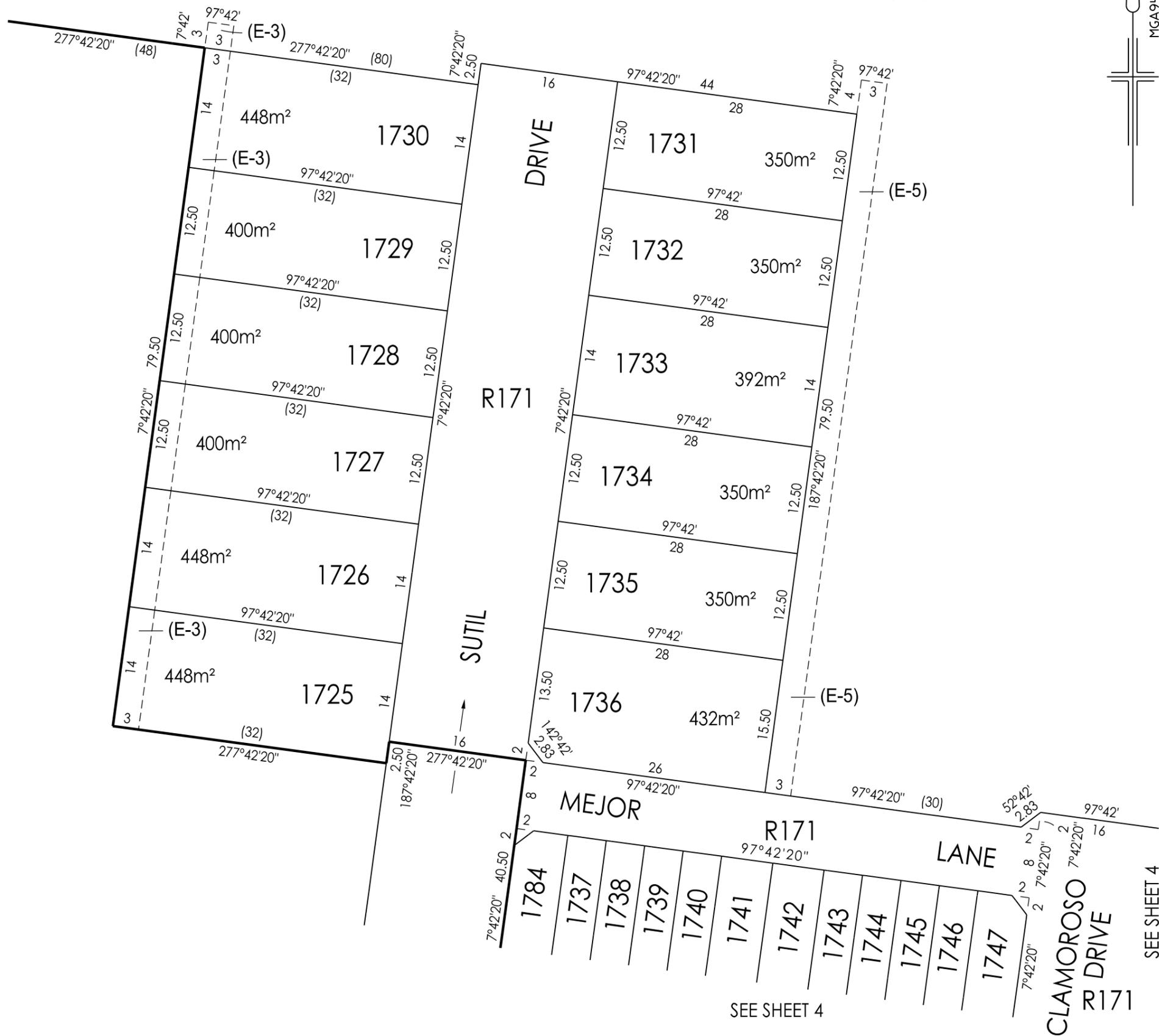
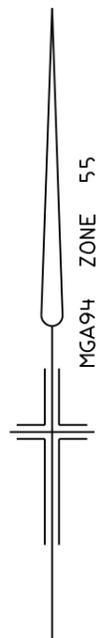


<b>PLAN OF SUBDIVISION</b>		<b>LRS USE ONLY EDITION</b>	<b>PLAN NUMBER PS 817648Q/S2</b>	
<b>LOCATION OF LAND</b> <b>PARISH:</b> CRANBOURNE  <b>TOWNSHIP:</b> -----  <b>SECTION:</b> -----  <b>CROWN ALLOTMENT:</b> -----  <b>CROWN PORTION:</b> 50 (PART)  <b>TITLE REFERENCES:</b> VOL FOL VOL FOL  <b>LAST PLAN REFERENCE:</b> LOT S19 ON PS817648Q LOT S171 ON PS817648Q  <b>POSTAL ADDRESS:</b> 325 TUCKERS ROAD (at time of subdivision) CLYDE NORTH 3978  <b>MGA 94 CO-ORDINATES:</b> E: 354 960 ZONE: 55 (of approx. centre of plan) N: 5 780 840 DATUM: GDA94		<b>COUNCIL NAME:</b> CASEY CITY COUNCIL		
<b>VESTING OF ROADS OR RESERVES</b>		<b>NOTATIONS</b>		
<b>IDENTIFIER</b>	<b>COUNCIL/BODY/PERSON</b>	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  LOTS S1 TO S17 (BOTH INCLUSIVE), S19 TO S190 (BOTH INCLUSIVE), 1 TO 1724 (BOTH INCLUSIVE), 1748 TO 1765 (BOTH INCLUSIVE) AND 1773 TO 1776 (BOTH INCLUSIVE) HAVE BEEN OMMITTED FROM THIS PLAN  <b>TOTAL ROAD AREA IS 5857m<sup>2</sup></b>		
ROAD R171 RESERVE No. 173	CASEY CITY COUNCIL CASEY CITY COUNCIL			
<b>NOTATIONS</b>		<b>DEPTH LIMITATION</b> 15.24m BELOW THE SURFACE APPLIES TO LAND IN THIS PLAN  <b>SURVEY:</b> 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  <b>STAGING</b> THIS IS A STAGED SUBDIVISION PLANNING PERMIT No.		
<b>DEPTH LIMITATION</b> 15.24m BELOW THE SURFACE APPLIES TO LAND IN THIS PLAN				
<b>LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS.</b> 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				
<b>ESTATE:</b> DELARAY 17B		<b>AREA:</b> 2.233 ha		<b>No. OF LOTS:</b> 38
<b>MELWAY:</b> 135:D:5				
<b>EASEMENT INFORMATION</b>				
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LOTS 1737 TO 1747 (BOTH INCLUSIVE) FOR THE PURPOSE OF SUPPORT ONLY				
<b>LEGEND:</b> A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)				
<b>EASEMENT REFERENCE</b>	<b>PURPOSE</b>	<b>WIDTH (METRES)</b>	<b>ORIGIN</b>	<b>LAND BENEFITED OR IN FAVOUR OF</b>
(E-1)	DRAINAGE	SEE PLAN	PS746841Q	CASEY CITY COUNCIL
(E-1)	SEWERAGE	SEE PLAN	PS746841Q	SOUTH EAST WATER CORPORATION
(E-2)	SEWERAGE	SEE PLAN	PS746841Q	SOUTH EAST WATER CORPORATION
(E-3)	DRAINAGE	SEE PLAN	PS817648Q	CASEY CITY COUNCIL
(E-3)	SEWERAGE	SEE PLAN	PS817648Q	SOUTH EAST WATER CORPORATION
(E-4)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
(E-5)	DRAINAGE	SEE PLAN	THIS PLAN	CASEY CITY COUNCIL
(E-5)	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
 <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		<b>REF: 8974/17B</b> <b>VERSION: 3</b>  <b>LICENSED SURVEYOR: SIMON COX</b>		<b>ORIGINAL SHEET SIZE A3</b> <b>SHEET 1 OF 6 SHEETS</b>
<b>CHECKED AT</b>	<b>DATE: 22/11/19</b>			



S18  
SEE SHEET 2



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SCALE  
1:500

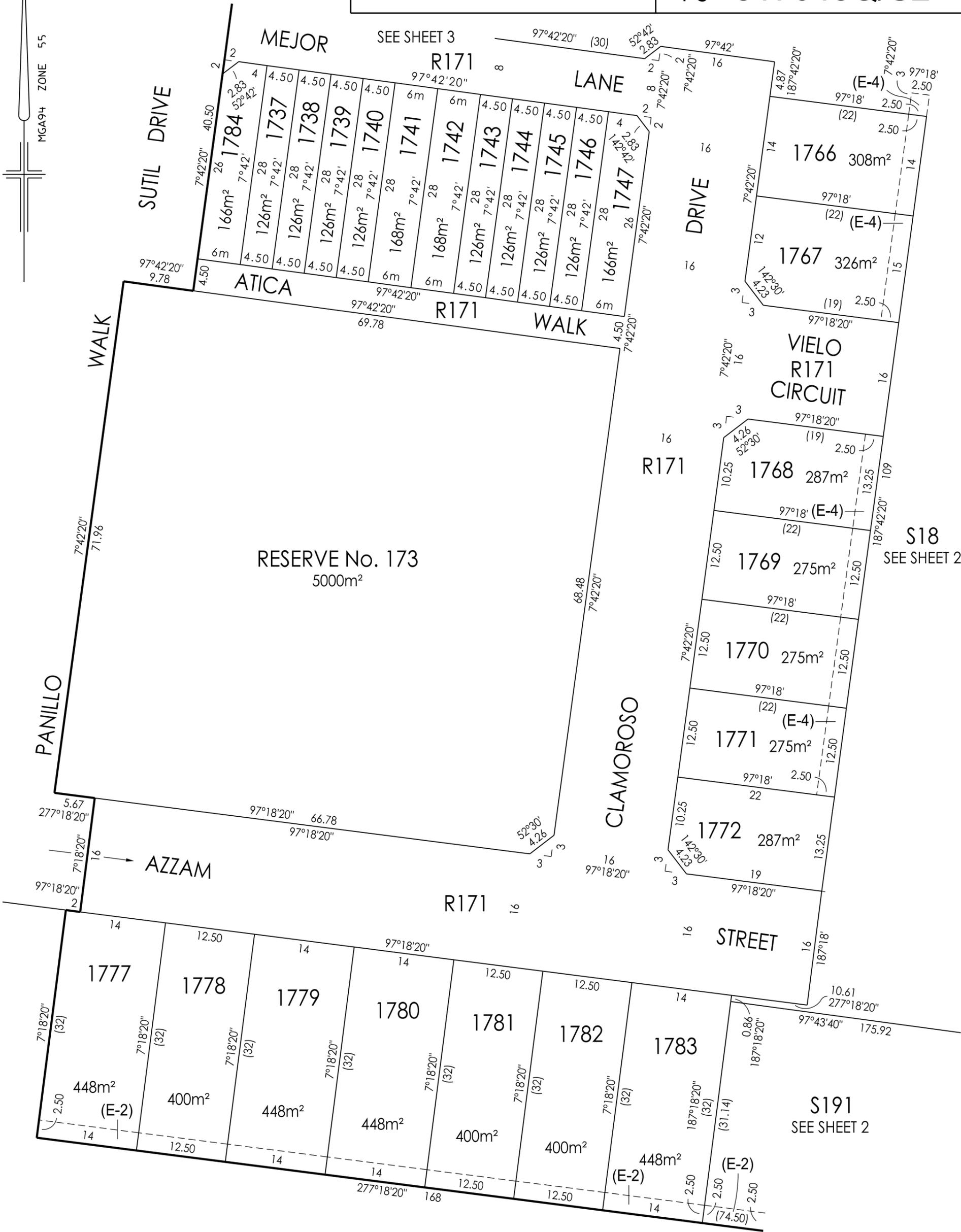
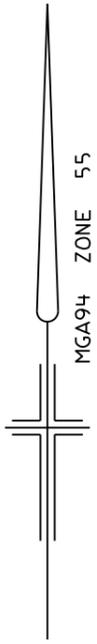


ORIGINAL SHEET SIZE A3	SHEET 3
REF: 8974/17B	VERSION: 3

LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

PLAN NUMBER  
PS 817648Q/S2



RESERVE No. 173  
5000m<sup>2</sup>

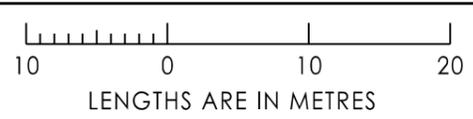
S18  
SEE SHEET 2

S191  
SEE SHEET 2



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ORIGINAL SHEET SIZE A3 SHEET 4  
REF: 8974/17B VERSION: 3

LICENSED SURVEYOR: SIMON COX

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

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

Land to benefit: Lots 1725 to 1747 (both inclusive), 1766 to 1772 (both inclusive) and 1777 to 1784 (both inclusive).  
Land to be burdened: Lots 1725 to 1747 (both inclusive), 1766 to 1772 (both inclusive) and 1777 to 1784 (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](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;
- (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 1737 to 1747 (both inclusive) and 1784, 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 1766 to 1772 (both inclusive) 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."

SCALE

ORIGINAL  
SHEET SIZE A3

SHEET 5

REF: 8974/17B

VERSION: 3



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LICENSED SURVEYOR: SIMON COX

# OWNERS CORPORATION SCHEDULE

# PS817648Q/S2

Owners Corporation No. 1 Plan No. PS817648Q/S2

Land affected by Owners Corporation Lots: ALL OF THE LOTS IN THE TABLE BELOW

Common Property No.: --

Limitations of Owners Corporation: UNLIMITED

Notations

NIL

Totals		
	Entitlement	Liability
This schedule	2901	382
Previous stages	460	460
Overall Total	3361	842

### Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1725	10	10									
1726	10	10									
1727	10	10									
1728	10	10									
1729	10	10									
1730	10	10									
1731	10	10									
1732	10	10									
1733	10	10									
1734	10	10									
1735	10	10									
1736	10	10									
1737	10	10									
1738	10	10									
1739	10	10									
1740	10	10									
1741	10	10									
1742	10	10									
1743	10	10									
1744	10	10									
1745	10	10									
1746	10	10									
1747	10	10									
1766	10	10									
1767	10	10									
1768	10	10									
1769	10	10									
1770	10	10									
1771	10	10									
1772	10	10									
1777	10	10									
1778	10	10									
1779	10	10									
1780	10	10									
1781	10	10									
1782	10	10									
1783	10	10									
1784	10	10									
S18	2520	1									
S191	1	1									

REF: 8974/17B

SHEET 6

ORIGINAL SHEET  
SIZE: A3



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