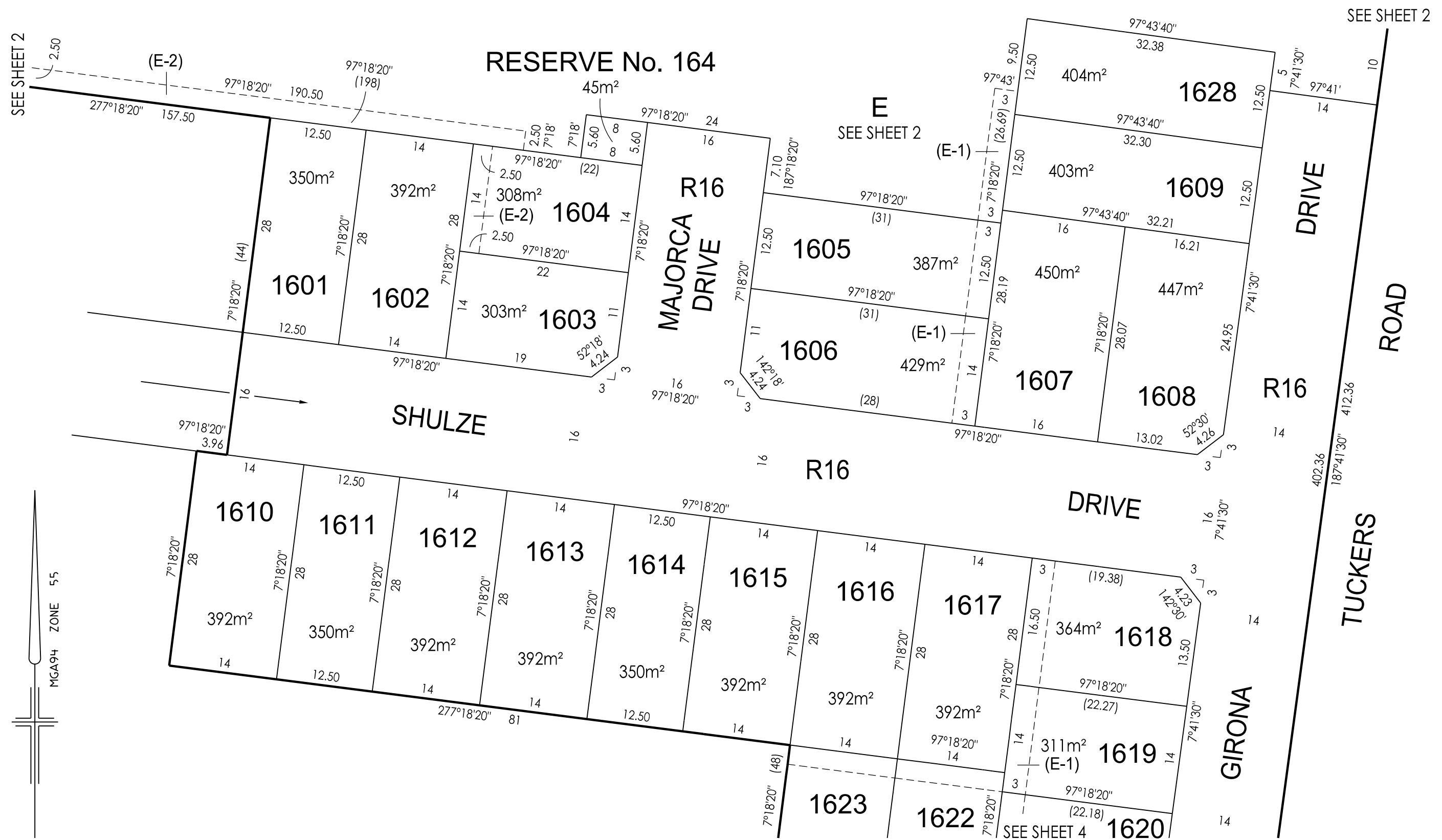
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Surveyor's Plan Version (10),
16/04/2019, SPEAR Ref: S110874E

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PLAN OF SUBDIVISION

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www.bpd.com.au info@bpd.com.au

SCALE

1:500



REF: 8974/16

VERSION: 10

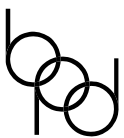
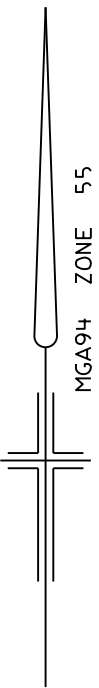
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Surveyor's Plan Version (10),
16/04/2019, SPEAR Ref: S110874E

ORIGINAL
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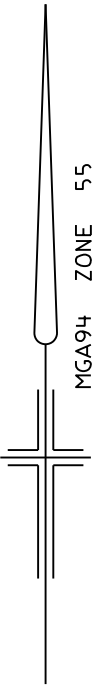
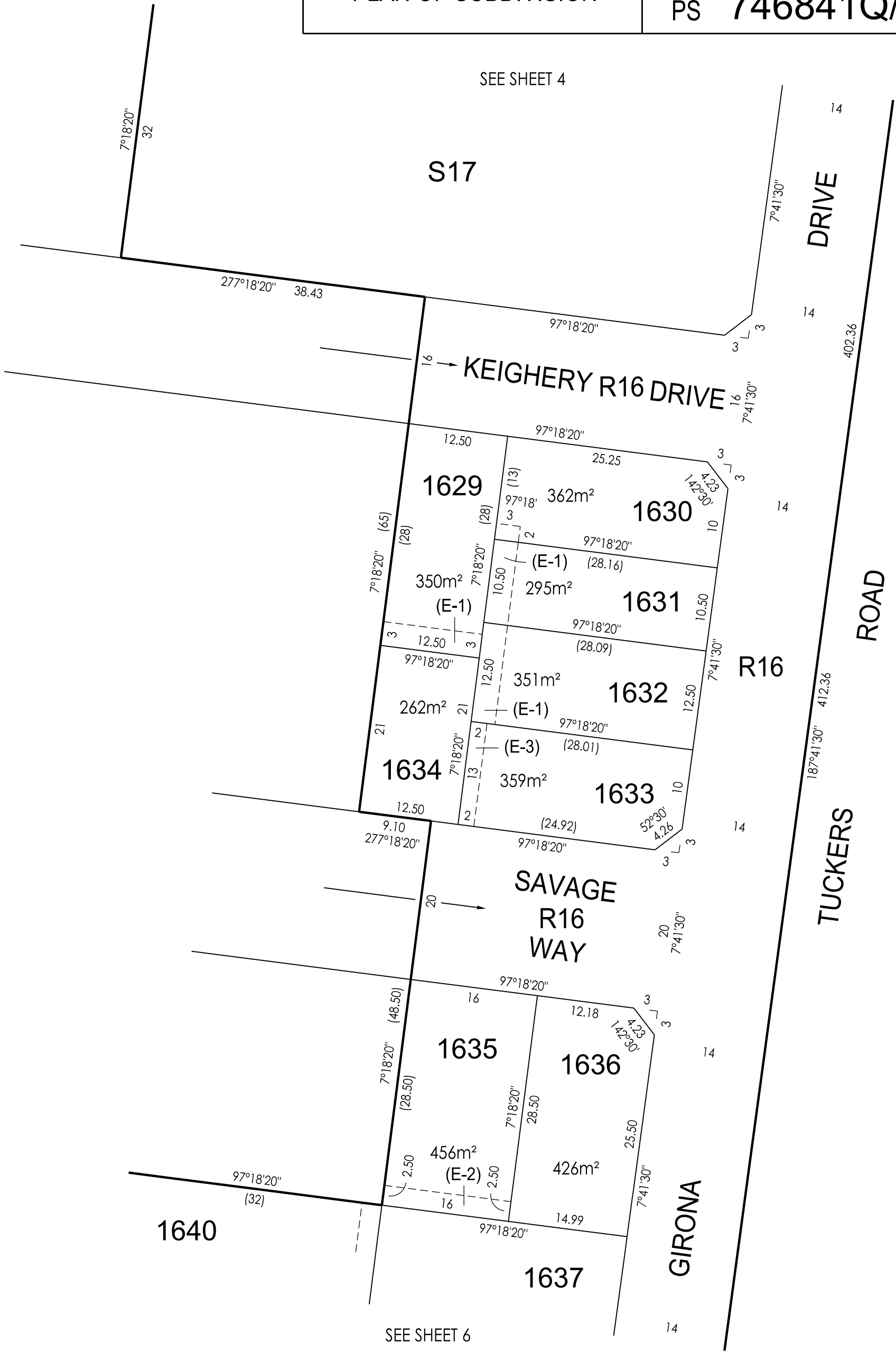
SHEET 3

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18/04/2019,
SPEAR Ref: S110874E

PS 746841Q/S16

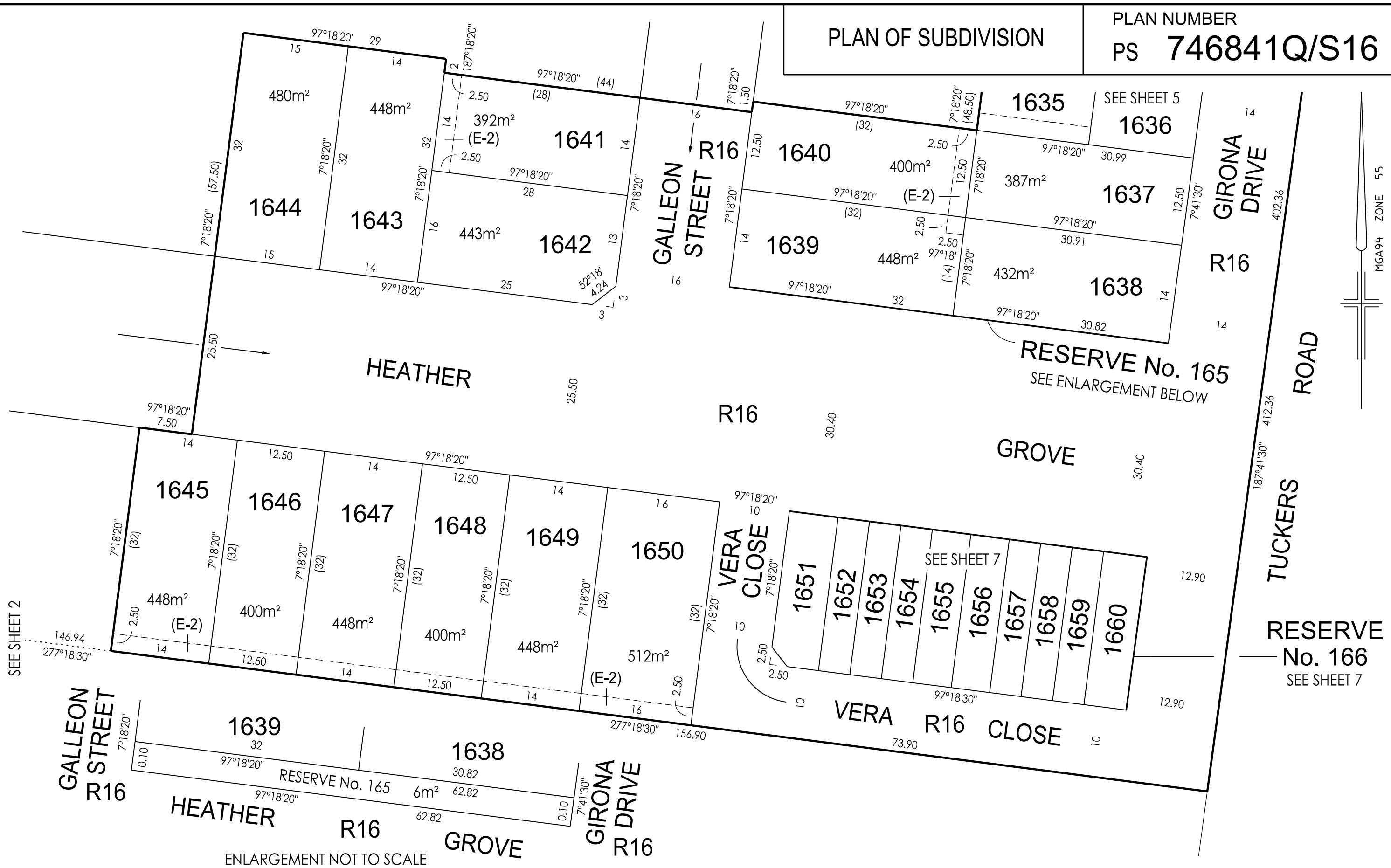


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Casey City Council,
18/04/2019,
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PLAN OF SUBDIVISION

PLAN NUMBER
PS 746841Q/S16

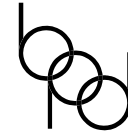
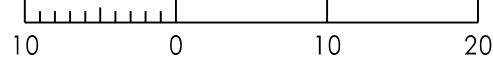


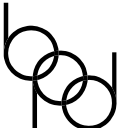
SEE SHEET 2

SEE SHEET 5


SEE SHEET 7

RESERVE No. 166
SEE SHEET 7

 <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>	<p>SCALE</p> <p>1:500</p>	 <p>LENGTHS ARE IN METRES</p>	<p>REF: 8974/16 VERSION: 10</p> <p>Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (10), 16/04/2019, SPEAR Ref: S110874E</p>	<p>ORIGINAL SHEET SIZE A3</p> <p>Digitally signed by: Casey City Council, 18/04/2019, SPEAR Ref: S110874E</p>	<p>SHEET 6</p>
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		PLAN OF SUBDIVISION		PLAN NUMBER PS 746841Q/S16	
<div><div>SUBDIVISION ACT 1988</div><div>CREATION OF RESTRICTION</div></div> <p>Upon registration of this plan, the following restriction is to be created.</p> <p>Land to benefit: Lots 1601 to 1660 (both inclusive).</p> <p>Land to be burdened: Lots 1601 to 1660 (both inclusive).</p> <p>For the purpose of description:</p> <p>(i) Primary frontage means</p> <p> (A) In the case of a lot where only one boundary of that lot abuts a road, the boundary that abuts the road.</p> <p> (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.</p> <p>Description of Restriction:</p> <p>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;</p> <p>(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);</p> <p>(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:</p> <p> (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;</p> <p> (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</p> <p> (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;</p> <div>CONTINUED SEE SHEET 9</div>					
<div><div></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
				SHEET 8	
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- (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 1651 to 1660 (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 1603, 1604, 1618 to 1621 (both inclusive) and 1634 where the garage must not be setback between 3.0 metres and 5.0 metres from 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 5 of the Building Regulations 2018 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."

OWNERS CORPORATION SCHEDULE							PS746841Q/S16																			
Owners Corporation No.			1			Plan No.			PS746841Q/S16																	
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 PLAN 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>610</td><td>610</td></tr><tr><td>Previous stages</td><td>2220</td><td>2220</td></tr><tr><td>Overall Total</td><td>2830</td><td>2830</td></tr></table>												Totals				Entitlement	Liability	This schedule	610	610	Previous stages	2220	2220	Overall Total	2830	2830
Totals																										
	Entitlement	Liability																								
This schedule	610	610																								
Previous stages	2220	2220																								
Overall Total	2830	2830																								
Lot Entitlement and Lot Liability																										
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1602	10	10		1652	10	10																				
1603	10	10		1653	10	10																				
1604	10	10		1654	10	10																				
1605	10	10		1655	10	10																				
1606	10	10		1656	10	10																				
1607	10	10		1657	10	10																				
1608	10	10		1658	10	10																				
1609	10	10		1659	10	10																				
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<div><div><div>Breese Pitt Dixon Pty Ltd</div><div>1/19 Cato Street</div><div>Hawthorn East Vic 3123</div><div>Ph: 8823 2300 Fax: 8823 2310</div><div>www.bpd.com.au info@bpd.com.au</div></div></div>				REF: 8974/16								SHEET 10														
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				Digitally signed by: Simon Patrick Cox, Licensed Surveyor, Surveyor's Plan Version (10), 16/04/2019, SPEAR Ref: S110874E				Digitally signed by: Casey City Council, 18/04/2019, SPEAR Ref: S110874E																		